



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, December 6, 2021
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from November 1, 2021
- III. Review of Cases
- IV. Old Business
- V. New Business
 - a. Items related to Senate Bill 300/SL 2021-138 (Criminal Justice Reform)
 - i) RZ-21-15: Text amendments to the zoning ordinance
 - ii.) SUB-21-02: Text amendments to the subdivision ordinance
 - b. RZ-21-16: Conditional Zoning application to rezone property located on the north side of Hub Morris Road, adjacent to and southeast of the existing North Meadows community at 801 Hub Morris Road (Randolph County Parcel Identification Number 7763544550), from R10 and R40 to Conditional Zoning R10 (CZ) for a manufactured home park.
 - c. SUB-19-02: Hillcrest Phase 2 (Final Plat certification)
 - d. Planning Board Acting as Board of Adjustment: BOA-21-04: Variance from Section 3.02(D) (Averaging a Front Setback Line) for property located on Mackie Avenue and Brookdale Drive (Randolph County Parcel Identification Number 7760274467)
 - e. Approval of proposed 2022 meeting dates
- VI. Items not on the agenda
- VII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, NOVEMBER 1, 2021
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

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

Brad Morton, Planner/Deputy City Clerk
Trevor Nuttall, Community Development Division Director
Jeff Sugg, City Attorney

CALL TO ORDER

Mr. Rich called the Asheboro Planning Board to order.

APPROVAL OF MINUTES FROM OCOTOBER 4, 2021

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

REVIEW OF CASES

Mr. Nuttall went over the land use cases that the City Council heard at their October Regular Meeting. At the request of Mr. Henderson, Mr. Nuttall went into detail on the decision of Case RZ-21-07 (Cane Creek Townhomes).

OLD BUSINESS

There was no old business at the regular November 1, 2021 Planning Board meeting.

NEW BUSINESS

- a. **RZ-21-14: REQUEST TO REZONE PROPERTY LOCATED AT 481 AND 539 VETERANS LOOP TOTALING APPROXIMATELY 4.1 ACRES +/- OF 5.4 ACRES +/- AND MORE SPECIFICALLY IDENTIFIED BY RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7659370575 FROM R10 MEDIUM-DENSITY RESIDENTIAL ZONING TO I2 GENERAL INDUSTRIAL ZONING**

Mr. Nuttall gave a visual presentation on the above referenced zoning map amendment request. He gave an overview of the case:

Applicant: David Bergmark, The McAdams Company for Duke Energy
Location: 481/539 Veterans Loop Road
Request: Rezone from R10 Medium-Density Residential to I2 General Industrial
Randolph County Parcel ID: 7659370575
Size: 4.1 acres +/- of 5.4 acres +/-
Existing Land Use: Single-family dwellings were removed.

He showed overview, rezoning, topographic/utilities, and aerial maps, noting the drainage feature from the east to the southwest of the property to be managed. He also pointed out that there were steeper slopes on the property. He also showed photographs of the property from all directions, noting that there had previously been 2 structures on the property but it is now vacant. He mentioned an existing gravel driveway which formerly served one of the structures. He also noted an additional area for potential economic development purposes. He then went over the analysis:

1. The property is outside the city limits. Connection to city utilities will require annexation of the property in accordance with city policies.
2. Veterans Loop Road is a state-maintained road. In 2017, New Century Drive was extended to connect with Veterans Loop Road.
3. The request is for an I2 General Industrial classification. As described by the zoning ordinance, "the intent of the I2 Industrial Development 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." As a general district request, this application does not propose any specific use.
4. Since 2010, six (6) parcels along Veterans Loop Road have been rezoned from residential or commercial classifications (R10, R40, B2) to the I2 General Industrial zoning district.
5. In 2010, a portion of the subject property was rezoned from R10 to I2 (Case No. RZ-10-12). This occurred when that land was part of two adjoining parcels; it has since been recombined with the subject PIN.
6. The property is designated as an "Employment Center" by the Land Development Plan. The intent of the Employment Center is "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."

He then went over the LDP Recommendations:

Proposed Land Use Map:
Employment Center

Small Area Plan: Southeast

Growth Strategy Map: Economic Development

Goals/Policies Supporting Request (6):

- Checklist Item 1: Compliance with LDP proposed land use map
- Checklist Item 3: Fits zoning ordinance intent of I2 district
- Checklist Item 5: Complies with growth strategy map
- Checklist Item 9: Benefits vitality of Economic Development area
- Checklist Items 12-13: Outside of flood hazard and watershed area.

Goals/Policies Not Supporting Request (1):

- Checklist Item 14: Area of steep slopes on property

He then explained how staff believes the request is consistent with adopted plans, reasonable and in the public interest:

- Allows economic development opportunities envisioned by LDP
- Extension of New Century Drive improved accessibility to I-73/74 corridor.
- Rezoning helps support additional industrial development.
- Removes conflict of residential property adjacent to industrial properties as all adjacent properties have industrial zoning.

He stated that staff recommends approval of the rezoning request. He also stated that the City Council will consider the map amendment at its regular meeting on Thursday, December 9, 2021. He then stated that if the board had any questions he would answer them at this time. There were no questions from the board for Mr. Nuttall.

Mr. Rich inquired if there was anyone to speak in favor of the request.

Mr. David Bergmark spoke in favor of the request. He stated that notifications were sent to adjoining property owners on October 13, 2021. He then stated that if the board had any questions he would answer them at this time. There were no questions from the board for Mr. Bergmark.

Mr. Rich inquired if there was anyone to speak in opposition. There was no one to speak in opposition.

Mr. Rich then entertained a motion from the board. Mr. O'kelley moved to recommend approval of case RZ-21-14. Ms. Vuncannon seconded the motion and the motion carried unanimously.

b. DISCUSSION OF AND RECOMMENDATION CONCERNING TEXT AMENDMENTS TO ASHEBORO CODE OF ORDINANCES, PERTAINING TO LOCAL PLANNING AND DEVELOPMENT REGULATION AS A RESULT OF RECENTLY ENACTED STATE LAW (SENATE BILL 300)

Mr. Nuttall distributed items to the board and gave an overview pertaining to the above referenced agenda item:

- Text amendments are proposed to the Asheboro Code of Ordinances on matters that affect land use to ensure compliance with recent state legislation.
- Staff will be presenting related amendments to the zoning ordinance during the Planning Board's regular meeting on Monday, December 6, 2021.
- Involves the decriminalization of certain ordinances in compliance with Session Law 2021-138 (Senate Bill 300) affecting the following City Code local planning and development regulation;
 - Chapter 10 (extraterritorial jurisdiction),
 - Chapter 34 (community appearance commission and planning board), Chapter 94 (fair housing and the redevelopment commission),
 - Chapter 95 (fire prevention),
 - Chapter 150 (buildings), Chapter 151 (housing code),
 - Chapter 152 (nonresidential building maintenance code),
 - Chapter 153 (subdivisions) and
 - Chapter 154 (zoning).

He then gave staff's recommendation and consistency statement:

- **Staff Consistency Statement:** These amendments are proposed to comply with recent changes in state law. While all changes to the Asheboro Code of Ordinance are not directly addressed in the Land Development Plan, the Plan generally supports keeping regulations related to land use periodically updated.
- The City's Charter also states that "the City of Asheboro shall have and may exercise all powers which are granted to municipal corporations by the general laws of North Carolina and all powers which, under the Constitution of North Carolina, it would be competent for this Charter specifically

to enumerate.” The proposed amendments are to help ensure the Asheboro Code of Ordinances are not in conflict with state law.

- Given these factors, and to ensure local compliance with state law, staff believes that the proposed text amendments are consistent with the Land Development Plan and are therefore reasonable and in the public interest. Therefore staff recommends approval of the proposed amendments.

Mr. Sugg gave some additional background on the proposed changes. He mentioned that SB300 is a broad criminal justice reform bill that includes the decriminalization of local ordinances. He also gave some examples of where criminal charges would still apply. He stated that the effective date to come into compliance is December 1, 2021. He then asked the board if there were any questions. Mr. Henderson asked about other penalties could be pursued if criminal penalties were not available. Mr. Sugg stated that civil penalties, including fines, could still be assessed and that the city also could seek court orders directing compliance. There were no more questions for Mr. Sugg at this time.

Mr. Rich entertained a motion on this case. Ms. Vuncannon moved to recommend that the city council review and consider changes to the City Code amendment based on staff's consistency and reasonableness statement and also noting that the proposal is generally supported by the Land Development Plan's objecting of keeping ordinances up-to-date. Mr. Anderson seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. Nuttall stated that staff is anticipating a variance request in the next few days. He asked the board members to let staff know if they have a conflict for attendance at the next regular December meeting. He also distributed the anticipated 2022 meeting dates for informational purposes. He stated that no action is needed tonight, however they will need to adopt meeting dates at the regular December 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



Items related to Senate Bill 300/SL 2021-138 (Criminal Justice Reform)

- i) RZ-21-15: Text amendments related to the zoning ordinance regarding Senate Bill 300 (Criminal Justice Reform)
- ii.) Text amendments to the subdivision ordinance

Staff Report

Rezoning Staff Report

RZ Case # RZ-21-15

Date 12/6/2021 Planning Board

General Information

Applicant City of Asheboro

Address 146 North Church Street

City Asheboro NC 27203

Phone 336-626-1201 Ext. 225

Location N/A

Requested Action Text amendments to the zoning ordinance related to Senate Bill 300

Existing Zone N/A

Existing Land Use N/A

Size N/A

Pin # N/A

Applicant's Reasons as stated on application

See narrative on staff report, which discusses the Land Development Plan calling for periodic review of the zoning ordinance as needed. The purpose of the proposed text amendments is to ensure that the zoning ordinance complies with newly enacted Senate Bill 300, and any items identified as erroneous based on this legislation will be corrected. Changes to state law make these amendments necessary. Amendments are proposed to make the ordinance comply with state law.

Surrounding Land Use

North N/A

East N/A

South N/A

West N/A

Zoning History Text amendments periodically relate to enforcement and administrative provisions (see RZ-10-21 in 2001, and RZ-16-01 in 2016). However, there is no specific history related to criminal penalties.

Legal Description

Amendments to Zoning Ordinance Chapters 2 and 9 concerning provisions related to Senate Bill 300 and the decriminalization of zoning violations. Articles of the Zoning Ordinance that are affected include Chapter 2 and Chapter 9.

Analysis

1. Text amendments are proposed to the Asheboro Zoning Ordinance on matters that affect land use to ensure compliance with recent state legislation which included provisions for decriminalization of zoning laws that are included in Chapter 160D (Local Planning and Development Regulation) of the North Carolina General Statutes.
2. All other enforcement action, including civil penalties, court injunctions, and other equitable remedies are still available in cases in which these enforcement measures are warranted.
3. This legislation does not affect enforcement authority for unsafe buildings, which remains subject to misdemeanor criminal penalties. It also does not effect the enforcement mechanisms for violations occurring within watershed or regulated flood hazard areas, as those are stipulated by separate provisions of state law.

Rezoning Staff Report

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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 N/A

Small Area Plan N/A

Growth Strategy Map Designation N/A

LDP Goals/Policies Which Support Request

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.

Rezoning Staff Report

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

The text amendments are necessary to comply with state, and the Land Development Plan generally supports periodic updates to the zoning ordinance. One of the criteria that necessitates an update in the zoning ordinance is adherence to state law.

Considering these factors, staff believes the requested text amendments are consistent with the adopted LDP and is therefore reasonable and in the public's interest.

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

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)



Application for Zoning Ordinance/Map Amendment

APPLICATION FEE

A \$200 filing fee is required for any amendment.

APPLICATION INSTRUCTIONS

The rezoning process can be complex. It is highly recommended that the applicant speak with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

- 1) A dimensional map, at a scale of not more than 200 feet to the inch, showing the land that would be covered by the proposed amendment, if the amendment would require a change in the zoning atlas.
- 2) A legal description/deed reference of such land.
- 3) Letter to be mailed by applicant notifying neighboring property owners of the request. Consistent with Section 160D-602(e) of the North Carolina General Statutes, the applicant shall notify neighboring property owners of the requested conditional zoning as well as the location, time, and date on which the Planning Board will hold a legislative hearing on the request. This notice must be in the form of a mailed notice provided in compliance with the guidance found in Section 160D-602(a) of the North Carolina General Statutes. During the legislative hearing, the applicant shall report to the Planning Board on the delivery of the required notice and any communication with neighboring property owners and residents concerning the requested conditional zoning.

