



Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, January 7, 2019
7:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes from December 3, 2018
- III. Review of Cases
- IV. SUB-17-04: Final Plat for Jackson's Run Phase 2, Section 1
- V. Video presentation from UNC School of Government concerning land use decisions
- VI. Items Not on the Agenda
- VII. Adjournment

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**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, DECEMBER 3, 2018
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
Lynette Garner) - Vice Chair

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

John Evans, Assistant Community Development Division Director
Brad Morton, Planning Technician/Deputy City Clerk
Trevor Nuttall, Community Development Division Director
Jeff Sugg, City Attorney

No citizens were present at this meeting.

CALL TO ORDER

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

APPROVAL OF MINUTES FROM NOVEMBER 5, 2018

Mr. Rich inquired if there were any corrections or additions to the November 5, 2018 regular minutes. Hearing no corrections or additions, the minutes were approved as presented.

REVIEW OF CASES

Mr. Trevor Nuttall informed the board of the zoning related cases which were heard at the regular November meeting of the Asheboro City Council.

Mr. Rich then congratulated Mr. David Henderson on receiving the North Carolina Forester of the Year award. Mr. Henderson thanked the board for the recognition.

RZ-18-18: REQUEST TO REZONE FROM R10 (MEDIUM-DENSITY RESIDENTIAL) AND R15 (LOW-DENSITY RESIDENTIAL) TO B2 (GENERAL COMMERCIAL): 132 GUM STREET

Mr. John Evans gave a visual presentation of the above proposed rezoning case. He stated that the applicant is Forest Park Baptist Church and that Mr. Joel McDuffy is the Reverend. He also read an email from Reverend McDuffy, stating that he had prior engagements and could not attend the meeting. He gave the parcel identification number as 7754909702. He stated the size of the parcel totaled 4.1 acres +/- . He also stated that the existing land use was a place of worship. He showed overview, rezoning, topographic/utilities, noting there were no significant steep slopes on the property, as well as showing aerial maps of the subject properties and photographs from all directions. He then gave the property analysis:

- North Fayetteville Street (US 220 Business North) is a state-maintained major thoroughfare. Gum Street is a local, city-maintained street. Forest Park Drive is a state-maintained collector street.
- Surrounding Land Uses:
 - North Fayetteville Street – Primarily commercial/industrial
 - Forest Park Drive and Gum Street – Primarily residential with some properties with non-residential history
- B2 description: "Intended to serve the convenience goods, shopper's goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
- Tax records indicated place of worship was constructed in 1970. When located in residential districts, a Special Use Permit is required for significant expansion/modification.
- Allowed by right in B2 district (along with other permitted uses)

He noted that the applicant in this case has chosen to request rezoning to a general B2 district rather than obtaining a Special Use Permit.

He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:
Commercial

Growth Strategy Map:
Primary Growth

Goals/Policies Supporting Request (6):

- Checklist Item 1: Complies with LDP Proposed Land Use Map
- Checklist Item 3: Fits zoning ordinance intent
- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Items 12-14: Outside of watershed, flood area, area with steep slopes

Goals/Policies Not Supporting Request (1):

- Goal 2.1.5: Lack of transition between commercial and adjoining residential use.

He then gave staff's statement of consistency with adopted plans, reasonableness and public interest, which included the following:

- LDP commercial designation of property and commercial designation and use of adjoining properties
- Longstanding non-residential use and ability to continue to invest in property for non-residential use
- Properties to west are designated as employment center and used for heavier industrial activities.

He stated that in light of the above analysis, staff recommends approval of this request. He stated that the next step was for City Council to consider this request on January 10, 2019 at 7 p.m. He then asked if the board had any questions for him at this time. Mr. Michael O'Kelley inquired about the buffering/screening of the adjoining residential property, specifically if the existing buffering/screening could be removed, to which Mr. Nuttall stated that while it could likely be removed, it may be required to be replaced per the buffer requirements. There were no further questions for staff.

