



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

- I. Call to Order
- II. Approval of Minutes from January 3, 2022
- III. Review of Cases
- IV. Election of Board Officers and Secretary
- V. New Business:
RZ-22-02: Request by City of Asheboro to apply Airport (A) zoning to city-owned Asheboro Regional Airport property within the city limits, including properties located at 2212, 2222, and 2224 Pilots View Road more specifically identified by Randolph County Parcel Identification Numbers 7639323267, 7639531114, 7639334110, 7639478044, 7639570024, 7639573159, 7639550547, 7639412973 (portion), and 7639454641 (portion).
- VI. Items not on the agenda
- VII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JANUARY 3, 2022
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)

John Evans, Assistant Community Development Division Director
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 DECEMBER 6, 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 December Regular Meeting.

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

Mr. Nuttall gave a visual presentation on the above referenced rezoning case. He gave a brief overview:

Applicant: Vuncannon-Frazier LLC (Cory Vuncannon)

Location: Southeast of 801 Hub Morris Road

Request: 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.

Randolph County Parcel ID: 7763544550

Size: 44.17 acres +/-

Existing Land Use: Undeveloped

He showed overview, rezoning, topographic/utilities, and aerial maps along with the proposed site plan and photographs of the subject property from all directions. He then provided 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. 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.

He then gave the Land Development Plan (LDP) Recommendations:

Proposed Land Use Map: Neighborhood Residential

Small Area Plan: Northeast

Growth Strategy Map: Long-Range Growth

Goals/Policies Supporting Request (3):

- Checklist Item 1: Complies with LDP proposed land use map
- Checklist Item 3: Fits intent of LDP
- Checklist Item 12: Outside of watershed area

Goals/Policies Not Supporting Request (3):

- Checklist Item 5: Does not comply with Growth Strategy map
- Checklist Item 13-14: Part of property has steep slopes and is within flood area

He then provided the board with deviations from SUP Requirements (staff attachment #1):

Deviations of Proposal from Pre-Determined R10 Special Use Permit Requirements

Note: application is not required to meet these standards since this is a conditional zoning request and not a Special Use Permit (SUP) request. Material provided only to provide information on where application diverges from predetermined SUP requirements.

1. The area per dwelling unit is less than the area per dwelling unit for the R10 district when driveways and streets are accounted for.
2. The site plan does propose to install water quality structures but does not indicate any plans for stormwater quantity controls and management.
3. The applicant has indicated that these plans will be provided and permitted if the district is approved.
4. 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.
5. The applicant has indicated that property will be managed by the on-site management at North Meadows
6. The applicant has indicated that proposed storage areas, when combined with the area provided in North Meadows, provides more than the required storage area.

He then provided the board with proposed conditions (staff attachment #2):

(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 lot 186 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.

(4) Details ensuring the functional equivalent of full-time on or off-site property management.

(5) Details ensuring residents have continued use of the recreational amenities and recreational vehicle storage within the North Meadows community

(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.

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

- Present R10 district would allow sizeable residential development without public participation. Conditional zoning process allows public input.
- Site plan, though proposing slightly higher density, provides interconnectivity to adjoining development and traffic distribution encouraged by LDP.
- Reliance on existing North Meadows for on-site management, RV parking, and recreational amenities requires conditions that ensure that those remain available
- Recommendation for storm water planning and management to control post construction runoff as typically required for manufactured home parks.

He stated that staff's recommendation is to approve subject to acceptance of conditions.

He stated that the next steps would be for City Council to hear the rezoning request on Thursday, January 6, 2022. He stated that if there were any questions from the board he would answer them. Mr. Henderson inquired if it was possible that some of the roads proposed will not be built, or if the applicant is required to construct the roads as presented. Mr. Nuttall stated that the conditions proposed by staff are intended to ensure that the roads will be built and the ordinance provides safeguards against deviations from the plan that Planning Board and City Council reviews. He stated that a significant modification from the approved site plan could result in the applicant going back through the conditional zoning process. Mr. Henderson also inquired as to the slope of the property and if a home can be placed on every proposed lot. Mr. Nuttall stated that these plans are conceptual until the grading plans are developed for the property and that the number of lots may be reduced if there are areas that can't be built upon due to topography. Mr. O'Kelley inquired if there would be more roads required with a transportation study, to which Mr. Nuttall stated that there is no proposal from city staff that additional connections to Hub Morris Rd or North Meadows Loop be provided. Mr. Nuttall indicated that city staff is satisfied with two points of cross connection to North Meadows Loop as well as a new fully serviceable entrance to Hub Morris Rd. Mr. O'Kelley also inquired about the setback and if the Planning Board is approving a greater setback. Mr. Nuttall stated that the plan does reflect a greater setback than required by the ordinance's predetermined standards.

