



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)**

Monday, October 7, 2019

7:00 PM

AGENDA

- I. Call to Order
- II. Approval of Minutes from September 9, 2019
- III. Review of Cases
- IV. Subdivision Cases
 - a.) SUB-17-04: Final Plat review for Jackson's Run (Forest Park Dr.)
 - b.) SUB-19-02: Sketch Design review for Hillcrest subdivision (Breeze Hill and Fermer Roads)
- V. Items not on the agenda
- VI. Adjournment

#

**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, SEPTEMBER 9, 2019
7:00 p.m.**

This being the time and place for the regular meeting of the Asheboro Planning Board, a meeting was held with the following officials and members present:

Van Rich) - Chair

Ritchie Buffkin)
David Henderson)
Michael O'Kelley) - Members Present
Thomas Rush)
Pamela Vuncannon)

Lynette Garner) - Members Absent

John Evans, Assistant Community Development Division Director
Justin Luck, Planning and Zoning Administrator
Brad Morton, Planning Technician/Deputy City Clerk
Trevor Nuttall, Community Development Division Director
Purva Sharma, Community Development Division Intern
Jeff Sugg, City Attorney

One (1) citizen was present at this meeting.

CALL TO ORDER

Mr. Van Rich called the Asheboro Planning Board to order.

APPROVAL OF MINUTES FROM AUGUST 5, 2019

Mr. Rich inquired if there were any corrections or additions that needed to be made to the August 5, 2019 regular Planning Board meeting. Hearing no corrections or additions the minutes were approved as presented.

REVIEW OF CASES

Mr. Justin Luck informed the board of the zoning related cases that were heard at the regular August meeting of the Asheboro City Council.

ZONING CASES

- a. **RZ-19-11: Request to rezone property located at 853 East Salisbury Street (Randolph County Parcel Identification Number 7761227703) from R7.5 (Medium-Density Residential) to OA6 (Office Apartment)**

Mr. Evans gave a visual presentation on the above rezoning request. He stated that the applicant is Stephen "Bo" Davidson. He gave the location as 853 E. Salisbury Street. He stated that the request is to rezone from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment). He stated that the Randolph County Parcel ID is 7761227703. He stated that the size of the parcel is 0.89 acres +/- He stated that the

existing land use on the parcel is undeveloped and was formerly a single-family dwelling. He showed overview, rezoning, topographic/utilities, and aerial maps of the parcel as well as photographs of the parcel from all directions. He then gave the analysis as follows:

- OA6 zoning ordinance description:
 - “Intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.”
- E. Salisbury St. (NC 42) is a state-maintained major thoroughfare.
- The 2014 Comprehensive Transportation Plan identified this segment of NC 42 as being over-capacity (2012 volume of 13,000 average annual vehicles/day versus capacity for 11,600)
- Proposed road improvements include addition of center turn lane, sidewalks, and curb/gutter along NC 42 between E. Salisbury St. and E. Dixie Dr.

He then gave the Land Development Plan Recommendations as follows:

- Proposed Land Use Map: Office & Institutional
- Growth Strategy Map: Primary Growth

He listed the LDP Goals and Policies:

Goals/Policies Supporting Request (5):

- Checklist Item 1: LDP Map compliance
- Checklist Item 3: Fits district intent in zoning ordinance
- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Item 12-13: Property is located outside of watershed, flood area

Goals/Policies Not Supporting Request (2):

- Checklist Item 6: Infrastructure adequacy (NC 42 N. over capacity at location)
- Checklist Items 14: Located within area of steep slopes

He then gave the statement of consistency with adopted plans, reasonableness and public interest:

- Non-residential component of OA6 district is supported by LDP map (office & institutional). Residential component of district allows continuation of residential use.
- Non-residential zoning and uses of adjacent properties
- Transitional land uses in OA6 district with no heavier commercial uses.
- Nearby planned road improvements help alleviate infrastructure concerns.

He stated that staff's recommendation is to approve the request. He stated that the next steps would be for City Council to hear the rezoning request at its Thursday, October 10, 2019 regular meeting held at 7 p.m. At this time he asked the board if there were any questions for him.

