



**Asheboro Planning Board  
Asheboro City Hall (146 N. Church Street)  
Monday, January 3, 2022  
7:00 PM  
AGENDA**

- I. Call to Order
- II. Approval of Minutes from December 6, 2021
- III. Review of Cases
- IV. Old Business:  
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.
- V. New Business:  
RZ-22-01: Conditional Zoning application to rezone property located at 1558 and 1590 Zoo Parkway (Randolph County Parcel Identification Numbers 7750955455 and 7750955360) from B2 to Conditional Zoning B2 (CZ).
- VI. Reconvening of Planning Board functioning as Board of Adjustment for consideration of final decision document regarding 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)
- VII. Items not on the agenda
- VIII. Adjournment

# # # # # # # #  
**MEETING OF THE ASHEBORO PLANNING BOARD**  
**CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.**  
**MONDAY, DECEMBER 6, 2021**  
**7:00 p.m.**

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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 )

John Evans, Assistant Community Development Division Director  
Justin Luck, Planning and Zoning Administrator  
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 NOVEMBER 1, 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. Luck went over the land use cases that the City Council heard at their November Regular Meeting.

**OLD BUSINESS**

There was no old business at the regular December 6, 2021 Planning Board meeting.

**NEW BUSINESS**

**a. ITEMS RELATED TO SENATE BILL 300/SL-2021-138 (CRIMINAL JUSTICE REFORM)**

Mr. Evans gave a visual presentation on the above referenced item. He gave staff’s 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 affect the enforcement mechanisms for violations occurring within watershed or regulated flood hazard areas, as those are stipulated by separate provisions of state law.

He included the chapters within the zoning and subdivision ordinances to be amended:

Chapter 2 of Zoning Ordinance (Administration)

- Removes criminal penalties, but other equitable relief (such as civil penalties or court injunction) still applies.
- Renumbers sections of ordinance

Chapter 9 of Zoning Ordinance (Flood Damage Prevention Ordinance)

- References to Chapter 143, which specifically deals with flood hazard regulation. Removes criminal penalties that would have been applied to Article 160D of General Statutes, related to land use regulation.

Asheboro Subdivision Ordinance

- Removes criminal penalties, but other equitable relief (such as civil penalties or court injunction) still applies.

Mr. Evans noted that, when evaluating a rezoning application, careful consideration must be given to each goal and policy as outlined in the Land Development Plan.

**Request Supported by:**

- Checklist Item 2.1.1: Periodic review of zoning ordinance
  - LDP supports periodic review of zoning ordinance.
  - Requirement of state law (also supported by City Charter in regards to Subdivision amendments).

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

He then stated that staff's recommendation is to recommend approval of the text amendments to both the zoning ordinance and the subdivision ordinance as well as the consistency statement, and noted that it would be preferable to separate this into two motions. He also stated that the city council will hear these amendments at the January 6, 2022 regular meeting.

The following actions were taken:

**i. RZ-21-15: TEXT AMENDMENTS TO THE ZONING ORDINANCE**

Mr. O'Kelley moved to recommend approval of case RZ-21-15 as well as staff's consistency statement. Mr. Anderson seconded the motion and the motion carried unanimously.

**ii. SUB-21-02: TEXT AMENDMENTS TO THE SUBDIVISION ORDINANCE**

Mr. O'Kelley moved to recommend approval of case SUB-21-02 as well as staff's consistency statement. Mr. Anderson seconded the motion and the motion carried unanimously.

**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**

Mr. Evans stated that staff received a written communication regarding this request and it is staff's understanding that the applicant will be asking for a continuance. He stated that the applicant and their legal counsel are in attendance tonight. At this time, Mr. Robert Wilhoit, the applicant's legal counsel, formally requested a continuance for case RZ-21-16. He stated that the applicant has recently received a staff report and will be meeting with their engineer to address some of the items in the updated report.

Mr. O'Kelley moved to continue case RZ-21-16 to the January regular Planning Board meeting. At this time, Mr. Rich asked if there was any opposition to this, and hearing none, the motion carried.

**c. SUB-19-02: HILLCREST PHASE 2 (FINAL PLAT CERTIFICATION)**

Mr. Evans presented a visual presentation of the above referenced subdivision final plat.

He gave an overview:

Applicant: Royalcrest Builders  
Request: Subdivision Final Plat, Phase 2 (Hillcrest)  
Size: 6.21 acres +/-  
Parcel ID #: 7750396274  
Number of Lots: 26  
Average Lot Size: 10,351 SF

He then showed overview, topographic/utilities, and aerial maps as well as the final plat.

He then gave the following development related 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 Ferner Roads are both city-maintained streets west of Uwharrie Street
4. Two entrances exist; one from Breeze Hill Rd. and one from Ferner 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.

He then gave departmental comments:

Engineering and 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.

He stated that staff recommends approval of case SUB-19-02.

He then asked the board if there were any questions. Mr. O'Kelley inquired if screening is required when a subdivision has an interior street that have rear lot lines facing an existing road, like Breeze Hill Rd, to which Mr. Evans stated that there aren't any screening requirements for this particular situation within a conventional residential subdivision.

Mr. Buffkin moved to recommend approval of SUB-19-02. Ms. Vuncannon seconded the motion and the motion carried unanimously.

**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 AT MACKIE AVENUE AND BROOKDALE DRIVE (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7760274467)**

Mr. Rich opened the quasi-judicial hearing of Case No. BOA-21-04.

At this time, Mr. Luck was placed under oath and gave his testimony of the case:

He began by stating the variance request, which is 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.

Then gave the analysis of the case:

Applicant: Brian Lucas  
Location: Intersection of Mackie Avenue and Brookdale Drive  
Parcel Identification Number: 7760274467  
Property Size: 0.32 Acres (13,939 sq. ft.)  
Zoning: R10

Surrounding Land Use:

North: Commercial  
South: Residential  
East: Residential  
West: Commercial, Residential

LDP Recommendations:

Growth Strategy: Primary Growth  
Proposed Land Use Map: Neighborhood Residential

He then showed maps and photos of the subject property. Maps and photos are on file and available in the office of the Secretary of the Board of Adjustment.

He stated that Parcel 7760274467 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. He also noted Section 3.02(D), Averaging a Front Setback Line.

The Lot has a minimum front yard (setback) of 60 feet per Section 3.02(D). 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.

He then showed an aerial view of the properties on either side of the subject property, noting their front yard setbacks as well as a site plan of the project, highlighting setbacks proposed.

A copy of the site plan is on file and available in the office of the Secretary of the Board of Adjustment.

He then listed from the zoning ordinance the standards that must be satisfied in order for a variance to be approved by the Board:

- 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.

Mr. Luck asked the board if there were any questions for him. Hearing no questions from the board for Mr. Luck, the applicant's team, consisting of legal counsel Taylor Callicutt and realtor HR Gallimore, were placed under oath and offered testimony in support of the application for a variance.

Mr. Rich inquired if there were any witnesses who wished to testify in opposition to Case No. BOA-21-04. Ms. Sherrie Moffitt and Mr. Joseph Barnes, adjoining property owners of the subject property, were placed under oath and expressed their concerns for the granting of this variance request.

Mr. Buffkin moved, due to the satisfaction of the prescribed standards, to grant the requested variance. Mr. Rush seconded the motion. While the motion received the support of a simple majority of the Board members (5-2), the requisite super majority did not vote to grant the requested variance. Mr. Buffkin, Mr. Henderson, Mr. Rich, Mr. Rush and Ms. Vuncannon voted aye. Mr. Anderson and Mr. O'Kelley voted nay.

Consequently, the applicant did not obtain the requested variance. A final decision document stating in detail the Board's findings, conclusions, and order will be considered for adoption at the next Board meeting.

**e. APPROVAL OF PROPOSED 2022 MEETING DATES**

Mr. Rich inquired if there were any corrections or additions to the proposed 2022 meeting dates presented. Hearing no corrections or additions, the 2022 meeting dates were approved and adopted as presented. A copy of the adopted 2022 Planning Board meeting dates is on file and available in the office of the Secretary of the Planning Board.

**ITEMS NOT ON THE AGENDA**

There were no items at this time

**ADJOURNMENT**

With no further business to come before the board, Mr. Rich adjourned the meeting.

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Bradley Morton, Planning Board Secretary

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Van Rich, Planning Board Chair



**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.

### **Staff Report**

# Rezoning Staff Report

**RZ Case #** RZ-21-16

**Date** 12/6/21 and 1/3/22 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. NCDOT is requesting a traffic study as part of the driveway permitting process.
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.
6. 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.
7. 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.
8. 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."
9. A small portion of the property (less than 1/10th acre) is within a floodplain.

# Rezoning Staff Report

RZ Case # RZ-21-16

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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** 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.

**Checklist Item 12:** Location is outside of watershed area.

## Rezoning Staff Report

RZ Case # RZ-21-16

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### **LDP Goals/Policies Which Do Not Support Request**

**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. It is also unclear that stormwater quantity management will adequately ensure adjoining properties are not adversely affected by the development. The site plan does, however, reference water quality best-management practices to address stormwater impacts on water quality.