At this time, Mr. Rich asked if he could be recused from the vote due to a potential conflict of interest. Upon motion by Mr. Anderson, and seconded by Mr. Henderson, the board unanimously voted to recuse Mr. Rich from the vote.

Mr. O'Kelley, Vice-Chair, then presided and inquired if there was anyone to speak in favor of the case.

At this time the applicant's legal counsel, Bob Wilhoit and Darren Allen, gave a visual presentation regarding the proposal which is on file and in the office of the Planning Board secretary. Realtors HR Gallimore and Bo Davidson, Hiram Marziano, PE, and the applicant, Cory Vuncannon, also provided testimony in support of the request. Representatives acknowledged acceptance of staff suggested conditions.

Mr. O'Kelley inquired if there were any witnesses who wished to speak in opposition to Case No. RZ-21-16. Ms. Martha Jane Bonkemeyer and Ms. Patricia Gilmore expressed their concerns about the rezoning request.

There was general discussion about the traffic study, setbacks, and the potential for an increase in right of way if the NCDOT requires a turning lane.

Mr. Buffkin moved to recommend approval of the rezoning request based on the consistency statement and including the suggested conditions. Mr. Rush seconded the motion and the motion carried unanimously.

NEW BUSINESS

RZ-22-01: CONDITIONAL ZONING APPLICATION TO REZONE PROPERTY LOCATED AT 1448 AND 1590 ZOO PARKWAY (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7750955455 AND 7750955360) FROM B2 TO CONDITIONAL ZONING B2 (CZ)

Mr. Nuttall gave a visual presentation on the above referenced rezoning case. He gave a brief overview:

Applicant: Jamie Crumley

Location: 1558 and 1590 Zoo Parkway

Request: Rezone from B2 General Commercial to B2 General Commercial Conditional Zoning (CZ)

Randolph County Parcel ID: 7763544550

Size: 3.24 acres +/-

Existing Land Use: Undeveloped

He showed overview, rezoning, topographic/utilities, and aerial maps as well as the proposed site plan, building elevations, and floor plan. He then showed photographs of the subject property from all directions. He then gave the staff's 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, shopper's goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
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.

He then gave the Land Development Plan (LDP) Recommendations:

Proposed Land Use Map: Commercial

Small Area Plan: Central

Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (5):

- Checklist Item 1: Complies with LDP proposed land use map
- Checklist Item 3: Fits intent of LDP

- Checklist Item 5: Meets intent of growth strategy map
- Checklist Item 12-13: Outside of watershed/flood area

Goals/Policies Not Supporting Request (1):

- Checklist Item 14: Part of property has steep slopes

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

He then listed the proposed conditions:

(A) Uses authorized are Manufacturing, Processing and Assembly - Major and Retail Convenience and Shoppers Goods.

(B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.

(C) As part of its application for a zoning compliance permit, the applicant shall submit documentation on the following:

(1) NC Department of Environmental Quality permitting approval, if required; and

(2) NC Department of Transportation permitting approval.

(3) Proposed outdoor lighting details.

(D) 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.

(E) A minimum of 35 shrubs shall be installed in the area identified as the 25' street yard.

(F) No outdoor storage is permitted unless it is done in strict compliance with the screening provisions of the Zoning Ordinance.

(G) No unshielded floor lights or lamps shall be permitted within the 25' street yard.

(H) Hours of operation shall be limited to 7:00 a.m. to 12:00 a.m. daily.

(I) 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.

He stated that staff's recommendation is to approve subject to acceptance of conditions. He stated that the next steps are for City Council to consider the request on Thursday, February 10, 2022. He stated that if the board had any questions he would answer them at this time. There were no questions for Mr. Nuttall.

Mr. O'Kelley presided and inquired if there was any one to speak in favor of the request. Applicant, Jamie Crumley spoke in favor of the request.

Mr. O'Kelley inquired if there was anyone to speak in opposition to the request. There was no opposition to the request.

Mr. Henderson moved to recommend approval of Case No. RZ-22-01. Ms. Vuncannon seconded the motion and the motion carried unanimously.