APPLICATION DEADLINES AND MEETING DATES

The deadline for filing of applications for legislative hearings will be the day which is 55 days prior to the date of the City Council meeting for which the public hearing is to be set, provided that the deadline is no less than 17 days prior to the Planning Board's required legislative hearing; in these instances, the deadline will be 62 days prior to the date of the City Council meeting for which the public hearing is to be set. If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

<i>Application Deadline</i>	<i>Planning Board Meeting</i>	<i>City Council Meeting</i>
December 11, 2020	Monday, January 4, 2021	Thursday, February 4, 2021
January 8, 2021	Monday, February 1, 2021	Thursday, March 4, 2021
February 12, 2021	Monday, March 1, 2021	Thursday, April 8, 2021
March 12, 2021	Monday, April 5, 2021	Thursday, May 6, 2021
April 16, 2021	Monday, May 3, 2021	Thursday, June 10, 2021
May 21, 2021	Monday, June 7, 2021	Thursday, July 15, 2021
June 11, 2021	Monday, July 12, 2021	Thursday, August 5, 2021
July 16, 2021	Monday, August 2, 2021	Thursday, September 16, 2021
August 13, 2021	Monday, September 13, 2021	Thursday, October 7, 2021
September 10, 2021	Monday, October 4, 2021	Thursday, November 4, 2021
October 15, 2021	Monday, November 1, 2021	Thursday, December 9, 2021
*November, 2022: Confirm application deadline with staff	Monday, December 6, 2021	*January, 2022: Confirm meeting date with staff

***January, 2022 Council meeting dates are not set by Council until December, 2021.**

APPLICANT INFORMATION

Applicant City of Asheboro

Applicant's Phone # 336-626-1201 ext. 225

Applicant's Address 146 North Church Street

Applicant Email Address jevans@ci.asheboro.nc.us

PROPERTY INFORMATION FOR MAP AMENDMENTS (N/A)

Property Owner's Name _____

Location of Property _____

Property Size (ac. or s.f.) _____

Randolph County Property Identification Number (PIN#) _____

Current Zoning District _____

Requested Zoning District _____

Date Property Title Acquired _____

Deed Book _____ Page _____

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

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

See narrative on staff report, which discusses the Land Development Plan calling for periodic review of the zoning ordinance as needed.

For questions (2) and (3), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

2. 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. The purpose of the proposed text amendments is to ensure that the zoning ordinance complies with newly enacted Senate Bill 300, and any items identified as erroneous based on this legislation will be corrected.

Does not apply ☐

3. 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? Changes to state law make these amendments necessary.

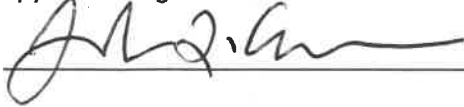
Does not apply ☐

4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment? Amendments are proposed to make the ordinance comply with state law.

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)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

146 North Church Street

Asheboro, NC 27203

Telephone Number

336-626-1201 Ext. 225

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE **Date:** Filed 10-29-21 **Case Number:** _____

indicating the nature of the violation and ordering the action necessary to correct it. Additional written notices may be sent at the administrator's, or his authorized designee's, discretion.

- (2) The final written notice (and the initial written notice may be the final notice) shall state what action the administrator, or his authorized designee, intends to take if the violation is not corrected and shall advise that the decision or order may be appealed to the Board of Adjustment as provided in this Chapter.
- (3) Notwithstanding the foregoing, in cases when delay would seriously threaten the effective enforcement of this ordinance or pose a danger to the public health, safety or welfare, the administrator, or his authorized designee, may seek enforcement without prior written notice by invoking any of the penalties or remedies authorized in this section.
- (4) A notice of violation shall not be required where a notice of the same violation has been issued to the same violator at the same property within the previous two years. In such cases, the violator may be charged with a continuing violation without further notice.

(D) Penalties and Remedies for Violations

- ~~(1) Violations of the provisions of the Ordinance or failure to comply with any of its requirements shall constitute a misdemeanor, punishable as provided in General Statutes 160A-175~~
- ~~(2)~~**(1)** Any act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements shall also subject the offender to a civil penalty of up to five hundred (\$500) dollars for each day the violation continued unabated. The amount of the civil penalty will be based on the following criteria:
 - (a) Whether the violator has been notified of similar violations in the past;
 - (b) The potential profit to the violator in continuing the violation;
 - (c) The degree and duration of noncompliance; and
 - (d) The City's cost to investigate and pursue abatement of the violation.

If the offender fails to pay this penalty within ten days after being cited for a violation, the penalty may be recovered by the City in a civil action in the nature of a debt. A civil penalty may not be appealed to the Board of Adjustment if the offender was sent a final notice of violation in accordance with Section 2.05(C)(2) and did not take an appeal to the Board of Adjustment within the prescribed time. The Enforcement Officer has the discretion to waive the penalty if the violator worked to correct the violation in good faith.

- ~~(3)~~**(2)** This section may also be enforced by any appropriate equitable action.

- (4)(3) Each day that any violation continues after notification by the administrator that such violation exists shall be considered a separate offense for purposes of the penalties and remedies specified in this section.
- (5)(4) Any permit, certificate, or other authorization for property on which there is an uncorrected violation may be withheld, or may be conditioned on the correction of the violation and/or payment of a civil penalty.
- (6)(5) Any one, all, or any combination of the foregoing penalties and remedies may be used to enforce this Ordinance.

(E) Permit Revocation

- (1) A zoning, building, sign, or special use may be revoked by the permit issuing authority (in accordance with the provisions of this section) if the permit recipient fails to develop or maintain the property in accordance with the plans submitted, the requirements of this Ordinance, or any additional requirements lawfully imposed by the permit issuing board.
- (2) Before a Special Use Permit may be revoked, all requirements of this Ordinance shall be complied with. The notice of violation shall inform the permit recipient of the alleged grounds for the revocation.
- (3) Before a zoning or sign permit may be revoked, the administrator shall give the permit recipient ten days notice of the intent to revoke the permit and shall inform the recipient of the alleged reasons for the revocation and of his right to obtain an informal hearing on the allegations. If the permit is revoked, the administrator shall provide to the permittee a written statement of the decision and the reasons therefore.
- (4) No person may continue to make use of land or buildings in the manner authorized by any zoning, sign, or Special Use Permit after such permit has been revoked in accordance with this section.

(F) Judicial Review

Every decision of the City Council granting or denying any rezoning, Special Use Permit, and every final decision of the Board of Adjustment shall be subject to review by the Superior Court of Randolph County by proceedings in the nature of certioraris.

Chapter 9: FLOOD DAMAGE PREVENTION ORDINANCE

901 STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES.

901.1 STATUTORY AUTHORIZATION.

~~The Legislature of the State of North Carolina has in Part 6, Article 21 of Chapter 143; Chapter 160D; and Article 8 of Chapter 160A of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare.~~

As a North Carolina municipal corporation, the City of Asheboro is authorized to adopt regulations designed to promote the public health, safety, and general welfare. Article 21, Part 6 in Chapter 143 of the General Statutes of North Carolina specifically authorizes the city to adopt ordinances to regulate uses in flood hazard areas and grant permits for the use of flood hazard areas.

Therefore, the City Council of the City of Asheboro, North Carolina, does ordain as follows:

901.2 STATUTORY AUTHORIZATION.

- (1) The flood prone areas within the jurisdiction of the City of Asheboro are subject to periodic inundation which results in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures of flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- (2) These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities and by the occupancy in flood prone areas of uses vulnerable to floods or other hazards.

901.3 STATEMENT OF PURPOSE.

It is the purpose of this ordinance to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions within flood prone areas by provisions designed to:

- (1) restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards or that result in damaging increases in erosion, flood heights or velocities;
- (2) require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
- (3) control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters;
- (4) control filling, grading, dredging, and all other development that may increase erosion or flood damage; and
- (5) prevent or regulate the construction of flood barriers that will unnaturally divert flood waters or which may increase flood hazards to other lands.

901.4 OBJECTIVES.

The objectives of this ordinance are to:

- (1) protect human life, safety, and health;
- (2) minimize expenditure of public money for costly flood control projects;
- (3) minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) minimize prolonged business losses and interruptions;

The information below is related to the following agenda item for the Asheboro Planning Board meeting on Monday, December 6, 2021, related to Senate Bill 300 (Criminal Justice Reform) and criminal penalties for violations of the Asheboro Subdivision Ordinance

Introduction: Text amendments are proposed to the Asheboro Subdivision Ordinance on matters that affect subdivision to ensure compliance with recent state legislation.

Code of Asheboro Text Amendments Legal Description: In order to act upon amendments designed to conform existing ordinance references/citations to the enactment of Chapter 160D of the North Carolina General Statutes, and in order to implement the decriminalization of certain ordinances in compliance with Session Law 2021-138 (Senate Bill 300), the Asheboro City Council will hold a legislative hearing on the question of amending the following Section of the Asheboro Subdivision Ordinance pertaining to local planning and development regulation; Article IV, Legal Provisions, Subsection IV (Penalties for Violation)

Staff Consistency Statement: These amendments are proposed to comply with recent changes in state law. While all changes to the Subdivision Ordinance are not directly addressed in the Land Development Plan, the Plan generally supports keeping regulations related to land use periodically updated.

The City's Charter also states that "the City of Asheboro shall have and may exercise all powers which are granted to municipal corporations by the general laws of North Carolina and all powers which, under the Constitution of North Carolina, it would be competent for this Charter specifically to enumerate." The proposed amendments are to help ensure the Asheboro Subdivision is not in conflict with state law.

Given these factors, and to ensure local compliance with state law, staff believes that the proposed text amendments are consistent with the Land Development Plan and are therefore reasonable and in the public interest. Therefore staff recommends approval of the proposed amendments.

Asheboro Subdivision Ordinance

Article IV, Legal Provisions

IV. PENALTIES FOR VIOLATION

After the effective date of this Ordinance, any person who, being the owner or agent of the owner of any land located within the territorial jurisdiction of this Ordinance, thereafter subdivides his land in violation of this Ordinance or transfers or sells land by reference to, exhibition of, or any other uses of a plat showing a subdivision of the land before the plat has been properly approved under the terms of this Ordinance and recorded in the office of the Randolph County Register of Deeds, shall be subject to civil penalties, court injunction, or other equitable legal remedies. ~~guilty of a misdemeanor~~. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring land shall not exempt the transaction from this penalty. The City of Asheboro through its attorney or other official designated by the City Council, may enjoin illegal subdivision, transfer or sale of land, and the Court shall, upon appropriate findings, issue an injunction or other equitable legal remedy and order requiring the offending party to comply with the Subdivision Ordinance. ~~Further, violators of this Ordinance shall be subject, upon conviction, to fine and/or imprisonment as provided by G. S. 14-4.~~



RZ-21-16: Conditional Zoning application to rezone property located at manufactured home park located on the north side of Hub Morris Road, adjacent to and southeast of the existing North Meadows community at 801 Hub Morris Road (Randolph County Parcel Identification Number 7763544550)

Staff Report

Rezoning Staff Report

RZ Case # RZ-21-16

Date 12/6/2021 Planning Board

General Information

Applicant Vuncannon-Frazier Cory Vuncannon
Address 801 Hub Morris Road
City Asheboro NC 27203
Phone 336-465-3304
Location southeast of 801 Hub Morris Road
Requested Action Rezone from R10 Medium-Density Residential and R40 Low-Density Residential to R10 (CZ) Medium-Density Residential Conditional Zoning for a manufactured/mobile home park.

Existing Zone R10/R40 **Existing Land Use** Undeveloped
Size 44.17 acres +/- **Pin #** 7763544550

Applicant's Reasons as stated on application

Development of 189 manufactured home sites with: 1.) Lot size 6,000 SF minimum with asphalt drive; 2.) 25' wide access roads with 20' wide asphalt paving. 3.) City standard water and sewer facilities with dedicated easements; 4.) Security fencing on south and east property lines with planted area on south side. 5.) 25' wide access drive on Hub Morris Road with electronic gate. 6.) Utilization of existing amenities & self-operated garbage collection. The development will create a modern complex with the same zoning currently allowed in the existing manufactured home park. The development will continue to fill the need for modern affordable housing in the City of Asheboro and surrounding areas.

Surrounding Land Use

North Manufactured Home Park **East** Wastewater Treatment Plant
South Low-Density Single-Family Residential **West** Undeveloped

Zoning History SUP-07-11 (2017): Special Use Permit issued for Place of Assembly (Non Commercial) (i.e. church)

Legal Description

The property of Vuncannon-Frazier, LLC, located southeast of 801 Hub Morris Road, totaling approximately 44.17 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7763544550.

Analysis

1. The property is outside the city limits. Connection to city utilities will require annexation of the property in accordance with city policies.
2. Hub Morris Road is a state-maintained major thoroughfare.
3. The applicant is proposing a conditional zoning R10 district to allow development of manufactured home park with 189 lots. The development is adjacent to North Meadows manufactured home park which contains 207 lots. The proposed manufactured home park would be accessed from Hub Morris Road and via roadway connections to the adjoining manufactured home park. This development proposes a lesser front yard setback than North Meadows.
4. The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes permitted uses, development conditions and site development requirements. The project-specific zoning district is allowed to diverge from the zoning ordinance's predetermined land use requirements. Refer to staff attachment #1 for apparent deviations from predetermined requirements.
5. This is a different review process than the Special Use Permit process that North Meadows underwent. The North Meadows property is not included in this application; it will retain its current Special Use Permit and must continue to abide by the conditions of that permit.
5. Proposed landscaping yards and buffers/screens are included along Hub Morris Road and the southern property boundary. The plans indicate the use of a mixture of plantings and fencing.
6. The overall density of the proposed development is approximately 4.3 units per acre. The overall density of the adjoining manufactured home park is approximately 3.83 units per acre.
7. The zoning ordinance states that the R10 Residential District is "intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living."
8. A small portion of the property (less than 1/10th acre) is within a floodplain.

RZ Case # RZ-21-16

Rezoning Staff Report

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 Neighborhood Residential

Small Area Plan Northeast

Growth Strategy Map Designation Long-Range Growth

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 12: Location is outside of watershed area.

