



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, February 6, 2023
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from January 3, 2023
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved
- IV. New Business
 - (a) RZ-23-01: Request to rezone property located at 853 East Salisbury Street (including Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, 7761227703) from OA6 Office-Apartment to OA6 (CZ) Office-Apartment Conditional Zoning to allow for Development with Multiple Family Dwellings having a floor area ratio of up to 22%.
 - (b) RZ-23-02: Request to rezone property located at 133 Southway Road from R7.5 (CZ) Medium-Density Residential Conditional Zoning and R15 (Low-Density Single-Family Residential) to O&I (CZ) Office & Institutional Conditional Zoning allow for business services and enclosed accessory storage.
- V. Items not on the agenda
- VI. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
TUESDAY, JANUARY 3, 2023
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

Justin Luck, Planning and Zoning Administrator
Bradley Morton, Planner/Deputy City Clerk
Trevor Nuttall, Community Development Division Director

CALL TO ORDER

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

APPROVAL OF MINUTES FROM DECEMBER 5, 2022

Mr. Morton pointed out that a minor clerical correction to the December 5, 2022 meeting minutes had been corrected. Mr. O'Kelley, hearing no other corrections or additions, stated that the minutes were approved as presented.

REVIEW OF CASES

Mr. Nuttall stated that the City Council heard no land use cases at their December Regular Meeting. He pointed out that Mr. O'Kelley and Mr. Henderson are on the agenda for continuing their Planning Board terms.

NEW BUSINESS

A) RZ-18-02: PRELIMINARY PLAT REVIEW FOR CANE CREEK TOWNHOMES ON EAST ALLRED STREET

Mr. Nuttall gave a visual presentation on the above referenced new business agenda item. He gave an overview of the case:

Applicant: Davidson Land Development
Request: Preliminary Plat for Cane Creek Townhomes
Size: 3.67 acres +/- (See No. 6 of Development Issues)
Parcel ID #: 7762740259
Number of Lots: 10 + common area

Average Lot Size: 2,592 SF

He showed overview, topographical/utilities, and aerial maps of the subject property. He also showed a sheet from the preliminary plat, pointing out the location of lots, roadways, recreation areas, floodplain and floodway on the property, and pointed out that Lot 10 likely will need additional permitting to show compliance with the flood damage prevention ordinance. He then went over all 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. However, no units are proposed to be within this area. It appears that 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 Pennwood Branch on the west side of the property.
5. 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 in 2018 remained 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.

He then went over 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. Those comments have been addressed. Engineering requests the off-site sewer easement be properly shown and labeled; the city will not accept the easement area until after the line has been built, inspected and the 1 year warranty period completed. No city construction easement is requested or should be shown.

Public Works: Public Works requested to see additional details related to sewer utilities. These revised plans were received and while Public Works has not yet officially signed off, the revisions appear to address the comments.

Planning and Zoning: Planning had requested general plat corrections and for confirmation regarding USPS acceptance of mail proposal. Planning also noted the need for NCDEQ and NCDOT permits prior to construction. Revised plans and acknowledgements have been received satisfying such comments.

He then stated that staff's recommendation is to conditionally approve the request subject to final Asheboro Fire and Rescue Department and Public Works sign-off. He stated that he would answer any questions that the board had at this time. There were no questions for Mr. Nuttall.

Mr. O'Kelley inquired if there was anyone to speak for the request. Mr. Christian Vestal with Summey Engineering spoke in favor of the request and stated that he would answer any questions that the board had at this time. There were no questions for Mr. Vestal.

Mr. O'Kelley inquired if there was anyone to speak against the request. There was no one in opposition to the request. Mr. Rich to recommend approval of the request conditionally subject to Asheboro Fire and Rescue Department and Public Works sign-off. Ms. Vuncannon seconded the motion and the motion carried unanimously.

OLD BUSINESS – Old business was moved to the end of the meeting per the Chair.

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. Nuttall gave an introduction and the purposed of the request:

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 to the city Zoning Ordinance; such amendments have been prepared and are included in a separate portion of this report.

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.

He then gave proposed regulations to be amended (Subdivision):

- 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).
 - 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
 - The current 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.
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- 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).
 - Miscellaneous clerical corrections.

He listed all of the sections of the Subdivision Ordinance that may be amended:

- Article I (Title & 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 IX (Required Improvements and Design Standards)
- Article X (Planned Unit Developments)
- Article XI (Residential Townhouse Developments)
- Article XII (Recreational Vehicle Resorts)

He listed the Land Development Plan Recommendations:

Goals/Policies Supporting Request (9) for subdivision ordinance:

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.

He then went over the proposed zoning ordinance amendments, noting that these changes are similar to the Subdivision Ordinance amendments in order for the two to remain consistent.

- 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.
- 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.
- 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.

Chapters of the Zoning Ordinance to be amended

- Chapter 2 (Administration)
- Chapter 5 (Use Regulations)

LDP Recommendations – Goals and Policies

Goals/Policies Supporting Request (3) for zoning ordinance:

- 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 to traditional subdivisions)
- Policy 5.3.1: The City will amend the Zoning and Subdivision Ordinances 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.

He then staff's consistency statement for the subdivision and zoning ordinance changes:

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.

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 staff's recommendation is to recommend approval of the request and that two (2) separate motions would need to be made, one (1) for the Subdivision Ordinance amendments and one (1) for the Zoning Ordinance amendments. Mr. Nuttall inquired if there were any further questions from the board.

Mr. O'Kelley inquired if the Planning Board would be notified of all Major Subdivisions that have been reviewed by staff or just approved Major Subdivisions. Mr. Nuttall stated that the report will include all approved Major Subdivisions. He asked if this report will be in the agenda packets. Mr. Nuttall stated that it could potentially be in the packet if this is what the board would like to see. He asked how many subdivisions staff receives on a monthly basis. Mr. Nuttall stated that for every single request the Planning Board sees, there may be three (3) or four (4) that staff sees that never make it to the Planning Board or

City Council review process. Mr. O'Kelley stated that if Planning Board reviews these, it has already been reviewed by staff and meets all technical requirements of the subdivision ordinance. Mr. Nuttall confirmed this statement. Ms. Vuncannon inquired if the board reports will show plats only or will they also show building elevations. Mr. Nuttall stated that this is up to the board to decide how much detail they would like to look at. Ms. Vuncannon inquired if subdivision variances would be in the report to the Planning Board. Mr. Nuttall mentioned that they could be if this is what the board would like to see. Ms. Vuncannon inquired if there was still an extension period for applications. Mr. Nuttall confirmed that there was still an extension that could be filed if an applicant doesn't have enough time to complete their project. Mr. O'Kelley inquired if a record was kept to show each project's expiration dates. Mr. Nuttall confirmed that Mr. John Evans has a record of expiration dates. He also explained that applicants are sent a letter when projects are approved that outline their expiration dates. Mr. Rich inquired if the private street amendments have come about due to older subdivisions requesting annexation and not having adequate streets to maintain. Mr. Nuttall confirmed that is one reason for the private street amendments. Mr. Nuttall showed examples of some exemptions to the amendments related to PUDs less than 5 acres and within 400 feet of accessible public right-of-way. He also showed the board standard details of public and private streets. Mr. Rich inquired about garages counting as parking spaces. Mr. Nuttall stated that staff is not recommending a change in how they typically count garages. Ms. Vuncannon inquired if the City Council has seen these proposed amendments. Mr. Nuttall stated that the January City Council meeting will be the first viewing of the amendments. There were no further questions for Mr. Nuttall at this time.

Mr. Rich moved to recommend approval of SUB-22-06. Ms. Vuncannon seconded the motion and the motion carried unanimously.

Mr. Anderson moved to recommend approval of RZ-22-12. Mr. Rich seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. Nuttall stated that City Council approved the request to increase Planning Board stipends to \$150 and this would be reflected in the February stipend. There were no more items at this time.

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



RZ-23-01: Request to rezone property located at 853 East Salisbury Street (including Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, 7761227703) from OA6 Office-Apartment to OA6 (CZ) Office-Apartment Conditional Zoning to allow for Development with Multiple Family Dwellings having a floor area ratio of up to 22 percent

Staff Report

Rezoning Staff Report

RZ Case # **RZ-23-01**

Date 2/6/2023 Planning Board

General Information

Applicant Community Housing Partners

Address 4915 Radford Avenue, Suite 300

City Richmond VA 23230

Phone 703-623-2000

Location 853 East Salisbury Street

Requested Action Rezone from OA6 (Office-Apartment) to OA6 (CZ) Office-Apartment Conditional Zoning for a Development with Multiple family dwellings of up to 22 percent

Existing Zone OA6

Existing Land Use Undeveloped (formerly single-family dwelling)

Size 5.4 acres +/-

Pin # 7761229556, 7761229618, 7761229996, 7761227703

Applicant's Reasons as stated on application

To allow the construction of (2) apartments buildings containing a total of 48 new units with one (1) community room. Amenities include a recreational sports area, and a playground area. The use of sidewalks, interconnectivity, recreation area and connection to a major thoroughfare within OA6 areas are all items that meet the intent of the LDP. There is a need for affordable housing in the City of Asheboro. The proposed design and layout of the facility will improve, public health, safety and the general welfare because it increases the availability of housing. This project location meets many important criteria for a successful affordable housing project. The need for affordable housing is well documented by the city. *Staff note: The plan has been revised, to reduce the number of units to 47.*

Surrounding Land Use

North Single-family/Commercial (cultural facility)

East Single-family residential/Commercial

South Place of worship/Single-family residential

West Single-family residential/Public Use Facility

Zoning History The subject properties were rezoned from 7.5 Medium-Density Residential to OA6 Office-Apartment in two separate rezoning requests (RZ-19-11 in 2019, and RZ-21-07 in 2021).