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)

Mr. Sugg presented the board with the final decision document regarding a 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). He asked if there were any questions from the board at this time. There were no questions for Mr. Sugg.

Mr. O'Kelley moved to adopt the final decision document without modification. Mr. Henderson seconded the motion and the motion carried unanimously.

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.

Bradley Morton, Planning Board Secretary

Van Rich, Planning Board Chair



RZ-22-02: Request by City of Asheboro to apply Airport (A) zoning to city-owned Asheboro Regional Airport property within the city limits, including properties located at 2212, 2222, and 2224 Pilots View Road more specifically identified by Randolph County Parcel Identification Numbers 7639323267, 7639531114, 7639334110, 7639478044, 7639570024, 7639573159, 7639550547, 7639412973 (portion), and 7639454641 (portion)

Rezoning Staff Report

RZ Case # RZ-22-02

Date 2/7/2022 Planning Board

General Information

Applicant City of Asheboro

Address 146 N. Church Street

City Asheboro NC 27203

Phone 336-626-1201

Location 2212, 2222 & 2224 Pilots View Road (south of NC Hwy. 49 South) & north of Tot Hill Farm Rd.

Requested Action Apply Airport (A) zoning on airport property within the current Asheboro city limits

Existing Zone N/A

Existing Land Use Airport

Size 199.44 acres +/-

Pin # 7639323267, 7639531114, 7639334110, 7639454641 (portion),
7639478044, 7639570024, 7639573159, 7639550547, 7639412973
(portion)

Applicant's Reasons as stated on application

The zoning ordinance was amended in 2019 to add a general Airport district in anticipation of the airport property being given that designation at a later date. The staff analysis will offer additional detail, but it is generally advisable that the property be placed into a designation specifically designed for unique airport issues.

Surrounding Land Use

North Undeveloped/Single-Family Residential

East Undeveloped/Single-family residential/Manufactured dwelling

South Undeveloped/Airport property

West Undeveloped/Single-Family

Zoning History N/A

Legal Description

The properties of the City of Asheboro comprising the Asheboro Regional Airport, located at 2222 and 2224 Pilots View Rd., consisting of Randolph County Parcel Identification Numbers 7639323267, 7639531114, 7639334110, 7639454641 (pt.), 7639478044, 7639570024, 7639573159, 7639550547, & 7639412973 (pt.), located within the Asheboro City limits totaling approximately 199.44. acres +/-.

Analysis

1. The request involves the Asheboro Regional Airport property located within the City limits.
2. Pilots View Road (SR 1197) is a state-maintained road.
3. The zoning ordinance was amended in 2019 to add an "Airport" zoning district; the intent was to apply the district to the Airport property.
4. If approved, review of development proposals within the Airport district would continue to be dictated by the Zoning Ordinance, which currently designates the Asheboro Airport Authority as the review entity.
5. Surrounding land uses include lower density single-family residential uses, undeveloped property, and properties that are also used by the airport which are located outside of the City limits and extraterritorial zoning jurisdiction (ETJ).
6. City Charter, Article XIV, Section 14.3 states that the Asheboro Airport Authority has the duty to "manage and control all of the property and operate the airport for the use and benefit of the public as a public airport and in the manner in which it will contribute greatest to the growth, expansion, welfare and prosperity of the city."
7. The NC Aviation Museum & Hall of Fame is also located on the airport property, and is included as part of this application.

Rezoning Staff Report

RZ Case # RZ-22-02

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 Employment Center

Small Area Plan Outside boundaries of current small area plan

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Item 5: Complies with Growth Strategy Map

1.4.1 The City will continue to strengthen its countywide and regional partnerships with existing tourism venues (*NC Zoo, NC Aviation Museum, Richard Petty Museum, Seagrove potteries, Harley Davidson Museum, Uwharrie National Forest, etc.*) and organizations (*Randolph County Tourism Development Authority, etc.*) and form partnerships with new and potential tourism venues.

2.1.1 The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.

Goal 5.3: Interconnected and multi-modal transportation networks

Rezoning Staff Report

RZ Case # **RZ-22-02**

LDP Goals/Policies Which Do Not Support Request

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

The request generally complies with the Land Development Plan's designation as an Employment Center designation, which emphasizes facilities related to medium and large employers, and complementary non-residential uses and access to transportation facilities.

