



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, April 6, 2020
7:00 PM
AGENDA**

- I. Call to Order
- II. Welcome new member, Mr. Harold Anderson
- III. Approval of Minutes from March 2, 2020
- IV. Review of Cases
- V. RZ/CUP-20-03: Request to rezone from R10 Medium-Density Residential to CU-I2 Conditional Use General Industrial: 1420 E. Salisbury Street & 358 Patton Avenue
- VI. Subdivision Case: SUB-19-02: Preliminary Plat Review for Hillcrest Subdivision, Phase 2 (Breeze Hill and Fermer Roads)
- VII. Items not on the agenda
- VIII. Adjournment

#

**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, MARCH 2, 2020
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
Michael O’Kelley) – Vice Chair

Ritchie Buffkin)
David Henderson)
Pamela Vuncannon) - Members Present
Thomas Rush)

Justin Luck, Planning and Zoning Administrator
Bradley Morton, Planner/Deputy City Clerk
Trevor Nuttall, Community Development Division Director
Purva Sharma, Community Development Division Intern
Jeff Sugg, City Attorney

CALL TO ORDER

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

APPROVAL OF MINUTES FROM FEBRUARY 3, 2020

Mr. Rich asked if there were any corrections to the minutes. Hearing no corrections or additions, the minutes were approved as presented.

REVIEW OF CASES

Mr. Justin Luck informed the board that no zoning related cases were heard at the regular February meeting of the Asheboro City Council.

RZ-20-01: REQUEST TO REZONE FROM R7.5 MEDIUM-DENSITY RESIDENTIAL TO B2 GENERAL COMMERCIAL: 137 N. RANDOLPH AVENUE

Mr. Trevor Nuttall gave a visual presentation on the above rezoning request. He stated that the applicant is Brandon Michael Allen. He gave the location as 137 N. Randolph Avenue. He stated that the request is to rezone from R7.5 (Medium-Density Residential) to B2 (General Commercial). He stated that the Randolph County Parcel ID is 7761027972. He stated that the size of the parcel is 0.31 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:

- 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. (NCDOT Project U-5743).

- The city has submitted a request for consideration to the NCDOT for a future widening of East Salisbury Street from Elm Street to the funded Project No. U-5743. Draft 2023-2032 STIP release date is tentatively scheduled for February 2022.
- The requested B2 General Commercial District is 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.
- Approval of the request would allow any use permitted by right in the B2 district.

He then gave the Land Development Plan Recommendations as follows:

- Proposed Land Use Map: Commercial
- Small Area Plan: Central
- Growth Strategy Map: Primary Growth

He listed the LDP Goals and Policies:

Goals/Policies Supporting Request (8):

- 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 10: Rezoning consistent with Land Category Description
- Checklist Item 12-15: Property is located outside of watershed, flood area, not located on steep slopes, not located on poor soils

Goals/Policies Not Supporting Request (2):

- Checklist Item 7: Not compatible with the applicable Small Area Plan
- Checklist Items 11: Rezoning will not promote the type of development described in Design Principles

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

- B2 district is supported by LDP map (Commercial)
- Commercial designation supported by current zoning to the North and West of the property (B1 Neighborhood and B2 General Commercial, respectively)
- Property proximity to Center-City Activity Center tends to support the request.
- Only six (6) residentially zoned properties between the subject parcel and the above referenced Activity Center
- Any non-residential development of the property will be required to install a landscape buffer or screen along the southern property line for the benefit of the adjacent residential property.
- Furthermore, front yard landscaping along E. Salisbury St. and N. Randolph Ave. also must be installed as part of any future commercial project.
- Design standards will also apply to any building constructed or located on the property, helping to advance the LDP's goal of encouraging commercial development to be visually appealing; the use of metal or vinyl on the front facade of any building will be restricted.

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, April 9, 2020 regular meeting held at 7 p.m. At this time he asked the board if there were any questions for him. There were no questions.

Mr. Rich asked if there was anyone in favor of the request. Mr. Brandon Allen, applicant, stated that he agreed with the staff's recommendation.

Mr. Rich asked if there was anyone in opposition of the request. There was no one in opposition to the request.

Mr. Buffkin moved to recommend approval of RZ-20-01 based on staff's recommendation and consistency statement. Mr. O'Kelley seconded the motion and the motion was approved unanimously.

RZ-20-02: REQUEST FOR TEXT AMENDMENTS TO THE ZONING ORDINANCE

Mr. Nuttall 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 Kent Emirbayer and the request is to amend the zoning ordinance to establish Recreation Vehicle/Travel Park/Camp development standards in the B2 and TH zoning districts. He stated that the applicant's reason is to modernize zoning ordinance requirements. He stated that the last amendment related to this specific use was the addition of the use to the permitted use table as permitted by right within the TH district approximately ten years ago.

He then gave staff's analysis:

- The Zoning Ordinance currently permits Recreational Vehicle/Travel Park/Camp uses in the R40 zoning district with a Special Use Permit and the B2 and TH districts by right.
- Presently, there are no supplemental development requirements for this use in the B2 and TH districts; development must comply with the standard requirements including, but not limited to, setbacks, landscaping, parking, and signage.
- The applicant proposes applying R40 development standards for such uses when built in the B2 and TH districts with the following modifications;
 - a) Establishing setbacks of 60 feet from any public right-of-way and 100 feet from a property line of a contiguous residentially zoned and residentially developed property for any recreational vehicle space, travel trailer space or campsite.
 - b) Adding a provision requiring access to a minor thoroughfare or higher classification street and prohibiting recreational vehicles spaces from having direct access to public streets.
 - c) Allowing internal driveways and required parking areas to be all-weather surface instead of paved.
 - d) Permitting occupancy of up to 3 months in any 12 month period, extending from the current allowance of 30 days within a 6 month period and adding a provision for caretaker residency.
 - e) Modifying bathroom facilities from the current 2 toilets, 1 lavatory and 1 shower for each eight spaces to 2 toilets and 2 lavatories for the first 25 sites, and for each additional 25 sites or fraction thereof that do not possess a sewer connection. This standard is based upon NFPA 1194, Standard for Recreational Vehicle Parks and Campgrounds.
 - f) Prohibiting the use, parking or storage of any manufactured/mobile home.
 - g) Stipulating that only building facades visible from a public right-of-way shall be required to comply with building design standards.

