



Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, May 6, 2019
7:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes from April 1, 2019
- III. Review of Cases
- IV. Organizational Items
 - a.) Election of Board Officers (Chair and Vice Chair)
 - b.) Appointment of Board Secretary
- V. Rezoning Cases
 - (a) RZ-19-07: Request to rezone property located at 2473 US Hwy. 64 E. from B2 General Commercial to I1 Light Industrial
 - (b) RZ-19-08: Request to rezone property located at 2382 US Hwy. 64 E. from R40 Low-Density Residential to B2 General Commercial
- VI. Subdivision Case SUB-19-01: Preliminary Plat for Sunny Day Townhomes (Sherwood Avenue)
- VII. Annual Report concerning Planning Board activities, expenditures, and budget estimates
- VIII. Items Not on the Agenda
- IX. Adjournment

#

**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, APRIL 1, 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
Lynette Garner) - Vice Chair

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

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
Jeff Sugg, City Attorney

Two (2) citizens were present at this meeting.

CALL TO ORDER

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

CONSENT AGENDA ITEMS

- a) **APPROVAL OF MINUTES FROM MARCH 4, 2019**
- b) **APPROVAL OF FINAL DECISION DOCUMENT FOR BOA-19-01: 759 NEWBERN AVE.**
- c) **APPROVAL OF FINAL DECISION DOCUMENT FOR BOA-19-02: 612 HEMLOCK DR.**

Mr. Rich entertained a motion to act on the consent agenda. Mr. Buffkin moved to approve the consent agenda items. Ms. Garner seconded the motion and the motion carried unanimously.

REVIEW OF CASES

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

OLD BUSINESS

RZ-19-03: REQUEST FOR TEXT AMENDMENT TO THE ZONING ORDINANCE CONCERNING MAXIMUM ALLOWABLE FLOOR AREA RATIOS FOR MULTIPLE FAMILY DWELLINGS FILED BY WYNNEFIELD PROPERTIES, INC.

Mr. John Evans stated that this was a continuation from the March 4, 2019 regular Planning Board meeting. The report of said continued case can be obtained in the March 4, 2019 regular Planning Board meeting minutes. In addition to the previously presented staff report, which he briefly reviewed, he discussed new

items. He said that the new items are proposed after staff and the applicant worked together to determine how the applicant's proposal would best fit into the zoning ordinance's structure.

- **Decrease** in open space requirement (52% to 40% of total land area) and **increase** in proportional area of recreation space (3.3% to 6.6%).

Example= 100,000 SF total land area

	<u>Current requirement</u>	<u>New Requirement</u>
Open space	52,000 SF	40,000 SF
Recreation space	1,716 SF	2,640 SF

- Recreational vehicle parking (travel trailers, campers, boats, etc.) parking is prohibited except within entirely enclosed structures.
- For other multiple family developments not using this proposed provision, a separate screened area is required.

He stated that the Sections of the Zoning Ordinance affected by the applicant proposal are:

- Table 200-1: Area, Height, Bulk, and Placement
- Table 200-2: Table of Uses
- Article 600: Special Uses (New Section 653)

He also spoke on the proposal for review process concerning multiple family residential developments (when located in RA6 or OA6 zoning district allowing use)

- Floor area ratio (FAR) up to 17%: Staff review (no change)
- FAR exceeding 17% up to 22%: SUP with no specific ordinance development standards (no change)
- **FAR exceeding 22% up to 43%: SUP with ordinance development standards (current proposal)**

He then gave the LDP Recommendations as follows:

Goals/Policies Supporting Request (3):

- Policy 2.3: Compact, interconnected and sustainable development patterns
- Goal 3.2: Quality design demanding appropriate scale and context
- Policy 3.2.2: The City will require a variety of landscaping techniques appropriately designed based on desired function.

Goals/Policies Not Supporting Request (2):

- Goal 3.1: Enhancement, maintenance, and preservation of built environment
- Checklist Item 10: Land category description of urban residential typically calls for higher density development around "city" and "village" centers

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

- Need for appropriate size and scale based on public input and site design, density, and architecture that fits context of where multi-family residential development is located.
- LDP vision for urban residential uses to be within walking distance to major thoroughfares and supportive services and uses.

- Quasi-judicial process allows for greater public input concerning size/scale of development when considering increased residential density.

He stated that staff's recommendation was to approve the request with the proposed standards in place. He stated that the next step will be for the City Council to review the request at their regular meeting held on Thursday, April 4th at 7 p.m. He then stated that if the board had any questions at this time he would answer them.

Mr. Henderson asked if the applicant was also filing a request for a CUP and if these requests would be filed consecutively, to which Mr. Evans stated that the text amendments would be addressed first. City Council will then review the CUP request for compliance with the ordinance in place, which would include any text amendments Council approves as part of the proposal. There were no more questions for Mr. Evans.

Mr. Davis Ray with Wynnefield Properties addressed the board and stated that if there were any questions they had for him at this time he would answer them. He thanked the chair, board, and staff for their help in with the proposal. There were no questions for Mr. Ray at this time.

Mr. Henderson moved to approve Case RZ-19-03 based on staff's recommendation. Mr. Buffkin seconded the motion and the motion carried unanimously.

RZ-19-06: REQUEST TO REZONE PROPERTIES LOCATED ON NORTH SIDE OF E. SALISBURY ST. BETWEEN 853 & 933 E. SALISBURY ST. (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7761229556, 7761229618, & 7761229996) FROM R7.5 (MEDIUM-DENSITY RESIDENTIAL) TO OA6 (OFFICE-APARTMENT)

Mr. John Evans gave a visual presentation on the aforementioned rezoning case. He stated that the applicant was Stephen "Bo" Davidson. He also mentioned that the request was to rezone from R7.5 (Medium-Density Residential) to OA6 (Office Apartment). He stated that the size of the properties in total were 4.5 acres +/- . He stated that the existing land use is undeveloped. He showed overview, rezoning, topographic/utilities, as well as showing aerial maps of the subject property and photographs from all directions. He then gave the property analysis:

- 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. (Property acquisition scheduled in 2019, construction in 2020).

He then gave the LDP recommendations as follows:

Proposed Land Use Map:
Urban Residential

Growth Strategy Map:
Primary Growth

Goals/Policies Supporting Request (6):

- 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
- Policy 2.1.5: Support for transitional land uses

Goals/Policies Not Supporting Request (2):

Checklist Item 6: Infrastructure adequacy (current road network before planned improvements)

Checklist Items 14: Located within area of steep slopes

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

- Residential component of OA6 district is supported by LDP map
- Non-residential zoning and uses of properties to north, east, and south.
- Transitional land uses in OA6 district with no heavier commercial uses.
- Committed road improvements help alleviate infrastructure concerns.

He stated that staff recommends approval of the proposed rezoning case. He stated that the next step will be for the City Council to consider the rezoning request at their regular meeting held on Thursday, May 9, 2019 at 7 p.m. He stated that if the board had any questions he would answer them at this time. There were no questions for Mr. Evans.

Mr. Davidson addressed the board and stated that there have been discussions with NCDOT about their road improvements with respect to construction dates. He also stated that the best land use for this property is OA6 based on the surrounding land uses. He asked if the board had any questions for him at this time. There were no questions for Mr. Davidson.

Mr. O'Kelley moved to approve case RZ-19-06 based on staff's recommendation. Ms. Garner seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

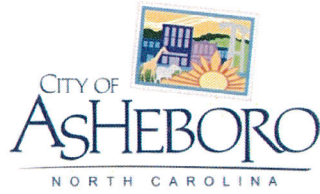
There were no other items at this time.

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



RZ-19-07: Request to rezone from B2 (General Commercial) to I1 (Light Industrial)

2473 US Hwy. 64 East

Staff Report

Rezoning Staff Report

RZ Case # RZ-19-07

Date 5/6/19 PB

6/6/18 City Council

General Information

Applicant HR Gallimore

Address 231 S. Fayetteville St.

City Asheboro NC 27203

Phone 336-626-5560

Location 2473 US Hwy. 64 East

Requested Action Rezone from B2 General Commercial to I1 Light Industrial

Existing Zone B2

Existing Land Use Single-family dwelling

Size 2.75 acres +/-

Pin # 7771263341

Applicant's Reasons as stated on application

Squares up the property for full utilization, creates employment, is consistent with neighboring properties.

Surrounding Land Use

North Low-Density Residential

East Industrial/Commercial

South Low-Density Residential

West Industrial (Rental/Sales of Heavy Equipment)

Zoning History RZ-96-25 (May 1996)- The property was rezoned from R40 to B2.

Legal Description

The properties of HR Gallimore, Jr. and wife Vickie H. Gallimore, located at 2473 US Hwy. 64 East, totaling approximately 2.75 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7771263341.

Analysis

1. The property is outside of the city limits but within the City's extraterritorial zoning jurisdiction (ETJ).
2. US Hwy. 64 East is a state-maintained boulevard (a type of major thoroughfare). East Presnell St. is a state-maintained minor thoroughfare.
3. The property is approximately 1/4 mile west of the interchange of US Hwy. 64 E. and the US Hwy. 64 East Bypass. The US 64 Bypass is currently estimated to be completed in May, 2020.
4. The requested I1 district is described by the zoning ordinance as a district "to produce areas for manufacturing, processing and assembly uses, commercial uses, distribution and servicing enterprises, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts." Approval of the request would allow any I1 use permitted by right.
5. There is currently a single-family dwelling on the property. The I1 district generally does not allow residential uses aside from caretaker dwellings, although legal non conforming uses may continue subject to zoning ordinance requirements.
6. The LDP proposed land use map designates this property as an employment center. The land development plan describes the intent of an employment center as follows: "to integrate a mixture of commercial, office, and institutional, industrial, and open space uses into the fabric of the community, with ample sidewalks, street trees, on-street parking, public amenities, and open space."
7. The LDP Growth Strategy Map designates this property as an "economic development area", described as "areas with prime access to a major thoroughfare and/or highway interchange, with high potential for economic development expansion. Suitable economic development sites within EDAs should be given a high level of encouragement and incentives as provided by policy 1.2.3."
8. Along with other zoning requirements (including but not limited to paving of required parking, landscaping, etc.), new commercial construction requiring a Building Permit and located on a street with curb and gutter generally requires the owner or developer to install a sidewalk along the property's public street frontage.