Legal Description

The properties of Davidson Builders and Properties, Inc., located at 853 East Salisbury St., totaling approximately 5.4 acres and more specifically identified by Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, 7761227703.

Analysis

See Attachment 1.

1. The property is inside the City limits.
2. The 2014 Comprehensive Transportation Plan identifies this segment of East Salisbury Street/ NC Hwy. 42 (a state-maintained major thoroughfare) as over capacity. 2021 volumes indicated an average annual daily vehicles/day of 14,500; 2021 capacity was 11,600 vehicles.
3. In order to relieve congestion on NC Hwy. 42 North, the NCDOT Transportation Improvement Program is funding road improvements (Project No. U-5743) extending between the E. Salisbury St. intersection and US Hwy. 64 (E. Dixie Drive). Proposed improvements include the addition of a center turn lane, sidewalks, curbing, and guttering. The latest available NCDOT State Transportation Improvement Plan information indicates that construction may begin in 2023.
3. The plan shows a development consisting of two three-story buildings clad primarily in brick and vinyl siding. One building contains 23 units and a community room while the second building contains 24 units. The units are described as one or two bedrooms. There also is a recreation area with a playground, sports court, and a picnic/grill area. The plan shows the extension of the sidewalk being constructed with U-5743 across the property's frontage as part of the developer's improvements.
4. The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes approval conditions and site development requirements. The project-specific zoning district is allowed to diverge from the zoning ordinance's predetermined land use requirements. The following deviation from the city's predetermined land use regulations is noted: no separate designated and screened area for recreational vehicles is provided (at least 3,384 square feet of such area typically would be required). However, the plan does include 17 more parking spaces than the code would otherwise require for the project.
5. The Conditional Zoning is proposed due to a floor area ratio that exceeds 17 percent, which is the maximum that is permitted by right. Multi-family residential developments with a floor area ratio of more than 17 percent may apply for either a Special Use Permit or Conditional Zoning district.
6. The existing OA6 zoning district allows residential (single-family, two-family, multiple-family), office & institutional uses, and limited commercial uses. The OA6 zoning district is described by the zoning ordinance as "intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
7. The Land Development Plan's "Urban Residential" designation for the property is described as providing for "medium to high density single- and multi-family residential uses" and its intent is to "accommodate existing & encourage new medium-high density residential uses in & around Activity Centers, and around Employment Centers." The Urban Residential description also includes design elements such as building placement close to the street, interconnectivity between neighborhoods, sidewalks, street trees, and recreational amenities such as pocket parks to create a sense of place.
8. A revised site plan was submitted on February 1, 2023. After an initial review, staff had requested additional information on buffering/screening, mailbox location, stormwater management, building design, outdoor lighting, recreation areas, and utilities. City departments currently are reviewing this revised plan.

Rezoning Staff Report

RZ Case # RZ-23-01

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 Urban Residential* (See No. 7 of Analysis)

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.

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

Rezoning Staff Report

RZ Case # RZ-23-01

LDP Goals/Policies Which Do Not Support Request

Checklist Item 6: Existing infrastructure is adequate to support the desired zone (*water, sewer, roads, schools, etc.*). *Related to existing roadway without proposed roadway and pedestrian improvements*

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%.

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

This application seeks a moderate increase in the permissible floor-area ratio, and therefore, size of the development that is permitted to be built on the property. Prior action of the City Council already has determined that the property is appropriate for urban residential development, including a multi-family community. The primary evaluation is whether the project, as designed, sufficiently incorporates elements from the city's adopted plans to warrant approval of additional floor-area.

The plans submitted exceed many of the city's minimum development standards, including construction of the sidewalk along the frontage, ample recreational and open space, additional landscaping and buffering along much of the property's boundaries and in front of the building, plentiful parking, use of masonry accents in the building's design, and stormwater controls to address stormwater runoff expected from a 10-year storm.

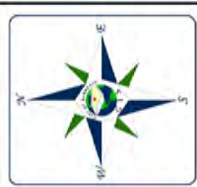
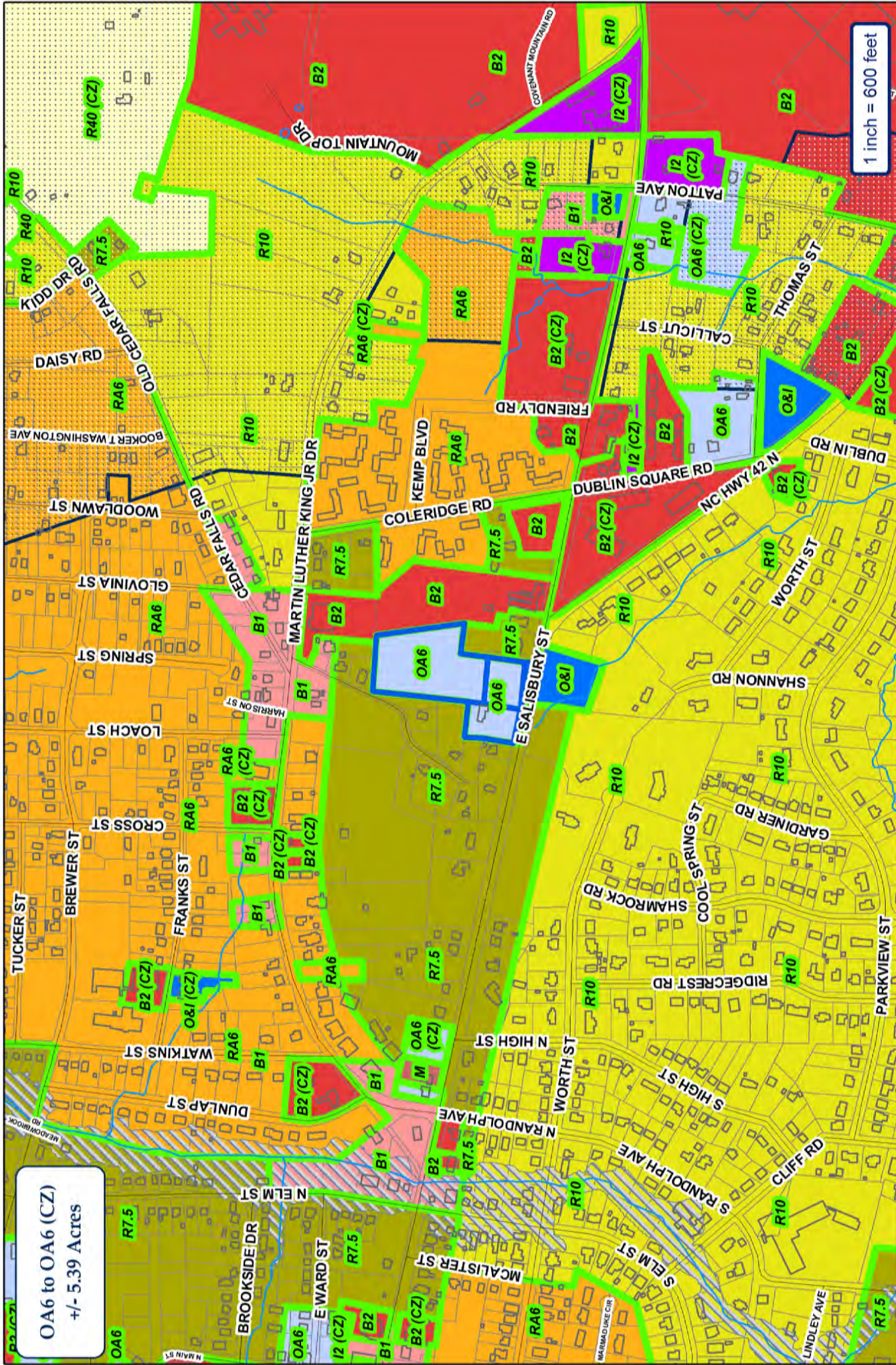
While staff continues to review the technical details of the most recent submission, the district requested is consistent with the city's adopted plans and approval would facilitate a reasonable use of the property.

Recommendation In light of the above analysis, staff believes the request generally is consistent with the Land Development Plan and recommends approval believing that such action serves the public interest. Suggested zoning conditions will be finalized if necessary to address any plan revisions warranted based on the city's technical review.

Rezoning Staff Report

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

- (A) The use approved shall be a Development with Multiple Family Dwellings, consisting of a total of 47 dwelling units with a floor area of up to 22 percent.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) The site plan depicts notes concerning a required "Type A" screen and/or buffer. This shall be interpreted to provide only for illustrative purposes when comparing the plan with typical requirements for required buffering and/or screening. Subject to Section 4.05(C) of the zoning ordinance, the landscaping details depicted on the site plan shall control over any reference to "Type A" screening/buffering requirements.
- (D) Placement of fencing within screening yards shown on the site plan may be modified in order to provide effective screening as allowed by Section 6.06(G), and avoid conflict with utilities required to serve the development.
- (E) The site plan indicates mail delivery through a cluster mailboxes. If the postal service and/or NCDOT require a different facility(s) or location for mail delivery, such a change will not be considered a modification of the Conditional Zoning district requiring Council action.
- (F) The sidewalk as shown on the site plan, shall be extended along the entire frontage of East Salisbury Street, and shall be built to NCDOT standards. The applicant shall obtain any required encroachment authorization from NCDOT for the construction of the sidewalk.
- (G) Prior to the issuance of a zoning compliance permit, construction plans concerning water, including provisions for fire hydrants determined to be required by Asheboro Fire and Rescue, and sanitary sewage that complies with city policies, shall be submitted. Surveying and permitting of any required public utility lines and the associated easements that may be necessary shall be the responsibility of the property owner.
- (H) Fire Department Connections (FDCs) on the buildings shall be located within 100 feet of the proposed fire hydrant or an additional fire hydrant will be required with a location subject to approval by the Asheboro Fire & Rescue Department.
- (I) Stormwater control measures designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual shall be provided. Measures shall control the ten-year post-development peak discharge rates to pre-development peak flow rates. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.
- (J) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation showing approval from NC Department of Transportation and NC Department of Environmental Quality.
- (K) 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.
- (L) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

