

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

- I. Call to Order
- II. Approval of Minutes from November 2, 2020
- III. Review of Cases
- IV. RZ/CUP-20-12: Request to rezone from R10 Medium-Density Residential to CU-I2 Conditional Use General Industrial: 124 Woodcrest Road
- V. SUB-17-02: Final Plat for Phase 2, Section 2 of Robins Nest subdivision
- VI. Adoption of proposed 2021 Meeting Dates
- VII. Items not on the agenda
- VIII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, NOVEMBER 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) - Members Present
Thomas Rush)
Pamela Vuncannon)

Harold Anderson) – Members Absent

John Evans, Assistant Community Development Division Director
Brad Morton, Planner/Deputy City Clerk
Jeff Sugg, City Attorney

CALL TO ORDER

Mr. Rich called the Asheboro Planning Board to order.

CONSENT AGENDA ITEMS

- a) **Approval of Minutes from October 5, 2020**
- b) **Approval of Final Decision Document for BOA-20-02**
- c) **Approval of Final Decision Document for BOA-20-03**

Mr. O'Kelley moved to approve all consent agenda items. Ms. Vuncannon seconded the motion and the motion carried unanimously.

REVIEW OF CASES

Mr. Evans reported on the cases which were heard at the regular October City Council meeting.

RZ/CUP-20-11: REQUEST TO REZONE FROM CU-B2 CONDITIONAL USE GENERAL COMMERCIAL TO CU-I1 CONDITIONAL USE LIGHT INDUSTRIAL: 881 CURRY DRIVE

Mr. Evans gave a visual presentation to the board regarding the above mentioned rezoning case. He gave the following overview information:

Applicant: Amanda Hodierne for SBT Real Estate Holdings LLC

Location: 881 Curry Dr.

Request: Rezone from CU-B2 Conditional Use General Commercial to CU-I1 Conditional Use Light Industrial

Randolph County Parcel ID: 7750202309

Size: 5.56 acres +/-

Existing Land Use: Eating Establishment

He then showed overview, rezoning, topographic/utilities, and aerial maps as well as photos of the property from all locations. He then gave the following analysis:

1. The property is within the city limits.
2. Lambert Drive is a state-maintained collector street that connects McDowell Road to US Hwy. 64. Curry Drive is a city-maintained Street that serves the subject property and adjoining commercial development. I-73/I-74 is an interstate freeway.
3. The previous use of the property was an eating establishment (K & W Cafeteria). This was originally developed as part of a commercial subdivision, which included the subject property.
4. There is a stream on the property. NCDEQ needs to be contacted prior to any land activity that impacts the stream or its banks.
5. The zoning ordinance describes the I1 zoning district as "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."
6. The Land Development Plan Land Development Categories section describes the intent of an Employment Center as being "to integrate a mixture of commercial, office & institutional, industrial, and open space uses into the fabric of the community, with ample sidewalks, street trees, on-street parking, public amenities & open space."
7. Along with the rezoning, the applicant is also be requesting a Conditional Use Permit for Motor Vehicle Repair-Major.

He then gave the LDP Recommendations:

Proposed Land Use Map: Employment Center

Small Area Plan: Southwest

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 description
- Checklist Item 5: Complies with Growth Strategy map
- Checklist Item 7: Compatible with small area plan
- Checklist Item 10: Rezoning is consistent with land category descriptions
- Checklist Item 12: Outside of watershed

Goals/Policies Not Supporting Request (2):

- Checklist Item 14: Is located on steep slopes
- Policy 2.1.5: Lack of transition from residential to industrial use

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

- Employment Center designation by LDP includes mix of complementary non-residential uses including industrial.
- Access to I-73/I-74 and compliance with Southwest Small Area Plan.
- Conditional Use Permitting process to help ensure compatible development.

He then stated that staff's recommendation was to approve the rezoning request. He stated if there were any questions for him he would be able to answer them at this time.

Mr. Rush asked how long K&W has been out of business, to which Mr. Evans stated that he believed it went out of business at some point in the spring.

Ms. Sally Thomas with SBT Real Estate Holdings spoke in favor of the request and told the board that she would answer any questions at this time that they had. There were no questions for Ms. Thomas at this time.

Mr. David Bolling, Project Manager, JH Batten, Inc. spoke in favor of the request and stated that the property will be redeveloped and he felt that this property is a good location for this particular zoning. He stated that adjoining property owners have been notified of this process. He stated that this request would be an enhancement to the property. He stated that there are steep embankments on the property, however the development area is fairly flat. He also stated that the owners are willing to add sidewalk to enhance pedestrian access to further fit the employment center designation on the Proposed Land Use Map.

Mr. Phillip Brower, who resides at 2315 Lambert Drive, spoke on the request stating that he represented the community during the rezoning hearings when the property was rezoned to its current state. He stated that there is a stream on the property. He stated that he is not in opposition to the request but that he would like to see the same conditions on the property that there were on it before. He stated that the property was originally industrial before the existing conditional use zoning was put in place. Ms. Thomas stated that the hours of operation would be reduced to Monday thru Friday from 8 a.m. to 5 p.m. Mr. Rich stated that the Planning Board recommends to the City Council the approval or denial of the zoning district and not the Conditional Use Permit. He stated that the City Council will act on the Conditional Use Permit request, and at this time the council may add any conditions to the property.

Mr. Buffkin moved to recommend approval of case RZ/CUP-20-11 based on staff's recommendation. Ms. Vuncannon seconded the motion and the motion carried unanimously.