He stated that the current proposal affects the following zoning ordinance sections:

Amend the following:

- Article 200
- Table 200-2
- Article 300A

New Additions:

- Section 331A Recreational Vehicle/Travel Park/Camp
- Provide a cross reference to Table of Permitted Uses (Table 200-2)

He then went over the LDP Recommendations as follows:

Goals/Policies Supporting Request (3):

- **Goal 2.1.1:** The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district
- **Goal 2.2:** Development that is located in appropriate locations
- **Goal 4.3:** Opportunities for citizens to responsibly enjoy the natural environment

Goals/Policies Not Supporting Request (1):

- **Goal 3.1:** Enhancement, maintenance, and preservation of the built environment

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

- Approval of request will establish minimum standards for Recreation Vehicle/Travel Park/Camp development in B2 and TH Districts.
- Standards ensure such uses will be establishment on roadways suited to handle higher traffic volumes and prohibit direct access to public streets from park or campground spaces.
- Eliminating the paving requirement likely will necessitate the owner to perform more frequent roadway maintenance to keep the surface's shape and ensure the gravel remains free from ruts or potholes.
- However, public safety can still be secured provided an adequate all weather roadway is continually maintained.

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 request at its Thursday, April 9, 2019 regular meeting held at 7 p.m. At this time he asked the board if there were any questions for him. There were no questions for Mr. Nuttall.

Mr. Rich asked if there was anyone in favor of the request. Mr. Emirbayer, applicant, stated that he agreed with the staff's recommendation.

Mr. Rich asked if there was anyone in opposition to the request. There was no one in opposition to the request.

Mr. Henderson asked if there were requirements on campers, to which Mr. Rich stated that each camper unit has a standard and that certain parks won't let campers that don't meet the standard enter their parks.

Mr. Henderson moved to recommend approval of RZ-20-02 based on staff's recommendation and consistency statement. Mr. Rush seconded the motion and the motion was approved unanimously.

ITEMS NOT ON THE AGENDA

Mr. Nuttall noted that a Land Development Plan (LDP) workshop would take place on March 19th. He stated that the workshop is on a floating schedule from 4 p.m. – 6 p.m. at the public works conference room. He stated that this is a public meeting.

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/CUP-20-03: Request to rezone from R10 Medium-Density Residential to
CU-I2 Conditional Use General Commercial:**

1420 East Salisbury Street & 358 Patton Avenue

Staff Report

Rezoning Staff Report

RZ Case # RZ/CUP-20-03

Date PB: 4/6/20

Council: 5/7/20

General Information

Applicant Kenneth & Bridget Gallimore

Address 2048 Heritage Court

City Asheboro NC 27203

Phone 336-460-4738

Location 1420 E. Salisbury Street & 358 Patton Avenue

Requested Action Rezone from R10 (Medium-Density Residential) to CU-I2 (Conditional Use General Industrial)

Existing Zone R10

Existing Land Use 2 Vacant Single Family Dwellings and an accsy structure

Size 2.24 acres +/-

Pin # 7761513992

Applicant's Reasons as stated on application

Area in transition with several similar operations in immediate area. Follows the natural development of the area. Replaces a long standing dilapidated property with an up to date facility.

Surrounding Land Use

North Single-Family Residential & Industrial

East Multi-Use Commercial Development (Randolph Mall)

South Single-Family Residential

West Single-Family Residential (Zoned OA-6)

Zoning History N/A

Legal Description

The property of Deborah A. Maness, located at 1420 East Salisbury Street & 358 Patton Avenue, totaling approximately 2.24 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761513992

Analysis

1. The property is outside the city limits. Connection to city services will require annexation consistent with City policies.
2. East Salisbury Street is a State-maintained minor thoroughfare. Patton Avenue is a State-maintained road connecting E. Salisbury St. and NC Hwy. 42 N. that is 15-16 feet wide in front of the subject property.
3. The area primarily consists of residential, commercial (including Randolph Mall to the east), and office/institutional uses. Also along the north side of East Salisbury Street are automotive repair uses that are industrially zoned.
4. The zoning ordinance statement of intent for the underlying I2 zoning district is "to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts."
5. In addition to the rezoning request, the applicant has filed an application for a Conditional Use Permit allowing Motor Vehicle Repair, Major and Rental/Sales of Domestic Vehicles that will be considered during the May 7, 2020 City Council meeting
6. The Land Development Plan proposed land use map designates the northern portion of the property along East Salisbury Street as "Office and Institutional". A small portion on the southern part of the property is designated "Urban Residential".

Rezoning Staff Report

RZ Case # RZ/CUP-20-03

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 Office & Institutional/Urban Residential

Small Area Plan Central

Growth Strategy Map Designation Adjacent Developed

LDP Goals/Policies Which Support Request

Checklist Item 12-15 Located outside of watershed area, Outside of Special Hazard Flood Area, disturbance area not located on Steep Slopes, not located on poor soils.

Use and Location Compliance High Priority Checklist #5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.

Use and Location Compliance Medium Priority Checklist #8: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.

