



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Tuesday, January 3, 2023
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from December 5, 2022
- III. Review of Cases
- IV. Old Business:
 - (a) Proposed amendments to the Subdivision Ordinance (Case No. SUB-22-06) and related amendments to the Zoning Ordinance (Case No. RZ-22-12)
- V. New Business
 - (a) RZ-18-02: Preliminary Plat Review for Cane Creek Townhomes on East Allred Street
- VI. Items not on the agenda
- VII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, DECEMBER 5, 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:

Michael O'Kelley) – Chair
Pamela Vuncannon) – Vice Chair

Harold Anderson)
David Henderson) - Members Present
Van Rich)
Thomas Rush)

Ritchie Buffkin) – Members Absent

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

CALL TO ORDER

Mr. O'Kelley called the Asheboro Planning Board to order.

APPROVAL OF MINUTES FROM NOVEMBER 7, 2022

Mr. O'Kelley 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 November Regular Meeting.

OLD BUSINESS

**A) PROPOSED AMENDMENTS TO THE SUBDIVISION ORDINANCE (CASE NO. SUB-22-06) AND
RELATED AMENDMENTS TO THE ZONING ORDINANCE (CASE NO. RZ-22-12)**

Mr. Evans stated that as the above referenced cases were continued from the previous month, he would skip the visual presentation regarding the amendments. He informed the board that he would take time to address some of the items that the board brought up at the last regular meeting. He spoke on parking requirements in Planned Unit Developments (PUDs) and that he had done research into how other jurisdictions regulate parking in similar developments. He showed a table of similarly sized cities to compare their regulations to the City of Asheboro's regulations. He noted that the City's parking requirement is currently 2 spaces per dwelling unit plus visitor and/or overflow parking which equals 10% of the total number of units in the project. He then listed the requirements of the other jurisdictions in the table he prepared. He stated that he checked with Code Enforcement and the Fire Department to see if there had been any parking related complaints recently. There have been no reported complaints or

investigations regarding parking at the current time. Mr. Henderson stated that a 250' distance between visitor parking and dwelling units within PUD's could be a good idea. Mr. Evans mentioned joint parking areas of commercial uses have a distance of 500' between uses. Mr. Nuttall stated that guidance could be provided in the code, but an applicant will still have the ability to deviate from the predetermined standards with a conditional zoning request. He also stated that with more parking required there likely could be more storm water runoff and drainage issues for an applicant to consider. Ms. Vuncannon stated that demographics and household sizes are changing and this could potentially impact parking spaces. Mr. O'Kelley stated that it appears the City of Asheboro standards are in line with most jurisdictions even though it appears to be a low parking requirement. Mr. O'Kelley inquired if driveways were factored in to the parking requirements. Mr. Nuttall stated that if the driveway meets the dimensional requirements, then it can count as parking. Staff and the board went over different configurations of driveways and garages that could count towards the parking requirements. Mr. O'Kelley asked if there was any public comments regarding this case. There were none. Mr. Rich moved to continue the above referenced cases to the January meeting based on staff's recommendation. Ms. Vuncannon seconded the motion and the motion carried unanimously.

ADOPTION OF PROPOSED 2023 MEETING DATES

Mr. Evans mentioned the slight changes to the proposed meeting dates, including Tuesday night meetings in January and September and the July meeting scheduled a week later than the normal first Monday. Ms. Vuncannon moved to adopt the proposed 2023 meeting dates noting these changes. Mr. Anderson seconded the motion and the motion carried unanimously. The following meeting dates were adopted:

- January 3, 2023
- February 6, 2023
- March 6, 2023
- April 3, 2023
- May 1, 2023
- June 5, 2023
- July 10, 2023
- August 7, 2023
- September 5, 2023
- October 2, 2023
- November 6, 2023
- December 4, 2023

NEW BUSINESS

A) RZ-22-13: REQUEST TO REZONE PROPERTY LOCATED AT 564 COX AVENUE (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7760064470) FROM B2 (CZ) GENERAL COMMERCIAL CONDITIONAL ZONING TO R10 MEDIUM-DENSITY RESIDENTIAL

Mr. Evans gave a visual presentation for the above referenced case. He gave the overview of the request:

Applicant: Carlos Alberto Ramos

Location: 564 Cox Avenue

Request: Rezone from B2 (CZ) General Commercial
Conditional Zoning to R10 Medium-Density Residential

Randolph County Parcel ID: 7760064470

Size: 0.33 acres +/-

Existing Land Use: Single-Family Dwelling

He showed overview, rezoning, topographic/utilities, aerial and oblique maps of the property in question along with photographs of the property from all directions. He then gave the analysis of the request:

1. The property is located within the City limits.

2. Both Cox Avenue and Cliff Road are city-maintained streets. There is a signalized intersection at Cliff Road and East Dixie Drive one block north of the subject property.
3. Tax records indicate the structure was built in 1965. Currently, the property is being used residentially which constitutes a non-conforming use.
4. The subject property has a conditional zoning designation from 2007 allowing professional services, business services, and personal services (excluding dry cleaning and laundry/laundromat facilities).
5. The zoning ordinance describes the R10 zoning district as "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."
6. The R10 district allows for a single-family or two-family dwelling. A minimum of 15,000 square feet are required for a two-family dwelling.
7. Under the current B2 (CZ) General Commercial Conditional Zoning designation, additions and improvements to the single-family dwelling and related structures are restricted.
8. In 2021, Council approved a rezoning from R15 Low-Density Single-Family Residential to R10 Medium-Density Residential on an adjoining parcel across Cliff Road. A single-family dwelling is currently under construction on this parcel.

He then went over the Land Development Plan (LDP) Recommendations:

Proposed Land Use Map: Neighborhood Residential

Small Area Plan: Central

Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (7):

- **Checklist Item 1:** Complies with LDP proposed land use map
- **Checklist Item 3:** Fits zoning ordinance statement of intent
- **Checklist Item 6:** Existing infrastructure is adequate to support desired zone
- **Checklist Item 7:** Compatibility with small area plan
- **Checklist Item 12-14:** Outside of watershed, flood hazard area, areas of slopes > 20%

Goals/Policies Not Supporting Request:

N/A

He then went over the final analysis:

- The Land Development Plan Proposed Land Use Map designates this and other properties on the south side of Cox Avenue property for Neighborhood Residential development. The requested R10 district generally is consistent with the Neighborhood Residential designation.
- The structure on the property was originally constructed as a single-family dwelling in 1965. The property was first zoned for commercial use in 1979; the last commercial zoning amendment occurred in 2007 which authorized a variety of commercial service uses from the property. Currently, the structure is being used for a single-family dwelling.
- The current property owner has indicated a desire to continue use the property exclusively for residential use and the current zoning precludes most modifications to the property that would be associated with residential activity. Furthermore, the Central Small Area Plan includes "preservation and revitalization of existing neighborhoods" as a key issue within this planning area. The property is located on the edge of the boundary between commercial and residential zoning and uses. Applying the property's former R10 residential designation will allow continued investment into residential use of the property that is currently restricted by current zoning.

Mr. Evans stated that in light of the above analysis, staff's recommendation is to approve the application. He stated that the next steps would be for the City Council to hear the case at the January 5, 2023 regular meeting. He then asked the board if they had any questions at this time. There were no questions for Mr. Evans at this time. Mr. O'Kelley inquired if there was anyone to speak for the request. Mr. Carlos Ramos,

the applicant, stated that he mailed notices to adjoining property owners on November 16th, 2022. There were no questions for Mr. Ramos at this time. Mr. O'Kelley inquired if there was anyone to speak in opposition to the request. There was no one present to speak against the request.

Mr. Anderson moved to recommend approval of RZ-22-13 based on staff's recommendation. Ms. Vuncannon seconded the motion and the motion carried unanimously.

B) RZ-22-14: REQUEST TO REZONE PROPERTY LOCATED ON GOLDA AVENUE, EAST OF 210 GOLDA AVENUE, APPROXIMATELY 850 FEET EAST OF INTERSECTION OF NORTH FAYETTEVILLE STREET (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7763129076) FROM R10 MEDIUM-DENSITY RESIDENTIAL TO RA6 (CZ) HIGH-DENSITY RESIDENTIAL CONDITIONAL ZONING FOR DEVELOPMENT WITH MULTIPLE FAMILY DWELLINGS HAVING A FLOOR AREA RATIO OF UP TO 17 PERCENT

Mr. Evans gave a visual presentation for the above referenced case. He gave the overview of the request:

Applicant: Darren Lucas

Location: Golda Avenue, east of 210 Golda Ave., approximately 850 feet east of North Fayetteville Street

Request: Rezone from R10 Medium-Density Residential to RA6 (CZ) High Density Residential Conditional Zoning for purpose of a residential development with multiple family dwellings with a floor area ratio of up to 17%

Randolph County Parcel ID: 7763129076

Size: 8.593 acres +/-

Existing Land Use: Undeveloped

He showed overview, rezoning, topographic/utilities, aerial and opaque maps along with a proposed site plan, proposed utility plan & parking/sidewalk excerpt as well as photographs of the property from all directions. He then gave the analysis of the request:

1. The property is inside of the city limits.
2. Golda Avenue is a local, city-maintained street, with an apparent pavement width of less than 20 feet in various locations between the subject property and North Fayetteville Street. The Public Works Department has indicated that improvements to Golda Avenue, including resurfacing that may result in additional roadway width between the subject property and N. Fayetteville Street, are expected to occur in the next few years.
3. The application is for a multi-family development with a floor area ratio (a ratio of total conditioned building square footage to property square footage) of up to 17 percent. 46 units are proposed on one parcel of land, equaling approximately 5.4 dwellings per acre. The proposed floor area ratio of approximately 10.14 percent. No new lots are proposed to be created by the project.
4. The area includes primarily single-family dwellings, with some two-family dwellings. Two multi-family developments, which access N. Fayetteville St., are in the vicinity of the subject property. Matthew Grande Apartments are located approximately 500' to the north and Summers Run Apartments are approximately 1200' to the west and across N. Fayetteville Street.
5. One entrance is proposed to the development on Golda Avenue. Access will be via a privately maintained driveway. The proposed project layout, including private driveway, limits an opportunity for a future street connection between Golda Avenue and Eckerd Street. It is likely that the city would seek to preserve this opportunity for a project proposing to subdivide the property.
6. The proposed units are single-story duplex (two-family) style units with approximately 825 square feet in each unit. Parking is shown in front of each unit within a surface parking lot.
7. The applicant is proposing a 35 foot setback around the perimeter of the property. Within this area, the plan notes that "1 Evergreen tree every 20' & 1 shrub every 5' (Burford Holly & Leland Cypress) or existing hardwood trees" will be provided.
8. The existing R10 zoning permits one single-family dwelling on a lot with at least 10,000 SF or one two-family dwelling on a lot with 15,000 SF. If a subdivision using public streets were proposed, a maximum of 18 lots with 36 dwellings could likely be accommodated.

9. The RA6 Residential District is "intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.
10. The neighborhood residential designation of the property is described by the Land Development Plan's Land Category Description as intended "to accommodate existing medium-density, single family residential neighborhoods, while encouraging new neighborhoods of similar density to provide a greater sense of community."
11. 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. The only deviation from the city's standard requirements for a multi-family development is the applicant's request to not provide screened parking area for recreational vehicles. Typically, a project of this size would require approximately 3300 s.f. of screened recreational vehicle parking area; none is proposed. However, the plan does provide a total of 23 visitor spaces for the project; only 10 visitor spaces are required.
12. The plan has been routed to NCDOT, Asheboro City Schools, and the US Post Office. Asheboro City Schools indicated that it didn't have a concern with the plan. The US Post Office requested the ability to review a community mail box (CBU) location. NCDOT commented that future development beyond the number of units shown may require road improvements on North Fayetteville Street, but didn't raise an objection to the development as proposed.

Mr. Evans showed another map which detailed the locations of Summers Run Apartments, the subject property, as well as a contiguous parcel across Golda Ave to show the differences on the proposed land use map. He then went over the Land Development Plan (LDP) Recommendations:

Proposed Land Use Map: Neighborhood Residential

Small Area Plan: Northeast

Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (3):

- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Items 12-13: Property is located outside of watershed and flood areas

Goals/Policies Not Supporting Request (2):

- Checklist Item 1: Does not comply with proposed land use map
- Checklist Item 3: Does not fit district description intent in zoning ordinance

He then went over all proposed conditions:

- (A) The use approved shall be a Development consisting of 46 Multiple Family Dwellings with a Floor Area Ratio of up to 17 percent.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Enclosure of concrete pads or other additions to the rear of dwellings shall not be considered a modification unless the cumulative additional square footage leads to a project Floor Area Ratio of more than 17%.
- (D) Maintenance of all recreation areas, any utilities not publicly maintained in accordance with city policies, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly maintained shall be the responsibility of the property owner and any successors in interest.
- (E) Installation of traffic and street signs within the development shall be the responsibility of the developer. Approval of any proposed name of the private road shall be obtained from Randolph County for E-911 purposes.

- (F) If solid waste disposal facilities as shown on the site plan are deemed to be inadequate, the property owner shall be responsible for ensuring that additional facilities or measures are installed. Any such facilities shall be consistent with city policies and codes.
- (G) No recreational vehicle storage or similar outdoor storage shall be permitted on the property.
- (H) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing permitting from NC Department of Environmental Quality.
- (I) Prior to the issuance of a zoning compliance permit, construction plans concerning water, including provisions for fire hydrants determined to be required by Fire and Rescue, 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.
- (J) Prior to the issuance of a zoning compliance permit, the applicant shall submit a site plan reflecting any revisions necessary to comply with city codes and conditions of approval.
- (K) 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 went over the consistency statement:

The Land Development Plan designates the subject property for Neighborhood Residential development. This designation advocates for new residential projects to be of similar density to surrounding areas. Such designation traditionally has not supported new multi-family development; the Land Development Plan designates areas for multi-family development through the Urban Residential designation.

Yet, the Land Development Plan does envision property on the north side of Golda Avenue, across from the subject property, developing at Urban Residential densities similar to the Matthew Grande and Summers Run apartments. The primary distinction between those developments and the adjacent property identified for Urban Residential Development, are those properties direct access to N. Fayetteville Street, a major thoroughfare.

The application seeks to develop a relatively low-density multi-family project when compared to density typically permitted by the RA6 district (46-825 s.f. units proposed versus 77-825 s.f. units that a 17% FAR could otherwise accommodate on this property). The proposal to construct single-story duplex-style units, rather than multi-story units, is more consistent with the surrounding pattern of residential development.

The total number of units is the primary inconsistency related to the Land Development Plan that staff has identified. It is conceivable that the current zoning could accommodate a subdivision proposing two-family dwellings (duplexes) with approximately 40 units after accounting for expected land area necessary for street right-of-way. R10 does not permit multi-family development and the application requests approval for 46 multi-family units.

Other goals and policies of the Land Development Plan, however are advanced by the application. The community will possess sidewalks connecting all of the units, significant open space is proposed to be preserved, and a limited amount of recreational amenities will be provided.