CONSIDERATION OF PROPOSED 2021 MEETING DATES

Mr. Evans presented the board with the following proposed 2021 Planning Board meeting dates:

- Monday, January 4, 2021
- Monday, February 1, 2021
- Monday, March 1, 2021
- Monday, April 5, 2021
- Monday, May 3, 2021
- Monday, June 7, 2021
- Monday, July 12, 2021*
- Monday, August 2, 2021
- Monday, September 13, 2021**
- Monday, October 4, 2021
- Monday, November 1, 2021
- Monday, December 6, 2021

*City offices will be closed Monday, July 5, 2021 in observance of Independence Day. Therefore, July 12, 2021 is proposed as the meeting date.

**City Hall is closed on Monday, September 6, 2021 in observance of Labor Day. Therefore, September 13, 2021 is proposed as the September meeting date.

No action was requested of the Board, and none was taken.

ITEMS NOT ON THE AGENDA

There were no items.

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-20-12: 124 Woodcrest Road: Rezone from R10 Medium-Density Residential to CU-I2 Conditional Use General Industrial

Staff Report

Rezoning Staff Report

RZ Case # RZ-20-12

Date 12/7/2020 Planning Board

General Information

Applicant SSV Properties (Hunt Electric Supply Co.)

Address PO Box 2440

City Burlington NC 27216

Phone 336-229-5351

Location 124 Woodcrest Rd.

Requested Action Rezone from R10 Medium-Density Residential to CU-I2 Conditional Use General Commercial

Existing Zone R10

Existing Land Use Warehouse

Size 0.43 acres +/- of 6.25 acres +/-

Pin # 7752905855

Applicant's Reasons as stated on application

The proposed rezoning is compatible with the surrounding land uses. It is shown as industrial on the proposed land use map. The proposed rezoning is compliant with the objections of the growth strategy map and is in the primary growth area. Rezoning will benefit the economic vitality of Asheboro. Rezoning is consistent with the land category descriptions. Existing infrastructure is adequate to support the desired rezoning. Water and sewer are available. Adequate parking and turn around space are available on site. The rezoning will not impose a significant, negative environmental impact. The rezoning will complete the logical zoning for the area bound by 2 streets so that the entire lot is zoned consistently as one entity.

Surrounding Land Use

North Single-family residential

East Commercial and Single-family residential

South Industrial & Commercial

West Single-family & Two-family residential and undeveloped

Zoning History RZ-96-20: Property was rezoned from R10 to CU-I2 with a conditional use permit for a warehouse. At that time, the subject property was not included in the rezoning.

Legal Description

The property of SSV Properties, LLC, located at 124 Woodcrest Road, totaling approximately 0.43 acres +/- of 6.25 acres +/- total, and more specifically identified by Randolph County Parcel Identification Number 7752905855.

Analysis

1. The property is within the City limits.
2. Woodcrest Road is a city-maintained street serving non-residential (commercial and industrial) properties east of the subject property and residential properties on the opposite side of Northside Terrace. Northside Terrace is a state-maintained road.
3. The current use of the property is a warehouse. Along with the rezoning, the applicant has filed a Conditional Use Permit to allow wholesale distribution along with a continuation of the warehouse use.
4. The majority of the subject property is currently zoned CU-I2 Conditional Use General Industrial. The request is to rezone the balance that is currently zoned R10 Medium-Density Residential to CU-I2 Conditional Use General Industrial.
5. The zoning ordinance describes the intent of the I2 district as "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."
6. The zoning ordinance requires that a minimum 10 ft. wide landscaped yard be located along street yards, and a 25 ft. landscaped yard when parking is located between new buildings and the street. Screening or buffering is also generally required when non-residential uses are adjacent to residential districts, and existing vegetation may be preserved to count towards landscaping requirements.

Rezoning Staff Report

RZ Case # RZ-20-12

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 Industrial
Small Area Plan Northeast
Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the 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: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.

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

Checklist Items 12-14: 12.) Property is located outside of the watershed area, or the rezoning request will not impose a significant, negative environmental impact.

13.) The property is located outside of Special Hazard Flood Area.

14.) Rezoning is not located on steep slopes (>20%) or rezoning (and the development intensity permitted with the proposed district) is unlikely to create additional problems due to steep slopes.