Mr. Rush asked who the previous owner was, to which Mr. Davidson stated that it was someone who has a New York address. Mr. Rush stated that it was likely owned by a Ms. Jones, a well-established teacher in the area who has passed away now, but the owner prior to Mr. Davidson was likely a relative of Ms. Jones. There were no other questions for Mr. Evans or Mr. Davidson.

Mr. Henderson moved to recommend approval of RZ-19-11 based on staff's recommendation and consistency statement. Mr. O'Kelley seconded the motion and the motion was approved unanimously.

- b. RZ-19-12: Text amendments to the zoning ordinance including, but not limited to, the creation of an airport zoning district, issues related to motor vehicles (domestic and commercial) and vehicle repair, places of assembly, recreation and amusement services, provisions for uses not listed in the Table of Uses 200-2, and amendments to miscellaneous definitions, procedural, and clerical items**

Mr. Luck gave a visual presentation, providing information on proposed text amendments within various articles of the zoning ordinance. He went through an overview stating that the applicant is the City of Asheboro and the request is Text Amendments to the City of Asheboro Zoning Ordinance including but not limited to, the creation of an airport district, issues related to motor vehicles and repair, unlisted uses, and amendments to definitions, procedural, and clerical items. He stated that the current proposal affects the following zoning ordinance sections:

- Article 100 (General Regulations)
- Article 200 (Schedules of District Regulations)
 - o Including Table of Area, Height, Bulk, and Placement
 - o Regulations (Table 200-1) and Table of Uses (Table 200-2)
- Article 300A (Supplemental Regulations)
- Article 400 (Parking Regulations)
 - o Including Table 400-1
- Article 600 (Special Uses)
- Article 1000 (Administrative Provisions)
- Article 1100 (Definitions)

He then went into each amendment in some detail, which included the following:

- Airport (A) Zoning District
 - o Intent: to be applied to areas utilized in conjunction with the Asheboro Regional Airport.
 - o Permitted Use: Airport/Heliport, Helistop, Heliport Emergency Medical
 - o District Standards: No restriction on Lot Size, Lot Width, Setbacks, Height, FAR, Building Design, Parking, Signs
 - o Permitting Authority: Asheboro Airport Authority
- Unlisted Uses
 - o Current Language: Uses not expressly listed in Table 200-2 are prohibited uses and shall not be established
 - o Proposed Language: Uses not expressly listed are "unlisted uses" and may be permitted by the Zoning Administrator given certain criteria being met
 - o Criteria includes: type of sales, manufacturing, nature of storage, size of buildings, number of employees, transportation and parking needs, nature of nuisances, impact on adjoining properties, public utility requirements
 - o Determinations made shall be in writing
 - o Zoning Administrator shall initiate an amendment to the Ordinance if the particular use is likely to be common or recur frequently
 - o Determination may be appealed to the Board of Adjustment
- Gamerooms
 - o Unless more specifically and appropriately defined by another use, any establishment offering the operation of amusement devices, and/or mechanical or electronic amusement devices and which derives more than 25% of its annual revenues from such devices.

- Vehicles

Proposed Language:

- Vehicle, Commercial - A vehicle that has a gross vehicle weight rating of at least 26,001 pounds.
- Vehicle, Domestic - A vehicle that has a gross vehicle weight rating of less than 26,001 pounds.
- Motor Vehicle Repair – Minor & Major
 - The intent of this Section is to provide for the appropriate location and design of accessory outdoor sales and display areas to mitigate adverse impacts that such uses may have on adjacent properties and rights-of-way.
 - *Outdoor sales and display shall only be permitted within an area not greater than five hundred (500) square feet or ten (10) percent of the gross floor area of the ground floor of the building, whichever is greater.*
 - *Outdoor sales and display shall not occur within twenty-five (25) feet of a public right-of-way*
 - *Outdoor sales and display shall be located at least thirty (30) feet from any residentially zoned property.*
 - *Item(s) shall not exceed five (5) feet in height, either individually or stacked.*
 - *Outdoor sales and display of items shall be located on an impervious surface.*
 - *Outdoor sales and display items shall be removed daily at the close of business and placed within an enclosed structure or Open Storage area meeting the requirements of 305A.*
 - *Outdoor sales and display of items shall not occupy required parking, loading, buffer/screen, or landscaping areas.*
- Other Miscellaneous Updates
 - Article 200 Reformat
 - Table 400-1 Reformat
 - Place of Assembly, Commercial & Noncommercial