Rezoning Staff Report

RZ Case # RZ/CUP-20-03

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist
Item 1: Not compliant with the Proposed Land Use Map

Policy 2.1.1 The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

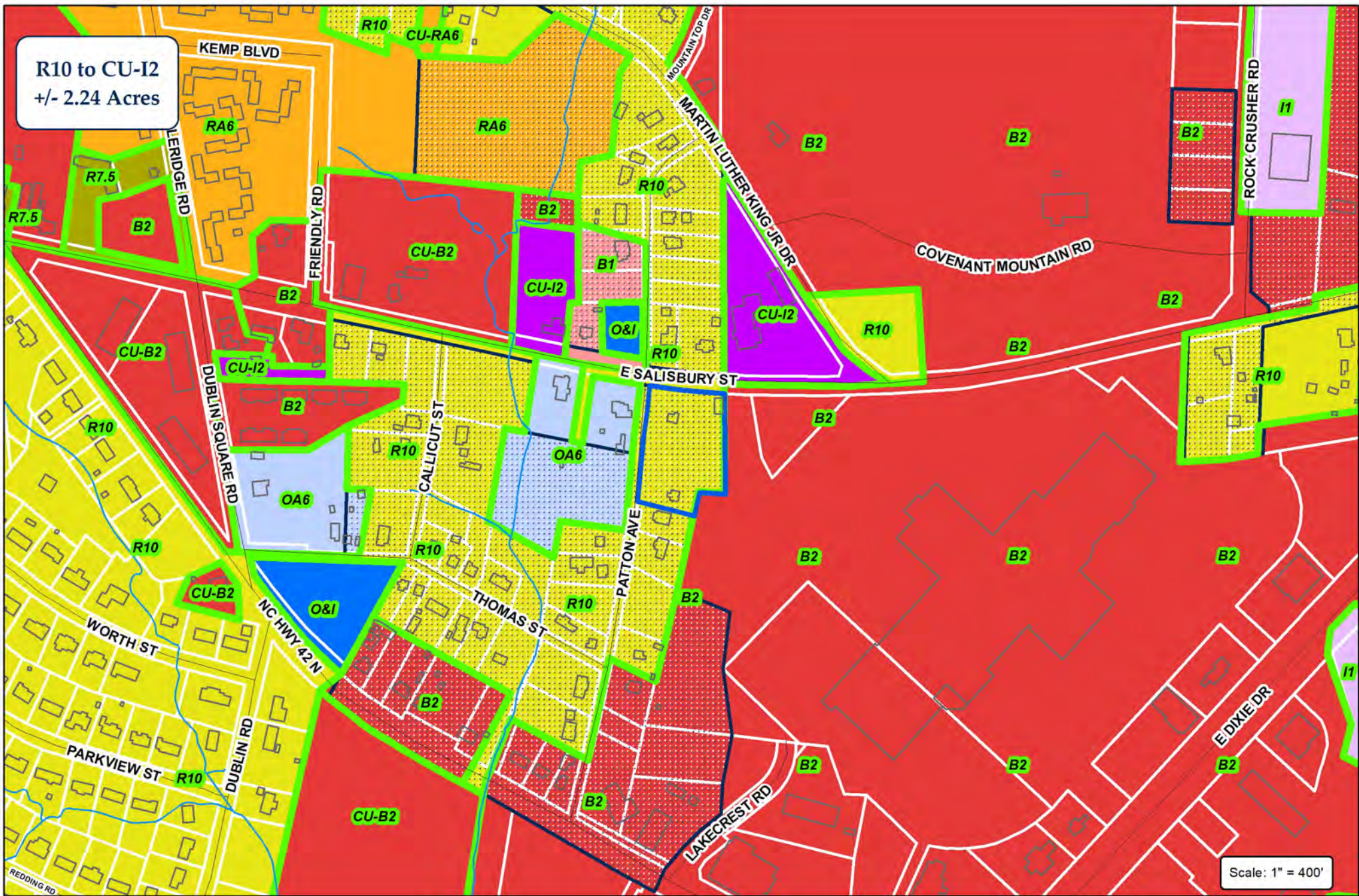
Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

Since initial adoption of the Land Development Plan in 2000, the city has approved two requests for conditional use industrial zoning districts in the vicinity of the subject property, the most recent being property owned by the applicant just to the northeast in 2016. Like these prior requests, this application is not compliant with the Land Development Plan's Proposed Land Use Map but is supported by other plan goals and objectives. Namely, approval of the request would promote development, annexation, and provision of public services to the property in accordance with the LDP's Growth Strategy Map which designates the property as Adjacent Developed Area.

Compatibility with residential uses, especially to the west and south, and Patton Avenue's limited road capacity are of concern, but staff believes the Conditional Use permitting process can help to mitigate potential adverse impacts from any development.

Considering these factors, staff believes the request is generally consistent with the Land Development plan, and is reasonable and in the public interest.

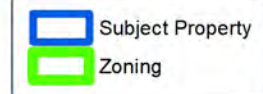
Recommendation In light of the above analysis, staff's recommendation is to approve the request.