Rezoning Staff Report

RZ Case # RZ-20-12

Page 3

LDP Goals/Policies Which Do Not Support Request

2.1.5: 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

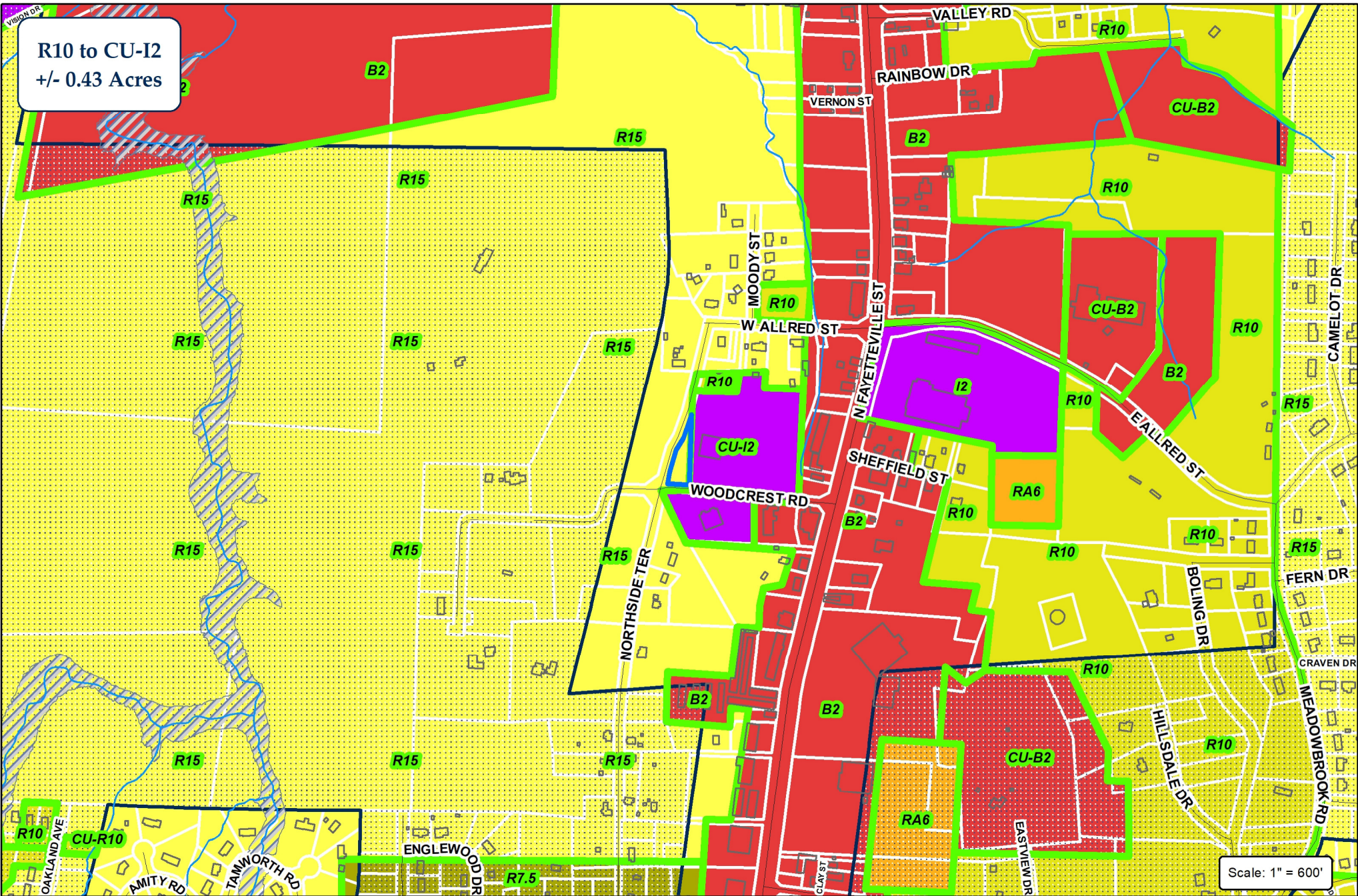
The Land Development Plan map designates this entire property, as well as a small parcel to the north and a parcel to the south as suitable for industrial use. The Northeast Small Area plan further states that one of its goals is "accommodation and expansion of existing industrial uses."

Although there are ideally transitional land uses such as office or institutional uses between industrial and residential uses, having a conditional use district and permitting process can help ensure that the proposed use is developed in a manner that is not out of character with surrounding land uses, especially residential ones.

The configuration and shape of the property also makes an industrial use more practical than a residential use on the portion of property that is currently zoned residential.

Considering these factors, staff believes that the requested CU-I2 district is overall consistent with the Land Development Plan and is therefore reasonable and in the public interest.

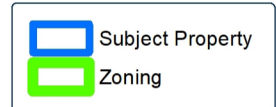
Recommendation In light of the above analysis, staff's recommendation is to approve the request.