Rezoning Staff Report

RZ Case # RZ-19-07

Page 2

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation	Employment Center
Small Area Plan	East
Growth Strategy Map Designation	Economic Development

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan

Checklist Items 12 and 13: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # RZ-19-07

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%. (*small portion of interior of property*)

Policy 2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office & institutional, between high-intensity industrial/commercial and low-intensity residential uses

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

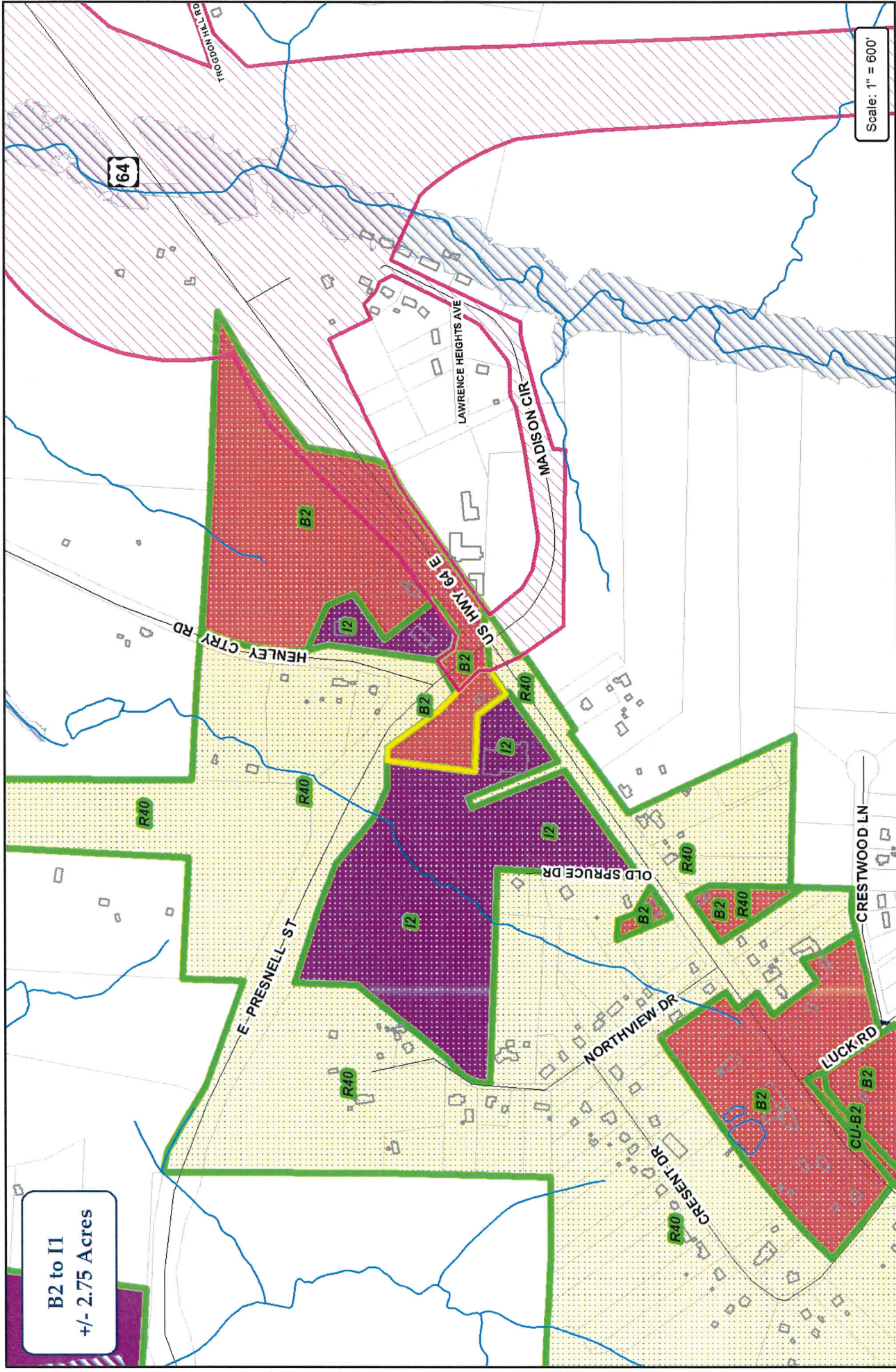
The request is consistent with the Land Development Plan map's designation of the property as part of an "employment center" and if approved would allow industrial uses and some commercial uses.

I1 zoning is also supported by the Growth Strategy map's inclusion of the property within an "economic development area" as it encourages development of the property for non-residential uses near major highways.

The East Small Area plan states that the Employment Center designation is focused around the intersection of US Hwy. 64 East and East Presnell Street. This property is at a pivotal point with access to both. The property also abuts other commercial and industrial land uses. While there are residential uses adjoining the property, either a major or minor thoroughfare separates the property from these uses.

Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest.

Recommendation In light of the above analysis, staff's recommendation is to approve the I1 district request.



B2 to I1
+/- 2.75 Acres

Scale: 1" = 600'



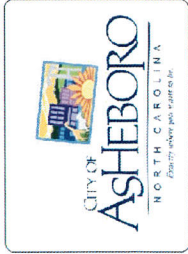
Subject Property
 Zoning

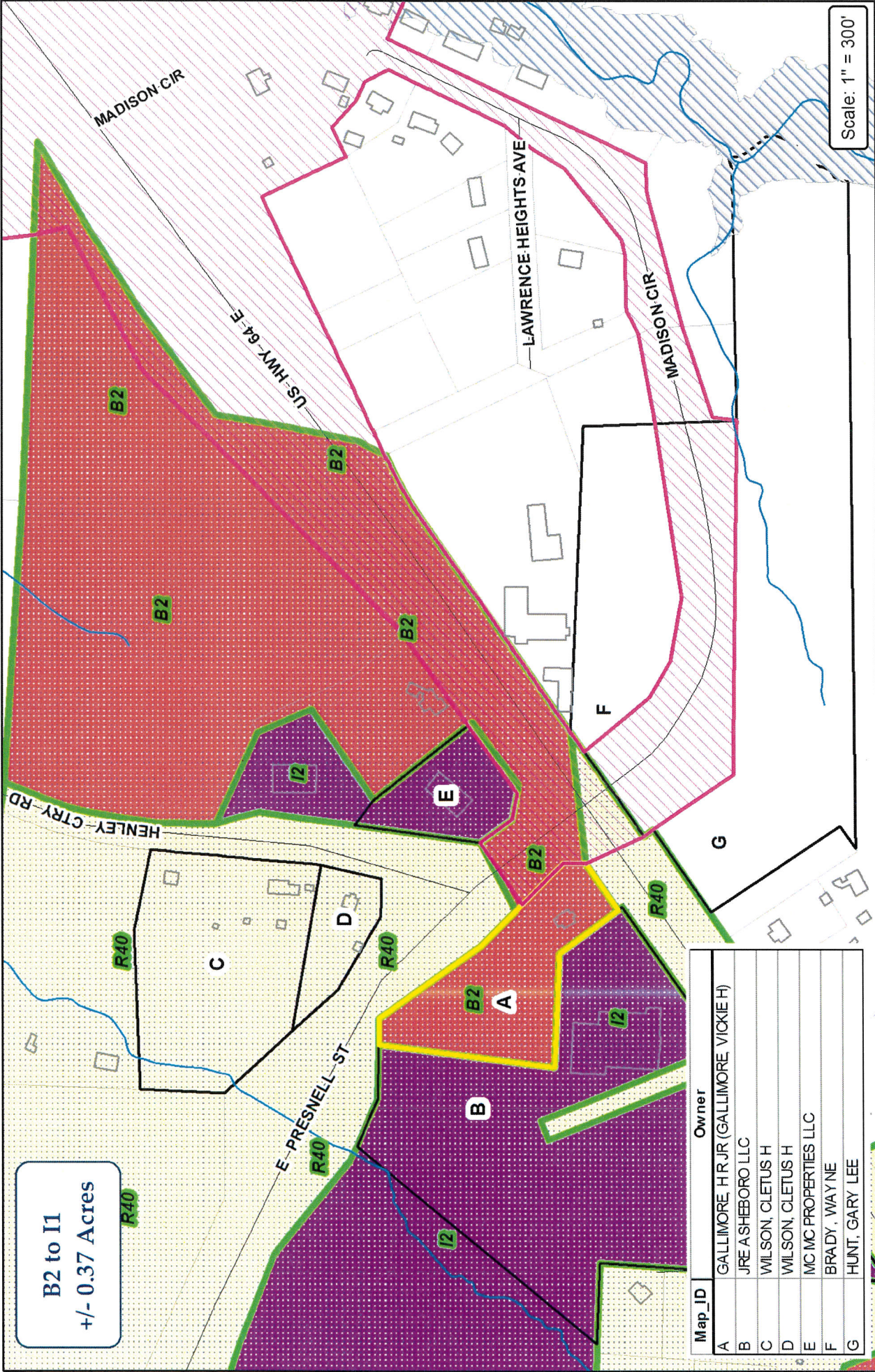
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-07

