



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

Monday, August 5, 2019

7:00 PM

AGENDA

- I. Call to Order
- II. Approval of Minutes from July 8, 2019
- III. Review of Cases
- IV. Presentation of information concerning contemplated text amendments throughout 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.
- V. Items Not on the Agenda
- VI. Adjournment

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**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JULY 8, 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
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 JUNE 3, 2019

Mr. Rich inquired if there were any corrections or additions that needed to be made to the June 3, 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 June meeting of the Asheboro City Council.

**RZ-19-10: REQUEST TO REZONE PROPERTY LOCATED AT 531 ROCK CRUSHER ROAD
(RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7761658018) FROM B1
(NEIGHBORHOOD COMMERCIAL) TO M (MERCANTILE)**

Mr. John Evans gave a visual presentation on the aforementioned rezoning case. He stated that the applicant was Benjamin A. Zentella. He stated that the size of the property in total was 18.6 acres +/- . He stated that the last permitted use was a place of worship. 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:

- East Presnell Street is a state-maintained minor thoroughfare. Rock Crusher Road is a state-maintained road.

- Mercantile Description in Zoning Ordinance: The Mercantile (M) District is intended to provide for a greater number of potential business activities than the B1 Zoning District. The Mercantile District is distinguished from the B2 General Commercial District by excluding certain uses permitted in the B2 District that are likely to create the greatest external impact (traffic, noise, lighting, etc.) and by its additional standards that address compatibility with adjoining residential neighborhoods. These districts should be located in nodes along minor thoroughfares or higher classification streets.
- Tax records indicate that a structure built in 1980 contains 4,838 heated SF, greater than B1 maximum of 3,000 SF for all structures on a zoning lot, rendering the current size of the structure on the property a legal nonconforming situation.
- The requested M Mercantile district allows a total of up to 6,000 SF for all structures on a zoning lot, subject to meeting other zoning requirements.
- Available records indicate that property was last approved for use as a place of worship.
- Other components of development, such as drive through services and open storage, are restricted in the Mercantile District.

He then gave the LDP recommendations as follows:

Proposed Land Use Map:

Commercial

Growth Strategy Map:

Economic Development

Goals/Policies Supporting Request (6):

- Checklist Item 1: LDP Map compliance (portion)
- Checklist Item 3: Fits district intent in zoning ordinance
- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Item 7: Complies with Northeast Small Area Plan
- Checklist Item 12-13: Located outside of watershed, and flood hazard areas.

Goals/Policies Not Supporting Request (1):

- Checklist Item 14: Located within area of steep slopes

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

- Compliance of request with “commercial” and growth strategy map “economic development” designations.
- Support from East Small Area plan for accommodation of existing commercial uses and sites that have not been fully developed.
- Allows some expansion but still limited in light of property topography.
- Mercantile district excludes heaviest commercial uses.

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, August 8, 2019 at 7 p.m. He stated that if the board had any questions he would answer them at this time.

Mr. O'Kelley inquired on the district height requirements as well as the square footage maximum of the district. He asked if this included the square footage of potential multi-story buildings. Mr. Evans stated that the 6,000 SF requirement is the total amount of square footage a structure can be built to within the mercantile district. This would mean that a two-story structure with 3,000 sf on each level would be at the maximum 6,000 sf. There were no more questions for Mr. Evans at this time.

There was no one to speak for or in opposition to the request.

Mr. O'Kelley moved to recommend approval of case RZ-19-10 based on staff's recommendation. Ms. Vuncannon 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

The following is a preliminary summary of contemplated text amendments currently under review, which will be discussed during the August 5, 2019 Planning Board meeting. There may likely be additional items or changes to the proposal once this is presented to the Planning Board as a formal text amendment request at a later meeting date.

Article 100 (General Regulations): Addition of an Airport Zoning District to accommodate existing and future growth of Asheboro Regional Airport.

Article 200 (Schedules of District Regulations): Include provisions for how unlisted uses are handled, and make minor clerical changes to numbering in article. Add airport district description

Table 200-1 (Table of Area, Height, Bulk, & Placement Regulations): Include “Airport” district in this table.

Table of Uses 200-2: Add airport district, spelling corrections, changing title of certain uses to classify them as places of assembly (commercial and non-commercial), clarifying provisions for recreation & amusement services (both indoor and outdoor)

Article 300A (Supplemental Regulations): Remove reference to weight of commercial vehicles (currently 7,500 pounds) in regulation concerning vehicles permitted in residential districts to relocate to Article 1100 (Definitions). Add provisions concerning displays related to storage and displays for motor vehicle repair (major and minor) uses.

Article 400 (Off-Street Parking and Loading) and Table 400-1 (which specifies minimum number of off-street parking spaces required for certain uses): Address airport district parking. Amend certain uses in this table to match the Table of Uses (Table 200-2).

Article 600 (Special Uses): Title changes to certain uses and prohibit certain uses in proposed airport zoning district.

Article 1000 (Administrative Provisions): Specify that the Asheboro Airport authority retains site plan review authority in the proposed airport district.

Article 1100 (Definitions): Amendments to definitions are proposed related to the following items:

- Definitions related to gamerooms, amusement devices, recreation and amusement services, and commercial recreation
- Addition of definition for “manufactured home sales lot”
- Definitions related to places of assembly (commercial and non-commercial)
- Deletion of definitions which are duplicated (for example, there are definitions for both “Warehouse-mini” and “Mini warehouse”).
- Miscellaneous clerical corrections (such as matching “retail shoppers goods” with term in Table of Uses 200-2 by deleting the word “sales”)
- Definitions related to vehicles, commercial and domestic