City of Asheboro Planning & Zoning Department

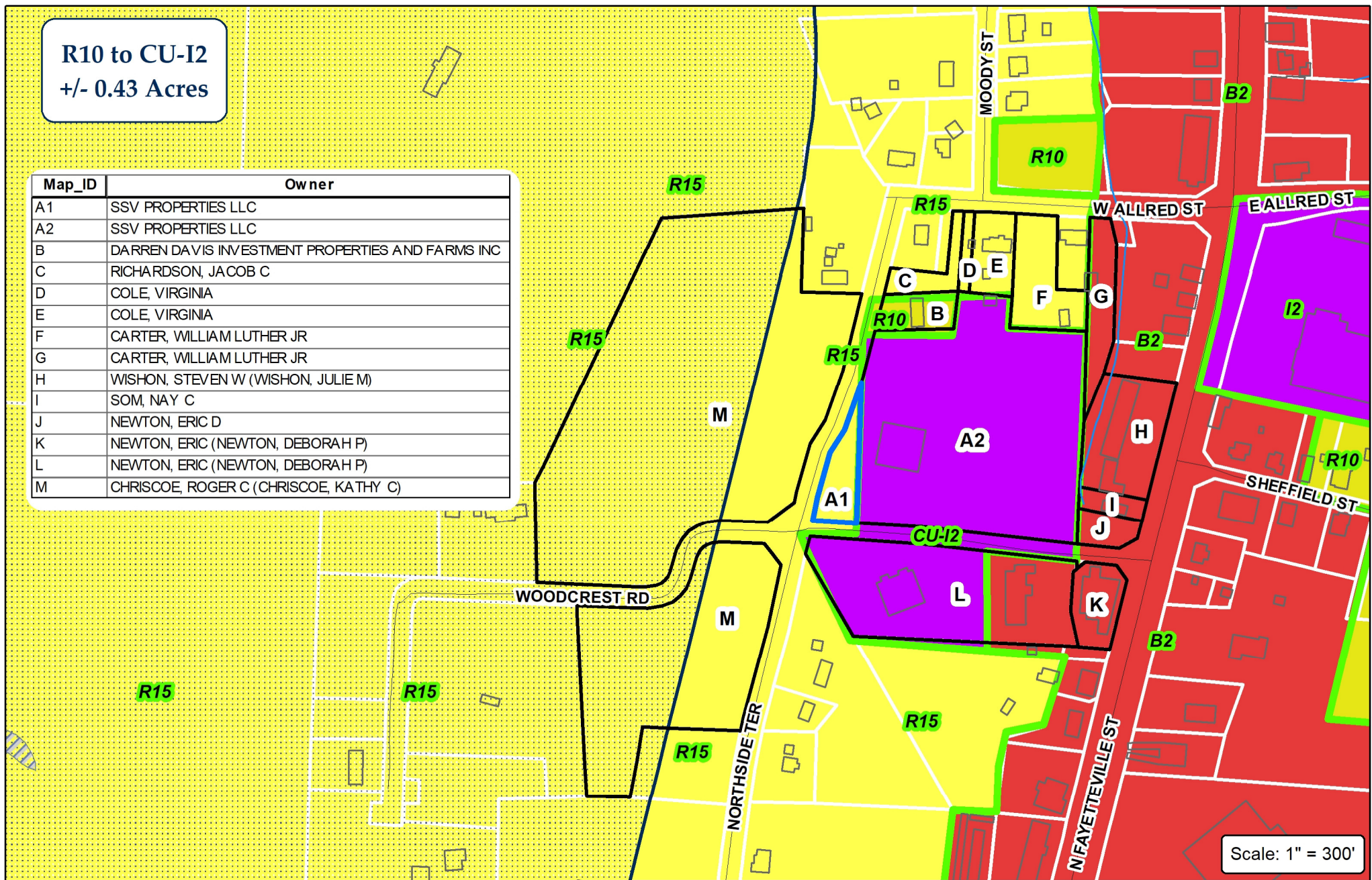
Rezoning Case: RZ-CUP-20-12

Parcel: 7752905855 (pt.)



R10 to CU-I2
+/- 0.43 Acres

Map_ID	Owner
A1	SSV PROPERTIES LLC
A2	SSV PROPERTIES LLC
B	DARREN DAVIS INVESTMENT PROPERTIES AND FARMS INC
C	RICHARDSON, JACOB C
D	COLE, VIRGINIA
E	COLE, VIRGINIA
F	CARTER, WILLIAM LUTHER JR
G	CARTER, WILLIAM LUTHER JR
H	WISHON, STEVEN W (WISHON, JULIE M)
I	SOM, NAY C
J	NEWTON, ERIC D
K	NEWTON, ERIC (NEWTON, DEBORAH P)
L	NEWTON, ERIC (NEWTON, DEBORAH P)
M	CHRISCOE, ROGER C (CHRISCOE, KATHY C)



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-CUP-20-12

Parcel: 7752905855 (pt.)

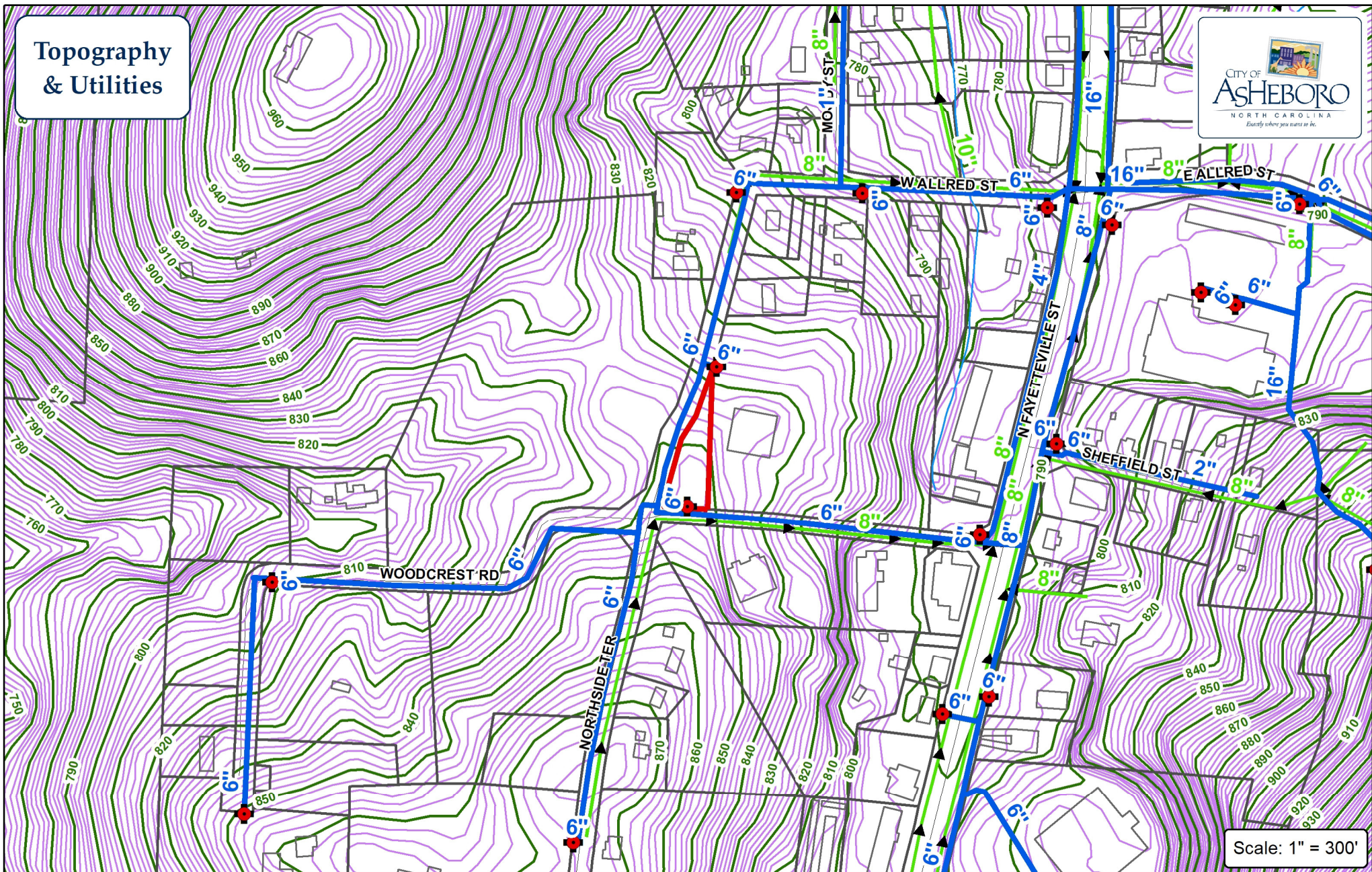


ETJ

- Subject Property
- Adjoining Properties
- Zoning



Topography & Utilities

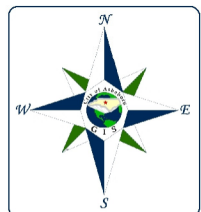


Scale: 1" = 300'

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

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-CUP-20-12
Parcel: 7752905855 (pt.)