Parcel: 7771263341

ETJ
 Prop US-64 Bypass





B2 to I1
+/- 0.37 Acres

Map_ID	Owner
A	GALLIMORE H R JR (GALLIMORE VICKIE H)
B	JRE ASHEBORO LLC
C	WILSON, CLETUS H
D	WILSON, CLETUS H
E	MC MC PROPERTIES LLC
F	BRADY, WAYNE
G	HUNT, GARY LEE

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-07

Parcel: 7771263341



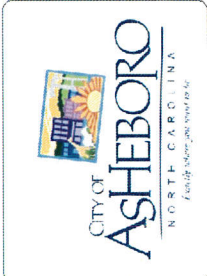
Subject Property

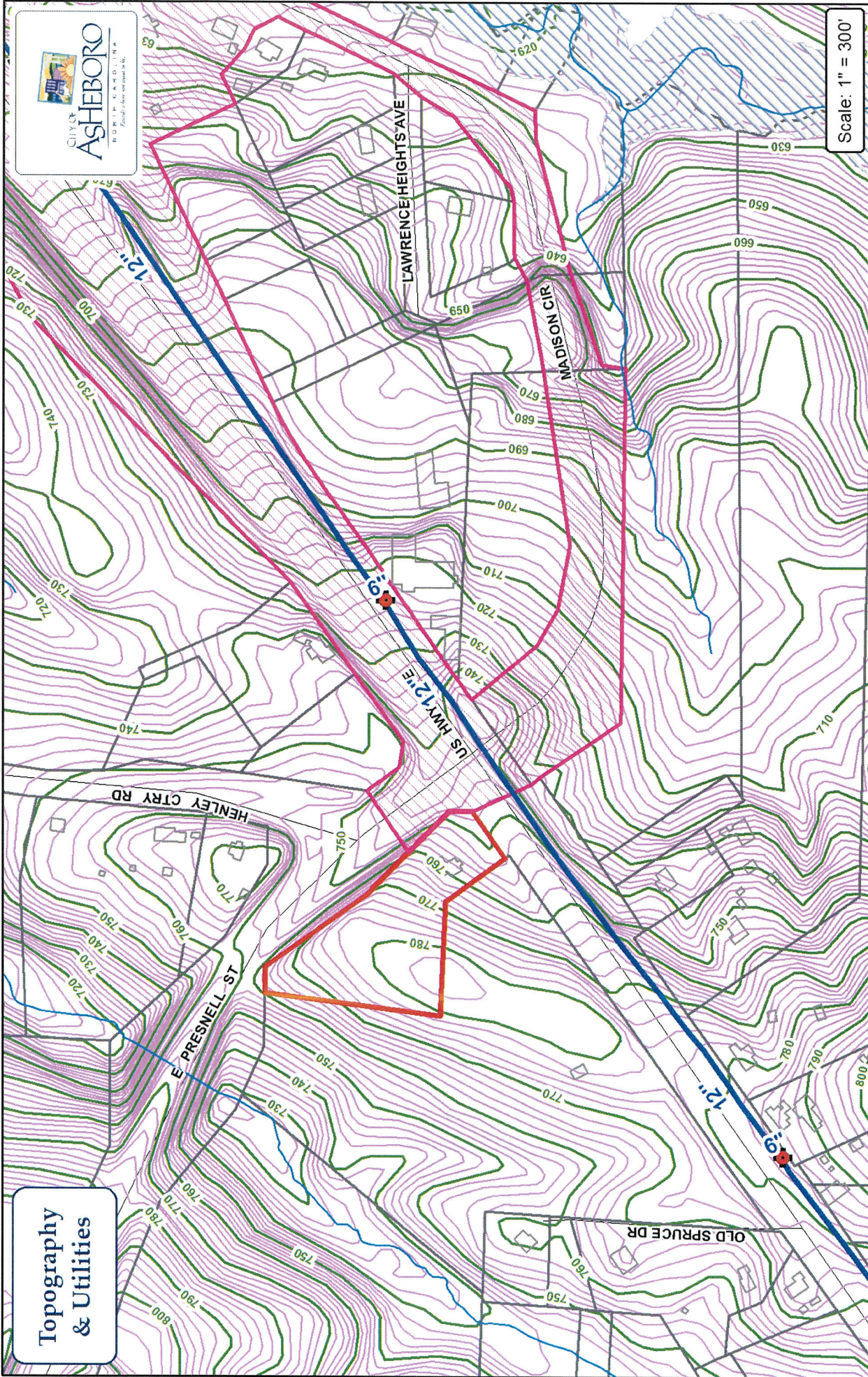
Adjoining Properties

Zoning

ETJ

Prop US-64 Bypass





Topography
& Utilities



Scale: 1" = 300'



Subject Property

City of Asheville
Planning & Zoning Department
Rezoning Case: RZ-19-07
Parcel: 7771263341

 Water Main

 Fire Hydrant

 Sewer Main

 Pump Station

 Force Main



Scale: 1" = 300'



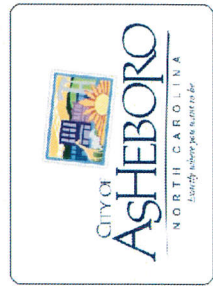
Subject Property

Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-07

Parcel: 7771263341





**RZ-19-08: Request to rezone from R40 (Low-Density Residential) to B2
(General Commercial)**

2382 US Hwy. 64 East

Staff Report

Rezoning Staff Report

RZ Case # RZ-19-08

Date 5/6/19 PB

6/6/18 City Council

General Information

Applicant Larry C. Trogon & Linda H. Trogon /(HR Gallimore, agent)

Address 1603 Country Club Drive

City High Point NC 27262

Phone 336-689-0136

Location 2382 US Hwy. 64 East

Requested Action Rezone from R40 Low-Density Residential to B2 General Commercial

Existing Zone R40

Existing Land Use Single-family dwelling

Size 15.34 acres +/-

Pin # 7771159252, 7771241808

Applicant's Reasons as stated on application

Growth is moving in the corridor and most all of uses moving forward will be primarily business. Follows the LDP in accordance with employment center. Road improvements and traffic patterns make this more of a commercial use property.

Surrounding Land Use

North Industrial (Rental/sales heavy equipment)

East Low-Density Residential

South Single-family (manufactured home)

West Low-Density Residential

Zoning History N/A

Legal Description

The properties of Larry C. Trogon and wife Linda H. Trogon, located at 2382 US Hwy. 64 East, totaling approximately 15.34 acres +/- and more specifically identified by Randolph County Parcel Identification Numbers 7771159252 & 7771241808.

Analysis

1. The property is outside of the city limits but within the City's extraterritorial zoning jurisdiction (ETJ).
2. US Hwy. 64 East is a state-maintained major thoroughfare.
3. The property is approximately 1/2 mile west of the interchange of US Hwy. 64 E. and the US Hwy. 64 East Bypass. The US 64 Bypass is currently estimated to be completed in May, 2020.
4. The requested B2 district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers 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." The request would allow any B2 use permitted by right.
5. There is currently a single-family dwelling located on the property. The B2 district generally does not allow residential uses aside from caretaker dwellings, although legal non conforming uses may continue subject to zoning ordinance requirements.
6. The LDP proposed land use map designates this property as an employment center. The land development plan describes the intent of an employment center as follows: "to integrate a mixture of commercial, office, and institutional, industrial, and open space uses into the fabric of the community, with ample sidewalks, street trees, on-street parking, public amenities, and open space."
7. The LDP Growth Strategy Map designates this property as an "economic development area", described as "areas with prime access to a major thoroughfare and/or highway interchange, with high potential for economic development expansion. Suitable economic development sites within EDAs should be given a high level of encouragement and incentives as provided by policy 1.2.3."
8. Along with other zoning requirements (including but not limited to paving of required parking, landscaping, etc.), new commercial construction requiring a Building Permit and located on a street with curb and gutter generally requires the owner or developer to install a sidewalk along the property's public street frontage.

Rezoning Staff Report

RZ Case # RZ-19-08

Page 2

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation	Employment Center
Small Area Plan	East
Growth Strategy Map Designation	Economic Development

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan

Checklist Items 12 and 13: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # RZ-19-08

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%. (*towards rear/interior of property*)

Policy 2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office & institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

The request is consistent with the Land Development Plan map's designation of the property as an "employment center", which emphasizes a mixture of non-residential uses, including commercial uses allowed in the B2 General Commercial district.