He stated that in light of the above analysis, staff believes the request is generally consistent with the Land Development Plan and reasonable and recommends approval believing that such action serves the public interest. He stated that on Thursday, January 5, 2023, the City Council will consider the rezoning request. He then asked the board if there were any questions for him. Mr. Henderson inquired about item number 5 of the staff analysis regarding future street connection. Mr. Nuttall pointed out that this type of project would limit the opportunity for connections due to the private street proposal. Mr. O'Kelley inquired on the time limit of development and when would there be a need for a new conditional zoning approval. Mr. Nuttall stated that the applicant, after CZ approval, has 36 months to apply for a zoning compliance permit.

Mr. Darren Lucas, the applicant, addressed the board and pointed out the higher density designation across the street from the subject property. He went over the project and stated that there is a need for housing now. He spoke on building elevations and landscaping. He stated that he mailed out notices to adjoining properties on November 25, 2022. He asked if there were any questions from the board. There were no questions from the board for Mr. Lucas at this time.

Mr. Rush moved to recommend approval of RZ-22-14. Ms. Vuncannon seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. Nuttall stated that Mr. O'Kelley and Mr. Henderson's member terms are set to expire in January. He stated that the Planning Board terms are set for 5 years. He mentioned that will be asking City Council to consider an increase in Planning Board stipends to \$150. He also gave a report on the recent LDP Update public sessions. He mentioned that staff saw around 100 people and 80 surveys have been turned in currently.

ADJOURNMENT

With no further business to come before the board, Mr. O'Kelley adjourned the meeting.

Bradley Morton, Planning Board Secretary

Michael O'Kelley, Planning Board Chair



Proposed amendments to the Subdivision Ordinance (**Case No. SUB-22-06**) and related amendments to the Zoning Ordinance (**Case No. RZ-22-12**)

Staff Report

Subdivision Ordinance Text Amendment Staff Report

Case #22-06 | 1-3-23 Planning Board and 1-5-23 City Council (updated 12-28-22)

Introduction:

In October 2022, City staff was directed to investigate several topics related to the regulation of subdivisions within the City of Asheboro's land use jurisdiction. These topics emerged through discussions, questions and suggestions from the City Planning Board, City Council, and the City management team.

Subdivision amendments responsive to the directive have been prepared and are ready to be considered. Some of the amendments, if adopted, would require related changes to the city Zoning Ordinance; such amendments have been prepared and are included in a separate portion of this report.

Purpose:

The proposed amendments address various issues related to land development and land use regulation, including review, approval, appeal, and variance processes, technical standards, and approval expiration timeframes. More specifically, topics include:

- Modifying the subdivision variance and appeal process. City Council solely would retain authority to consider and issue variances from the subdivision ordinance; the city Board of Adjustment, the entity accustomed to hearing appeals of zoning decisions, would be responsible for considering appeals of decisions related to the subdivision ordinance.
- Changing subdivision approval authority from City Council to Community Development staff (with monthly reporting being provided to the Planning Board and Council), with authority for variances and discretionary determinations assigned to City Council and appeals to the Board of Adjustment. This change would streamline the city's subdivision review and approval process and should eliminate an occasional source of board and public frustration regarding subdivision reviews, that under state law, are non-discretionary.
- Establishing expiration durations for Subdivision Sketch Design plats and extending expiration durations for Preliminary plats. The code's current silence on Sketch Design approval expirations has permitted projects to move forward utilizing out-of-date development standards and the one-year timeframe for Preliminary plat approvals frequently requires Council to consider preliminary plat approval extension requests. The amendments would establish an expiration of Sketch Design plat approvals of 24 months following approval. Preliminary plat approvals would also be valid for 24 months, an increase of one year.
- Changing plat certification language and dimensional requirements. Proposed changes improve accuracy of certification language and reflect changes to the criteria established by state law and the Register of Deeds office for recording plats.
- Clarifying street lighting responsibilities within new major subdivisions. The proposed language would clarify that it is the subdivider's responsibility to obtain street light plan

approval from the appropriate power company and changes the financial responsibility of such installation from the city to the subdivider.

- Establishing private street design standards for larger Planned Unit Developments (PUDs). The lack of private street design standards has emerged as an area of concern by the governing board and the management team. The proposed amendment establishes a private street design standard that is similar to the city's public street design standard. Such standard would be enforceable on any new PUD greater than five acres in size or which proposes to create a buildable lot more than 400 feet from a public street that provides access to the development. The amendment also should help to address concerns recently raised related to the sufficiency of parking provided within Planned Unit Developments. By establishing a private street design standard for most PUDs that sets a drivable width of 28', the availability of on-street parking for most projects will be ensured. To further mitigate issues around parking, the amendment would also increase the amount of required visitor parking.
- Clarifying that Article XI applies only to Residential Townhouse Developments located in the B3 district.
- Cross-referencing sections of the subdivision ordinance with other city codes and statutory provisions (such as state law regarding subdivisions and local planning and development regulation).
- Making miscellaneous clerical corrections.

Affected Articles (as of December 21, 2022):

- Article I (Title and Purpose)
- Article II (Authority and Jurisdiction)
- Article IV (Legal Provisions)
- Article V (Definitions)
- Article VI (Compliance with official plans)
- Article VII (Procedure for Review and Approval of Subdivision Plats)
- Article VIII (Requirements for Approval of Subdivision Plats)
- Article IX (Required Improvements and Design Standards)
- Article X (Planned Unit Developments)
- Article XI (Residential Townhouse Developments)
- Article XII (Recreational Vehicle Resorts)

In reference to the proposed Subdivision Ordinance amendments, specific supporting Land Development Plan goals and policies that staff believes are supportive of the request include the following:

Policy 1.2.4 The City will promote its expedited permitting process and continue to make the land development process user-friendly for citizens and organizations.

Policy 2.3.4: The City will adapt the subdivision review process to only require staff approval of traditional, cluster, and TND subdivisions that meet requirements **(related primarily to traditional subdivisions)**

Goal 2.1: Development that enhances our city's character and sense of community

Policy 2.3.1 The City will amend the Zoning and Subdivision Ordinances to increase interconnectivity and improve design standards in traditional subdivisions.

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

Goal 3.2: Quality design demanding appropriate scale and context

Goal 5.1: Cost effective, efficient, and coordinated infrastructure in appropriate locations

Policy 5.1.1 The City will encourage improvements that tie together segments of infrastructure (i.e. water/sewer, roads, sidewalks, greenways, etc.), in locations where the addition of such infrastructure benefits the entire community.

Policy 5.3.1: The City will amend (codes) to discourage development patterns (i.e. excessive use of cul-de sacs, lack of connectivity within and between developments) that result in the City (and its taxpayers) incurring unnecessary infrastructure costs.

Staff Recommendation: Staff believes that the amendments are generally supported by the Land Development Plan. Considering all factors, staff believes approval of the application to be reasonable and consistent with the Asheboro Land Development Plan; staff recommends approval.

ARTICLE I TITLE AND PURPOSE

I. TITLE

This Ordinance shall be known and may be cited as the Subdivision Ordinance of the City of Asheboro, North Carolina, and may be referred to as the Subdivision Ordinance.

II. PURPOSE

The purpose of this Ordinance is to establish procedures and standards for the development and subdivision of land within the territorial jurisdiction of the City of Asheboro, North Carolina. It is further designed to provide for the orderly growth and development of Asheboro; for the coordination of streets and highways within proposed subdivisions with existing or planned streets and highways and with other public facilities; for the dedication or reservation of recreation areas serving residents of the immediate neighborhood within the subdivision and rights-of-way or easements for street and utility purposes; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare. This Ordinance is designed to further facilitate adequate provision for water, sewerage, parks, schools, and playgrounds, street lights and also to facilitate the further re-subdivision of larger tracts into small parcels of land.

ARTICLE II AUTHORITY AND JURISDICTION

I. AUTHORITY

This Ordinance is hereby adopted under the authority and provisions of the General Statutes of North Carolina, Chapter ~~160A, Article 19, Part 2~~ 160D.

II. JURISDICTION

The regulations of this Ordinance contained herein as provided in G. S. ~~160A, Article 19~~ 160D shall apply throughout the City of Asheboro and its extraterritorial planning jurisdiction, as it may from time to time exist.

ARTICLE IV LEGAL PROVISIONS

II. PROCEDURE FOR PLAT APPROVAL

After the effective date of this Ordinance, no subdivision plat of land within the territorial jurisdiction of the City of Asheboro shall be filed or recorded until it has been submitted to and approved by the City of Asheboro as set forth in Article III, Section 1 of this Ordinance, and until such approval is certified in writing on the face of the plat by the Community Development

Director. Expedited review for certain classes of subdivisions shall be consistent with ~~NCGS 160A-376 (b) and (c)~~ NCGS 160D, Section 802 (b) and (c). (Amended 12-2018)

VII. VARIANCES AND APPEALS

A. VARIANCES

Where, because of severe topographical or other conditions peculiar to the site, strict adherence to the provisions of this Ordinance would cause an unnecessary hardship, the City Council ~~upon recommendation of the Planning Board,~~ may authorize a variance to the terms of this Ordinance consistent with NCGS 160D-406 and only to the extent that is absolutely necessary and not to an extent which would violate the intent of the Ordinance. All requests for variances shall be submitted in writing, by the subdivider or his agent, to the Planning Department. Such request shall be accompanied by materials providing sufficient evidence to support the claim of hardship.

B. APPEALS

Appeals shall be filed with the Clerk to the Board of Adjustment at least 30 days prior to the Board of Adjustment meeting at which the appeal will be considered. An appeal from an order, requirement, decision or determination made of an administrative decision by the Community Development Division, shall be decided by the Board of Adjustment based upon its findings of fact and, to achieve the intent of the Ordinance, and in accordance with the provisions of G.S. 160D-405. The effect of the decision shall not be to vary the terms of the Ordinance.

ARTICLE V DEFINITIONS

I. SUBDIVISION DEFINED*

A. Subdivision

For the purpose of this Ordinance, "subdivision" means all division of a tract or parcel of land into two or more lots, building sites, or other division for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the regulations authorized by this Ordinance.

1. The combination or re-combination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the City, as shown in its subdivision regulations;
2. the division of land into parcels greater than ten (10) acres where no street right-of-way dedication is involved;
3. the public acquisition by purchase of strips of land for widening or opening of streets;
~~and~~

4. the division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where resultant lots are equal to or exceed the standards of the City, as shown in this Ordinance; and
5. The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.
(Amended 12-2018)

Expedited review for specific classes of subdivisions shall be consistent with NCGS 160A-376 (b) and (c) NCGS 160D, Section 802 (b) and (c) (Amended 12-2018 TBD)

ARTICLE VI COMPLIANCE WITH OFFICIAL PLANS

III. ZONING

Proposed subdivisions shall comply in all respects with the requirements of the Asheboro Zoning Ordinance in effect in the area to be subdivided except as described in Article IX-G-1. *(amended 3-91)*. Authorization of a conditional zoning district may modify requirements.

IV. RECREATION FACILITIES AND OPEN SPACES

Where a tract of land that is an approved site for a public Recreation facility or Public Open Space lies wholly or partially within an area proposed to be subdivided, and provided the Planning Board has notified the property owners of its approval of the site prior to or within 10 days after the presentation of the sketch design plat for Planning Board approval, the subdivider shall reserve the proposed recreation site as required by G.S. 160A-372 NCGS 160D-804.

ARTICLE VII PROCEDURE FOR REVIEW AND APPROVAL OF SUBDIVISION PLATS

I. ~~MINOR~~ SUBDIVISIONS APPROVAL AUTHORITY (~~Amended 12-2018~~ TBD)

The City Council of the City of Asheboro, North Carolina hereby designates the Community Development Division as the designated planning agency to approve minor and major subdivisions, pursuant to NCGS 160A-364 NCGS 160D-803 and this Ordinance. Approval of subdivision variances (subject to Article IV, Section VII), development agreements pursuant to NCGS 160D, Article 10, extensions of time for major subdivisions (specified in Article VII, Subsections II(A) and II(B)), and acceptance of any public street or utility consistent with NCGS 160D, Section 806 requires authorization by City Council.

II. SUBMITTAL PROCESS FOR MAJOR SUBDIVISIONS

A. Sketch Design Plat (Amended 12-2018)

Whenever a subdivision of land is within the definition of a "Major Subdivision" as set forth in Article V of this Ordinance and which is located within the territorial jurisdiction established by Article II of this Ordinance, the subdivider shall submit copies of a sketch design plat which shall meet the requirements set forth in Article VIII of this Ordinance to the Community Development ~~Director Division~~ at least ~~twenty (20)~~ days prior to a regularly scheduled meeting of the Planning Board for a subdivision of land.

~~At the regularly scheduled Planning Board meeting following submission of the sketch design plat, the subdivider or the subdivider's authorized agent shall discuss the proposed development with the Planning Board and become familiar with the regulations affecting the land to be subdivided.~~

The ~~Planning Board~~ Community Development Division shall review the sketch design plat for general compliance with the requirements of this Ordinance, and the Zoning Ordinance and any other applicable ordinance. ~~The Planning Board~~ The Community Development Division shall advise the subdivider or the subdivider's authorized agent of the regulations pertaining to the proposed subdivision and the procedures to be followed in the preparation and submission of the preliminary and final plats. The ~~Planning Board~~ Community Development Division shall not review both a Sketch Design and a Preliminary Plat ~~at the same meeting concurrently~~. If a Sketch Design is presented, then a Preliminary Plat can only be reviewed following Sketch Design approval at the next regularly scheduled Planning Board meeting. The Community Development ~~Director Division~~ shall review the plat for compliance with the requirements of this Ordinance and refer copies of the sketch design plat and all accompanying materials to those public officials and agencies concerned with new development ~~or those whose advice will, in the opinion of the Community Development Director, be useful to the Planning Board~~ including, but not limited to the City Manager, the Randolph County Health Department, the Asheboro and/or Randolph County Boards of Education, whichever is appropriate, the District Engineer of the N. C. Department of Transportation, the City Engineer, the City Director of Public Works, and the City Building Inspector. If no response is received from these agencies within fifteen (15) days from the date the Community Development Director issues the plats for review, "no comment" will be recorded as the response. Following review, the Community Development Division shall approve or disapprove the plan and such action shall be documented within the Division's files and communicated to the subdivider. Sketch Design approvals shall be valid for a period of 24 months.