### **Recommendation**

Staff has discussed potential district conditions for the project and on 12/29/21 received a revised plan. The staff recommendation will be presented at the January 3, 2022 meeting.

## 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 site plan does propose to install water quality structures but does not indicate any plans for stormwater quantity controls and management.

(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.

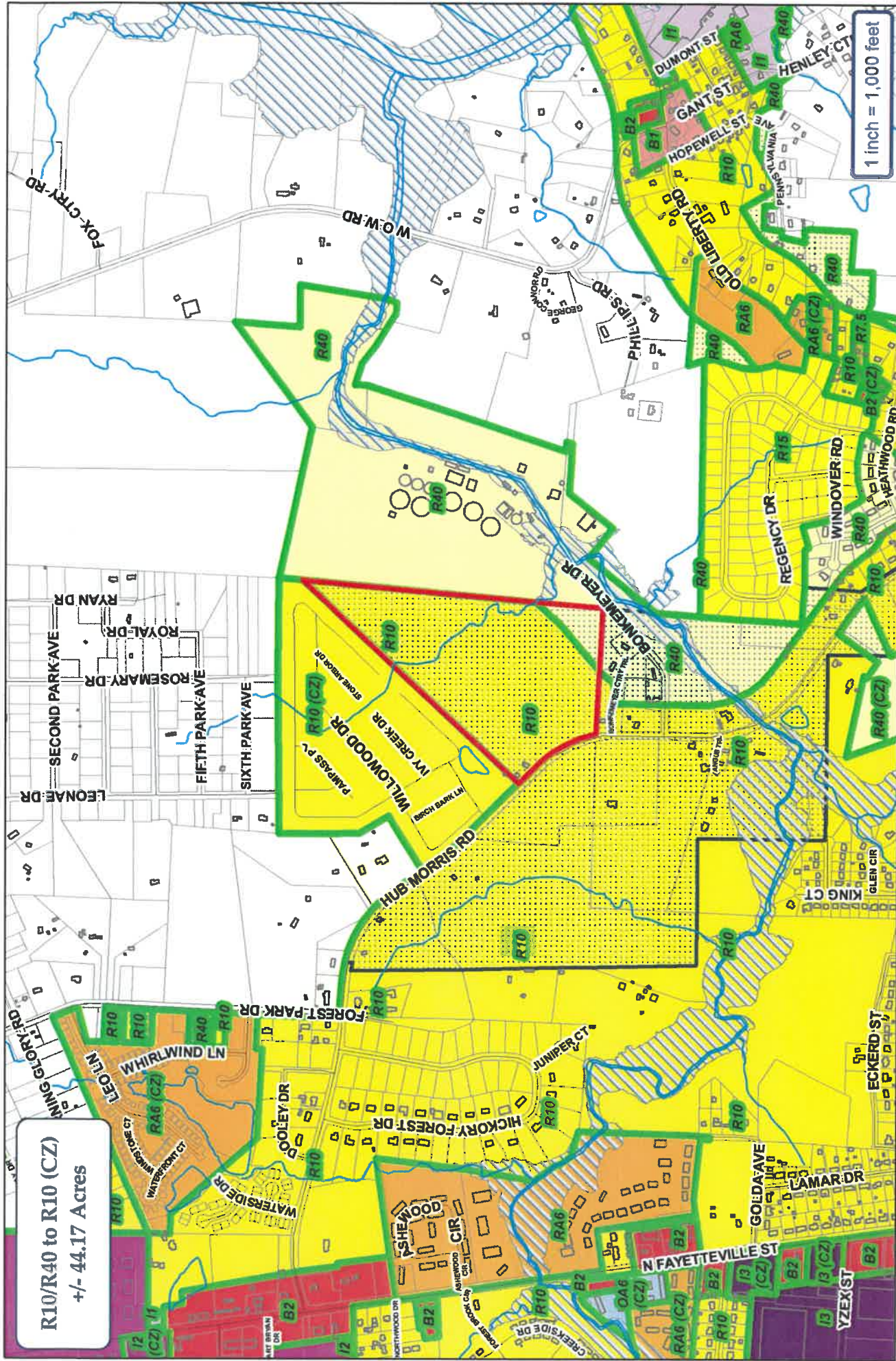
- Deviation: The applicant has indicated that proposed storage areas, when combined with the area provided in North Meadows, provides more than the required storage area.

## Rezoning Staff Report

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

#### **Staff Attachment #2 (as of 12-28-21)**

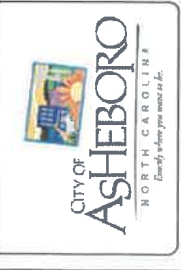
- (A) The use approved shall be a manufactured/mobile home park.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) If the district is approved, full construction/civil drawings shall be submitted to the 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 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.



# City of Asheboro Planning & Zoning Department

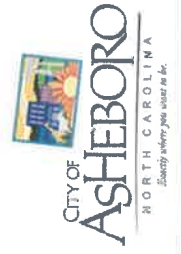
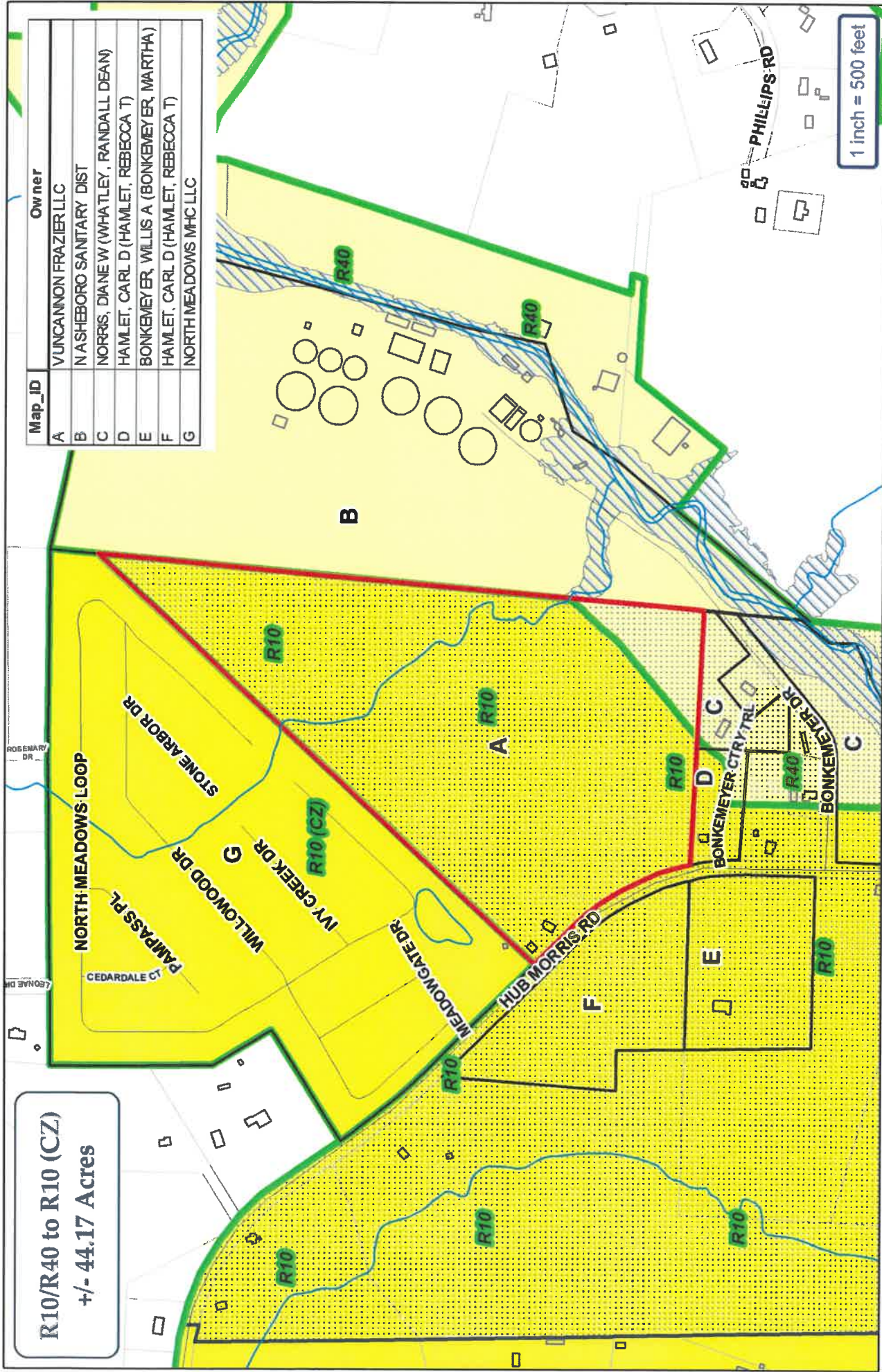
Rezoning Case: RZ-21-16

Parcel: 7763544550



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

| Map_ID | Owner                                     |
|--------|-------------------------------------------|
| A      | VUNCANNON FRAZIER LLC                     |
| B      | N ASHEBORO SANTARY 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                     |