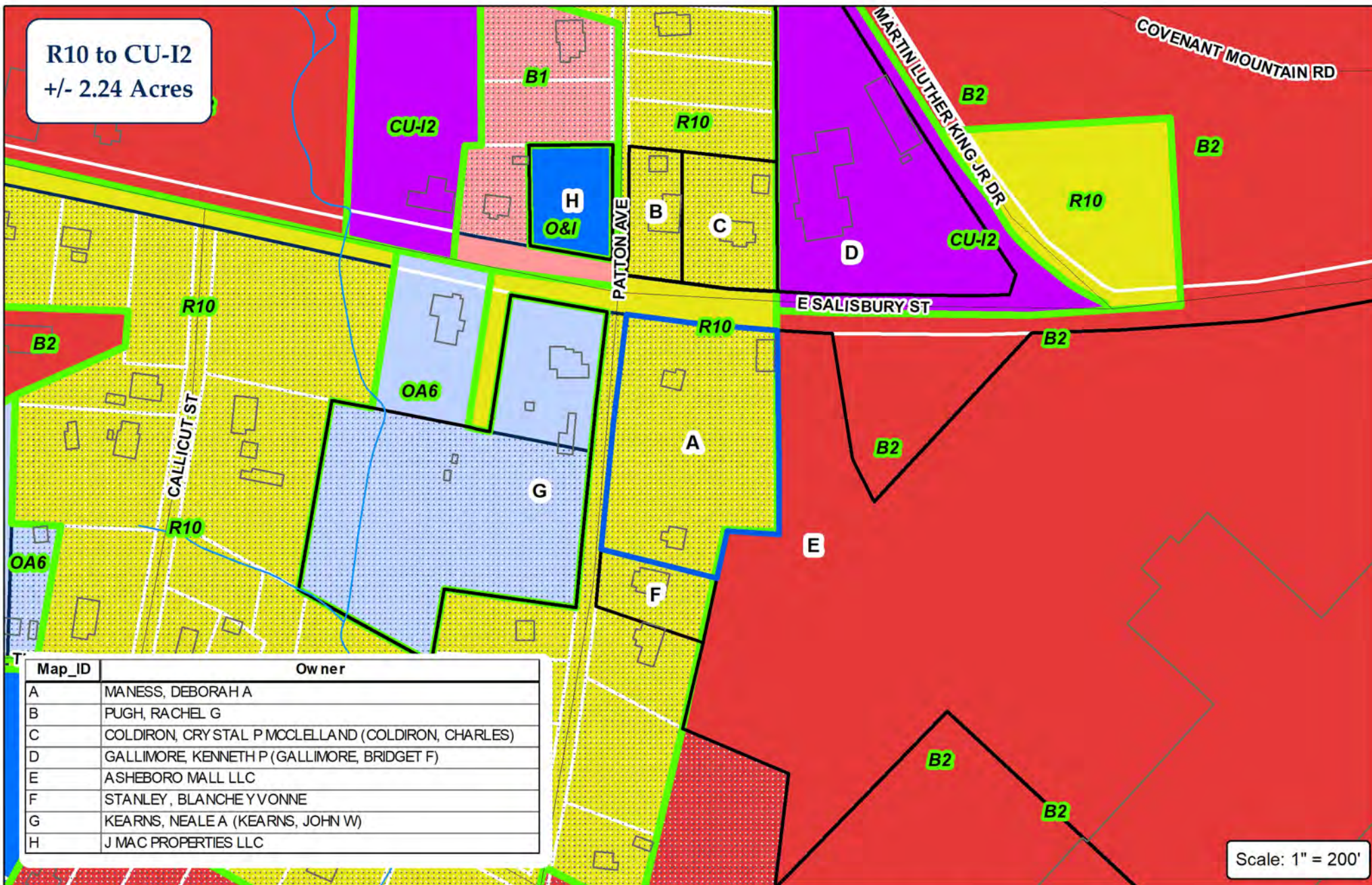
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-CUP-20-03

Parcel: 7761513992



R10 to CU-I2
+/- 2.24 Acres



Map_ID	Owner
A	MANESS, DEBORAH A
B	PUGH, RACHEL G
C	COLDIRON, CRYSTAL P MCCLELLAND (COLDIRON, CHARLES)
D	GALLIMORE, KENNETH P (GALLIMORE, BRIDGET F)
E	ASHEBORO MALL LLC
F	STANLEY, BLANCHE YVONNE
G	KEARNS, NEALE A (KEARNS, JOHN W)
H	J MAC PROPERTIES LLC

Scale: 1" = 200'

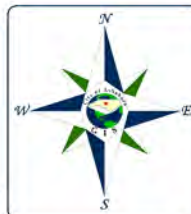
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-CUP-20-03