 Subject Property



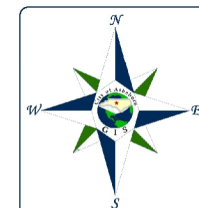
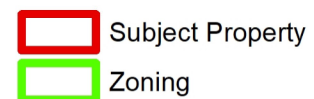
Aerial



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-CUP-20-12

Parcel: 7752905855 (pt.)



Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant SSV Properties LLC (Hunt Electric Supply Co.)
Applicant's Phone # 336-229-5351
Applicant's Address P.O. Box 2440, Burlington, NC 27216

Applicant Email Address rsamhont@me.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name SSV Properties LLC (Hunt Electric Supply Co.)
Location of Property 124 Woodcrest Road
Property Size (ac. or s.f.) 6.25 acres
Randolph County Property Identification Number (PIN#) 7752905855
Current Zoning District CU-IZ/R10
Requested Zoning District CU-IZ/ CU-IZ
Date Property Title Acquired 11/13/2019
Deed Book 2713 Page 1880
Subdivision _____ Section _____ Lot # _____
Plat Book 166 Page 8

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.

N/A

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?

W/A

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

See Attached

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

See Attached

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



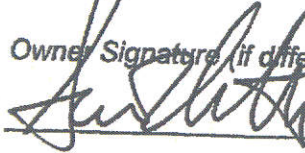
Printed Name of Authorized Signatory (if different from Applicant)

Mark B. Troninger

Position/Relationship of Authorized Signatory to Applicant

AGENT/GENERAL CONTRACTOR

Owner Signature (if different than Applicant)



Owner Address

1213 Maple Ave
Burlington NC 27215

Telephone Number

336-213-1526

Printed Name of Authorized Signatory (if different from Owner)

Sam Hunt IV

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE Date: 11-13-2020 Case Number: R2-CUP-20-12

ATTACHMENT

3. The proposed rezoning is compatible with the surrounding land uses. It is shown as industrial on the proposed land use map. The proposed rezoning is compliant with the objections of the growth strategy map and is in the primary growth area. Rezoning will benefit the economic vitality of Asheboro. Rezoning is consistent with the land category descriptions.
4. Existing infrastructure is adequate to support the desired rezoning. Water and sewer are available. Adequate parking and turn around space are available on site. The rezoning will not impose a significant, negative environmental impact. The rezoning will complete the logical zoning for the area bound by 2 streets so that the entire lot is zoned consistently as one entity.



SUB-17-02: Robins Nest, Phase 2, Section 2
Final Plat

Staff Report

SUBDIVISION STAFF REPORT
Final Plat

CASE # SUB-17-02

Date 12-7-2020 Planning
Board

GENERAL INFORMATION

Subdivision Name Robins Nest Phase 2, Section 2
Requested Action Subdivision Final Plat
Applicant Davidson Land Development, LLC
Address 896 Shiptontown Rd., Lexington, NC 27292
Phone
Location End of Finchley Court, west of Gold Hill Road

PARCEL INFORMATION

PIN 7762751483, 7762754678, and 7762668154, and 7762752727

Size 9.173 acres +/- **Number of Lots** 19

Existing Zoning R10 **Average Lot Size** 17,981 SF +/-

Existing Land Use Undeveloped with infrastructure (streets,
utilities) under construction

Surrounding Land Use

North Med. Density sub. U/C **East** Medium-density residential

South Medium-density residential **West** Low-Medium density res.

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map East

Identified Activity Center? No

Development Issues

1. The property is located in the city limits. City services are available.
2. The proposal is for the extension of an existing conventional residential subdivision, Robins Nest, Phase 2, Section 2.
3. Single-family and two-family dwellings are permitted in the R10 zoning district if lot size requirements are met.
4. Two existing entrances serve the development from the existing Phase 1.
5. This section of Robins Nest Phase 2, includes the extension of Robins Nest Drive, plus the addition of a new public street, Oriole Court, ending in a cul de sac. City-maintained streets are proposed to be extended 1,055.5 linear feet.
6. Future phases defined as a major subdivision (extension of public right-of-ways, publicly maintained water, or publicly maintained sewer) will be reviewed under the major subdivision process at a later date.

SUBDIVISION STAFF REPORT

Final Plat

DEPARTMENT COMMENTS

Engineering Plat corrections and verification of as-built engineering information are pending as of 11-30-2020.

Public Works Plat corrections are pending as of 11-30-2020.