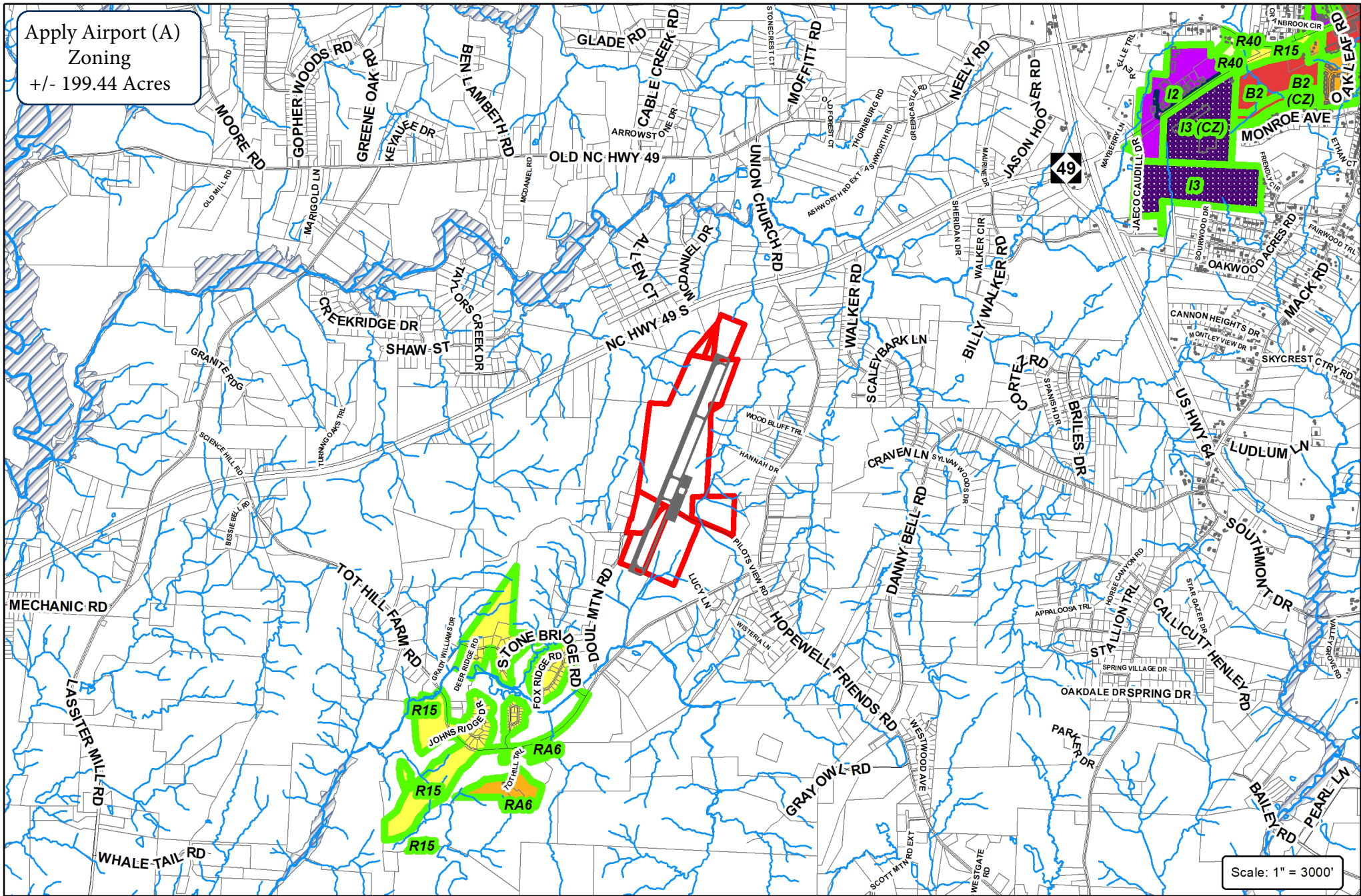
The proposal also appropriately classifies the airport use and supporting uses within the Airport zoning district. Since the Airport Authority is currently tasked with management responsibility of the airport and its functions, including review of development proposals, placing this property in the Airport (A) district will allow those with expertise concerning unique issues related to airport to continue to review development proposals on the Airport's property.

Additionally, ensuring that zoning is applied to the property with the newly created Airport district zoning formalizes the review process that currently exists.

Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest

Recommendation In light of the above analysis, staff's recommendation is to approve the A (Airport) district request.