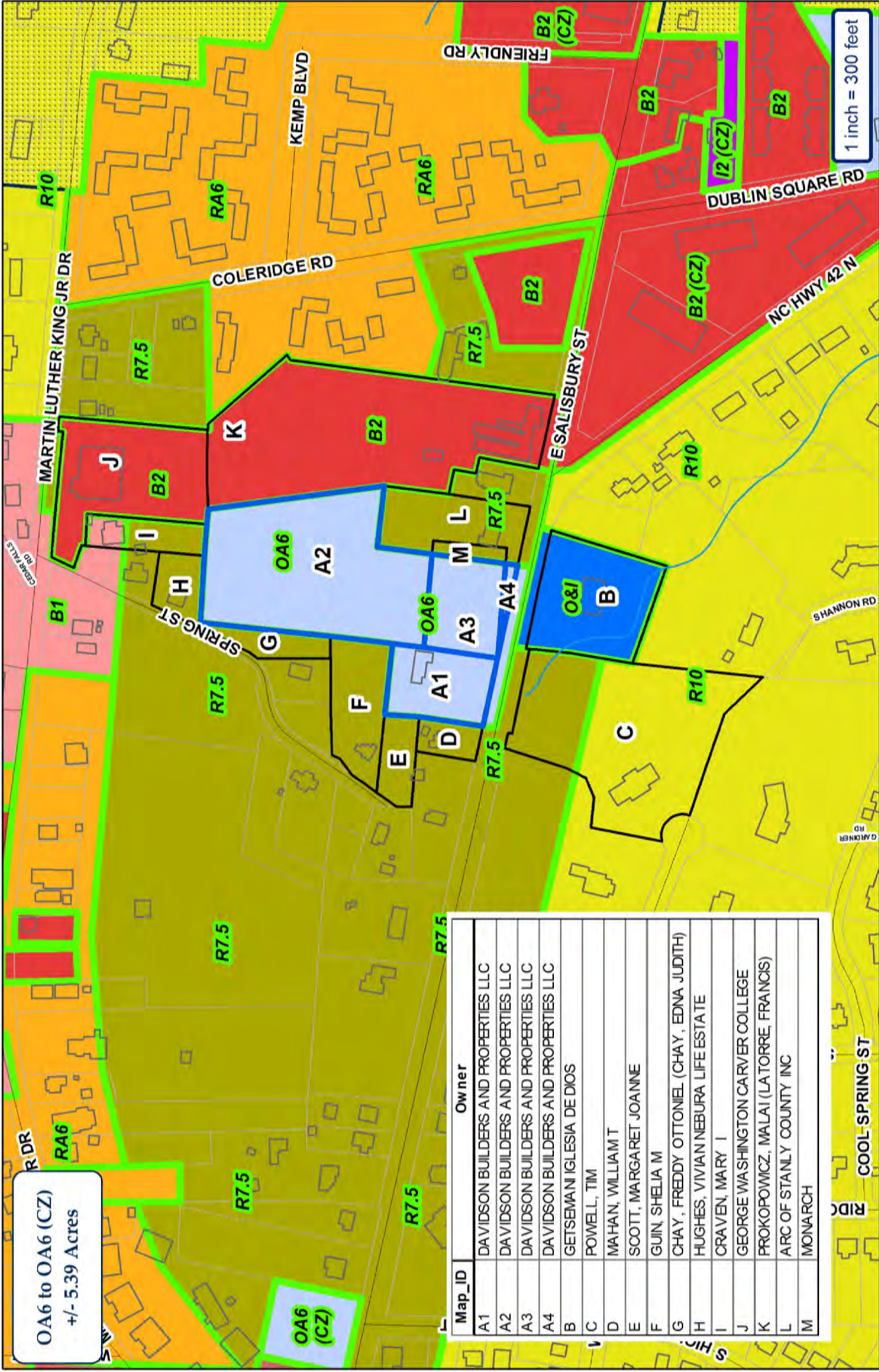


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-01

Parcels: 7761227703, 7761229618, 7761229556 & 7762229996





OA6 to OA6 (CZ)
+/- 5.39 Acres

Map_ID	Owner
A1	DAVIDSON BUILDERS AND PROPERTIES LLC
A2	DAVIDSON BUILDERS AND PROPERTIES LLC
A3	DAVIDSON BUILDERS AND PROPERTIES LLC
A4	DAVIDSON BUILDERS AND PROPERTIES LLC
B	GETSEMAN IGLESIA DE DIOS
C	POWELL, TIM
D	MAHAN, WILLIAM T
E	SCOTT, MARGARET JOANNE
F	GUIN, SHELIA M
G	CHAY, FREDDY OTTONIEL (CHAY, EDNA JUDITH)
H	HUGHES, VIVIAN NEBURA LIFE ESTATE
I	CRAVEN, MARY I
J	GEORGE WASHINGTON CARVER COLLEGE
K	PROKOPOWICZ, MALAI (LATORRE, FRANCIS)
L	ARC OF STANLY COUNTY INC
M	MONARCH