~~At its next regular meeting, the Planning Board shall review the sketch design plat for compliance with this Ordinance and consider any recommendations made by public officials or agencies concerned with new development.~~

~~Upon receipt of the sketch design with recommendations including any recommended conditions or recommended changes from the Planning Board, the City Council shall review it for compliance with the requirements of this Ordinance and shall consider the~~

~~recommendations of the Planning Board and any public official or agency concerned with new development.~~

~~The City Council shall approve, approve conditionally, or disapprove the sketch design plat. If the City Council approves the sketch design plat, approval shall be noted on at least two (2) copies of the plat by the City Clerk. One copy shall be returned to the subdivider and one shall be retained as a part of the records of the City Council.~~

~~If the City Council approves the sketch design plat with conditions, the conditions and the reasons for the conditional approval shall be recorded in the minutes of the meeting. A copy of any conditions shall be attached to the plat that is returned to the subdivider.~~

If, after ~~City Council~~ approval of a sketch design plat, the subdivider wishes to modify the plat, the ~~Planning Director~~ Community Development Director shall determine if the modification is substantial (i.e., increase in the number of lots, relocation of streets, etc.) If found to be substantial, the subdivider shall re-submit the sketch design plat for approval in accordance with the requirements of this article.

The review shall in no way be construed as constituting an official action of approval for the recording of the subdivision ~~by the Planning Board or the City Council~~ as required by this Ordinance. ~~One copy of the sketch design plat shall be retained as a part of the records of the Planning Board. The other copy shall be returned to the subdivider or the subdivider's authorized agent.~~

The Community Development Division shall provide a monthly report to the Planning Board and City Council detailing all Sketch Design Plat approvals granted during the preceding month.

B. Preliminary Plat (Amended 12-2018)

Upon completion of the sketch design plat review procedure, the subdivider, or the subdivider's authorized agent shall submit copies of the preliminary plat, engineering data, and any supplementary material which shall meet the requirements set forth in Article VIII of this Ordinance, to the Community Development ~~Director~~ Division at ~~least twenty (20) days prior to a regularly scheduled meeting of the Planning Board~~ for a subdivision of land which is located within the territorial jurisdiction established by Article II of this Ordinance. Such submission shall not be more than 24 months after the date on which the Sketch Design Plat was approved, otherwise such Sketch Design Plat approval shall be null and void unless a written extension of this time limit is granted by the City Council.

~~At its next regular meeting, the Planning Board shall review the preliminary plat for compliance with this Ordinance and consider any recommendations made by public officials or agencies concerned with new development.~~

~~Upon receipt of the preliminary plat with recommendations including any recommended conditions or recommended changes from the Planning Board, the City Council shall~~

~~review it for compliance with the requirements of this Ordinance and shall consider the recommendations of the Planning Board and any public official or agency concerned with new development.~~

~~The City Council shall approve, approve conditionally, or disapprove the preliminary plat. If the City Council approves the preliminary plat, approval shall be noted on at least two (2) copies of the plat by the City Clerk. One copy shall be returned to the subdivider and one shall be retained as a part of the records of the City Council.~~

~~If the City Council approves the preliminary plat with conditions, the conditions and the reasons for the conditional approval shall be recorded in the minutes of the meeting. A copy of any conditions shall be attached to the plat that is returned to the subdivider.~~

The Community Development Division shall review the plat for compliance with the requirements of this Ordinance and consider all comments that were received during review of the Sketch Design Plat. Following review, the Community Development Division shall approve or disapprove the plan and such action shall be documented within the Division's files and communicated to the subdivider. Preliminary plat approvals shall be valid for a period of 24 months.

If, after ~~City Council~~ approval of a preliminary plat, the subdivider wishes to modify the plat, the ~~Planning Director~~ Community Development Director shall determine if the modification is substantial (i.e., increase in the number of lots, relocation of streets, etc.) If found to be substantial, the subdivider shall re-submit the preliminary plat for approval in accordance with the requirements of this article.

The Community Development Division shall provide a monthly report to the Planning Board and City Council detailing all Preliminary Plat approvals granted during the preceding month.

C. Engineering Data (Amended 12-2018)

The subdivider shall submit the Engineering data concerning street grade, design data for street corners and curves and the plan and profile for streets, storm drains and water and sewer lines with the submission of the preliminary plat for approval. Engineering data shall be approved by the City Engineer prior to ~~review by City Council of the Preliminary Plat. (amended 7/99)~~ approval of the preliminary plat by the Community Development Division.

D. Improvements (Amended 12-2018)

Upon approval ~~(with or without conditions)~~ of the preliminary plat ~~by the City Council and approval of the engineering data by the City Engineer,~~ the subdivider may proceed with the installation or arrangements for the required improvements and the preparation of the final plat in accordance with the approved preliminary plat and the requirements

of this Ordinance provided all other required permits and approvals, including but not limited to those required from the North Carolina Department of Environmental Quality and Department of Transportation, have been obtained.

E. Final Plat Certification (Amended 12-2018)

Upon installation or arrangement for the required improvements, the subdivider shall submit a final plat which shall meet the requirements set forth in Article VIII of this Ordinance, to the Community Development ~~Director~~ Division ~~at least fifteen (15) days prior to a regularly scheduled meeting of the Planning Board.~~ Such submission shall not be more than ~~twelve (12)~~ 24 months after the date on which the preliminary plat was approved ~~nor less than 30 days~~, otherwise such preliminary plat approval shall be null and void unless a written extension of this time limit is granted by the City Council.

The final plat shall contain only that portion of the preliminary plat which the subdivider proposes to develop and record at that time.

No final plat shall be certified unless and until the subdivider has installed that area, represented on the final plat, all improvements required by this Ordinance or shall have guaranteed their installation as required by Article VIII, II, C of this Ordinance.

~~At its next regular meeting, the Planning Board shall review the final plat for conformance with the approved preliminary plat and for compliance with all requirements of this Ordinance and consider any recommendations made by public officials or agencies concerned with new development.~~

~~Upon receipt of the final plat with recommendations including any conditions or modifications from the Planning Board, the City Council shall review it for conformance with the approved preliminary plat and for compliance with the requirements of this Ordinance, and shall consider the recommendations of the Planning Board and any public official or agency concerned with new development.~~

~~If the City Council certifies the final plat with modifications, the subdivider shall prepare and submit to the City Council a new final plat or additional materials which incorporate the modifications. The City Council may refer the modified final plat and accompanying material to the Planning Board or to public officials or agencies concerned with new development for their recommendations.~~

~~If the City Council denies certification of the final plat, the reasons for such denial shall be recorded in the minutes of the meeting.~~

The Community Development Division shall review the plat for compliance with the requirements of this Ordinance and consider all comments that were received during review of the Sketch Design and Preliminary Plat. Following review, the Community Development Division shall approve or disapprove the plan and such action shall be documented within the Division's files and communicated to the subdivider. If the

(Date) _____ (Owner) _____

(Owner)

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent.

 Date

 Owner

 Owner

2. Certificate of Survey (Amended 12-2018)

The ~~following~~ certificate ~~required by N.C.G.S. 47-30~~ shall be placed on the minor subdivision plat and shall be signed by the surveyor preparing the plat or under whose supervision it was prepared; ~~the signature shall be accompanied by the seal and registration number of the above mentioned surveyor.~~

*I, _____, certify that this map was (drawn by me)(drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description recorded in Book _____ page _____, Book _____, page _____, etc.) (Other); that the error of closure as calculated by latitudes and departures is 1: _____; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, page _____; that this map was prepared in accordance with G.S. 47-30 as amended.
Witness my hand and seal this _____ day of _____ A.D., 2 _____.*

II. MAJOR SUBDIVISION PLATS

A. Sketch Design Plat

1. Number of Copies and Graphic Media

~~An electronic file of the sketch design plat minimum of eight (8) copies of a sketch design plat~~ shall be submitted. ~~If requested by city staff, up to five (5) physical copies of the plat shall be submitted.~~ No specific graphic media must be employed.

B. Preliminary Plat

1. Number of Copies and Graphic Media

~~An electronic file of the preliminary plat minimum of eight (8) copies of the preliminary plat~~ shall be submitted. ~~If requested by city staff, up to five (5) physical copies of the plat shall be submitted.~~ No specific graphic media must be employed unless the preliminary plat will also serve as the final plat. ~~In such a case, the graphic media employed shall be of the same type as required for final plat.~~

2. Plat Scale

Major subdivision Preliminary plats shall be drawn at a scale that assures legibility.

3. Contents Required

c. Information Concerning Proposed Subdivision:

1. Names of proposed streets and the locations and widths of proposed street rights-of-way and street pavement;
2. Proposed riding trails, natural buffers, pedestrian, bicycle, or other rights-of-way or other easement, their location, width and purpose;
3. Layout of lot arrangement including lot lines, lot dimensions and lot and block numbers;
4. Proposed minimum building setback lines; in conformance with the Asheboro Zoning Ordinance;

5. Location of proposed utilities (sewer, water, and drainage) showing connections to existing systems or location plans to existing systems or a note that utilities will be provided by individual water supply, or sewage disposal. (Amended 12-2018)
6. Proposed location and size of parks, school sites, and other recreational or open spaces accompanied by provisions concerning their future ownership;
7. Site data:
 - a. Acreage in total tract;
 - b. Acreage in parks and other non-residential use;
 - c. Total number of lots;
 - d. Average lot size;
 - e. Linear feet of streets;
8. Grading plan indicating proposed modifications to the topography, other than street construction, at a contour of not more than five (5) feet; *(amended 12/89)*
9. Engineering Data shall be submitted at time Preliminary Plat is submitted:
 - a. Design data for streets and curves;
 - b. Plan and profiles for streets, water, sewer and storm sewer lines;
 - c. Proposed design and layout of street lights consistent with power company and city standards;
10. Base flood elevation data if proposed subdivision is within a flood hazard area.

C. Final Plat

1. Improvements, Installation or Guarantees

Prior to certification of a Final Plat the subdivider shall have installed improvements specified in Article IX of this Ordinance or guaranteed their installation in one of the following ways:

- a. File with the City Clerk a performance or surety bond made by a surety company licensed to do business in North Carolina. Such guarantee shall be in an amount of not less than 100% of the construction of required uncompleted improvements as estimated by professional contractors competent in their respective fields in the form of proposals or bids for the installation being guaranteed. (amended 12/01) Performance guarantees shall run for a period of one year and may be renewed once for a period of one year upon written approval from the City Manager.
- b. Deposit or place in escrow with the City Clerk a certified check or cash in an amount not less than 100% of the estimated cost of the construction of the required improvements. Said funds shall not be returned by the City until improvements have been satisfactorily installed. Portions of the deposit may be released as work progresses provided that such refunds shall be made no often than once per calendar month.
- c. File with the City Clerk a letter of credit from a financial institution licensed to do business in the State of North Carolina for the cost. Such letter of credit shall be in an amount of not less than 100% of the construction of required uncompleted improvements as estimated by the by professional contractors

competent in their respective fields in the form of proposals for bids or the installation being guaranteed. (amended 12/01) The letter of credit shall run for a period of one year and may be renewed once for a period of one year upon written approval from the City Manager.

The guarantee shall not apply to the installation of the water and sewer systems, or stone base for the street. These items shall be installed and "as built" drawings shall be submitted prior to approval of any final plat. If street lights are not installed prior to final plat certification, the subdivider shall provide evidence that any assessed charge or fee from the applicable power company has been paid and documentation that the design and layout has been approved. Cost for installation shall be the responsibility of the developer.

5. Plat Size and Scale

Major subdivision plats shall be dimensioned to comply with NCGS 47-30, and as acceptable for recordation by Randolph County Register of Deeds. ~~have an outside marginal size of not more than eighteen (18) inches by twenty four (24) inches nor less than eight and one half (8 1/2) inches by eleven (11) inches, including one and one half (1 1/2) inch for binding on the left margin and one half (1/2) inch border on each of the other sides.~~ Where size of land areas, or suitable scale to assure legibility require, maps may be placed on two or more sheets with appropriate match lines. Major subdivision Final plats shall be drawn at a scale that assures legibility.

6. Contents Required

b. Plat Information:

1. Names of proposed streets and the locations and widths of proposed street rights-of-way and street pavements;
2. Layout of lot arrangement including lot lines, lot dimensions, and lot and block numbers;
3. Proposed minimum building setback lines; in conformance with the Asheboro Zoning Ordinance;
4. Site data:
 - a. Acreage in total tract;
 - b. Acreage in parks and other non-residential use;
 - c. Total number of lots;
 - d. Average lot size;
 - e. Linear feet of streets;
5. As Built Engineering Data (Amended 12-2018): The following information shall be contained in a plan and profile accompanying the final plat.
 - a. The utility layout, including sanitary sewers, storm sewers, water distribution lines, illustrating connections to existing systems or plans for individual water supply systems and/or sewerage disposal

systems. Plans must show lines sizes, the location of fire hydrants, blowoffs, manholes, pumps, and forcemains.

- b. Location and dimensions of all rights-of-way, utility or other easements, riding trails, natural buffers, pedestrian or bicycle paths and areas to be dedicated to public use with the purpose of each stated;
 - c. Location, purpose, and dimensions of areas to be used for purposes other than residential;
 - d. Right-of-way lines, sight distance lines, pavement widths, and names of all streets and the location, name, and width of all adjacent streets and easements;
 - e. Property lines, building or other structures, water courses, railroads, bridges, culverts, storm drains, street lights, corporate limits on land to be subdivided and on a portion of the land immediately adjoining;
 - f. Sufficient engineering data to determine readily and reproduce on the ground every straight or curved boundary line, street line, lot line, right-of-way line, easement line, setback line, sight distance line including dimensions, bearings, or deflection angles, radii, central angles and tangent distances for the center line of curved streets and curved property lines that are not the boundary of curved streets. All dimensions shall be measured to the nearest one-hundredth of a foot and all angles to the nearest minute;
 - g. Accurate location and description of all monuments, markers, and control points;
6. Base flood elevation data if proposed subdivision is within a flood hazard area.

7. Certification Required

a. Certification of Ownership and Dedication (Amended 12-2018)

The following certificate shall be placed on the final plat and signed by the owner(s) of the subdivision.

~~*I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent.*~~

Date

Owner

Owner

~~*I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision and dedicate any right-of-way or easements as shown on the plat with my (our) free consent.*~~

(Date)

Owner

b. Certificate of Survey (Amended 12-2018)

The ~~following~~ certificate required by N.C.G.S. 47-30 shall be placed on the final plat and shall be signed by the surveyor preparing the plat or under whose supervision it was prepared; ~~the signature shall be accompanied by the seal and registration number of the above mentioned surveyor.~~

I, _____, certify that this map was (drawn by me)(drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description recorded in Book _____ page _____, Book _____, page _____, etc.) (Other); that the error of closure as calculated by latitudes and departures is 1: _____; that the boundaries not surveyed are shown are broken lines plotted from information found in Book _____, page _____; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this _____ day of _____ A.D., 2____.

ARTICLE IX REQUIRED IMPROVEMENTS AND DESIGN STANDARDS

I. REQUIRED IMPROVEMENTS

Each subdivision as defined in Article V, Section I of this Ordinance shall contain the following improvements as applicable:

- A. Survey
- B. Streets
- C. Sidewalks
- D. Stormwater Drainage System
- E. Water and Sewerage Systems
- F. Blocks
- G. Lots
- H. Street Lights

B. STREETS, PUBLICLY MAINTAINED

7. Private Streets and Reserve Strips

Private streets or reserve strips shall be prohibited within any platted subdivision, unless authorized by way of a conditional zoning district or Special Use Permit or required to obtain access to existing inaccessible property. Ownership and maintenance of a private street shall be designated on the plat; private streets shall be constructed consistent with this Subdivision Ordinance. (Amended 6/90 **TBD**)

H. STREET LIGHTS

Adequate street lighting shall be installed in conformance with city policies and standards of this Ordinance, or provisions for such installation shall have been made by the developer.

