



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

- I. Call to Order
- II. Approval of Minutes from October 2, 2023
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved
- IV. Old Business

RZ-23-14: Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

The applicant has requested to continue this case to the December 4 meeting.

V. New Business

- a. RZ-23-18: Request to rezone property located at 256 Gum Street (Parcel Identification Number 7764011937) from B2 General Commercial to OA6 Office-Apartment. *The applicant has withdrawn the request.*
- b. RZ-23-19: Request to rezone property located at 306 Harrison Street (Parcel Identification Number 7761238822) from B1 Neighborhood Commercial to RA6 (CZ) High-Density Residential Conditional Zoning to allow for a residential addition that provides a reasonable accommodation.
- c. RZ-23-20: Request to rezone property located on US 220 Business North, north of 4986 US 220 Business North (Parcel Identification Number 7754927117) from R15 Low-Density Single-Family Residential to (B2) (CZ) General Business Conditional Zoning for Minor Motor Vehicle Repair.

- VI. Discussion of potential 2024 meeting dates
- VII. Items not on the agenda
- VIII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, OCTOBER 2, 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)
Ritchie Buffkin)
David Henderson) - Members Present
Van Rich)
Thomas Rush)

John Evans, Assistant Community Development Division Director
Justin Luck, Planning and Zoning Administrator
Bradley Morton, Planner/Deputy City Clerk
Jeffrey Sugg, City Attorney

CALL TO ORDER

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

APPROVAL OF MINUTES FROM SEPTEMBER 5, 2023

Mr. O'Kelley inquired if there were any corrections or additions to the September 5, 2023 minutes. Hearing no corrections or additions, the minutes were approved as presented.

REVIEW OF CASES AND MONTHLY REPORT ON MAJOR SUBDIVISIONS ADMINISTRATIVELY APPROVED

Mr. Evans went over the land use cases that the City Council heard at their September Regular Meeting. He stated that no Major Subdivisions had been administratively approved by staff since the last Planning Board meeting.

OLD BUSINESS

RZ-23-14: REQUEST TO REZONE PROPERTY LOCATED ALONG THE WEST SIDE OF ZOO PARKWAY AND THE SOUTH SIDE OF NEWBERN AVENUE FROM R40 LOW-DENSITY RESIDENTIAL, R15 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL, AND R10 MEDIUM-DENSITY RESIDENTIAL TO R7.5(CZ) MEDIUM-DENSITY RESIDENTIAL CONDITIONAL ZONING FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT

Mr. Evans stated that the applicant has submitted a request to continue this case to the November Board meeting. Mr. Rich moved to continue Case Number RZ-23-14 to the November Board meeting. Ms. Vuncannon seconded the motion and the motion carried unanimously.

NEW BUSINESS

a. RZ-23-15: REQUEST TO ESTABLISH INITIAL CITY OF ASHEBORO ZONING (R10 MEDIUM-DENSITY RESIDENTIAL) FOR PROPERTY LOCATED ON WOW ROAD (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7763933698)

Mr. Evans gave a visual presentation on the above-referenced case. He gave an overview of the case:

Applicant: Darren Lucas

Location: WOW Road

Request: Rezone from Randolph County Zoning (RR) and apply initial City of Asheboro R10 Medium-Density Residential zoning

Randolph County Parcel ID: 7763933698

Size: 1.17 acres +/-

Existing Land Use: Undeveloped

He showed overview, rezoning, topographic/ utilities, aerial, and oblique maps of the subject property as well as photographs of the property from all directions. He then gave the analysis:

1. The property is now inside the city limits following a request for annexation from the property owner. City zoning must be applied to the property as a result.
2. WOW Road is state-maintained and is viewed as a collector-level road.
3. Prior to 2013, the property was located within the City's extraterritorial zoning jurisdiction. The previous zoning was R40 Low-Density Residential.
4. The zoning ordinance describes the intent of the requested R10 district is 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.
5. The majority of residential properties within the area and located within the city limits are zoned R10, including a parcel directly across from the subject property on WOW Road.
6. The property is in close proximity to the intersection of WOW Road and Old Liberty Road, which is designated as a proposed Neighborhood Activity Center. Such a designation advocates a small, pedestrian-oriented neighborhood activity center with a "mix of commercial, office and institutional, entertainment, open space, and residential uses and housing types".

He gave the following Land Development Plan recommendations:

Proposed Land Use Map: N/A

Small Area Plan: N/A

Growth Strategy Map: N/A

Goals/Policies Supporting Request (3):

- Checklist Item 3: Fits R10 description of zoning ordinance
- Checklist Items 12-14: Outside of watershed, flood area

Goals/Policies Not Supporting Request:

- N/A

He gave staff's consistency statement: "Residential properties in the vicinity that are within the city's jurisdiction are zoned R10 zoning. This medium-density residential designation is reasonable now that the property is eligible to receive city services, including through a connection to city-maintained water and sewer."

He gave staff's recommendation: "Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest." He stated that the City Council

will consider the rezoning request on Wednesday, November 8th. He then stated that if the board had any questions, he would answer them. There were no questions from the board for Mr. Evans. Mr. O'Kelley inquired if there was anyone to speak in favor of the request. There was no one to speak in favor of the request. Mr. O'Kelley inquired if there was anyone to speak in opposition to the request. There was no one to speak in opposition to the request. Mr. Henderson recommended approval of Case Number RZ-23-15 based on the staff's consistency statement and recommendation. Ms. Vuncannon seconded the motion and the motion carried unanimously.

b. RZ-23-16: REQUEST TO REZONE PROPERTY ON THE NORTH SIDE OF EAST ALLRED STREET, APPROXIMATELY 200 FEET WEST OF INGRAM DRIVE (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7762401107) FROM R10 MEDIUM-DENSITY RESIDENTIAL AND R15 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL TO R10(CZ) MEDIUM-DENSITY RESIDENTIAL CONDITIONAL ZONING

Mr. Evans gave a visual presentation on the above-referenced case. He gave an overview of the case:

Applicant: Davidson Land Development, LLC

Location: East Allred Street

Request: Rezone from R15 Low-Density Single Family Residential, and R10 Medium-Density Residential to R10(CZ) Medium-Density Residential Conditional Zoning for a development consisting of single-family dwellings.

Randolph County Parcel ID: 7762401107

Size: 20.42 acres +/-

Existing Land Use: Undeveloped

He showed overview, rezoning, topographic/ utilities, aerial, and oblique maps of the subject property. He also showed a site plan of the proposed development, outlining several of the detailed items on the plan including sidewalks, community mailbox unit, stub-outs for potential future connections, Type "C" screening, and stream and perimeter buffering, as well as photographs of the property from all directions. He then gave the analysis:

1. The property is inside the city limits.
2. East Allred Street is a state-maintained minor thoroughfare.
3. The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
4. The request seeks approval of a conditional zoning district that would:
 - a. permit only single-family dwellings; two-family dwellings would not be allowed;
 - b. establish a minimum dwelling size of 1400 s.f.;
 - c. require each unit to provide at least one parking space via a garage;
 - d. stipulate perimeter and stream buffering via preservation of existing vegetation as well as a Type C screen on the eastern margin of the property and construction of a sidewalk on one side of the street.
5. The zoning ordinance does allow an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. The following deviations have been requested:
 - a. Waiver of front yard setback averaging requirements for the homes to be constructed, setting the minimum front yard setback at 25' throughout the development except along E. Allred Street where a 30' front setback is proposed and Georgia Trail where a 10' front yard setback is proposed.
6. The proposed R10 (CZ) district differs from the R15 district by:
 - a. permitting minimum lot sizes of 10,000 s.f. instead of 15,000 s.f.;
 - b. allowing 75' wide lots instead of 100' wide lots;
 - c. establishing side yard setbacks of 10' instead of 15'.
7. In 2022, a preliminary subdivision plat was reviewed and approved under the R15 zoning district standards. The main differences between the proposal and previously approved plat include:

- a. 46 lots are now proposed, an increase of 14 lots;
 - b. The plan depicts two cul-de-sacs along with a street stub to the west. The previously approved plat had no stub for future connection and had proposed a continuous looping road network that required two stream crossings. In order to minimize environmental impacts, only one stream crossing now is proposed.
 - c. The previous plan showed no sidewalk perimeter and stream buffering/screening. The Type C screen along much of the eastern side of the property outside of the powerline easement. A Type C screen consists of a row of evergreen trees that are at least six feet in height at the time of planting, no more than 20 apart and must also include either a row of evergreen shrubs 5' apart to form a hedge at least 6' in height at maturity, or a solid 6' wooden, vinyl, or masonry fence or wall.
8. The overall density of the development is 2.7 dwellings per acre, when subtracting public right-of-way that will be dedicated. The average lot size is approximately 15,000 s.f.
9. There is a small area on the rear of one of the lots (Lot 16) that is located within a Special Hazard Flood Area.
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." This classification is also described as having a "pedestrian-friendly neighborhood, with convenient access to surrounding neighborhoods, parks and walking trails, and designated neighborhood commercial centers."
11. NCDOT has reviewed the plan and has noted the need for a driveway permit; the developer will work with NCDOT on ensuring adequate site distance along E. Allred Street.

He gave the following Land Development Plan recommendations:

Proposed Land Use Map: Neighborhood Residential

Small Area Plan: Eastern

Growth Strategy Map: Primary Growth (due to annexation)

Goals/Policies Supporting Request (4):

- Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.
- Checklist Item 3: Fits zoning ordinance description of district.
- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Item 12: Located outside of watershed.

Goals/Policies Not Supporting Request (2):

- Checklist Item 13-14: Property has steep slopes (>20%) and is within special flood hazard area.

He went over staff's proposed conditions:

(A) The use approved shall be a residential development consisting of single-family dwellings with no more than 46 dwelling units on 46 lots and development shall be per the approved site plan and materials submitted in support of the application.

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

(C) Maintenance of any utilities not publicly maintained, and roadways and drainage facilities that are not specifically labeled on the approved as public or not within public-right-of-way shall be the responsibility of the property owner(s) and any successors in interest.

(D) Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement or public right-of-way. Surveying of any required easements shall be the responsibility of the property owner.

(E) Landscaping buffering and screening, including tree preservation to provide perimeter buffering and installation of the Type C Screen, shall be consistent with the details of the site plan. No structures shall be permitted within such buffer or screening yards.

(F) Prior to the recording of Memorandum of Land Use Restrictions outlined in (O), the site plan shall be revised with the following information and resubmitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council:

(i) Clarification of buffer and screen widths (including perimeter buffering and screens, stream buffering) with illustration showing dimensions consistent with what is noted on the site plan.

(ii) Removal of buffering shown where it conflicts with public street rights-of-way and utility easements

(iii) Labeling of all lot dimensions.

(iv) Confirmation of adequate buildable area for each lot

(v) Sidewalk width and grass strip dimension in accordance with the Asheboro Subdivision Ordinance.

(vi) Clerical correction adding acres to the note identifying the area within public right-of-way.

(viii) Ensuring text labels and lot boundaries are visible and not covered by illustration(s)

(G) Prior to the approval of a preliminary subdivision plat for the proposed land use, the applicant shall submit documentation detailing the following approvals:

(i) driveway permit from NCDOT

(ii) permitting from NC Department of Environmental Quality

(iii) subdivision Sketch Design

(iv) plans concerning water, including provisions for fire hydrants, streetlights, and sanitary sewage that comply with city policies, shall be submitted and approved.

(H) Front yard averaging provisions shall not be applicable within the development.

(I) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.

(J) Each dwelling unit constructed shall, at a minimum, consist of at least 1400 s.f. and possess a garage capable of holding one passenger vehicle per the applicant's proposal.

(K) Final roadway names shall be subject to city and Randolph County approval.

(L) If the postal service requires a cluster box unit (CBU) for mail delivery, such a change will not be considered a modification of the conditional zoning district requiring council action. If required within the public right-of-way, an area shall be provided that, at a minimum, is adequate for one drop-off space for a motor vehicle, including any maneuvering area. Any drop-off area shall be designed in accordance with commonly accepted traffic engineering practices. Construction of this area shall be the responsibility of the developer and is subject to approval of the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this activity shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.

(M) 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 gave staff's consistency statement: "The proposal for development is generally consistent with the medium-density residential properties in the vicinity and Land Development Plan's "Neighborhood Residential" designation. The application incorporates important elements, such as sidewalks, tree preservation, and protection of environmentally sensitive features, and seeks to promote compatibility with the adjacent neighborhood to the east through installation of a screening yard."

He gave staff's recommendation: "Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions." He stated that the City Council will consider the rezoning request on Wednesday, November 8th. He then stated that if the board had any questions, he would answer them.

Mr. O'Kelley inquired about the differences between the request now and the prior approval of the conventional subdivision in 2022. He restated the items listed in the staff's analysis, including the number

of lots, the future connections, as well as the addition of sidewalks and additional screening. He also inquired about the parking requirements, if on-street parking is included in the parking requirements and inquired if on-street parking would be feasible with the road width provided. Mr. Evans stated that single family dwellings require 2 off-street spaces per unit. He stated that on-street parking is not included to serve as the parking requirement of 2 spaces per unit. He stated that the street is capable of handling on-street parking on one side of the streets provided. Ms. Vuncannon inquired about the community mailbox unit and if there was sufficient space between the unit and the street traffic to allow cars to pick up mail. Mr. Evans stated that the NCDOT and USPS have approved the standard for this mailbox unit and two-way traffic would not be impeded upon by a car picking up their mail. Mr. Henderson inquired about a change in setbacks from the prior 2022 approval and the current request. Mr. Evans stated that the change in setbacks is just for the conditional zoning request and that the prior approval included standard setbacks and front yard averaging.

Mr. O'Kelley inquired if there was any one to speak in favor of the request. Mr. Christian Vestal, Summey Engineering, spoke in favor of the request. Mr. Vestal further addressed the questions regarding the CBU (Cluster Box Unit), setbacks, and property boundaries. He stated if there were any questions, he would answer them at this time. Mr. O'Kelley inquired if lots 20 and 21 were buildable considering the screening and the electrical easement. Mr. Vestal clarified the differences in the zoning lines and stated the landscape screen is outside of electrical easement areas on the plan. He confirmed these are buildable lots. Mr. Rich inquired about the parking and the garages, and if they were one-car garages. He also asked if this garage counted towards the parking calculation. Mr. Vestal stated that the units would have at least one-car garages and a driveway that could accommodate an additional car, meeting the minimum parking requirement. Ms. Vuncannon inquired about community parking. Mr. Vestal confirmed that there is no community parking provided. Mr. O'Kelley inquired if there were any conditions prohibiting Recreational Vehicles (RVs). Mr. Vestal stated that there isn't a condition prohibiting RVs. Mr. Evans also added that the zoning ordinance doesn't allow RV's to be parked in the front yard for standard residential districts that are not a Planned Unit Development (PUD). Ms. Vuncannon asked if the RVs could be parked on the street. Mr. Evans stated that it depends on the classification of the vehicle. Mr. Sugg stated that there is a difference between the police power in the City Code dealing with parking in the right of way and the zoning ordinance that enforces parking on private property. Mr. Henderson inquired if the streets were to be City maintained. Mr. Evans stated that they would be proposed as City maintained streets. Ms. Vuncannon inquired about trash collection. Mr. Vestal stated that this would be City maintained and each unit would have rollout cans.

Mr. O'Kelley inquired if there was anyone to speak in opposition to the request. There were several adjoining property owners that opposed the request due to non-compatibility to the rest of the neighborhoods in the area, topography concerns, stream and creek preservation, access for emergency services, flooding and stormwater concerns, overall density of the project, the need for additional buffering, concerns with street widths, traffic concerns, and the lack of a traffic study.

Mr. O'Kelley stated that the density and traffic flow are concerning. Mr. Rich stated that parking is a concern because the lots are small. Ms. Vuncannon inquired about the circle drive that was presented in the previous approval. Mr. Vestal stated that the previous approval would not be feasible and couldn't be approved by NCDEQ and the Army Corps of Engineers. Mr. O'Kelley commented that the proposal doesn't fit the character of the neighborhood and that the buffer areas should be expanded. There were no further questions or comments at this time.

Mr. Buffkin moved to recommend approval of the request based on the staff's recommendation and consistency statement. There was a lack of a second for this motion, therefore the motion died.

Ms. Vuncannon moved to recommend approval of the request based on the staff's recommendation and consistency statement, but with an amendment to the condition that an additional buffer be placed on the northeastern section of the development. Mr. Buffkin seconded the motion. The motion failed with a 2-5 vote. Mr. Buffkin and Ms. Vuncannon voted aye. Mr. Anderson, Mr. Henderson, Mr. Rich, Mr. Rush, and Mr. O'Kelley voted nay.

Mr. O'Kelley moved to recommend denial of the request as presented stating that the request is not conforming to the character of the surrounding neighborhood and is therefore inconsistent with the Land Development Plan. Mr. Anderson seconded the motion and the motion carried 5 to 2. Mr. Anderson, Mr. Henderson, Mr. Rich, Mr. Rush, and Mr. O'Kelley voted aye. Mr. Buffkin and Ms. Vuncannon voted nay.

e. RZ-23-17: REQUEST TO REZONE PROPERTY LOCATED AT 639 AND 645 NORTH FAYETTEVILLE STREET AND 114 LIBERTY STREET (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7751868499 AND 7751960550) FROM B2 GENERAL COMMERCIAL AND R10 MEDIUM-DENSITY RESIDENTIAL TO OA6 OFFICE-APARTMENT

Mr. Evans gave a visual presentation on the above-referenced case. He gave an overview of the case:

Applicant: Christopher Justin Hancock (HR Gallimore, Agent)
Location: 639 and 645 N. Fayetteville Street and 114 Liberty Street
Request: Rezone from B2 General Commercial and R10 Medium-Density Residential to OA6 Office-Apartment
Randolph County Parcel ID: 7751960550 and 7751868499
Size: 0.9 acres+/-
Existing Land Use:

Mr. Evans stated that regarding the existing land use, the properties currently include 3 vacant structures. He stated that staff believes an office use was located previously at 645 North Fayetteville and that residential uses were located at 639 North Fayetteville Street at 114 Liberty Street.

He showed overview, rezoning, Center City Planning Area, topographic/utilities, aerial, and oblique maps of the subject property as well as photographs of the property from all directions. He then gave the analysis:

1. The property is located inside the city limits.
2. North Fayetteville Street is a state-maintained major thoroughfare. Liberty Street is a local city-maintained street.
3. The existing R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living. The existing B2 zoning district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
4. The requested 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."
5. The ordinance limits multi-family uses to no more than four units on parcels of less than 45,000 square feet (approximately 1.03 acres +/-) in the OA6 district. Heavier commercial uses (such as retail, eating establishments, motor vehicle sales and major/minor repair, etc.) are prohibited in the OA6 district.
6. The tax records classify the properties as "single-family" and indicate that the three principal structures on the two parcels were built between 1925 and 1935.

He gave the following Land Development Plan recommendations:

Proposed Land Use Map:
Commercial
Small Area Plan: Central

Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (7):

- Checklist Item 3: Property on which the rezoning district is proposed fits zoning ordinance description.
- Checklist Item 5: Complies with Growth Strategy map.
- Checklist Item 7: Compatible with small area plan
- Checklist Item 12-14: Outside of watershed, flood area, area of steep slopes

Goals/Policies Not Supporting Request (1):

- Checklist Item 1: Rezoning is not compliant with proposed Land Use Map

He gave staff's consistency statement: "Although the application does not comply with the Land Development Plan (LDP) Proposed Land Use Map which identifies the property for exclusively commercial use, the property's location is consistent with the intent of the OA6 district and could facilitate new investment into the property.

Further, since the OA6 district is a less permissive non-residential district than the current B2 district, the intent of the Central Small Area Plan's goal seeking to balance new development with "preservation and revitalization of existing residential neighborhoods" also is promoted, as certain commercial uses that could be disruptive to the neighborhood no longer would be permitted."

He gave staff's recommendation: "Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest." He stated that the City Council will consider the rezoning request on Wednesday, November 8th. He then stated that if the board had any questions, he would answer them. There were no questions at this time for Mr. Evans. Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. HR Gallimore spoke in favor of the request. He stated that the request is in keeping with the neighborhood and allows for some business opportunities. Mr. Henderson inquired if this was considered a downzone of the property. Mr. Gallimore stated that it was a downzone in nature and that it doesn't preclude any existing uses. Mr. O'Kelley inquired if there was anyone to speak in opposition to the request. There was no one to speak in opposition to the request. Mr. Anderson moved to recommend approval of Case Number RZ-23-17 based on the staff's consistency statement and recommendation. Ms. Vuncannon seconded the motion and the motion carried.

ITEMS NOT ON THE AGENDA

There were no further items.

ADJOURNMENT

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

Bradley Morton, Planning Board Secretary

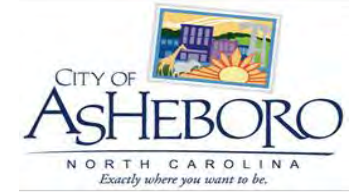
Michael O'Kelley, Planning Board Chair

146 N. Church Street
Asheboro, NC 27203

City of Asheboro
Community Development Division

336-626-1201
www.asheboronc.gov

2023 ADMINISTRATIVELY APPROVED SUBDIVISIONS (SINCE OCTOBER 2, 2023)



Name of Subdivision	Case No.	Location	Number of lots	Type of Approval	Notes
Windcrest Acres, Section 4	SUB-22-01	Bennett Street (off Old Liberty Rd.)	15	Sketch Design - October 2023	Subdivision is approved by-right in an R10 Medium-Density Residential zoning district.

FW: [External Sender] Hillcrest Farm Subdivision Continuance Request

Jerry Fitzgerald <jerry@fitzcomm.net>

Wed 11/1/2023 11:45 AM

To: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: johnhrosspe@gmail.com <johnhrosspe@gmail.com>

Trevor,

As you know, we are diligently working on getting our TIA done as soon as possible.

We feel we should have that shortly but in order to have ample time to prepare for a presentation, we would like to request a continuance for our planning board and city council meetings until December.

Please favorably consider our request and let us know if this is acceptable.

We should be ready by December.

Thanks so much.

Jfitz

From: Jerry Fitzgerald

Sent: Tuesday, September 26, 2023 5:24 PM

To: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: Drew Boggs <DBoggs@boggscontractinginc.com>; johnhrosspe@gmail.com; John Evans <jevans@ci.asheboro.nc.us>

Subject: Re: [External Sender] Hillcrest Farm Subdivision Continuance Request

Got it-

Thanks Trevor

Sent from my iPhone

On Sep 26, 2023, at 5:05 PM, Trevor Nuttall <tnuttall@ci.asheboro.nc.us> wrote:

No problem – just FYI we have not seen an annexation petition for the property at this point. The email below references rezoning/annexation and at this time, only the rezoning has been submitted.

There is no need to take any action on your part but I did want to clarify what is currently in-process. Should the rezoning be approved, annexation would have to be separately requested and approved for the project to move forward.

From: Jerry Fitzgerald <jerry@fitzcomm.net>

Sent: Tuesday, September 26, 2023 4:13 PM

To: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: Drew Boggs <DBoggs@boggscontractinginc.com>; johnhrosspe@gmail.com; John Evans <jevans@ci.asheboro.nc.us>

Subject: RE: [External Sender] Hillcrest Farm Subdivision Continuance Request

Thanks Trevor.

Jfitz

From: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Sent: Tuesday, September 26, 2023 4:06 PM
To: Jerry Fitzgerald <jerry@fitzcomm.net>
Cc: Drew Boggs <DBoggs@boggscontractinginc.com>; johnhrosspe@gmail.com; John Evans <jevans@ci.asheboro.nc.us>
Subject: RE: [External Sender] Hillcrest Farm Subdivision Continuance Request

Received – thank you.