He then went over the LDP Recommendations as follows:

Goals/Policies Supporting Request (4):

- 2.1: Development that enhances city's character & sense of community.
- 2.1.2: Periodic review of zoning ordinance
- 3.2: Quality design demanding appropriate scale & context
- 5.3: Interconnected and multi-modal transportation networks

Goals/Policies Not Supporting Request: N/A

He then gave the statement of consistency with adopted plans, reasonableness and public interest:

- Address various ongoing issues encountered by staff.
- Accommodate existing and future growth of airport.
- Improves review process for unlisted and uncommon uses.
- Amendments reflect current best practices, replace duplicative/unclear language, and add clarity to interpretation of various administrative issues.

He stated that staff's recommendation is to approve the request. He stated that the next steps would be for City Council to hear the rezoning request at its Thursday, October 10, 2019 regular meeting held at 7 p.m. At this time he asked the board if there were any questions for him.

Mr. O'Kelley inquired on the Airport zoning district, specifically in the Table 200-2 section, asking if this "Asheboro Regional Airport" should be changed to say "any airport", to which Mr. Luck stated that this district is for city owned property and the zoning district would only be for such properties. Mr. O'Kelley also asked why a change in domestic/commercial vehicle language, to which Mr. Sugg and Mr. Luck stated this was discussed and the change will allow for an easier distinction between vehicles and discretion on the matter of a code complaint by simply observing if the gross vehicle weight rating is over or under the specified language.

CONSIDERATION OF BOARD REQUEST FOR APPOINTMENT TO LAND DEVELOPMENT PLAN STEERING COMMITTEE

Mr. Nuttall stated that the City Council would hear a list of applicant's names who would like to be on the Land Development Plan Steering Committee and their next regular meeting. He stated that he would like to forward a member of the Planning Board over to the council for appointment on the committee as well. Mr. O'Kelley moved to reserve one (1) seat from Planning Board to serve on the steering committee. Ms. Vucannon seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. Nuttall reported that the Urgent Repair Program is continuing and that 14 total homes will be repaired as a result of the program. He stated that three (3) homes have been repaired and three (3) more are being finished in the coming weeks. He stated that contractor bids for the remaining homes are being worked out and adjusted to meet the approved loan amounts. He stated that the program has to be finished by the end of the year and one of the biggest issues was finding homeowners with incomes of 30% or less of the area median income. He stated that out of the remaining 8 homes to be repaired a lot of the work would involve HVAC repairs or replacements. One (1) home needs grading work and there have also been some roof work as well as miscellaneous work done to the other homes that have been previously repaired.

Mr. Nuttall also stated that there is an Essential Single Family Rehabilitation program as well as a weatherization program available through the Piedmont Triad Regional Council. He also stated that the weatherization program is available to rental homes as well and there is a \$700 cap on repairs.

Mr. Luck mentioned that a possible variance case could be on the October regular meeting agenda.

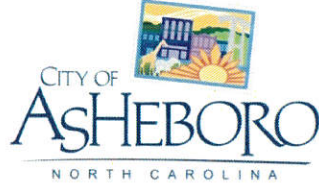
Mr. Buffkin stated that Ms. Garner's daughter was ill and to keep her and the family in their thoughts and prayers.

ADJOURNMENT

With no further business to come before the board, Mr. Rich adjourned the meeting.

Bradley Morton, Planning Board Secretary

Van Rich, Planning Board Chair



SUB-19-02: Jackson's Run Phase 2

Final Plat: Right-of-way for extension of Leo Lane

Staff Report

SUBDIVISION STAFF REPORT

Final Plat

CASE # SUB-17-04

Date 10/7/2019 PB

GENERAL INFORMATION

Subdivision Name Jackson's Run Phase 2, Section 1 (Right-of-way dedication)
Requested Action Subdivision Final Plat
Applicant Daniel Stickler
Address 5607 Tradd Drive, Greensboro, NC 27455
Phone 336-362-4715
Location west side of Forest Park Drive

PARCEL INFORMATION

PIN 7763272025

Size 0.574 acres +/- R/W **Number of Lots** N/A

Existing Zoning CURA6 **Average Lot Size** N/A

Existing Land Use Planned Unit Development (this phase is
uncompleted).