ARTICLE X PLANNED UNIT DEVELOPMENTS

I. GENERAL

The intent of this article is to permit greater flexibility in the design of residential and other developments by allowing certain variations in lot size and design requirements and the establishment of townhouses and condominiums so that open space in commonly owned areas, tree covered and recreation areas can be provided.

II. COORDINATION WITH THE ASHEBORO ZONING ORDINANCE

A. Site Plans

Site plans for planned unit developments shall meet the requirements of the Asheboro Zoning Ordinance for ~~set forth in Article 600 "Special Uses" and Section 630 "Planned Unit Developments" of the Asheboro Zoning Ordinance,~~ as applied to either a Special Use Permit or Conditional Zoning approval.

B. Design Requirements

Individual lot size may be varied but the overall density of a planned unit development shall not exceed the applicable zoning requirements of that district.

C. Review Process

Planned unit development plans shall be reviewed ~~simultaneously~~ for compliance with this ordinance and the Asheboro Zoning Ordinance in particular, Section 5.05(16) ~~630. (amend 10/2001 TBD)~~

If the PUD requires review as a "major" or "minor" subdivision the Sketch Design Plat shall be properly submitted for review to the Community Development Division. ~~by the City Council at the same meeting as the PUD SUP. The Sketch Design Plat and the site plan required for the SUP may be combined on one plat so long as the requirements for each are met. If the PUD requires a "minor subdivision the required subdivision plat shall be properly submitted for approval.~~ Approval shall be subject to any conditions of the PUD Special Use Permit (SUP) or Conditional Zoning approval and granted only after such approval ~~of the SUP~~ by the City Council.

III. PLAT REQUIREMENTS

The sketch, preliminary and final plats for a planned unit development shall meet the requirements of this ordinance and in addition the following requirements in Section IV shall be met. *(amended 2/03)*

IV. OTHER REQUIREMENTS *(amended 2/03)*

A. Common Areas

1. Common areas or areas not shown as lots shall be held in non-profit corporate ownership by the owners of the lots within the development. The title to such common areas of property shall be preserved to the perpetual benefit of the private properties in the development and shall be restricted against private ownership for any other purpose.

2. Improvements may be made within the common areas provided that maximum coverage of the area shall not exceed 25 percent of the entire common property.
 3. The developer shall submit and after approval by the City Council, record a declaration of the covenants and restrictions that govern the ownership, management and maintenance of the common area and the ownership and maintenance of private streets and alleys, if any.
- B. Reserved (amended 9/5/02)
- C. Improvements
1. All improvements required in this ordinance shall apply to planned unit developments, unless expressly modified by this Article, regardless of private ownership of streets and utilities.
 2. ~~Private streets and alleys shall be designed as required for Emergency Services and garbage collection if public collection is desired.~~
 - a. Streets, Publicly Maintained
Public streets shall be designed and built in accordance with the design standards for publicly maintained streets specified by this Ordinance, including the Public Street Typical Street Section for the City of Asheboro (See Attachment IX-A). Public street design shall be prepared by a registered professional engineer. Engineering plans and data shall be submitted to and approved by the City Engineer. All design standards for publicly maintained streets specified by this Ordinance shall be satisfied.
 - b. Streets, Privately Maintained
Private streets shall be designed and built in accordance with the design standards for publicly maintained streets specified by this Ordinance except where modified by the Private Street Typical Street Section for the City of Asheboro (See Attachment X-A). Private street design shall be prepared by a registered professional engineer. Following construction, certification that the street was built in accordance with these standards shall be provided by a registered professional engineer. Notwithstanding the preceding, Planned Unit Developments of less than five (5) acres in size and with no portion of a proposed subdivided lot greater than 400 feet from a public street that provides access to the development shall not be required to comply with the design standards for publicly maintained streets specified by this Ordinance or the Private Street Typical Street Section for the City of Asheboro (Attachment X-A). Such private streets shall be designed as required for Emergency Services and garbage collection if public collection is desired.
 - c. Alleys
Alleys are permitted as secondary means of access within Planned Unit Developments and shall be designed as required for Emergency Services and garbage collection if public collection is desired. In no instance shall an alley serve as the only means of access to a proposed lot.
 3. All private streets and parking areas within residential and commercial developments shall have a paved surface. *(amend 10/2001)*
 4. The street layout of the development shall be in conformity with the ~~Asheboro Thoroughfare~~ Comprehensive Transportation Plan and:
 - a. Where a proposed development will extend an existing public street such extension shall be a public street unless it is an existing dead end street not necessary for access to adjacent property.

b. Where a through street is required to provide access to adjacent properties or for general public usefulness such street shall be a public street.

5. Sidewalks that meet ADA standards shall be provided along streets to connect all units, parking areas, recreation vehicle storage, recreation facilities, central trash facilities, postal centers etc. and shall extend to intersections with existing streets.

6. Street lights shall be installed which meet the design standards of the City of Asheboro street lighting policy.

7. In residential PUD's designated parking spaces for visitor and or overflow parking shall be installed which equals 10% of the total number of units required parking spaces in the project. Subject to detail This parking shall comply with NC Building Code requirements for handicapped parking. (Amended 12-2018).

8. In residential PUD's recreation vehicle parking / storage areas shall be installed, unless these vehicles are prohibited by covenants and restrictions. Spaces provided shall be 12 feet by 30 feet and shall equal to 10% of the total number of units in the project.

9. In residential PUD's open space and recreation space shall be provide as specified in Table 4-1 ~~Table 200-1 under RA6~~ and Section 3.01(S)321A of the Asheboro Zoning Ordinance. *(amended 2/03)*

D. Public Access, Easements, Private Party Walls

1. Building lots may abut or be provided with frontage on ~~common areas or~~ private streets ~~or alleys~~, properly restricted through a property owners association to assure access.

2. Easements over the common areas for access, ingress, and egress from and to public streets and walkways and easements for enjoyment of the common areas, as well as for parking, shall be granted to each owner of a building lot.

3. All common walls between individual lots shall be party walls and provisions for the maintenance thereof and restoration in the event of destruction or damage shall be established.

4. Ownership and maintenance responsibility of a private street shall be designated on the plat.

5. In developments containing private streets or alleys, a release of liability shall be included in the recorded covenants and restrictions which releases the City of Asheboro from any liability resulting from utility maintenance, garbage collection , and responsibility for failing to provide any emergency or regular fire, police or other public service to such developments or their occupants when such failure is due to the lack of access to such areas due to inadequate design or construction, blocking of access routes, inadequate maintenance, or any other factor within the control of the developer, homeowner's association, or occupants. In no case shall the City or the State be responsible for maintaining any private street. Such responsibility shall rest with the homeowner's association and occupants. ~~in that such private streets will not be constructed to the minimum standards sufficient to allow their inclusion for public maintenance.~~

ARTICLE XI
RESIDENTIAL TOWNHOUSE DEVELOPMENTS IN THE B3 DISTRICT

I. GENERAL

The intent of this article is to permit greater flexibility in the design of residential neighborhoods by providing for the establishment of townhouse developments in the B3 district.

II. COORDINATION WITH THE ASHEBORO ZONING ORDINANCE

A. Site Plans

Site plans for Residential Townhouse Developments shall meet the requirements set forth in ~~Article 600 “Special Uses” and~~ Section 5.05(31)648 “Residential Townhouse Developments in the B3 District” of the Asheboro Zoning Ordinance.

B. Design Requirements

Individual lot size may be varied but the overall density and permitted dwelling type ~~within a Residential Townhouse Developments~~ shall not exceed the applicable zoning requirements of the district in which the development is located.

C. Review Process

~~Residential Townhouse Development p~~Plans shall be reviewed simultaneously for compliance with this ordinance and the Asheboro Zoning Ordinance. ~~in particular, Section 648.~~ If the ~~Residential Townhouse Development project~~ requires review as a “major” subdivision the Sketch Design Plat shall be properly submitted for review ~~by the City Council~~ at the same meeting as the ~~Residential Townhouse Development~~ SUP. The Sketch Design Plat and the site plan required for the SUP may be combined on one plat so long as the requirements for each are met. If the ~~Residential Townhouse Development project~~ requires a “minor subdivision” the required subdivision plat shall be properly submitted for approval. Approval shall be subject to any conditions of the ~~Residential Townhouse Development’s~~ SUP or Conditional Zoning approval and granted only after such approval ~~of the SUP~~ by the City Council.

III. PLAT REQUIREMENTS

The sketch, preliminary and final plats for a Residential Townhouse Developments shall meet the requirements of this ordinance.

IV. OTHER REQUIREMENTS

A. Common Areas

1. Common areas or areas not shown as lots shall be held in non-profit corporate ownership by the owners of the lots within the development. The title to such common areas of property shall be preserved to the perpetual benefit of the private properties in the development and shall be restricted against private ownership for any other purpose.

2. Improvements may be made within the common areas provided that open space requirements as set forth in the Asheboro Zoning Ordinance are met.

3. The developer shall submit and after approval by the City Council, record a declaration of the covenants and restrictions that govern the ownership, management and maintenance of the common area and the ownership and maintenance of private streets and alleys, if any.

B. Improvements

1. All improvements required in this ordinance shall apply to Residential Townhouse Developments, unless expressly modified by this Article, regardless of private ownership of streets and utilities.

2. Private streets and alleys shall be designed as required for Emergency Services and garbage collection if public collection is desired.

3. All private streets and parking areas within Residential Townhouse Developments shall have a paved surface.

4. The street layout of the development shall be in conformity with the Asheboro Thoroughfare Comprehensive Transportation Plan and:

a. Where a proposed development will extend an existing public street such extension shall be a public street unless it is an existing dead end street not necessary for access to adjacent property.

b. Where a through street is required to provide access to adjacent properties or for general public usefulness such street shall be a public street.

5. Sidewalks that meet ADA standards shall be provided along streets and driveways to connect all units, parking areas, recreation facilities, central trash facilities, postal centers etc. and shall extend to intersections with existing streets.

6. Street lights shall be installed which meet the design standards of the City of Asheboro street lighting policy.

~~7. In Residential Townhouse Developments parking spaces for visitor and or overflow parking shall be installed which equals 20% of the total number of units in the project, except no additional parking is required for Town Home Development's located within a B3 zoning district. This parking shall comply with NC Building Code requirements for handicapped parking. (Amended 12 2018) No visitor or overflow parking shall be required.~~

~~8. In Residential Townhouse Developments recreation vehicle parking / storage areas shall be installed, unless these vehicles are prohibited by covenants and restrictions. Spaces provided shall be 12 feet by 30 feet and shall equal to 20% of the total number of units in the project. No recreation vehicle parking / storage areas are required for Residential Townhouse Developments located within a B3 zoning district, such projects shall prohibit recreation vehicle parking / storage by covenants and restrictions or restrict such parking / storage to completely enclosed structures. Outside recreation vehicle parking / storage shall be prohibited by covenants.~~

~~9. In all residential zoning districts Residential Townhouse Developments shall provide open space and recreation space as specified in Table 200-1, under the RA6 district, and Section 321A of the Asheboro Zoning Ordinance.. Recreation space equivalent to 1.72% of the project's land area shall be provided.~~

10. In B3 districts Residential Townhouse Developments shall meet the requirements of Article 200A Section 4.07 of the Asheboro Zoning Ordinance.

C. Public Access, Easements, Private Party Walls

1. Building lots may abut or be provided with frontage on common areas or private streets or alleys, properly restricted through a property owners association to assure access.
2. Easements over the common areas for access, ingress, and egress from and to public streets and walkways and easements for enjoyment of the common areas, as well as for parking, shall be granted to each owner of a building lot.
3. All common walls between individual lots shall be party walls and provisions for the maintenance thereof and restoration in the event of destruction or damage shall be established.
4. Ownership and maintenance responsibility of a private street shall be designated on the plat.
5. In developments containing private streets or alleys, a release of liability shall be included in the recorded covenants and restrictions which releases the City of Asheboro from any liability resulting from utility maintenance, garbage collection, and responsibility for failing to provide any emergency or regular fire, police or other public service to such developments or their occupants when such failure is due to the lack of access to such areas due to inadequate design or construction, blocking of access routes, inadequate maintenance, or any other factor within the control of the developer, homeowner's association, or occupants. In no case shall the City or the State be responsible for maintaining any private street. Such responsibility shall rest with the homeowner's association and occupants in that such private streets will not be constructed to the minimum standards sufficient to allow their inclusion for public maintenance.

D. Landscape Plan

A landscape plan for all Residential Townhouse Developments be submitted as required by ~~Article 600 of~~ the Asheboro Zoning Ordinance.

ARTICLE XII
Recreational Vehicle Resorts

I. GENERAL

The intent of this article is to permit greater flexibility in the design of the subdivided portions of Recreational Vehicle Resorts (as defined in ~~Section 649-Chapter 1~~ of the Asheboro Zoning ordinance) by allowing certain variations in lot size and design requirements and the establishment of open space.

II. COORDINATION WITH THE ASHEBORO ZONING ORDINANCE

A. Site Plans

Site plans for Recreational Vehicle Resorts shall meet the requirements set forth in Chapter 5 Article 600 "Special Uses" Section 5.05(32) 649 "Recreational Vehicle Resorts" of the Asheboro Zoning Ordinance.

B. Design Requirements

Individual lot size and the overall density of Recreational Vehicle Resorts shall meet the requirements established in Article 600 Section 5.05(32) 649 of the Asheboro Zoning Ordinance.

C. Review Process

Recreational Vehicle Resort plans shall be reviewed simultaneously for compliance with this Ordinance and the Asheboro Zoning Ordinance, ~~in particular Section 649~~. If the Recreational Vehicle Resort requires review as a "major" subdivision, the Sketch Design Plat shall be properly submitted for review by the City Council at the same meeting as the Recreational Vehicle Resorts SUP. The Sketch Design Plat and the site plan required for the SUP may be combined on one plat so long as the requirements for each are met. If the Recreational Vehicle Resort requires a "minor" subdivision, the required subdivision plat shall be properly submitted for approval. Approval shall be subject to any conditions of the Recreational Vehicle Resorts SUP and granted only after approval of the SUP by the City Council.

III. PLAT REQUIREMENTS

The Sketch, Preliminary and Final plats for Recreational Vehicle Resorts shall meet the requirements of this ordinance and, in addition, the requirements in Section IV below shall be met.

IV. OTHER REQUIREMENTS

- A. Open space and recreation space shall be as per Article 600 Section 5.05(32)649 of the Asheboro Zoning Ordinance.