City of Asheville Planning & Zoning Department

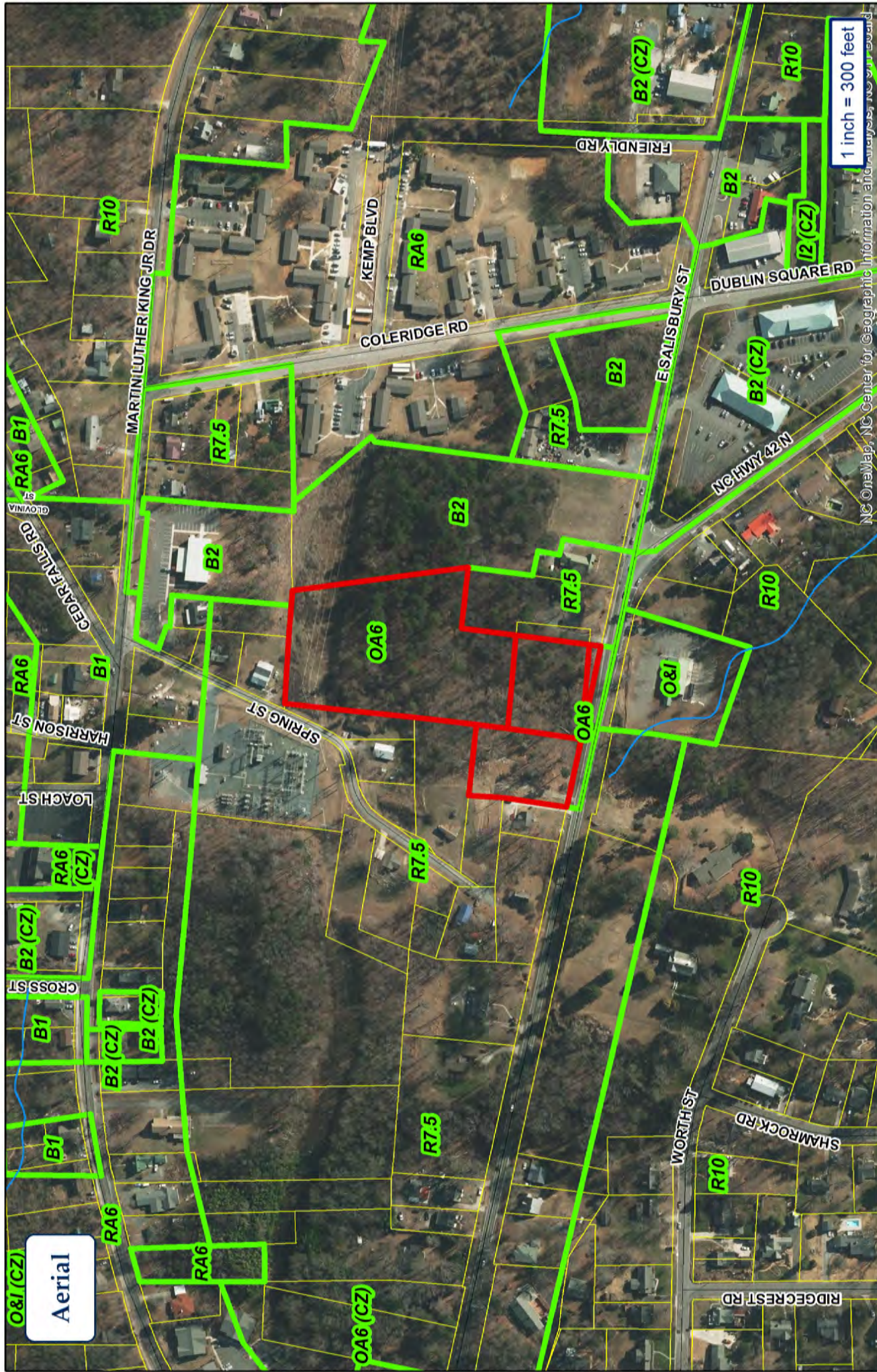
Rezoning Case: RZ-23-01

Parcels: 7761227703, 7761229618, 7761229556 & 7762229996

Subject Property

Adjoining Properties

City Zoning



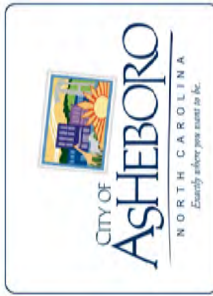
Subject Property

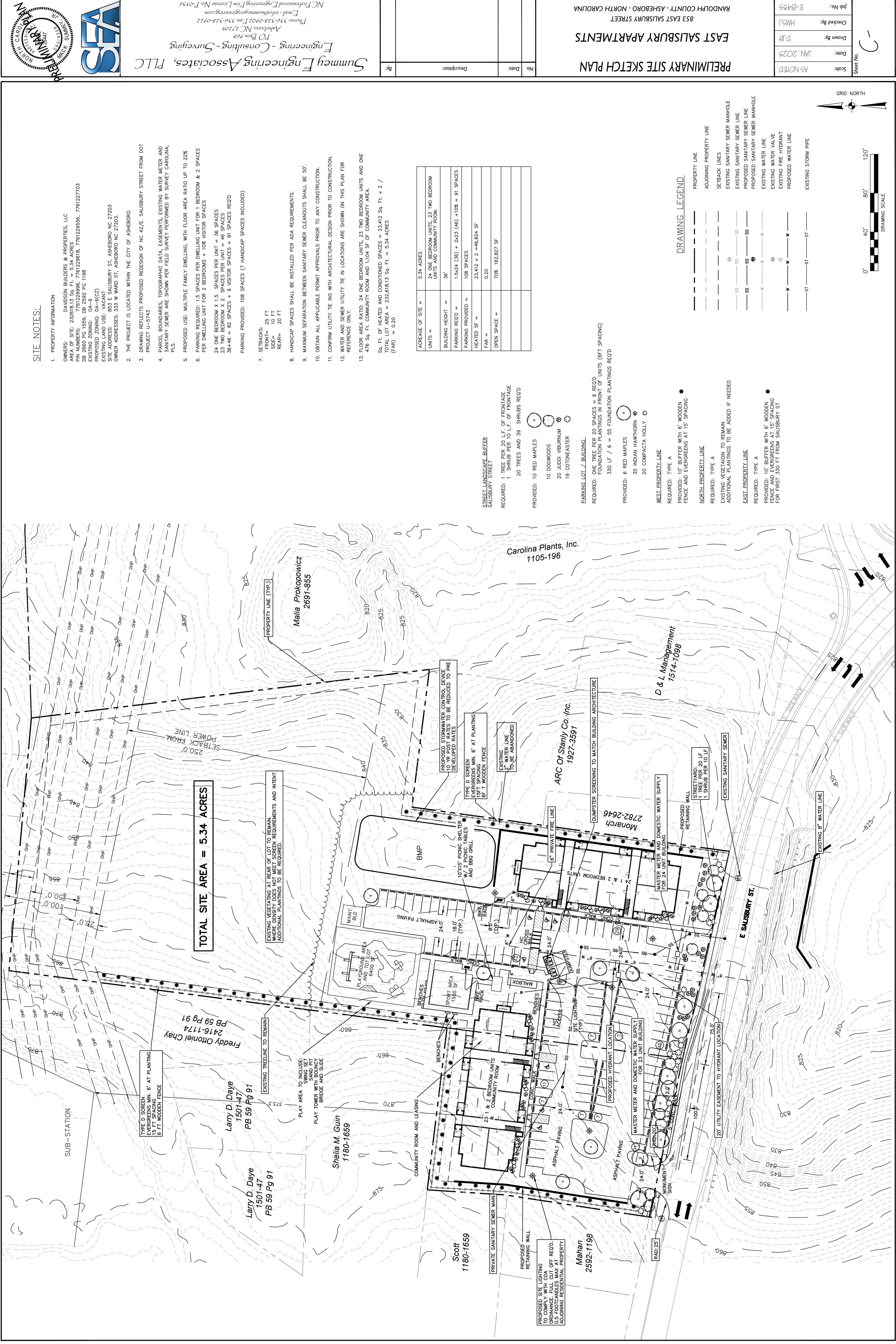
Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-01

Parcels: 7761227703, 7761229618, 7761229556 & 7762229996





REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

2023 LHTC
PRELIMINARY
APPLICATION

NOT FOR
CONSTRUCTION

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	01/20/2023
COMM #	2302

SHEET NAME

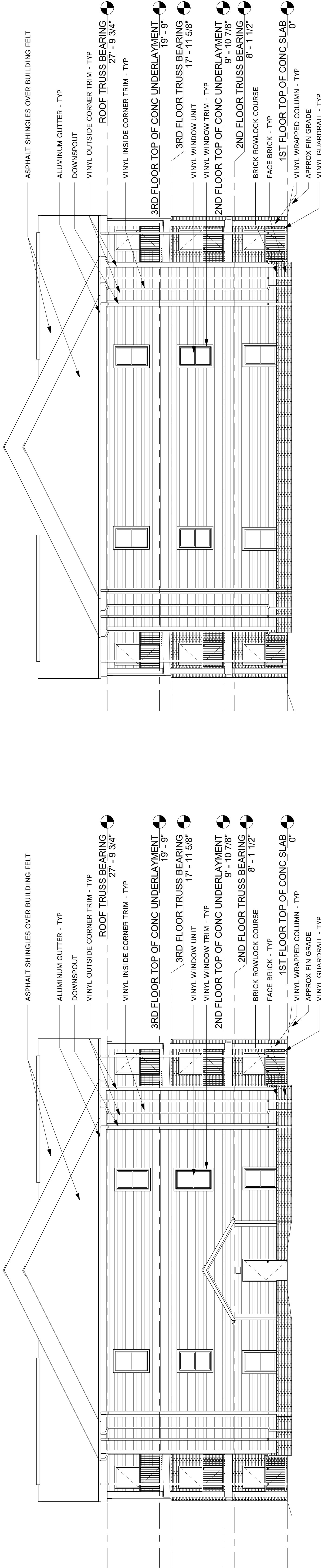
BUILDING 1 AND
2 EXTERIOR
ELEVATIONS

SHEET

A201



1 BUILDING 1 FRONT ELEVATION (BUILDING 2 SIM)
A201 1/8" = 1'-0"



2 BUILDING 1 LEFT SIDE ELEVATION (BUILDING 2 SIM)
A201 1/8" = 1'-0"

3 BUILDING 1 RIGHT SIDE ELEVATION (BUILDING 2 SIM)
A201 1/8" = 1'-0"



4 BUILDING 1 REAR ELEVATION (BUILDING 2 SIM)
A201 1/8" = 1'-0"



Application for Conditional Zoning District

APPLICATION FEE

A \$550 filing fee is required.

APPLICATION INSTRUCTIONS:

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

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2. A legal description/deed reference of such land.
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- 1) The actual shape, location, dimensions, and total acreage of the Zoning Lot; its zoning classification; the general location of the Zoning Lot in relation to major streets, railroads, and/or waterways; a north arrow; and, if the Zoning Lot is not of record, sufficient data to locate the lot on the ground;
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- 4) Building elevations of all exterior facades at a minimum scale of 1/8" = 1';
- 5) The existing and intended use(s) of the Zoning Lot, specifically including the number of residential units and the total square footage of any nonresidential development;
- 6) The location and size of all yards, buffers, screening, and landscaping, including by way of illustration and not limitation front yard and parking lot landscaping, required by the Ordinance's predetermined standards for the general zoning classification applicable to the Zoning Lot or as otherwise proposed by the applicant;
- 7) All existing and proposed points of access to public streets;
- 8) Proposed phasing, if any;
- 9) The location and type of screening used to screen mechanical equipment;
- 10) The location, access to, and screening of a central solid waste area;
- 11) Traffic, parking, and circulation plans, specifically including the location and dimensions of off-street parking areas and loading spaces;
- 12) The grade separation of structure(s) and parking areas;
- 13) The paving material for parking areas;
- 14) Curb cuts;
- 15) The compliance of the proposed development with the Ordinance's predetermined sign regulations;
- 16) The level of compliance of the land use(s) proposed for the Zoning Lot with the Ordinance's predetermined performance standards for the general zoning classification assigned to the Zoning Lot, including by way of illustration and not limitation performance standards pertaining to light, noise, and vibration;
- 17) If applicable, the location of any flood zones;
- 18) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- 19) If applicable, the location of the watershed;
- 20) When required by the Ordinance's predetermined specifications, sidewalks; and
- 21) Information addressing the applicable permitting requirements of other local governmental agencies as well as federal and state agencies, including by way of illustration and not

limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

APPLICANT INFORMATION

Applicant Community Housing Partners *Applicant's Phone #* 703-623-2000

Applicant's Address 4915 Radford Ave., Suite 300
Richmond, VA 23230

Applicant email address mark.huffman@chpc2.com

PROPERTY INFORMATION

Property Owner's Name Davidson Builders & Properties, LLC c/o Stephen Davidson

Location of Property 853 E. Salisbury St. Asheboro *Property Size (ac. or s.f.)* 5.40 Ac

Randolph County Property Identification Number (PIN#) 7761229996, 7761229618, 7761227703

Current Zoning District OA-6 *Requested Zoning District* CD-OA-6

Date Property Title Acquired _____ *Deed Book* 2592 *Page* 1198

Subdivision _____ *Section* _____ *Lot #* _____

Plat Book _____ *Page* _____

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

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

To allow the construction of two (2) apartment buildings containing a total of 48 new units
with one (1) community room. Amenities include a recreational sports area, and a
playground area.

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

The use of sidewalks, interconnectivity, recreational area and connection to a major thoroughfare within OA6 areas are all items that meet the intent of the LDP

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

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply ☒

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

There is a need for affordable housing in the city of Asheboro. The proposed design and layout of the facility will improve public health, safety and the general welfare of its residents because it increases the availability of housing.