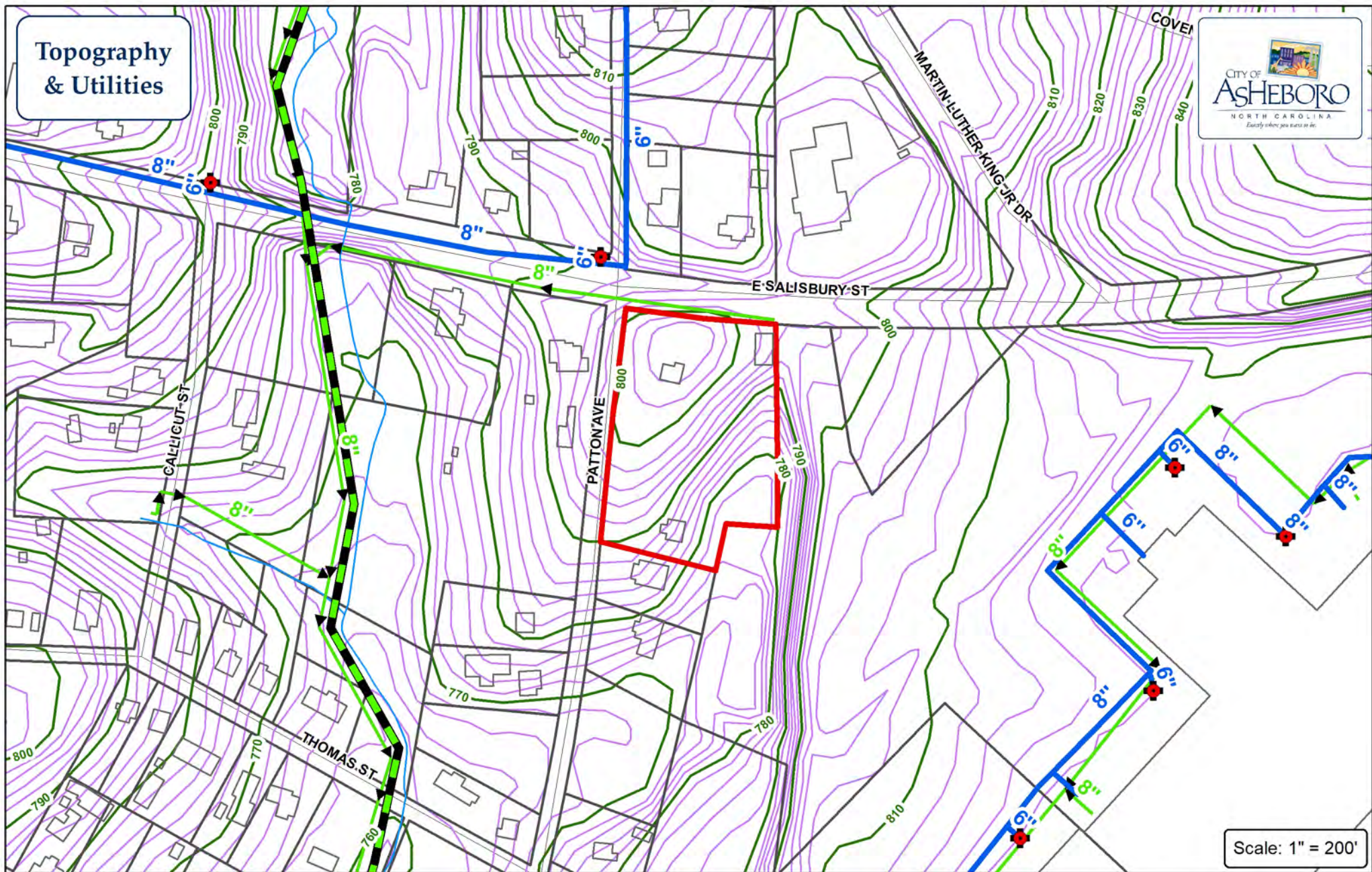
Parcel:7761513992



- Subject Property
- Adjoining Properties
- Zoning



Topography
& Utilities

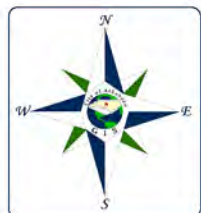


Scale: 1" = 200'

-  Water Main
-  Sewer Main
-  Force Main
-  Fire Hydrant
-  PS Pump Station

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-CUP-20-03
Parcel: 7761513992

 Subject Property



Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant Kenneth & Bridget Gallimore

Applicant's Phone # 336 - 460 - 4738

Applicant's Address 2048 Heritage Court
Asheboro 27203

Applicant Email Address gallimorebodyshop@gmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Deborah A. Maness

Location of Property 1420 E. Salisbury Street, Asheboro

Property Size (ac. or s.f.) 2.1 acres

Randolph County Property Identification Number (PIN#) 1761513992

Current Zoning District R-10

Requested Zoning District CU I-2

Date Property Title Acquired 7-10-2018

Deed Book 2605 Page 439

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

Section 1011.2 of the Asheboro Zoning Ordinance requires the applicant to answer the following questions. The application may not be accepted unless all questions are completed.

1. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

NO

2. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

AREA IN Transition with several similar
operation in immediate AREA.

3. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

Follows the natural development of the AREA.

4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

Replaces a long standing dilapidated property with a up to
date facility

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature

Kenneth P. Gallimore

Printed Name of Authorized Signatory (if different from Applicant)

KENNETH P. GALLIMORE

Position/Relationship of Authorized Signatory to Applicant

OWNER OPERATOR

Owner Signature (if different than Applicant)

Deborah Ammons

Owner Address

379 Ragsdale Rd

Asheboro 27203

Telephone Number

336-302-4292

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: BLM Date: 3-13-2010 Case Number: RZ-CUP-10-03



**SUB-19-02: Preliminary Plat Review for Hillcrest Subdivision, Phase 2
(Breeze Hill and Fermer Roads)**

Staff Report

SUBDIVISION STAFF REPORT
Preliminary Plat

CASE # SUB-19-02

Date 4-6-2020 PB
4-9-2020 CC

GENERAL INFORMATION

Subdivision Name Hillcrest Subdivision
Requested Action Subdivision Preliminary Plat, Phase 2
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 7750396274

Size 7 acres +/- **Number of Lots** 26

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 proposals is for a conventional residential subdivision consisting of 26 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 ordinances, 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.
7. City staff has reviewed and approved the Hillcrest minor subdivision (plat book 162 page 78).

SUBDIVISION STAFF REPORT
Preliminary Plat

DEPARTMENT COMMENTS

Engineering Comments have been addressed

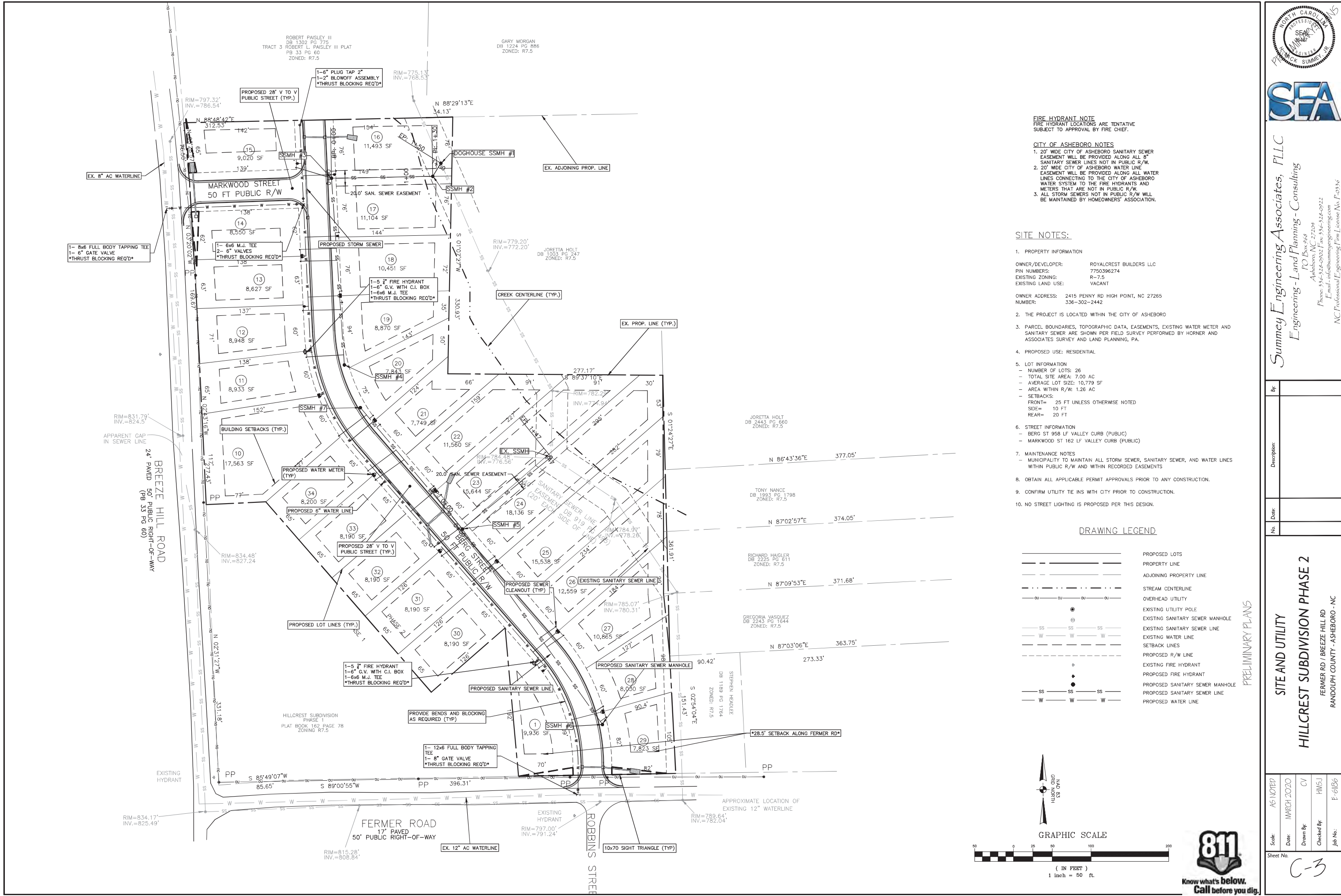
Public Works Minor correction to water line specification requested and has been addressed.