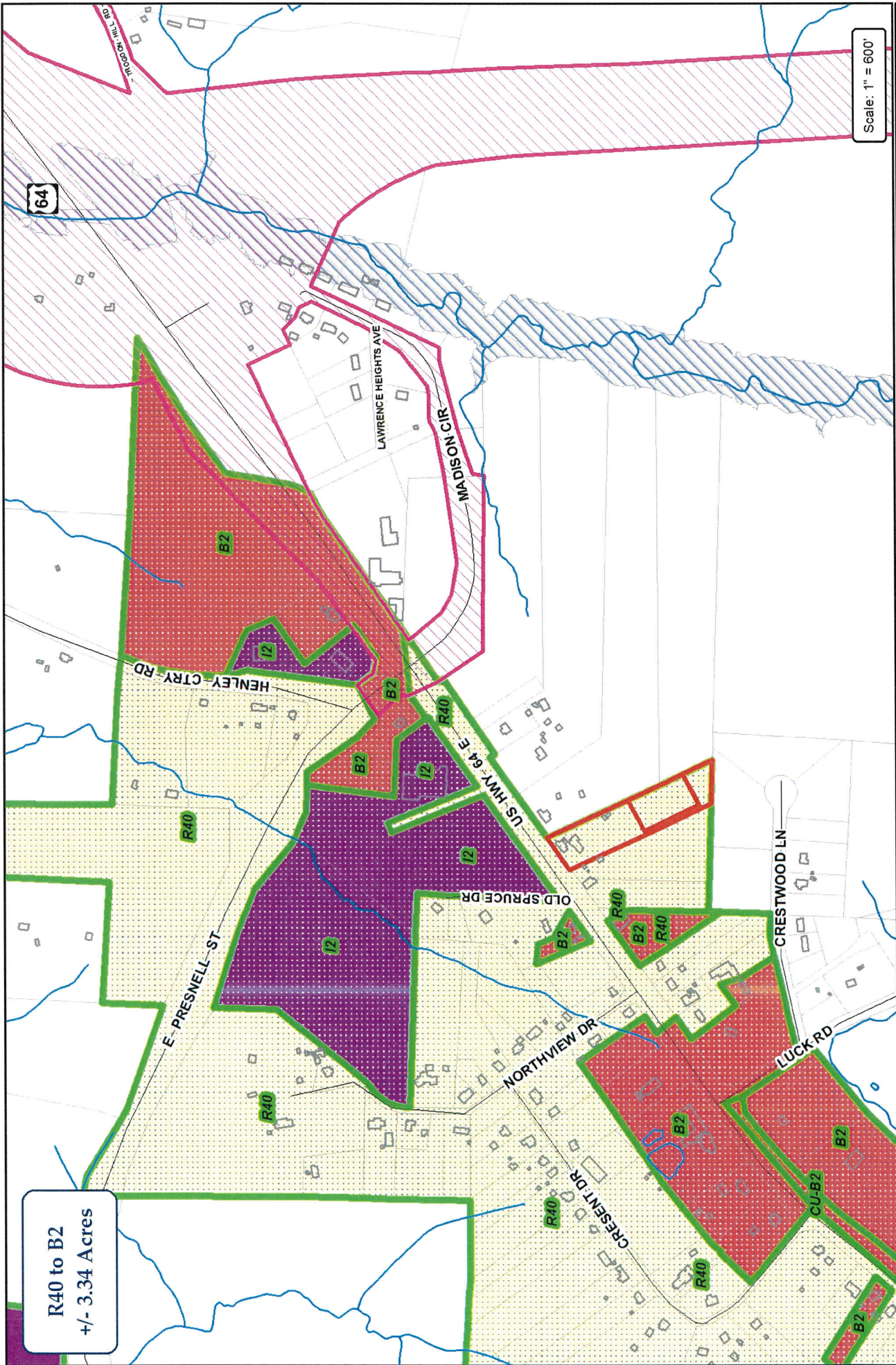
The East Small Area plan further recognizes the expansion of commercial uses on US 64 East, which has been occurring for several decades. The Small Area Plan also highlights the need for neighborhood scale commercial uses, which become possible if the property is zoned B2, due to the wide range of commercial uses permitted in the B2 district.

Also, the designation of the property on the growth strategy map as part of an "economic development area" supports the B2 rezoning by allowing a commercial component to an area of US Hwy. 64 East that has a mixture of commercial and industrial land uses.

Although ideally a transitional land use separates a heavier commercial and lighter residential use, requirements for buffers or screening between these uses and the presence of other commercial and industrial uses in the area help mitigate compatibility concerns.

Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest

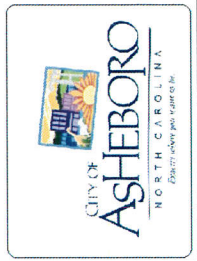
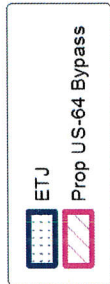
Recommendation In light of the above analysis, staff's recommendation is to approve the B2 district request.

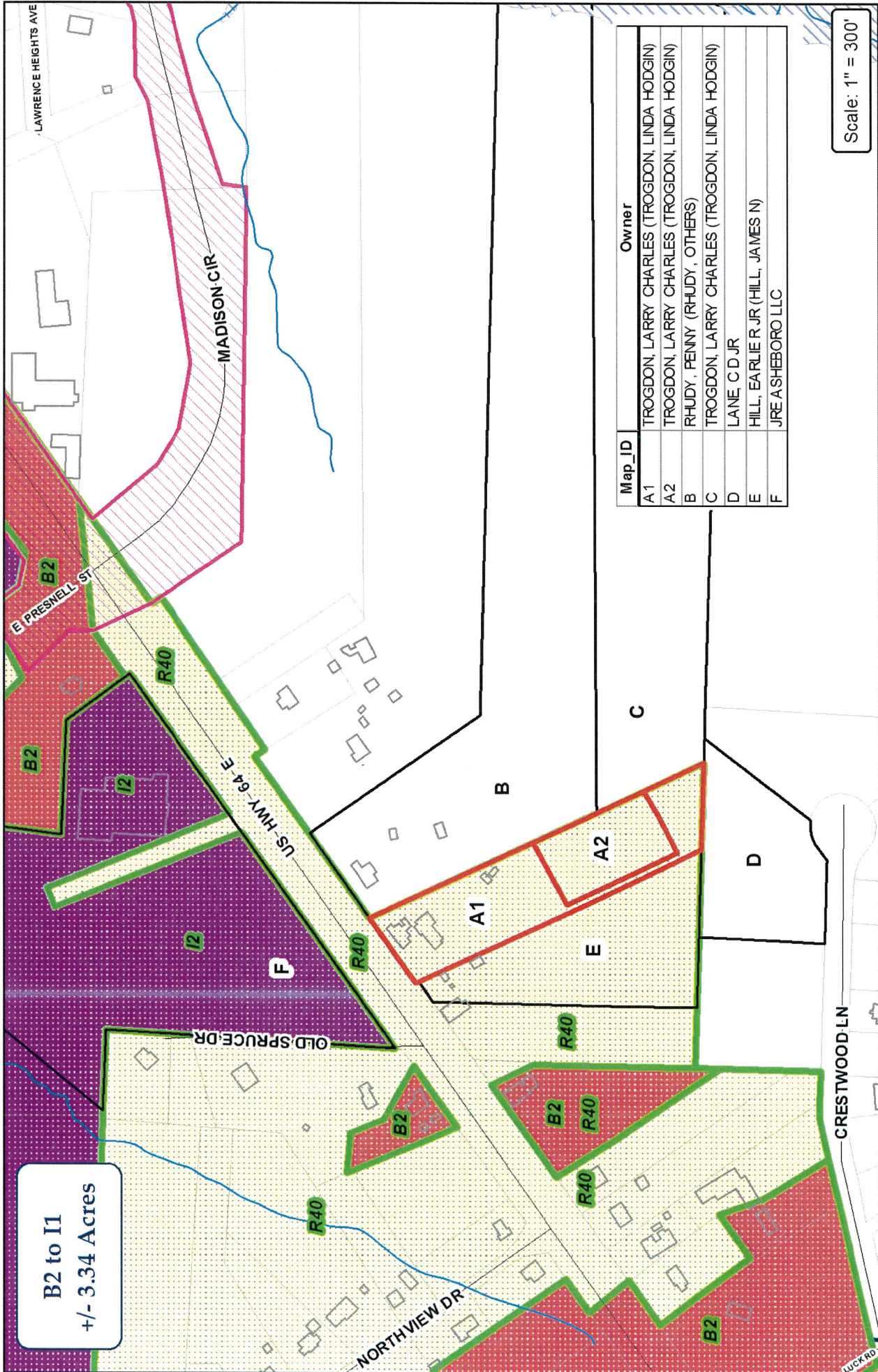


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-08

Parcel: 7771159252 & 7771241808





Map_ID	Owner
A1	TROGDON, LARRY CHARLES (TROGDON, LINDA HODGIN)
A2	TROGDON, LARRY CHARLES (TROGDON, LINDA HODGIN)
B	RHODY, PENNY (RHODY, OTHERS)
C	TROGDON, LARRY CHARLES (TROGDON, LINDA HODGIN)
D	LANE, C D JR
E	HILL, EARLE R JR (HILL, JAMES N)
F	JRE ASHEBORO LLC

Scale: 1" = 300'