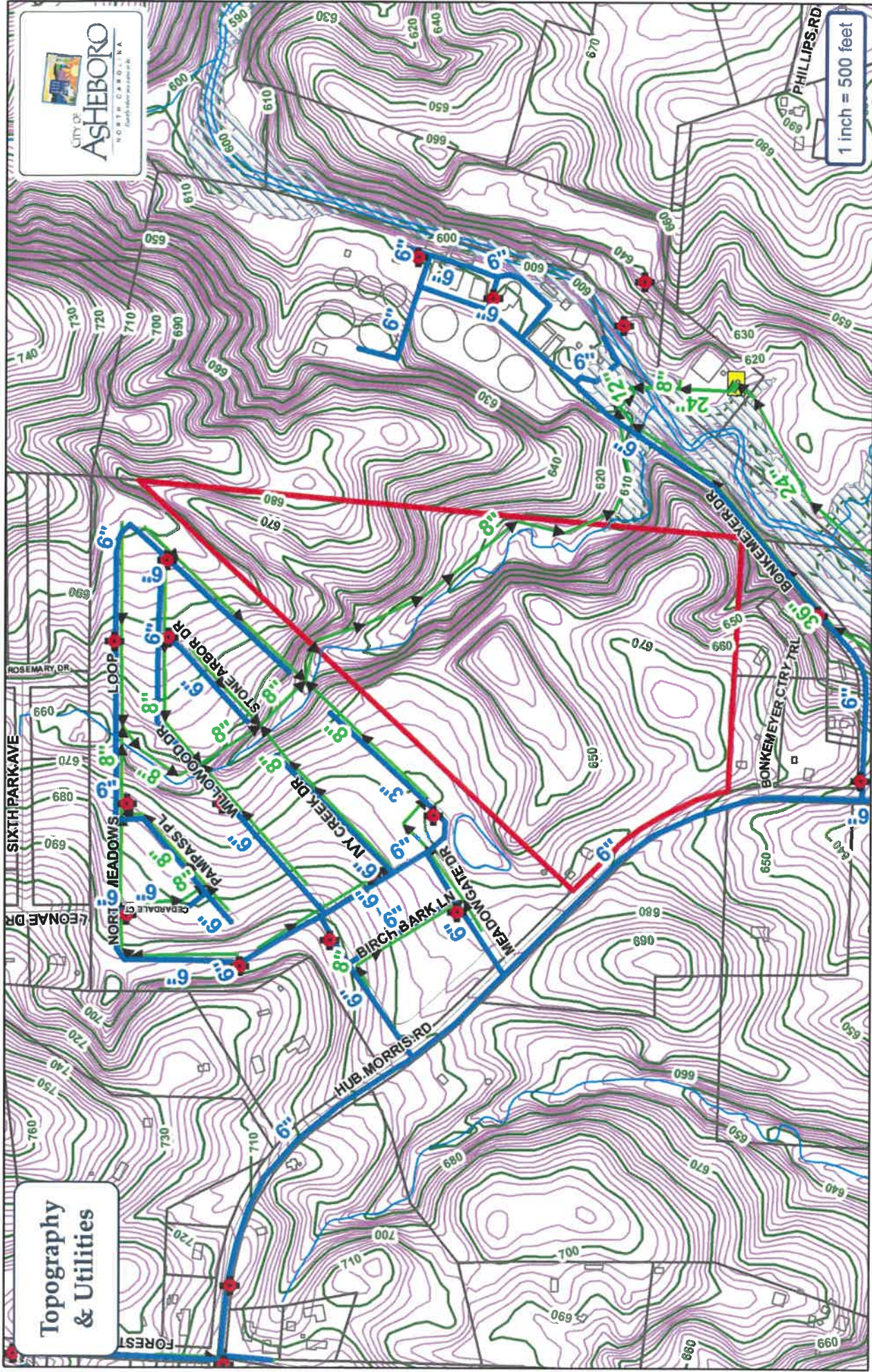


**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-21-16**

**Parcel: 7763544550**





**Water Main**

**Sewer Main**

**Force Main**

**Fire Hydrant**

**Pump Station**

**Watershed**

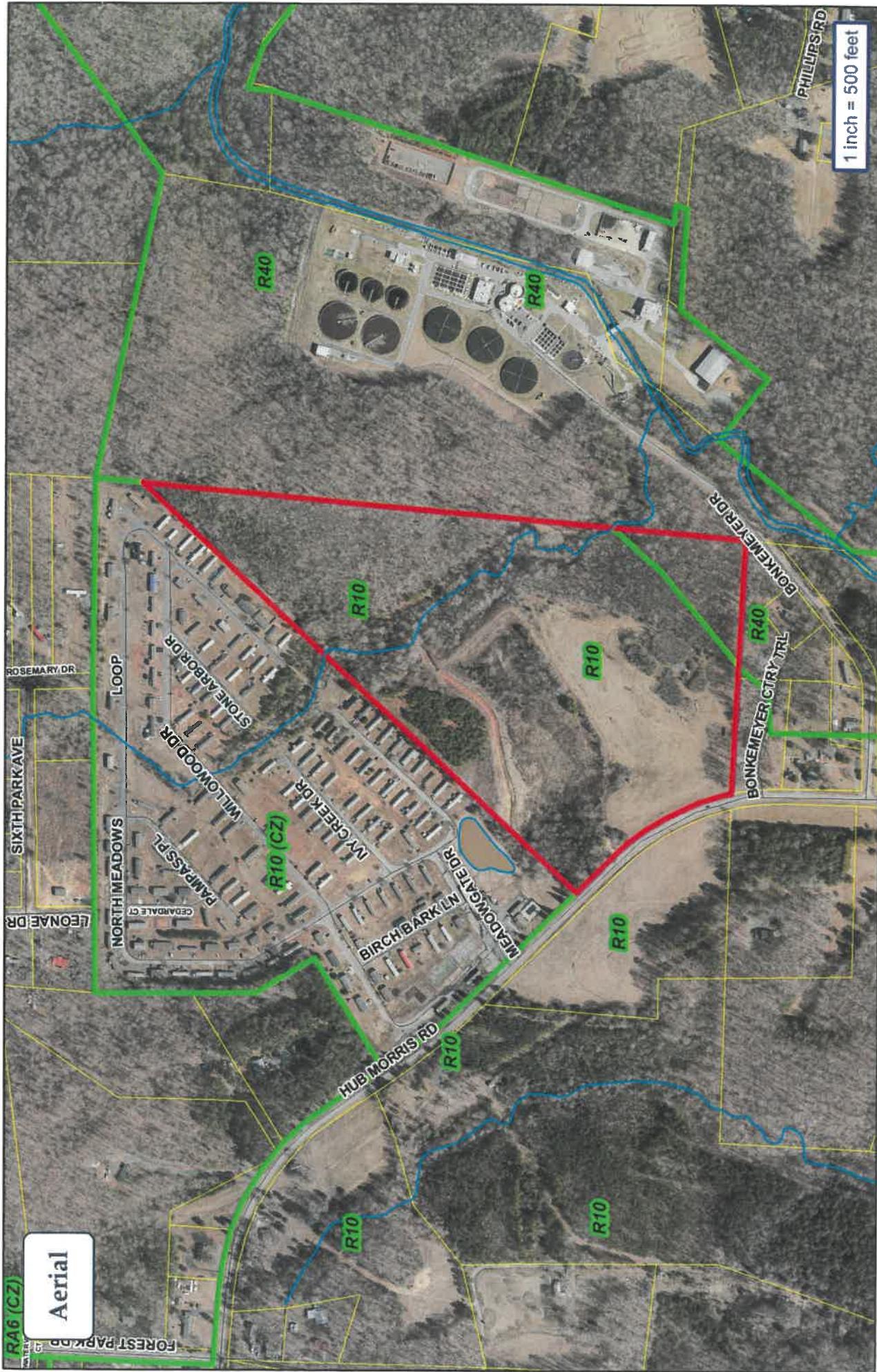
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-16

Parcel: 7763544550

**Subject Property**

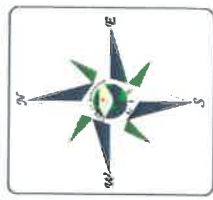
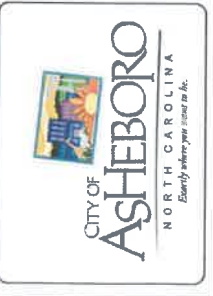