From: Jerry Fitzgerald <jerry@fitzcomm.net>
Sent: Tuesday, September 26, 2023 4:03 PM
To: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Cc: Drew Boggs <DBoggs@boggscontractinginc.com>; johnhrosspe@gmail.com; John Evans <jevans@ci.asheboro.nc.us>
Subject: FW: [External Sender] Hillcrest Farm Subdivision Continuance Request

Trevor,

On behalf of Drew Boggs, our project applicant, we request a continuance for our regular planning board meeting.

Drew will confirm this shortly as he is unavailable today.

Thanks for your help and assistance.

If you have questions, please don't hesitate to contact me.

Thanks again.

Jfitz

From: John Ross <johnhrosspe@gmail.com>
Sent: Monday, September 25, 2023 3:45 PM
To: Drew Boggs <DBoggs@boggscontractinginc.com>; Ingram Walters (<claytoningramwalters@gmail.com> <claytoningramwalters@gmail.com>); Jerry Fitzgerald <jerry@fitzcomm.net>; John Ross <johnhrosspe@gmail.com>
Subject: Hillcrest Farm Subdivision Continuance Request

Drew,

As the applicant, the following email to Trevor Nuttall should come from you and copy to the rest of the team. Feel free to cut and paste (and edit as you wish) Thank You....JHR

Email to be sent to Trevor Nuttall:

tnuttall@ci.asheboro.nc.us

Trevor,

At the Planning Board meeting earlier this month the Board voted to continue the Hillcrest Subdivision Rezoning/Annexation case until the Traffic Impact Analysis could be completed. The Analysis is in process and scoping for the study has been approved by NCDOT and background traffic counts are in process. Based on a conversation with our traffic consultant, we expect the counts will be completed within the next week. Beyond the completion of the field collected traffic counts, we

expect 3-4 weeks will be required to complete the study and submit it for approval by NCDOT. We will continue to track and monitor the progress of the Analysis and will keep you updated. With that said, we do not anticipate having the study completed and submitted to NCDOT prior to the October meeting dates.

Given the importance of understanding potential traffic impacts and potential mitigation associated with our project, it is our formal request that the zoning and annexation petition for Hillcrest Farm Subdivision be granted a continuance until the regularly scheduled Planning Board and City Council Meeting dates in November of this year.

Please let us know if there is anything more than this emailed request that you may need.

We thank you in advance for your consideration of this request. Should you have questions or require additional information, please contact me or anyone on our project team.

Thank you.

Andrew Boggs

--

John H. Ross, PE

704-301-0461

JohnHRossPE@gmail.com



RZ-23-14: Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

Staff Report

The applicant has requested a continuance of the case to the December 4 Planning Board and December 7 City Council meeting.

Rezoning Staff Report

RZ Case # RZ-23-14

Date September 5 (continued), October 2 (continued) and November 6 Planning Board

General Information

Applicant

Ridge Road Partners, LLC (c/o Drew Boggs)

Address PO Box 1609

City Monroe NC 28111

Phone 980-722-1010

Location Zoo Parkway and Newbern Avenue

Requested

Action

Rezone from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

Existing Zone R40/R15/R10

Existing Land Use Undeveloped

Size 94.27 acres +/- of 104.27 acres +/-

Pin # 7760008593 (portion) and 7760013008

Applicant's Reasons as stated on application

To construct 400 new residences to help supply the growing residential needs of this area. Residential growth using the clustering of homes in area most suitable for development. This development balances the need for residential growth in areas that are supported by the NC Zoo and City Sportsplex. Coming growth from nearby industrial facilities. Promoted neighborhood setting with nearby Sportsplex and NC Zoo. *Staff Note: The latest site plan presented by the applicant shows 346 dwellings.*

Surrounding Land Use

North Medium-Density Residential & Teachey School **East** Medium-Density Residential

South Low-Density Residential & Undeveloped **West** Medium-Density Residential

Zoning History N/A

Legal Description

The property of Hillcrest Farm Estates, LLC, located on the west side of Zoo Parkway, between 2358 and 2476 Zoo Parkway, and the south side of Newbern Avenue, between 294 and 360 Newbern Avenue, totaling approximately 94.27 acres +/- of 104.27 acres +/- and more specifically identified by a portion of Randolph County Parcel Identification Number 7760008593 and Parcel ID 7760013008.

Analysis

See attachment 1

Attachment 1: RZ-23-14 (Hillcrest Farms rezoning request): Staff analysis as of 11-1-23

1. The property is currently outside of the city limits. Annexation, in accordance with city policy, is required to connect to city-maintained utilities.
2. The request is for a residential Planned Unit Development, consisting of a total of 346 dwellings on 346 lots. 282 of these units are detached single-family residences. 64 units are attached townhome style dwellings, clustered in groups of 5 to 7 attached dwellings.
3. Development plans show seven (7) common areas with each including amenities such as pickle ball, dog parks, and/or garden areas. The plans note that "the exact amenity provided at each location will be determined at a later date" but the expectation will be that final decisions related to amenities will generally be consistent with what is submitted. Notes also indicate that passive open space with planted grass comprises the remainder of each area, and that all common areas will have a minimum of 2 understory trees and 6 shrubs, with "landscaping to have defined boundaries and complement amenity entrance points."
4. Zoo Parkway is a state-maintained major thoroughfare. New Bern Avenue is a state-maintained collector road. The development proposes two access points, one from each roadway, and also shows several potential locations where the internal street network could be extended into adjacent property should future development be proposed. Connectivity between Zoo Parkway and New Bern Avenue is shown via a stream crossing to be built by the developer. Following presentation of the case to the Planning Board in September, the case was continued, giving the applicant time to continue to work on preparation of a traffic study. That study is expected to offer findings related to projected traffic impact and potential mitigation strategies as well as data that NCDOT will require as part of its driveway permitting responsibilities. On November 1, city staff was informed that the study, while nearing completion, is not ready for presentation and a written continuance request was received.
5. Plans identify certain areas for tree preservation, primarily within flood-prone areas of the property. There also is some landscape buffering shown to be provided between the development and adjacent property, with a 15 ft. natural buffer to be retained adjacent to the townhomes. Each development entrance will be landscaped with a minimum of 4 understory trees and 12 shrubs, and street trees will be installed at a rate of 1 understory tree per 25 residential units. Staff has suggested additional fencing be provided adjacent to two additional residential properties (Parcel Identification Numbers 7760013216 and 7760014240) that is not shown.
6. Sidewalks customarily are required for a Residential Planned Unit Development and typically is expected to connect all lots and amenities to existing streets. The site plan proposes a sidewalk network only on one side of the new streets which is not adequate under the code when lots are proposed to be on both sides. Staff has identified this deviation and, in response, the applicant has added a trail that would provide additional pedestrian access for many of the lots; several lots, however, remain unconnected to a pedestrian feature. Staff has provided comments to the applicant relative to pedestrian infrastructure as it currently proposed for the project.
7. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. The aforementioned pedestrian network is the primary deviation identified.
8. The zoning ordinance describes the intent of the R7.5 Medium-Density Residential district as "to provide regulations which will produce a moderate intensity of residential uses, usually single family and no more than two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living."
9. 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." This classification is also described as having a "pedestrian-friendly neighborhood, with convenient access to surrounding neighborhoods, parks and walking trails, and designated neighborhood commercial centers."
10. This property is considered a Secondary Growth Area by the LDP's growth strategy classification. This is described as "Areas with prime access to an existing city gravity sewer interceptor and/or an

Attachment 1: RZ-23-14 (Hillcrest Farms rezoning request): Staff analysis as of 11-1-23

existing or potential future thoroughfare, and located outside of, but adjacent to existing city limits. Suitable development sites within SGAs should be given a moderately high level of encouragement and incentives for mid-range development."

11. The overall density of the development is approximately 4.4 dwellings per acre (when excluding public right-of-way as stipulated by the code). The plans indicate that lot sizes range from 3,000 to 4,000 SF, with minimum unit sizes of 1,150 SF of conditioned area for the attached townhomes. The plans indicate lot sizes ranging from 4,100 to 5,100 SF for the detached single-family dwellings, with minimum unit size of 1,200 SF of conditioned area for each detached dwelling.

12. A portion of the property is in a Special Hazard Flood Area. There is one roadway crossing shown traversing the floodway.

13. Staff has continued to discuss the project with the applicant and most recently suggested that additional details or project conditions pertaining to pedestrian features, stormwater, roadway construction timing, and visitor parking may be helpful or warranted. Staff awaits submission of project revisions in response to these comments or other factors.

Rezoning Staff Report

RZ Case # RZ-23-14

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 Central

Growth Strategy Map Designation Secondary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map. (regarding the residential land use, pedestrian connections, and the provision of some recreational amenities)

Checklist Item 5: Complies with Growth Strategy Map

LDP Design Principles (PRINCIPLE #4): Move from “Conventional Development” toward “Cluster Development”

Rezoning Staff Report

RZ Case # RZ-23-14

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map. (regarding density similar to surrounding neighborhoods and convenient access to neighborhood commercial center).

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

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

The Land Development Plan has anticipated medium-density residential development on this property since plan adoption. The application includes several design characteristics advocated by the plan, including mixed housing options, open space and sensitive lands preservation, recreational amenities for the neighborhood, a street network that provides internal connectivity as well as options for external connections, and pedestrian infrastructure generally viewed as necessary for the number of homes proposed.

Findings from a Traffic Impact Analysis (TIA) would help to better project effects on the area's street network and identify likely roadway improvements and mitigation strategies if the development were to be built. The applicant is working to provide a traffic study in conjunction with the request. While the study will offer findings and recommendations, NCDOT ultimately will dictate access requirements for connection to its roadways following review of a TIA. It is reasonable to assume that there will be state-mandated roadway improvements should the zoning district be approved.

The requested zoning district does seek densities at the upper limit of the city's medium-density residential designation and would be more dense than the R10 zoning of nearby neighborhoods. However, the development is designed in a manner that buffers it and provides separation between those neighborhoods, increasing the project's compatibility with surrounding land uses.

Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions and review of the findings of the traffic study.

Rezoning Staff Report

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

See Attachment 2.

Attachment 2: RZ-23-14 Hillcrest Farms: Proposed conditions as of November 1, 2023

- (A) The use approved shall be a Residential Planned Unit Development with no more than 346 dwelling units on 346 lots and development shall be per the approved site plan and materials submitted in support of the application.
- (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 within Phase 1 of the development shall not be considered a modification requiring City Council review provided such additions are located on a recorded lot.
- (D) Maintenance of all recreation areas, any utilities not publicly maintained, and roadways and drainage facilities that are not specifically labeled on the approved as public or not within public-right-of-way shall be the responsibility of the property owner and any successors in interest.
- (E) Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
- (F) Solid waste disposal for the project shall be consistent with city policies and codes.
- (G) Landscaping, including street trees, front yard landscaping, tree preservation, perimeter buffering, and fencing shall be installed or retained consistent with the details and specifications shown on the site plan and as modified by these conditions.
- (H) Prior to the recording of Memorandum of Land Use Restrictions outlined in (Z), the site plan shall be revised with the following information and resubmitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council:
 - (i) Labeling of recreation area on plan sheets
 - (ii) Labeling of adjacent property zoning within 50' of subject property.
 - (iii) Labeling of all lot dimensions.
 - (iv) Sidewalk width and grass strip dimension in accordance with the Asheboro Subdivision Ordinance: sidewalks to be maintained by the city shall be 5' wide with a 2.5' grassed strip.
 - (v) Clarification on site plan that stormwater management is the responsibility of the property owner and/or homeowners' association outside of the public right-of-way.
- (I) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
 - (i) Driveway permit from NCDOT
 - (ii) Permitting from NC Department of Environmental Quality
 - (iii) Subdivision Sketch Design and Preliminary Plat
 - (iv) A sealed survey plat shall be submitted by a Professional Land Survey to city staff for recording identifying the boundaries of the approved Conditional Zoning District.
- (J) Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, street lights, and sanitary sewage that comply with city policies, shall be submitted and approved.
- (K) All dwellings shall be located on a subdivided lot, with sufficient buildable area in compliance with Zoning Ordinance Section 3.01(C), and recorded in the public registry in accordance with the city's land development requirements.
- (L) Front yard averaging provisions shall not be applicable within any phase of the development.
- (M) Open space shall be created and recorded consistent with the conditional zoning district site plan.

Attachment 2: RZ-23-14 Hillcrest Farms: Proposed conditions as of November 1, 2023

(N) Recreational elements proposed within each phase shall be constructed and available for use prior to the recording of subdivision plats resulting in the creation of more than 75% of the lots approved for that phase as ultimately shown on the preliminary plats to be presented.

(O) Outdoor recreational vehicle (RV) parking shall be prohibited throughout the development by the homeowners' association documents.

(P) Sidewalks meeting ADA standards or a trail shall be provided to connect units and lots, parking areas, recreation facilities, trash facilities, community mailboxes Sidewalks shall extend to intersections with existing streets and along existing public streets (except as noted below) where new curb and gutter is added; a trail network shall be built as shown on the final approved conditional zoning district site plan. Where existing and proposed streets exceed five percent (5%) grade, and sidewalks area added along those streets, sidewalks shall meet ADA standards at the intersection(s).

(Q) 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.

(R) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.

(S) Each dwelling unit constructed shall, at a minimum, possess a garage capable of holding one passenger vehicle and at least one additional off-street parking space.

(T) Final roadway names shall be subject to city and Randolph County approval.

(U) Floodplain development permits shall be issued by the city prior to any construction within regulated floodplain areas.

(V) Annexation shall be required prior to extension of city water and sewer.

(W) Evaluation of changes necessitated by NCDOT permitting requirements resulting from the development's traffic impact analysis shall be reviewed consistent with Section 4.05(C)(13).

(X) If the postal service requires a cluster box unit (CBU) for mail delivery, such a change will not be considered a modification of the conditional zoning district requiring council action. If required within the public right-of-way, an area shall be provided that, at a minimum, is adequate for one drop-off space for a motor vehicle, including any maneuvering area. Any drop-off area shall be designed in accordance with commonly accepted traffic engineering practices.

Construction of this area shall be the responsibility of the developer and is subject to approval of the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this activity shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.

(Y) Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with this order, shall be recorded in the office of the Randolph County Register of Deeds. Such homeowners' documents shall include, but not be limited to, maintenance responsibilities of the association and a release of City of Asheboro from liability due to utility maintenance on any streets, and prohibition of parking recreational vehicles (boats, campers, travel trailers, etc.) outdoors.

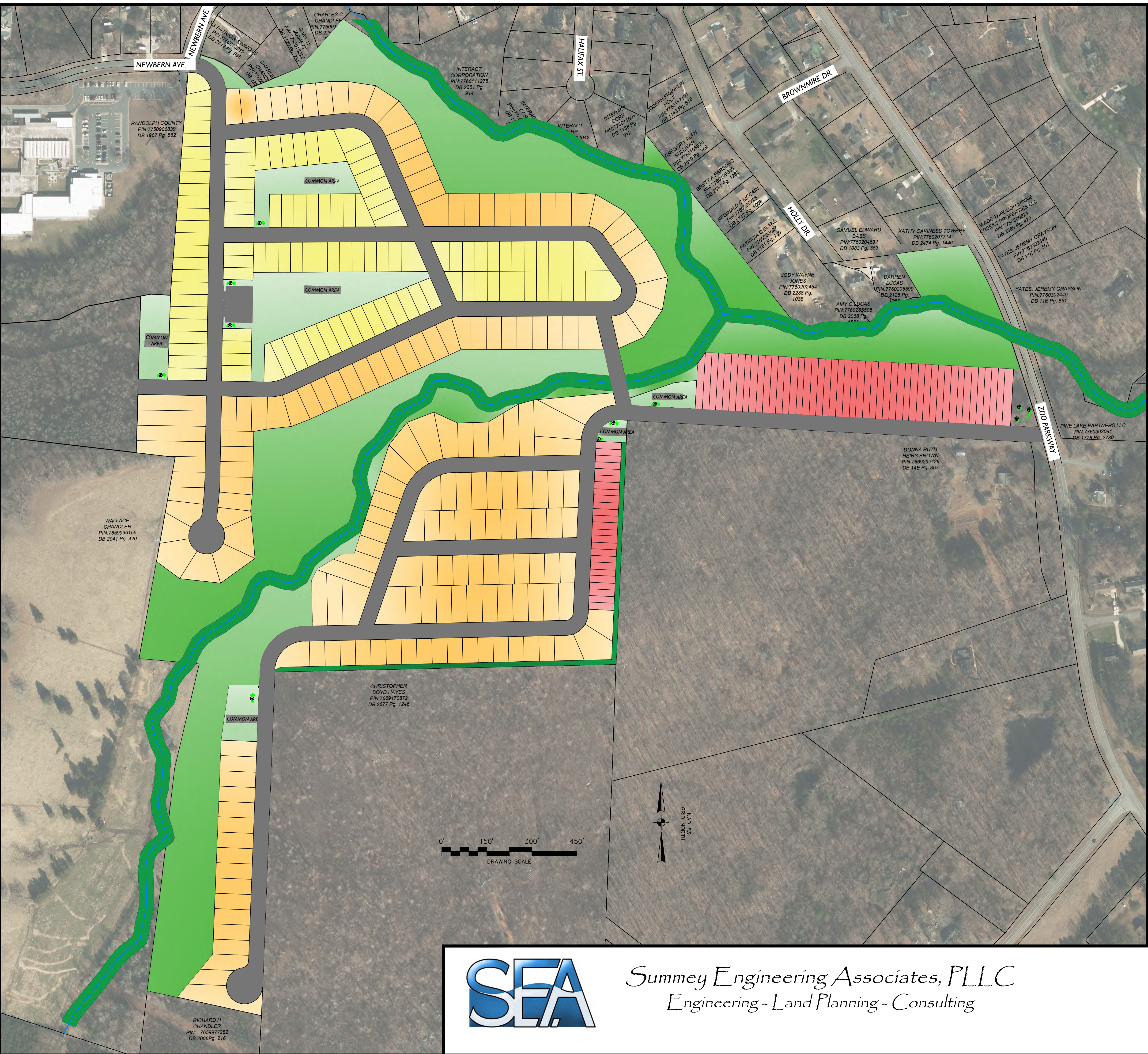
Attachment 2: RZ-23-14 Hillcrest Farms: Proposed conditions as of November 1, 2023

(Z) The connection between Phases 1 and 3 that is provided by Wagon Creek Road shall be built, accessible, and offered for public dedication prior to the platting of any lot(s) within Phases 3 and/or 4 of the development. No lots within Phase 4 shall be platted prior to Phase 1 and 3 roadways being built, accessible, and offered for public dedication to such an extent that continuous uninterrupted public access is assured between Zoo Parkway and New Bern Avenue through the development. If Phase 3 or 4 development occurs before Phase 1 or 2, Wagon Creek Road shall be built, accessible, and offered for public dedication to connect Phase 3 with Phase 1 prior to the platting of any lot(s) within Phases 1 or 2. No lots within Phase 2 shall be platted prior to Phase 1 and 3 roadways being built, accessible, and offered for public dedication to such an extent that continuous uninterrupted public access is assured between Zoo Parkway and New Bern Avenue through the development.

(AA) At least one public street stub enabling a future public road extension into the Donna Ruth Brown Heirs property, identified as Randolph County Parcel Number 7669292429, shall be built. The location and design of the street stub shall be reviewed and approved with the preliminary plat and engineering plans and in consultation with NCDOT.

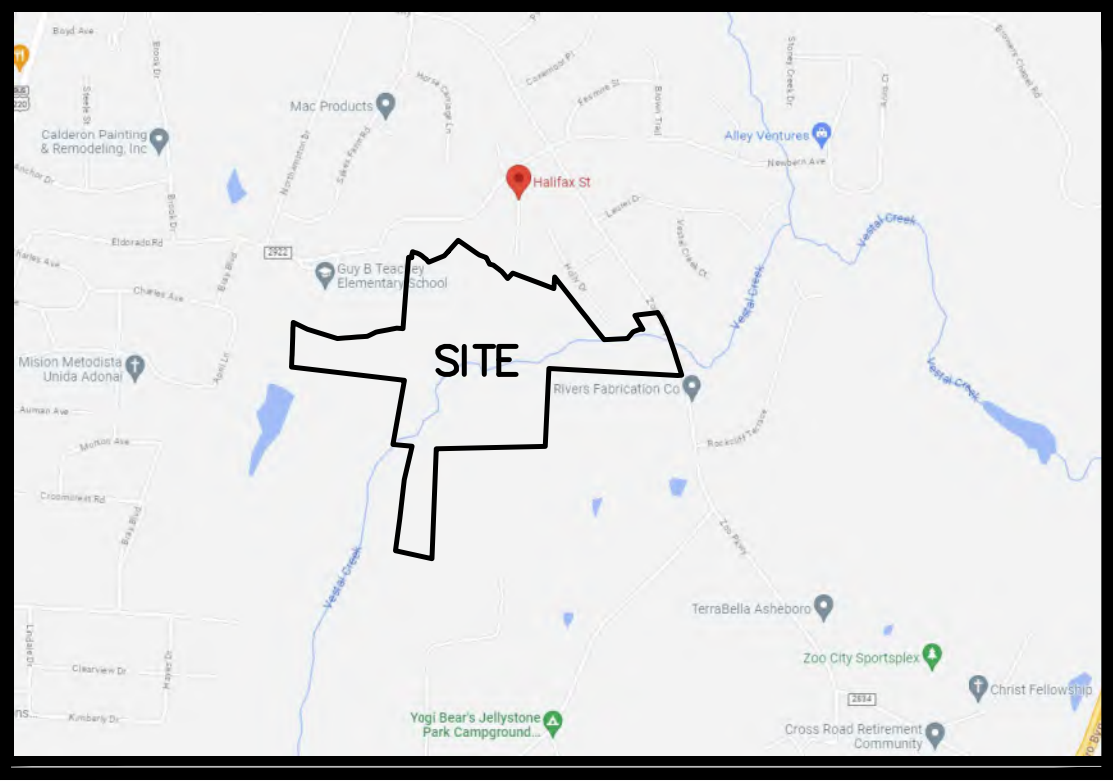
(BB) At least one additional public street stub enabling a future public road extension into the Christopher Boyd Hayes property, identified by Randolph County Parcel Identification Number 7669170872, shall be built. The location and design of the street stub shall be reviewed and approved with the preliminary plat and engineering plans and in consultation with NCDOT.

(CC) 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.



DRAWING LEGEND

[Red Box]	TOWNHOMES
[Orange Box]	51 FT SINGLE FAMILY
[Yellow Box]	41 FT SINGLE FAMILY
[Dotted Green Line]	COMMON OPEN SPACE
[Dark Green Box]	STREAM BUFFER AREA
[Light Green Box]	CONSERVATION / WOODED AREA
[Blue Line]	STREAM



VICINITY MAP
N.T.S.



Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting

CONCEPTUAL REZONING PLAN
HILLCREST FARM SUBDIVISION
RANDOLPH COUNTY, ASHEBORO, NC
AUG. 2023

NOTE: NOT FOR CONSTRUCTION. CONCEPTUAL PLANS ONLY LAYOUT AND LOT YIELD SUBJECT TO CHANGE.