Ms. Lynette Garner moved to recommend approval of RZ-18-18 based on staff's recommendation and consistency statement. Mr. Henderson seconded the motion and the motion carried unanimously.

REQUEST FOR ADOPTION OF 2019 MEETING DATES

Mr. Nuttall presented the proposed meeting dates for the 2019 year as follows:

Monday, January 7, 2019
Monday, February 4, 2019
Monday, March 4, 2019
Monday, April 1, 2019
Monday, May 6, 2019
Monday, June 3, 2019
Monday, July 8, 2019*
Monday, August 5, 2019
Monday, September 9, 2019
Monday, October 7, 2019
Monday, November 4, 2019
Monday, December 2, 2019

He stated that staff's recommendation would be to adopt by reference and if the City Council changes their proposed dates at the regular City Council meeting on Thursday, December 6 meeting, staff will let the board know so they can make any scheduling changes. Mr. O'Kelley moved to adopt the proposed 2019 meeting dates by reference. Ms. Garner seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. Nuttall stated that Ms. Pamela Vuncannon and Mr. Thomas Rush would be on the upcoming City Council agenda Thursday night for consideration of reappointment. Mr. Nuttall also reminded everyone on the board to reach out to perspective candidates of the 2018 Urgent Repair Program, stating that the deadline to apply is December 28, 2018.

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-17-04: Jackson's Run Phase 2, Section 1
Final Plat

Staff Report

SUBDIVISION STAFF REPORT
Final Plat

CASE # SUB-17-04

Date 1/7/2019 PB

GENERAL INFORMATION

Subdivision Name Jackson's Run Phase 2, Section 1
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 +/- (pending) **Number of Lots** N/A

Existing Zoning R10 **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 the final plat is to record the public right-of-way that extends from the current terminus of Leo Lane to Forest Park Drive. This is required because the Conditional Use Permit required a second public street access to plat more than 30 lots.

SUBDIVISION STAFF REPORT
Final Plat

DEPARTMENT COMMENTS

Engineering Plat comments pending (as of 1-3-19).

Public Works Plat comments pending (as of 1-3-19).