Rezoning Staff Report

Checklist Item 5: Does not comply with Growth Strategy Map

Checklist Items 13-14: 13.) The property is located within Special Hazard Flood Area. 14.) Rezoning is located on steep slopes of greater than 20%.

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

The property's present R10 Medium-Density Residential zoning district would allow a sizeable major residential subdivision to be developed on the property without public participation. While this request to place the property in a conditional zoning district does afford the property owner the ability to develop more home sites, and sites specifically for manufactured homes, it also enables the public to offer input on the proposal that can be considered by all parties.

While the project's density is greater than what would be expected from a residential subdivision or manufactured home park in the R10 district relying on a Special Use Permit, the applicant is providing interconnectivity between developments which is advocated for by the Land Development Plan and is important for traffic distribution and service provision.

However, the application's reliance on the exiting North Meadows development for on-site management and recreational amenities could be problematic should this property be operated independent of North Meadows in the future. The omission of stormwater planning and management for this size development and the amount of built-upon area is also concerning. Refer to staff attachment #2 for suggested conditions believed to be necessary to ensure Land Development Plan consistency and general conformity with city codes.

Recommendation	Staff is in discussion with the applicant about district conditions for the project and will present a recommendation at the Planning Board meeting.
-----------------------	--

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

Staff Attachment #1

The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes permitted uses, development conditions and site development requirements that may diverge from the zoning ordinance's predetermined requirements.

The following identifies predetermined Special Use Permit requirements for Manufactured/Mobile Home Parks in the R10 district that the application would not meet.

Chapter 5, Subsection 5.04(50) Manufactured Home Parks

Manufactured home parks may be permitted in an R40, R10, R7.5, and RA6 District, subject to the following regulations. The yard and height regulations set forth in Table 4-1 may be modified for a manufactured home park, provided that, for such development as a whole, excluding driveways and streets but including parks and other permanent open spaces, there shall not be less than the required area per dwelling unit for the district in which such development is located.

- Deviation: The area per dwelling unit is less than the area per dwelling unit for the R10 district when driveways and streets are accounted for.

(3) An engineering study of storm water runoff shall be made. If such study indicates that post development runoff will exceed predevelopment conditions, plans for runoff control shall be designed and certified by a professional engineer. Such controls shall be designed to reduce the runoff during the occurrence of a 10 year storm to predevelopment flow rate. Prior to a Certificate of Occupancy, a Professional Engineer shall provide certification that the storm water controls were built according to the plans. The continued maintenance of all runoff control measures shall be the responsibility of the property owner.

- Deviation: The applicant has not indicated that a study or controls, if warranted, will be provided.

(10) Adequate water service and sanitary and storm sewerage shall be provided for each lot. Plans for publicly maintained systems shall be designed by a registered engineer and submitted as part of the application for SUP.

- Deviation: The applicant has indicated that these plans will be provided and permitted if the district is approved.

(12) Each manufactured home park shall have a minimum of five percent of the total area set aside and developed for recreational purposes. The required recreation space may include, but not be limited to a swimming pool, picnic areas with tables, basketballs goals with paved play areas, and playground(s) with play equipment. Exterior areas for common passive or active recreation use; i.e, play areas for children, outdoor seating areas and the like where the facilities are available for common use by tenants and visitors. Active recreation space shall be at least 20 feet from any residential unit. If a swimming pool is provided, it shall be separated from other uses by a fence having a gate which is capable of remaining closed.

- Deviation: The applicant has indicated that recreational areas will be provided by the adjoining park and that there are 2 acres of streams on the property.

(19) A fulltime on-site manager shall be provided for parks having at least 75 sites. An onsite, permanent (not manufactured) office shall be provided for the manager.

- Deviation: The applicant has indicated that property will be managed by the on-site management at North Meadows

(21) A designated and separate storage area for recreational vehicles, boats, and camp travel/trailers shall provide 72 square feet for every required parking space with a minimum of 720 square feet to be provided. Such area(s) shall have screening and landscaping which is consistent with other screening for similar uses (i.e. solid waste and mechanical screening). This area may be fenced. Fencing shall comply with any applicable design standards.

- Deviation: The applicant has indicated that proposed storage areas, when combined with the area provided in North Meadows, provides more than the required storage area.

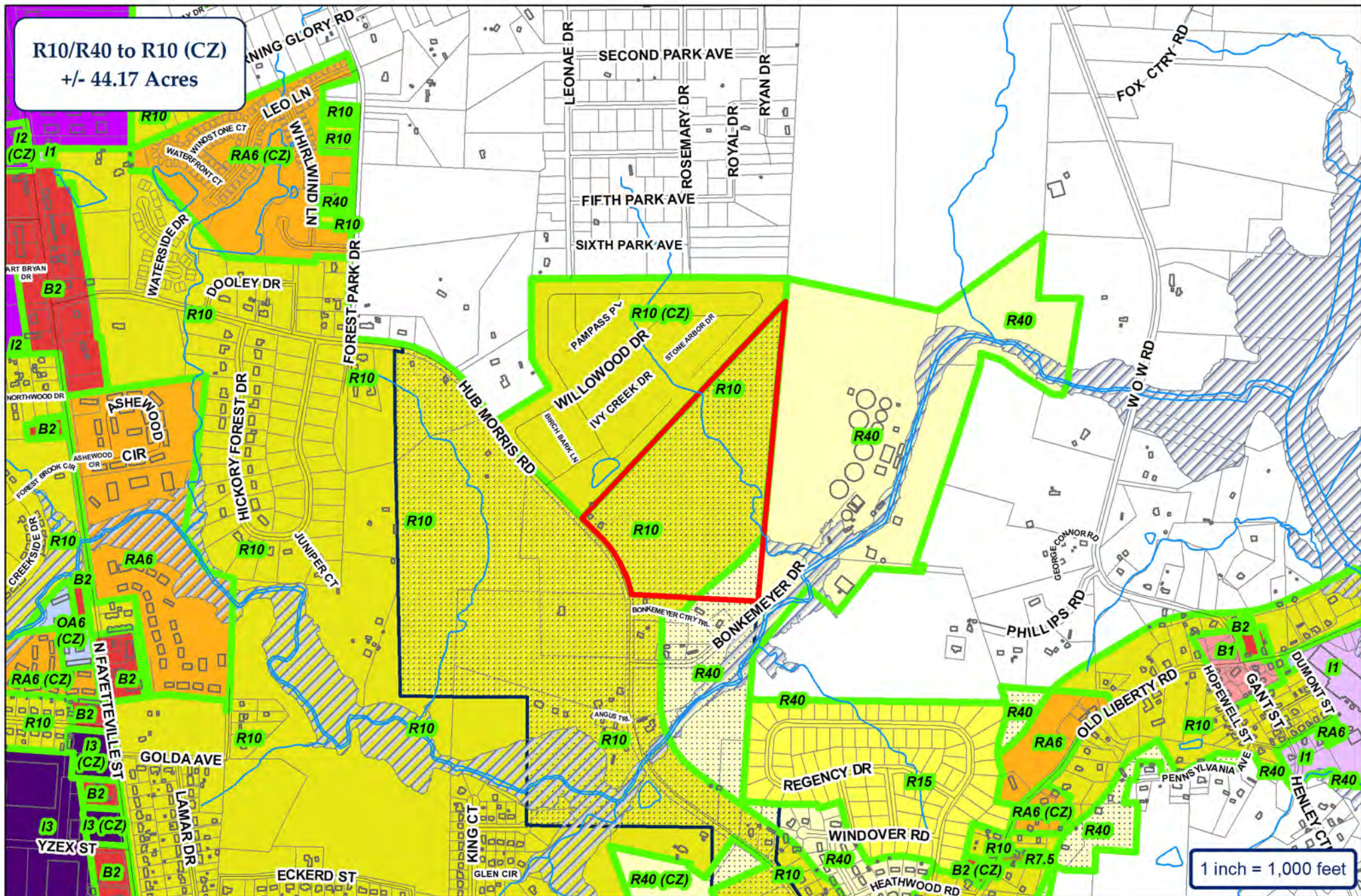
Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

Staff Attachment #2 (as of 12-2-21)

- (A) The use approved shall be a manufactured/mobile home park.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) If the district is approved, full construction/civil drawings shall be submitted to the city for review prior to construction .
- (D) Prior to the issuance of the first zoning compliance permit for a home or structure, the new roadway connecting to Hub Morris Road and the roadway between lots 1 and lots 188-189 connecting with the North Meadows development shall be constructed and accessible.
- (E) Prior to the issuance of zoning compliance permits for Lot 19-28, the roadway north of lot 28 and connecting with the North Meadows development shall be constructed and accessible.
- (F) Prior to the issuance of zoning compliance permits for Lot 117-145, the roadway between lots 153 and 154 shall be constructed and accessible across the stream and the roadway crossing the stream east of lots 27 and 28 and west of lots 131 and 132 shall be constructed and accessible.
- (G) The roadways connecting the subject property to North Meadows shall remain available for cross access in perpetuity.
- (H) Adequate turnaround for emergency and public services shall be provided at all times if construction is phased.
- (I) Street lights shall be installed and maintained by the property owner prior to the issuance of a zoning compliance permit in accordance with city policy for residential street lighting.
- (J) Installation and maintenance of street signs shall be the responsibility of the property owner. Street names must be approved by Randolph County for E-911 compliance.
- (K) As identified on the site plan, accessory structures shall be permitted without being considered a modification of the Conditional Zoning district. No carport shall be located in such a manner that impedes visibility from oncoming traffic.
- (L) Each dwelling shall have a visible lot number and/or address to facilitate rapid response in an emergency.
- (M) All homes shall be skirted.
- (N) No parking shall be permitted on the internal roadways.
- (O) Prior to the issuance of a zoning compliance permit for the proposed land use the applicant shall submit documentation on the following:
 - (1) NC Department of Environmental Quality permitting approval
 - (2) NC Department of Transportation permitting approval
 - (3) An engineering study of storm water study that complies with Section 5.05 (15) (3), showing that post-development runoff will not exceed predevelopment runoff or mitigation measures detailed in this section are included within the proposed plans.
- (P) Prior to the issuance of a zoning compliance permit, plans concerning water, including provisions for fire hydrants, and sanitary sewage that complies with city policies, shall be submitted. Surveying of any required city easements shall be the responsibility of the property owner.
- (Q) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

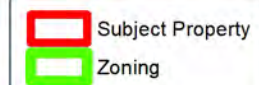
R10/R40 to R10 (CZ)
+/- 44.17 Acres



City of Asheboro Planning & Zoning Department

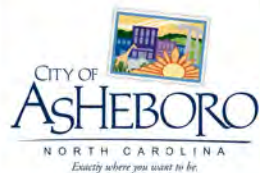
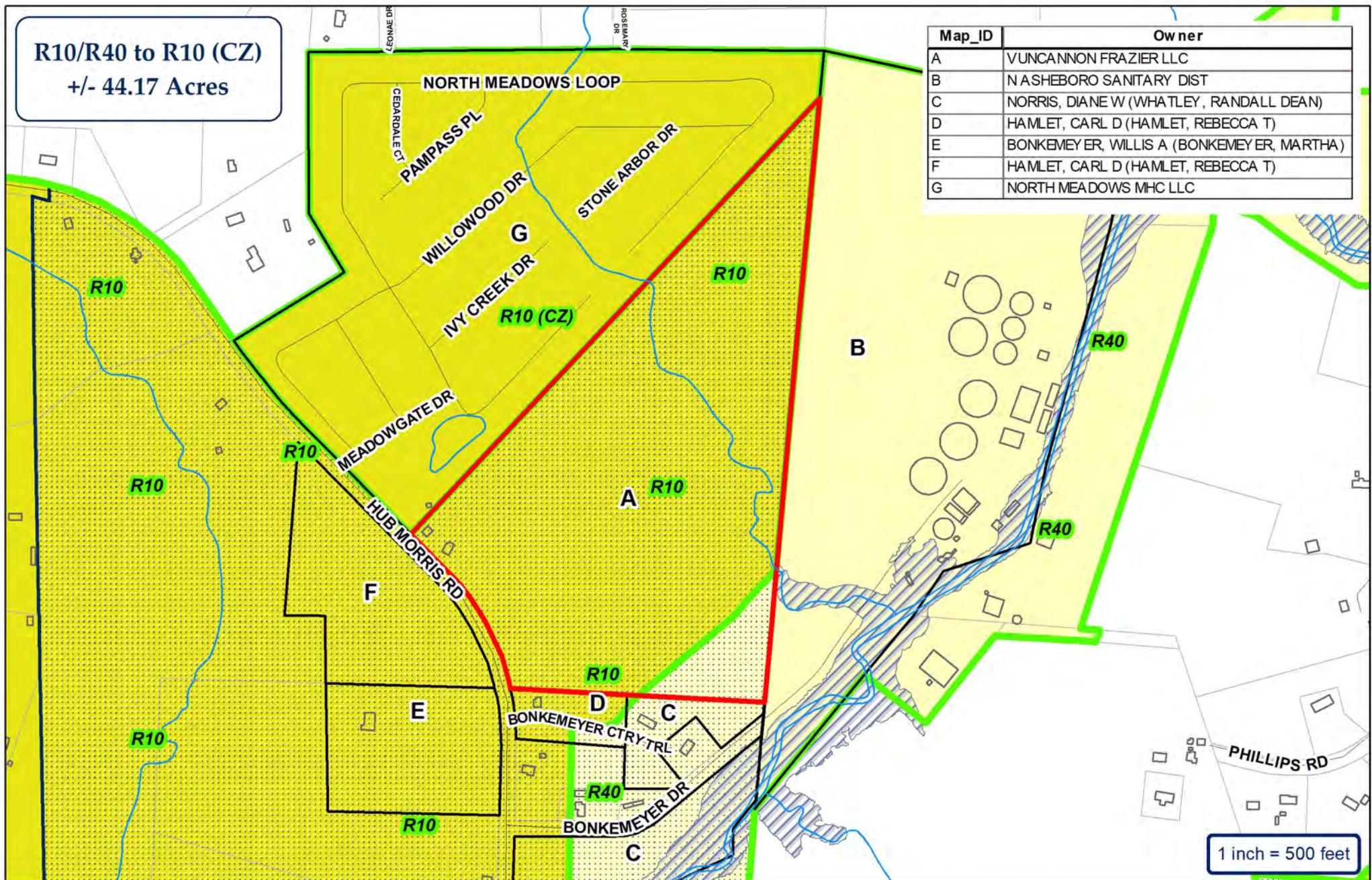
Rezoning Case: RZ-21-16