Does not apply ☐

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

This project location meets many important criteria for a successful affordable housing project. The need for affordable housing is well documented by the city.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

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

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

Applicant Signature

Samantha Brown

Printed Name of Authorized Signatory (if different from Applicant)

Samantha Brown

Position/Relationship of Authorized Signatory to Applicant

Vice President

Owner Signature (if different than Applicant)

Sept. Dent, Owner

Owner Address

333 WEST WARD ST
Asheboro NC 27203

Telephone Number

336 382-1391

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE
Received by: John Evers **Date:** 1-13-23 **Case Number:** R2-23-01



RZ-23-02: Request to rezone property located at 133 Southway Road from R7.5 (CZ) Medium-Density Residential Conditional Zoning and R15 (Low-Density Single-Family Residential) to O&I (CZ) Office & Institutional Conditional Zoning to allow for business services and enclosed accessory storage

Staff Report

Rezoning Staff Report

RZ Case # RZ-23-02

Date 2/6/2023 Planning Board

General Information

Applicant

FBP Investments, LLC (c/o Ronald K. Pugh)

Address PO Box 4036

City Asheboro NC 27204

Phone 336-460-7001

Location 133 Southway Road

Requested

Action

Rezone from R7.5 (CZ) Medium-Density Residential Conditional Zoning and R15 Low-Density Single-Family Residential to O&I (Office & Institutional Conditional Zoning) for Business Services with enclosed accessory storage

Existing Zone R7.5 (CZ) & R15

Existing Land Use Single-family dwelling

Size 0.27 acres +/-

Pin # 7751346551

Applicant's Reasons as stated on application

Office and storage for Baseball LLC. Supporting operation of McCrary Park. Additional structure tied in to McCrary Park.

Surrounding Land Use

North McCrary Park

East Single-family dwelling

South Residential Planned Unit Development

West Residential Planned Unit Development

Zoning History The portion of the property zoned R7.5 (CZ) was rezoned from R15 in 1990 (RZ-91-06). It was conveyed out of Lexington Commons in 2001.

Legal Description

The property of FBP Investments, LLC, located at 133 Southway Road, totaling approximately 0.27 acres +/- more specifically identified by Randolph County Parcel Identification Number 7751346551.

Analysis

See Attachment 1.

1. The property is inside the City limits.
2. Southway Road, which becomes North McCrary Street northeast of the subject property, is a state-maintained collector road (SR 1456) with an approximate 20' wide pavement in front of the property.
3. The area primarily consists of single-family and two-family dwellings, with the McCrary Park ball field being a notable exception directly across Southway Road.
4. The applicant proposes a 3,440 square ft. single-story structure with 1,040 SF of office area, and 2,400 SF of garage/storage area. No outdoor storage is shown, and storage is required to be kept within the enclosed building. Lighting shown is proposed to utilize full cut-off fixtures.
5. The proposed use is classified as "business services" by the zoning ordinance. The applicant has also indicated that the use will include storage within the enclosed structure.
6. The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes approval conditions and site development requirements. The project specific zoning district is allowed to diverge from the zoning ordinance's predetermined land use requirements. The primary deviation proposed is the plan's proposal for landscaping. The applicant requests to utilize off-site landscaping to provide buffering and screening between the proposed non-residential use and the Lexington Commons development. Typically, buffering and screening is an on-site improvement provided on the property controlled by the developer. The request also appears to modify the typical landscaping requirement along the eastern property line. While a landscaped screen is provided from the street right-of-way to the building, no landscaping is shown along the side of the building. Normally, evergreen trees at 30' intervals and a fence or row of evergreen shrubs would be required when a business services use is adjacent to a single or two-family dwelling. A secondary deviation is that only three parking spaces are provided; typically, a business service use requires 3.5 spaces per 1000 s.f. of gross office floor area. Lastly, the applicant requests approval of an alternate street yard. Generally, a wider street yard would be required, but in lieu of such a yard, the applicant proposes installing more plantings within that area than would normally be required.
7. The zoning ordinance describes the O&I Commercial District as "intended to produce moderate intensity office and institutional development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated O&I shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
8. A revised site plan was submitted on February 1, 2023. After an initial review, staff had requested additional information on buffering/screening, building design, outdoor lighting, mechanical equipment screening, and other miscellaneous items. City departments currently are reviewing this revised plan.

Rezoning Staff Report

RZ Case # RZ-23-02

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan Northwest

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: Complies with Growth Strategy Map.

4.3.1 The City will aid the Parks and Recreation Department in establishing opportunities for additional recreational facilities (parks, greenways, and trails) implementing the Parks and Recreation Master Plan, and obtaining state and federal funding.

Checklist Items 12, 13, and 14: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # RZ-23-02

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance. *(Article 200, Section 210, Schedule of Statements of Intent)*

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

Although this property is designated for Neighborhood Residential Use by the Land Development Plan, when viewed in context with McCrary Park, the establishment of an appropriately controlled Office & Institutional district would help to provide a transition between the high intensity sporting complex and the lower intensity residential development adjacent to the park. A general O&I district likely would not be appropriate for the location; recognizing this concern, the applicant presents this conditional zoning application to establish development parameters that can ensure compatibility with adjoining residential properties.

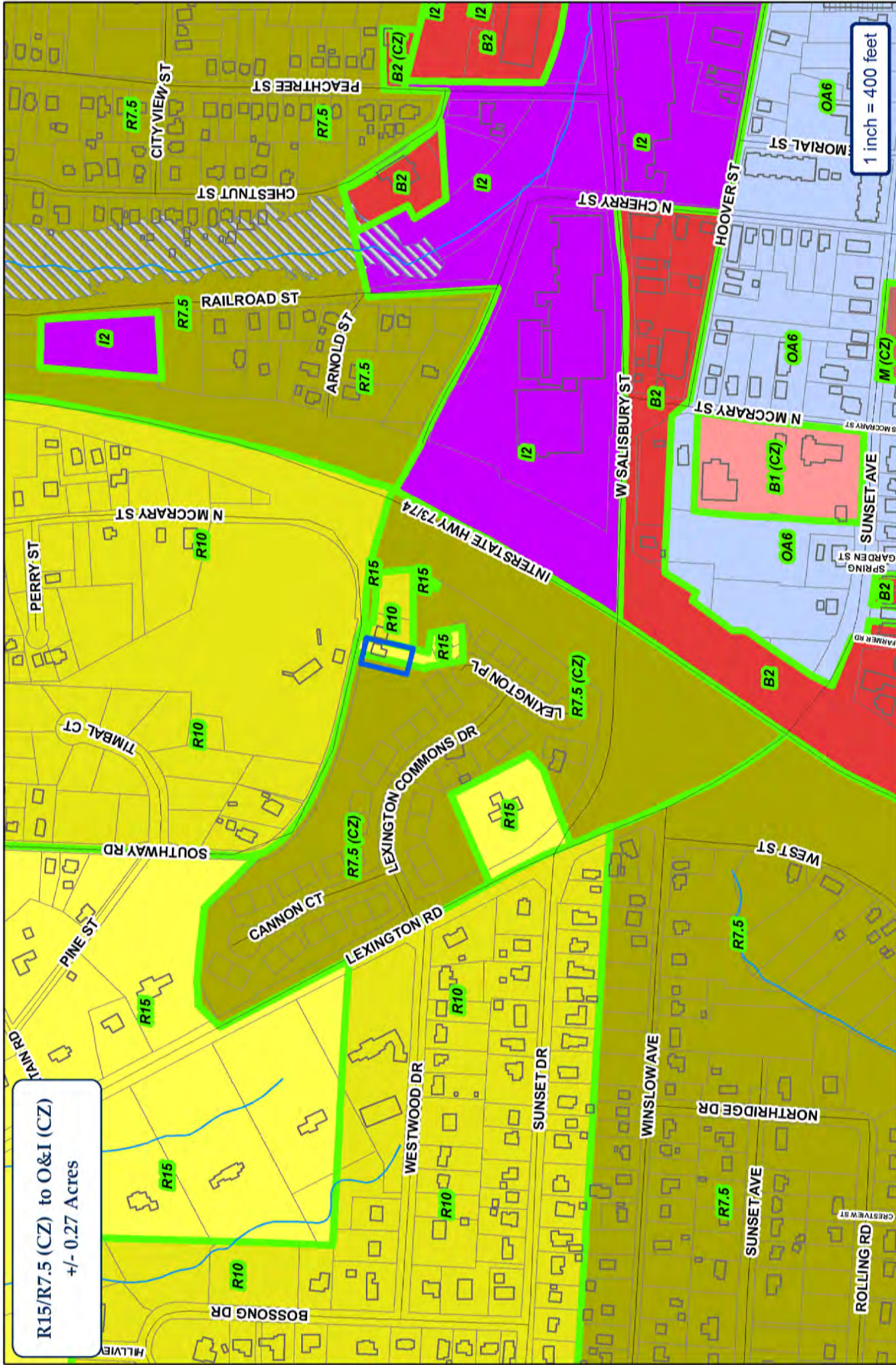
While staff continues to review the technical details of the most recent submission , the district requested is consistent with the city's adopted plans and approval would facilitate a reasonable redevelopment of the property.

Recommendation In light of the above analysis, staff believes the request generally is consistent with the Land Development Plan and recommends approval believing that such action serves the public interest. Suggested zoning conditions will be finalized if necessary to address any plan revisions warranted based on the city's technical review.

Rezoning Staff Report

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

- (A) The use approved shall be Business Services, including related accessory enclosed storage.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) 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.
- (D) No outdoor storage shall be permitted on the property.
- (E) 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 Transportation.
- (F) 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.
- (G) 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.



R15/R7.5 (CZ) to O&I (CZ)
+/- 0.27 Acres



CITY OF ASHEBORO
NORTH CAROLINA
Grow up. Stay in the city.