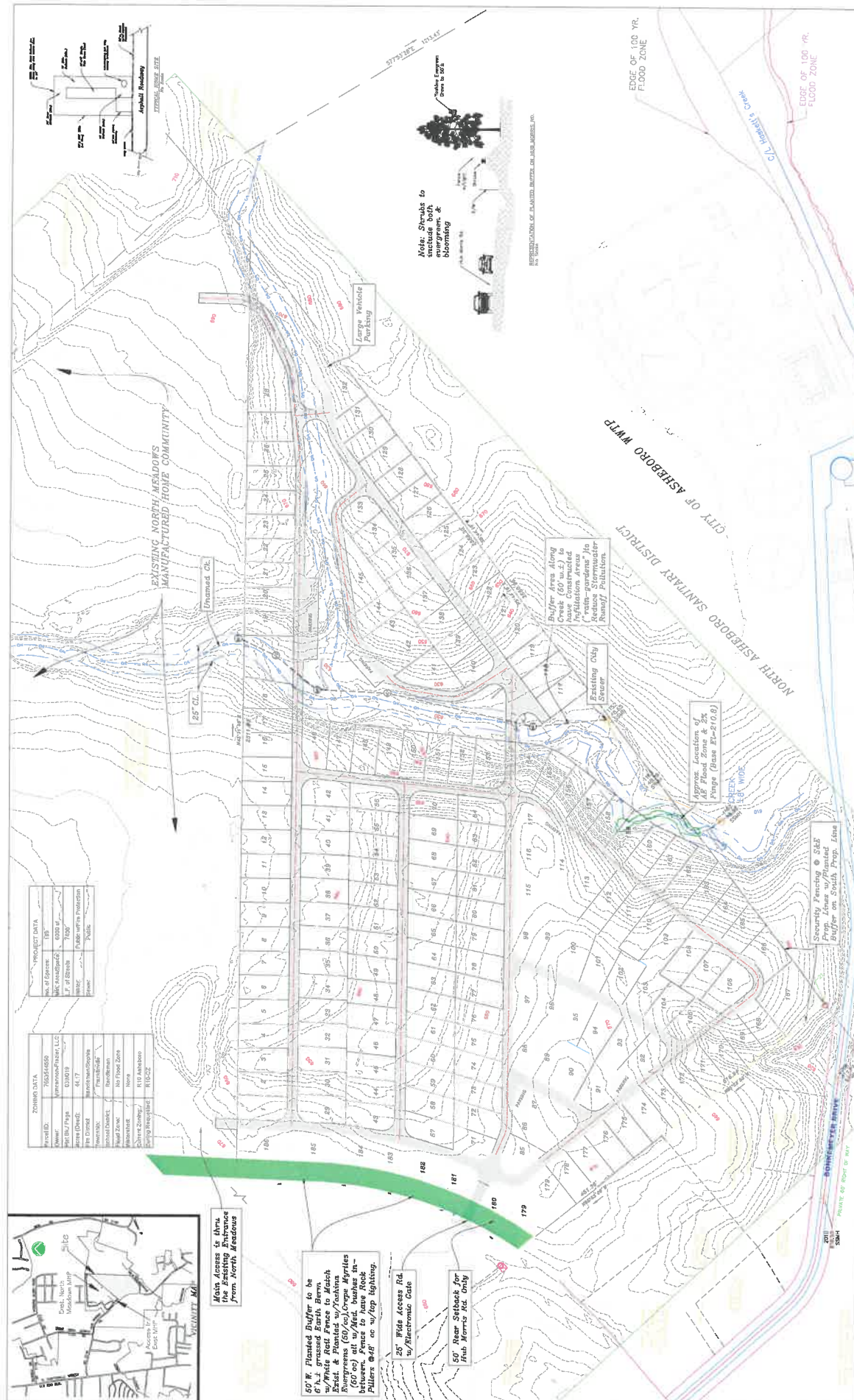


# City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-16

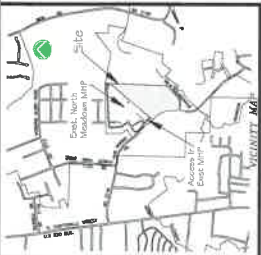
Parcel: 7763544550





| PROJECT DATA      |                         |
|-------------------|-------------------------|
| No. of Species:   | 185                     |
| Water Area/Space: | 6000 sq ft              |
| L.F. of Streets   | 7400                    |
| Water             | Public water Protection |
| Stones            | Public                  |

|             |                       |                      |
|-------------|-----------------------|----------------------|
| 2010NG DATA | Parcel ID:            | 7653446550           |
|             | Owner:                | Western Plaster, LLC |
|             | Net Bldg / Page       |                      |
|             | acres (Owned):        | 0.00180              |
|             | 44:17                 |                      |
|             | Fire District:        | Sanapolitan Supply   |
|             | Township:             | Franklinville        |
|             | School District:      | Rendleman            |
|             | Flood Zone:           | No Flood Zone        |
|             | Waterfront:           | None                 |
|             | Currnt Zoning:        | R10-A2-baso          |
|             | Permitting Requested: | R10-A2-b             |



50' W. Planted Buffer to be  
6 h. ± grassed Earth Berm  
w/White Rail Fence to Match  
Exist. & Planted w/Yoshino  
Evergreens (50/oc), Crpe Myrtles  
(60 oc) all w/Med. bushes in-  
between. Fence to have Rock  
Pillars @48' oc w/top lighting.

25' Wide Access Rd.  
w/Electronic Gate

50' Rear Setback for  
Hub Morris Rd. Only

**Note:** Shrubs to include both evergreen & blooming

REPRESENTATION OF PLANTED BUFFER ON HUB MORSES, MO.

EDGE OF 100 YR.  
FLOOD ZONE

AGE OF 100 YR.  
FOOD ZONE

**PRELIMINARY SITE PLAN**



0 100 200 400 Feet  
1:1200.002

PRELIMINARY SITE PLAN

**NORTH MEADOWS MANUFACTURED HOME COMMUNITY-Phase 2**  
Developer: Vincannon Investments, LLC

Sheet No.:

Hertz, Scale:

6

rv-pl

## UNIT 1

ALPRED

ME C

DHO

FIGURE 1



## **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.

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2. A legal description/deed reference of such land.
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If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

| <b><i>Application Deadline</i></b>                       | <b><i>Planning Board Meeting</i></b> | <b><i>City Council Meeting</i></b>              |
|----------------------------------------------------------|--------------------------------------|-------------------------------------------------|
| December 11, 2020                                        | Monday, January 4, 2021              | Thursday, February 4, 2021                      |
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| 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 |

11/12

**\*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 # 336-465-3304Applicant's Address 801 Hub Morris Road  
Randleman NC 27317Applicant email address cvuncannon@yahoo.com**PROPERTY INFORMATION**Property Owner's Name Vuncannon-Frazier LLCLocation of Property Hub Morris Rd Property Size (ac. or s.f.) 44.17 acresRandolph County Property Identification Number (PIN#) 7763544550Current Zoning District R10/R40 Requested Zoning District R10-CZDate Property Title Acquired 7-27-21 Deed Book 2764 Page 639Subdivision Hamlet-Smith AC Section \_\_\_\_\_ Lot # Tract 2Plat 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 6000 sf min w/ Asphalt drive
  - 25' wide access roads w/ 20' w Asphalt paving
  - City standard water & sewer facilities w/ dedicated easement
  - 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



**RZ-22-01:** Conditional Zoning application to rezone property located at 1558 and 1590 Zoo Parkway (Randolph County Parcel Identification Numbers 7750955455 and 7750955360) from B2 to Conditional Zoning B2 (CZ).

**Staff Report**

# Rezoning Staff Report

**RZ Case # RZ-22-01**

**Date 1/3/2022 PB**

## General Information

**Applicant** Jamie Crumley

**Address** 2469 Old Cox Rd.

**City** Asheboro NC 27203

**Phone** 336-953-8700

**Location** 1558 and 1590 Zoo Parkway

**Requested Action** Rezone from B2 General Commercial to B2 General Commercial Conditional Zoning (CZ)

**Existing Zone** B2

**Existing Land Use** Undeveloped

**Size** 3.24 acres +/-

**Pin #** 7750955455 & 7750955360

## Applicant's Reasons as stated on application

To build a 13,600 sq. ft. building that would include approximately 4,000 sq. ft. retail front butcher shop and taxidermist lobby. 9600 sq. ft. of meat processing and taxidermy work.

## Surrounding Land Use

**North** Multi-use commercial development

**East** Single-family residential

**South** Undeveloped Commercial

**West** Manufacturing, processing & assembly

**Zoning History** The subject property was part of RZ-86-14, a request to rezone from R10 to B2 approved in 1986.

## Legal Description

The property of JBBC Properties, LLC, located at 1558 and 1590 Zoo Parkway on the west side of Zoo Pkwy., approximately 500 feet south of Atlantic Ave., totaling approximately 3.24 acres +/-, more specifically identified as Randolph County Parcel Identification Number 7750955455 & 7750955360 & Lots 1 and 2 recorded in PB 162, PG 2.

## Analysis

1. The property is inside the city limits.
2. Zoo Parkway (NC 159) is a state-maintained major thoroughfare. NCDOT will require submission of a driveway permit application and has noted that the property is within the R-5958 project area (Ridge St./Zoo Pkwy intersection improvements). Any conflict with the project will be resolved as part of the driveway review process. It has not been determined at this time whether roadway improvements will be required.
3. The area is characterized by a mixture of commercial, industrial, and residential uses. There is an undeveloped commercial parcel to the south of the subject property that is owned by the same owner.
4. The requested district would allow manufacturing, processing, and assembly uses as well as retail uses. Manufacturing, processing and assembly uses generally require a general industrial zoning district or a conditional zoning district authorizing a specific development plan. After conferring with staff, the applicant has chosen to file a conditional zoning application.
5. The requested B2 district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
6. There is a stream on the property. NCDEQ needs to be contacted prior to any land activity that impacts the stream or its banks.