Parcel: 7763544550



R10/R40 to R10 (CZ)
+/- 44.17 Acres

Map_ID	Owner
A	VUNCANNON FRAZIER LLC
B	N ASHEBORO SANITARY DIST
C	NORRIS, DIANE W (WHATLEY, RANDALL DEAN)
D	HAMLET, CARL D (HAMLET, REBECCA T)
E	BONKEMEYER, WILLIS A (BONKEMEYER, MARTHA)
F	HAMLET, CARL D (HAMLET, REBECCA T)
G	NORTH MEADOWS MHC LLC



City of Asheboro Planning & Zoning Department

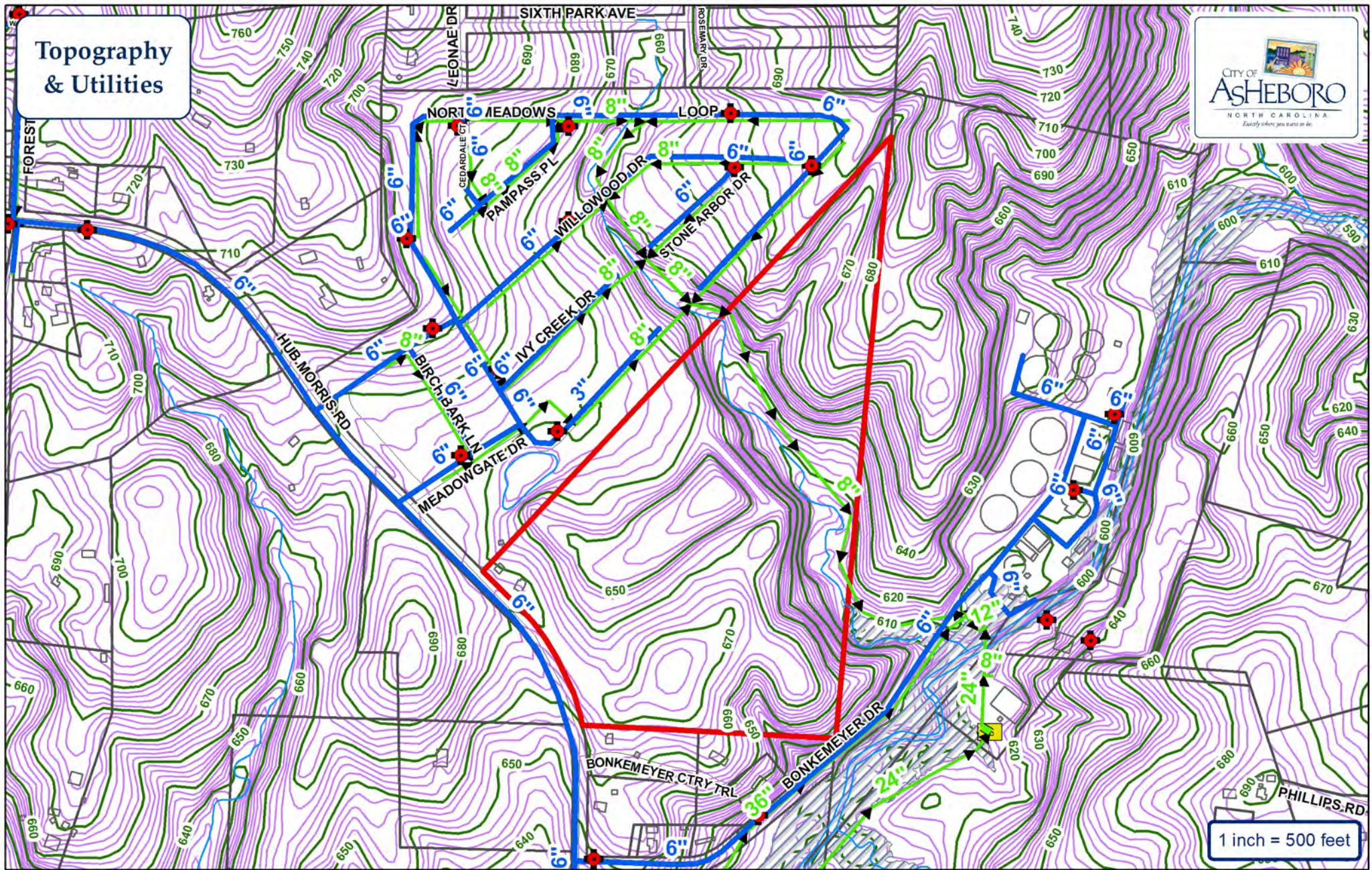
Rezoning Case: RZ-21-16

Parcel: 7763544550

- Subject Property
- Adjoining Properties
- Zoning



Topography & Utilities



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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-16

Parcel: 7763544550

 Subject Property

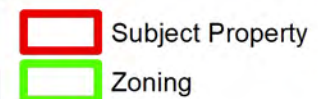


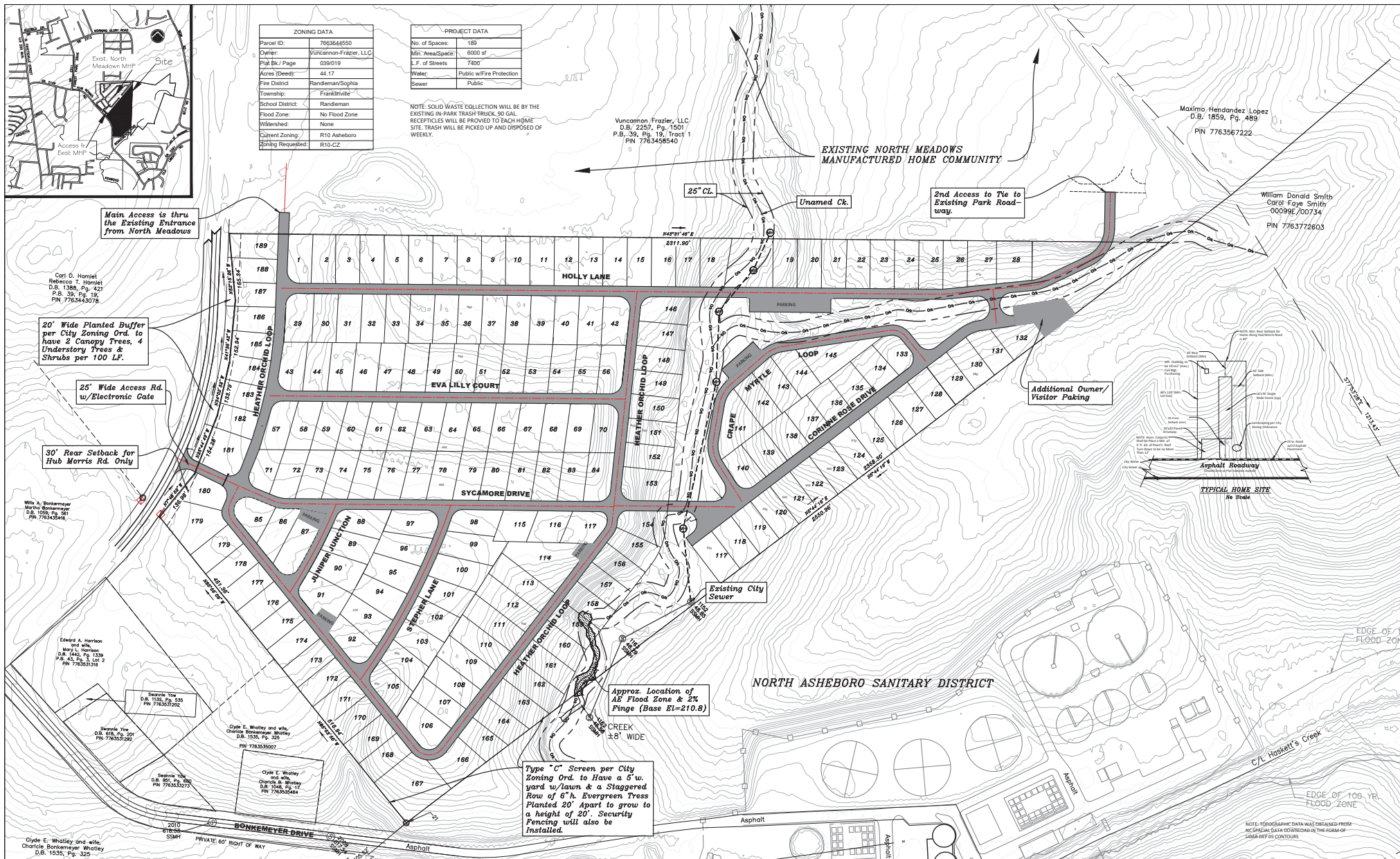


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-16

Parcel: 7763544550





<table><tr><td>BY</td><td>DATE</td><td>DESCRIPTION</td><td>SYM.</td></tr><tr><td>HJM</td><td>11-30-21</td><td>REVISED PER CITY PLANNING COMMENTS</td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>				BY	DATE	DESCRIPTION	SYM.	HJM	11-30-21	REVISED PER CITY PLANNING COMMENTS																		CONSULTING, CIVIL ENGINEER HIRAM J. MARZIANO, PE PO Box 278, Asheboro, NC 27204 • (336)493-4450 hmarziano@triadbiz.com		PRELIMINARY SITE PLAN  0 100 200 400 Feet 1:1200.002		NORTH MEADOWS MANUFACTURED HOME COMMUNITY-Phase 2 Developers: Vuncannon Investments, LLC 801 Hub Morris Road Randleman, Randolph Co., N.C. 27317 Tel: 336.465.3304 Email: cvuncannon@yahoo.com		Horiz. Scale: 1" = 100' Date: 10-6-2021 Drawn: TS Job No.: Vun-1		Sheet No.: 1 Of: 1 Version: 1	
BY	DATE	DESCRIPTION	SYM.																																		
HJM	11-30-21	REVISED PER CITY PLANNING COMMENTS																																			



Application for Conditional Zoning District

APPLICATION FEE

A \$550 filing fee is required.

APPLICATION INSTRUCTIONS:

The conditional zoning process can be complex. A Conditional Zoning District involves a proposal for a specific use that is customized to a particular property. In order to ensure compliance with application requirements, the applicant is **required** to have a pre-application conference with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Please contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

1. A pre-application conference with staff is **required** prior to the application being accepted. At this conference, staff and the applicant will discuss the rezoning request, the unique aspects of conditional zoning, the requirements for completing the review schedule, contact persons for services and permits, and information regarding site plans, landscaping, and other development requirements. This meeting must occur no more than sixty (60) days prior to the application filing deadline.
2. A legal description/deed reference of such land.
3. Six (6) copies of a site plan drawn to scale to be submitted to the Planning Board. The Planning Board will review the proposal and forward a recommendation, including conditions for the zoning, to City Council. The month following the Planning Board meeting, City Council will review the proposed Conditional Zoning District application and site plan and may adopt, not adopt, or refer the application back to the Planning Board for review of any revisions made to the site plan subsequent to the initial submittal of the application materials.
4. Letter to be mailed by applicant notifying neighboring property owners of the request. Consistent with Section 160D-602(e) of the North Carolina General Statutes, the applicant shall notify neighboring property owners of the requested conditional zoning as well as the location, time, and date on which the Planning Board will hold a legislative hearing on the request. This notice must be in the form of a mailed notice provided in compliance with the guidance found in Section 160D-602(a) of the North Carolina General Statutes. During the legislative hearing, the applicant shall report to the Planning Board on the delivery of the required notice and any communication with neighboring property owners and residents concerning the requested conditional zoning.

APPLICATION DEADLINES AND MEETING DATES

The deadline for filing of applications for legislative hearings will be the day which is 55 days prior to the date of the City Council meeting for which the public hearing is to be set, provided that the deadline is no less than 17 days prior to the Planning Board's required legislative hearing; in these instances, the deadline will be 62 days prior to the date of the City Council meeting for which the public hearing is to be set.