Apply Airport (A)
Zoning
+/- 199.44 Acres



Scale: 1" = 3000'

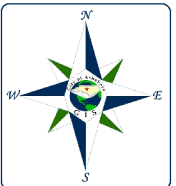


City of Asheboro Planning & Zoning Department

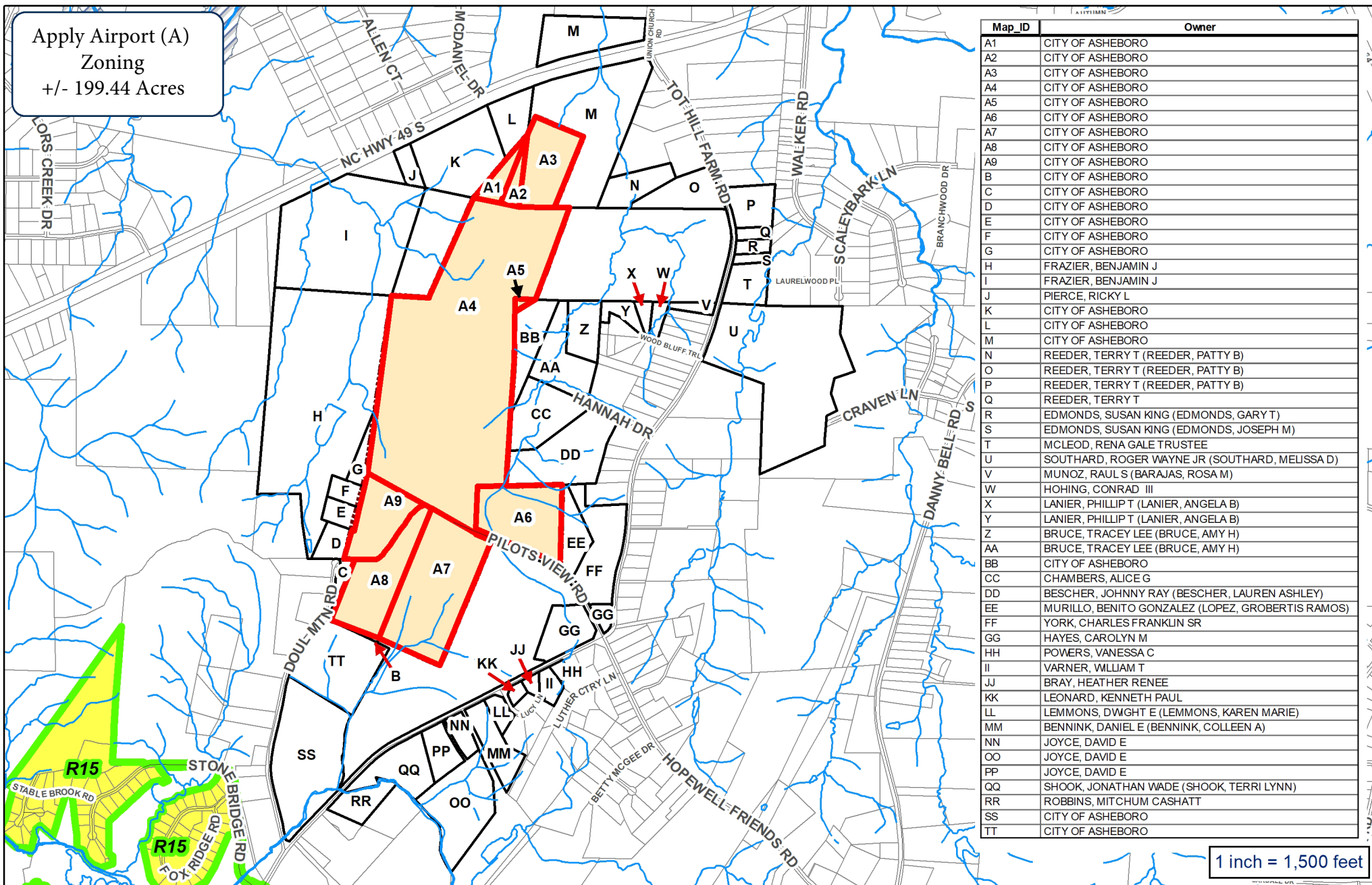
Rezoning Case: RZ-22-02

Parcels:

7639323267, 7639531114, 7639334110, 7639454641(pt), 7639478044,
7639570024, 7639573159, 7639550547 & 7639412973(pt)