Surrounding Land Use

North Medium-density residential

East Low- to Medium-Density Res.

South PUD/Low-Med. Density Res.

West Low-Density
Residential/Commercial/Industrial

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map Northeast

Identified Activity Center? No

Development Issues

1. The purpose of this plat is to dedicate the public right-of-way that extends from the current terminus of Leo Lane to Forest Park Drive to provide a second entrance to the Jackson's Run subdivision.
2. A second entrance is required due to be constructed because of a Conditional Use Permit condition.
3. This entrance and section of roadway has been completed with the exception of the final layer of asphalt and sidewalks. The applicant has provided a financial guarantee for these improvements as allowed by the ordinance.
4. Subject to provisions of the Subdivision ordinance, once the public right-of-way is platted consistent with the Conditional Use Permit, lots along Leo Lane may be platted as a minor subdivision(s) and reviewed/approved by city staff.
5. The owner will need to provide a letter guaranteeing improvements within the public right-of-way, except those made by utility companies, against defects for one year as required by the city's subdivision ordinance.

SUBDIVISION STAFF REPORT
Final Plat

DEPARTMENT COMMENTS

Engineering Plat comments and review of other required engineering information is pending.

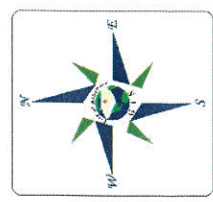
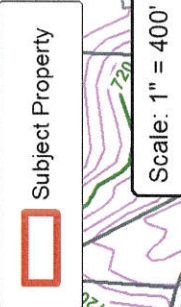
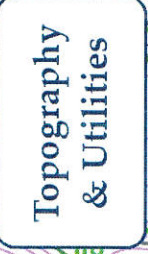
Public Works See Number 5 on preceding page concerning maintenance and defects guarantee.

Planning Plat comments are pending.

Other

Staff Recommendation A recommendation will be available at the Planning Board meeting on Monday, October 7, 2019.

Planning Board Recommendation The Planning Board is scheduled to review this request on Monday, October 7, 2019. A recommendation will be available after this time.



Parcels: 7763269307



SUB-19-02: Hillcrest Subdivision
Breeze Hill and Fermer Roads: Sketch Design

Staff Report

SUBDIVISION STAFF REPORT

Sketch Design

CASE # SUB-19-02

Date 10-7-2019 PB

GENERAL INFORMATION

Subdivision Name Hillcrest Subdivision
Requested Action Subdivision Sketch Design
Applicant Roval Crest Builders
Address 2415 Penny Rd., Suite 102
Phone 336-302-2442
Location northern corner of Breeze Hill Rd. and Fermer Rd.

PARCEL INFORMATION

PIN 7750386919

Size 9.5 acres +/-

Number of Lots 34

Existing Zoning R7.5

Average Lot Size 10,779 SF

Existing Land Use Residential (one single-family dwelling is currently located on the property).

Surrounding Land Use

North Undeveloped/Single-family

East Single-family/two-family

South Single-family

West Single-family/two-family

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map Central

Identified Activity Center? No

Development Issues

1. The property is within the city limits.
2. The proposal is for a conventional residential subdivision consisting of 34 lots.
3. Breeze Hill and Fermer Roads are both city-maintained streets west of Uwharrie Street.
4. The applicant is showing two entrances; one from Breeze Hill Rd. and one from Fermer Rd.
5. The subdivision plat does not propose sidewalks. While the subdivision ordinance encourages sidewalks, it does not require them for a residential subdivision that is not a planned unit development.
6. Subject to the subdivision and zoning ordinance, lots with frontage on existing public rights-of-way and having existing utilities available to each lot may be platted as a minor subdivision and reviewed by city staff.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering Plat corrections are pending.

Public Works Driveway locations of the two northernmost lots on Berg Road will require additional review to ensure no conflicts with public service requirements, such as trash collection, are present.

Planning Plat corrections are pending.