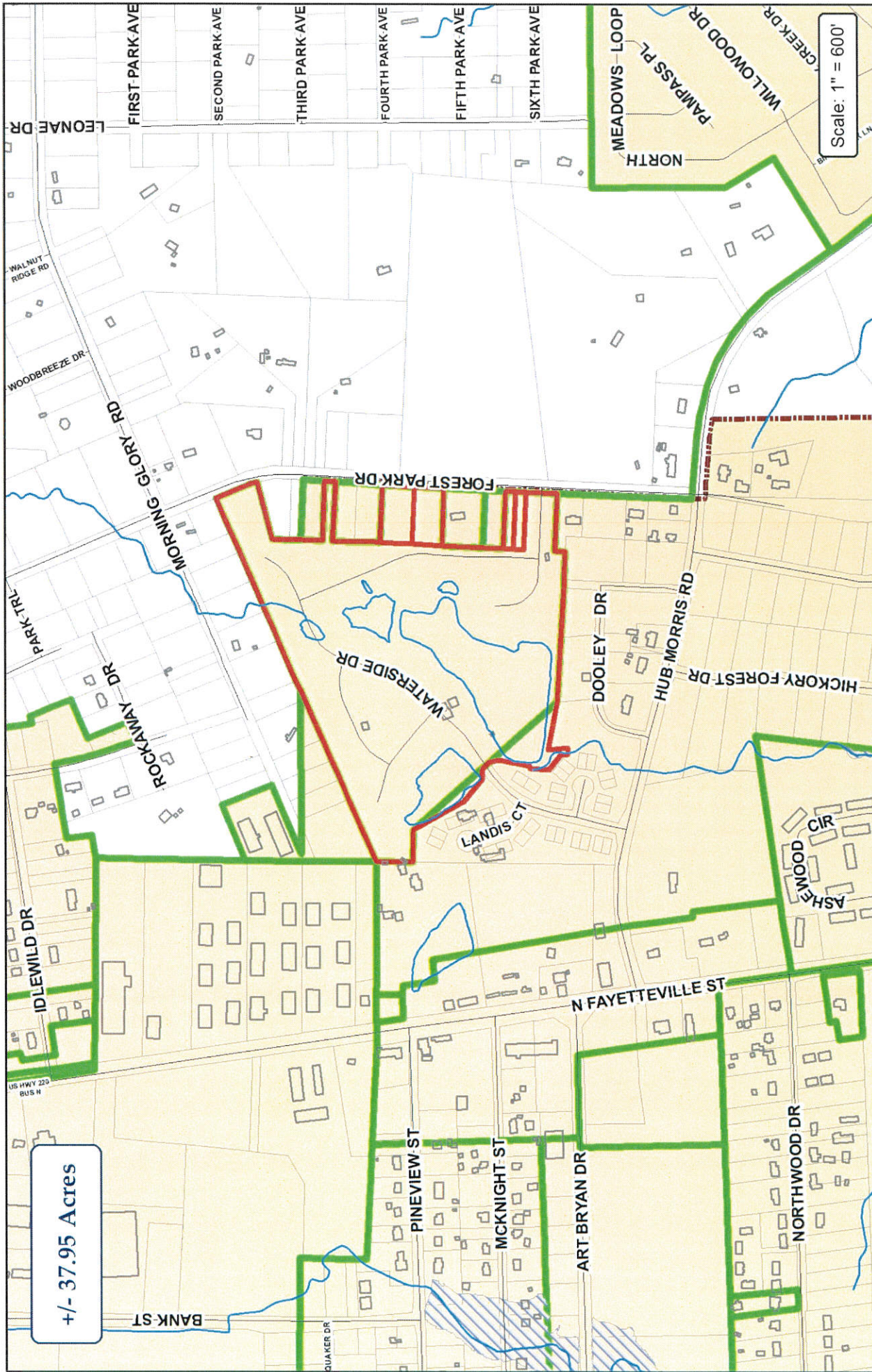
Planning

1. Plat comments pending (as of 1-3-19).
2. The following must be completed prior to certification of the final plat:
 - a. Installation of the street's stone base per city standards and approved by the city as well as land stabilization measures within the ROW.
 - b. Confirmation that the connection with Forest Park Dr. is acceptable to NCDOT.
 - c. A contractor's estimate for each incomplete and required public infrastructure element approved via the preliminary plat that is to be installed within the shown right-of-way, including curb and gutter and storm, sidewalks, water/sewer lines, asphalt, hydrants, etc.
 - d. A financial guarantee must be provided. This guarantee will need to include a condition that no final plat recording lot(s) on this portion of Leo Lane will be approved for recording until the water/sewer utilities serving such lot(s) have been installed and approved by the city and as-built drawings along with a Professional Engineer's certification submitted.

Other

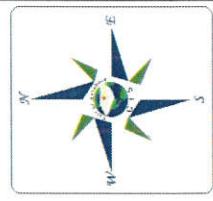
Staff Recommendation A recommendation will be available at the Planning Board meeting on Monday, January 7, 2019.

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



+/- 37.95 Acres

Scale: 1" = 600'