Planning Plat corrections are pending as of 11-30-2020. Other comments include:

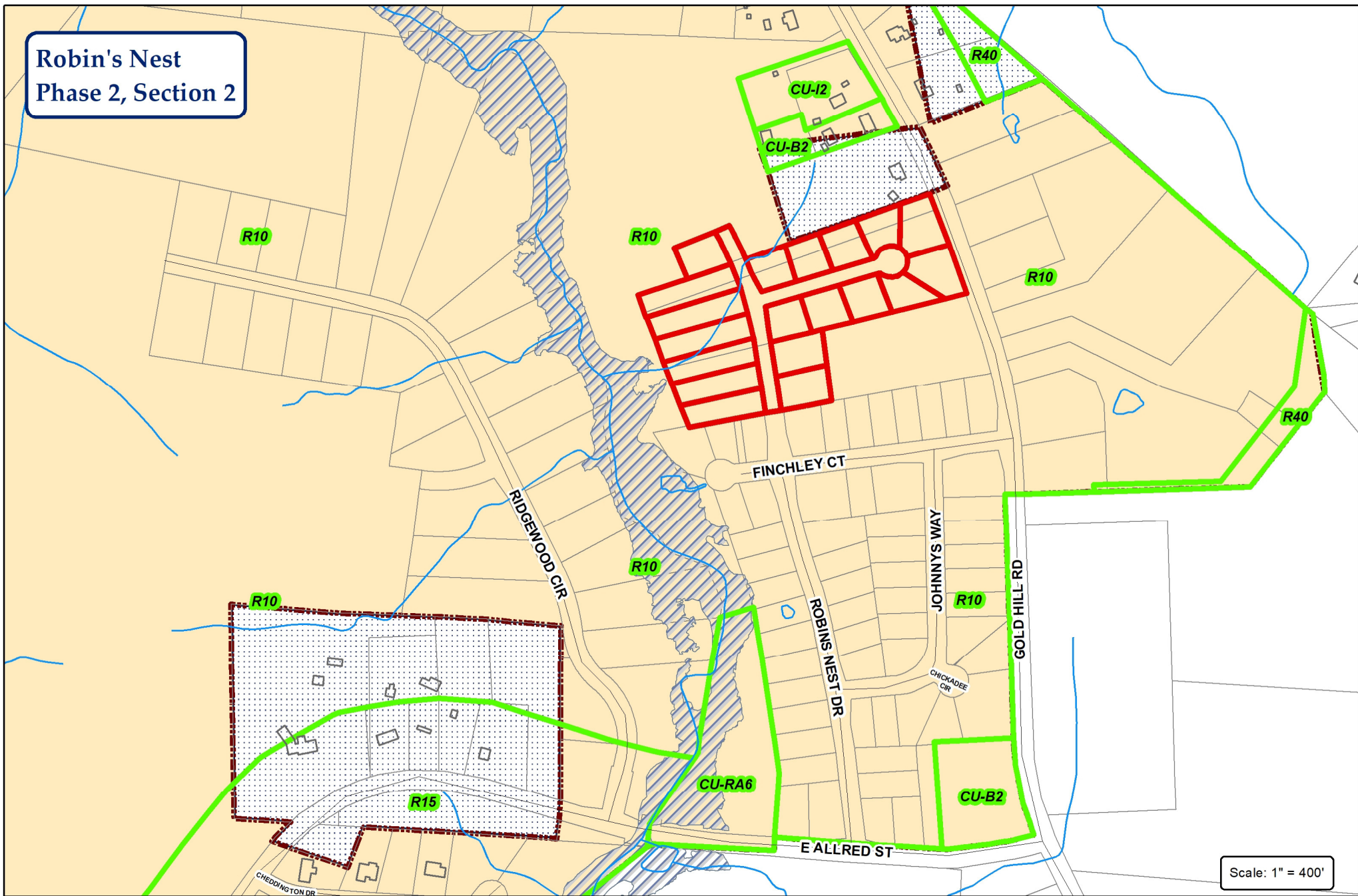
1. Uncompleted improvements must be guaranteed in strict compliance with the Subdivision Ordinance.
2. A written one year warranty against improvement defects has been provided by the developer.
3. Robins Nest Drive currently extends approximately 240 ft. north of Oriole Drive without a temporary turnaround shown on the current plan. Fire and Public Works departments are reviewing this plan to determine if a temporary turnaround needs to be added.

Other

Staff Recommendation Staff's recommendation is pending.

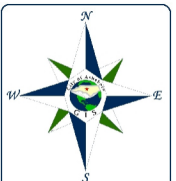
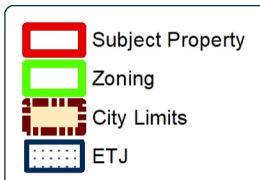
Planning Board Recommendation The Planning Board will consider the request during its December 7, 2020 meeting and a recommendation will be available after that date.