B. Improvements

1. All improvements required in this ordinance shall apply to Recreational Vehicle Resorts regardless of private ownership of streets and utilities, except:

Private streets shall be designed and built according to the latest revision of the NC DOT Subdivision Roads Minimum Construction Standards manual. Curb and gutter is not a requirement for private streets within RV Resorts. Public streets shall be designed and built according to the Standards in Article IX of this Ordinance.

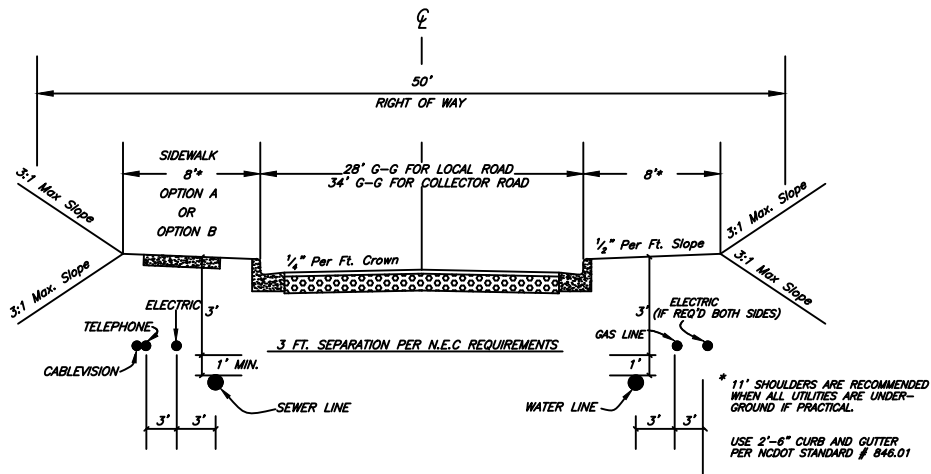
2. The street layout of the development shall be in conformity with the Asheboro ~~Thoroughfare-Comprehensive Transportation~~ Plan and:

- a. Where a proposed development will extend an existing public street, such extension shall be a public street unless it is an existing dead end street/ not necessary for access to adjacent property.
 - b. Where a through street is required to provide access to adjacent properties or for general public usefulness, such street shall be a public street.
3. Sidewalks or greenway paths that meet ADA standards shall connect the resort office, resort store, recreation areas, overflow parking, storage areas, and all other resort amenities.
4. Street lights shall be installed which meet the design standards of the City of Asheboro street lighting policy.

C. Access to and Maintenance of Improvements and Common Areas

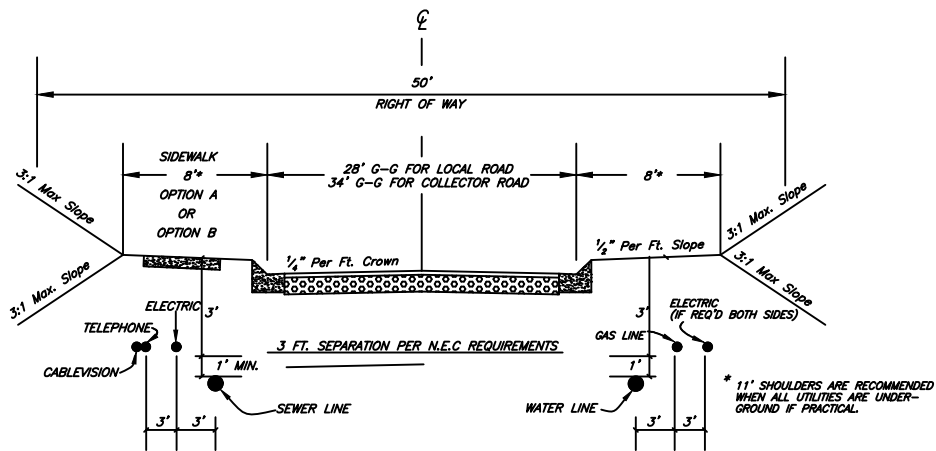
1. As provided by law, when a plat is recorded that creates individual lots within a Recreation Vehicle Resort, and lots are sold in reference to such plat, then each purchaser of such lots (and their successors) has a property interest in the nature of an easement in and to all streets, alleys, and other common property shown on such plat.
2. Prior to final plat approval, the developer of the subdivided portion of a Recreational Vehicle Resort shall (i) establish an incorporated property owners association to which all owners of lots with the Resort must belong by virtue of their ownership within the subdivision, and (ii) record a set of restrictive covenants that provides that all owners of lots within the subdivision shall have access to the streets, alleys, and other common areas within the subdivision and that obligates each lot owner to pay dues or assessments to the property owners association sufficient to cover the cost of maintaining all such common areas and facilities not dedicated to the public.
3. If the lots within the subdivided portion of a Recreational Vehicle Resort are to be served by private streets, the final plat shall so indicate and shall specify that maintenance of such streets will be the responsibility of the property owners association. The plat shall reference the book and page where the covenants described above in subsection C.2 are recorded.
4. In developments containing private streets or alleys, a release of liability shall be included in the recorded covenants and restrictions which releases the City of Asheboro from any liability resulting from utility maintenance, garbage collection, and responsibility for failing to provide any emergency or regular fire, police or other public service to such developments or their occupants when such failure is due to the lack of access to such areas due to inadequate design or construction, blocking of access routes, inadequate maintenance, or any other factor within the control of the developer, homeowners' association, or occupants. In no case shall the City or the State be responsible for maintaining any private street. As provided above, such responsibility shall rest with

the property owners association and occupants in that such private streets will not be constructed to the minimum standards sufficient to allow their inclusion for public.



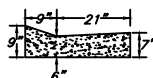
LOCAL AND COLLECTOR STANDARD CURB AND GUTTER ROAD

ATTACHMENT IX - A



LOCAL AND COLLECTOR VALLEY CURB ROAD

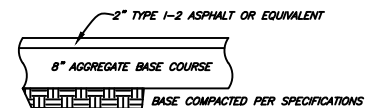
ATTACHMENT IX - B



VALLEY CURB SECTION

Provide 4' Min. Depth For Water Mains, Water Services, Sewer Mains & Sewer Services When Adjacent To Other Underground Utilities.

Provide Transition Into Curb Inlet
NCDOT Standard # 840.01



STREET PAVEMENT SECTION

FOR STANDARD CURB & GUTTER
ROADS OR VALLEY CURB ROADS

NOTES:

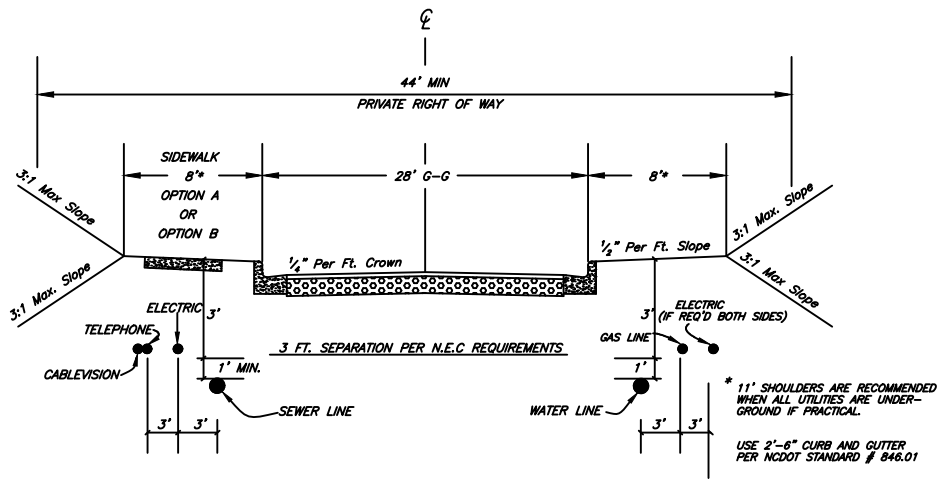
1. 28' G-G allows on street parking on one side. For on-street parking on both sides, ROW, and road width must be increased to 36' G-G.
2. Sidewalk shall be installed on both sides of the street if required by the code.
3. If street trees are to be located within the Right of Way (ROW), tree and sidewalk location shall be planted per Appendix "A" and with ROW adjusted accordingly

Watershed Areas:

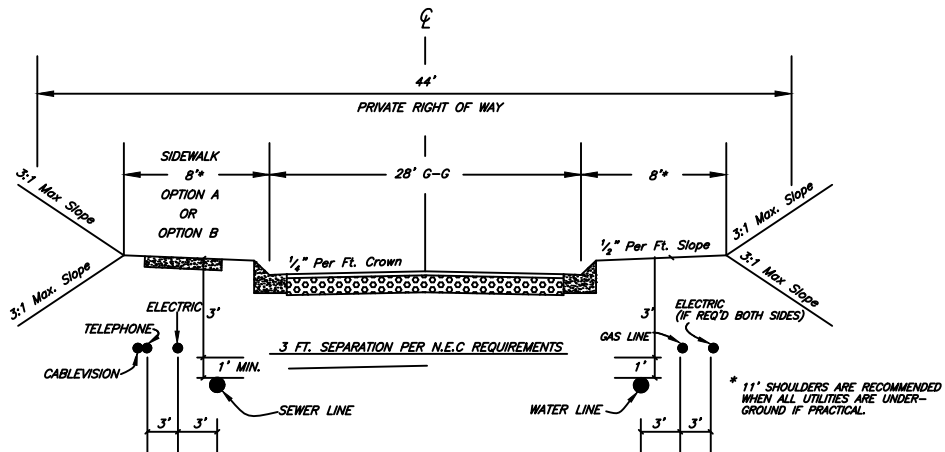
Non-curb & gutter streets to built per NCDOT manual for local and residential streets

TYPICAL PUBLIC STREET SECTIONS

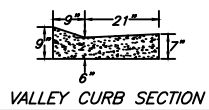
NO SCALE



PRIVATE STREET STANDARD CURB AND GUTTER ROAD

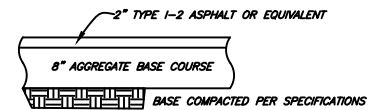


PRIVATE STREET VALLEY CURB ROAD



VALLEY CURB SECTION

Provide Transition Into Curb Inlet
NCDOT Standard # 840.01



STREET PAVEMENT SECTION

FOR STANDARD CURB & GUTTER
ROADS OR VALLEY CURB ROADS

Provide 4' Min. Depth For Water
Mains, Water Services, Sewer Mains
& Sewer Services When Adjacent To
Other Underground Utilities.

NOTES:

1. 28' G-G allows on street parking on one side. For on-street parking on both sides, ROW, and road width must be increased to 36' G-G.
2. Sidewalk shall be installed on both sides of the street if required by the code.
3. If street trees are to be located within the Right of Way (ROW), tree and sidewalk location shall be planted per Appendix "A" and with ROW adjusted accordingly

Watershed Areas:

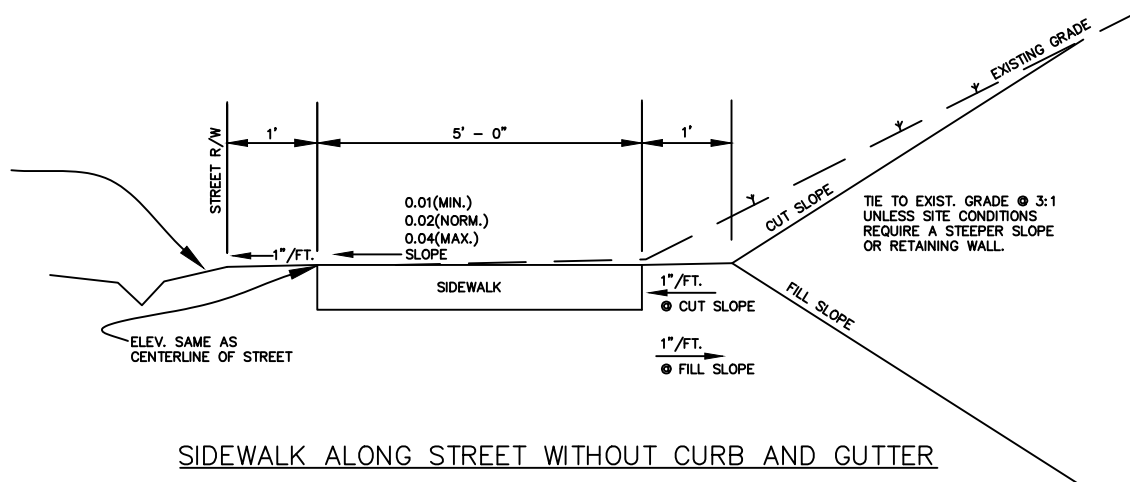
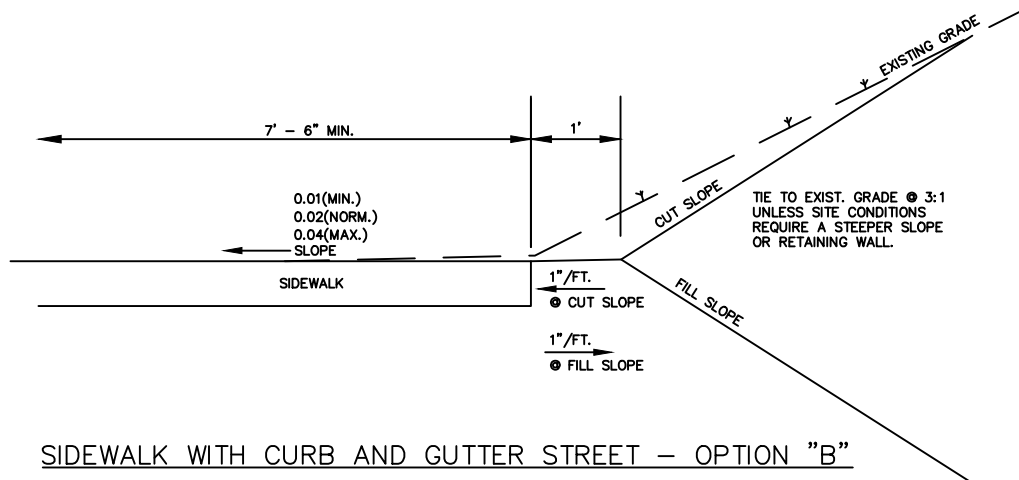
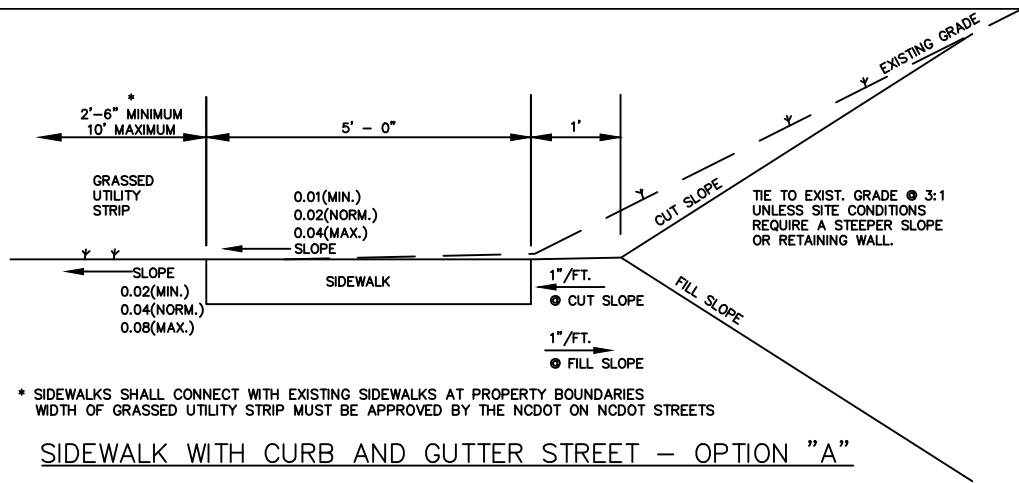
—Non-curb & gutter streets to built per NCDOT manual for local and residential streets

TYPICAL PRIVATE STREET SECTIONS

NO SCALE

ATTACHMENT X-A

Revised 12-22



- THE NCDOT WILL NOT ALLOW SIDEWALK ON THE SHOULDER OF A STREET WITHOUT CURB AND GUTTER.
- OPTION "A" OR OPTION "B" MAY BE USED ALONG STREETS WITH CURB AND GUTTER, AS NEEDED TO BE COMPATIBLE WITH THE CHARACTER OF THE AREA BEING DEVELOPED AND THE LOCATION OF EXISTING UTILITY POLES.
- DIMENSIONS MAY VARY IF REQUIRED BY THE NCDOT OR CITY.
- USE 4" THICK SIDEWALK ALONG STANDARD CURB AND GUTTER.
- USE 6" THICK SIDEWALK ACROSS DRIVEWAYS AND ALONG VALLEY CURB.