Planning Comments have been addressed

Other Fire Department comments have been addressed

Staff Recommendation Approve.

**Planning Board
Recommendation** Approve.



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

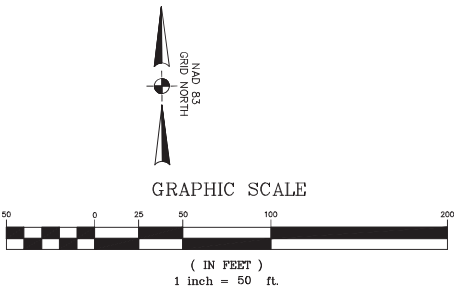
CITY OF ASHEBORO NOTES
1. 20' WIDE CITY OF ASHEBORO SANITARY SEWER EASEMENT WILL BE PROVIDED ALONG ALL 8" SANITARY SEWER LINES NOT IN PUBLIC R/W.
2. 20' WIDE CITY OF ASHEBORO WATER LINE EASEMENT WILL BE PROVIDED ALONG ALL WATER LINES CONNECTING TO THE CITY OF ASHEBORO WATER SYSTEM TO THE FIRE HYDRANTS AND METERS THAT ARE NOT IN PUBLIC R/W.
3. ALL STORM SEWERS NOT IN PUBLIC R/W WILL BE MAINTAINED BY HOMEOWNERS' ASSOCIATION.

SITE NOTES:

1. PROPERTY INFORMATION
OWNER/DEVELOPER: ROYALCREST BUILDERS LLC
PIN NUMBERS: 7750396274
EXISTING ZONING: R-7.5
EXISTING LAND USE: VACANT
OWNER ADDRESS: 2415 PENNY RD HIGH POINT, NC 27285
NUMBER: 336-302-2442
2. THE PROJECT IS LOCATED WITHIN THE CITY OF ASHEBORO
3. PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY HORNER AND ASSOCIATES SURVEY AND LAND PLANNING, PA.
4. PROPOSED USE: RESIDENTIAL
5. LOT INFORMATION
- NUMBER OF LOTS: 26
- TOTAL SITE AREA: 7.00 AC
- AVERAGE LOT SIZE: 10,779 SF
- AREA WITHIN R/W: 1.26 AC
- SETBACKS:
FRONT= 25 FT UNLESS OTHERWISE NOTED
SIDE= 10 FT
REAR= 20 FT
6. STREET INFORMATION
- BERG ST 958 LF VALLEY CURB (PUBLIC)
- MARKWOOD ST 162 LF VALLEY CURB (PUBLIC)
7. MAINTENANCE NOTES
- MUNICIPALITY TO MAINTAIN ALL STORM SEWER, SANITARY SEWER, AND WATER LINES WITHIN PUBLIC R/W AND WITHIN RECORDED EASEMENTS
8. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
9. CONFIRM UTILITY TIE INS WITH CITY PRIOR TO CONSTRUCTION.
10. NO STREET LIGHTING IS PROPOSED PER THIS DESIGN.

DRAWING LEGEND

	PROPOSED LOTS
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	STREAM CENTERLINE
	OVERHEAD UTILITY
	EXISTING UTILITY POLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	SETBACK LINES
	PROPOSED R/W LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE



Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
Email: info@summeyengineering.com
NC Professional Engineering Firm License No. F09336

By:	
Description:	
Date:	
No.	