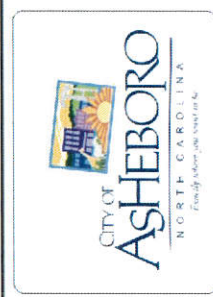


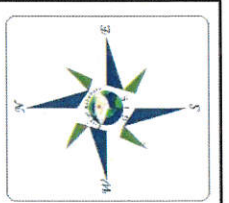
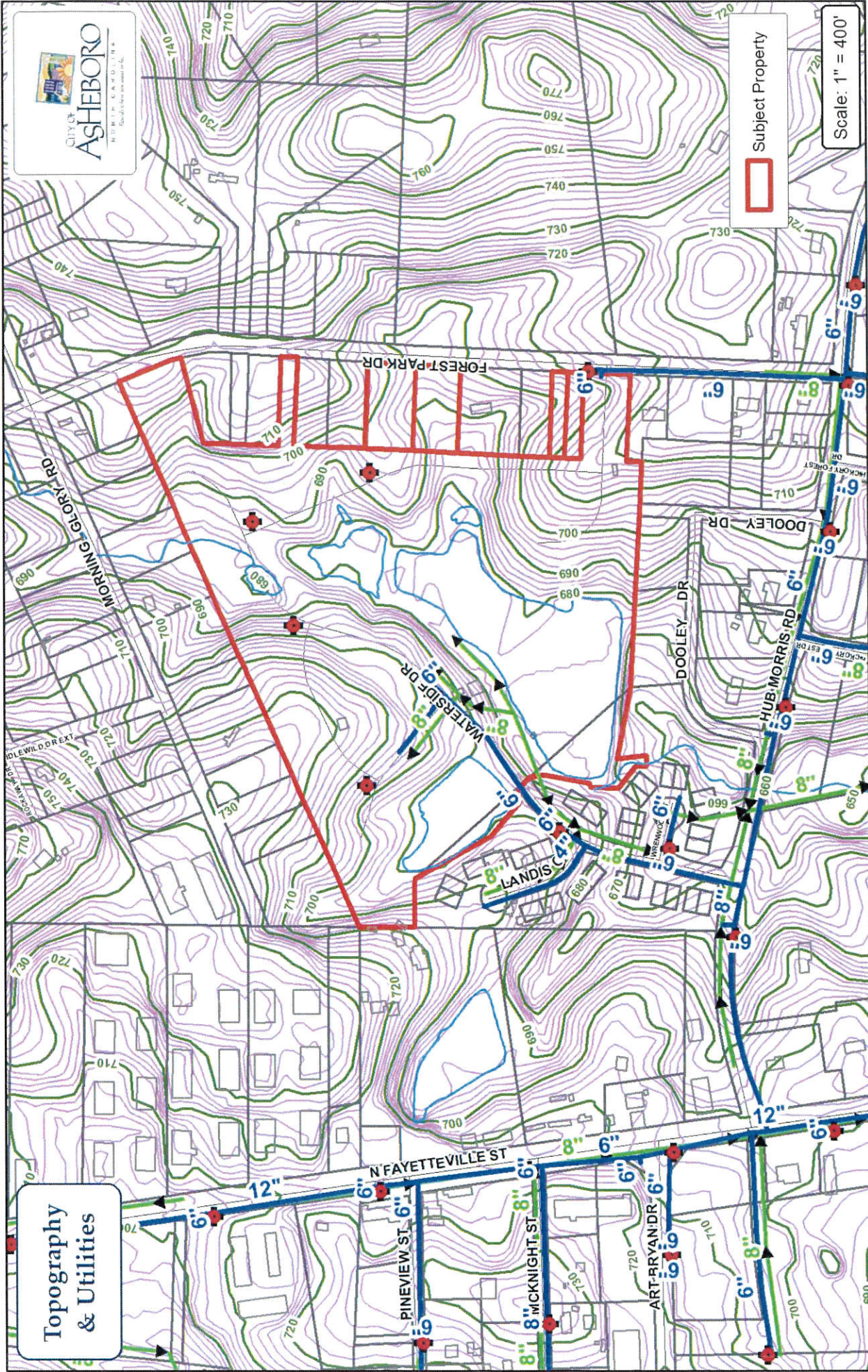
Subject Property
 Zoning
 City Limits

City of Asheville Planning & Zoning Department

Subdivision Case: SUB-17-04

Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467





City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-17-04

Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467



Scale: 1" = 400'

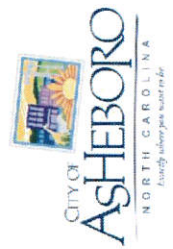


 Subject Property
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Aerial