Apply Airport (A)
Zoning
+/- 199.44 Acres



Map_ID	Owner
A1	CITY OF ASHEBORO
A2	CITY OF ASHEBORO
A3	CITY OF ASHEBORO
A4	CITY OF ASHEBORO
A5	CITY OF ASHEBORO
A6	CITY OF ASHEBORO
A7	CITY OF ASHEBORO
A8	CITY OF ASHEBORO
A9	CITY OF ASHEBORO
B	CITY OF ASHEBORO
C	CITY OF ASHEBORO
D	CITY OF ASHEBORO
E	CITY OF ASHEBORO
F	CITY OF ASHEBORO
G	CITY OF ASHEBORO
H	FRAZIER, BENJAMIN J
I	FRAZIER, BENJAMIN J
J	PIERCE, RICKY L
K	CITY OF ASHEBORO
L	CITY OF ASHEBORO
M	CITY OF ASHEBORO
N	REEDER, TERRY T (REEDER, PATTY B)
O	REEDER, TERRY T (REEDER, PATTY B)
P	REEDER, TERRY T (REEDER, PATTY B)
Q	REEDER, TERRY T
R	EDMONDS, SUSAN KING (EDMONDS, GARY T)
S	EDMONDS, SUSAN KING (EDMONDS, JOSEPH M)
T	MCLEOD, RENA GALE TRUSTEE
U	SOUTHARD, ROGER WAYNE JR (SOUTHARD, MELISSA D)
V	MUNOZ, RAUL S (BARAJAS, ROSA M)
W	HOHING, CONRAD III
X	LANIER, PHILLIP T (LANIER, ANGELA B)
Y	LANIER, PHILLIP T (LANIER, ANGELA B)
Z	BRUCE, TRACEY LEE (BRUCE, AMY H)
AA	BRUCE, TRACEY LEE (BRUCE, AMY H)
BB	CITY OF ASHEBORO
CC	CHAMBERS, ALICE G
DD	BESCHER, JOHNNY RAY (BESCHER, LAUREN ASHLEY)
EE	MURILLO, BENITO GONZALEZ (LOPEZ, GROBERTIS RAMOS)
FF	YORK, CHARLES FRANKLIN SR
GG	HAYES, CAROLYN M
HH	POWERS, VANESSA C
II	VARNER, WILLIAM T
JJ	BRAY, HEATHER RENEE
KK	LEONARD, KENNETH PAUL
LL	LEMMONS, DWIGHT E (LEMMONS, KAREN MARIE)
MM	BENNINK, DANIEL E (BENNINK, COLLEEN A)
NN	JOYCE, DAVID E
OO	JOYCE, DAVID E
PP	JOYCE, DAVID E
QQ	SHOOK, JONATHAN WADE (SHOOK, TERRI LYNN)
RR	ROBBINS, MITCHUM CASHATT
SS	CITY OF ASHEBORO
TT	CITY OF ASHEBORO

1 inch = 1,500 feet

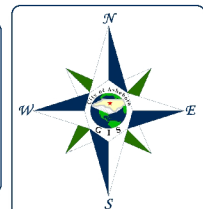
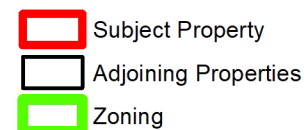