## Rezoning Staff Report

**RZ Case #** **RZ-22-01**

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**      Commercial

| Small Area Plan | Central |
|-----------------|---------|
|-----------------|---------|

## Growth Strategy Map Designation

### **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.

### **Checklist Item 5: Complies with Growth Strategy Map**

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

## Rezoning Staff Report

RZ Case # RZ-22-01

Page 3

### LDP Goals/Policies Which Do Not Support Request

**Checklist Item 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

A continued commercial designation of the property complies with the proposed land use map. The project and uses proposed can be compatible with the area if thoughtfully designed and appropriate conditions considered to mitigate potential impact to nearby residential property.

The property is adjacent to a major manufacturing, processing, and assembly use that is more intensive than surrounding commercial uses. Ridge Street to the south largely serves as the line of transition between the Dixie Drive non-residential land use corridor and the residential neighborhoods further south.

Staff has reviewed the site plan for compliance with standard zoning ordinance requirements and except for the elimination of landscape buffer that usually would be required along the southern property line, the plan is code compliant. The applicant is proposing to eliminate this buffer since the subject property and the property to the south are under common ownership. In lieu of this buffer, it is advisable that the potential for cross access to that property, if and when it develops, be investigated.

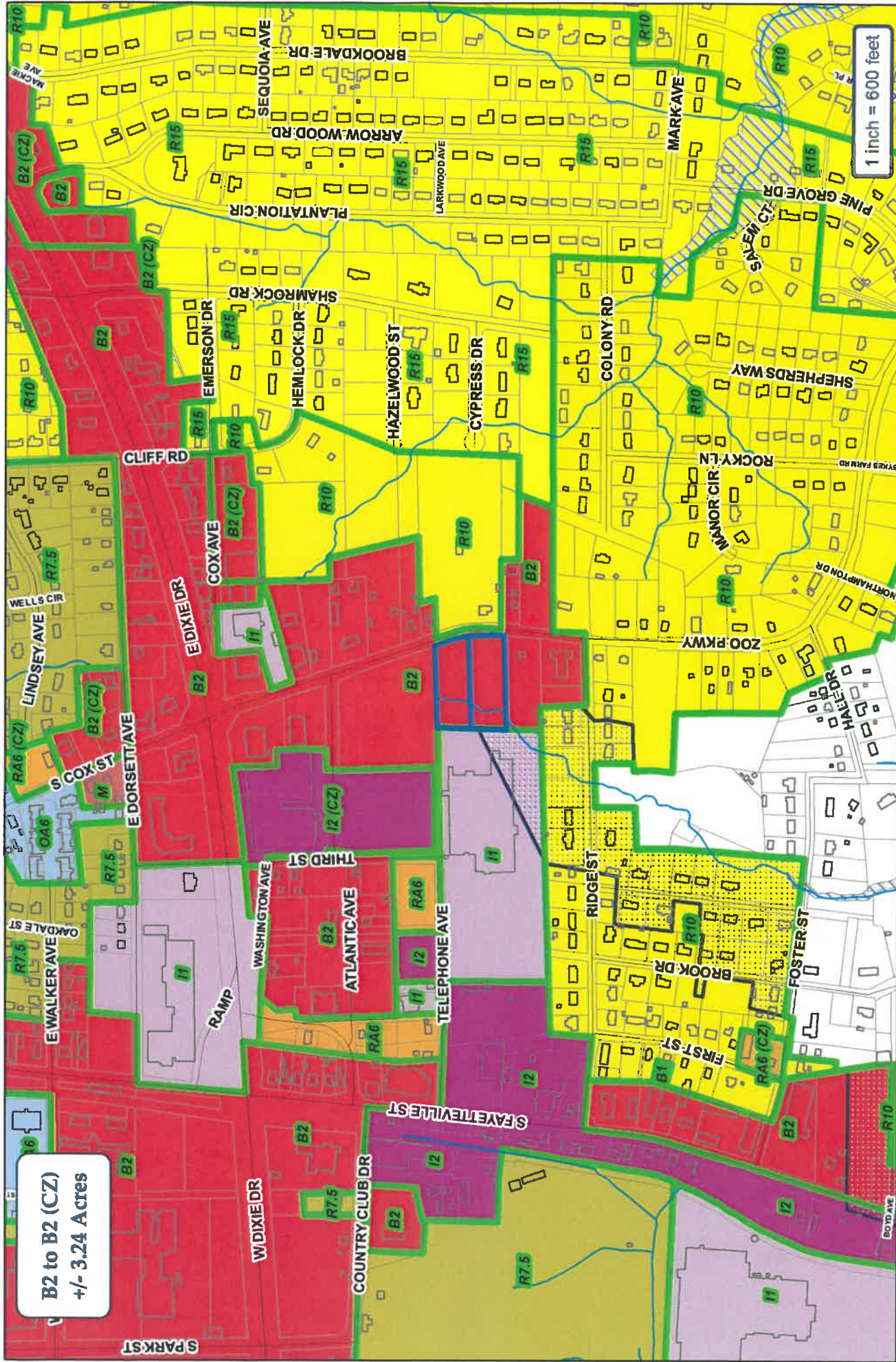
Staff's recommendation is to approve the request with conditions stated on the next page of this report.

**Recommendation** Approve subject to owner's acceptance of suggested conditions.

## Rezoning Staff Report

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

- (1) Uses authorized are Manufacturing, Processing and Assembly - Major and Retail Convenience and Shoppers Goods.
- (2) As part of its application for a zoning compliance permit, the applicant shall submit documentation on the following:
  - (A) NC Department of Environmental Quality permitting approval, if required; and
  - (B) NC Department of Transportation permitting approval.
  - (C) Proposed outdoor lighting details.
- (3) Should cross access to the undeveloped B2 zoned property to the south be desired, construction of such access shall not be considered a modification of the conditional zoning district.
- (4) A minimum of 35 shrubs shall be installed in the area identified as the 25' street yard.
- (5) No outdoor storage is permitted unless it is done in strict compliance with the screening provisions of the Zoning Ordinance.
- (6) No unshielded floor lights or lamps shall be permitted within the 25' street yard.
- (7) Hours of operation shall be limited to 7:00 a.m. to 12:00 a.m. daily.
- (8) 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.