SITE AND UTILITY

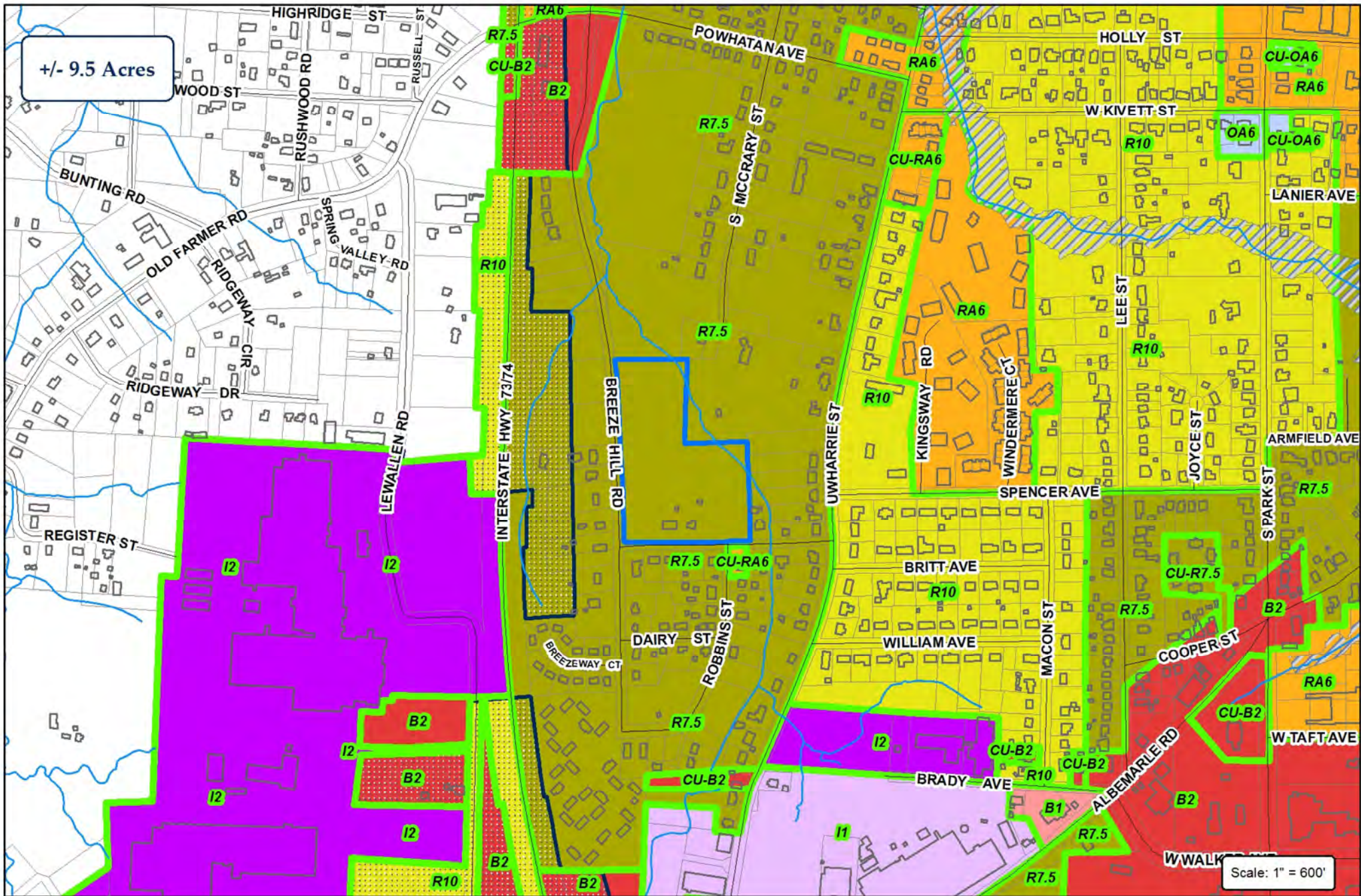
HILLCREST SUBDIVISION PHASE 2

FERMER RD / BREEZE HILL RD
RANDOLPH COUNTY - ASHEBORO - NC

Scale:	AS NOTED
Date:	MARCH 2020
Drawn By:	CV
Checked By:	HW5J
Job No.:	E-16186

Sheet No.