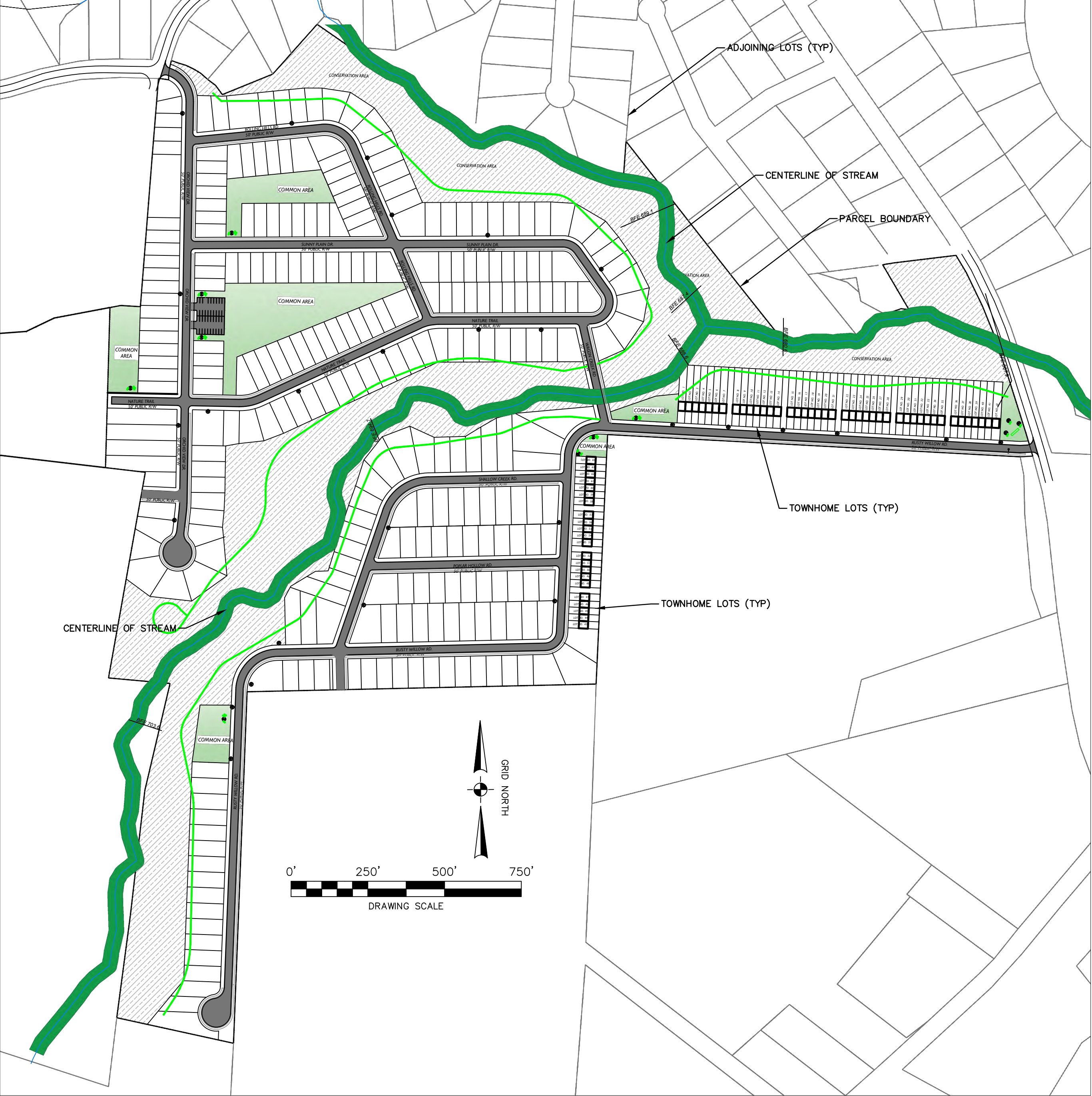
PRELIMINARY SITE SKETCH PLANS

HILLCREST FARM SUBDIVISION

ZOO PARKWAY
RANDOLPH COUNTY - ASHEBORO - NC
PROJECT NO.: E-8561
AUG. 2023



VICINITY MAP
N.T.S.



SITE DATA

- | | |
|---|---------------------------------|
| 1. TOTAL PARCEL AREA: | 94.27 AC. |
| 2. TOTAL AREA IN ROW: | 14.50 AC |
| PARCEL AREA MINUS ROW: | 79.77 AC |
| 3. TOTAL AREA IN TREE CONSERVATION: | 29.5 AC |
| 4. TOTAL AREA IN LOTS: | 44.88 AC |
| 5. TOTAL NUMBER OF RESIDENCES: | 346 |
| TOTAL NUMBER OF TOWNHOMES: | 64 UNITS |
| TOTAL NUMBER OF SFR: | 282 |
| 6. TOTAL OPEN SPACE AREA: | 64.27 AC (68.17%) |
| 7. TOTAL REC SPACE: | 4.8 AC (5.09%) |
| 8. LOTS PER ACRE: | 3.7 |
| 9. LINEAR FEET IN PROPOSED STREETS: | 12,560 LF |
| 10. DEED REFERENCE: | DB 2214 PG 1281, DB 2251 PG 896 |
| 11. PARCEL NO. | 7760008593, 7760013008 |
| 12. EXISTING ZONING - | R15 / R10 / R40 |
| 13. PROPOSED ZONING - | CZ R7.5 |
| 14. NCFIRM PANEL NO.: | 371077600J |
| 15. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE CITY OF ASHEBORO SIGN REGULATIONS | |
| 16. THE PROPOSED PROJECT WILL COMPLY WITH THE CITY OF ASHEBOROS LIGHTING REGULATIONS | |
| 17. TOPOGRAPHY IS SHOWN PER NC ONE MAP DATA | |
| 18. WATER AND WASTEWATER SERVICES PROVIDED BY CITY OF ASHEBORO | |
| 19. PROPOSED STREETS, WATER, SEWER, AND STORMWATER TO BE MAINTAINED BY THE CITY OF ASHEBORO | |
| 20. PERMITS TO BE OBTAINED INCLUDE: | |
| - NCDOT DRIVEWAY PERMIT | |
| - CITY OF ASHEBORO PLANING AND ENGINEERING APPROVALS | |
| - NCDEQ EROSION CONTROL PERMIT | |
| - NCDEQ PUBLIC WATER AND SEWER EXTENSIONS | |
| - USACE AND NCDEQ 401/404 STREAM CROSSING PERMIT | |
| 18. DETAILED CONSTRUCTION AND CIVIL ENGINEERING PLANS TO INCLUDE: | |
| - SITE GRADING, EROSION CONTROL, AND STORM DRAINAGE | |
| - STREET AND UTILITY PLAN AND PROFILES | |
| - ALL SUPPORTING PLANS, DETAILS, AND SPECIFICATIONS | |

PROJECT DATA

CURRENT OWNER: HILLCREST FARM ESTATES, LLC
SUBDIVISION NAME: HILLCREST FARM SUBDIVISION
DEVELOPER: BOGGS CONTRACTING, INC
APPLICANT:
CIVIL ENGINEERING: SUMMEY ENGINEERING ASSOCIATES, PLLC

SITE AREA NOTES:

TOTAL SITE AREA: 432,142 SF (9.92 ACRES)
COMMON AREA: 336,230 SF (8.40 ACRES)
OPEN SPACE AREA: 318,234 SF (7.30 ACRES)
TOTAL AREA OF LOTS: 65,912 SF (1.51 ACRES)
TOTAL NUMBER OF LOTS: 44
AVERAGE LOT SIZE: 1,498 SF (0.03 ACRES)

**FINAL LOT AREAS AND SHARED OPEN SPACE AREAS TO BE DETERMINED WITH THE RECORDING OF THE FINAL PLAT PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN NORTH CAROLINA.

AMENITIES NOTES:

1. ALL COMMON AREA LOCATIONS TO BE CONSTRUCTED AND RECORDED WITH PLAT. HOA TO MANAGE AMENITIES AND SITE LANDSCAPING
2. THE PROPOSED COMMON SPACE AREAS ARE TO INCLUDE AMENITIES SUCH AS PICKLE BALL, DOG PARKS, AND GARDEN AREAS. ALL COMMON OPEN SPACE WILL HAVE ACCESSIBILITY AND ACCESS FROM PUBLIC R/W AND BE MAINTAINED BY THE HOA. THE EXACT AMENITY PROVIDED AT EACH LOCATION WILL BE DETERMINED AT A LATER DATE
3. HOA TO MAINTAIN ALL COMMON AREAS AND ENTRY SIGNAGE
4. ALL AREAS NOT IN ROW, LOT AREAS, OR CONSERVATION AREA ARE TO BE CONSIDERED OPEN SPACE. IT IS THE RESPONSIBILITY OF THE HOA TO PRESERVE ALL COMMON SPACE AND MAINTAIN THEM FOR THE BENEFIT OF THE RESIDENTS

LANDSCAPE NOTES:

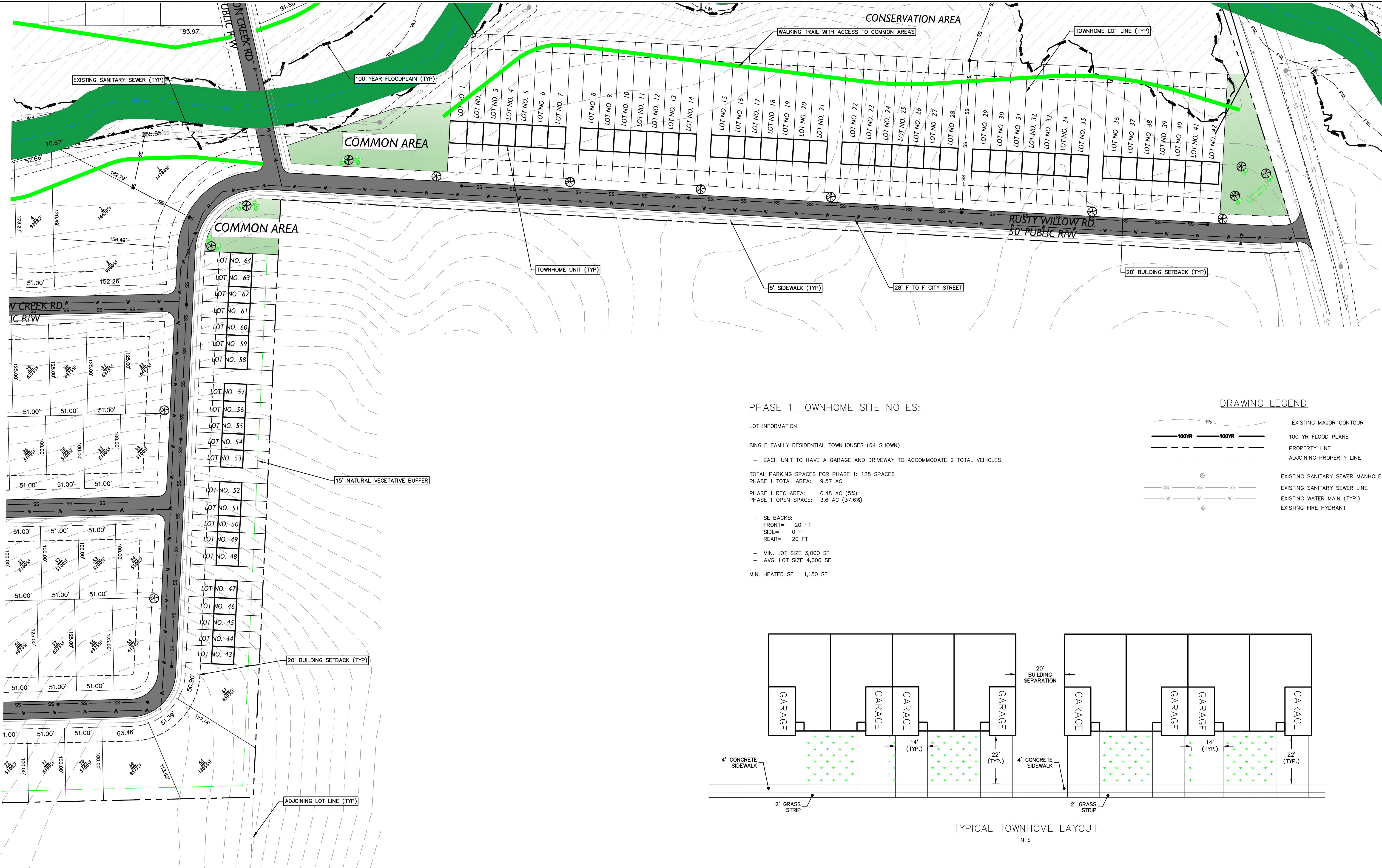
1. STREET YARD LANDSCAPING TO BE INSTALLED AT A RATE OF 1 UNDERSTORY TREE PER 25 RESIDENTIAL UNITS.
2. DEVELOPMENT ENTRANCES TO BE LANDSCAPED WITH A MIN. OF 4 UNDERSTORY TREES AND 12 SHRUBS.
- ALL COMMON AREAS TO BE PROVIDED WITH A MIN. OF 2 UNDERSTORY TREES AND 6 SHRUBS. LANDSCAPING TO HAVE DEFINED BOUNDARIES AND COMPLEMENT AMENITY ENTRANCE POINTS.
4. ALL TREES AND SHRUBS ARE TO BE SELECTED FROM THE CITY OF ASHEBORO APPROVED PLANTING LIST IN THE COA LAND DEVELOPMENT ORDINANCE

SHEET INDEX

- | | |
|-----|-------------------|
| C-0 | COVER SHEET |
| C-1 | OVERALL SITE MAP |
| C-2 | PHASE 1 SITE AREA |
| C-3 | PHASE 2 SITE AREA |
| C-4 | PHASE 3 SITE AREA |
| C-5 | PHASE 4 SITE AREA |
| C-6 | TYPICAL DETAILS |

Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting



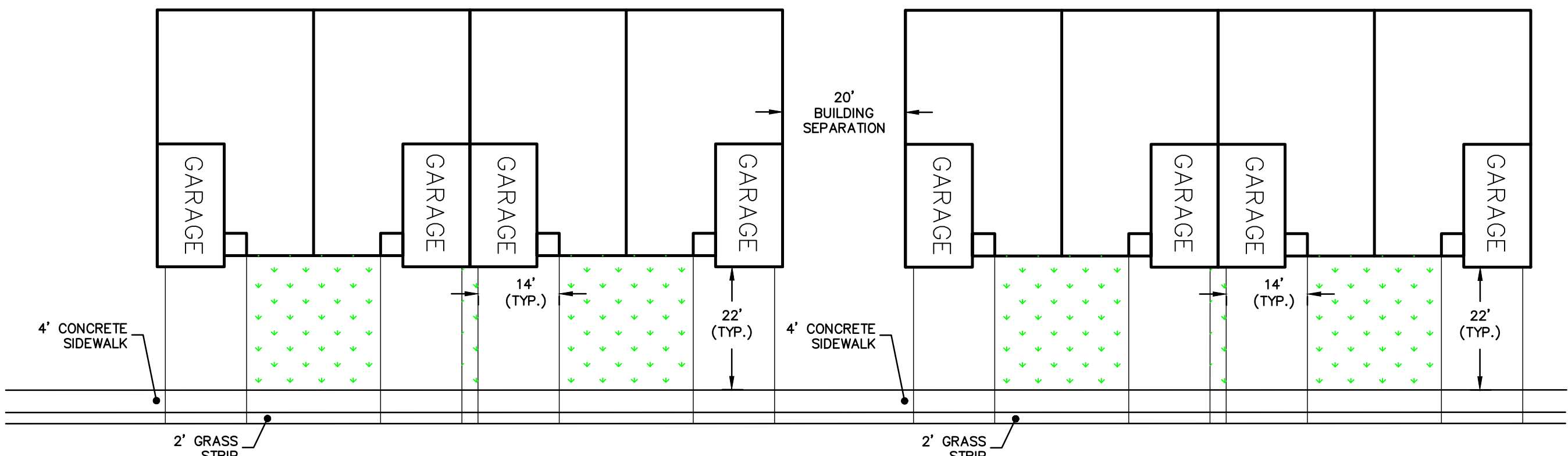


PHASE 1 TOWNHOME SITE NOTES:

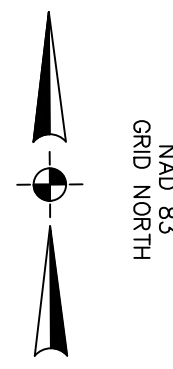
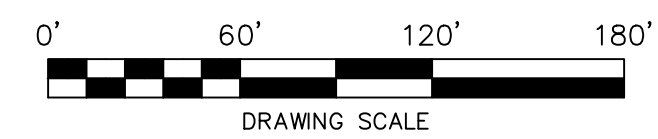
- LOT INFORMATION
- SINGLE FAMILY RESIDENTIAL TOWNHOUSES (64 SHOWN)
- EACH UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES
- TOTAL PARKING SPACES FOR PHASE 1: 128 SPACES
PHASE 1 TOTAL AREA: 9.57 AC
- PHASE 1 REC AREA: 0.48 AC (5%)
PHASE 1 OPEN SPACE: 3.6 AC (37.6%)
- SETBACKS:
FRONT= 20 FT
SIDE= 0 FT
REAR= 20 FT
- MIN. LOT SIZE 3,000 SF
- AVG. LOT SIZE 4,000 SF
- MIN. HEATED SF = 1,150 SF

DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- 100 YR FLOOD PLANE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN (TYP.)
- EXISTING FIRE HYDRANT



TYPICAL TOWNHOME LAYOUT
NTS



PRELIMINARY FOR REVIEW ONLY

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheville, NC 27204
Ph: 336-328-0902 Fx: 336-328-0922
www.summyengineering.com
NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

No.:	Date:	Description:	By:

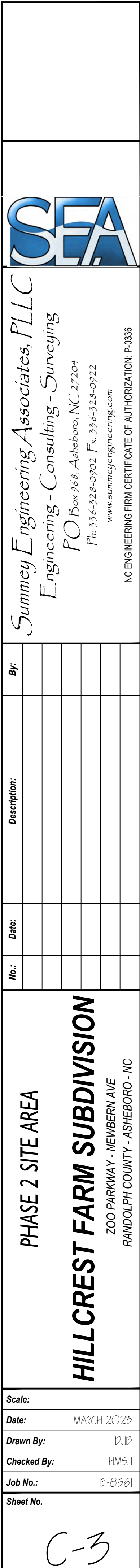
PHASE 1 SITE AREA

HILLCREST FARM SUBDIVISION

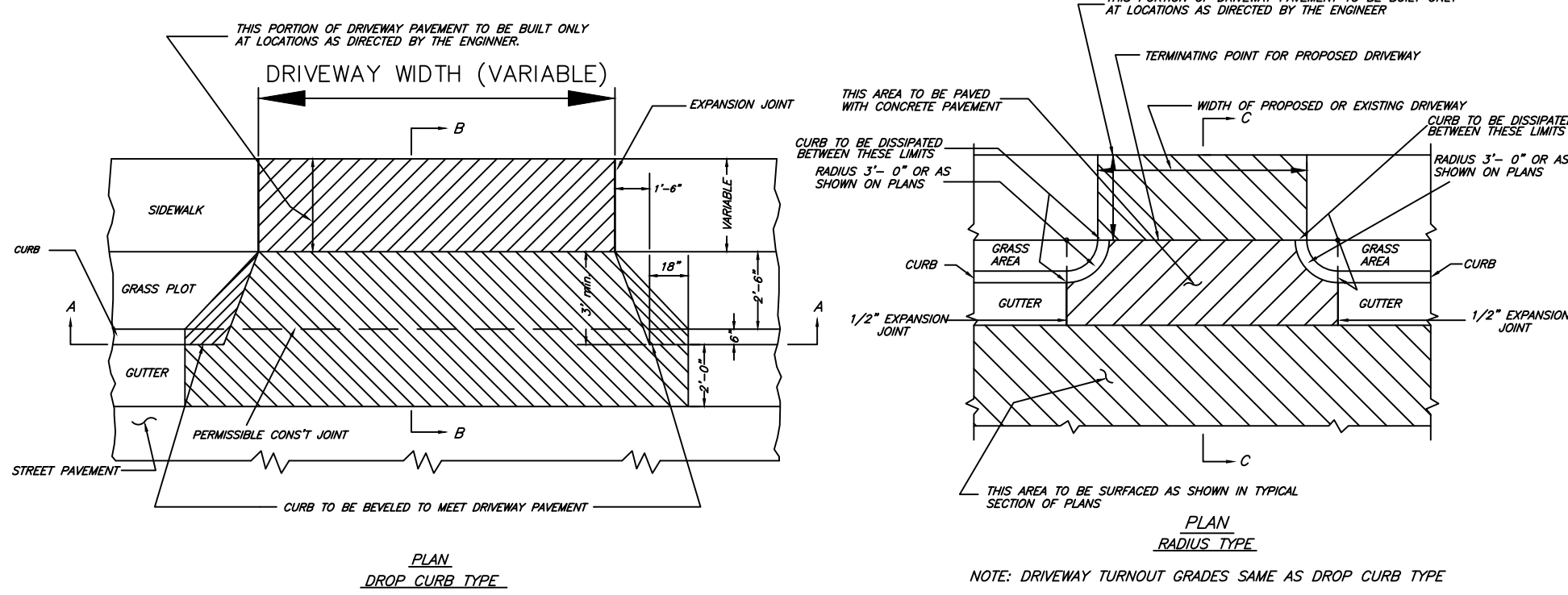
ZOO PARKWAY - NEWBERN AVE
RANDOLPH COUNTY - ASHEBORO - NC

Scale:
Date: MARCH 2023
Drawn By: DJB
Checked By: HWSJ
Job No.: E-8861
Sheet No.