B2 to B2 (CZ)  
+/- 3.24 Acres

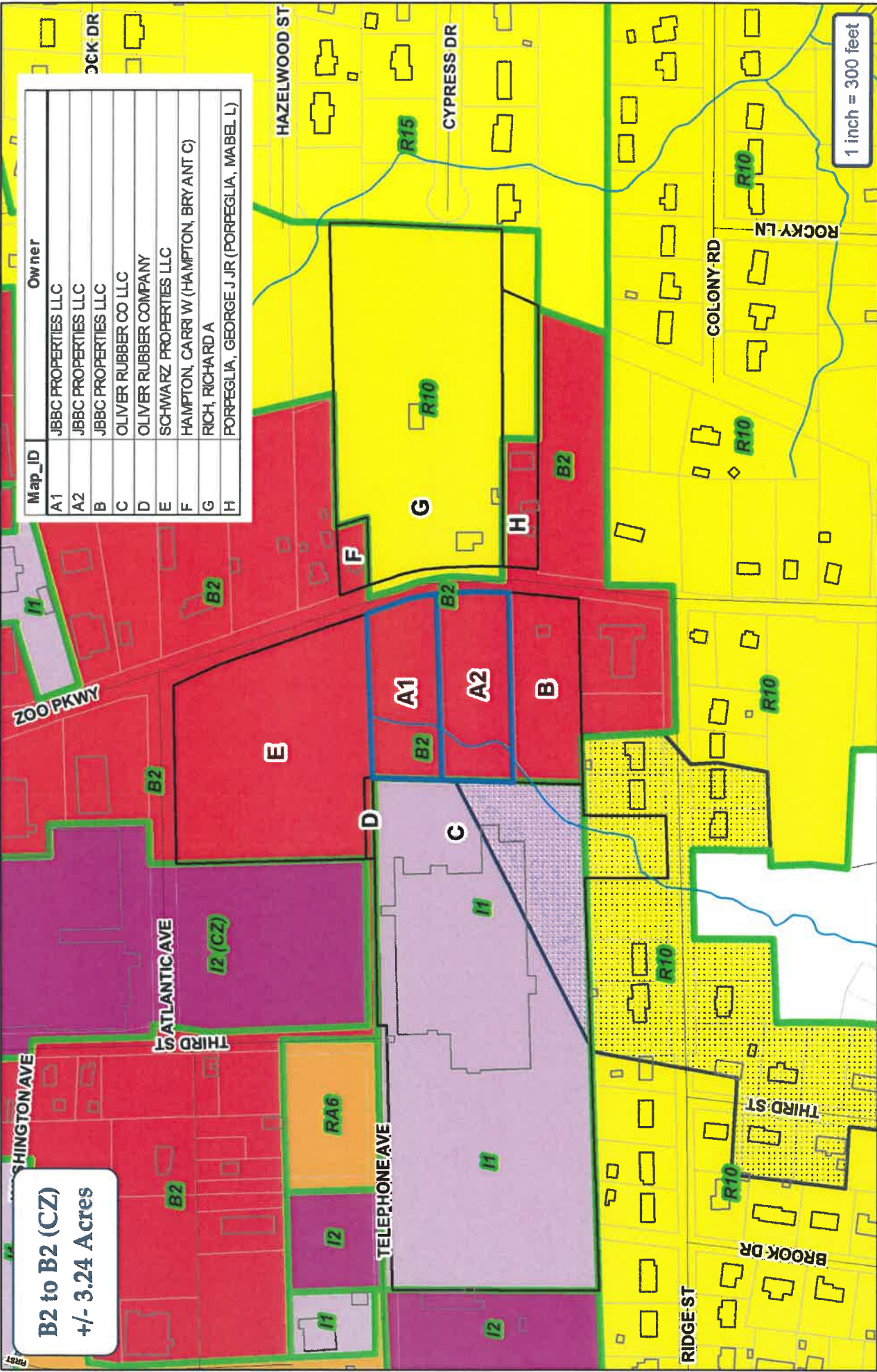


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-01

Parcel: 7750955455 & 7750955360





| Map_ID | Owner                                       |
|--------|---------------------------------------------|
| A1     | JBBC PROPERTIES LLC                         |
| A2     | JBBC PROPERTIES LLC                         |
| B      | JBBC PROPERTIES LLC                         |
| C      | OLIVER RUBBER CO LLC                        |
| D      | OLIVER RUBBER COMPANY                       |
| E      | SCHWARZ PROPERTIES LLC                      |
| F      | HAMPTON, CARRI W (HAMPTON, BRYANT C)        |
| G      | RICH, RICHARD A                             |
| H      | PORFEGLIA, GEORGE J JR (PORFEGLIA, MABEL L) |

**B2 to B2 (CZ)**  
**+/- 3.24 Acres**



**CITY OF ASHEBORO**  
 NORTH CAROLINA  
Where every day starts to live

**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-22-01**

**Parcel: 7750955455 & 7750955360**

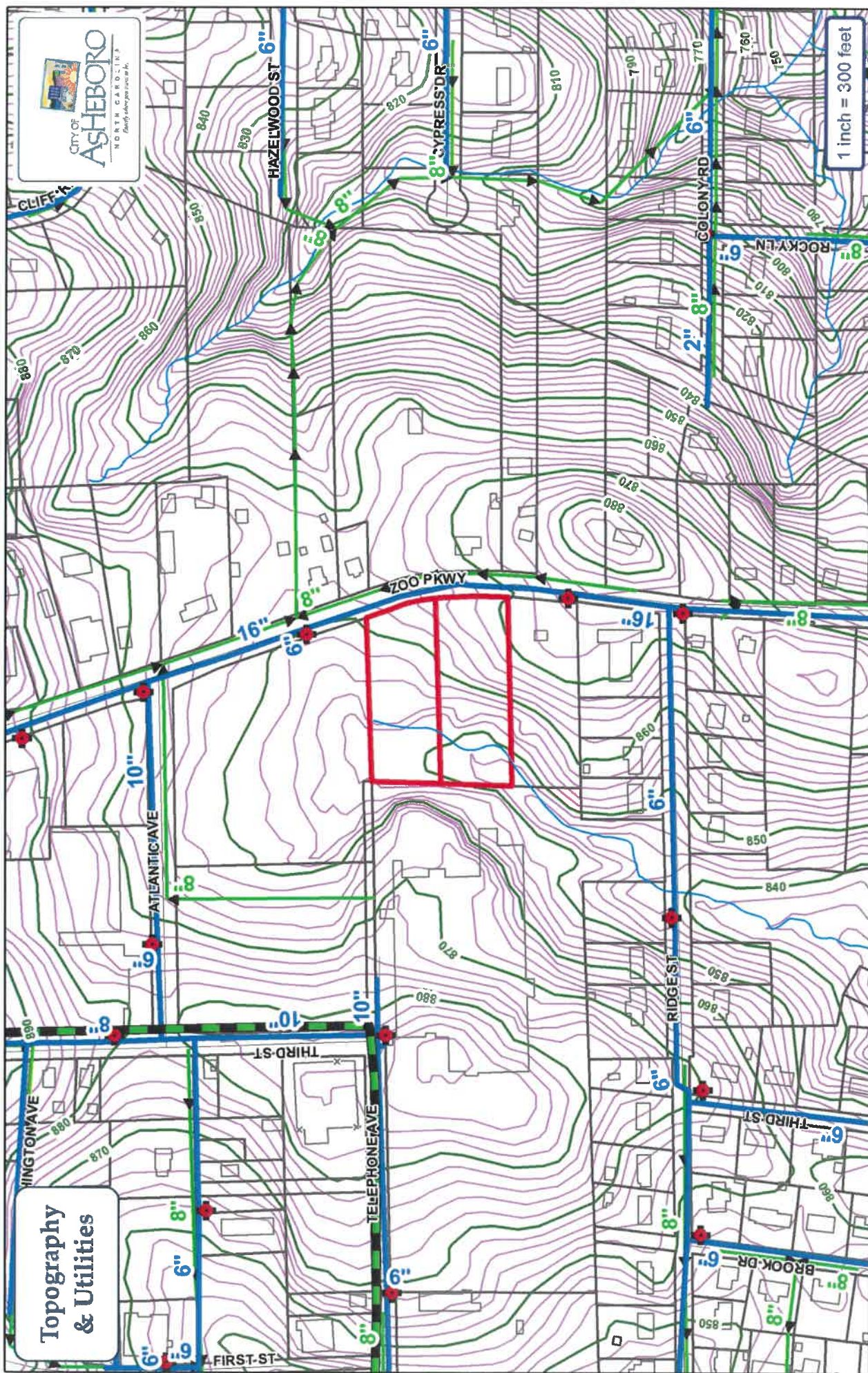


ETJ

 Subject Property  
 Adjoining Properties  
 Zoning



1 inch = 300 feet



City of Asheboro Planning &amp; Zoning Department

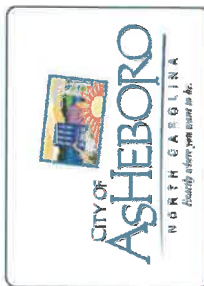
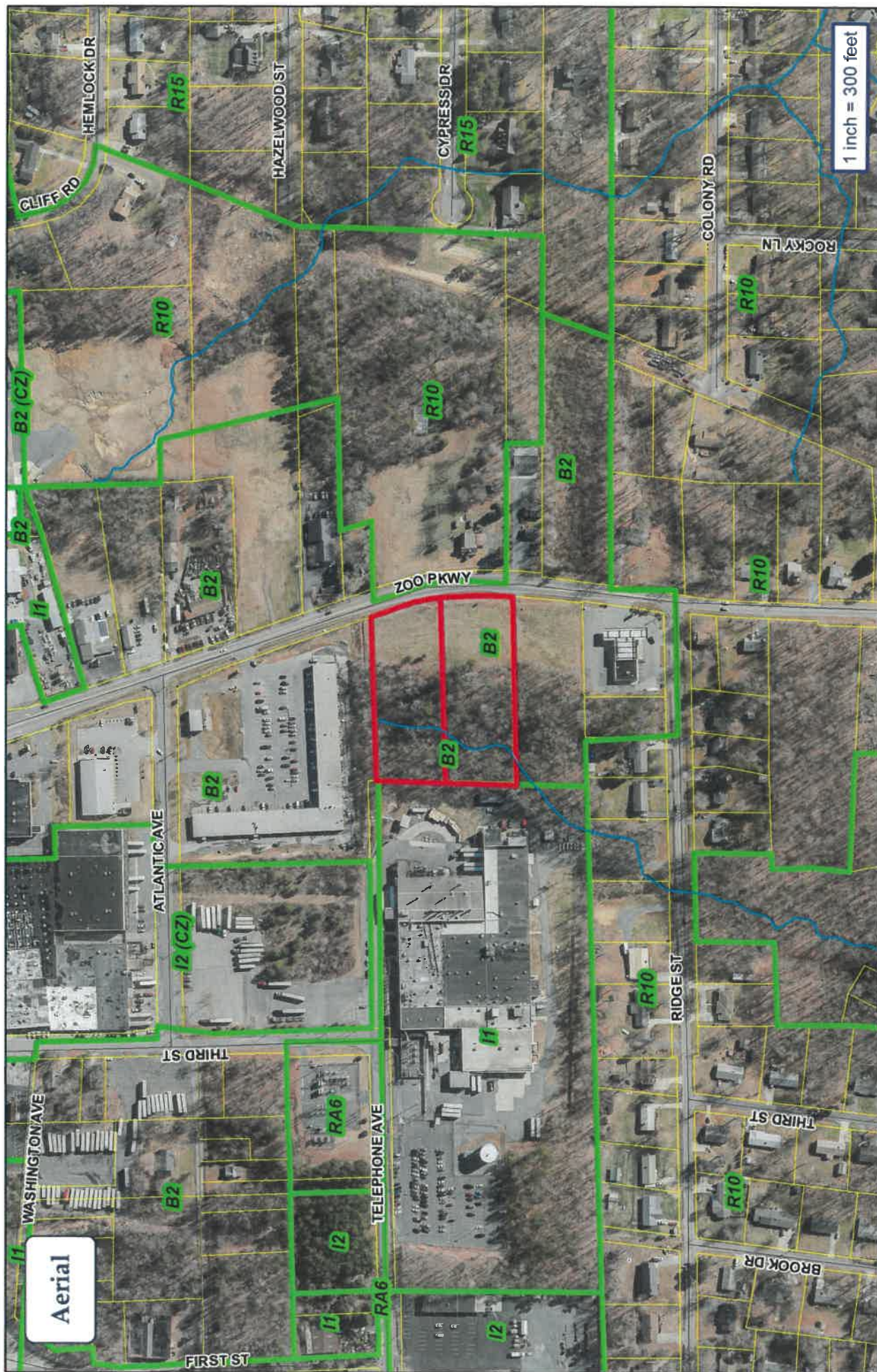
**Rezoning Case: RZ-22-01**