SIDEWALK STANDARDS FOR PUBLIC AND PRIVATE STREEETS

(NOT TO SCALE)

DECEMBER, 2022

DRAWING BY CITY OF ASHEBORO ENGINEERING DEPT.

Rezoning Staff Report

RZ Case # RZ-22-12

Date 1/3/23 Planning Board; 1/5/23 City Council (updated 12-28-22)

General Information

Applicant City of Asheboro

Address 146 N. Church Street

City Asheboro NC 27203

Phone 336-626-1201

Location N/A

Requested Action Amend the text of the Zoning Ordinance where necessary to align zoning codes with changes to the Subdivision Ordinance detailed in SUB-22-06 and described in this report.

Existing Zone N/A

Existing Land Use N/A

Size N/A

Pin # N/A

Applicant's Reasons as stated on application

See attached.

Surrounding Land Use

North N/A

East N/A

South N/A

West N/A

Zoning History The Zoning Ordinance has been amended twice in the last 20 +/- years as a result of contemplated amendments of the Subdivision Ordinance (RZ-03-11 and RZ-16-13).

Legal Description

Amend Chapter 2 and 5 of the Asheboro Zoning Ordinance to: assign appeal authority for subdivision approval or denial to the Board of Adjustment establishing private street design standards for Planned Unit Developments (as of November 30, 2022).

Analysis

1. In October 2022, City staff was directed to investigate several topics related to the regulation of subdivisions within the City of Asheboro's land use jurisdiction. These topics emerged through discussions, questions and suggestions from the City Planning Board, City Council, and the City management team.
2. Subdivision amendments responsive to the directive have been prepared and are ready to be considered. Some of the amendments, if adopted, would require related changes to the city Zoning Ordinance; such amendments have been prepared and are included with this report.
3. The specific subdivision ordinance amendments that necessitate amendments to the Zoning Ordinance are:
 - a. Assignment of appeal authority regarding subdivision ordinance decisions and determinations to the Board of Adjustment. Note: city council would retain sole authority to consider and issue variances of the subdivision ordinance.
 - b. The proposed change of subdivision approval authority from City Council to Community Development staff (with monthly reporting being provided to the Planning Board and Council). Several references directing subdivision reviews by the Planning Board and City Council for various types of projects need to be modified.
3. While the establishment of private street design standards within the subdivision ordinance had been anticipated to require changes to the zoning ordinance, staff no longer believes such changes are needed.

Rezoning Staff Report

RZ Case # RZ-22-12

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation N/A

Small Area Plan N/A

Growth Strategy Map Designation N/A

LDP Goals/Policies Which Support Request

Policy 1.2.4 The City will promote its expedited permitting process and continue to make the land development process user-friendly for citizens and organizations.

Policy 2.3.4: The City will adapt the subdivision review process to only require staff approval of traditional, cluster, and TND subdivisions that meet requirements (**related primarily to traditional subdivisions**)

Policy 5.3.1: The City will amend (codes) to discourage development patterns (i.e. excessive use of cul-de sacs, lack of connectivity within and between developments) that result in the City (and its taxpayers) incurring unnecessary infrastructure costs.

Rezoning Staff Report

RZ Case # RZ-22-12

LDP Goals/Policies Which Do Not Support Request

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

The amendments generally are supported by the Land Development Plan and necessary to implement recommended changes to the city Subdivision Ordinance. Considering all factors, staff believes the request to be reasonable and consistent with the Asheboro Land Development Plan; staff recommends approval.

Recommendation In light of the above analysis, staff believes the request is generally consistent with the Land Development Plan and reasonable and recommends approval believing that such action serves the public interest.

Section 2.03 (B) (5) Appeal of Administrative Decision

- (a) Appeals shall be filed with the Clerk to the Board of Adjustment at least 30 days prior to the Board of Adjustment meeting at which the appeal will be considered
- (b) An appeal from an order, requirement, decision or determination of the Zoning Administrator, or his authorized designee, or an appeal of a decision or determination of the Community Development Director regarding the Asheboro Subdivision Ordinance, shall be decided by the Board of Adjustment based upon its findings of fact and, to achieve the intent of the Ordinance, and in accordance with the provisions of G.S. 160D-405. The effect of the decision shall not be to vary the terms of the Ordinance nor add to the list of permitted or permissible uses in the districts.
- (c) An appeal to the Board of Adjustment from a decision or determination of the Zoning Administrator, or his authorized designee, or an appeal of a decision or determination of the Community Development Director regarding the Asheboro Subdivision Ordinance, stays all enforcement proceedings in furtherance of the decision or determination appealed from, except as provided by G.S. 160D-405.

Section 5.05 (16) Planned Unit Development

Planned Unit Developments may be permitted in all districts subject to the following requirements:

(1) Residential Planned Unit Developments

- (a) Residential Planned Unit Developments may be permitted in any R40, R15, R10 R7.5, RA6 or OA6 zoning district as long as the proposed development contains a minimum of 2 acres. Those uses ordinarily permitted by right, by SUP, or as an accessory within the district the development is to be located may be included in the development.
- (b) Review of an application for a PUD SUP shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the PUD requires review as a “major” or “minor” subdivision the Sketch Design Plat shall be properly submitted to Community Development Division staff in accordance with the Asheboro Subdivision Ordinance, ~~reviewed and recommended by the Planning Board for the City Council’s consideration at the same meeting as the PUD SUP.~~ The Sketch Design Plat and the site plan required for the SUP may be combined on one plat so long as the requirements for each are met. ~~If the PUD requires a “minor subdivision the required subdivision plat shall be properly submitted for approval.~~ Approval

shall be subject to any conditions of the PUD SUP and granted only after approval of the SUP by the City Council.

- (c) Residential PUDs may have direct access to City streets or State roads which are not major or minor thoroughfares, provided such access will not create safety hazards due to design or congestion.
- (d) Streets within a PUD may be public or private according to the regulations of the Asheboro Subdivision Ordinance.
- (e) The yard and height regulations set forth in Table 4-1 may be modified for a PUD, provided that, for such development as a whole, excluding public street right-of-ways or the area dedicated to private streets but including individual lots, common area, 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.
- (f) Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.
- (g) Provisions and plans for garbage and waste collection shall be included with the application.
- (h) Buffers and/or screening shall be installed and maintained based on the types of individual uses contained within the development as per Chapter 6.
- (i) Signs will be regulated as per Chapter 7.
- (j) Off street parking shall be provided as per Chapter 6.
- (k) General landscaping shall be installed and maintained. Plans indicating all required and non-required landscaping shall be submitted as part of the application.

(2) Commercial and Industrial Planned Unit Developments

- (a) Commercial Planned Unit Developments may be permitted in any OA6, O&I, B1, M, B2, TH and B3 district. Industrial Planned Unit Developments may be permitted in any I1, I2 and I3 zoning district. No minimum acreage requirement applies to commercial and industrial Planned Unit Developments (4/6/00). Only those uses ordinarily permitted by right, by SUP, or as an accessory within the district the development is to be located may be included in the development.

In instances in which a Commercial Planned Unit Development is proposed, the site plan that is submitted with the PUD Special Use Permit application must show the required and/or proposed common area, lot arrangements, streets, landscaping, lighting, and site improvements that are not encompassed within the individual lots of the Planned Unit Development.

When a proposed Commercial PUD is not located in a Conditional Zoning District and/or does not require a Special Use Permit, the applicant is not required to provide a site plan and/or building elevations detailing each individual use at the time the City Council considers the issuance of a Special Use Permit for a Planned Unit Development. The applicant shall submit to staff all required application materials for a Zoning Compliance Permit as required by Chapter 2 of this Ordinance as each lot develops.

- (b) Review of an application for a PUD SUP shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the PUD requires review as a “major” or “minor” subdivision the Sketch Design Plat shall be properly submitted to Community Development Division staff in accordance with the Asheboro Subdivision Ordinance. ~~reviewed and recommended by the Planning Board for the City Council’s consideration at the same meeting as the PUD SUP.~~ The Sketch Design Plat and the site plan required for the SUP may be combined on one plat so long as the requirements for each are met. ~~If the PUD requires a “minor subdivision the required subdivision plat shall be properly submitted for approval.~~ Approval shall be subject to any conditions of the PUD SUP and granted only after approval of the SUP by the City Council.
- (c) Commercial and Industrial PUDs shall be located so that they have direct access to minor thoroughfares or higher classification streets as shown on the Asheboro Comprehensive Transportation Plan. Residential PUDs may have direct access to City streets or State roads which are not major or minor thoroughfares, provided such access will not create safety hazards due to design or congestion.
- (d) Streets within a PUD may be public or private according to the regulations of the Asheboro Subdivision Ordinance.
- (e) The yard and height regulations set forth in Table 4-1 may be modified for a PUD, provided that, for such development as a whole, excluding public streets right-of-ways or the area dedicated to private streets but including individual lots and common area there shall not be less than the required area per unit for the district in which such development is located.

- (f) Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.
- (g) Provisions and plans for garbage and waste collection shall be included with the application. All solid waste facility screening as specified by Chapter 6 shall be screened not only from public right-of-ways and adjacent property but also from view of all private streets and public areas.
- (h) Buffers and screening shall be installed and maintained based on the types of individual uses contained within the development as per Chapter 6.
- (i) Signs will be regulated as per Chapter 7.
- (j) Off street parking shall be provided as per Chapter 6.
- (k) General landscaping shall be installed and maintained. Plans indicating all required and non-required landscaping shall be submitted as part of the application for either the Special Use Permit or the Zoning Compliance Permit (whichever is applicable).
- (l) Within a Commercial and/or Industrial Planned Unit Development, there shall be a 5' street tree planting strip incorporated into common area contiguous to a public street right-of-way or edge of private street pavement unless the development proposes street trees in accordance with Article X, Section F of the Subdivision Ordinance.

Within this 5' street tree-planting strip, the following requirements shall apply:

- (i) At least one tree of 3 – 3 1/2-inches caliper minimum, measured 6 inches above ground, shall be planted for each 25 feet for small maturing trees and for each 35 feet for large maturing trees of the entire lot which abuts any public street right-of-way or private street with a minimum of one tree required for any distance up to 35 feet. Trees shall not be planted closer than 2 feet from the back of the curb.
- (ii) Plant materials should be selected which are appropriate to soil and site conditions. It is recommended that species be selected which are resistant to heat, drought, insects, and diseases and which require little maintenance. Selected plant materials shall meet the requirements and be installed according to ANLA (American Nursery and Landscape Association) standards. The common names of approved small, medium and large maturing trees are found in Appendix A of Section 4.07.

- (iii) The requirements of Section 6.10(G) (location of parking restricted between the street and the building) are not applicable to private or public streets that are proposed within the PUD but are required along existing public right-of-ways.
- (iv) Maintenance of the street tree planting strip shall be the responsibility of the property owners' association.
- (m) Front yard landscaping on existing public streets and sidewalks located on existing public streets shall be installed or guaranteed prior to a Certificate of Occupancy being issued for any building within the PUD.
- (n) The rear or service façade of any structure shall not front any existing public street.
- (o) All design standards shall apply to all structures within a PUD.

(31) Residential Townhouse Developments in the B3 District

Townhouses may be permitted in the B3 district subject to the following requirements:

- (1) Review of an application for a Townhouse development SUP shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the Townhouse development requires review as a “major” or “minor” subdivision the Sketch Design Plat shall be properly submitted to Community Development Division staff in accordance with the Asheboro Subdivision Ordinance, reviewed and recommended by the Planning Board for the City Council’s consideration at the same meeting as the SUP. The Sketch Design Plat and the site plan required for the SUP may be combined on one plat so long as the requirements for each are met. ~~If the Townhouse development requires a “minor subdivision the required subdivision plat shall be properly submitted for approval.~~ Approval shall be subject to any conditions of the SUP and granted only after approval of the SUP by the City Council.
- (2) Within a residential townhouse development, all uses permitted in the B3 district shall be permitted as follows;
 - (p) Nonresidential activities may be located only on the ground floor townhouse units;
 - (q) Only 25% of the development’s overall number of units shall be permitted for nonresidential uses;

- (r) Such use shall be permitted only within structures with frontage on a public street. There shall be a public entrance to nonresidential uses from a public street;
 - (s) All requirements of the North Carolina Building Code shall be satisfied for mixed use residential townhouses;
 - (t) Additional parking for nonresidential uses shall not be required.
- (3) Streets within a Townhouse development may be public or private according to the regulations of the Asheboro Subdivision Ordinance.
 - (4) The yard and height regulations set forth in Table 4-1 and Section 4.07 shall be met for Townhouse developments permitted by this Section.
 - (5) Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.
 - (6) Provisions and plans for garbage and waste collection shall be included with the application.
 - (7) Street landscaping shall be installed and maintained as per Section 4.07. Buffers and screening shall be installed and maintained as required for multi-family developments per Chapter 6.
 - (8) Signs will be regulated as per Section 4.07 and Chapter 7.
 - (9) Off street parking shall be provided as per Chapter 6.
 - (10) General landscaping shall be installed and maintained. Plans indicating all required and nonrequired landscaping shall be submitted as part of the application.