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-02

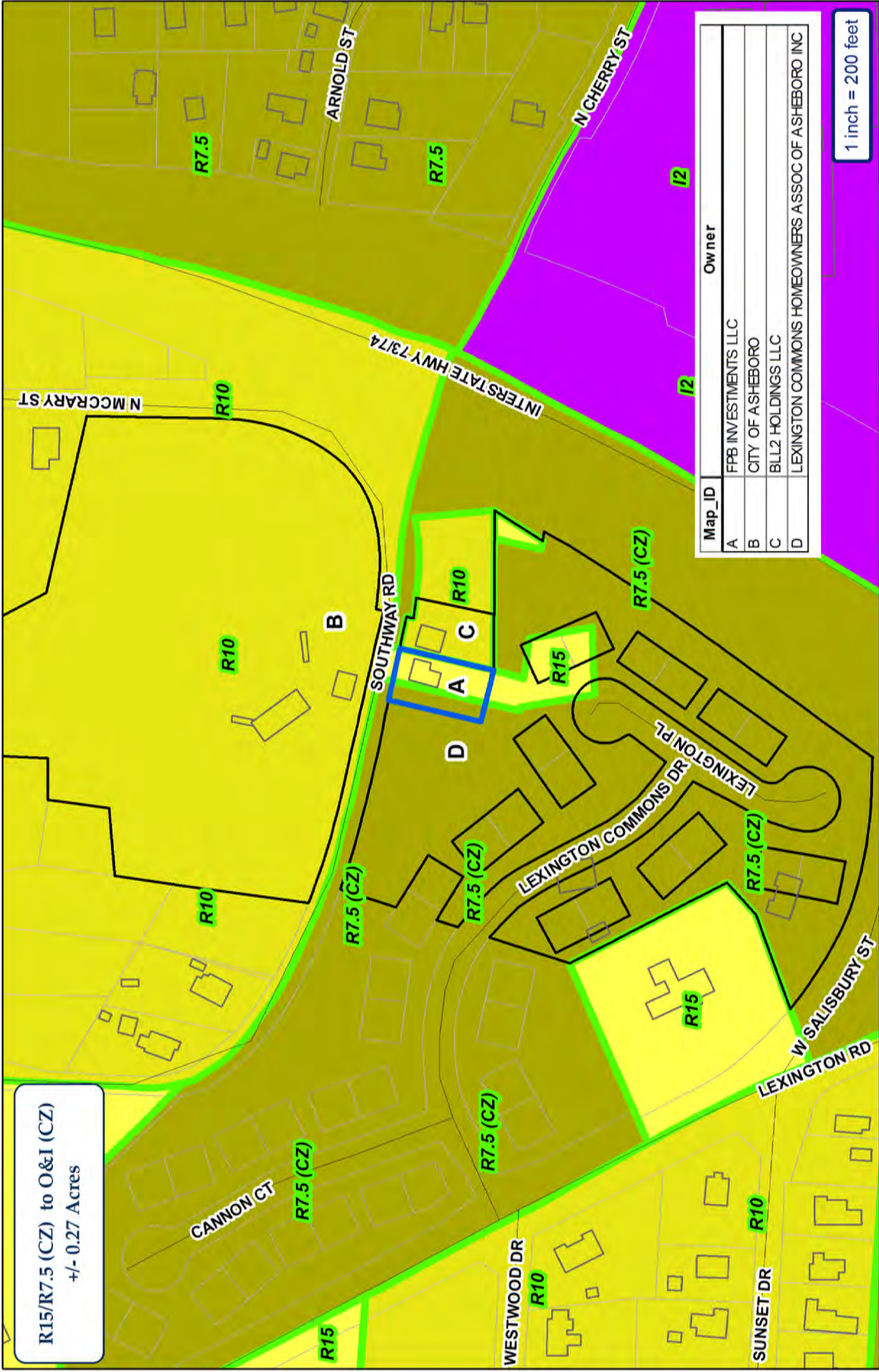
Parcels: 7751346551

ETJ

Subject Property

Zoning





R15/R7.5 (CZ) to O&I (CZ)
+/- 0.27 Acres

Map_ID	Owner
A	FPB INVESTMENTS LLC
B	CITY OF ASHEBORO
C	BLL2 HOLDINGS LLC
D	LEXINGTON COMMONS HOMEOWNERS ASSOC OF ASHEBORO INC

1 inch = 200 feet



Subject Property

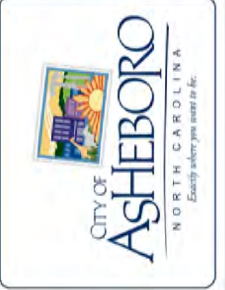
Adjoining Properties

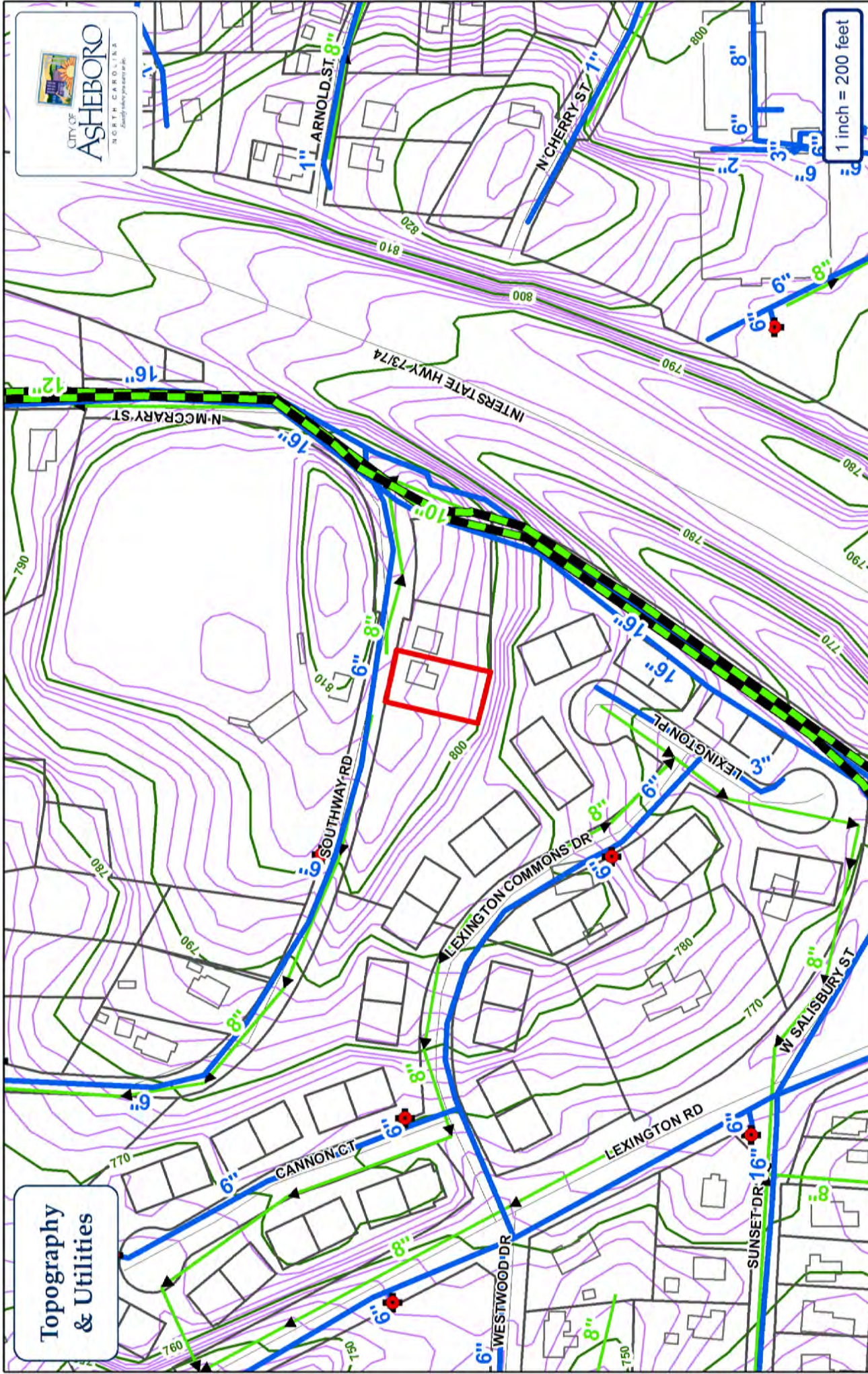
City Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-02