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-08

Parcel: 7771159252 & 7771241808



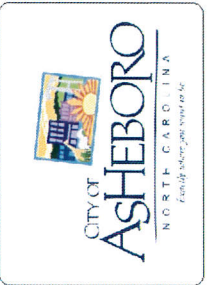
Subject Property

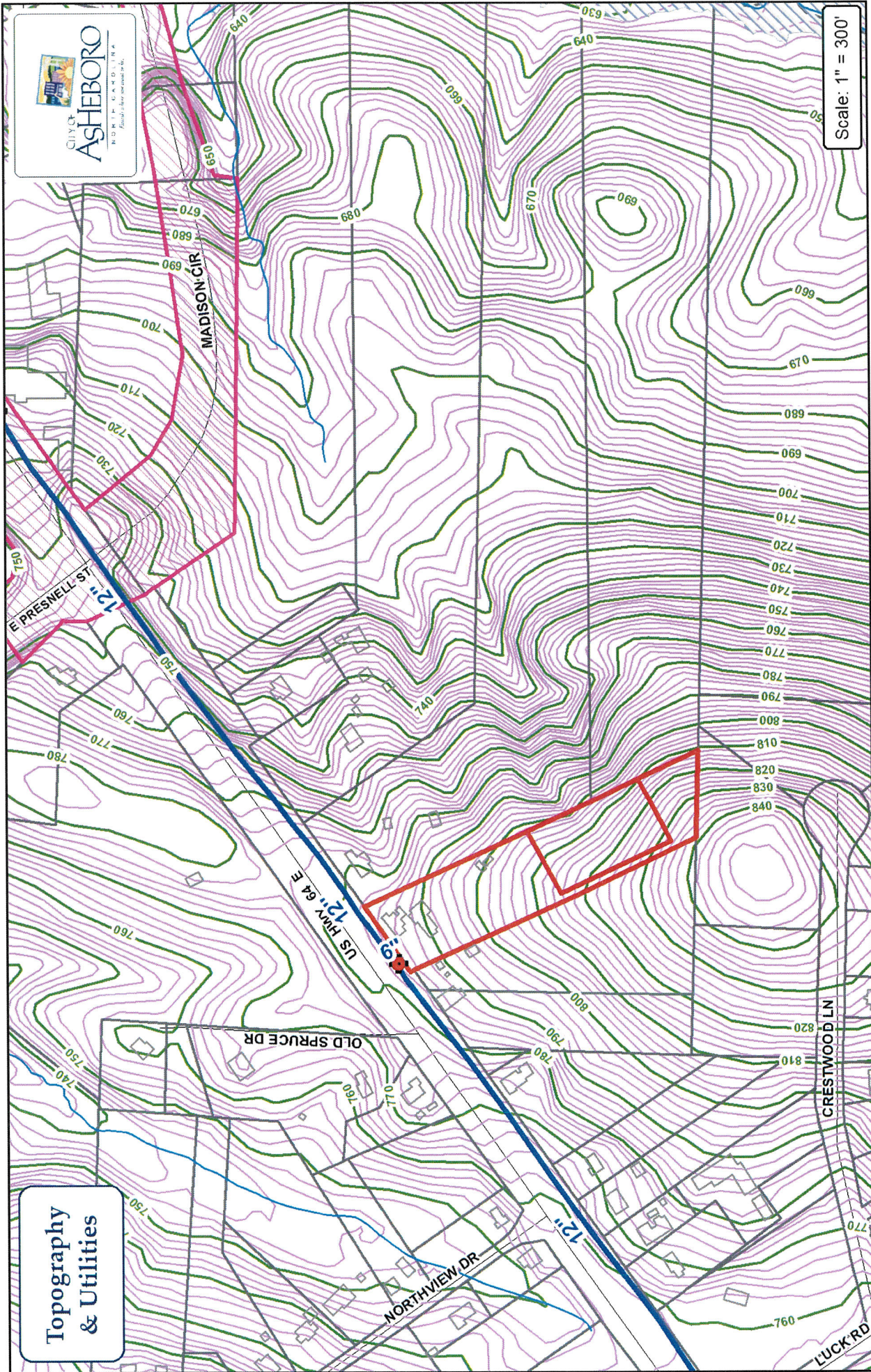
Adjoining Properties

Zoning

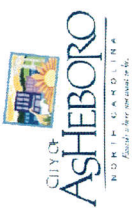
ETJ

Prop US-64 Bypass





Topography
& Utilities



Scale: 1" = 300'

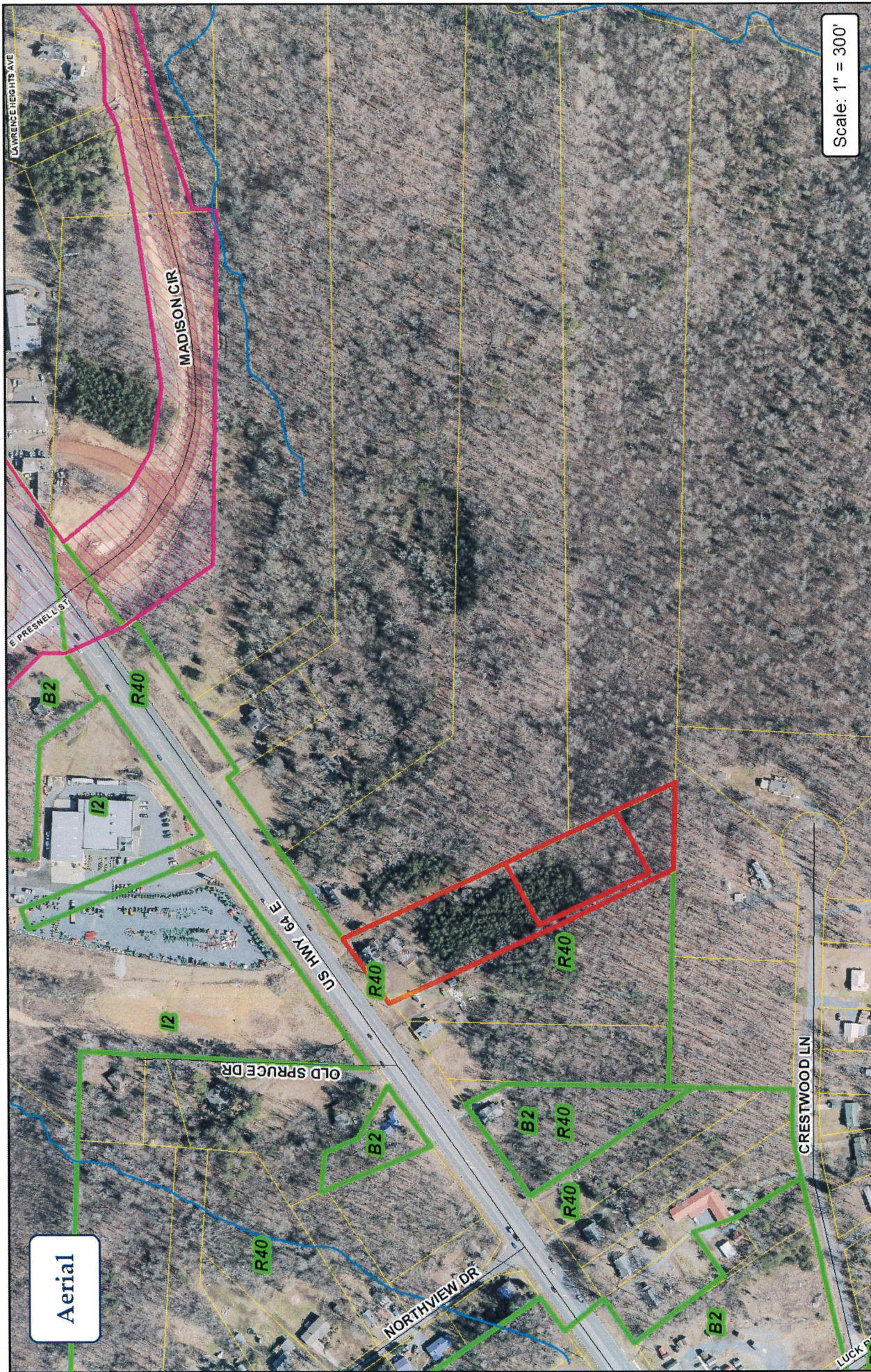


Subject Property



City of Asheville
Planning & Zoning Department
Rezoning Case: RZ-19-08
Parcel: 7771159252 & 7771241808

	Water Main		Fire Hydrant
	Sewer Main		Pump Station
	Force Main		



Aerial

Scale: 1" = 300'



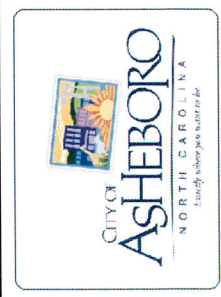
Subject Property

Zoning

City of Asheville Planning & Zoning Department

Rezoning Case: RZ-19-08

Parcel: 7771159252 & 7771241808





SUB-19-01: West Pointe Townhomes
(formerly "Sunny Day Townhomes")
Sherwood Avenue and Whitley Street
(Preliminary Plat)

Staff Report

SUBDIVISION STAFF REPORT
Preliminary Plat

CASE # SUB-19-01

Date 5/6/19 Planning
Board

GENERAL INFORMATION

Subdivision Name West Pointe Townhomes (formerly called "Sunny Day Townhomes")
Requested Action Subdivision Preliminary Plat
Applicant Larrv McKenzie
Address 1021 Sunset Avenue
Phone 336-953-2913
Location Sherwood Avenue/145 & 159 Whitley St.

PARCEL INFORMATION

PIN 7750249743

Size 7.34 acres +/- **Number of Lots** 29 + common area

Existing Zoning R10 **Average Lot Size** 3,072 SF

Existing Land Use Single-family dwelling/undeveloped

Surrounding Land Use

North Commercial **East** Single-family/Two-family

South Single-family/two-family **West** Single-family/Commercial

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth

Proposed Land Use Map Neighborhood Residential/Commercial

Small Area Plan Map Central

Identified Activity Center? No

Development Issues

1. The applicant proposes a mix of detached patio style homes and attached duplex style units. Following Council's approval during a March, 2019 hearing, Council formally granted the Special Use Permit for this project during its April, 2019 meeting.
2. The applicant proposes a combination of city-maintained and privately maintained streets. Whitley Street, proposed as a city maintained street contains approximately 640 linear feet. The other privately maintained streets include 1,000 linear feet.
3. One recreation area on the northern side of the property is proposed.
4. The subdivision ordinance generally specifies that proposed streets provide future access to adjacent properties. All properties that are adjacent to the subject property are developed, making this requirement impractical.
5. The applicant is proposing a new name of the subdivision (West Pointe Townhomes), along with revised names of some streets within the development.

SUBDIVISION STAFF REPORT

Preliminary Plat

DEPARTMENT COMMENTS

Engineering

Plat corrections have been addressed.

Street names are subject to approval by Randolph County.