If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

<i>Application Deadline</i>	<i>Planning Board Meeting</i>	<i>City Council Meeting</i>
December 11, 2020	Monday, January 4, 2021	Thursday, February 4, 2021
January 8, 2021	Monday, February 1, 2021	Thursday, March 4, 2021
February 12, 2021	Monday, March 1, 2021	Thursday, April 8, 2021
March 12, 2021	Monday, April 5, 2021	Thursday, May 6, 2021
April 16, 2021	Monday, May 3, 2021	Thursday, June 10, 2021
May 21, 2021	Monday, June 7, 2021	Thursday, July 15, 2021
June 11, 2021	Monday, July 12, 2021	Thursday, August 5, 2021
July 16, 2021	Monday, August 2, 2021	Thursday, September 16, 2021
August 13, 2021	Monday, September 13, 2021	Thursday, October 7, 2021
September 10, 2021	Monday, October 4, 2021	Thursday, November 4, 2021
October 15, 2021	Monday, November 1, 2021	Thursday, December 9, 2021
*November, 2021: Confirm application deadline with staff	Monday, December 6, 2021	*January, 2022: Confirm meeting date with staff

***January, 2022 Council meeting dates are not set by Council until December, 2021.**

ITEMS TO BE SHOWN ON THE SITE PLAN:

The application for a Conditional Zoning District shall include a site plan, which must be drawn to scale, with supporting information and text that specifies the actual use or uses intended for the Zoning Lot and any rules, regulations, and conditions that, in addition to all predetermined Ordinance requirements, will govern the development and use of the Zoning Lot. The following information must be provided, if applicable:

- 1) The actual shape, location, dimensions, and total acreage of the Zoning Lot; its zoning classification; the general location of the Zoning Lot in relation to major streets, railroads, and/or waterways; a north arrow; and, if the Zoning Lot is not of record, sufficient data to locate the lot on the ground;
- 2) All existing rights-of-way, easements, and reservations;
- 3) In addition to providing the shape, size, and location of any structure(s) already located on the Zoning Lot, the site plan must show the shape, size, and location of all structures to be erected, altered, or moved on the Zoning Lot;
- 4) Building elevations of all exterior facades at a minimum scale of 1/8" = 1';

- 5) The existing and intended use(s) of the Zoning Lot, specifically including the number of residential units and the total square footage of any nonresidential development;
- 6) The location and size of all yards, buffers, screening, and landscaping, including by way of illustration and not limitation front yard and parking lot landscaping, required by the Ordinance's predetermined standards for the general zoning classification applicable to the Zoning Lot or as otherwise proposed by the applicant;
- 7) All existing and proposed points of access to public streets;
- 8) Proposed phasing, if any;
- 9) The location and type of screening used to screen mechanical equipment;
- 10) The location, access to, and screening of a central solid waste area;
- 11) Traffic, parking, and circulation plans, specifically including the location and dimensions of off-street parking areas and loading spaces;
- 12) The grade separation of structure(s) and parking areas;
- 13) The paving material for parking areas;
- 14) Curb cuts;
- 15) The compliance of the proposed development with the Ordinance's predetermined sign regulations;
- 16) The level of compliance of the land use(s) proposed for the Zoning Lot with the Ordinance's predetermined performance standards for the general zoning classification assigned to the Zoning Lot, including by way of illustration and not limitation performance standards pertaining to light, noise, and vibration;
- 17) If applicable, the location of any flood zones;
- 18) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- 19) If applicable, the location of the watershed;
- 20) When required by the Ordinance's predetermined specifications, sidewalks; and
- 21) Information addressing the applicable permitting requirements of other local governmental agencies as well as federal and state agencies, including by way of illustration and not limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

APPLICANT INFORMATION

Cory Vuncannon
Applicant Vuncannon-Frazier LLC Applicant's Phone # 336-465-3304
Applicant's Address 801 Hub Morris Road
Randleman NC 27317
Applicant email address cvuncannon@yahoo.com

PROPERTY INFORMATION

Property Owner's Name Vuncannon-Frazier LLC
Location of Property Hub Morris Rd Property Size (ac. or s.f.) 44.17 acres
Randolph County Property Identification Number (PIN#) 7763544550
Current Zoning District R10/R40 Requested Zoning District R10-CZ
Date Property Title Acquired 7-27-21 Deed Book 2764 Page 639
Subdivision Hamlet-Smith AC Section _____ Lot # Tract 2
Plat Book 39 Page 19

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

- Development of 189 manufactured home
sites w/
- Lot size 6000sf min w/ Asphalt drive
 - 25' wide access roads w/ 20'w Asphalt paving
 - City standard water & sewer facilities w/ dedicated easements
 - security fencing on South+East prop lines w/ planted
area on south side
 - 25' wide access drive on Hub Morris Rd w/ electronic gate
 - Utilization of existing amenities + self-operated garbage
collection.

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

the development will create a modern complex with the same zoning currently allowed in the existing manufactured home park.

For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

3. 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.

Does not apply ☒

4. 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?

Does not apply ☒

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

the development will continue to fill the need for modern affordable housing in the city of Asheboro and surrounding areas.

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 a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature

Cory S. Vuncannon

Printed Name of Authorized Signatory (if different from Applicant)

Cory S. Vuncannon of
Vuncannon Frazier LLC

Position/Relationship of Authorized Signatory to Applicant

Owner

Owner Signature (if different than Applicant)

Owner Address

801 Hub Morris Rd
Randleman NC 27317

Telephone Number

336-465-3304

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE Date: 11-9-2021 Case Number: TBA



SUB-19-02: Hillcrest Phase 2 (Final Plat certification)

Staff Report

SUBDIVISION STAFF REPORT

Final Plat

CASE # SUB-19-02

Date 12-6-2021 PB
12-9-2021 CC

GENERAL INFORMATION

Subdivision Name Hillcrest Subdivision
Requested Action Subdivision Final Plat, Phase 2
Applicant Roval Crest Builders
Address 2415 Penny Rd., Suite 102
Phone 336-302-2442
Location Breeze Hill Rd. and Fermer Rd.

PARCEL INFORMATION

PIN 7750396274

Size 6.21 acres +/-

Number of Lots 26

Existing Zoning R7.5

Average Lot Size 10,351 SF

Existing Land Use Undeveloped (with exception of infrastructure for residential subdivision).

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 plat 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. Two entrances exist; one from Breeze Hill Rd. and one from Fermer Rd. There is also a stub out to property to the north.
5. The subdivision plat does not include sidewalks. While the subdivision ordinance encourages sidewalks, it does not require them for a residential subdivision that is not a planned unit development.
6. City staff has reviewed and approved the Hillcrest minor subdivision (Plat book 162 Page 78). These lots possessed the required utilities and frontage on public right-of-ways.

SUBDIVISION STAFF REPORT

Final Plat

DEPARTMENT COMMENTS

Engineering Comments have been addressed.

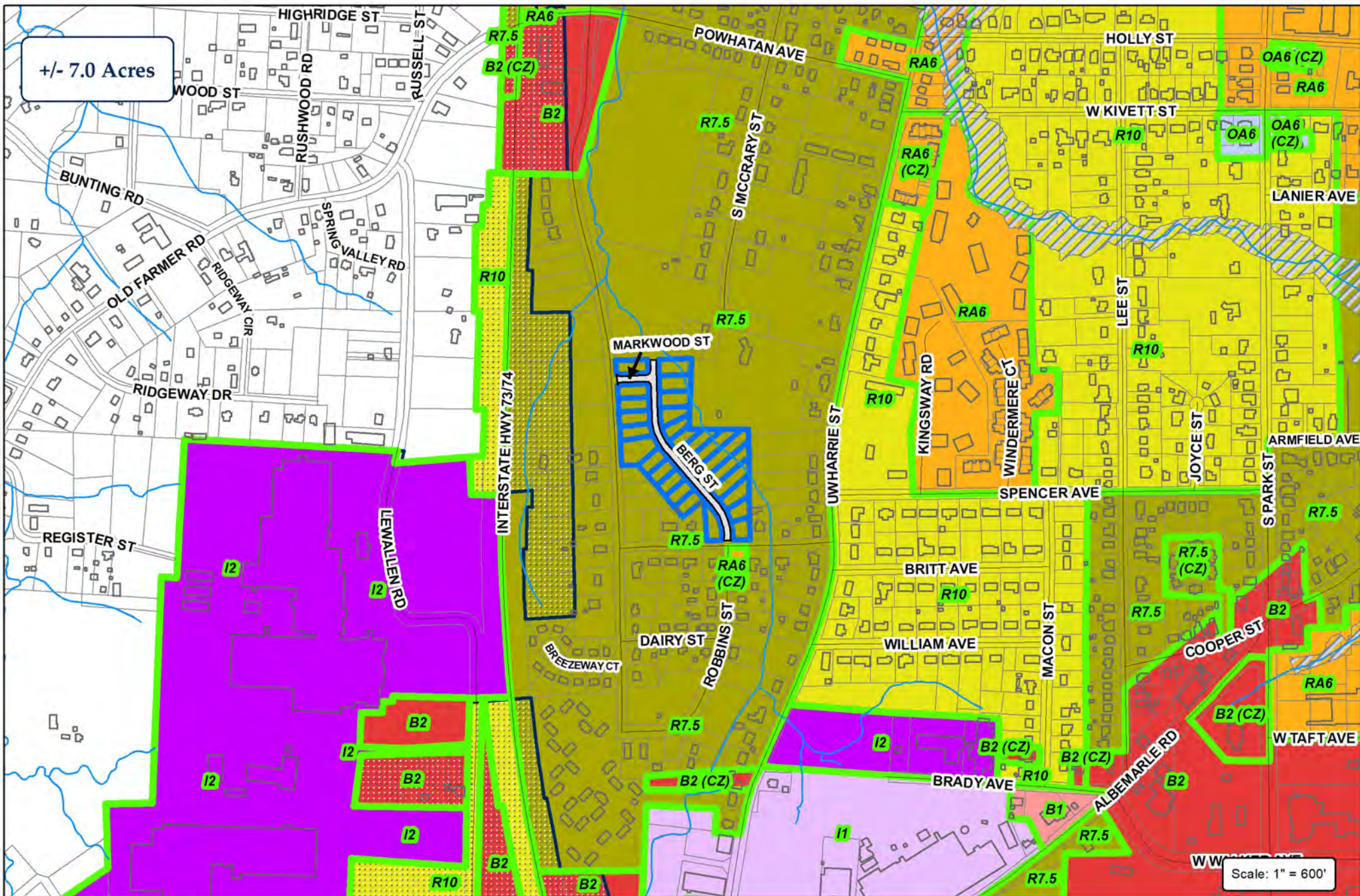
Public Works Comments have been addressed.

Planning 1. Plat comments have been addressed.
2. The applicant has agreed to a one year warranty for maintenance and defects.

Other

Staff Recommendation Approve

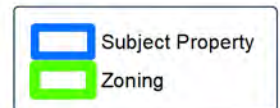
Planning Board Recommendation A Planning Board recommendation will be available after its meeting on December 6, 2021.



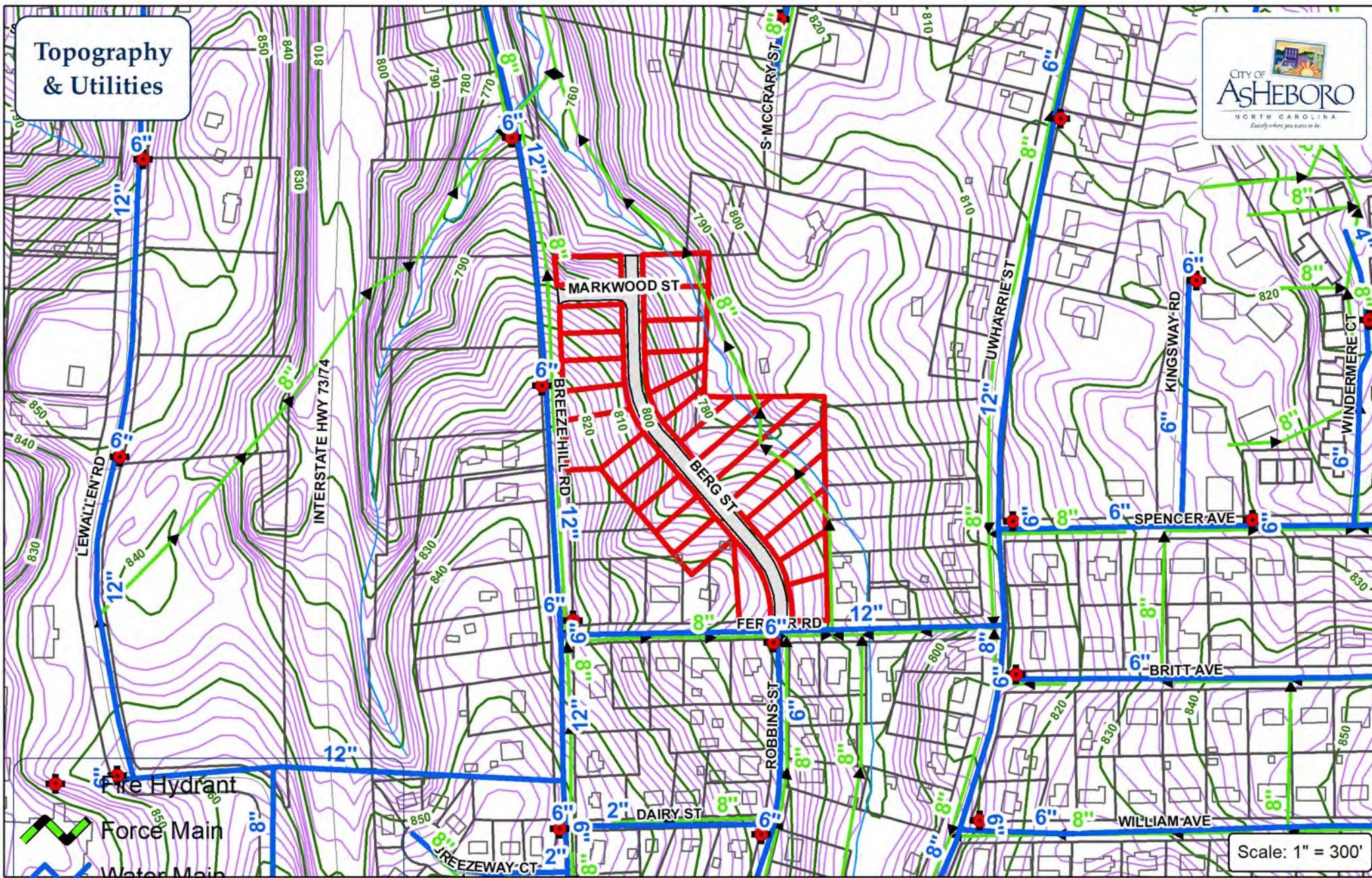
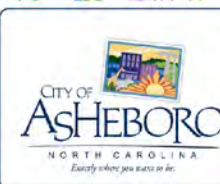
City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-19-02
Phase 2