Robin's Nest
Phase 2, Section 2

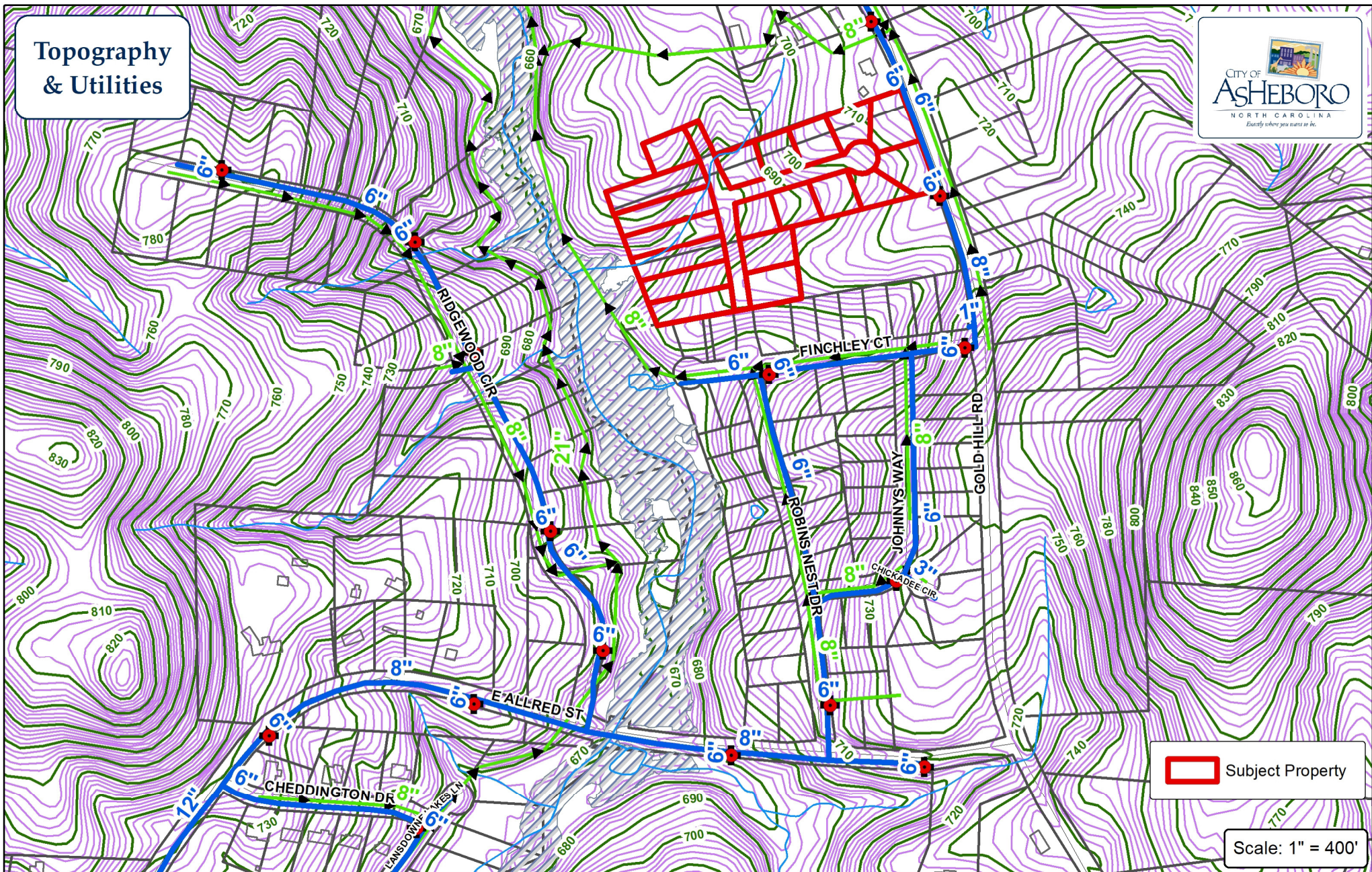
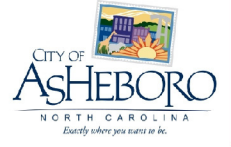


City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-17-02

Parcel: 7762751483, 7762754678, 7762668154 & 7762752727



Topography & Utilities



 Subject Property

Scale: 1" = 400'

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

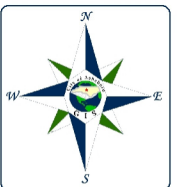
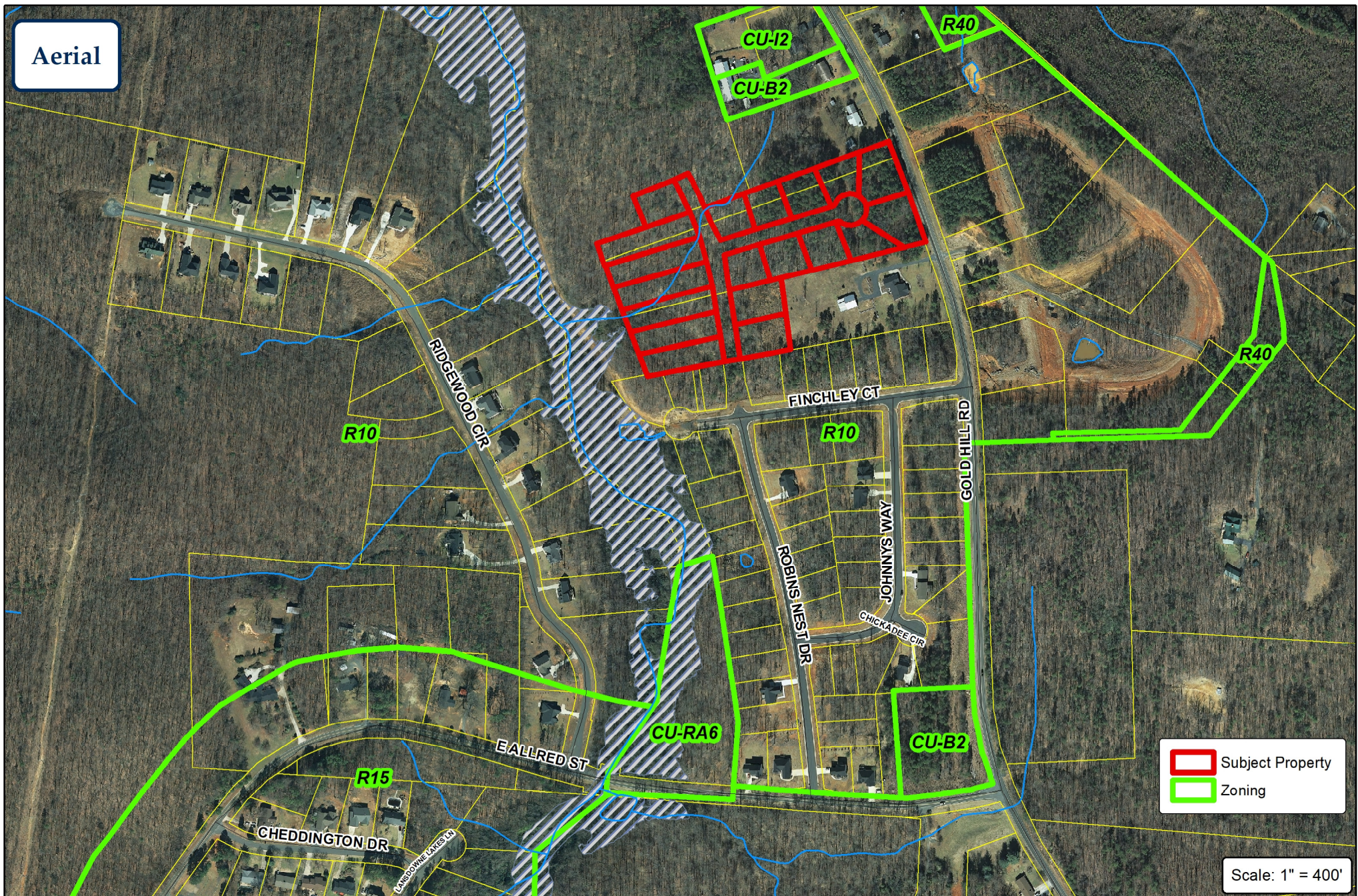
City of Asheboro Planning & Zoning Department