Public Works

Plat corrections have been addressed.

Planning

- 1.) As of 4-23-19, staff is reviewing plat information, including street lighting details, labeling of site distance triangle on the west side of Whitley Street at Sherwood Ave., and other plat items.
- 2.) Homeowners documents are required to be recorded with the final plat, which must include maintenance mechanisms for the common area, and restrictions concerning recreational vehicle (RV) parking.
- 3.) The applicant has received the required NCDEQ erosion control permit.
- 4.) The requested rezoning and Special Use Permit were granted by Council. The owner is required to execute a Memorandum of Land Use Restrictions to be recorded in the Randolph County Public registry.

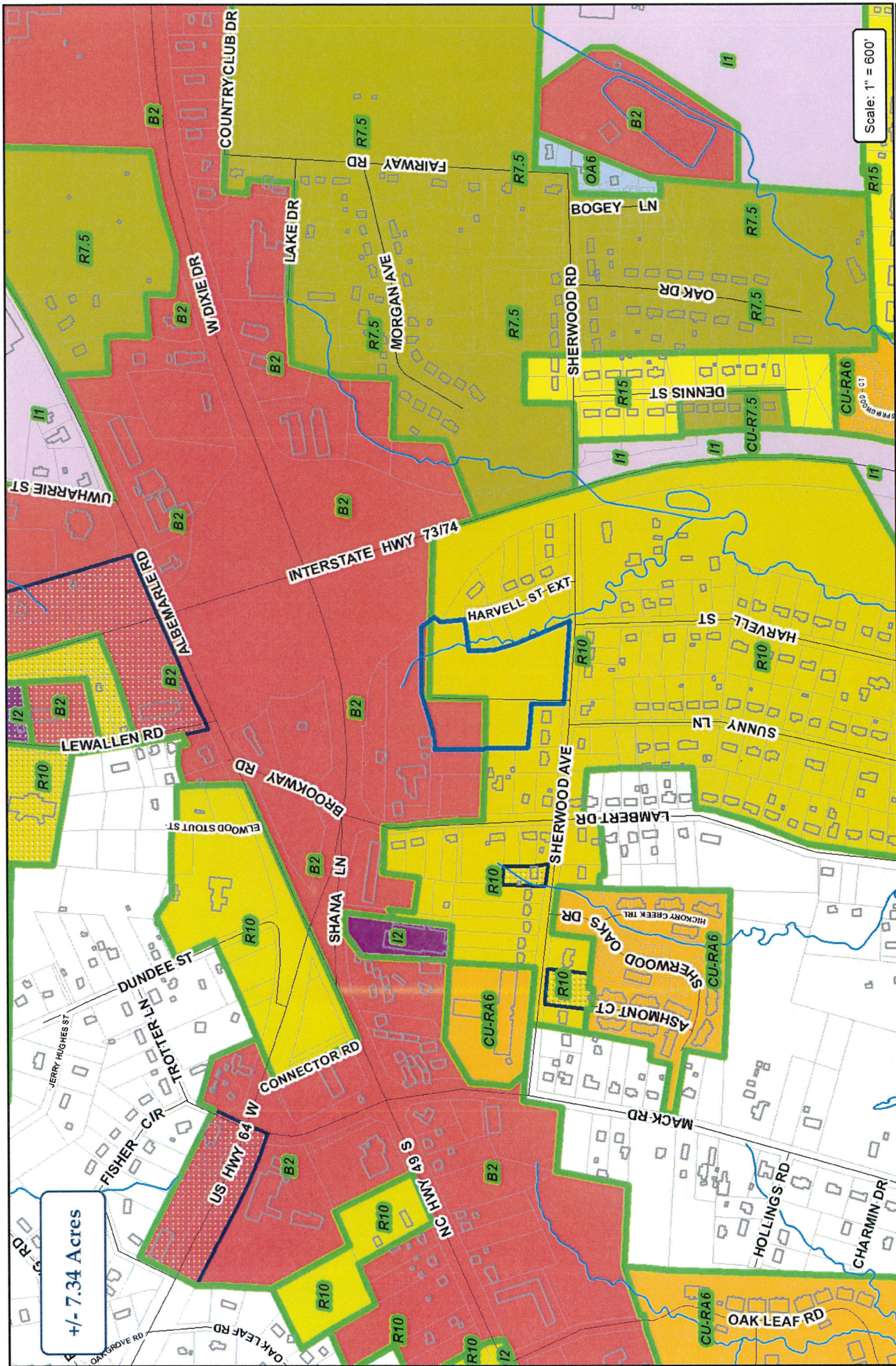
Other

Staff Recommendation

As of 4-23-19, staff's recommendation is pending.

Planning Board Recommendation

A recommendation from the Planning Board will be available after its May 6, 2019 meeting.



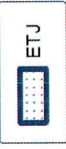
Scale: 1" = 600'



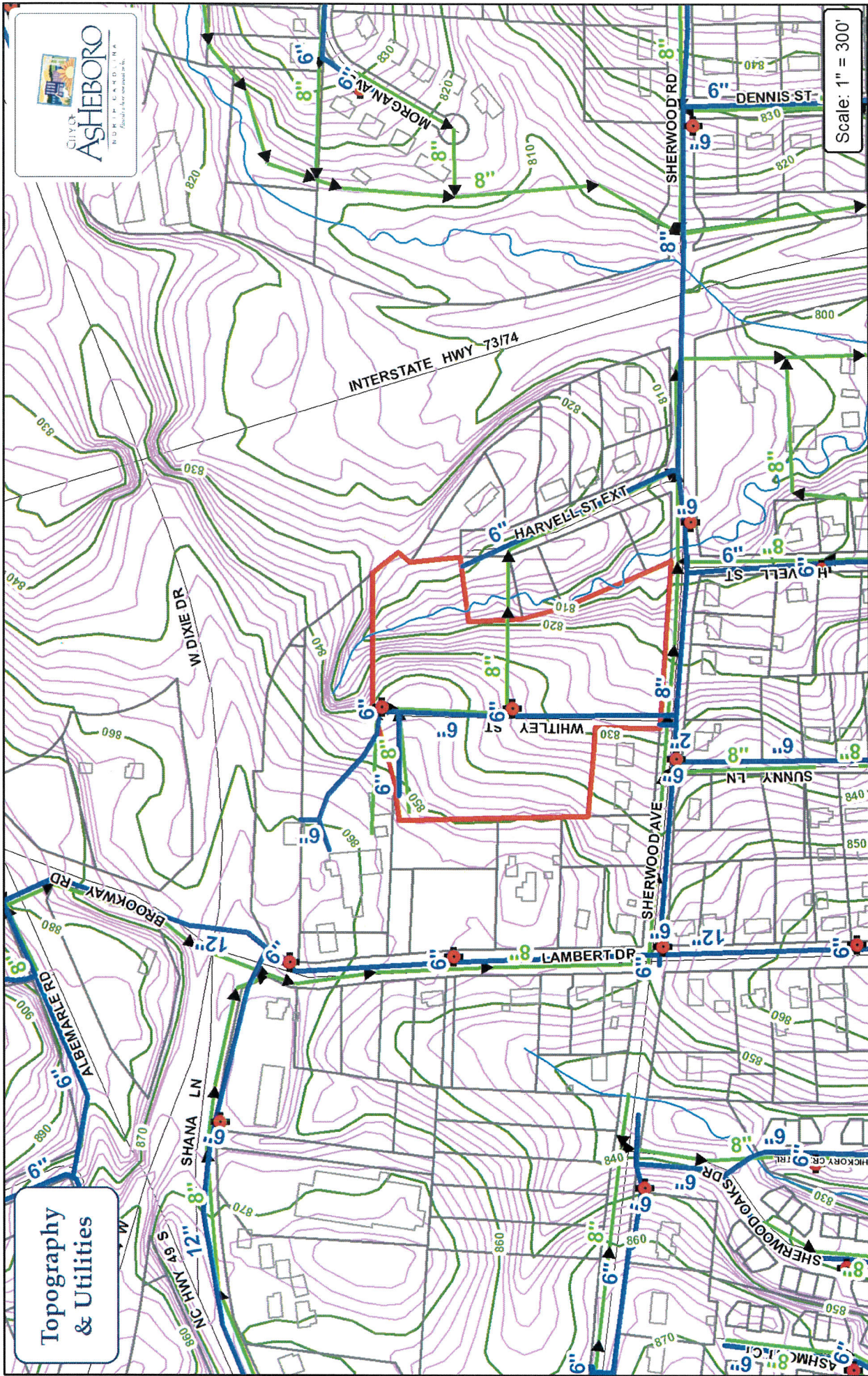
City of Asheville Planning & Zoning Department

Special Use Permit: SUP-19-02

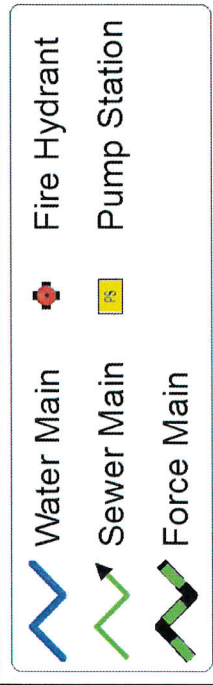
Parcel: 7750249743



+/- 7.34 Acres



City of Asheboro
Planning & Zoning Department
Special Use Permit: SUP-19-02
Parcel: 7750249743





Aerial

Scale: 1" = 300'