C-3



City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-19-02

Parcel: 7750386919

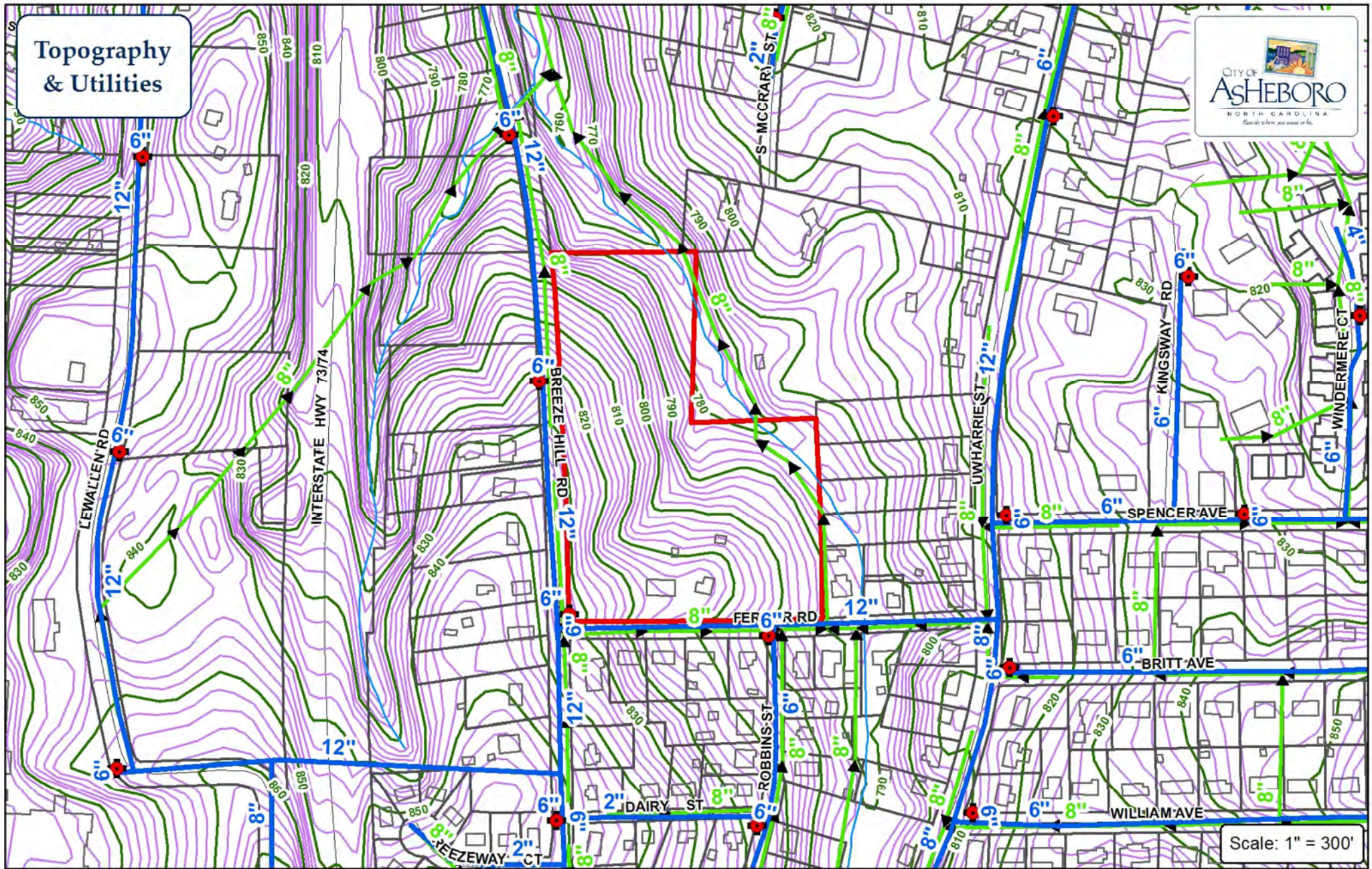


ETJ

Subject Property
Zoning



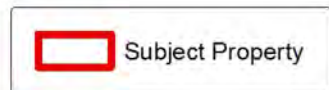
Topography & Utilities

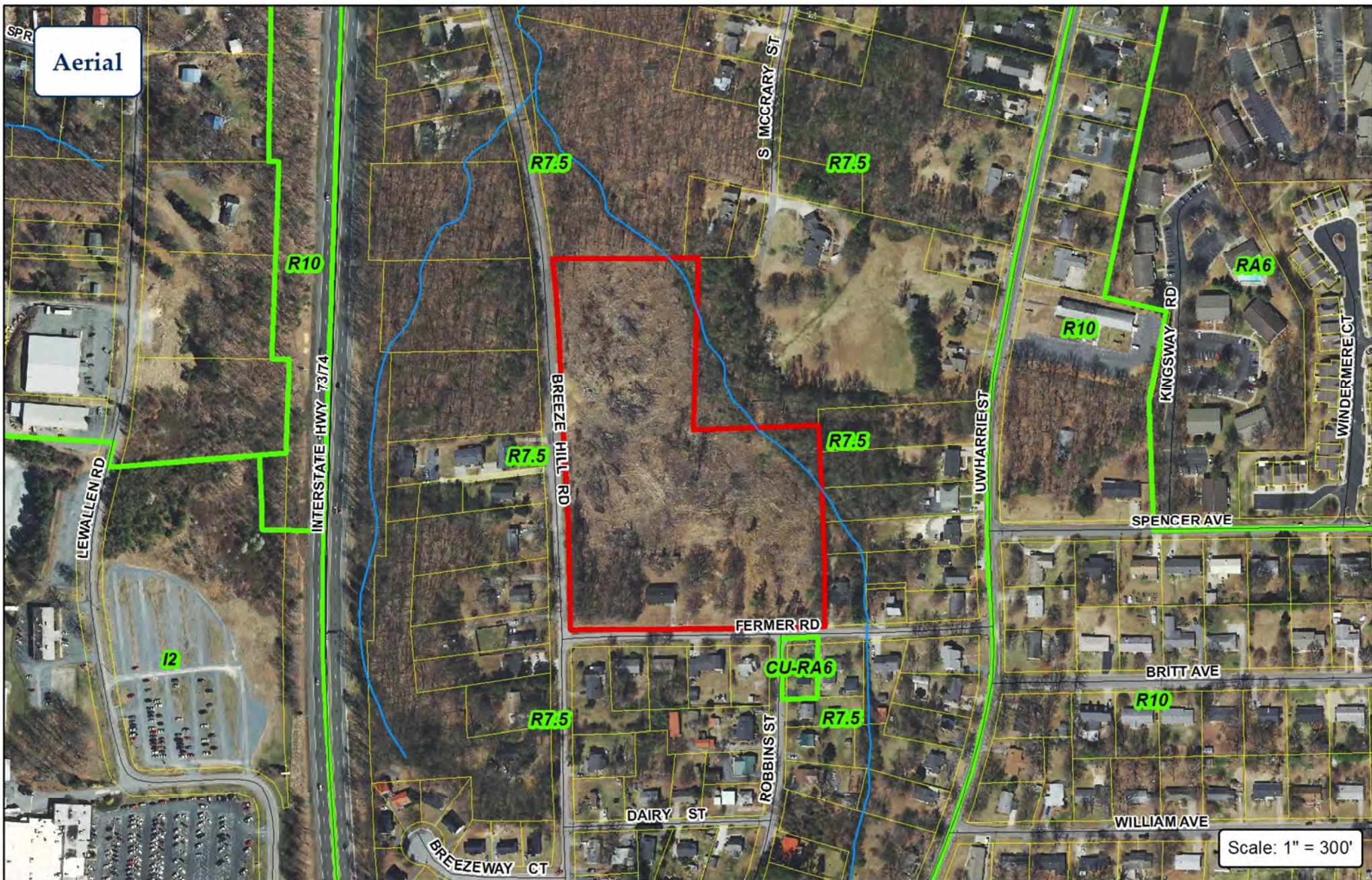


Scale: 1" = 300'

-  Water Main
-  Sewer Main
-  Force Main
-  Fire Hydrant
-  Pump Station

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





City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-19-02

Parcel: 7750386919