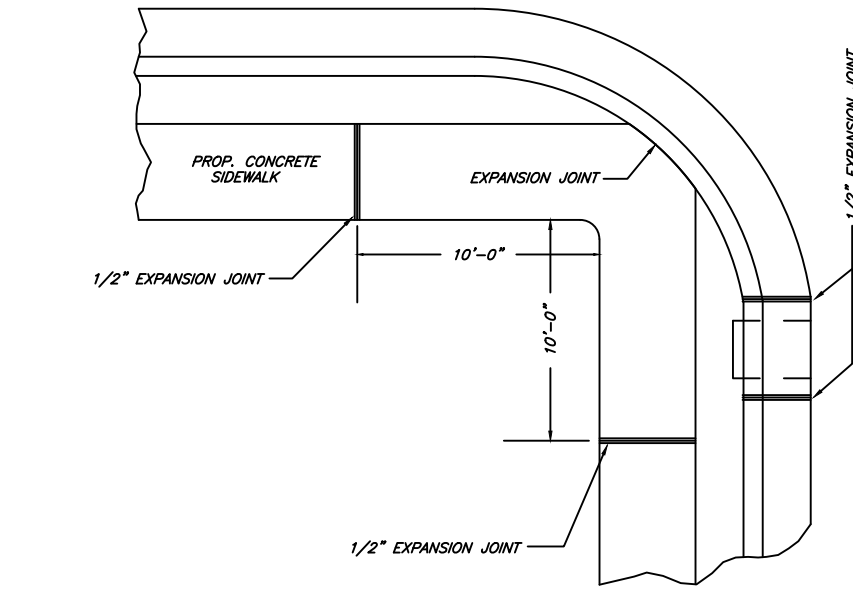
C-2



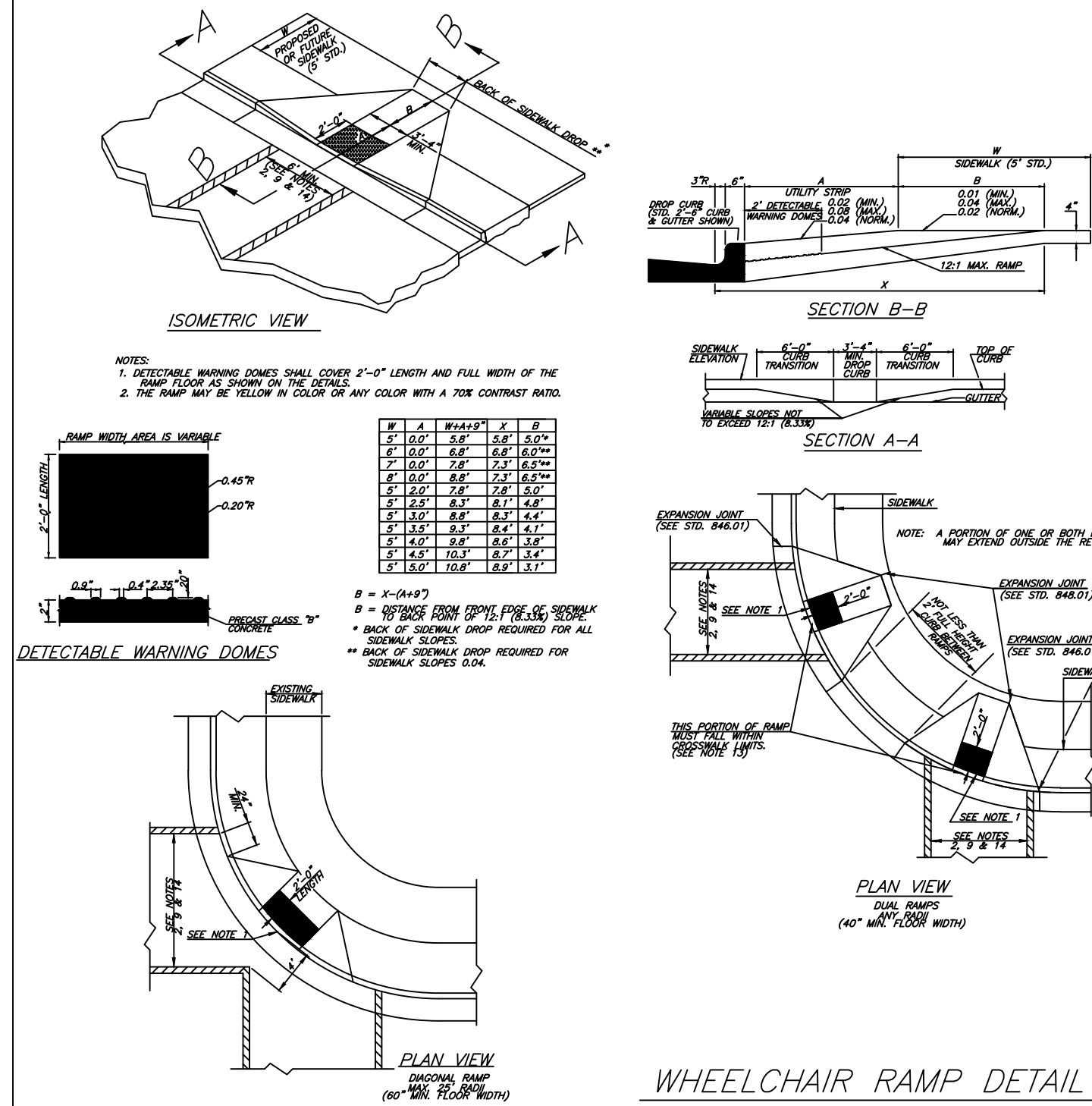
PRELIMINARY FOR REVIEW ONLY



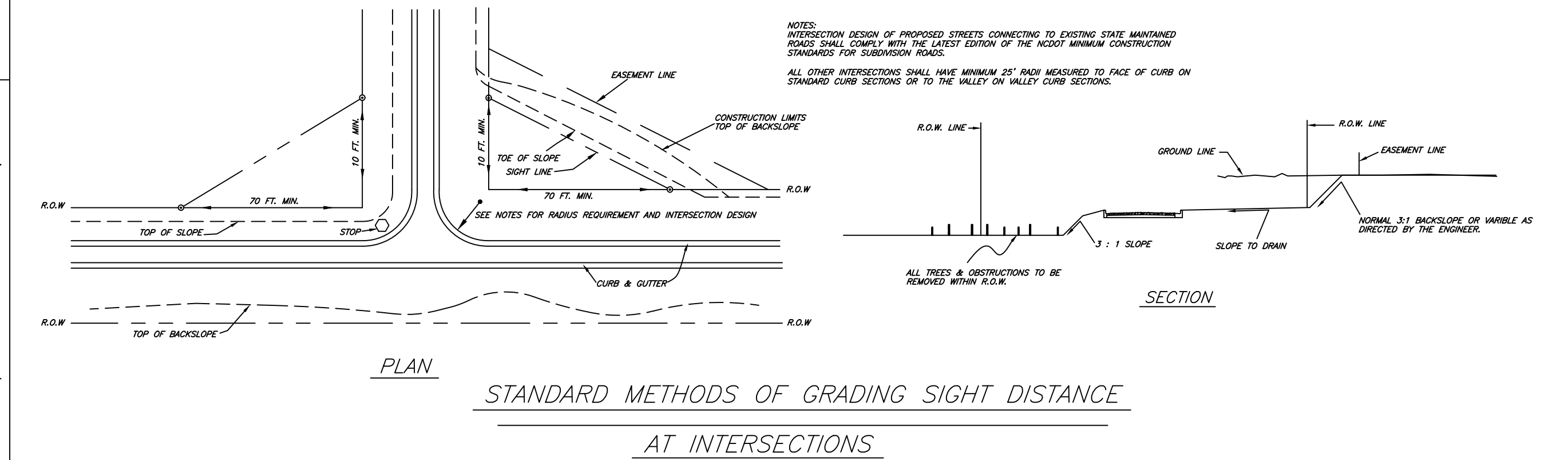
STANDARD DRIVEWAY TURNOUT



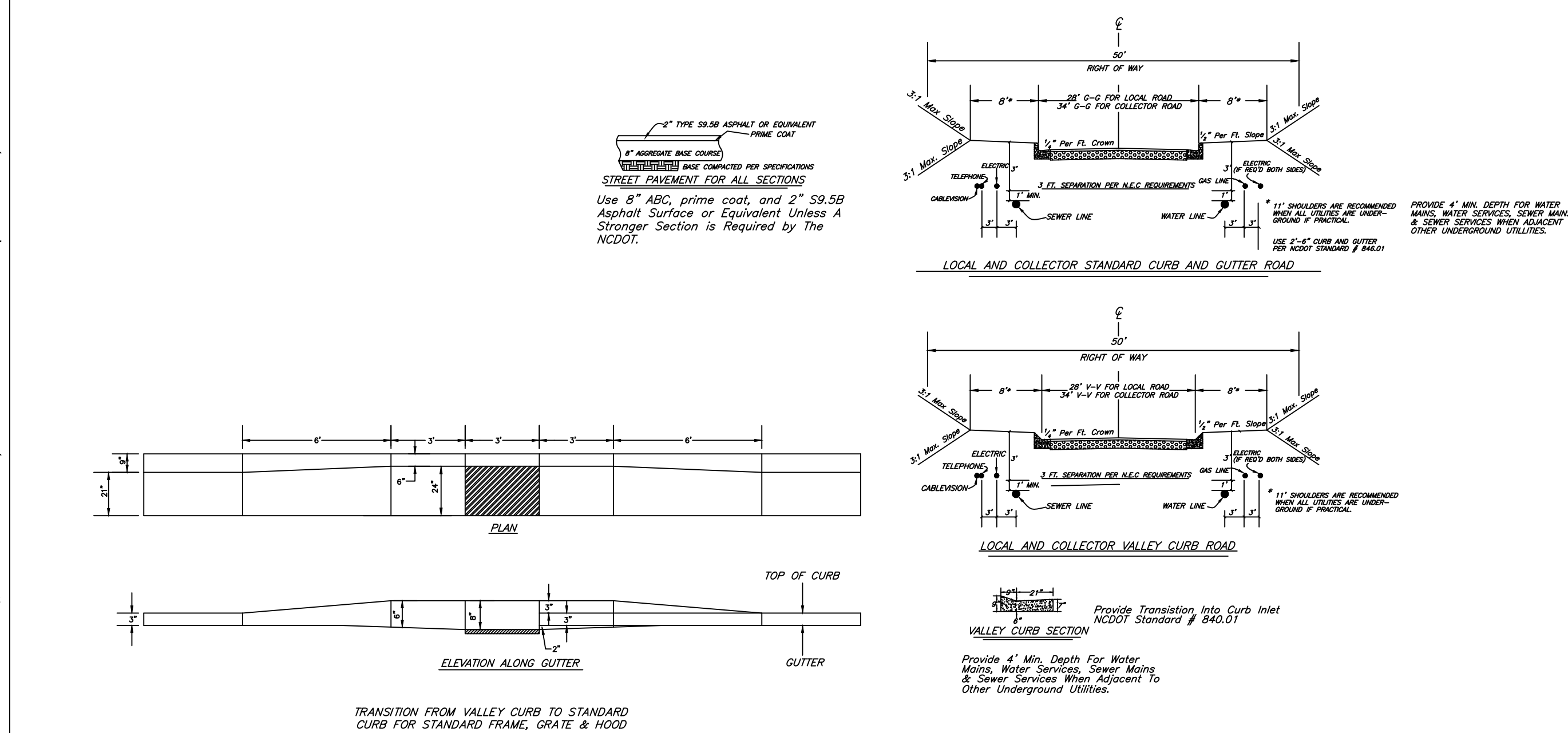
STANDARD CONCRETE SIDEWALK



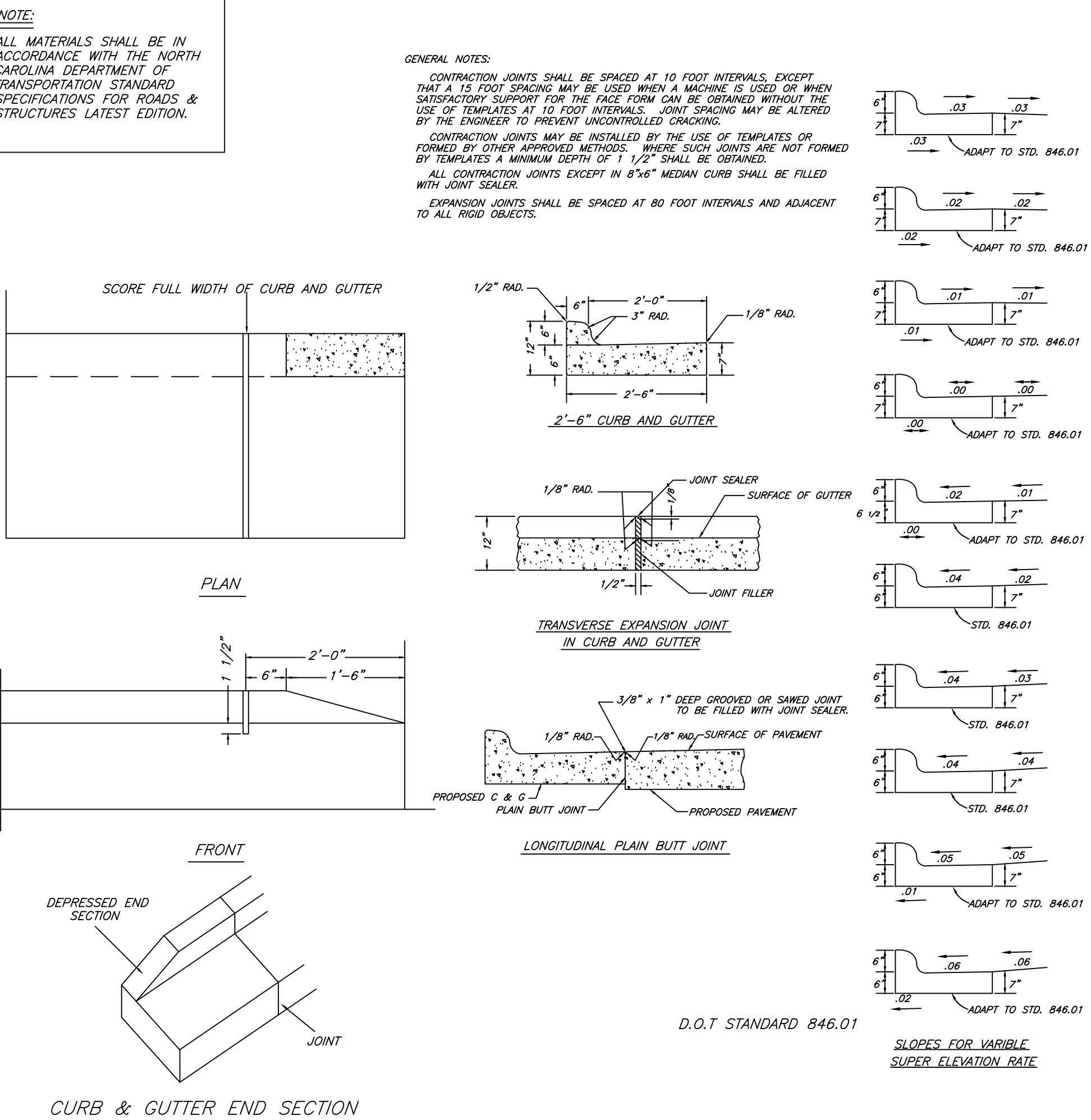
WHEELCHAIR RAMP DETAIL



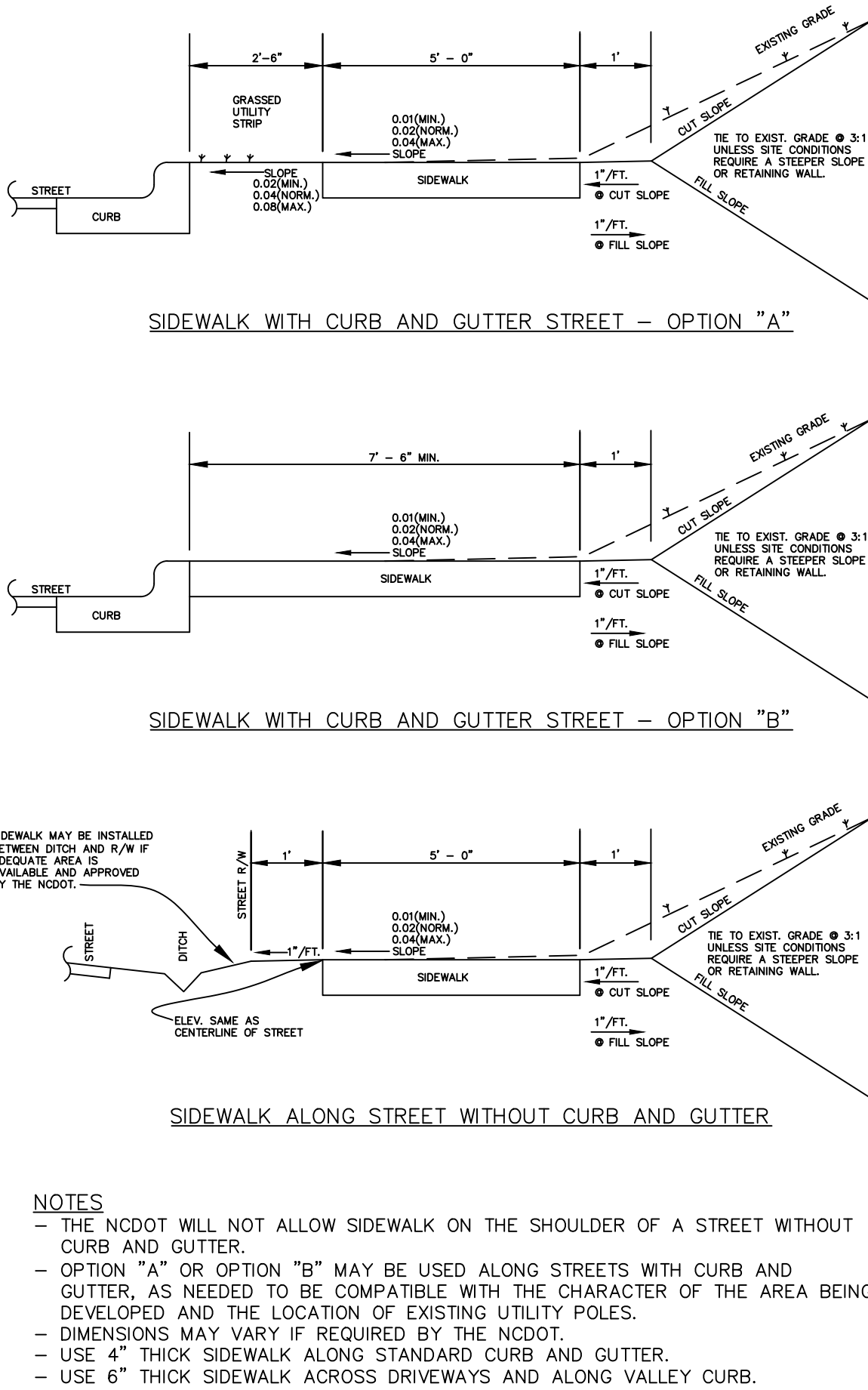
STANDARD METHODS OF GRADING SIGHT DISTANCE AT INTERSECTIONS



TYPICAL STREET SECTIONS



STANDARD CONCRETE CURB AND CURB & GUTTER



SIDEWALK STANDARDS

PRELIMINARY FOR REVIEW ONLY

STANDARD STREET DETAILS

HILLCREST FARM SUBDIVISION
ZOO PARKWAY - NEWBORN AVE
RANDOLPH COUNTY - ASHEBORO - NC

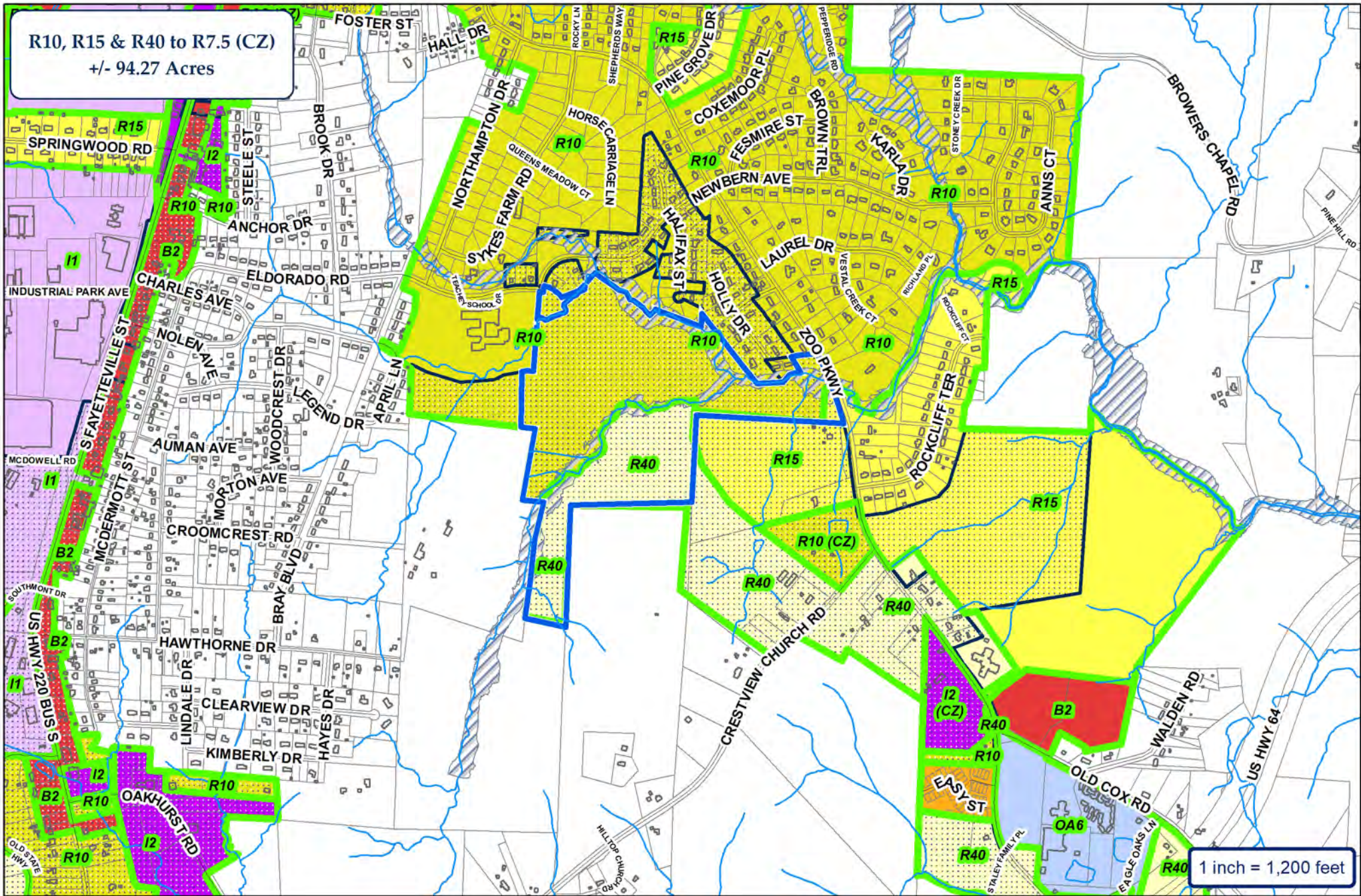
Scale:
Date: MARCH 2023
Drawn By: DJB
Checked By: HWSJ
Job No.: E-8861
Sheet No.