City of Asheboro Planning & Zoning Department

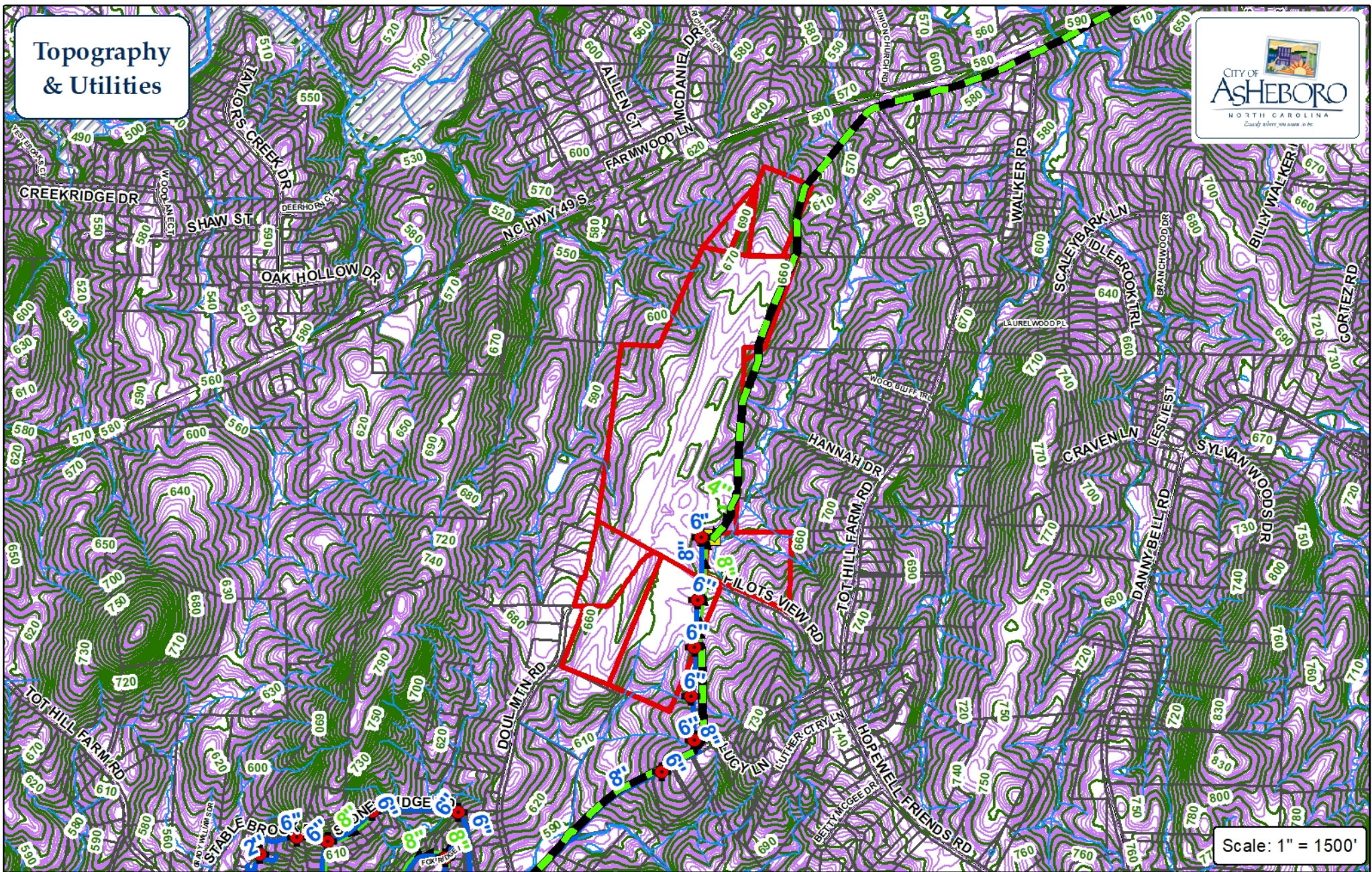
Rezoning Case: RZ-22-02

Parcels:

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Topography & Utilities

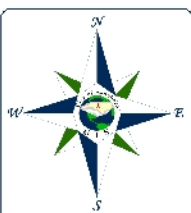
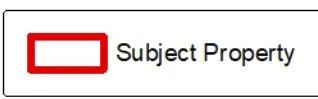


Scale: 1" = 1500'