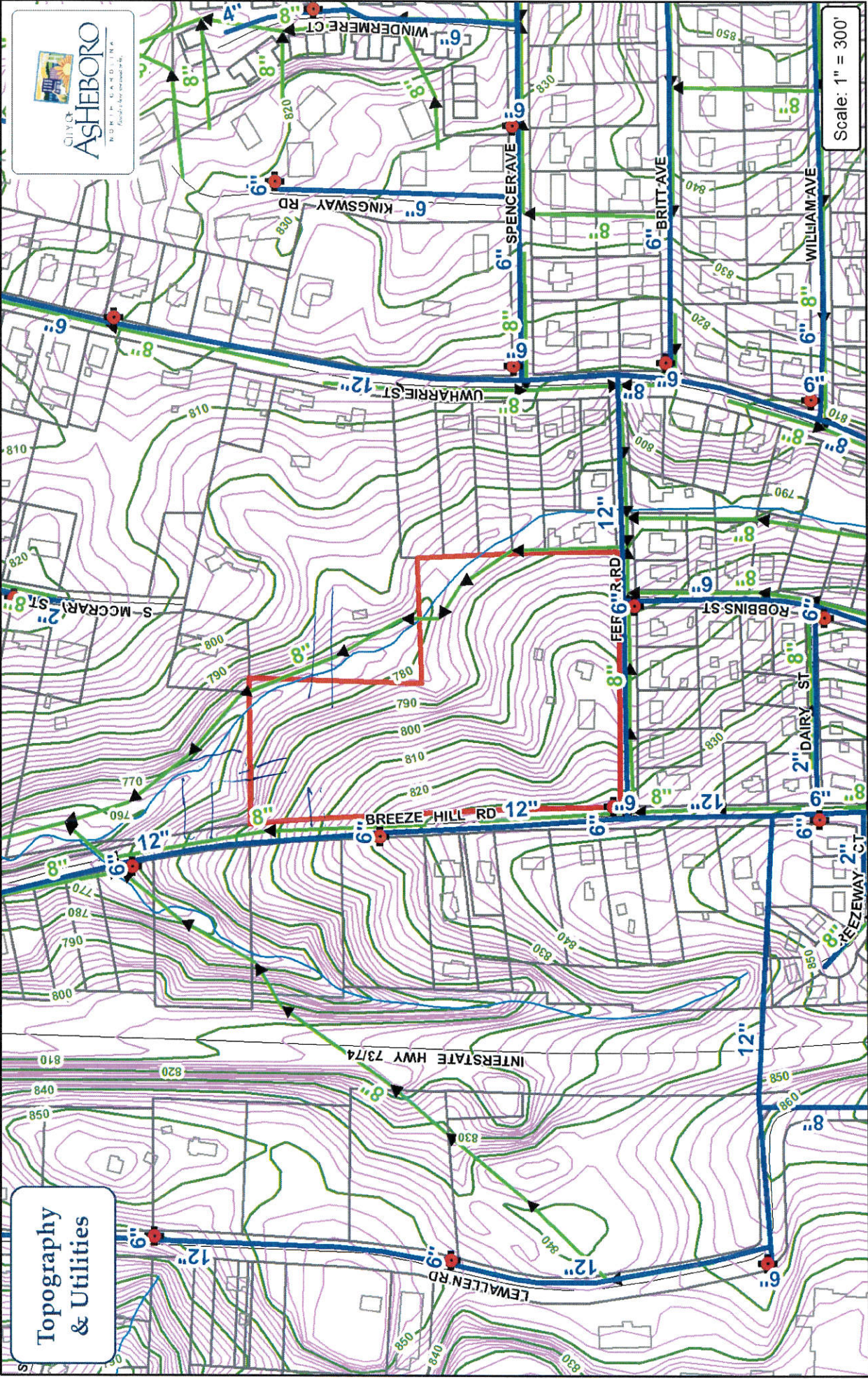
Additional detail on street lighting will be required for preliminary plat.

Other Fire Department: The additional hydrant proposed is adequate.

The proposal was shared with NC Department of Transportation (due impact of traffic flow on nearby state-maintained roads) and Asheboro City Schools. No comment has been received from either agency at this time.

Staff Recommendation A recommendation will be available at the October 7, 2019 Planning Board meeting.

Planning Board Recommendation The Planning Board is scheduled to review this request on Monday, October 7, 2019. A recommendation will be available after this time.



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-19-02
Parcel: 7750386919

Subject Property

Water Main

Sewer Main

Force Main

Fire Hydrant

Pump Station



Aerial

Scale: 1" = 300'



Subject Property

Zoning

City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-19-02

Parcel: 7750386919