Parcels: 7751346551





City of Asheboro Planning & Zoning Department

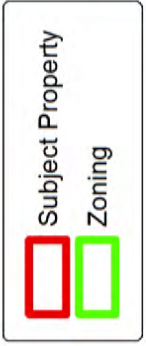
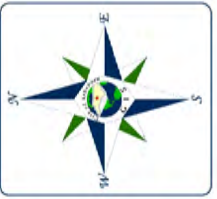
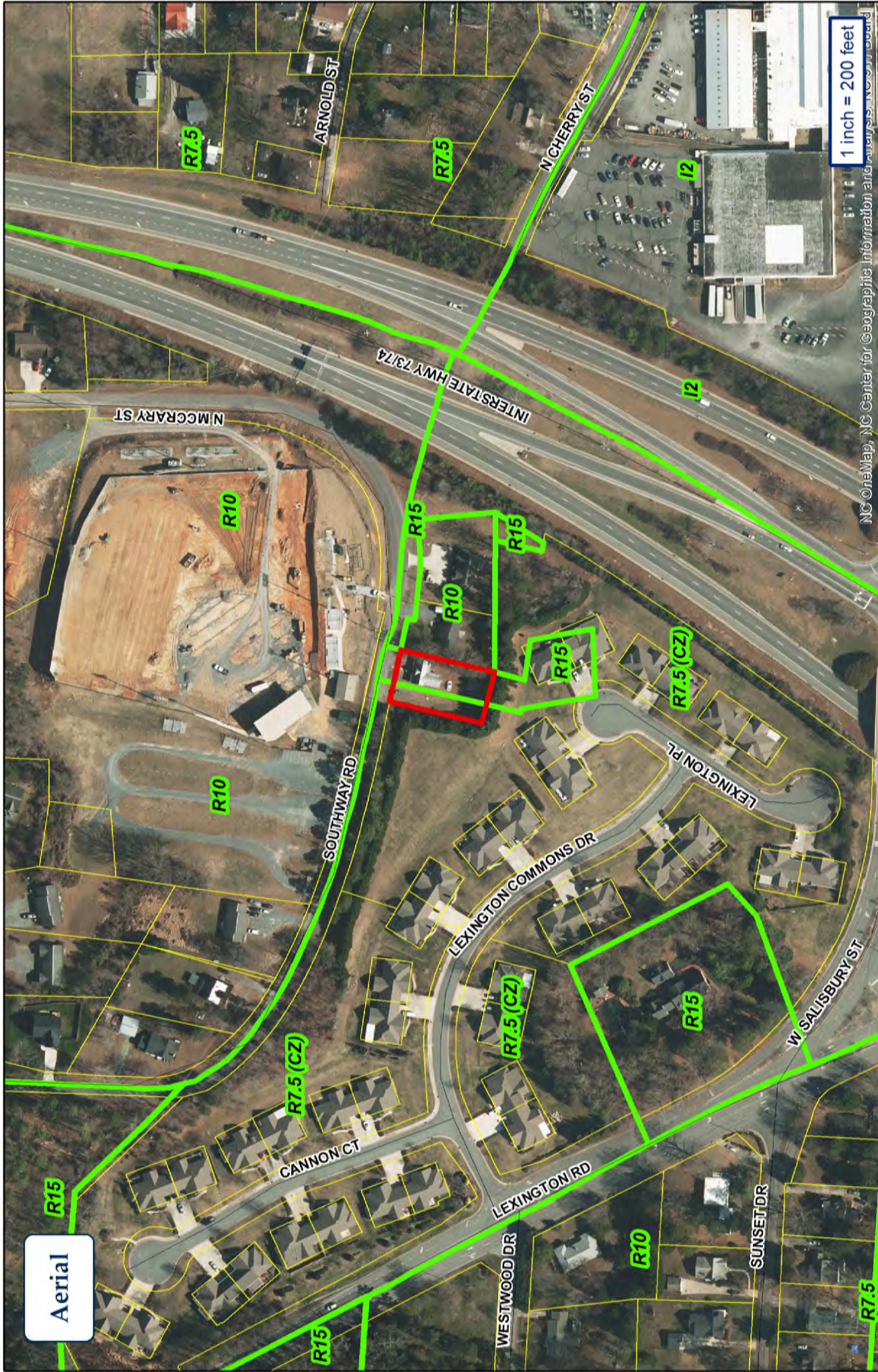
Rezoning Case: RZ-23-02

Parcels: 7751346551

Subject Property



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



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-02

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Notes:

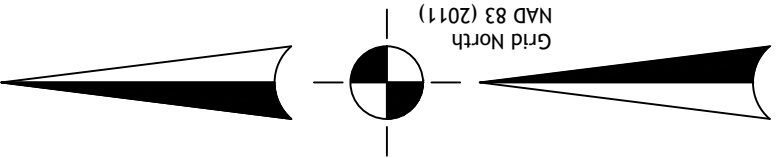
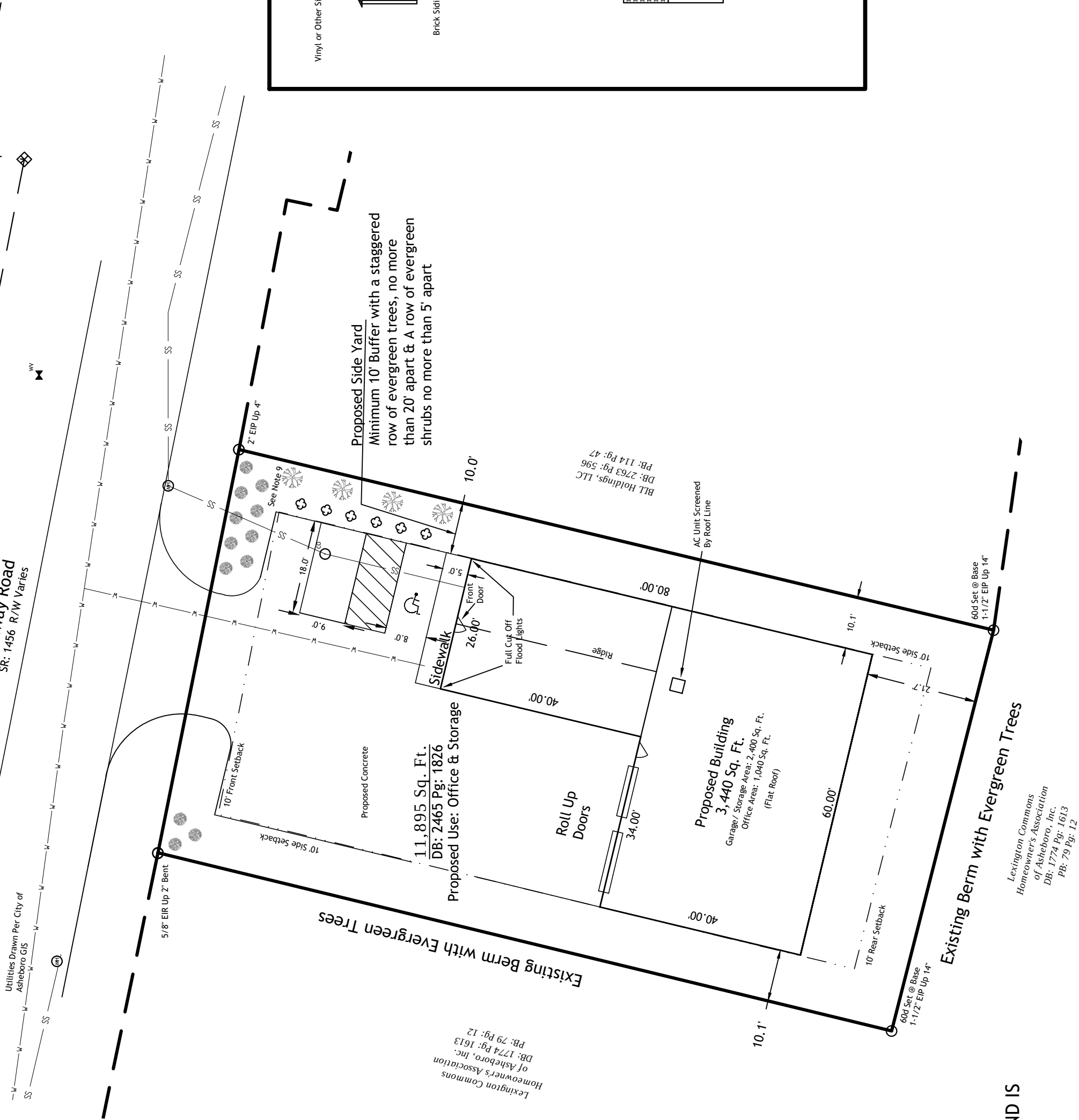
1. This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710775100J Effective Date: 1/2/2008
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines..
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Tax PIN: 7751346551
6. City of Asheboro Garbage Disposal Proposed
7. No Outdoor Pole Mounted Lighting Proposed
8. No Outside Storage Proposed
9. Front Yard Buffer: 2 Rows of Evergreen Shrubs on 5' centers at street.

City of Asheboro Garbage Disposal Proposed

No Outdoor Pole Mounted Lighting Proposed

No Outside Storage Proposed

Front Yard Buffer: 2 Rows of Evergreen Shrubs on 5' centers at street.



Lexington Commons
Homeowner's Association
DB: 1774 Pg: 1613
PB: 79 Pg: 12

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

I, Dan W Tanner II, Professional Land Surveyor, certify that:

This survey is of an existing parcel or parcels of land and does not
create a new street or change an existing street.

I Dan W Tanner II certify that this map was drawn under my supervision
from an actual survey made under my supervision (deed description
recorded in

Book 2465, page 1826;
that the boundaries not surveyed are indicated as drawn from
information in Book See, page Notes or other reference source

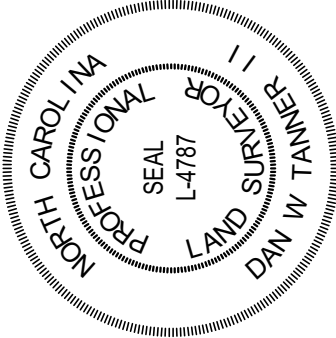
is 1:10,000 +/-; and that the ratio of precision or positional accuracy
Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.
1600)."

This 16th day of December 2022.