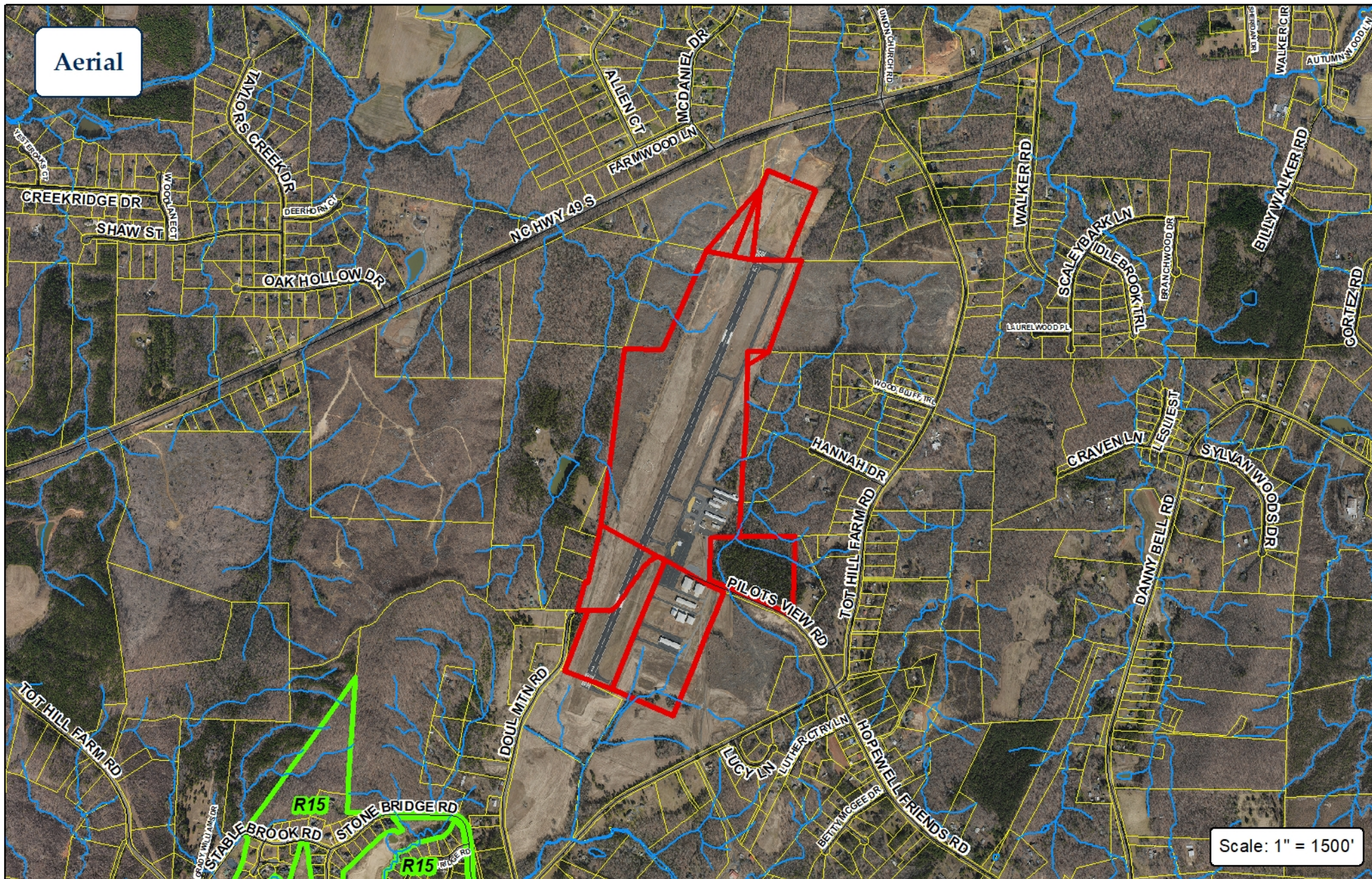
- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main | |

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-22-02

Parcels:
7639323267, 7639531114, 7639334110, 7639454641(pt), 7639478044,
7639570024, 7639573159, 7639550547 & 7639412973(pt)



Aerial

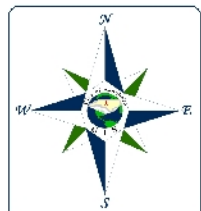
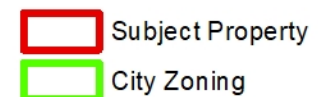


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Application for Zoning Ordinance/Map Amendment

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; Asheboro, NC 27203

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

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name: City of Asheboro

Location of Property 2212 Pilots View Rd, 2222 Pilots View Road

Property Size (ac. or s.f.) Approximately 202.4 acres +/-

Randolph County Property Identification Number (PIN#) (Portions of the following parcels within city limits)

7639323267

7639531114

7639334110

7639550547

7639454641

7639478044

7639570024

7639573159

7639412973

Current Zoning District N/A

Requested Zoning District Airport (A)

Date Property Title Acquired Various see attached

Deed Book See attached Page See attached

Subdivision See attached 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?

The zoning ordinance generally advocates for being periodically updated to keep current with zoning regulations (Policy 2.1.1).

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".

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.

N/A

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?

The zoning ordinance was amended in 2019 to add a general airport district in anticipation of airport property being given that designation at a later date.

Does not apply ☐

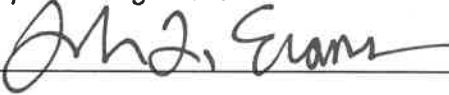
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

The staff analysis will offer additional detail on the application, but it is generally advisable that the property be placed into a designation specifically designed for unique airport issues.

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 11-11-2021 Case Number: RZ-21-TBA