C-6



Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheville, NC 27204
Ph: 336-528-0902, Fx: 336-528-0922
www.summeyengineering.com
NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

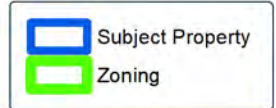
R10, R15 & R40 to R7.5 (CZ)
+/- 94.27 Acres



City of Asheboro Planning & Zoning Department

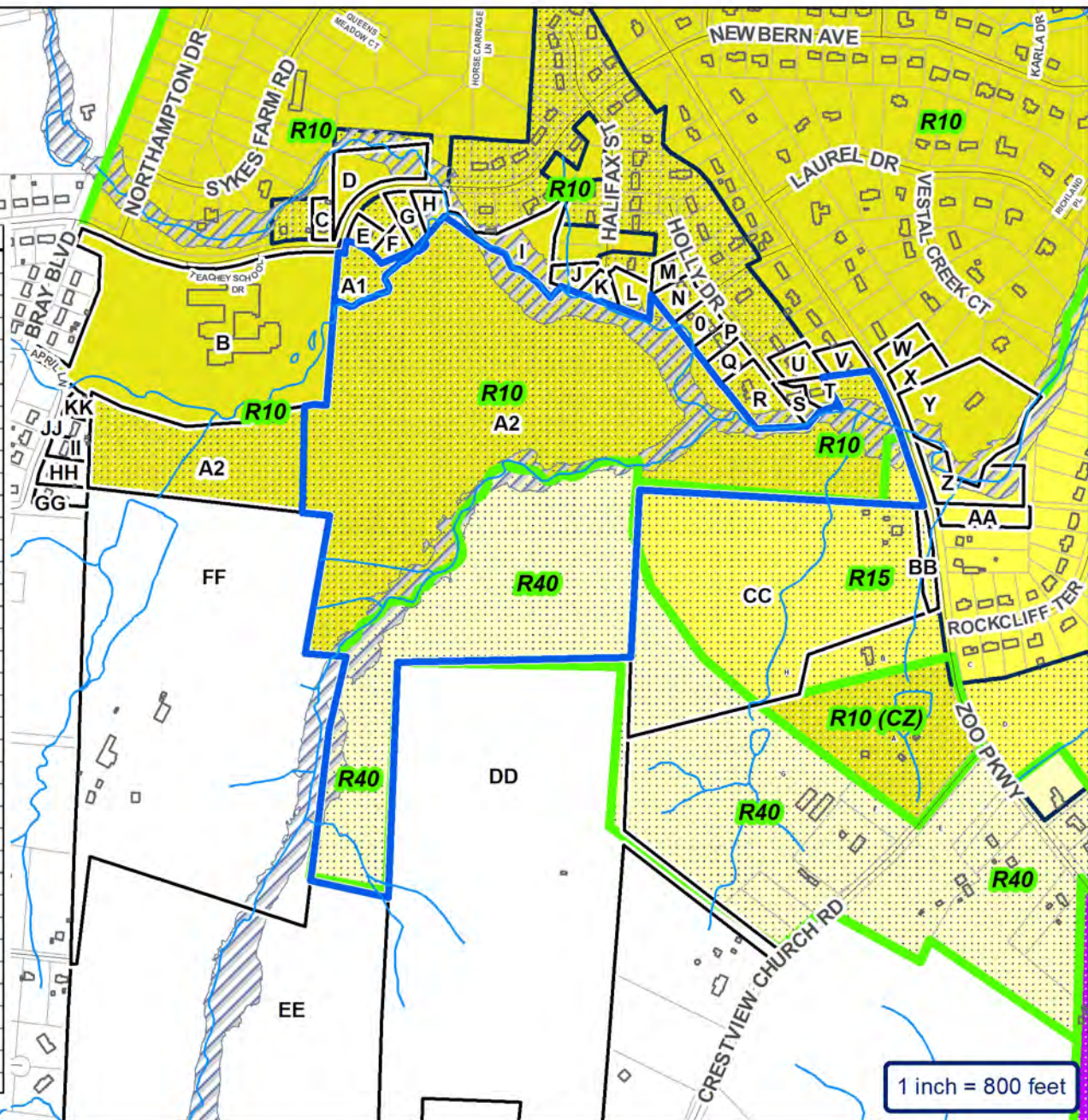
Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008



R10, R15 & R40 to R7.5 (CZ)
+/- 94.27 Acres

Map_ID	Owner
A1	CHANDLER, CHARLES C
A2	HILLCREST FARM ESTATES LLC
B	RANDOLPH COUNTY
C	TROGDON, MARGIE M (TROGDON, JAMES P)
D	CHANDLER, WALLACE S JR
E	SIMMONS, LOIS PATRICIA (SIMMONS, F B III)
F	CHANDLER, CHARLES C
G	JARRETT, GARY W (JARRETT, SUSAN M)
H	CHANDLER, CHARLES C
I	INTERACT CORPORATION
J	INTERACT CORP
K	INTERACT CORP
L	INTERACT CORP
M	HOLT, JOSEPH FRANKLIN (HOLT, DOROTHY V)
N	SULLIVAN, GREGORY ALAN (SULLIVAN, REBECCA SCHOENBERGER)
O	PARSONS, BRETT A
P	MCCAIN, REGINALD C (MCCAIN, ONICA C)
Q	BLAKE, PATRICIA C
R	JONES, JODY WAYNE (JONES, LESLIE)
S	LUCAS, AMY C
T	LUCAS, DARREN KEITH (LUCAS, AMY)
U	BASS, SAMUEL EDWARD
V	TOWERY, KATHY CAVINESS
W	MCLEMORE, CHARLES M
X	WADE THROUGH MINNIE CREEKS PROPERTIES LLC
Y	YATES, JEREMY GRAYSON
Z	PINE LAKE PARTNERS LLC
AA	TRIPS ONE INVESTMENTS LLC
BB	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)
CC	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)
DD	HAYES, CHRISTOPHER BOYD
EE	CHANDLER, RICHARD H
FF	CHANDLER, WALLACE SCARBOROUGH JR
GG	PARKS, LOUISE W
HH	TROGDON, DARRELL (TROGDON, JENNIFER)
II	NAVARRETE, JOEY SOLIS
JJ	HINESLEY, LINDA K
KK	SMITH, JAMES D



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008

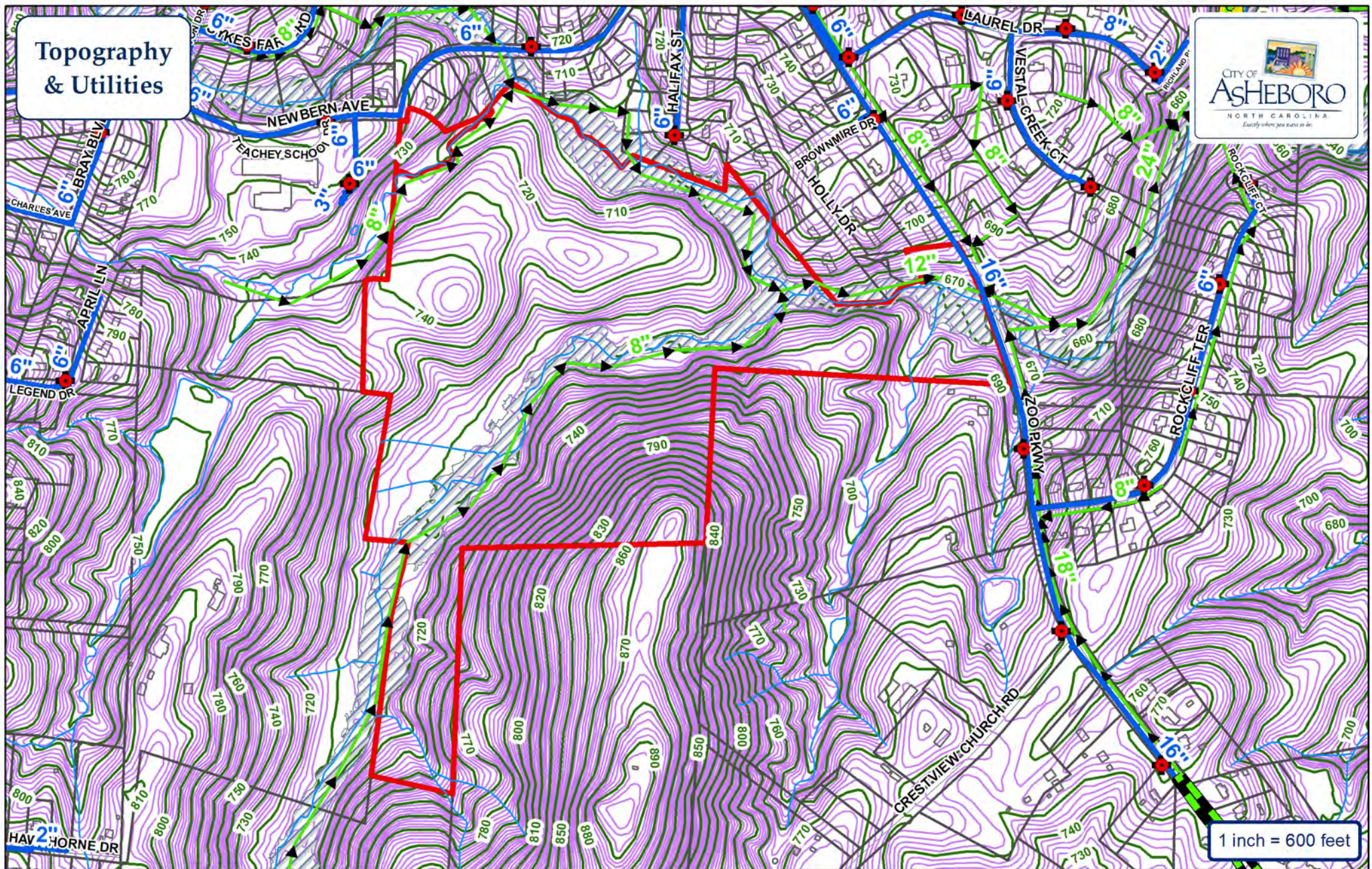


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



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

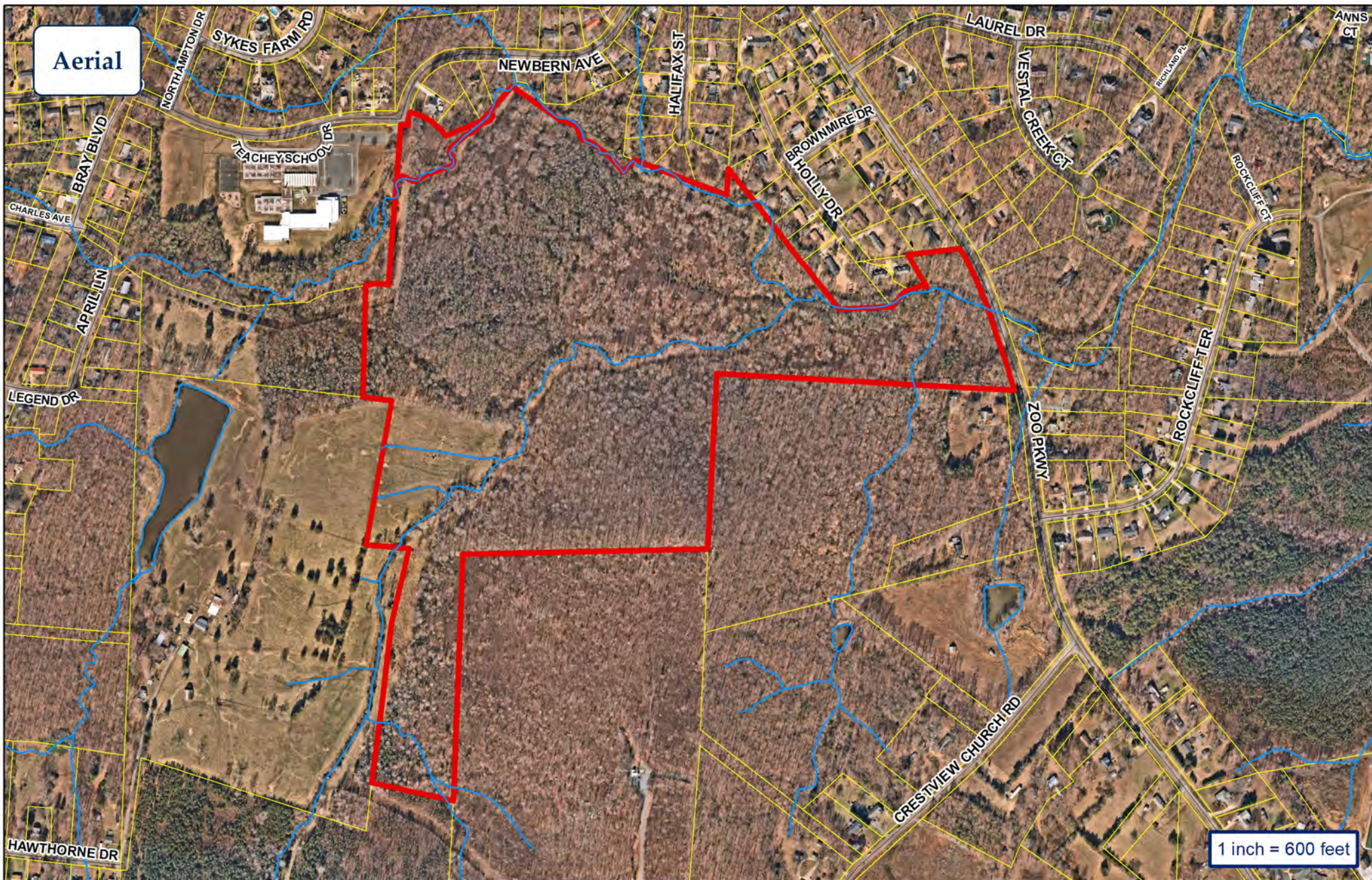
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008

 Subject Property





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008



 Subject Property





RZ-23-14: Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

Building Renderings provided by applicant

Note: A full set of the building elevations are included in the electronic copy of this staff report.













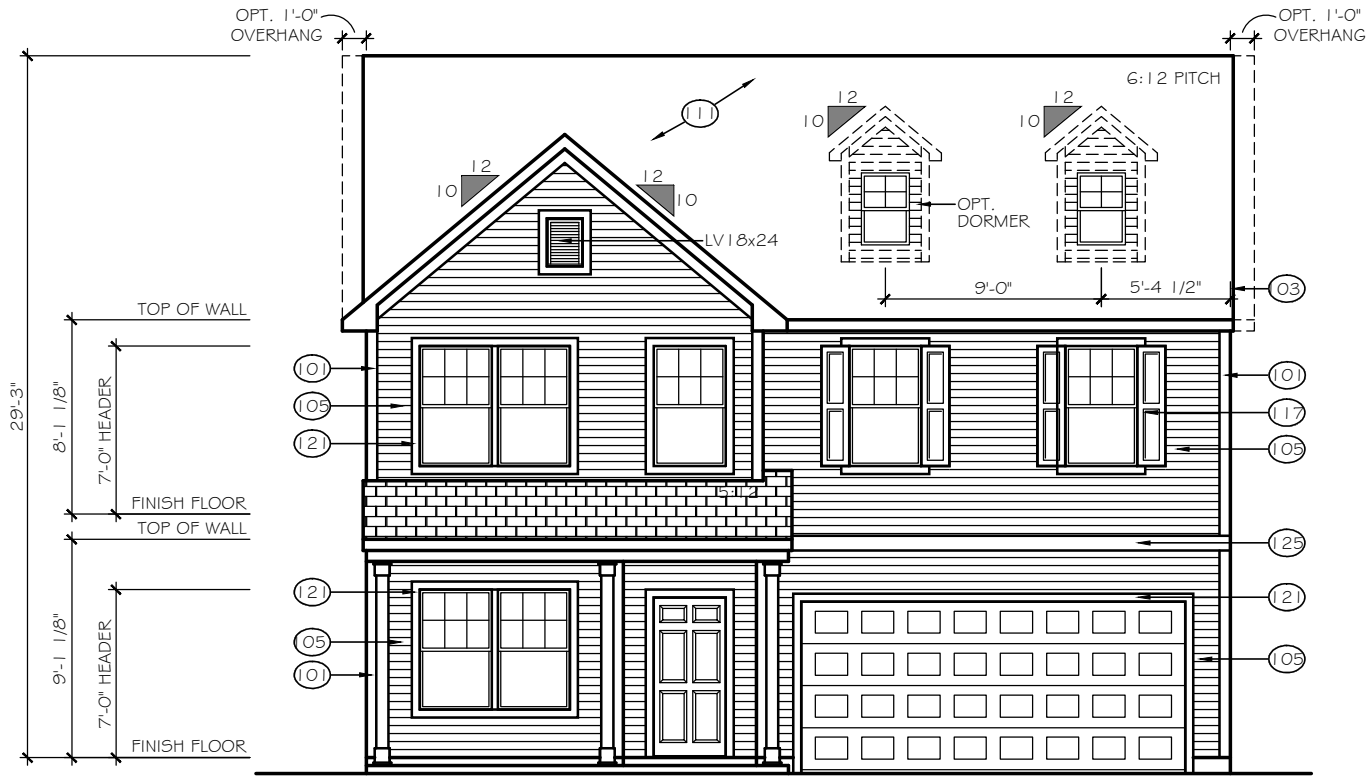


TrueHomes

IT'S ALL ABOUT U

THE HUNTLEY MASTERS SET ELEMENTS / TRADITIONS

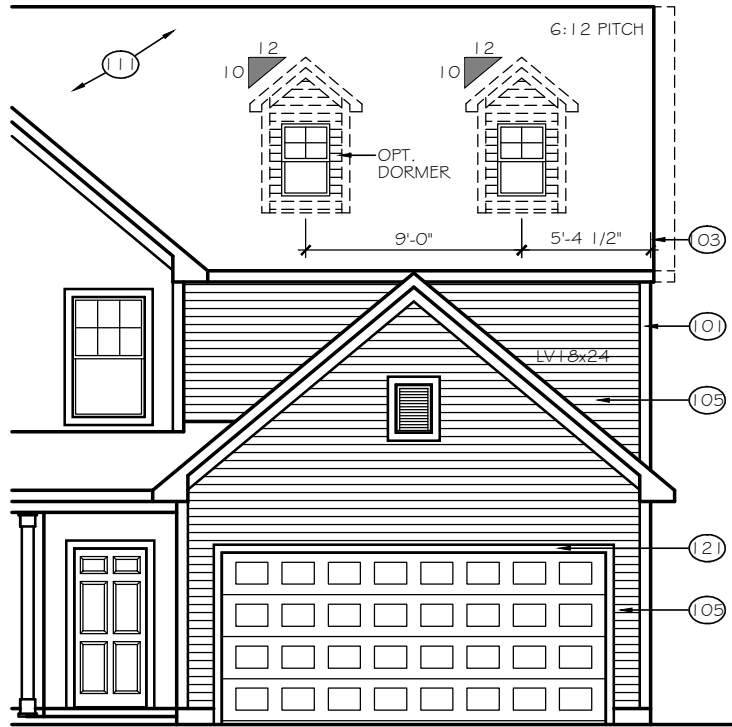
ELECTRICAL LEGEND			GENERAL NOTES					KEY NOTES		TABLE OF CONTENTS					
	EXT. CARRIAGE LIGHT		1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION. 2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT PRODUCTION CAD DEPARTMENT FOR FURTHER CLARIFICATION. 3. ALL DIMENSIONS ARE FROM WALL FRAMING, NO FINISHED DIMENSIONS ARE GIVEN. 4. PROVIDE 2 STUDS BETWEEN ALL WINDOWS. 5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.	6. ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2x4 STUDS 16" O.C. (U.N.O.). <u>INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)</u> 7. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT. 8. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE. 9. <u>USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.</u> 10. DIMENSIONS ARE FROM FACE OF STUDS. 11. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C. 12. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.					13. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.). 14. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED & MUDDERED FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN 1/2" GYP OR EQ. PER SECTION R302.6 15. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL. HEEL HEIGHTS: SEE ELEVATIONS 16. SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS. 17. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND		MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS. 18. STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S. 19. PROVIDE 1 1/2" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES. 20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. 21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 22. <u>SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40").</u> 23. <u>SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS</u>		C5 COVER SHEET R1 REVISION SHEET A1 FOUNDATION & OPTIONS A2 FIRST FLOOR PLANS & OPTIONS A3 SECOND FLOOR PLAN & OPTIONS A4 EXTERIOR ELEVATIONS & OPTIONS GSN GENERAL STRUCTURAL NOTES A5 FLOOR FRAMING & OPTIONS A6 ROOF FRAMING & OPTIONS A7 STAIR SECTIONS E1 FIRST FLOOR ELECTRICAL PLANS E2 SECOND FLOOR ELECTRICAL PLANS D DETAILS C CABINET PLANS		
	OUTLET 220V														
	OUTLET 110V														
	OUTLET 110V WATER PROOF														
	OUTLET 110V GFI														
	SWITCHED RECEPTACLE														
	PHONE														
	SMOKE / CO DETECTOR														
	SMOKE DETECTOR														
	SWITCH														
	3-WAY SWITCH														
	4-WAY SWITCH														
	SPEAKER SWITCH														
	THERMOSTAT														
	CABLE TV														
	CEILING LIGHT														
	COMPACT FLUORESCENT LIGHT GU24 SOCKET														
	JUNCTION LIGHT														
	SPEAKER														
	EXHAUST FAN														
	EXHAUST FAN / LIGHT														
	FLOOD LIGHT														
	UNDER CABINET LIGHT														
	PUSH BUTTON														
	ELECTRIC PANEL														
	CAN LIGHT														
	MINI-CAN LIGHT														
	PENDANT LIGHT														
	PREWIRE														
	CEILING FAN PRE-WIRE														
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.															
INTERIOR HINGED DOOR SCHEDULE			EXTERIOR HINGED DOOR SCHEDULE			KING / JACK SCHEDULE		SQUARE FOOTAGE							
DOOR WIDTH PLAN I.D. R.O. WIDTH 1/4 1'-6" 1/6 1'-8" 1/8 1'-10" 2/0 2'-2" 2/4 2'-6" 2/6 2'-8" 2/8 2'-10" 2/10 3'-0" 3/0 3'-2" 4/0 4'-2" 5/0 5'-2" 6/0 6'-2"			DOOR HEIGHT R.O. 8FT CEILING 9FT CEILING 10FT CEILING 82'-1/2" NOMINAL DOOR HEIGHT + 2'-1/2" 82'-1/2" NOMINAL DOOR HEIGHT + 2'-1/2" 98'-1/2" NOMINAL DOOR HEIGHT + 2'-1/2"			DOOR WIDTH PLAN I.D. R.O. WIDTH 3/0 3'-2 1/2" 2/8 2'-10 1/2" 5/0 5'-3 5/8" 5/4 5'-7 5/8" 6/0 6'-3 5/8"			DOOR HEIGHT R.O. 8FT CEILING 9FT CEILING 10FT CEILING 82'-1/2" 82'-1/2" 98'-1/2"			△ (2) JACK STUDS △ (1) JACK STUD & (1) KING STUD △ (1) JACK STUD & (2) KING STUDS △ (1) JACK STUD & (3) KING STUDS △ (2) JACK STUDS & (1) KING STUD △ (2) JACK STUDS & (2) KING STUDS △ (2) JACK STUDS & (3) KING STUDS △ (3) JACK STUDS & (3) KING STUDS △ (4) JACK STUDS & (4) KING STUDS			
SLIDING PATIO DOORS 5/0 4'-11 1/2" 80" 6/0 5'-11 1/2" 80"			SLIDING PATIO DOORS 5/0 4'-11 1/2" 80" 6/0 5'-11 1/2" 80"												
HEADER SCHEDULE ALL INTERIOR BEARING AND EXTERIOR WALLS 1. SPANS UP TO 3'-6" -- (2) 2x8's 2. SPANS 3'-6" TO 6'-6" -- (2) 2x10's 3. SPANS 6'-6" OR MORE -- SEE PLAN			POST SCHEDULE 2x4 STUDS EX: (2) 2x4 2x6 STUDS EX: (2) 2x6 NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS. 4x4 POST 6x6 POST LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST												
LOAD BEARING NON-LOAD BEARING															
INTERIOR PASS THRU SCHEDULE FRAMED OPENING DIMENSIONS WALL HEIGHT R.O. WIDTH R.O. HEIGHT 8'-1 1/8" PLAN I.D. + 2" 82'-1/2" 9'-1 1/8" PLAN I.D. + 2" 94'-1/2" 10'-1 1/8" PLAN I.D. + 2" 98'-1/2" ROUGH OPENING HEIGHTS ARE FOR DO, CO, & AO OPENINGS. SHIM HEIGHTS AS NEEDED TO MATCH INTERIOR HINGED DOOR CASING INTERIOR DOORWAY OPENINGS: DO = DRYWALL OPENING CO = CASER OPENING AO = ARCHED OPENING															