Parcel: 7750396274



Topography & Utilities

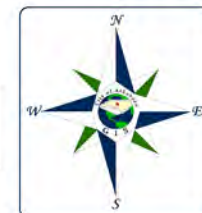


- Fire Hydrant
- Force Main
- Water Main

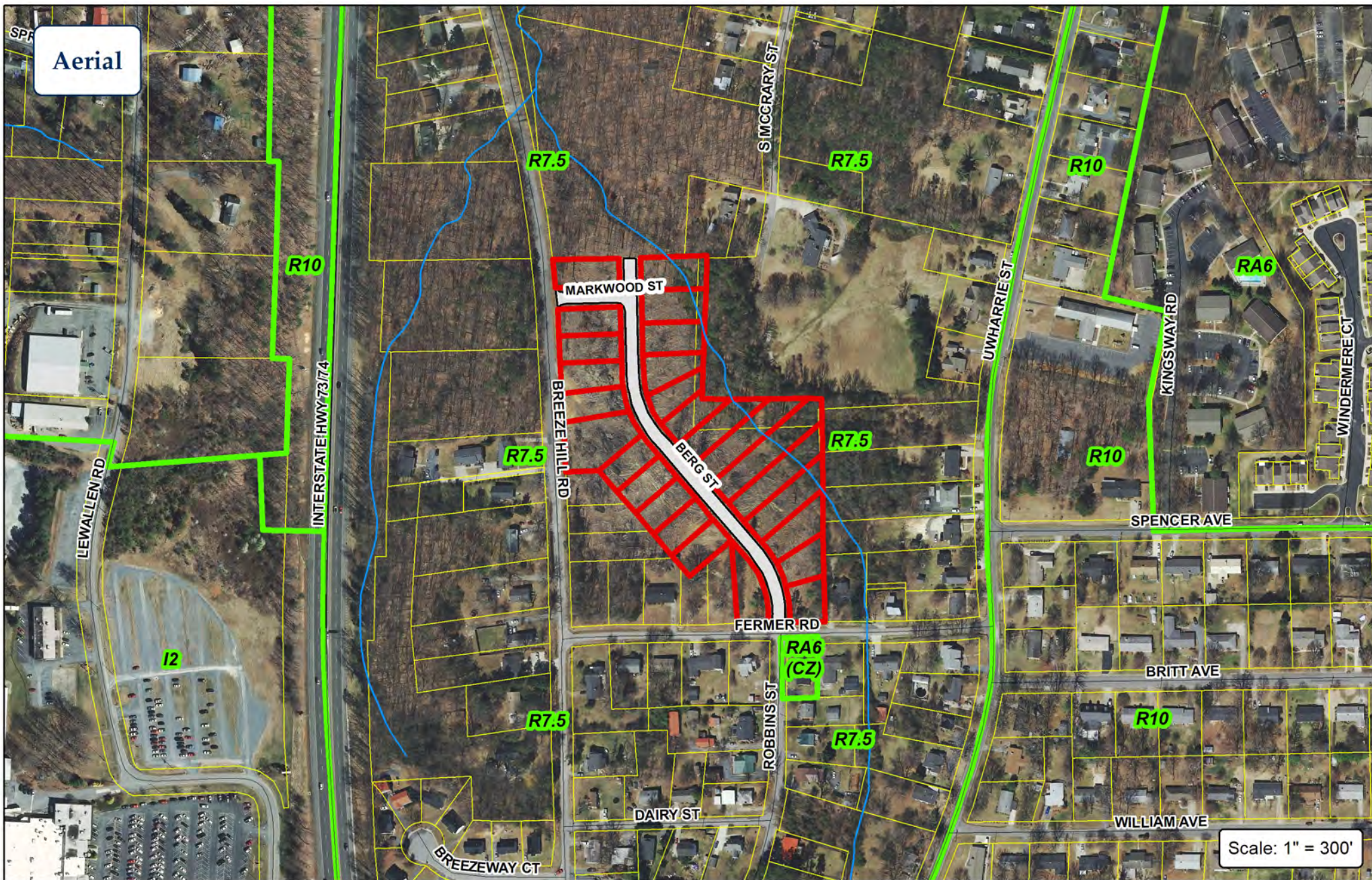
- Sewer Main
- PS Pump Station
- SUB-19-02_Phase2_ROW

City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-19-02
Phase 2
Parcel: 7750396274

Subject Property



Scale: 1" = 300'

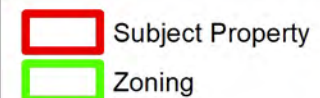


City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-19-02

Phase 2

Parcel: 7750396274





SUB-19-02

Planning Board Acting as Board of Adjustment: BOA-21-04: Variance from Section 3.02(D) (Averaging a Front Setback Line) for a property located on Mackie Avenue and Brookdale Drive (Randolph County Parcel Identification Number 7760274467)

Staff Report

Board of Adjustment Staff Report

Case: BOA 21-04

Date: December 6, 2021

Requested Action: Variance from Section 3.02(D) of the Asheboro Zoning Ordinance, regarding averaging a front setback line that results in an increase to the front yard setback.

GENERAL INFORMATION:

Applicant: Brian Lucas

Applicant Address: PO Box 2021 Asheboro, NC 27204

Location of Affected Property: Intersection of Mackie Ave/Brookdale Dr.
(Randolph County PIN# 7760274467)

Property Size: 0.32 Acres (13,939 sqft.)

Underlying Zone: R10

Overlay Zone: None

Existing Land Use: Undeveloped

Surrounding Land Use:

North: Commercial

East: Residential

South: Residential

West: Commercial, Residential,

Land Development Plan: Neighborhood Residential/Primary Growth

ANALYSIS

Parcel 7760274467 (The Lot) is a legal, conforming R10 lot. The Lot is located in the corporate limits and utilities are available. The Lot is classified as a corner lot (Section 3.02(F)(3)) and is subject to front and side yard requirements (Section 3.02(F)(5)) listed in Table 4-1 (provided on Page 2).

The Lot has a minimum front yard (setback) of 60 feet per Section 3.02(D), Averaging a Front Setback Line. This section modifies the standard 30-foot front yard required by Table 4-1 by establishing an average front yard based on how neighboring lots are developed. Subsection (2) of the section states:

In a residential district, where the average of the front setbacks for all adjacent lots, which are located within two hundred feet of either side of a lot is greater than the required front setback specified in this Ordinance, a required setback line shall be provided on the lot equal to this greater average depth but not to exceed sixty

feet. For the purpose of computing such average, an adjacent vacant lot shall be considered as having the minimum required front setback specified for the zoning district.

There are two adjacent homes within 200 feet of The Lot along Brookdale Dr. and also two adjacent homes within 200 feet along Mackie Ave. All four adjacent homes feature a setback greater than 60 feet, thus the front yard requirement for The Lot as required by Section 3.02(D) is 60 feet.

The applicant is requesting a variance to reduce the required front yard from 60 feet to 35 feet.

Table 4-1 Table of Area, Height, Bulk and Placement Regulations									
District	Minimum Lot Size in Sq. Ft.	Lot Width (Frontage) In Feet*	Front Required Yard in Feet*	Side Yard In Feet*	Required Rear Required Yard in Feet*	Maximum Height in Feet*	Maximum Floor Area Ratio*	Open Space Ratio*	Recreation Ratio*
R10	10,000 SF 15,000 Duplex 10,000 NonRes	75	30	10	25	35	22% 22% 22%		
			1 Single Family or 1 Duplex Only						

The concurring vote of four-fifths of the Board shall be necessary to grant a variance.

When unnecessary hardships would result from carrying out the strict letter of the zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

All of these findings of fact shall be made in the indicated order by the Board of Adjustment, which is not empowered to grant a variance without an affirmative finding of fact on all four categories above. Each finding of fact shall be supported by substantial evidence in the record of proceedings before the Board.

The Board may impose appropriate conditions upon the granting of any variance provided that the conditions are reasonably related to the variance. Violation of such conditions shall be a violation of this Ordinance.

I have found all the findings of fact as listed above in favor of the applicant.

Board Action: Approve a variance to reduce the front required yard (setback) from 60 feet, as required by Section 3.02(D) of the Asheboro Zoning Ordinance, to 35 feet.

Member's Vote: Yes _____ No _____ Yes with Conditions _____

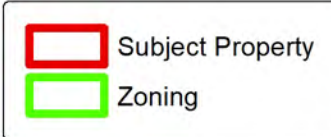
Signature _____



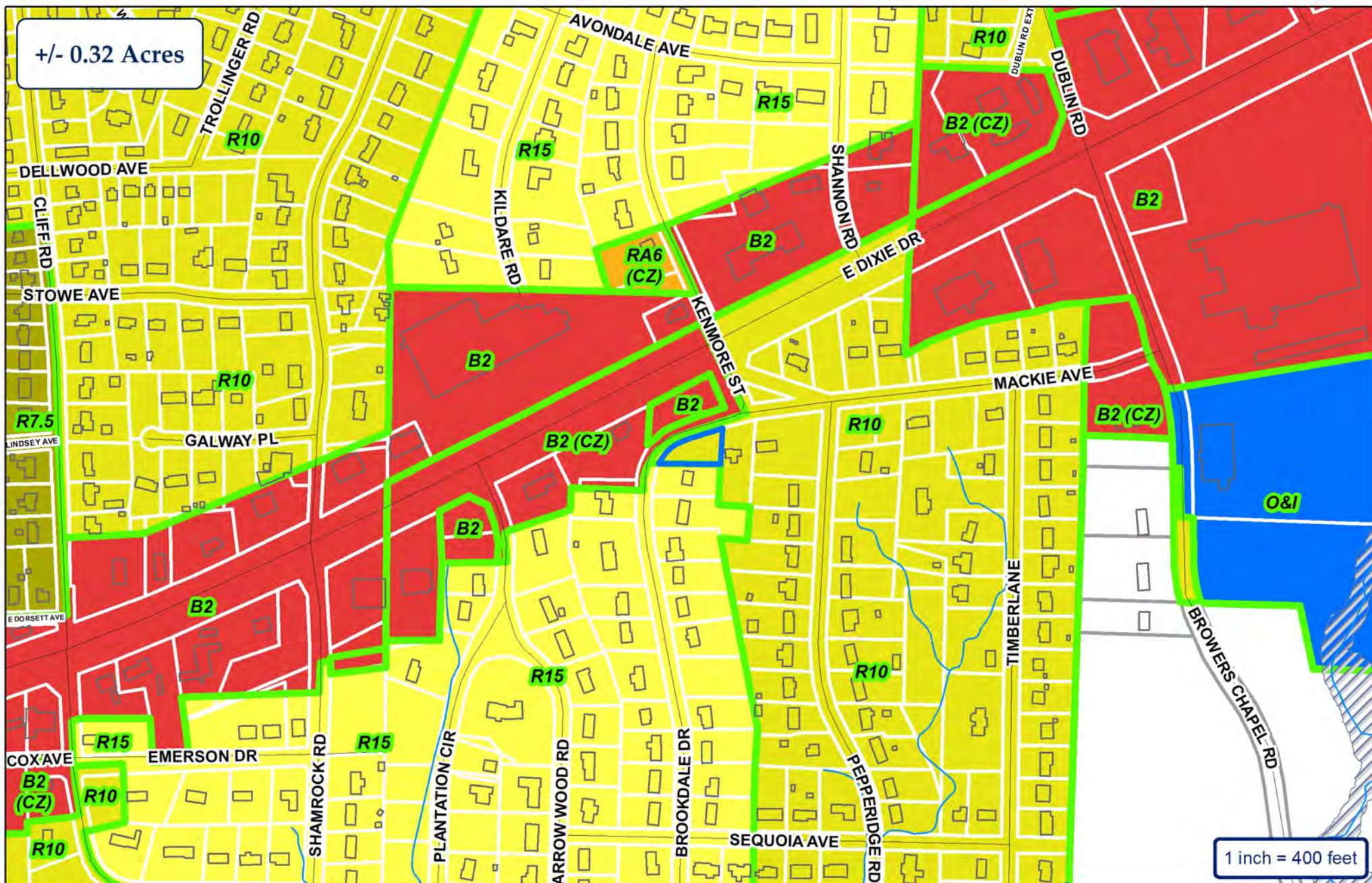
City of Asheboro Planning & Zoning Department