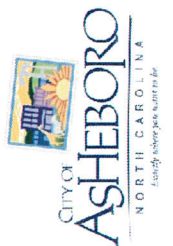


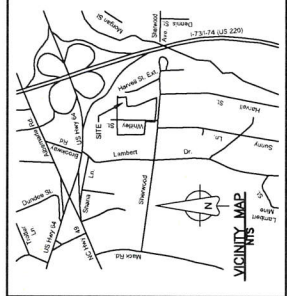
Subject Property
Zoning

City of Asheboro Planning & Zoning Department

Special Use Permit: SUP-19-02

Parcel: 7750249743





SITE NOTES:

DATE	TIME	WIND	WAVE	SEA	TEMP	WIND	WAVE	SEA	TEMP	WIND	WAVE	SEA	TEMP
1970-01-01	00:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	01:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	02:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	03:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	04:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	05:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	06:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	07:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	08:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	09:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	10:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	11:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	12:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	13:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	14:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	15:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	16:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	17:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	18:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	19:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	20:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	21:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	22:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0
1970-01-01	23:00	000	0.0	0.0	0.0	000	0.0	0.0	0.0	000	0.0	0.0	0.0

LINEAR FEET OF STREETS	PUBLIC	VALLEY CAG - 640 LF	ASPHALT PAVING MATL.
207	V-V		
	PRIVATE		

LANDSCAPING SEE PLANS
TRASH DISPOSAL PLANE PRIVATELY PROVIDED TRASH CAN USE, WITH CITY OF ASHESBORO DUMP
30' W-Y VALLEY C&G - 1000 LF

NOT ALLOWED ON SITE

1. H.O.A. DOCUMENTS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.

2. ALL BUILDINGS MUST BE SITUATED WITHIN DESIGNATED ZONING DISTRICT.

3. ALL BUILDINGS MUST BE CITY OF ASHERFORD WATER UTILITY.

4. CLUSTER MAIL BOX SYSTEM TO BE USED, USPS TO APPROVE UNIT AND LOCATION

RV STORAGE:

NOTES:

FIRE HYDRANT NOTE
FIRE HYDRANT LOCATIONS ARE TENTATIVE
SUBJECT TO APPROVAL BY FIRE CHIEF.

BUILDING SETBACK NOTE
SINGLE-FAMILY HOMES WILL HAVE A MINIMUM
SETBACK OF 20' FROM PUBLIC R/W UNLESS OTHERWISE SHOWN
AND A MINIMUM OF 10' FROM BACK OF PRIVATE DRIVEWAYS

PERMIT NOTE
SPECIAL USE PERMIT AND REZONING FOR
PLANNED UNIT DEVELOPMENT (P.U.D.) ONLY.

50.5'

TYPICAL TOWNHOME SIZE
34.0' x 50.5'

CITY OF ASHEBORO NOTES

1. 30" WIDE CITY OF ASHESBORO SANITARY SEWER EASEMENT WILL BE PROVIDED ALONG ALL 5' EASEMENT LINES NOT IN PUBLIC R/W.

2. 30" WIDE CITY OF ASHESBORO WATER LINE EASEMENT WILL BE PROVIDED ALONG ALL WATER LINES CONNECTING TO THE CITY OF ASHESBORO



32.5'

49.5'

2150.32

3. WATER SYSTEM TO THE FIRE HYDRANTS AND METERS THAT ARE NOT IN PUBLIC R/W. ALL STORM SEWERS NOT IN PUBLIC R/W WILL BE MAINTAINED BY HOMEOWNERS' ASSOCIATION.

CITY OF ALBUQUERQUE MAINTAINED

1. STREETS & SIDEWALKS WITHIN PUBLIC STREET RIGHT-OF-WAY.
2. SANITARY SEWER LINES WITHIN PUBLIC STREET RIGHT-OF-WAY.
3. SANITARY SEWER SUPPLYING HYDRANTS & METERS AND STORM SEWER SYSTEM WITHIN PUBLIC STREET RIGHT-OF-WAY.

1. SANITARY SEWER LINES BETWEEN PUBLIC STREET RIGHT-OF-WAY AND BUILDINGS.
2. COMMON AREAS NOT WITHIN PUBLIC STREET RIGHT-OF-WAY.

DRAWING LEGEND

- 1. POND AND DITCHES
- 2. STORM SEWER NOT LOCATED IN PUBLIC STREET RIGHT-OF-WAY.
- 3. WATER LINES BETWEEN METERS AND BUILDINGS
- 4. STREETS AND SIDEWALKS NOT WITHIN PUBLIC STREET RIGHT-OF-WAY.

PROPOSED TREELINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING WATER LINE
PROPOSED WATER LINE

PROPOSED WATER LINE
EXISTING OVERHEAD UTILITY
EXISTING SAN, SEWER MANHOLE
PROPOSED SAN, SEWER MANHOLE
EXISTING FIRE HYDRANT





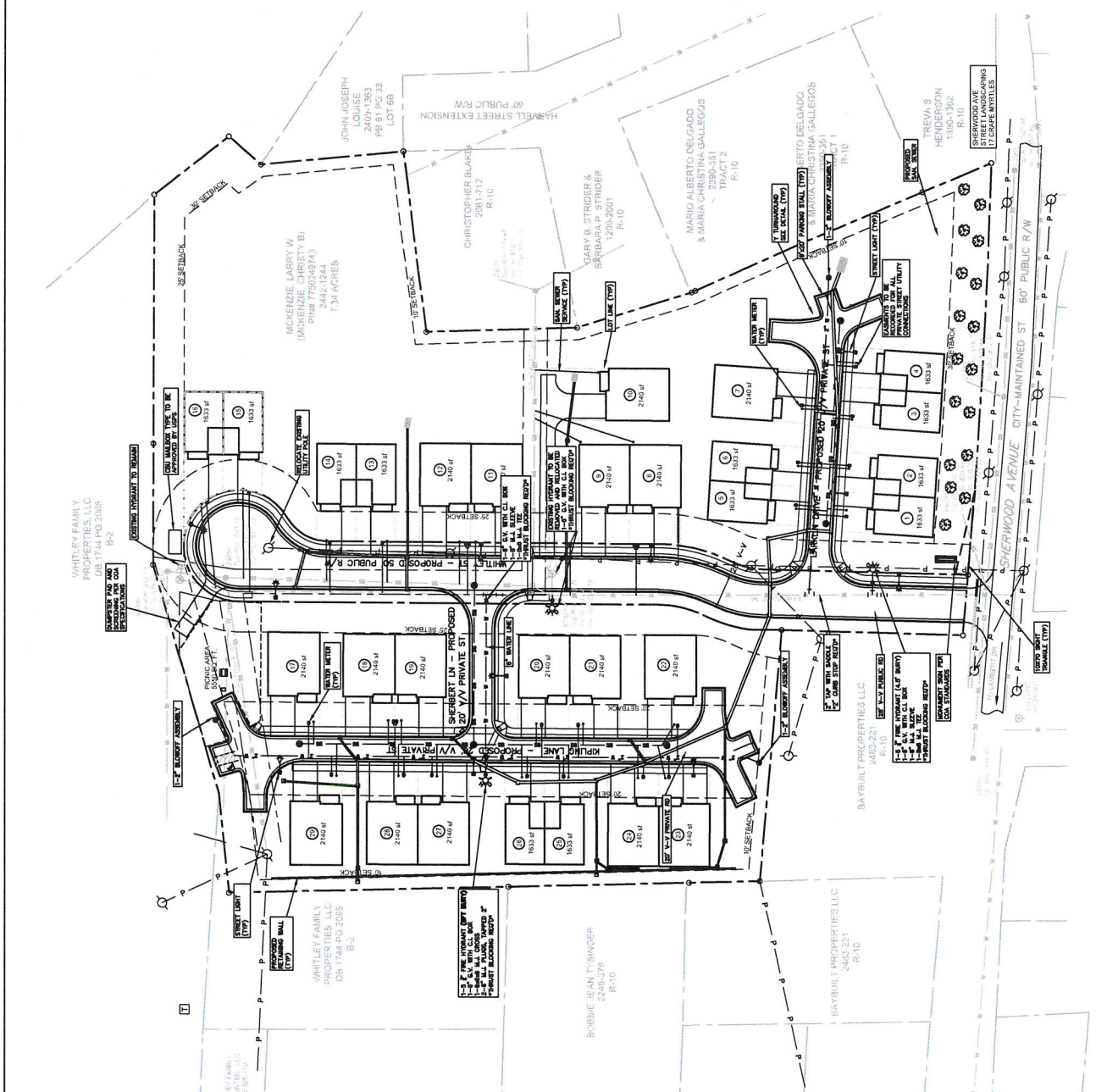
GRAPHIC SCALE
 PROPOSED FIRE HYDRANT
 PROPOSED CREPE MYRTLE

OWNER - DEVELOPER

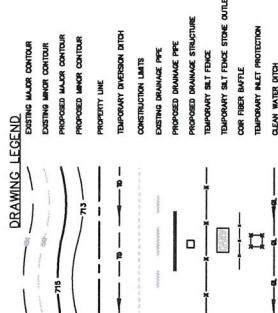
100
80
60
40
20
0

(IN FEET)

1 inch = 40 ft.