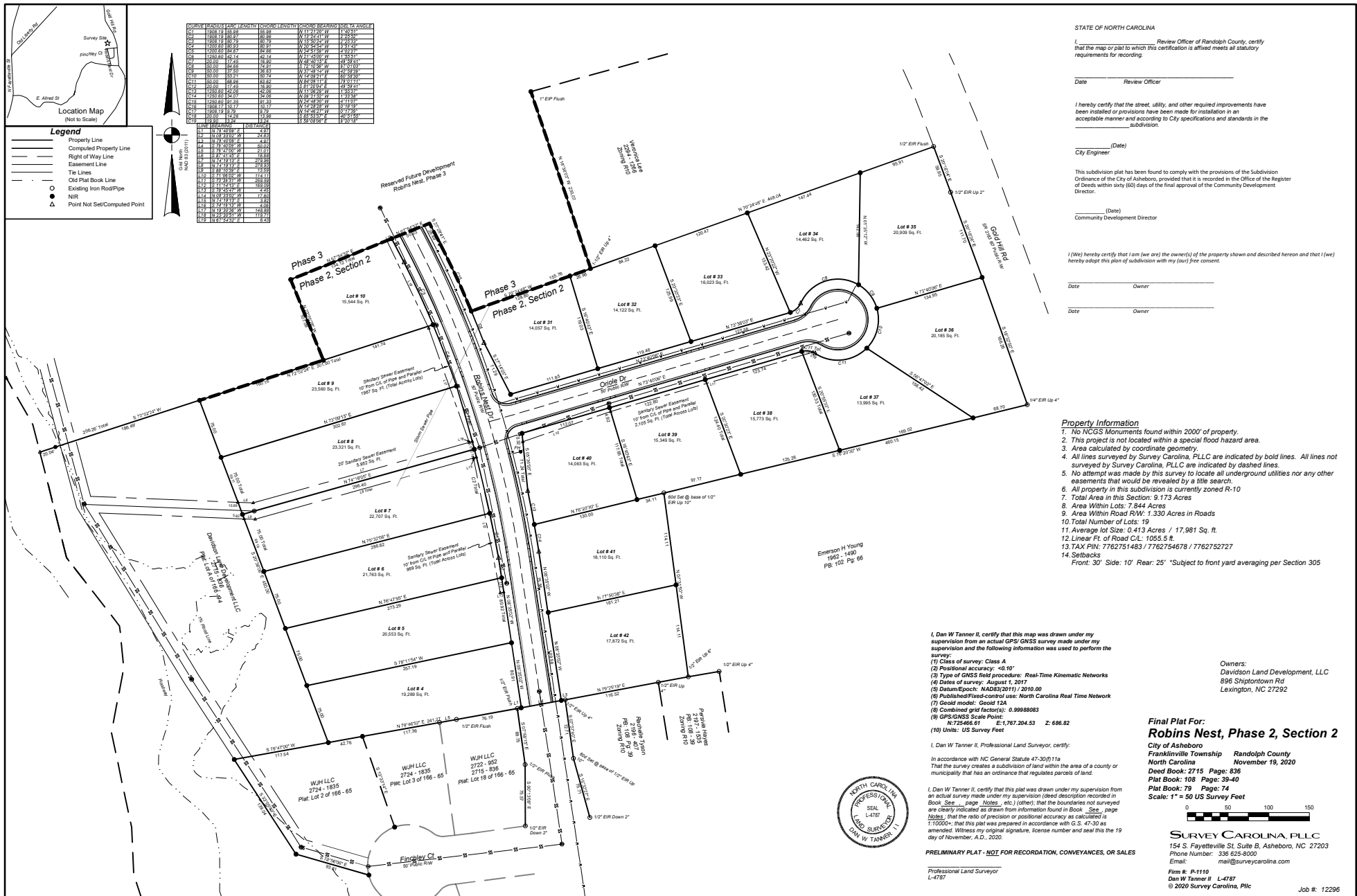
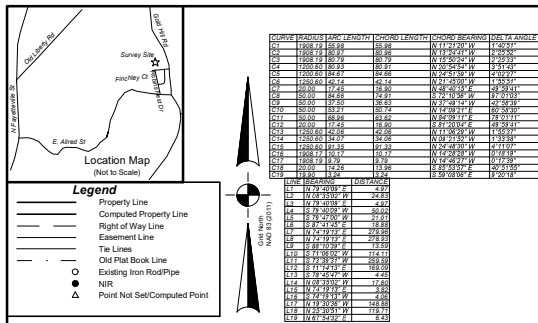
Subdivision Case: SUB-17-02

Parcel: 7762751483, 7762754678, 7762668154
& 7762752727



Aerial







Proposed 2021 Planning Board meeting dates

Planning Board Proposed 2021 Meeting Dates

Monday, January 4, 2021

Monday, February 1, 2021

Monday, March 1, 2021

Monday, April 5, 2021

Monday, May 3, 2021

Monday, June 7, 2021

Monday, July 12, 2021*

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