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Subject Property

1 inch = 300 feet





# City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-01

Parcel: 7750955455 & 7750955360

Subject Property  
Zoning



SITE NOTES:

- [illegible]

**GENERAL NOTE:**

- [illegible]

**STREET LANDSCAPE DUFFER**

REQUIRED: 1 SHRUB PER 10 L.F. OF FRONTAGE  
254 L.F. FRONTAGE = 24' DRIVE = 230 L.F.

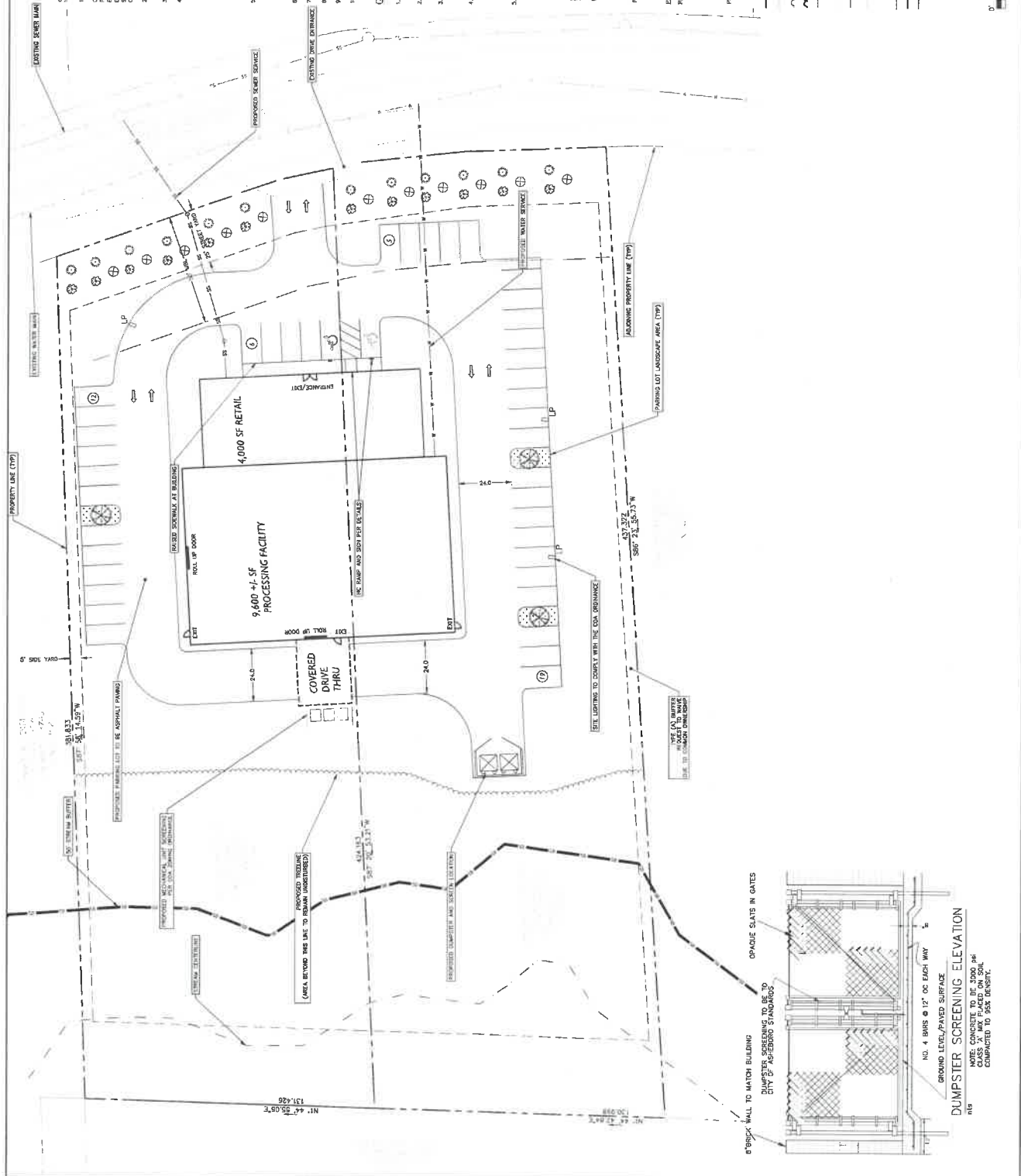
PROMPT:

**PARKING LOT**  
REQUIRED: 8.1 SQ. FT. OF LANDSCAPE AREA PER PARKING SPACE  
42 PARKING SPACES X 8.1 SQ. FT. = 341 SQ. FT.

FORUM: THE SOFT GRASSY AREA AND 1 METRIC

DRAWING LEGEND:

- 
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING FENCELINE
- PROPOSED FENCELINE
- SEWER LINES
- EXISTING DRAINAGE SWALE
- PROPOSED DRAINAGE SWALE
- PROPOSED DRAINAGE SWALE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- 100 YEAR FLOOD PLAIN
- FENCELINE

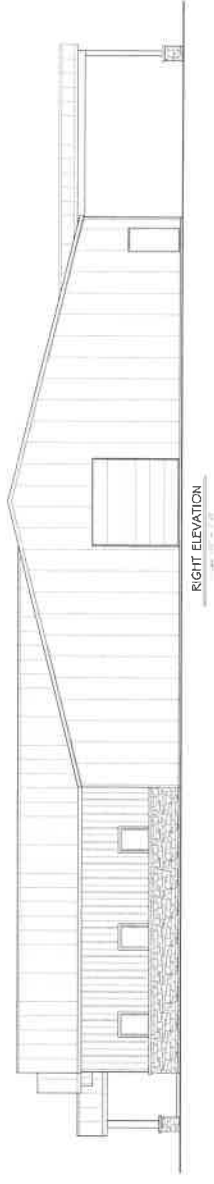
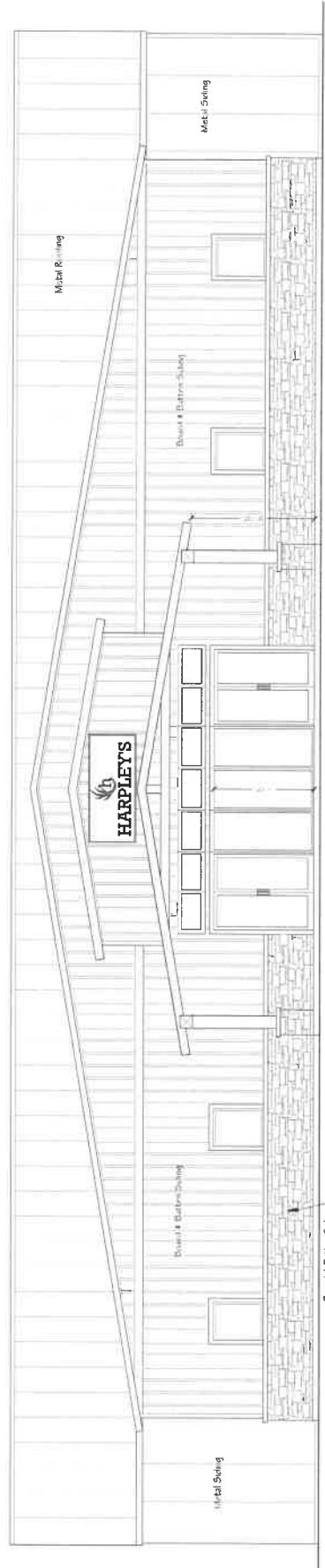
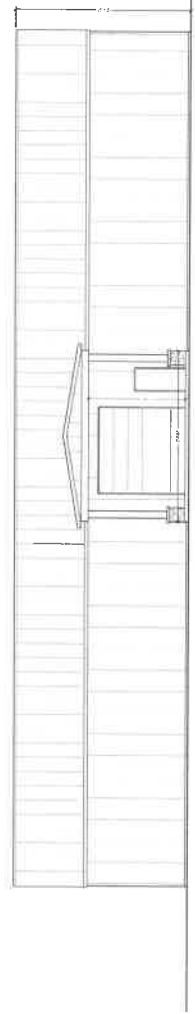


|            |                 |
|------------|-----------------|
| Scale      | AS 1/8" = 1'-0" |
| Date       | DEC. 2021       |
| Drawn By   | HM-J            |
| Checked By | HM-J            |
| Job No.    | E-1715          |