(32) Recreational Vehicle Resort

Recreational Vehicle Resorts shall be permitted in the R-40 and TH Districts, subject to the issuance of a special use permit and subject to the following regulations:

- (1) Review of an application for a Recreational Vehicle Resort shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the Recreational Vehicle Resort requires review as a “major” or “minor” subdivision, the Sketch Design Plat shall be properly submitted to Community Development staff in accordance with the Asheboro Subdivision Ordinance., reviewed, and recommended by the Planning Board for the City Council’s consideration at the same meeting as the Recreational Vehicle Resort SUP. The

Sketch Design Plat and the site plan required for the Recreational Vehicle Resort may be combined on one plat so long as the requirements for each are met. ~~If the Recreational Vehicle Resort requires a "minor" subdivision, the required Subdivision Plat shall be properly submitted for approval.~~ Approval shall be subject to any conditions of the Recreational Vehicle Resort SUP and granted only after approval of the SUP by the City Council.

- (2) Recreational Vehicle Resorts shall only be permissible on a lot or lots comprising at least one hundred (100) acres under single ownership or control at the time the special use permit is approved. The Resort may consist of subdivided and unsubdivided portions, but the entire Resort must be subject to a single special use permit.
- (3) The yard and height regulations set forth in Table 4-1 may be modified for a Recreational Vehicle Resort, provided that, for such development as a whole, excluding roadways and driveways, the density within the Recreational Vehicle Resort may not exceed five (5) units per acre with a .52 open space ratio. If the Resort contains individual lots created by the recording of a subdivision plat, the total number of such lots within the Resort may not exceed one lot per acre for the number of acres within the entire tract comprising the Resort. Such lots shall count as units for calculating the total density.
- (4) The Recreational Vehicle Resort may be developed in phases. Phase One (1) shall include the required amenities. No Certificate of Occupancy for any phase of the park shall be issued until all required or proposed improvements are installed for that phase, and no RV may be located in any phase until that phase has received a Certificate of Occupancy.
- (5) Recreational Vehicle Resorts shall be located so that it has direct access to minor thoroughfare or higher classification street as shown on the Asheboro Comprehensive Transportation Plan.
- (6) Streets within a Recreational Vehicle Resort may be public or private according to the regulations of the Asheboro Subdivision Ordinance.
- (7) Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.
- (8) 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.

- (9) An unsubdivided RV site shall be at least thirty (30) feet in width, and shall contain at least 1,800 square feet of area. Each such RV site shall be clearly established on the ground by permanent monuments or markers. A subdivided RV site shall be at least forty (40) feet in width, and shall contain at least 3,200 square feet of area. Each such RV site shall be clearly established on the ground by permanent monuments or markers.
- (10) There shall be a front yard of at least twenty (20) feet between any RV and internal roadways. Where exterior property lines of the Recreational Vehicle Resort are coincident with public street rights-of-way, all Recreational Vehicles and structures within the park along such rights-of-way shall observe the front yard setback from such right-of-way as required by this Ordinance. Individual RV sites may not have direct access to any existing public street.
- (11) There shall be a side yard along each side of every RV site. Each side yard shall be at least five (5) feet wide. There shall be a rear yard of at least five (5) feet between any RV and the rear of the site on which it is located. The distance between RV units, including RV site accessory structures, shall not be less than twenty (20) feet. No RV or structure shall be located closer than thirty (30) feet to any other structure on the premises.
- (12) No RV or structure shall be located closer than one hundred (100) feet to any exterior property line of the Recreational Vehicle Resort, and this area shall remain in an undisturbed condition similar to what was present on the premises at the time the special use permit for the RV resort was issued. Passive recreational uses, such as walking paths, are permitted in this area. The City Council may, as a condition of the special use permit, impose additional reasonable vegetated screening requirements in those parts of the one hundred-foot area that are open and not wooded, such as fields. Recreational Vehicle Resorts shall not, however, be required to comply with the requirements of Section 6.06 of this Ordinance.
- (13) All RV sites shall abut a paved roadway which shall meet the requirements of the Asheboro Subdivision Ordinance and which shall provide unobstructed access to a public street or highway. Such roadways shall be illuminated as per city street lighting policy to ensure the safe movement of pedestrians and vehicles at night.
- (14) At least one parking space, a minimum of nine (9) feet by eighteen (18) feet, shall be provided within each RV site. No on street parking shall be permitted.

- (15) All RV sites shall have a concrete or asphalt pad. Such pad shall be a minimum of sixteen (16) feet by forty (40) feet in size.
- (16) No more than one RV may be parked on any RV site.
- (17) RV site accessory structures such as porches, decks, storage buildings, and walkways may be permitted within each RV site, provided no such structure may be attached to the RV and setbacks and parking spaces remain open and free of structures and the distance between the accessory structures and adjoining RVs, or adjoining accessory structures, shall not be less than twenty (20) feet.
- (18) Not more than thirty percent (30%) of the RV sites within the Resort may be occupied by ANSI Park Models.
- (19) Each Recreational Vehicle Resort shall have a minimum of seven percent of the gross area set aside and developed for recreational purposes. The required recreation space shall include, but not be limited to, amenities such as swimming facilities, picnic areas with tables, basketball goals with paved play areas, and playground(s) with play equipment. The specific mix of recreation facilities shall be determined during the special use permitting process. Exterior areas for common passive or active recreation use include 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 30 feet from any RV site. If a swimming pool is provided, it shall be separated from other uses by a fence having a gate that is capable of remaining closed.
- (20) The collection of trash and garbage and their disposal shall be provided for in such a manner as to maintain a clean and orderly appearance at all times. Plans to meet this requirement shall be submitted as part of the application for a SUP. All collection facilities shall be located outside of all required setbacks and buffer/screen yards and they shall be screened from the view of public rights-of-way and adjacent property
- (21) Accessory structures (not an RV or other mobile structure) may be permitted for such accessory uses as stores, laundries, park office, recreation facilities, storage, and RV Park related services. The total gross square footage of all building areas shall not exceed two (2) percent of the total approved Recreational Vehicle Resort area or forty thousand (40,000) square feet, whichever is less. Such uses, structures and their associated signage shall be located in such a manner so that they are not visible from any public street or road. Parking requirements for accessory uses shall be determined by Chapter 6. Required parking for accessory uses shall have a paved surface as per Chapter 6.

- (22) Areas shall be designated and reserved for overflow parking. Such parking areas shall have paved spaces equal to ten percent (10%) of the number of sites within the park and be reasonably dispersed throughout the park. An additional area shall be designated for the parking and storage of nonhuman occupancy RV vehicles such as boats, wave runners, etc. or such storage shall be prohibited within the park. Such storage area shall have spaces equal to five percent (5%) of the number of sites within the park and shall be located in such a manner so that it is not visible from any public street or road.
- (23) A fulltime onsite manager shall be provided. An on-site, permanent (not an RV or other mobile structure) office shall be provided for the manager.
- (24) General landscaping shall be installed and maintained. Plans indicating all required and nonrequired landscaping shall be submitted as part of the application.
- (25) Except for the ANSI Park Models and units located on subdivided RV sites, no recreational vehicle or other camping structure shall be permitted to remain on any RV site for a period of more than ninety (90) days within a six-month period.
- (26) Signs shall be regulated by Chapter 7.
- (27) Recreational Vehicle Resorts shall be subject to the regulations within Chapter 9 - Flood Damage Prevention Ordinance and Chapter 10 -Watershed Regulations.
- (28) Recreational Vehicle Resorts shall have at least one staff person who is responsible for security on the premises at all times.
- (29) Recreational fires shall be regulated per the North Carolina Fire Code.
- (30) Site plans submitted shall meet all the requirements of Chapter 2 and show the location and dimensions of individual RV sites and all other accessory features customarily incident to the operation of a Recreational Vehicle Resort.

APPLICANT INFORMATION

Applicant City of Asheboro
Applicant's Phone # 336-626-1201
Applicant's Address 146 North Church Street
Asheboro, NC 27203
Applicant Email Address jevans@ci.asheboro.nc.us

PROPERTY INFORMATION FOR MAP AMENDMENTS N/A

Property Owner's Name _____
Location of Property _____
Property Size (ac. or s.f.) _____
Randolph County Property Identification Number (PIN#) _____
Current Zoning District _____
Requested Zoning District _____
Date Property Title Acquired _____
Deed Book _____ Page _____
Subdivision _____ Section _____ Lot # _____
Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

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

The staff report identifies several goals and policies in support of the application.

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.

There are no specific errors of the zoning ordinance. Language will be proposed to be consistent with Subdivision Ordinance amendments.

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 amendments are to ensure the zoning ordinance is consistent with changes proposed to the Subdivision Ordinance

Does not apply ☐

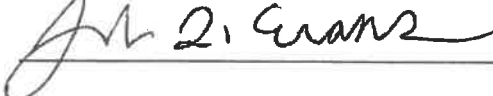
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

The staff report, when finalized, will fully discuss factors in support of the application.

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)

N/A

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by:



Date:

Case Number:

R2-22-12



SUB-18-02: Preliminary Plat for Cane Creek Townhomes

Staff Report

SUBDIVISION STAFF REPORT
Preliminary Plat

CASE # SUB-18-02

Date 1-3-2023 Planning Board
1-5-2023 City Council

GENERAL INFORMATION

Subdivision Name Cane Creek Townhomes
Requested Action Subdivision Preliminary Plat
Applicant Davidson Land Development LLC
Address 896 Shiptontown Rd., Lexington, NC 27292
Phone 336-250-0483
Location North side of East Allred Street

PARCEL INFORMATION

PIN 7762740259

Size 3.67 acres* See No. 6 **Number of Lots** 10 + common area

Existing Zoning RA6 (CZ) **Average Lot Size** 2,592 SF
Existing Land Use Undeveloped

Surrounding Land Use

North	Medium-Density Residential	East	Medium-Density Residential
South	Undeveloped Residential	West	Medium-Density Residential

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth
Proposed Land Use Map Neighborhood Residential
Small Area Plan Map East
Identified Activity Center? No

Development Issues

1. The request is for a Residential Planned Unit Development with 10 townhome units.
2. A portion of the property is within a Special Hazard Flood Area. No units are proposed to be within this area. It appears at least one lot will have regulated floodplain present.
3. The subdivision ordinance limits the use & length of dead end streets exceeding 500 feet unless topography or property configuration necessitates their use. The length of the proposed street is 463 linear feet.
4. One recreational area is shown along Penwood Branch on the west side of the property.
5. The zoning district for the project was approved in 2018. On June 6, 2022, in response to an appeal, the Planning Board affirmed the Zoning Administrator's decision that the approval of the project, granted by a Conditional Zoning district, remains valid.
6. The Tax Department states that the acreage of the property is 4.02 acres. The site plan shows the property is 3.67 acres.

SUBDIVISION STAFF REPORT
Preliminary Plat

DEPARTMENT COMMENTS

Engineering Engineering had comments on the plat related to utility details (waterline and hydrant detail), storm drainage and grading limits, retaining wall information, and erosion control details on the plat. These were returned to the applicant on 12-20-22. Revised plans have been received and are under review.

Public Works Public Works had a comment on the plat related to how sewer utilities were shown on the plat. These were returned to the applicant on 12-20-22. Revised plans have been received and are under review.

Planning 1. General plat corrections, including but not limited to, community mailbox, temporary turnaround easement, recreation details, flood zone and other permitting, labeling, maintenance responsibilities and other labeling details on the plan were returned to the applicant on 12-20-22. Revised plans have been received and are under review.
2. The method of mail delivery must be approved by the US Postal Service. The City of Asheboro has no jurisdiction over mail delivery. If Community mailbox is required by USPS, this shall be located outside public right-of-way unless approved by City.
3. Information from adjoining property (PIN 7762658282), which is not part of this subdivision, must be provided, that is sufficient to create sewer easement referenced in DB 2600, PG 813.
4. Prior to land disturbance, permitting from NCDEQ and NCDOT is required. Zoning and building permitting is required prior to construction of structures. Flood development permitting is required, including an elevation certificate for Lot 9 before and after construction and as required by the zoning ordinance. Revised plans are under review.

Other

Staff Staff's recommendation is pending.
Recommendation

Planning Board
Recommendation

Aerial

Scale: 1" = 300'



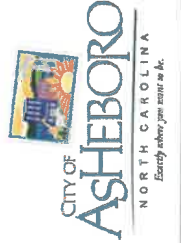
Subject Property
Zoning



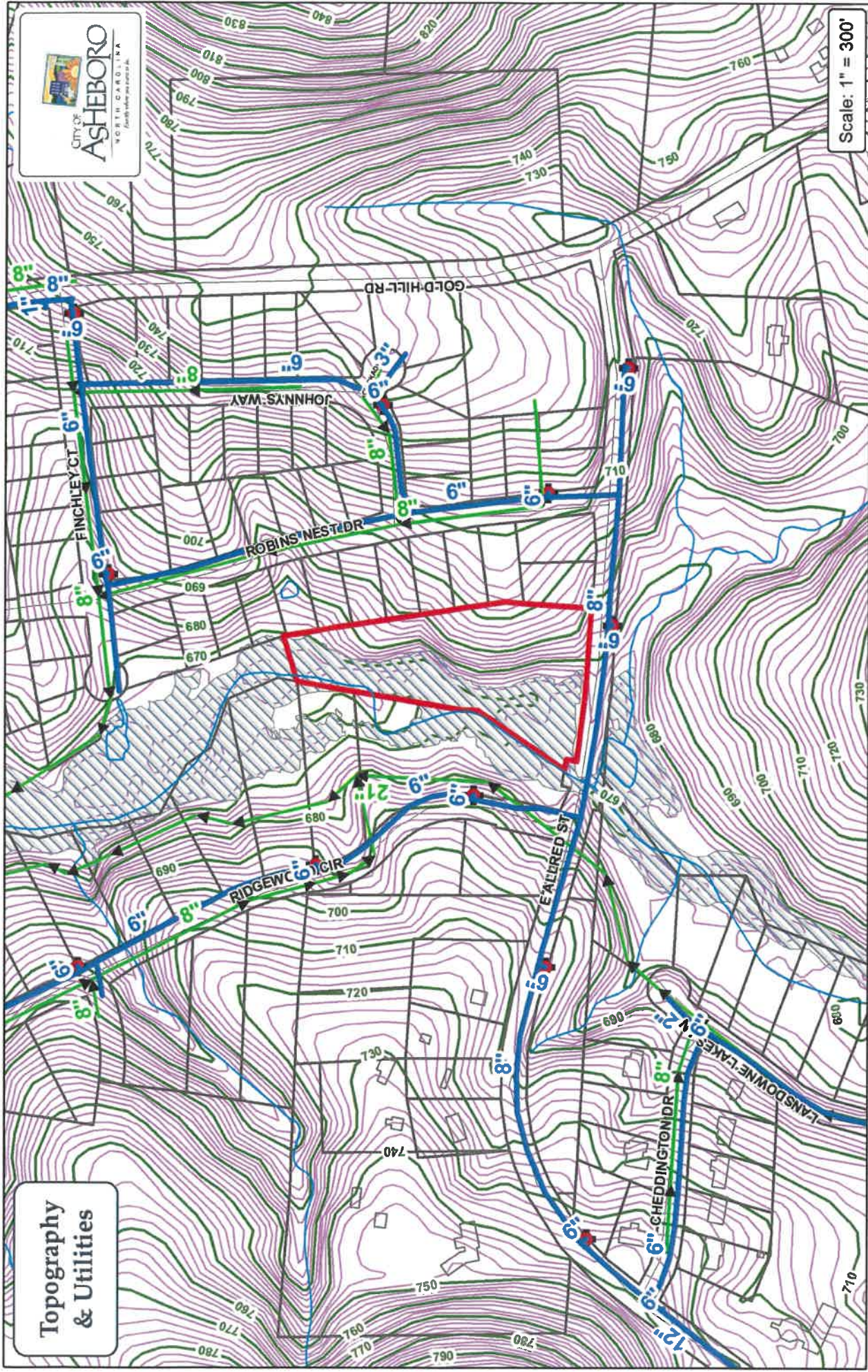
City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-18-02