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A1



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-A1

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

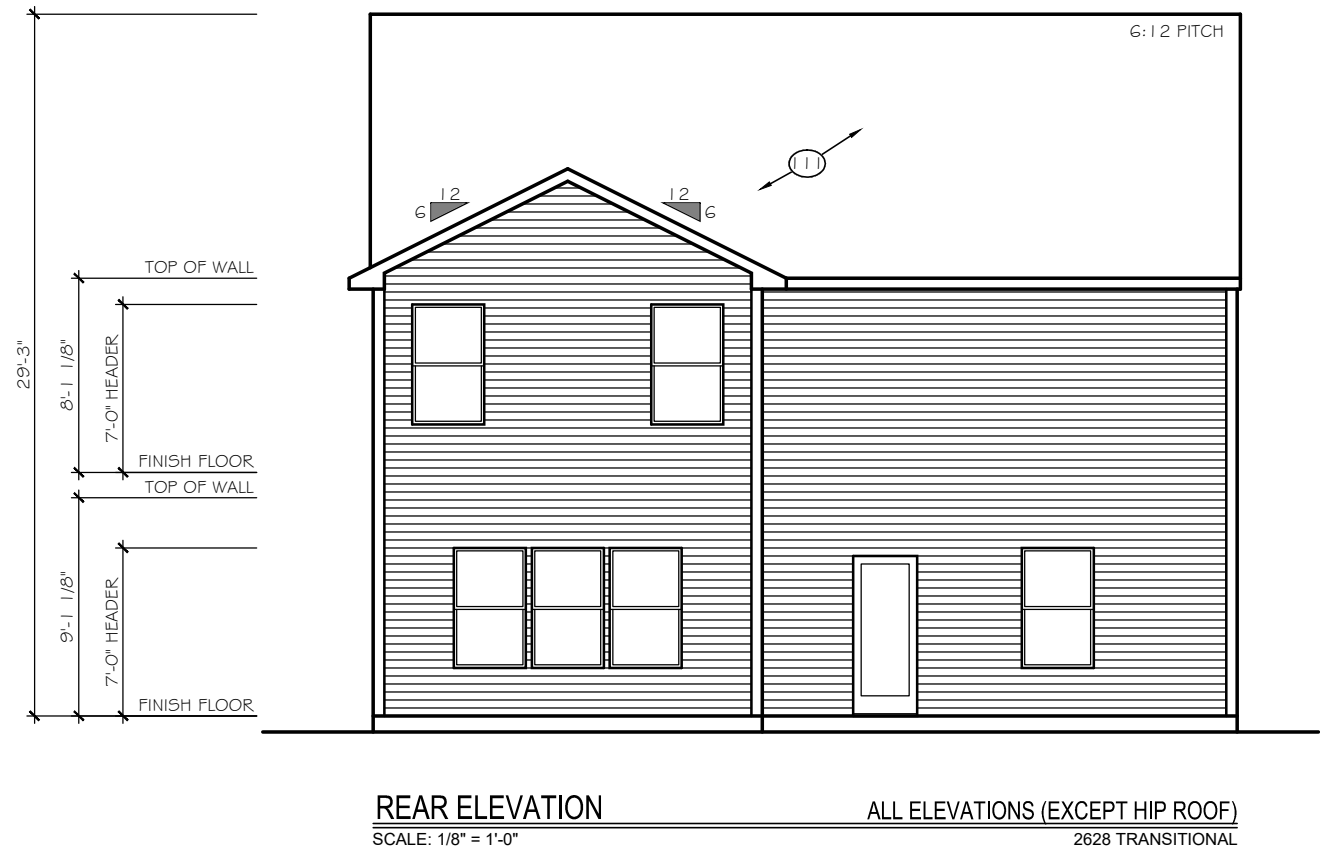
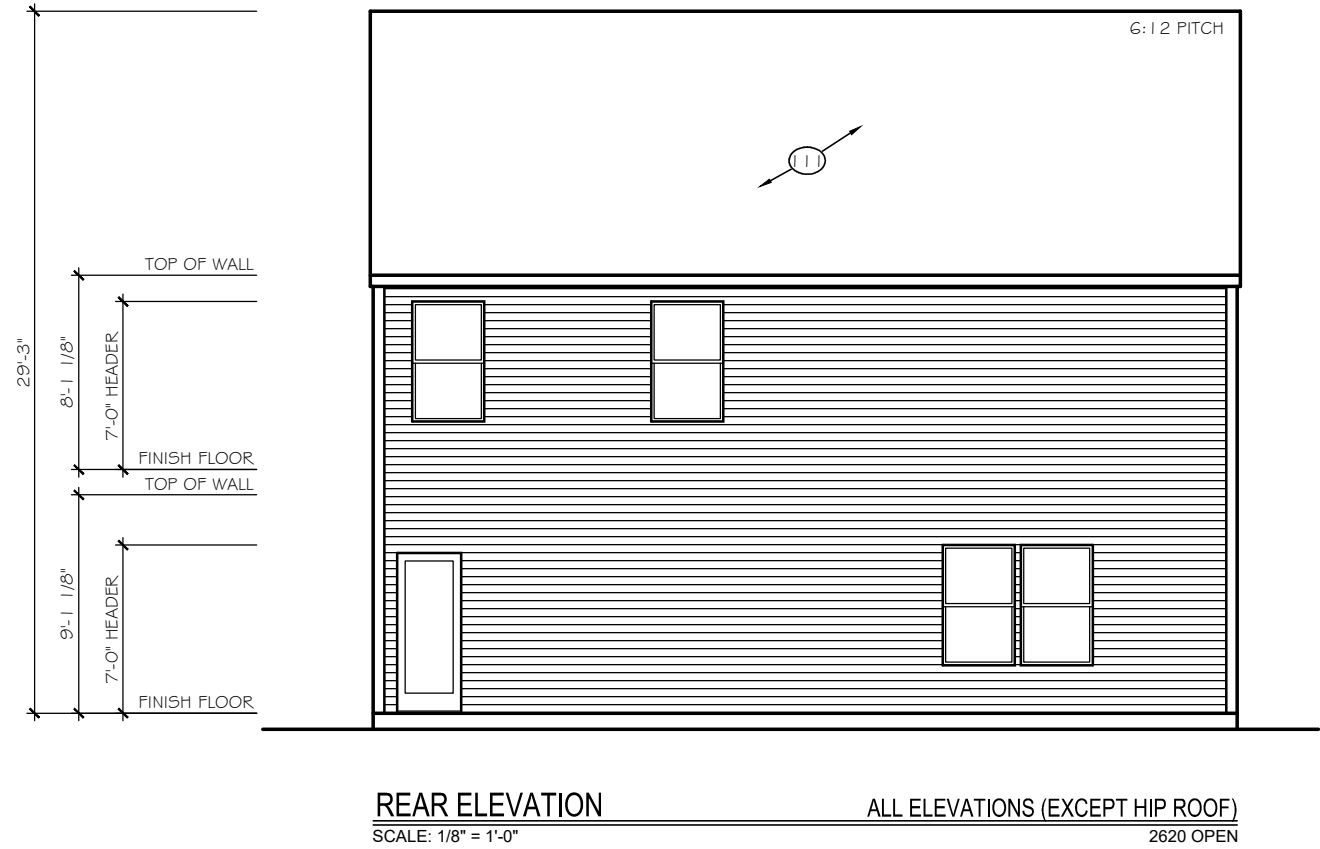
CHECKED BY:

BPS / DJP

SHEET:

A4.0

v1.2



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

REAR ELEVATION
ALL ELEVATIONS (EXCEPT HIP ROOF)

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
CLC

DATE:
11-29-18

SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

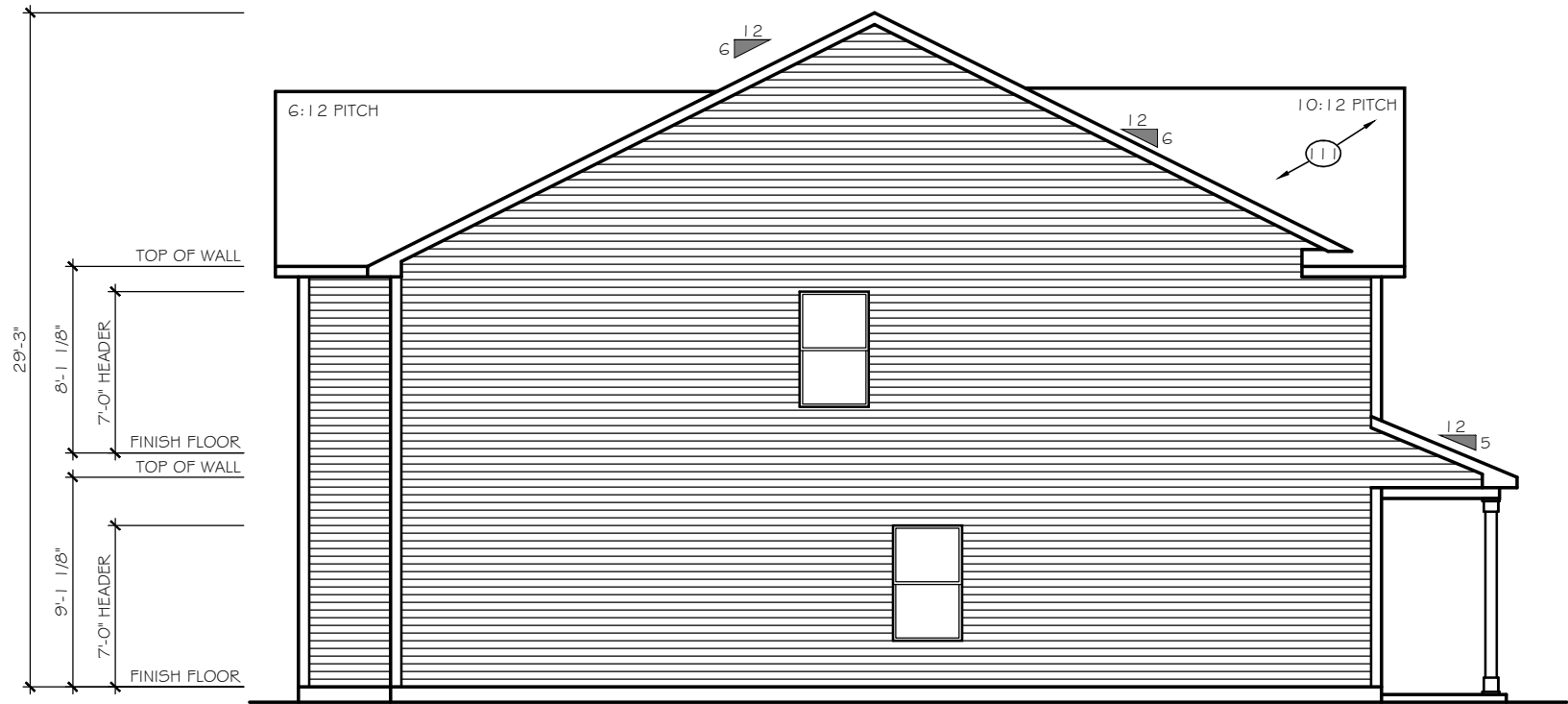
A4.1

v1.2



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4
2620 OPEN



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4
2628 TRANSITIONAL

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT ELEVATION
ELEVATION E-A1 to E-A4, E-B1 to E-B4

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
CLC

DATE:
11-29-18

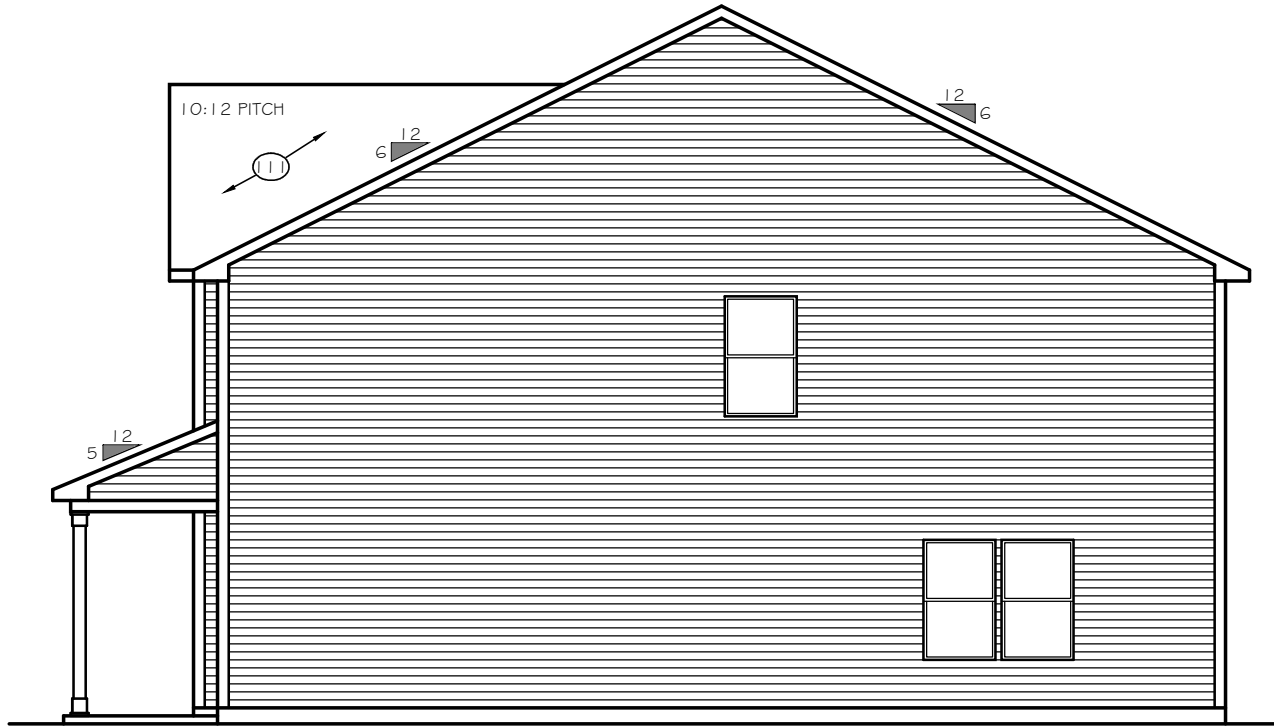
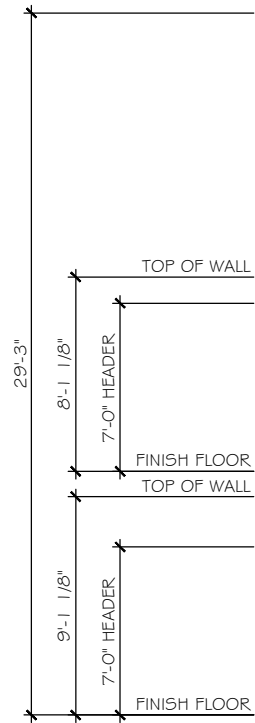
SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

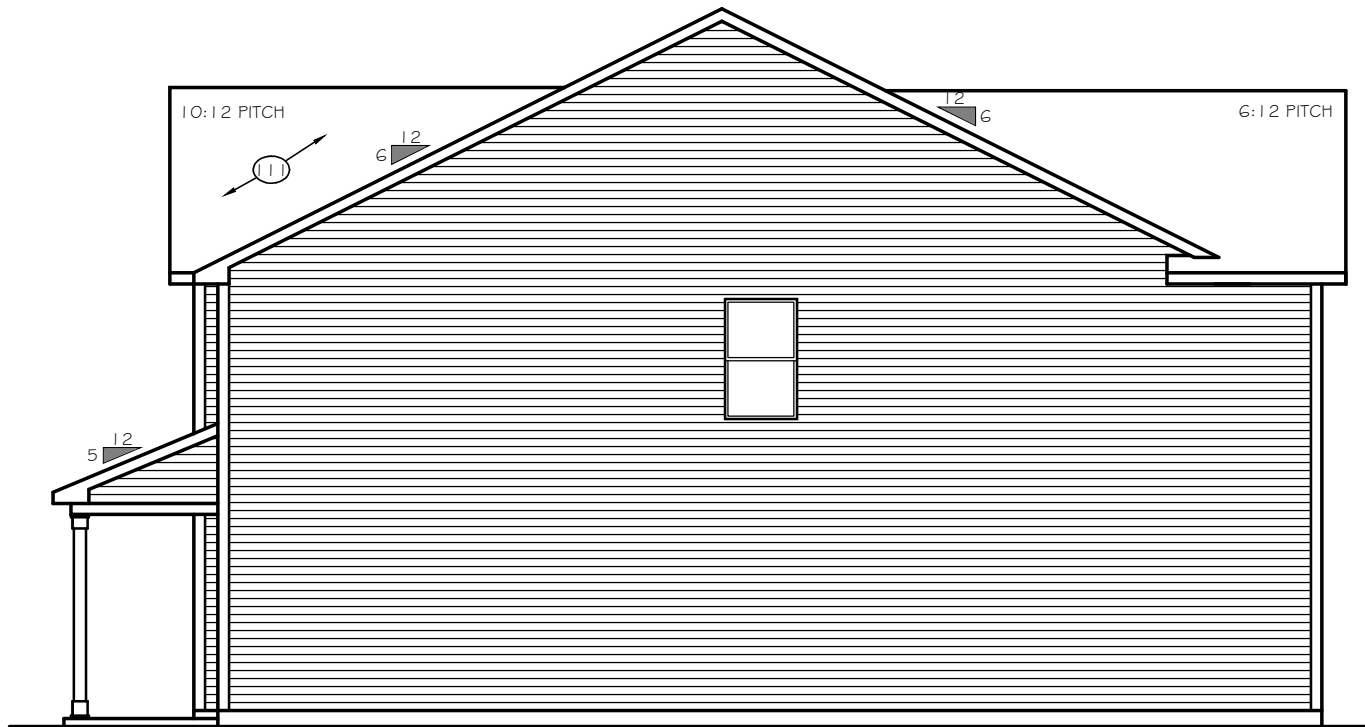
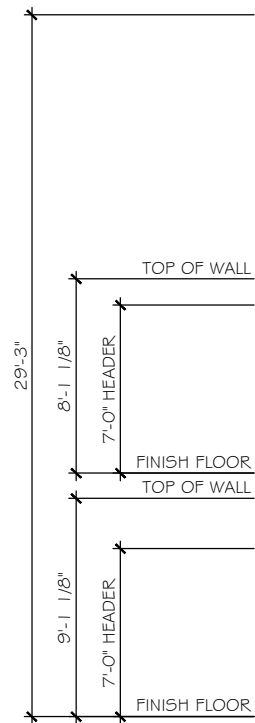
A4.2

v1.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4
2620 OPEN



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4
2628 TRANSITIONAL

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT ELEVATION
ELEVATION E-A1 to E-A4, E-B1 to E-B4

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

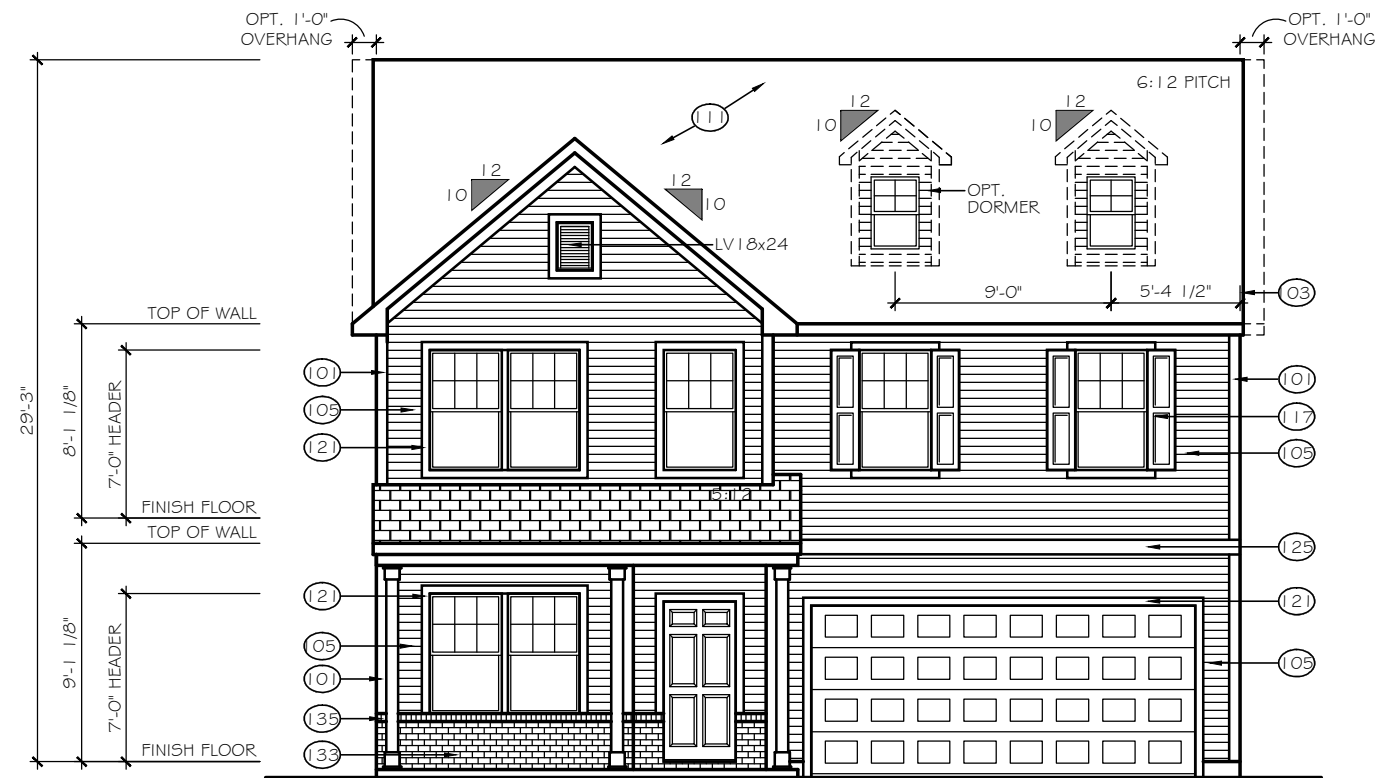
DRAWN BY:
CLC

DATE:
11-29-18

SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS / DJP

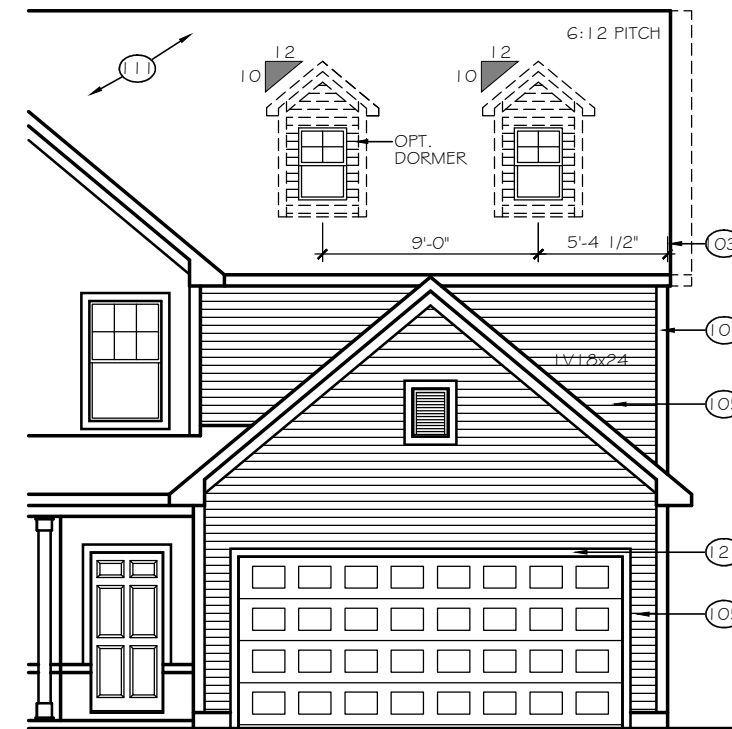
SHEET:
A4.3
v1.2



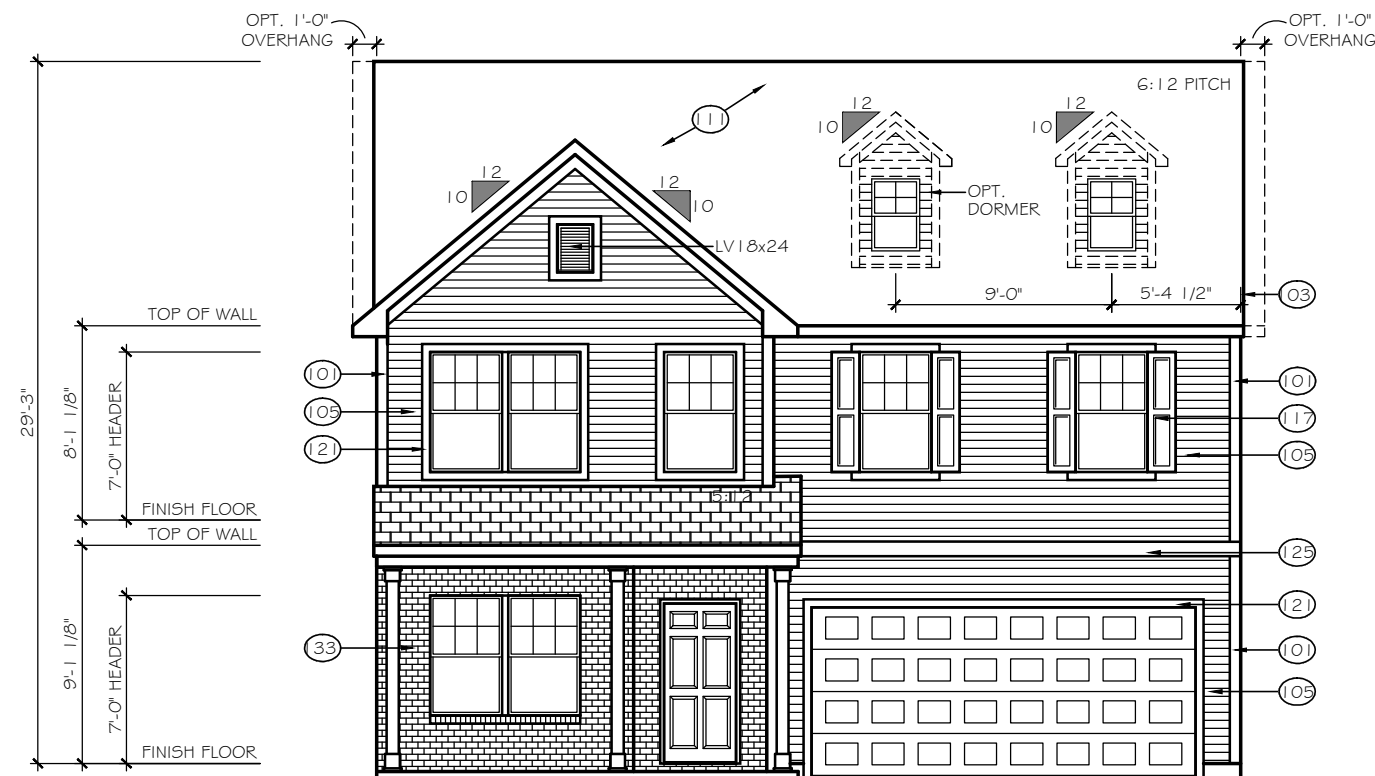
FRONT ELEVATION

ELEVATION E-A2

SCALE: 1/8" = 1'-0"