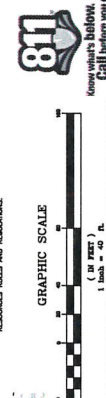
(CONT. ON PHASE 2 ODEC)



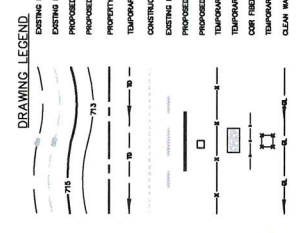
GROUND STABILIZATION CRITERIA		
SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION CRITERIA AND EXCEPTIONS
FORMER DRUGS, BAZILLI, AND SLOPES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	5 SLOPES ARE 4:1 OR LESS IN LENGTH. 1 SLOPE IS 3:1 OR LESS IN LENGTH. 1 SLOPE IS 2:1 OR LESS IN LENGTH.
SLOPES 3:1 OR FLATTER	14 DAYS	1 SLOPE IS 2:1 OR LESS IN LENGTH.
ALL OTHER AREAS WITH 3:1	14 DAYS	NONE

GENERAL EROSION CONTROL NOTES

CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID THE SETTING OF FIRE OR EXPLOSION BY MEANS OF WELDING, CUTTING, OR OTHER HEAT-PRODUCING OPERATIONS. SELECTIVE EXTINGUISHING MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF WELDING, CUTTING, OR OTHER OPERATIONS THAT WILL DISTURB THE MATERIALS OF THE EXISTING STRUCTURE. THE EXISTING STRUCTURE SHALL BE PROTECTED FROM FIRE. THE EXISTING STRUCTURE CONTROL DETAILS SHOWN HEREIN ARE FOR THE CONTRACTOR'S INFORMATION. THE DETERMINATION OF WHICH DETAIL IS APPLICABLE AS THE WORK PROGRESSES WILL BE AS SHOWN ON THE PLANS OR MADE BY THE ENGINEER.

[illegible]

1. MAINTAIN ALL EXISTING EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
2. ALL BEDROCK CUTS, CHANNELS AND INSTALL UNDERGROUND UTILITIES THAT DO NOT INTERFERE WITH EROSION CONTROL MEASURES.
3. INTEREST WITH EROSION CONTROL MEASURES.
4. INSTALL PROPOSED STORM DRAINAGE SYSTEM AS SHOWN PER SHEET C-8 THROUGHOUT THE PROJECT.
5. MAINTAIN ALL EXISTING EROSION PROTECTION STRUCTURES AT EACH EXISTING AND PROPOSED EROSION CONTROL MEASURES.
6. INSTALL RAP RAP OUTLET PILES AS SHOWN ON PLANS.
7. MAINTAIN ALL EXISTING UNDERGROUND UTILITIES.
8. MAINTAIN ALL EXISTING STORM DRAINAGE SYSTEMS.
9. MAINTAIN ALL EXISTING STORM DRAINAGE SYSTEMS.
10. MAINTAIN ALL EXISTING STORM DRAINAGE SYSTEMS.
11. MAINTAIN ALL EXISTING STORM DRAINAGE SYSTEMS.
12. MAINTAIN ALL EXISTING STORM DRAINAGE SYSTEMS.
13. MAINTAIN ALL EXISTING STORM DRAINAGE SYSTEMS.
14. MAINTAIN ALL EXISTING STORM DRAINAGE SYSTEMS.

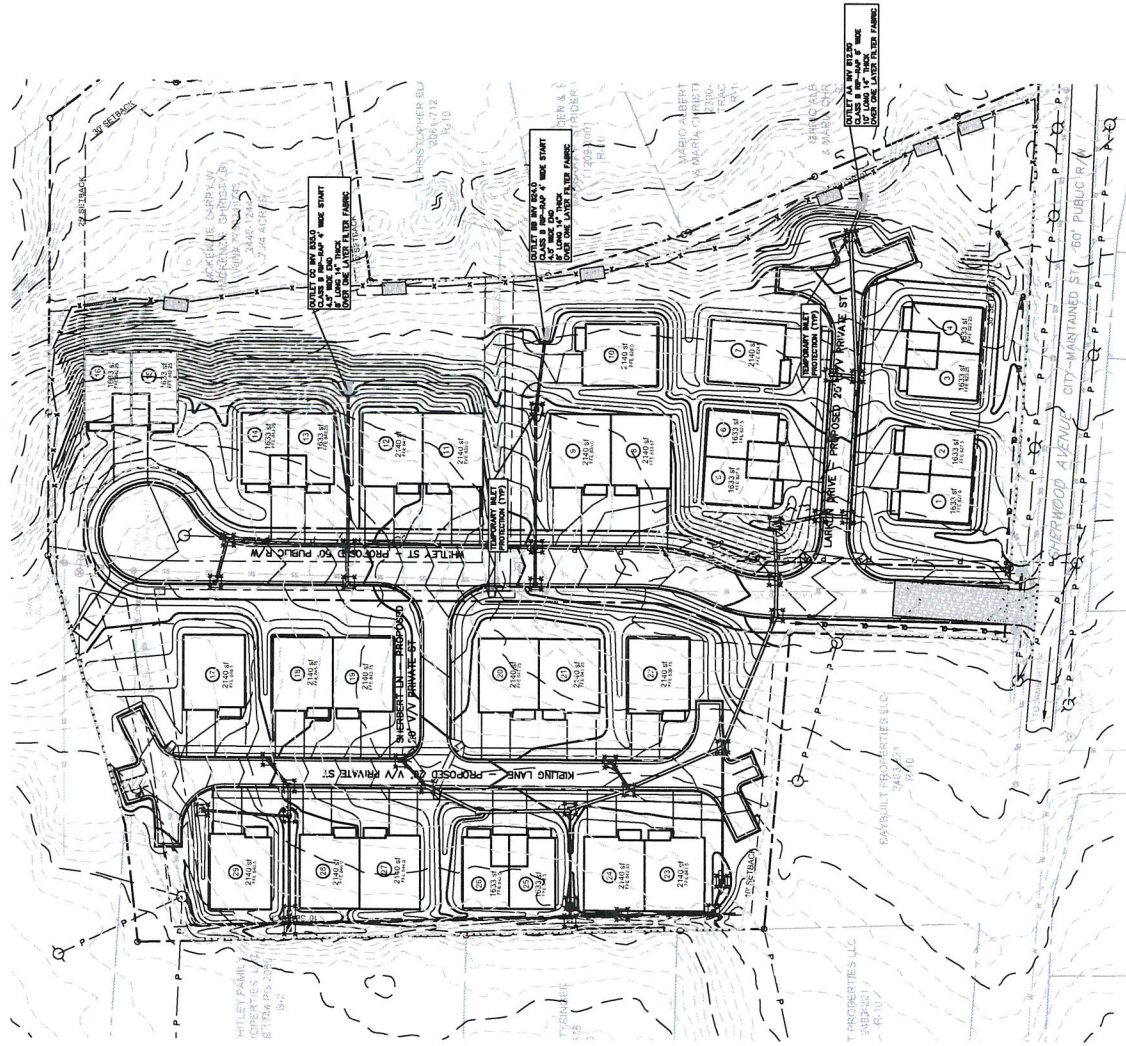


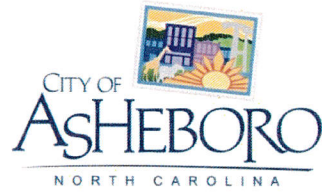
GROUND STABILIZATION CRITERIA		
SITE AREA DESCRPTION	STABILIZATION TIMPERFRAME	STABILIZATION TIMPERFRAME EXCEPTIONS
PERMETER DICES, SWALES, DITCHES, & SLOPES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN HORIZONTAL DISTANCE, 7 DAYS THAN 3:1, 14 DAYS ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES 3:1 OR FLATTER
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE

SEE PROPOSED CONTRACT DETAILS FOR SETTING SPECIFICATIONS

GENERAL EROSION CONTROL NOTES

EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF CLEANING, GRADING, EXCAVATION, OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION OF THE EROSION CONTROL DETAILS SHOWN HEREIN ARE FOR THE CONTRACTOR'S PROTECTION. THE EROSION CONTROL MEASURES SHALL BE AS SHOWN ON THE PLANS OR MADE BY THE ENGINEER. ALL DITCHES SHALL BE STABILIZED AS SOON AS IS PRACTICABLE TO MINIMIZE EROSION.

[illegible]



**Annual Report concerning Planning Board activities, expenditures, and
budget estimates**



To: Asheboro City Council

From: Van Rich, Planning Board Chairman

Date: May 6, 2019

RE: Annual Report- Asheboro Planning Board

This memorandum provides a summary of the Planning Board's activities since July 1, 2018, an analysis of the expenditures to date for the current fiscal year and the anticipated funds needed for operation during the ensuing fiscal year. The Planning Board is comprised of seven (7) members, five (5) of whom reside in the corporate limits and two (2) who reside within the city's extraterritorial planning jurisdiction. A current Board roster is attached to this memo for your reference.

Summary of Activities

Through May 6, 2019, the Planning Board has reviewed a total of 26 cases. The 26 cases consisted of fifteen (15) zoning map amendments (rezoning cases), three (3) zoning ordinance and subdivision ordinance text amendments, five (5) subdivision, and three (3) variances in which the Planning Board served as the Board of Adjustment.

Expenditures and Budget

The Board's only expenditure this fiscal year has been related to members' stipends. \$8,400 was budgeted for board stipends in FY 18-19 and the same amount is requested for FY 19-20. To date, current year expenditures are below the budgeted amount.

On behalf of the Planning Board, I thank you for your support. It is an honor to serve the Asheboro community.

City of Asheboro
Planning Board (also serves as Board of Adjustment)

<u>Name/City or ETJ</u>	<u>Appointed/Expires</u>
Ritchie Buffkin/ City	2-7-13 / 1-1-20
Lynette S. Garner PB, BOA V. Chair / City	6-25-12 / 1-1-22
David Henderson/ ETJ	2-4-13 / 1-1-23
Michael O'Kelley /City	2-8-18 / 1-1-23
Van Rich PB, BOA Chair /City	2-6-86 / 1-1-21
Thomas Rush /ETJ	2-3-14 / 2-1-24
Pamela Vuncannon	08-9-18 / 1-1-24