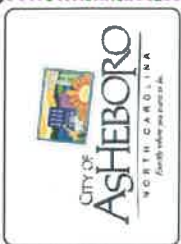
Parcel: 7762740259



NC OneMap, NC Center for Geographic Information and Analytics, NC State



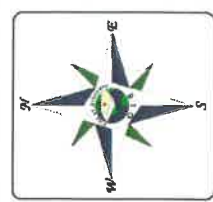
Topography
& Utilities



Scale: 1" = 300'

	Force Main		Fire Hydrant
	Water Main		Pump Station
	Sewer Main		

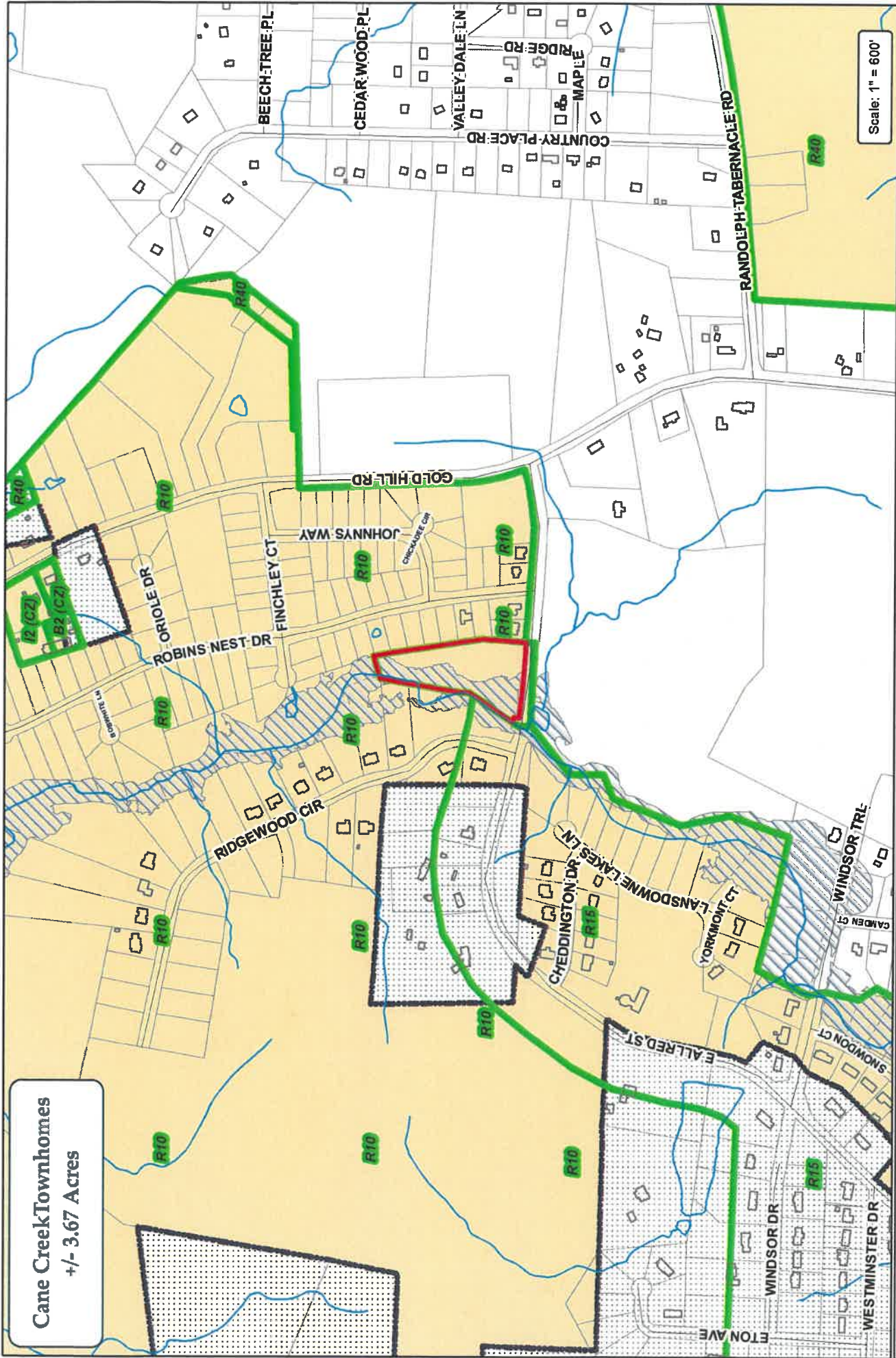
Subject Property



City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-18-02

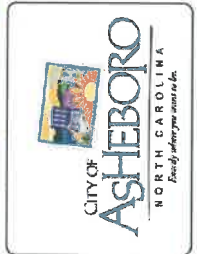
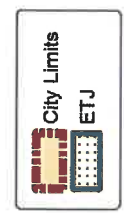
Parcel: 7762740259



Cane Creek Townhomes
+/- 3.67 Acres



City of Asheville Planning & Zoning Department
Subdivision Case: SUB-18-02
Parcel: 7762740259



C-2

Scale	AS NOTED
Date	MAY 3, 2022
Drawn By	ZHC
Checked By	WME-J
Job No.	15-0017

EXISTING EXCISING CONDITIONS AND DEMO
CANE CREEK TOWNHOMES
EAST ALFRED STREET
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Summey Engineering - Consulting - Surveying
Charlotte, NC 28204
Phone: 704.366.0077 Fax: 704.366.0072
www.summeyengineering.com
N.C. Professional Engineering Firm License No. 10331



PRELIMINARY PLANS - NOT FOR CONSTRUCTION



DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 100' 10' FLOOD PLANE
- FLOOD WAY LINE
- CONTINUITY OF STREAM
- ADJACENT PROPERTY LINE
- EXISTING STORM PIPE
- EXISTING UTILITY POLE
- EXISTING SHEDDING BENCH MARKS
- EXISTING WATER MAIN (12")
- EXISTING FIRE HYDRANT
- OVERHEAD ELECTRIC
- LIMITS OF CONSTRUCTION
- EXISTING TIE LINE
- PROPOSED TIE LINE
- DEMO TIE LINE



NOTES:

- PROPERTY LINES, ELEVATIONS, AND UTILITIES FOR THIS SITE WERE OBTAINED FROM AERIAL PHOTOGRAPHY, FILE DATED JANUARY 2021.
- EXISTING MAJOR AND MINOR CONTOURS ARE SHOWN AND WERE OBTAINED FROM AERIAL PHOTOGRAPHY, FILE DATED JANUARY 2021.
- TOTAL MAJOR AND MINOR CONTOURS HAVE BEEN ESTIMATED BY AERIAL PHOTOGRAPHY.
- WATER LINES SHOWN ARE APPROXIMATE LOCATIONS THAT HAVE BEEN ESTIMATED PER DATA RECEIVED FROM THE SOUTHERN CAROLINA.
- LIMITS OF CONSTRUCTION SHOULD BE USED FOR SITE CLEARING LIMITS.

C-4.3

Job No.	15-027
Checked by	HMS-J
Drawn by	ZK
Date	MAY 2022
Scale	AS NOTED

CANE CREEK TOWNHOMES
EAST ALLRED STREET
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

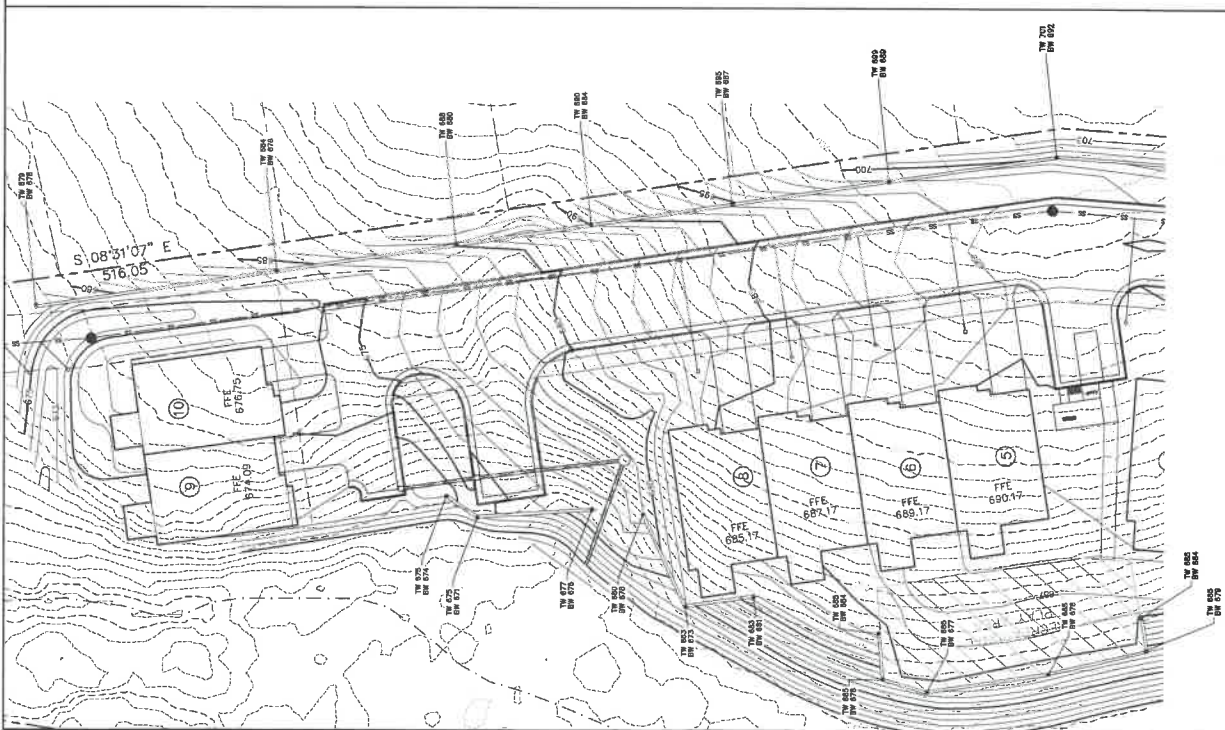
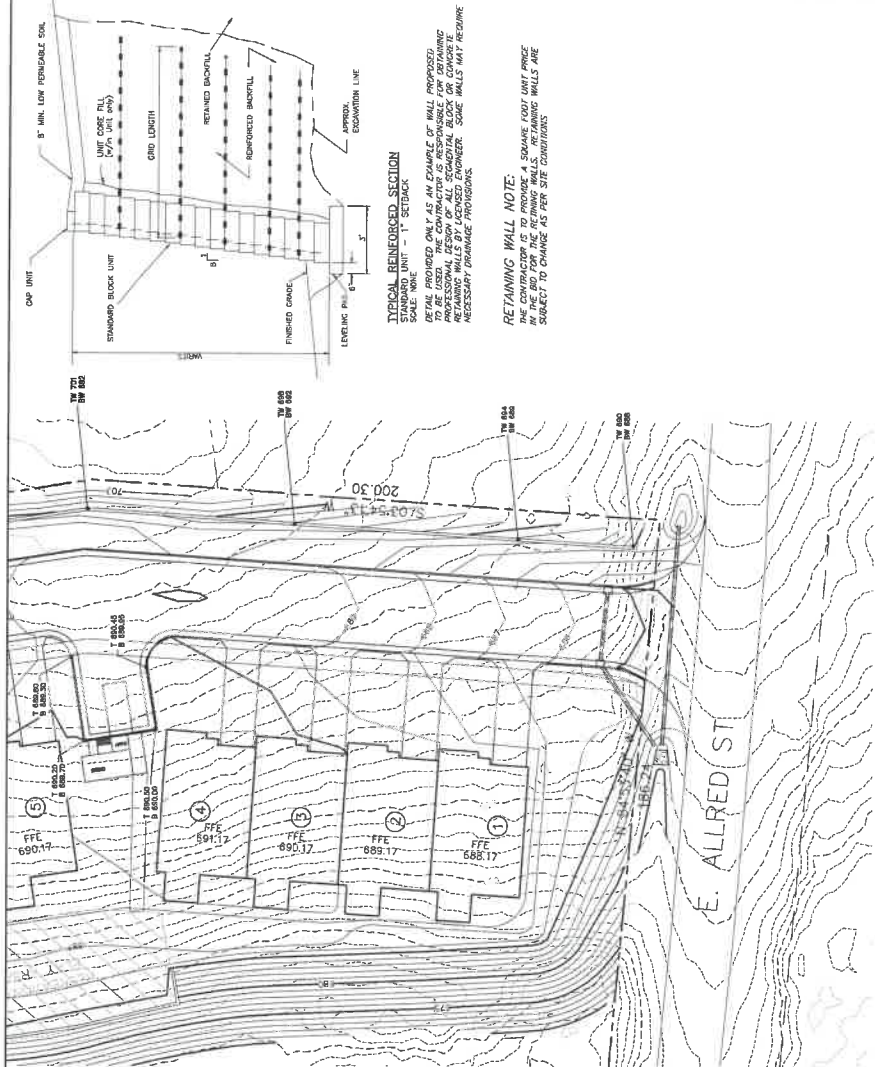
RETAINING WALL AND SPOT ELEVATION PLAN

By	Discipline	Date
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Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 1204
Asheboro, NC 27203
Phone: 336-224-0404 Fax: 336-224-0403
www.summyengineering.com
N.C. Professional Engineering License No. 10171



PRELIMINARY PLANS - NOT FOR CONSTRUCTION



5-1

Job No.	15-02-7
Drawn By	PMJ
Date	01/20/22
Scale	AS NOTED

PLAN AND PROFILE CANE CREEK
CANE CREEK TOWNHOMES
EAST ALLRED STREET
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

No.	Date	Drawn by
1		

Summey Engineering Associates, PLLC
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www.summeyengineering.com
NC Professional Engineering License No. 10151



PRELIMINARY PLANS - NOT FOR CONSTRUCTION