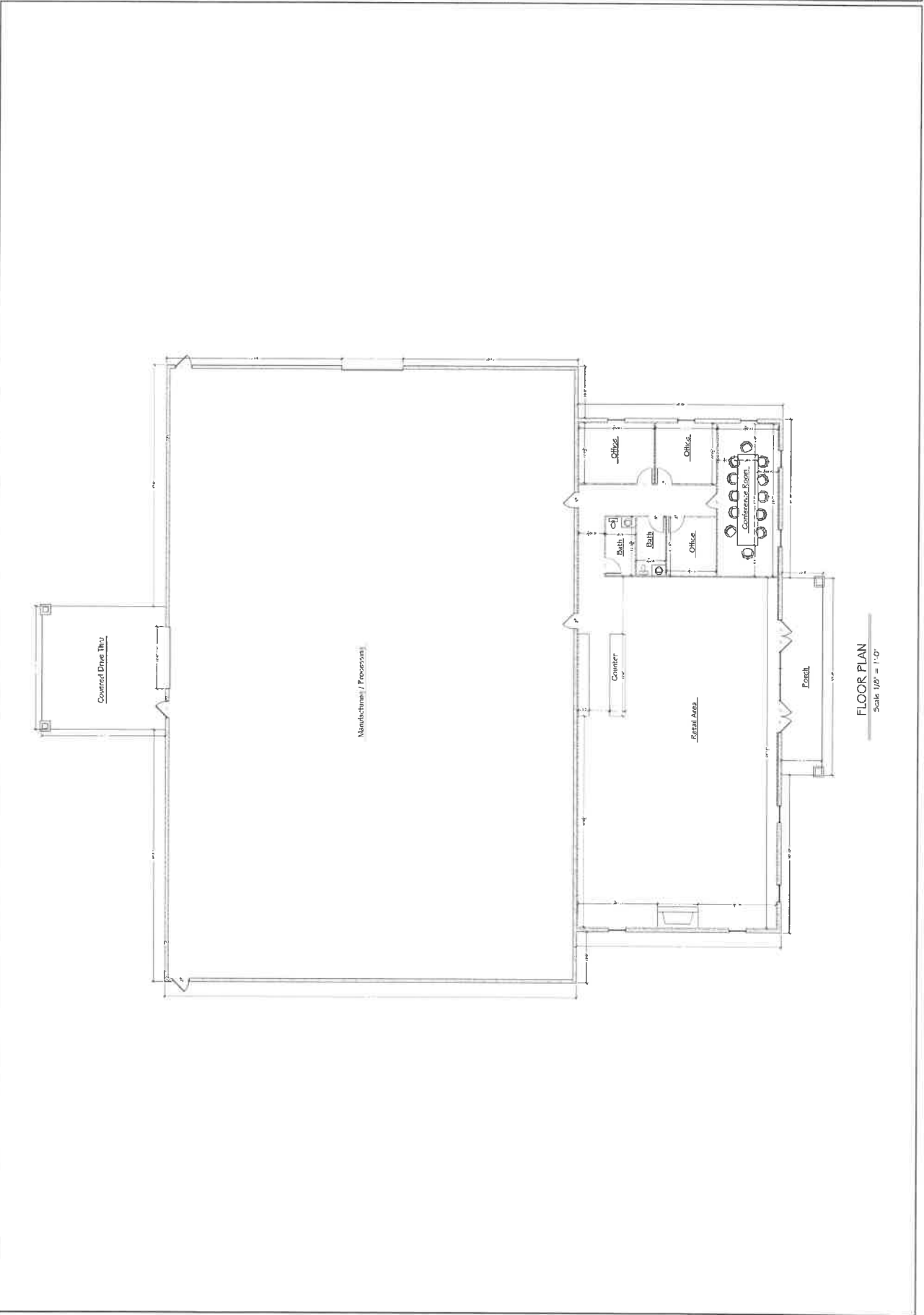
# ELEVATIONS HARPLEY'S

CITY OF ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Summey Engineering Associates, PLLC  
Engineering - Land Planning - Consulting  
Asheboro, NC 27203  
Phone 919.228.0222 Fax 919.228.0222  
Email info@summeyengineeringassociates.com



|                                                                                     |                                                                                      |                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Scale: A-M-B<br>Date: FEB. 2021<br>Drawn By: R<br>Checked By: M-H-J<br>Job No: 2-21 | CITY OF ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA<br><b>HARPLEYS</b><br>FLOOR PLAN | Summey Engineering Associates, PLLC<br>Engineering - Land Planning - Consulting<br>Raleigh, NC 27604<br>Phone: 919-722-2922 Fax: 919-722-2922<br>Email: info@summeyengineering.com |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



FLOOR PLAN  
Scale 1/8" = 1'-0"



## **Application for Conditional Zoning District**

### **APPLICATION FEE**

A \$550 filing fee is required.

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|----------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------|
| December 17, 2021                                        | Monday, January 3, 2022                                   | Thursday, February 10, 2022                     |
| January 14, 2022                                         | Monday, February 7, 2022                                  | Thursday, March 10, 2022                        |
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| April 15, 2022                                           | Monday, May 2, 2022                                       | Thursday, June 9, 2022                          |
| May 20, 2022                                             | Monday, June 6, 2022                                      | Thursday, July 14, 2022                         |
| June 10, 2022                                            | Monday, July 11, 2022                                     | Thursday, August 4, 2022                        |
| July 15, 2022                                            | Monday, August 1, 2022                                    | Thursday, September 8, 2022                     |
| August 12, 2022                                          | Tuesday, September 6, 2022                                | Thursday, October 6, 2022                       |
| September 16, 2022                                       | Monday, October 3, 2022                                   | Thursday, November 10, 2022                     |
| October 14, 2022                                         | Monday, November 7, 2022                                  | Thursday, December 8, 2022                      |
| *November, 2022: Confirm application deadline with staff | Monday, December 5, 2022. Confirm meeting date with staff | *January, 2023: Confirm meeting date with staff |

**\*January, 2023 Council meeting date is not set by Council until December, 2022.**

### **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**

Applicant Jamie Crumley Applicant's Phone # 336-953-8700

Applicant's Address 2469 Old Cox Rd  
Asheboro NC 27205

Applicant email address harplays taxidermy@gmail.com

**PROPERTY INFORMATION**

Property Owner's Name JBBC Properties LLC

Location of Property 1558 Zoo Parkway Property Size (ac. or s.f.) 3.2

Randolph County Property Identification Number (PIN#) 7750955455 + 7750955360

Current Zoning District B2 Requested Zoning District Conditional zoning district

Date Property Title Acquired 24, Jan, 2008 Deed Book 062602 Page 01865

Subdivision \_\_\_\_\_ Section \_\_\_\_\_ Lot # \_\_\_\_\_

Plat Book 126-2 Page 2

**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:

approx 14,000 sq ft  
To build a ~~12,000 sq ft~~ building that would  
include approx ~~2,000 sq ft~~ <sup>14,000 sq ft</sup> Retail front  
butcher shop and taxidermist lobby.  
Approximately  
10,000 sq ft of meat processing  
and taxidermy work.

Hours of operation shall be limited to  
7am to 12:00am daily.

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

It will provide processing jobs in support of  
on-site retail establishment.

**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?

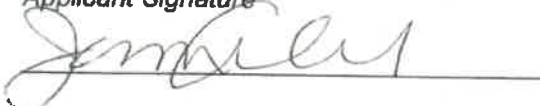
### **APPLICATION SIGNATURES**

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*



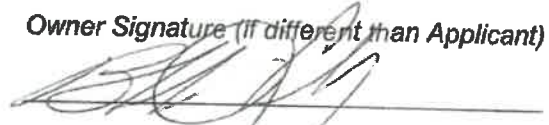
*Printed Name of Authorized Signatory (if different from Applicant)*

Jamie Crumley

*Position/Relationship of Authorized Signatory to Applicant*

\_\_\_\_\_

*Owner Signature (if different than Applicant)*



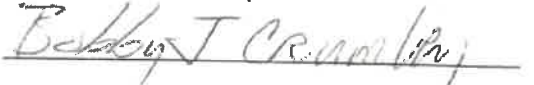
*Owner Address*

1213 B S. Cox St. Unit B  
Asheboro, NC. 27203

*Telephone Number*

336-853-2009

*Printed Name of Authorized Signatory (if different from Owner)*



*Position/Relationship of Authorized Signatory to Owner*

Manager LLC

### **STAFF USE**

Received by: JLE G/TN Date: 12-7-21 Case Number: R2-22-01