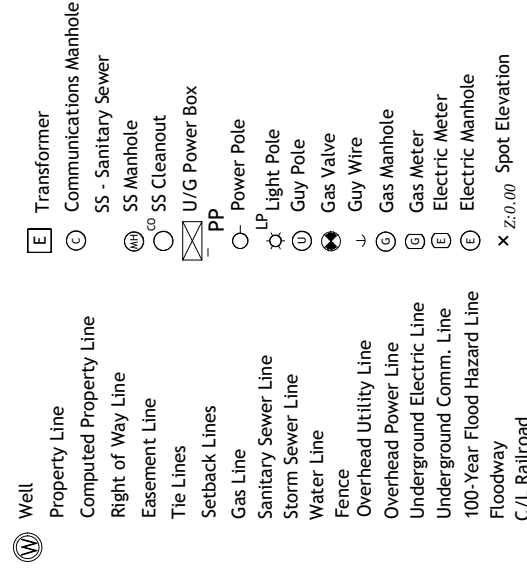
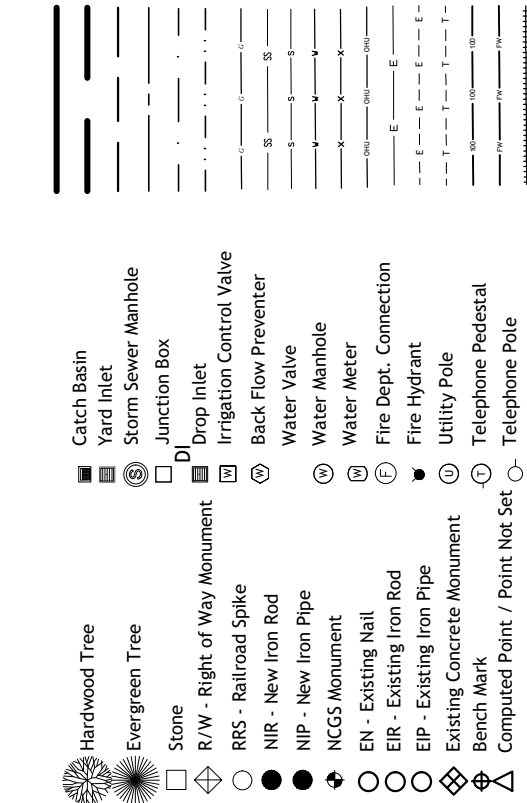
Seal

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor



Lexington Commons
Homeowner's Association
DB: 1774 Pg: 1613
PB: 79 Pg: 12



SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

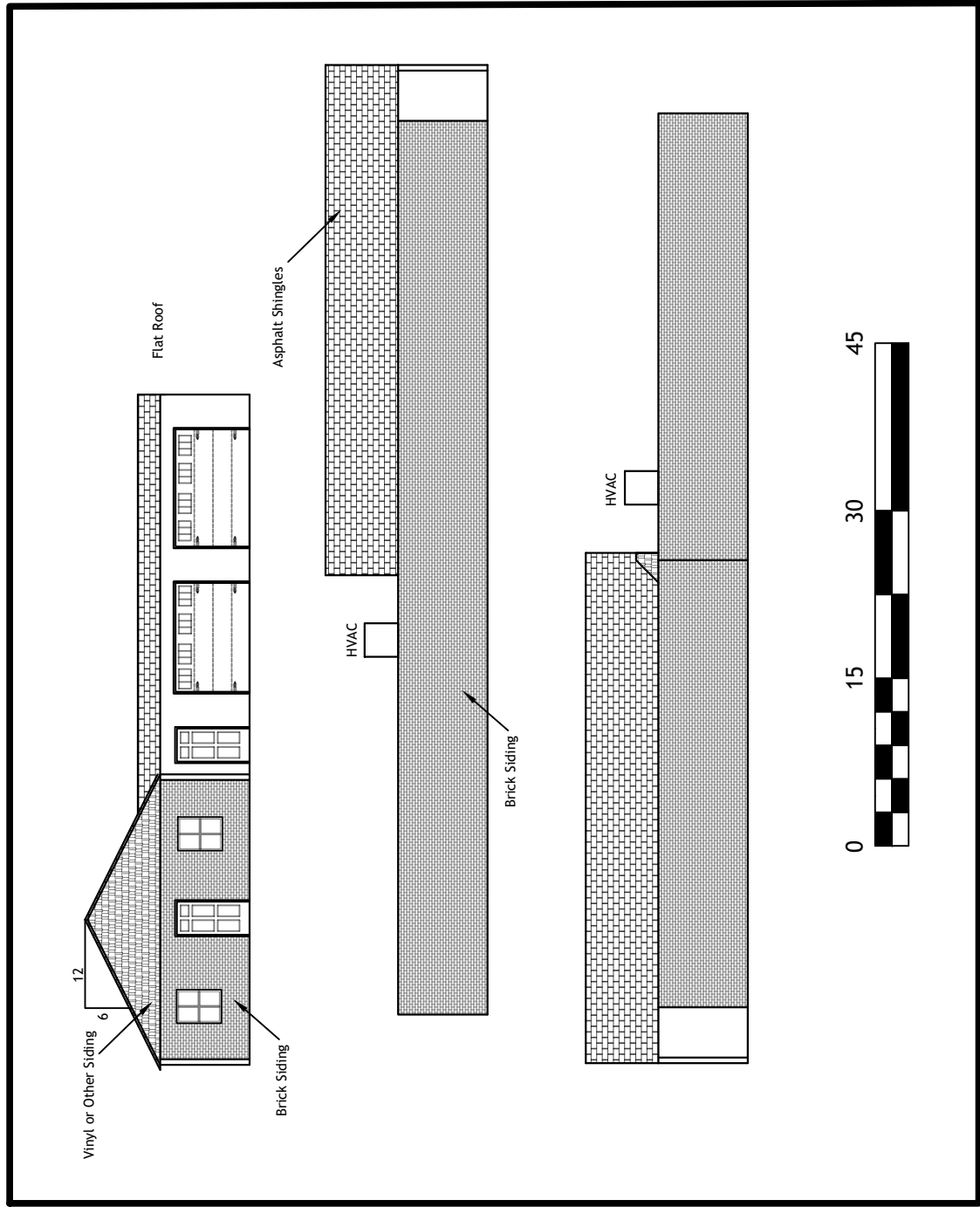
Firm #: P-1110
Dan W Tanner II L-4787
© 2022 Survey Carolina, Plc
Job #: 14575

Site Plan For:
Ronnie Pugh

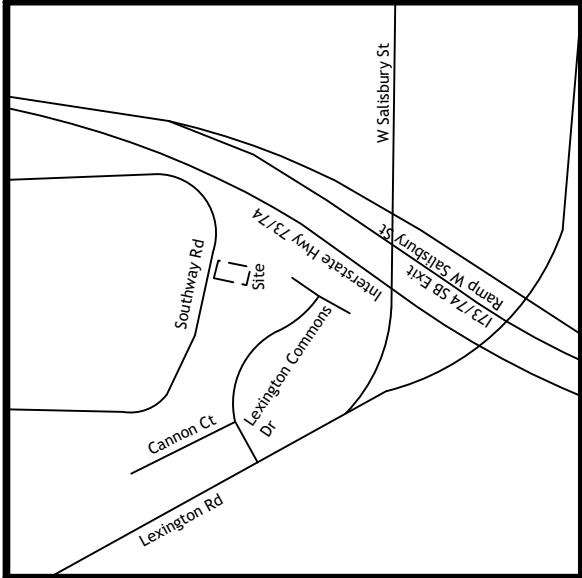
City of Asheboro
Asheboro Township
North Carolina
Deed Book: 2465
Scale: 1" = 20 US Survey Feet

Randolph County
December 16, 2022
Page: 1826

Bar Scale:
0 20 40 60



Location Map
(Not to Scale)





Application for Conditional Zoning District

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- 3) In addition to providing the shape, size, and location of any structure(s) already located on the Zoning Lot, the site plan must show the shape, size, and location of all structures to be erected, altered, or moved on the Zoning Lot;

- 4) Building elevations of all exterior facades at a minimum scale of 1/8" = 1';
- 5) The existing and intended use(s) of the Zoning Lot, specifically including the number of residential units and the total square footage of any nonresidential development;
- 6) The location and size of all yards, buffers, screening, and landscaping, including by way of illustration and not limitation front yard and parking lot landscaping, required by the Ordinance's predetermined standards for the general zoning classification applicable to the Zoning Lot or as otherwise proposed by the applicant;
- 7) All existing and proposed points of access to public streets;
- 8) Proposed phasing, if any;
- 9) The location and type of screening used to screen mechanical equipment;
- 10) The location, access to, and screening of a central solid waste area;
- 11) Traffic, parking, and circulation plans, specifically including the location and dimensions of off-street parking areas and loading spaces;
- 12) The grade separation of structure(s) and parking areas;
- 13) The paving material for parking areas;
- 14) Curb cuts;
- 15) The compliance of the proposed development with the Ordinance's predetermined sign regulations;
- 16) The level of compliance of the land use(s) proposed for the Zoning Lot with the Ordinance's predetermined performance standards for the general zoning classification assigned to the Zoning Lot, including by way of illustration and not limitation performance standards pertaining to light, noise, and vibration;
- 17) If applicable, the location of any flood zones;
- 18) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- 19) If applicable, the location of the watershed;
- 20) When required by the Ordinance's predetermined specifications, sidewalks; and
- 21) Information addressing the applicable permitting requirements of other local governmental agencies as well as federal and state agencies, including by way of illustration and not

limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

APPLICANT INFORMATION

c/o Ronald K Pugh

Applicant FPB Investments, LLC Applicant's Phone # 336-460-7001

Applicant's Address Mail - PO Box 4036, ASHEBORO NC 27204

Applicant email address Rkpugh18@gmail.com

PROPERTY INFORMATION

Property Owner's Name FPB Investments LLC

Location of Property 133 Southway Road Property Size (ac. or s.f.) .27

Randolph County Property Identification Number (PIN#) 7751346551

Current Zoning District R10/R15 Requested Zoning District D-1 (C2)

Date Property Title Acquired 10-30-2015 Deed Book 002465 Page 01826

Subdivision JOHN M HAMMER Section _____ Lot # P12+TR

Plat Book 136 Page P299

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

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

Office and Storage for Baseball LLC

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

Supporting Operation of McCrory Park

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

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply ☒

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

Does not apply ☒

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

Additional structure tied in to McCrory Park

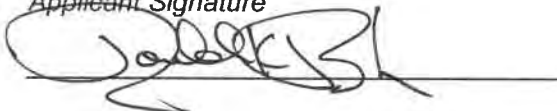
APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

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

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

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Ronald K Pugh

Position/Relationship of Authorized Signatory to Applicant

Managing Partner

Owner Signature (if different than Applicant)

Owner Address

Po Box 4036
Asheboro NC 27204

Telephone Number

336 - 460 - 7001

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: John C. Evans Date: 1-13-23 Case Number: _____