Board of Adjustment Case: BOA-21-04
Variance

Parcel: 7760274467



+/- 0.32 Acres



1 inch = 400 feet

City of Asheboro Planning & Zoning Department

Board of Adjustment Case: BOA-21-04
Variance

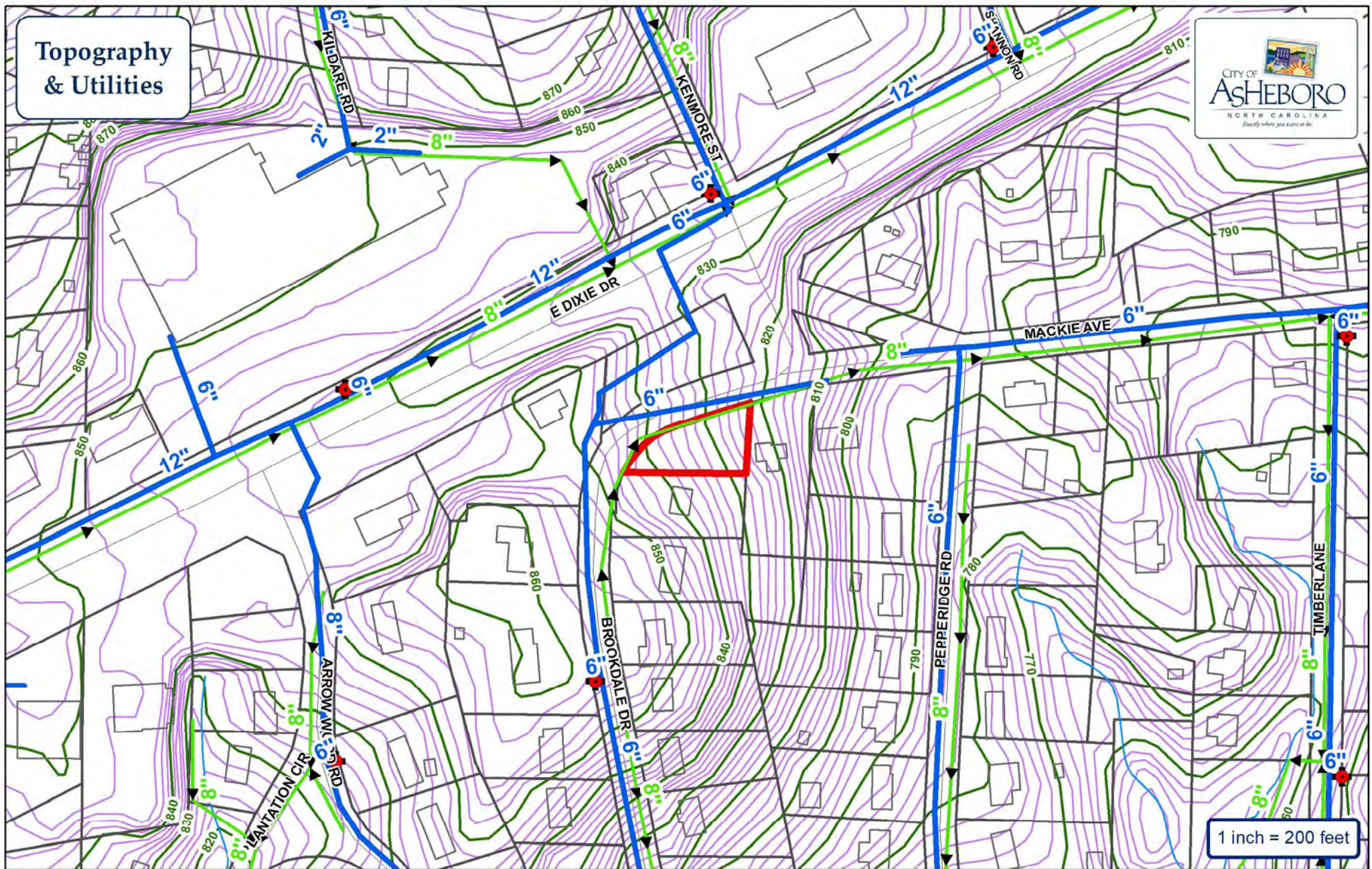
Parcel: 7760274467



 Subject Property

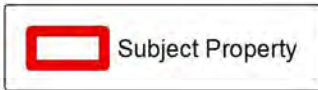


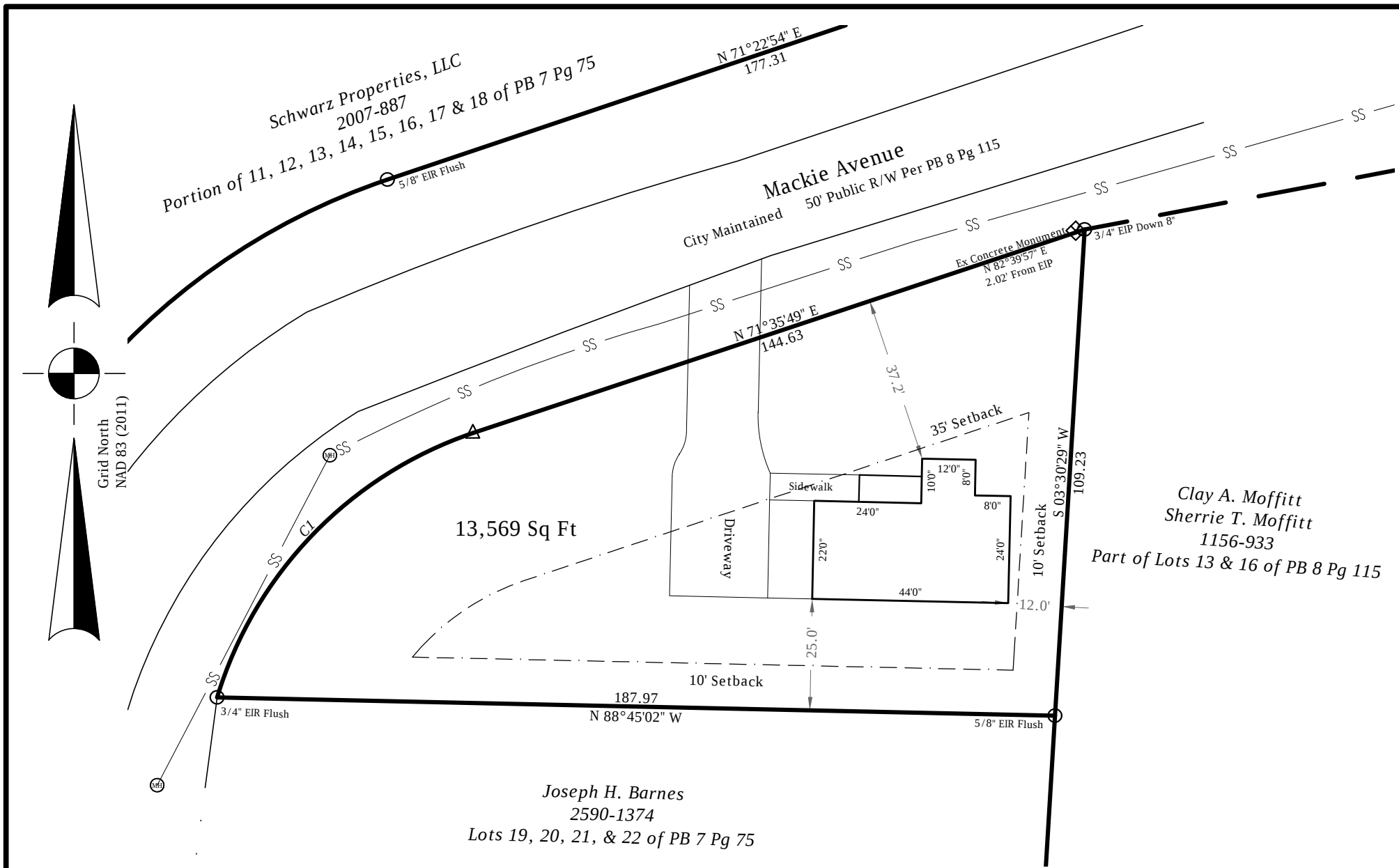
Topography & Utilities



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

City of Asheboro
Planning & Zoning Department
Board of Adjustment Case: BOA 21-04
Variance
Parcel: 7760274467





Site Plan For:
Brian Lucas
City of Asheboro
Asheboro Township
North Carolina
Deed Book:0E Pg:876
Deed Book:876 Pg:647
Scale: 1" = 30 US Survey Feet



SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com
Firm #: P-1110
Dan W Tanner II L-4787
© 2021 Survey Carolina, Pllc
Job #: 13487

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING

- Notes:
1. No NCGS Monuments found within 2000' of property.
 2. This project is not located within a special flood hazard area.
 3. Area calculated by coordinate geometry.
 4. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 5. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 6. Tax PIN: 7760274467

Legend	
	Property Line
	Computed Property Line
	Right of Way Line
	Easement Line
	Tie Lines
	Old Plat Book Line
	Existing Iron Rod/Pipe
	New Iron Rod/Pipe
	Point Not Set/Computed Point
	Well

CITY OF ASHEBORO
Application for Board of Adjustment Hearing

APPLICANT INFORMATION

Applicant Brian Lucas Applicant's Phone # 336-465-0847
Applicant's Address PO Box 2021
Asheboro, NC 27204
Applicant's Email Address billucas13@gmail.com

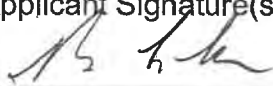
PROPERTY INFORMATION

Property Owner's Name Wade C. Miller Jr. & Others
Location of Property Mackie Ave, Asheboro 27205
Property Size (ac. or sq.ft.) 0.32 acre
Randolph County Property Identification Number (PIN#) 7760274467
Current Zoning District R-10
Date Property Title Acquired _____ Deed Book 647 Page 391
Subdivision Dixieland Acres Section _____ Lot # 11-18
Plat Book 7 Page 75

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 variance rests with the applicant.

Applicant Signature(s)



If Applicant is not the Property Owner, has Property Owner been notified?

☒ Yes ☐ No

Printed Name of Authorized Signatory (if different from Applicant)

MR. Gallimore Real Estate Broker

Position/Relationship of Authorized Signatory to Applicant

Real Estate Broker

CITY OF ASHEBORO
Application for Board of Adjustment Hearing
REQUEST FOR A VARIANCE

TO THE CITY OF ASHEBORO BOARD OF ADJUSTMENT:

I, Beim Lucas hereby petition the Board of Adjustment to grant the following variance from the Asheboro Zoning Ordinance (please specify the variance that is requested):

Reduction of Front Yped Setback

STATEMENT BY APPLICANT:

In the space provided below and/or on the back of this form, please state the facts and line of argument that you believe support your request for a variance. In providing this information, please state the precise action that you would like to see taken by the Board of Adjustment.

Unique Configured Lot in A Platted Subdivision.
The lot will NOT Accommodate AN Adj. Setback that
NOW exist. This subdivision has been in place for
many decades And construction of the other homes
have made this lot unable to meet the current
Front yard Averaging Requirement.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information and belief.



Signature of Applicant

VARIANCE REQUEST - BASIC INFORMATION

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the State Enabling Act, the Board is required to reach four conclusions as a prerequisite to issuance of a variance. Specifically, the four findings are as follows:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

All of these findings of fact shall be made in the indicated order by the Board of Adjustment, which is not empowered to grant a variance without an affirmative finding of fact on all four categories above. Each finding of fact shall be supported by substantial evidence in the record of proceedings before the Board.

The Board may impose reasonable conditions upon the granting of any variance to insure that the public health, safety, and general welfare shall be protected and substantial justice done. Violation of such conditions shall be a violation of this Ordinance.

I received a copy of the above requirements outlining the conclusions required to be found for the granting of a Variance by a Board of Adjustment and have been informed that the burden of providing evidence to support such conclusions to obtain such variance rest with the applicant. I have also been advised of the application process by staff and received the opinion of the North Carolina Bar Association regarding legal representation in quasi-judicial proceedings.


Applicant _____ Date 11/4/21

STAFF USE		
Received by: <u>JTL</u>	Date: <u>11-4-21</u>	Case Number: <u>24-04</u>

TRUE NORTH

LEO M. HAMMER

DRIVE

DIKE

DRIVE

BROOKDALE

BROOKDALE

DRIVE

LOWDERMILK

MAP OF

DIXIELAND ACRES

RANDOLPH COUNTY

NORTH CAROLINA

SCALE 1" = 100'

AUGUST 1953

CLOTUS CRAYEN

REG. SURVEYOR

ASHEBORO, N.C.

NORTH CAROLINA
RANDOLPH COUNTY:
Personally appeared before me this date, Clotus Crayen, who de-
scribed and said to me he is a Registered Land Surveyor, and that
the foregoing plat was made by him from actual surveys made
in AUGUST 1953 to the corners
shown herein are magnetic and therefore not subject to variation.
Signed: Clotus Crayen Reg. Land Surveyor
Subscribed and sworn to before me this 19 day of August
Clotus Crayen
Notary Public

Filed for registration at _____
M. _____ 1953 and
permitted to be recorded by the office of
Deed and Title _____
Notary Public

State of North Carolina

Randolph County.

THIS DEED, Made this 10 day of February, 19 55, by
Hugh R. Anderson, Commissioner, under a judgment of the superior court of said county,
in the special proceedings entitled Gannie S. Bunting, et al, ~~administratrix of~~
~~deceased~~ against Jerry Bunting, Judy
Bunting, et al and others.
party of the first part, to Wade C. Miller, of Randolph County,
North Carolina, party of the second part, witnesseth:

That Whereas, the said Hugh R. Anderson, Commissioner, being thereto
licensed by a judgment in said proceedings, did, on the 15 day of August, 1953, after
due advertisement, expose the land hereinafter described to public sale ~~at~~ on the premises in
Asheboro, N. C., and then and there the said Charles Delk
became the last and highest bidder for said land at the sum of
\$ 1,020.00 and complied with the terms of sale; and whereas, upon report of said sale to said court, the
same was confirmed and the said Hugh R. Anderson, commissioner as aforesaid,
was ordered by the judgment of said court to execute a deed in fee simple to said purchaser upon payment of
said purchase money; and whereas, the said purchase money has been paid in full: And whereas, said
Charles Delk assigned his bid to Wade C. Miller

Now, in consideration of the premises, and in execution of the power and authority aforesaid, the said
Hugh R. Anderson, commissioner as aforesaid, doth hereby bargain, sell
and convey to the said Wade C. Miller and his heirs and assigns, that
certain parcel or lot of land, situate in Asheboro Township, Randolph County,
North Carolina, adjoining the lands of
and others, and bounded as follows:

BEING Lots Nos. 11, 12, 13, 14, 15, 16, 17 and 18 of Dixieland
Acres No.1. For further reference see plat in Plat Book 7, page
75, in the Register of Deeds office of Randolph County, North
Carolina.



To have and to hold said land, with its appurtenances, to him, the said
Wade C. Miller, his heirs and assigns forever, in as full and ample manner as said
Hugh R. Anderson, commissioner as aforesaid, is authorized and empowered
to convey the same.
In witness whereof, the said Hugh R. Anderson, commissioner, has hereunto
set his hand and seal, the day and year first above written.

Hugh R. Anderson Commissioner (SEAL)

STATE OF NORTH CAROLINA, Randolph County.

I, Olga Cranford, a Notary Public in and for the said county and State, do hereby certify that Hugh R. Anderson, Commissioner, the grantor named in the foregoing Deed, personally appeared before me this day and acknowledged the due execution of the said Deed for the purposes therein expressed.

Witness my hand and notarial seal, this 10 day of February, 1955.

Olga Cranford (Seal)
Notary Public.
My commission expires 5-25-55.

STATE OF NORTH CAROLINA, Randolph County.

The foregoing certificate of Olga Cranford, a N. P. in and for the County of Randolph, is adjudged to be in due form and according to law. Therefore, let the instrument, with these certificates, be registered.

Witness my hand, this 15 day of November, 1957.

Hubert S. Erickson, Deputy
Clerk of the Superior Court of Randolph County.

STATE OF NORTH CAROLINA, _____ County.

I, _____, Clerk of the Superior Court of _____ County, do hereby certify that _____ Commissioner, the grantor named in the foregoing Deed, personally appeared before me this day and acknowledged the due execution of the said Deed for the purposes therein expressed. Let the instrument, with this certificate, be registered.

Witness my hand, this _____ day of _____, 19____.

Clerk Superior Court _____ County.

COMMISSIONER'S DEED

HUGH R. ANDERSON, Commissioner

To

MADE C. MILLER

2109 Liberty Road
Asheboro, N.C.

Consideration - \$10.00 at \$1

Dated the 10 day of Feb., 1955

Filed for registration on the 15th day of November 1957 at 10:15

o'clock P.M., and registered in the office of the Register of Deeds for Randolph County, N. C., this _____ day of _____, 19____ at _____

o'clock M., in Book of Deeds _____

on page _____

Register of Deeds for Randolph County.

FERREE & ANDERSON, ATTYS.
ASHEBORO, N. C. 11524

3

No. 600—QUITCLAIM DEED.

Edwards & Broughton Co., Raleigh—359—K

STATE OF NORTH CAROLINA

Randolph County. }

Know All Men by These Presents, that ~~we~~ I, Gennie S. Bunting (widow) and _____, his wife, of _____ Randolph County, State aforesaid, for divers good causes and considerations thereunto moving, and more particularly for - - One and 00/100 - - - - - Dollars, received of Wade C. Miller _____, have remised, released and forever quitclaimed, and by these presents do, for ourselves and our heirs, executors and administrators, justly and absolutely remise, release and forever quitclaim unto the said Wade C. Miller and to his heirs and assigns forever, all such right, title and interest as ~~we~~ I, the said Gennie S. Bunting and _____, his wife, have or ought to have in or to all that piece, parcel, tract or lot of land lying in Asheboro Township, _____ Randolph County, State of _____ North Carolina, and described as follows:

BEING Lots Nos. 11, 12, 13, 14, 15, 16, 17 and 18 of Dixieland Acres No. 1. For further reference see plat in Plat Book 7, page 75, in the Register of Deeds office of Randolph County, North Carolina.

To Have and to Hold the above-released premises unto him, said Wade C. Miller _____, his heirs and assigns, to his and their own proper use and behoof forever; so that neither we, nor either of us, nor any other person in our name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every of them shall, by these presents, be excluded and forever barred.

In Witness Whereof, ~~we~~ I have hereunto set ^{my} ~~our~~ hands and affixed our several seals, this 10th day of February, A.D. 19 55

Signed, sealed and delivered in the presence of

Gennie S. Bunting

(Seal)

(Seal)

STATE OF NORTH CAROLINA Randolph COUNTY.

I, _____, Clerk of the Superior Court, do hereby certify that _____ and _____, his wife, personally appeared before me this day and acknowledged the due execution of the annexed quitclaim deed; and the said _____ being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband, or any other person, and that she doth still voluntarily assent thereto. The said instrument is adjudged to have been duly acknowledged.

Let the same, with this certificate, be registered.

Witness my hand, this _____ day of _____, A.D. 19____.

Clerk Superior Court.

STATE OF NORTH CAROLINA Randolph COUNTY.

I, Olga Crawford, a Notary Public for said county and State, do hereby certify that Gennie S. Bunting (widow), his wife, personally appeared before me this day and acknowledged the due execution of the within quitclaim deed; and the said _____ being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband, or any other person, and that she doth still voluntarily assent thereto.

Witness my hand and private seal, this 10 day of Feb, 1955.
My Comm. Expires: 5-25-55. Olga Crawford N.P. (Seal)

STATE OF NORTH CAROLINA Randolph COUNTY.

The foregoing certificate of Olga Crawford, a Notary of the Peace of Randolph County, is adjudged to be in due form and correct. The foregoing deed is adjudged to have been duly acknowledged and proven. Therefore let the same, with this certificate, be registered.

This 15th day of November, 1957.
Leah S. Erickson, Deputy
Clerk Superior Court.

QUITCLAIM DEED

GENNIE S. BUNTING (WIDOW)

TO

MADE C. MILLER

2109 Liberty Road

Asheboro, N.C.

Consideration, - - - \$ 1.00

Dated 10 day of Feb., 1955

Filed for registration on the 15th day of

November, 1957

at 10:15 o'clock A.M., and regis-

tered in the office of the Register of Deeds for

Randolph

County, N. C., this _____ day of

_____, 19____,

at _____ o'clock _____ M., in Book

_____ of Deeds, or page _____, etc.

Annexed

Register of Deeds.

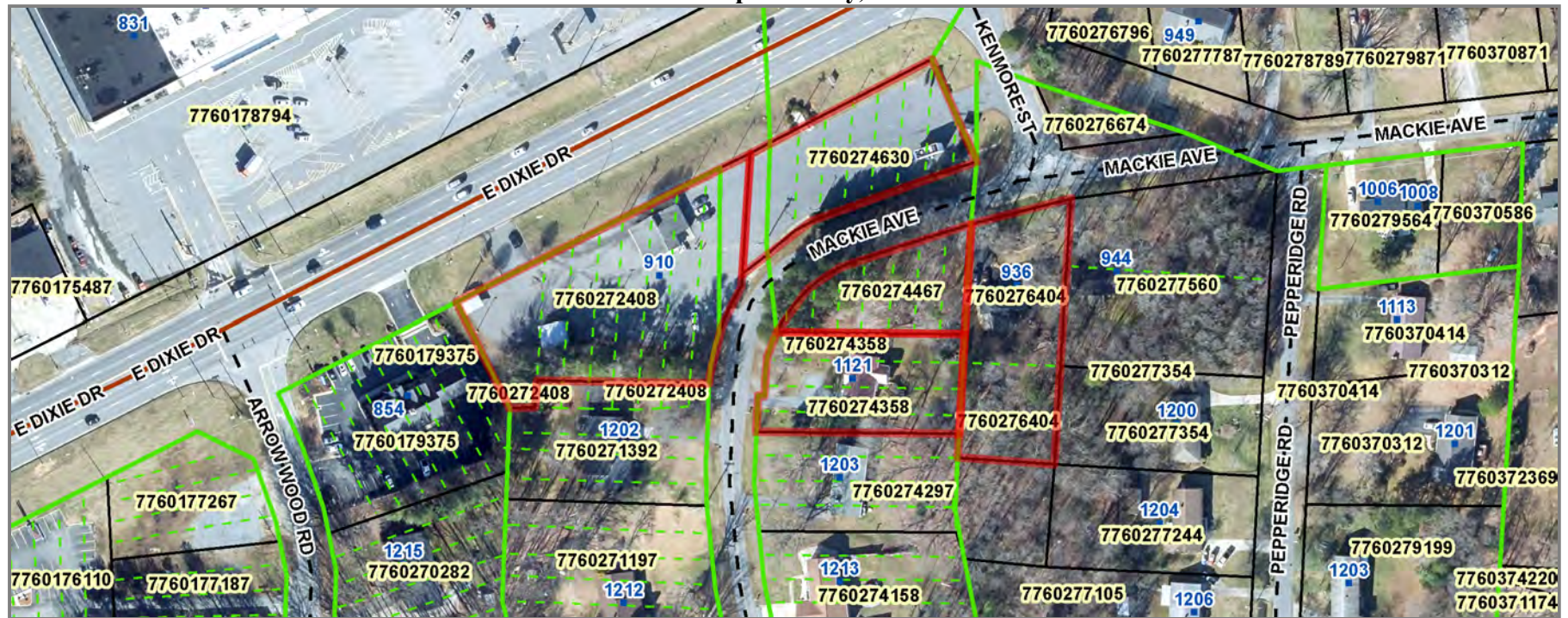
Form 600-2M-8-40-339-K

FERREE & ANDERSON, ATTYS.

ASHEBORO, N. C.

11520

Randolph County, NC



7760274358	7760276404
1 BARNES, JOSEPH H	4 MOFFITT, CLAY ALAN (MOFFITT, SHERRIE)
1121 BROOKDALE DR	936 MACKIE AVE
7760274630	7760274467
2 CALDERON, FILIBERTO (CALDERON, ARACELI)	5 MILLER, DORIS S
No Physical Address	No Physical Address
7760272408	
3 CALDERON, FILIBERTO (CALDERON, FILIBERTO JR)	
910 E DIXIE DR	



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 167 feet
11/15/2021

Barnes, Joseph H
1121 Brookdale Dr
Asheboro, NC 27205

Calderon, Filiberto (Calderon,
Araceli)
1970 Brook Dr
Asheboro, NC 27205

Calderon, Filiberto (Calderon,
Filiberto Jr)
1970 Brook Dr
Asheboro, NC 27205

Moffitt, Clay Alan (Moffitt,
Sherrie)
936 Mackie Ave
Asheboro, NC 27205

Miller, Doris S
1706 Hobbs Rd
Greensboro, NC 27410



-

Approval of proposed 2022 meeting dates

Proposed Planning Board 2022 Meeting Dates

Monday, January 3, 2022

Monday, February 7, 2022

Monday, March 7, 2022

Monday, April 4, 2022

Monday, May 2, 2022

Monday, June 6, 2022

Monday, July 11, 2022*

Monday, August 1, 2022

Tuesday, September 6, 2022**

Monday, October 3, 2022

Monday, November 7, 2022

Monday, December 5, 2022

*City offices will be closed Monday, July 4, 2022 in observance of Independence Day. Therefore, July 11, 2022 is proposed as the meeting date.

**City Hall is closed on Monday, September 5, 2022 in observance of Labor Day. The proposed Planning Board date is Tuesday, September 6, 2022.