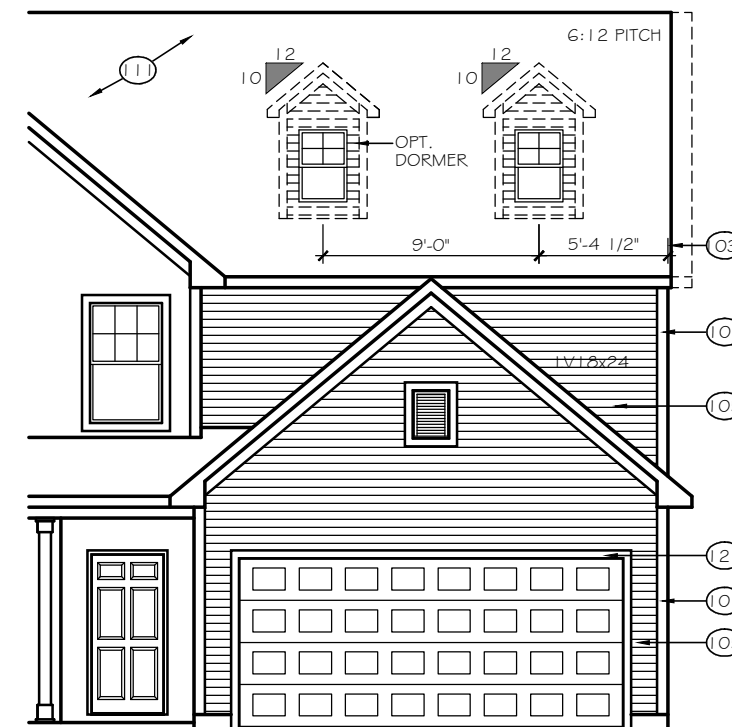
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-A3

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-A2, E-A3

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

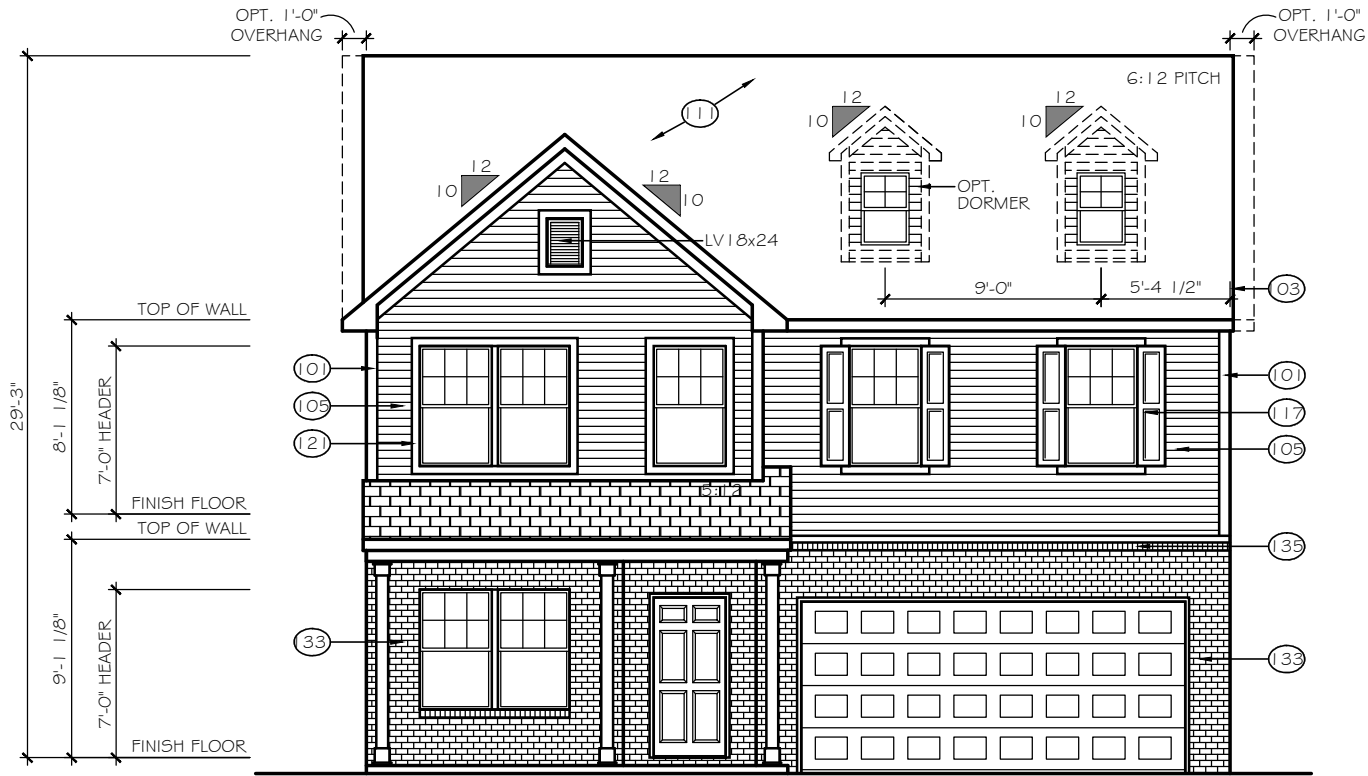
CHECKED BY:

BPS / DJP

SHEET:

A4.4

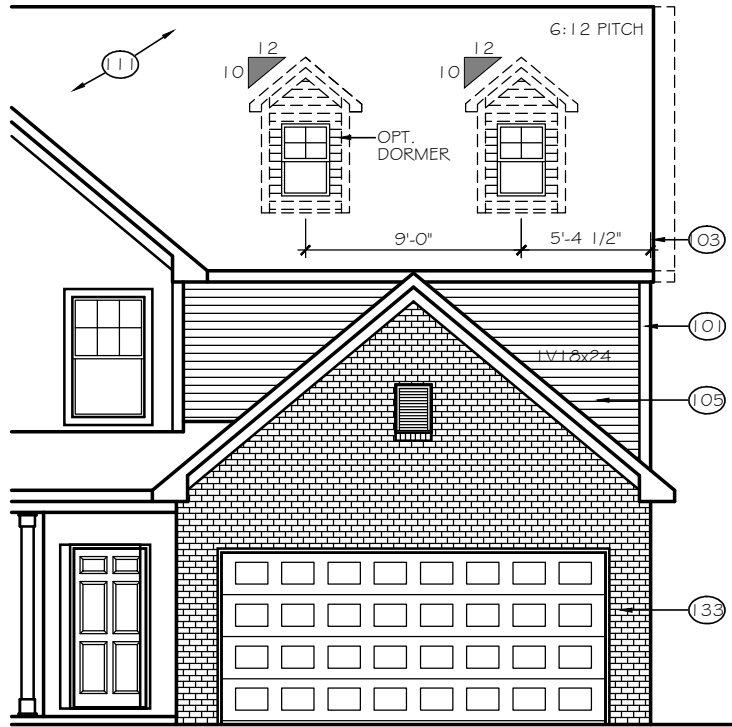
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A4



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-A4

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

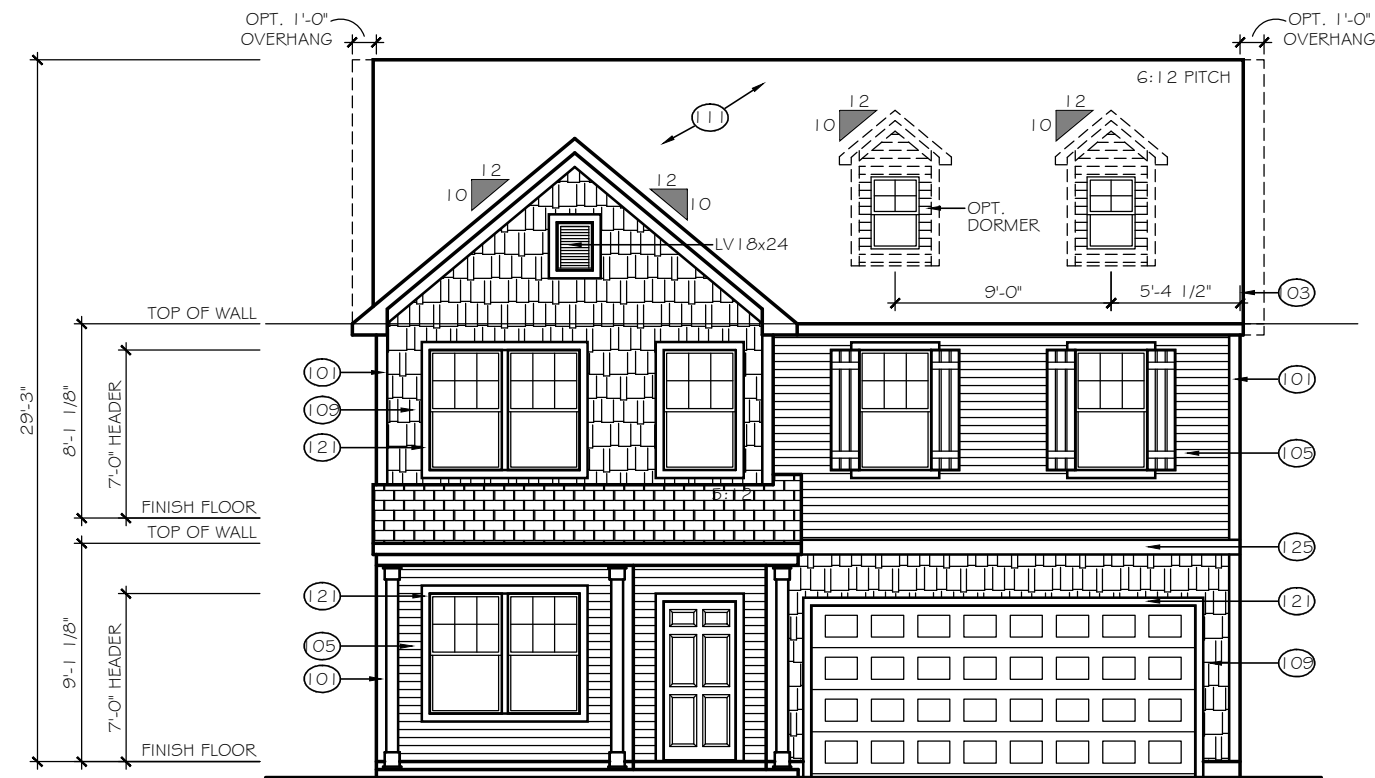
CHECKED BY:

BPS / DJP

SHEET:

A4.5

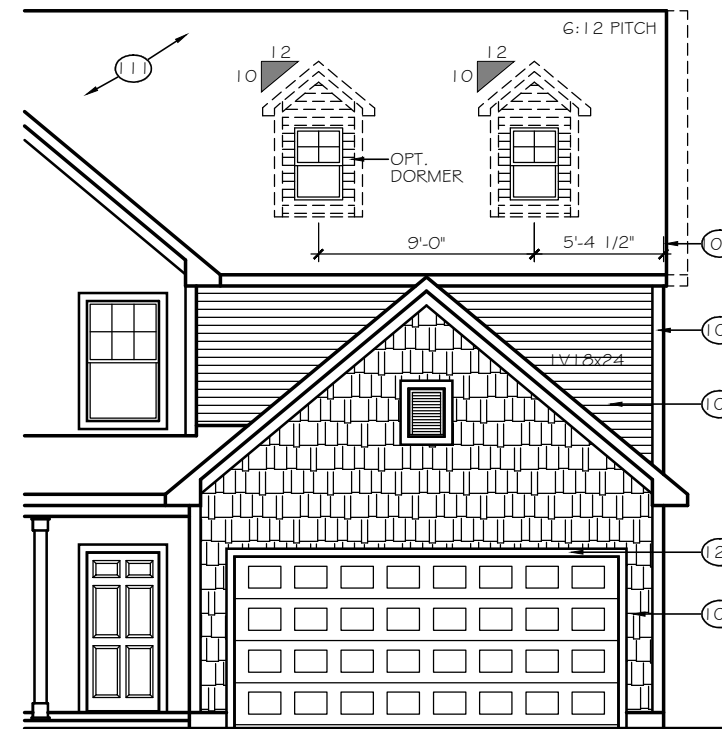
v1.2



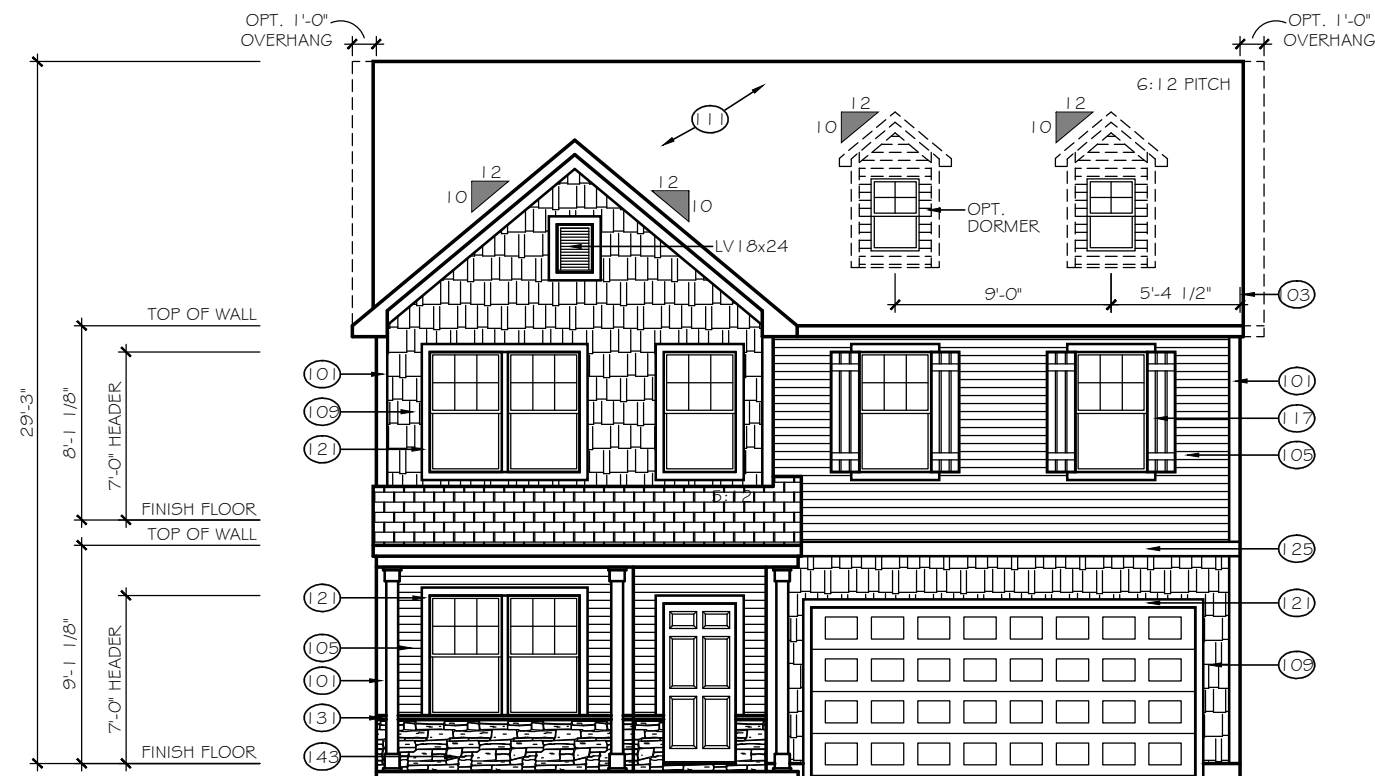
FRONT ELEVATION

ELEVATION E-B1

SCALE: 1/8" = 1'-0"



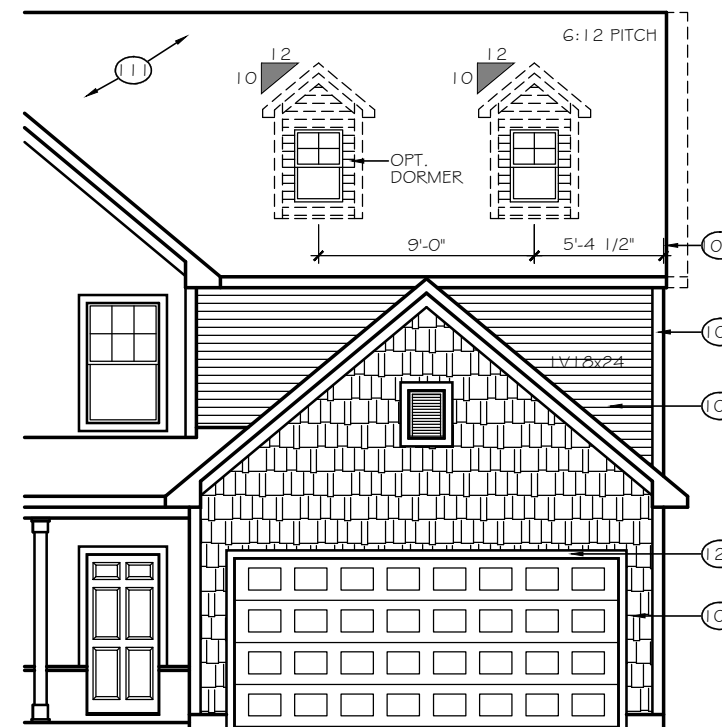
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-B2

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATIONS E-B1, E-B2

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

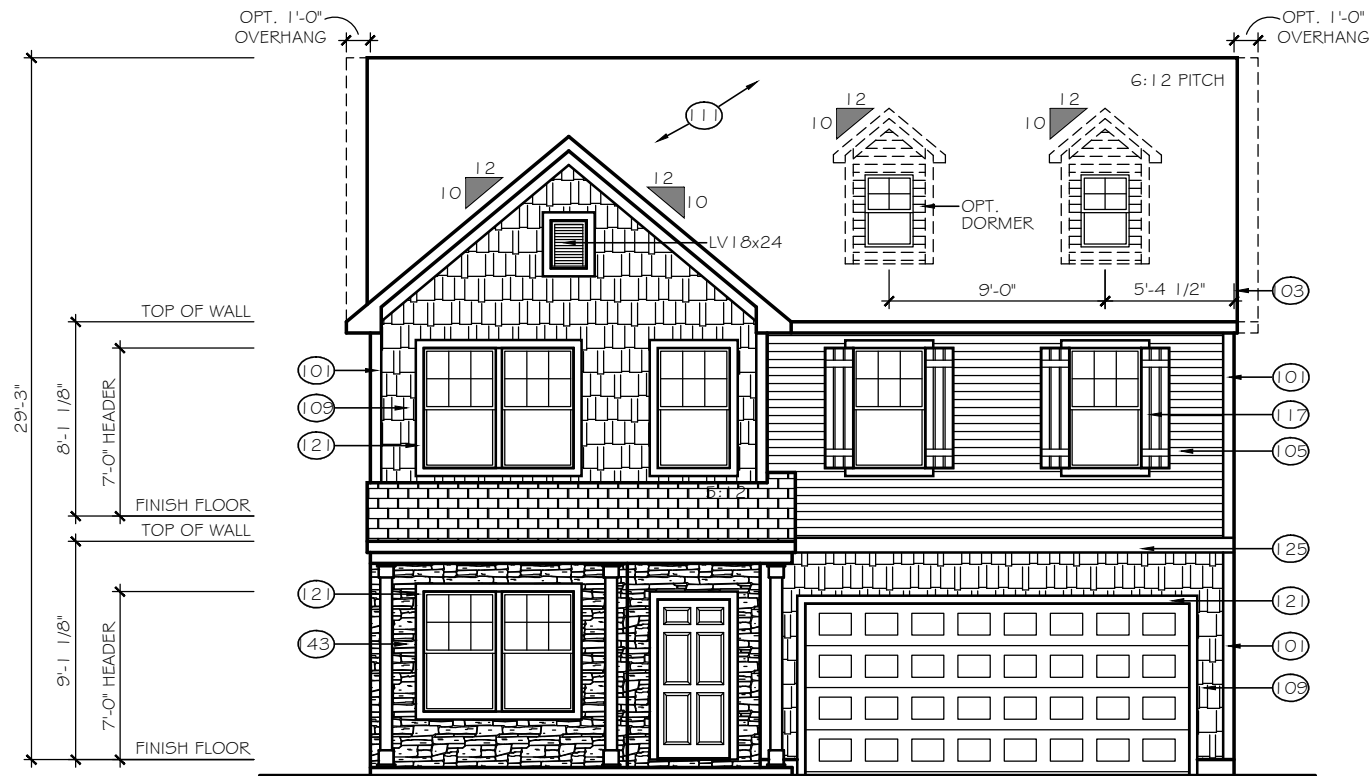
CHECKED BY:

BPS / DJP

SHEET:

A4.6

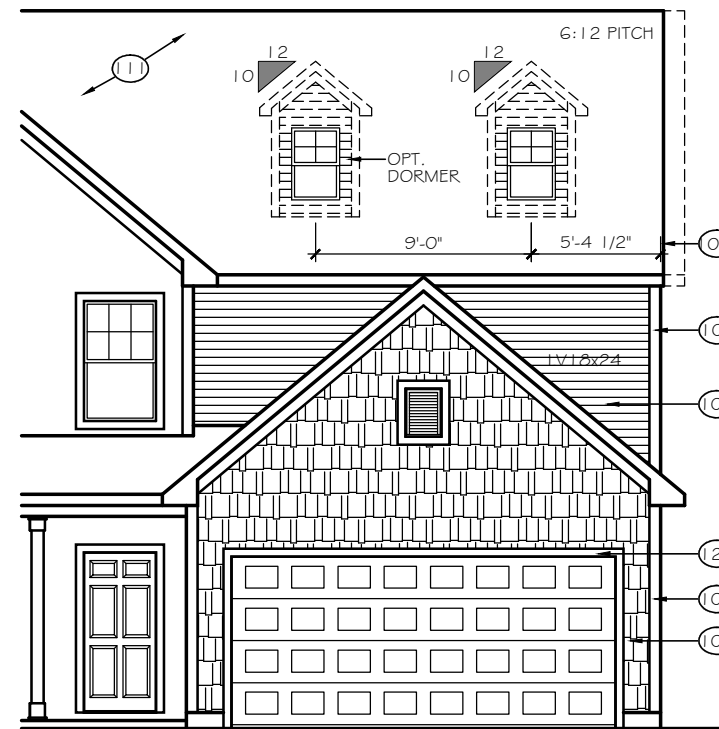
v1.2



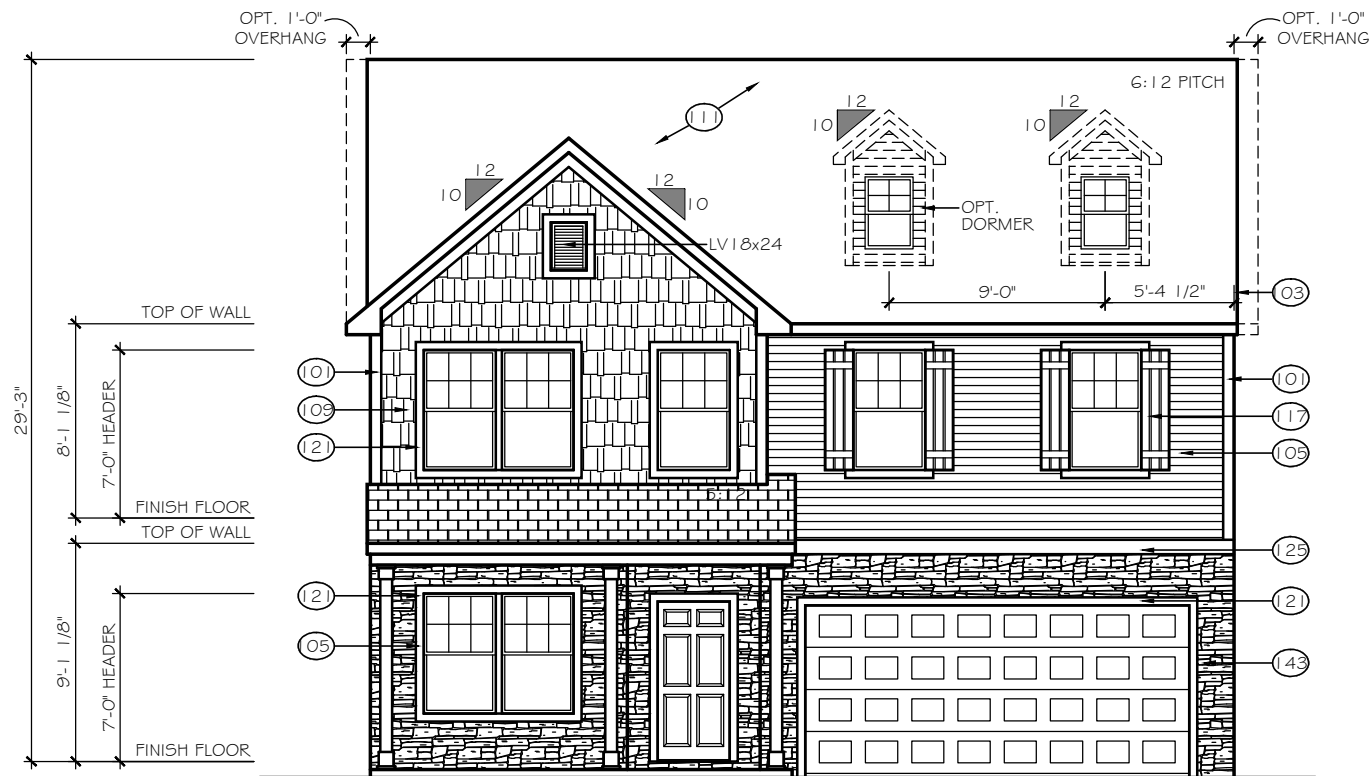
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B3



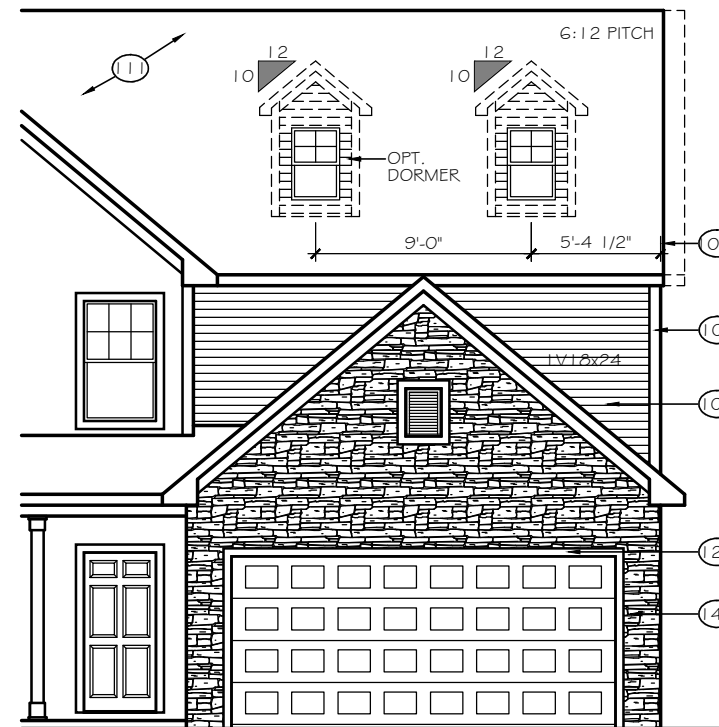
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B4



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATIONS E-B3, E-B4

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

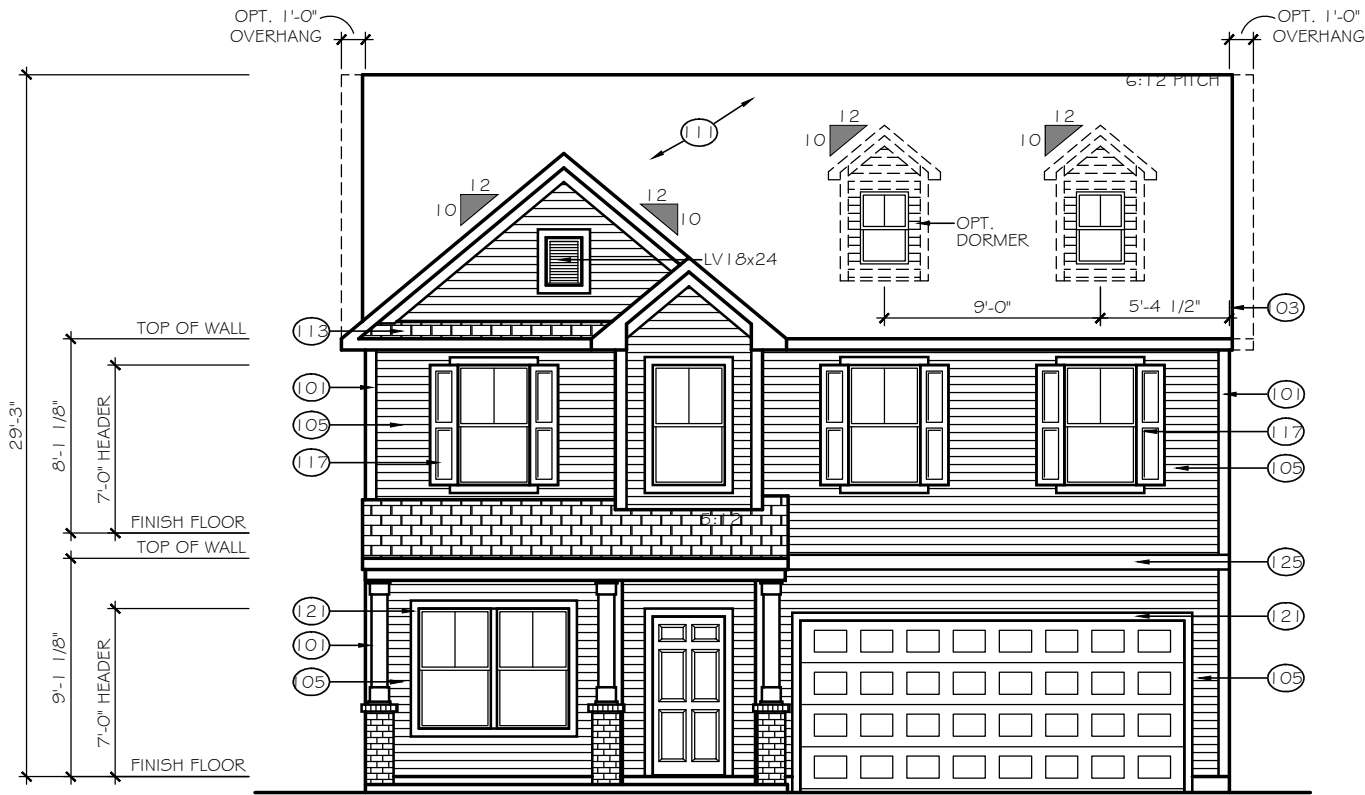
CHECKED BY:

BPS / DJP

SHEET:

A4.7

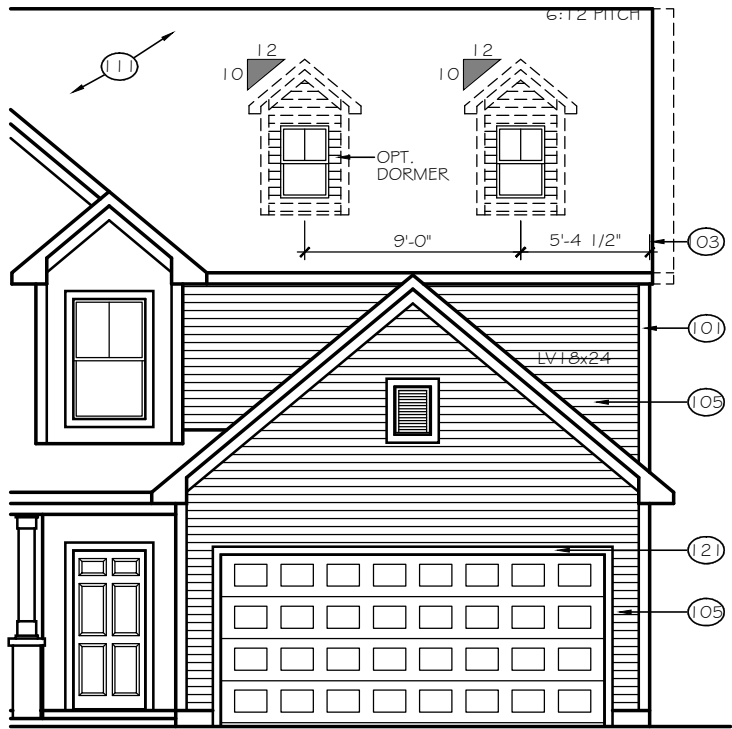
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C1



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-C1

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

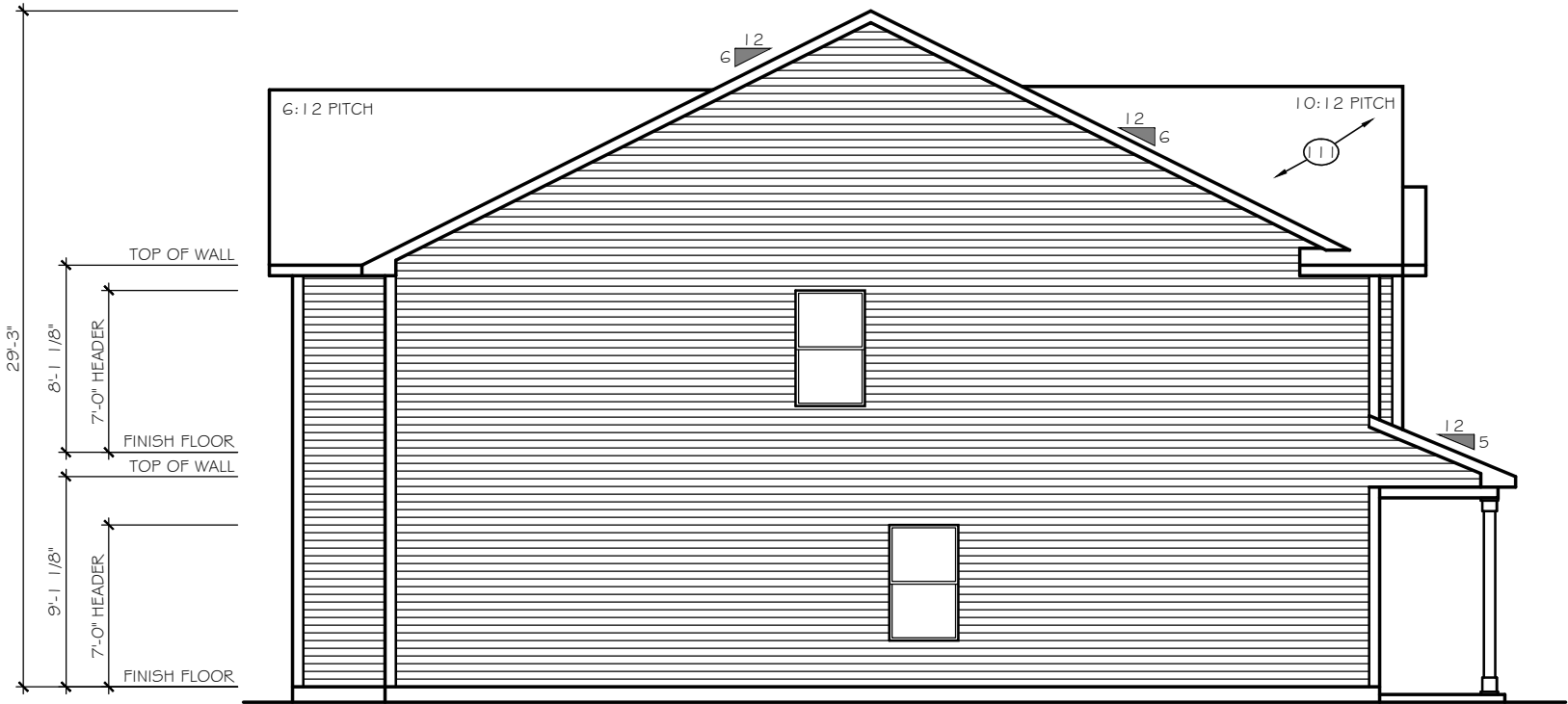
A4.8

v1.2



RIGHT ELEVATION

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5
2620 OPEN



RIGHT ELEVATION

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5
2628 TRANSITIONAL

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT ELEVATION
ELEVATION E-C1 to E-C5, E-D1 to E-D5

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

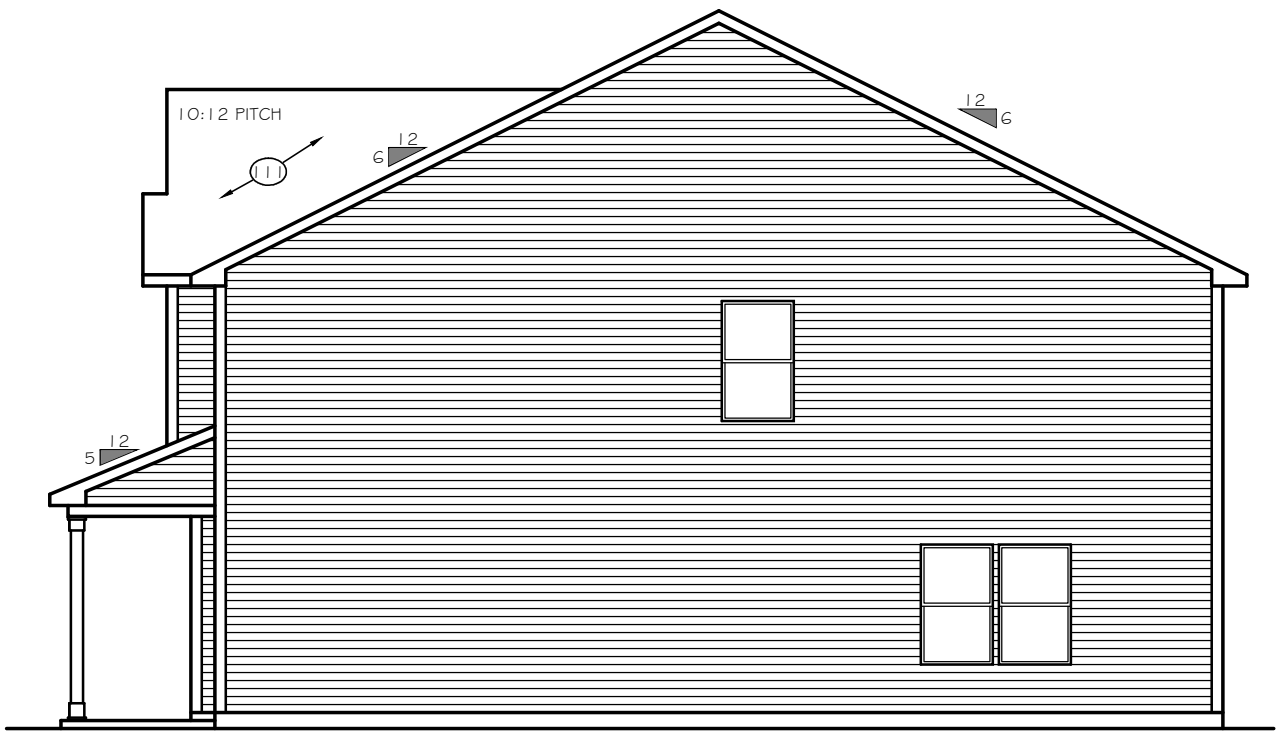
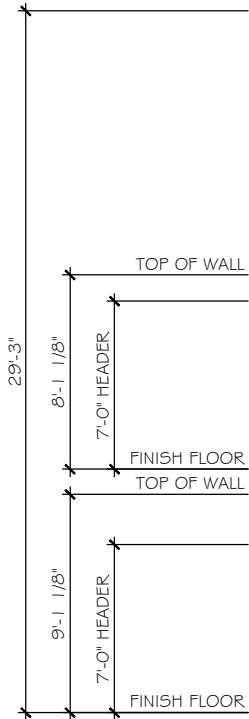
DRAWN BY:
CLC

DATE:
11-29-18

SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS / DJP

SHEET:
A4.9
v1.2

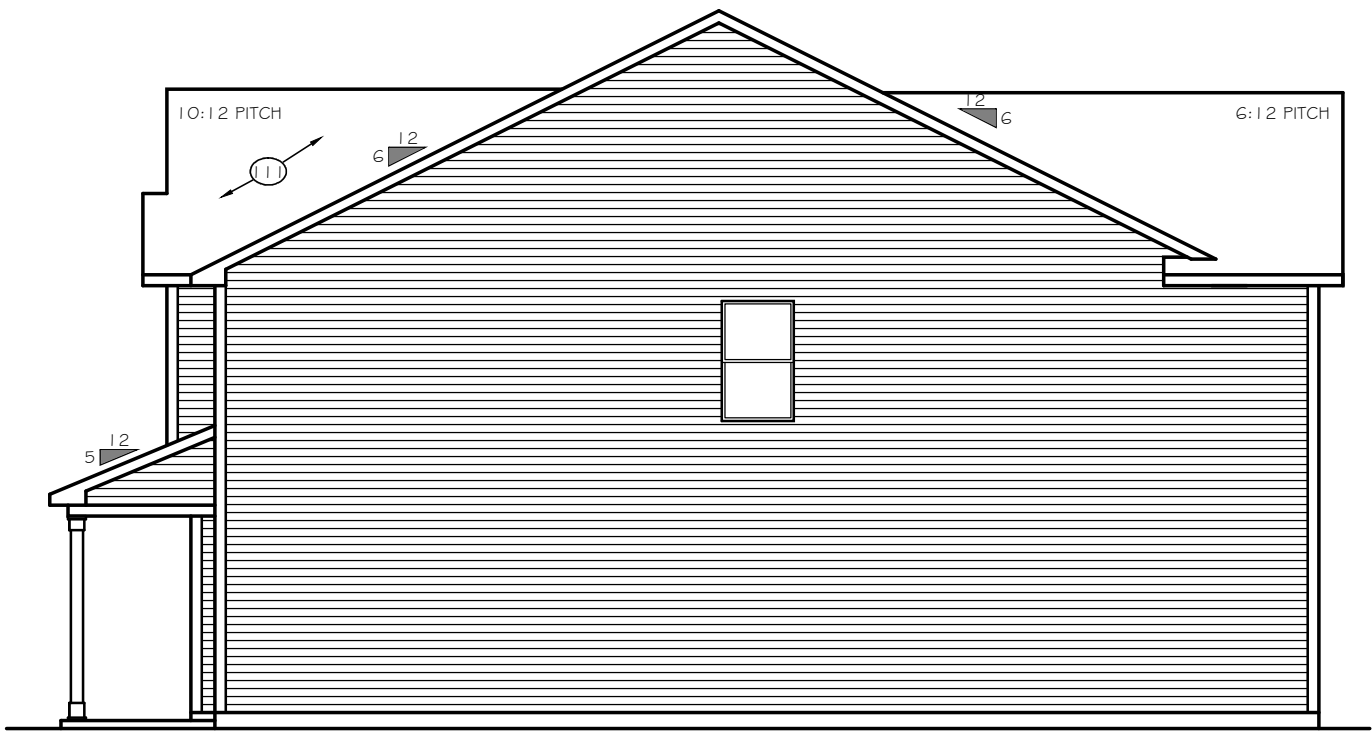
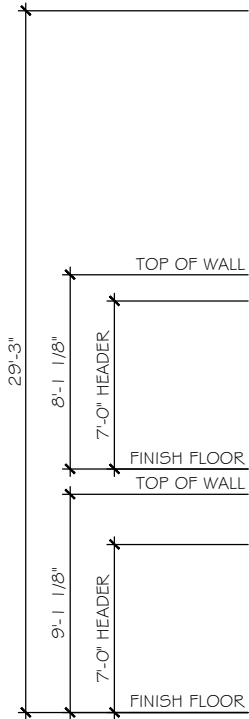


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

2628 TRANSITIONAL

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT ELEVATION
ELEVATION E-C1 to E-C5, E-D1 to E-D5

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
CLC

DATE:
11-29-18

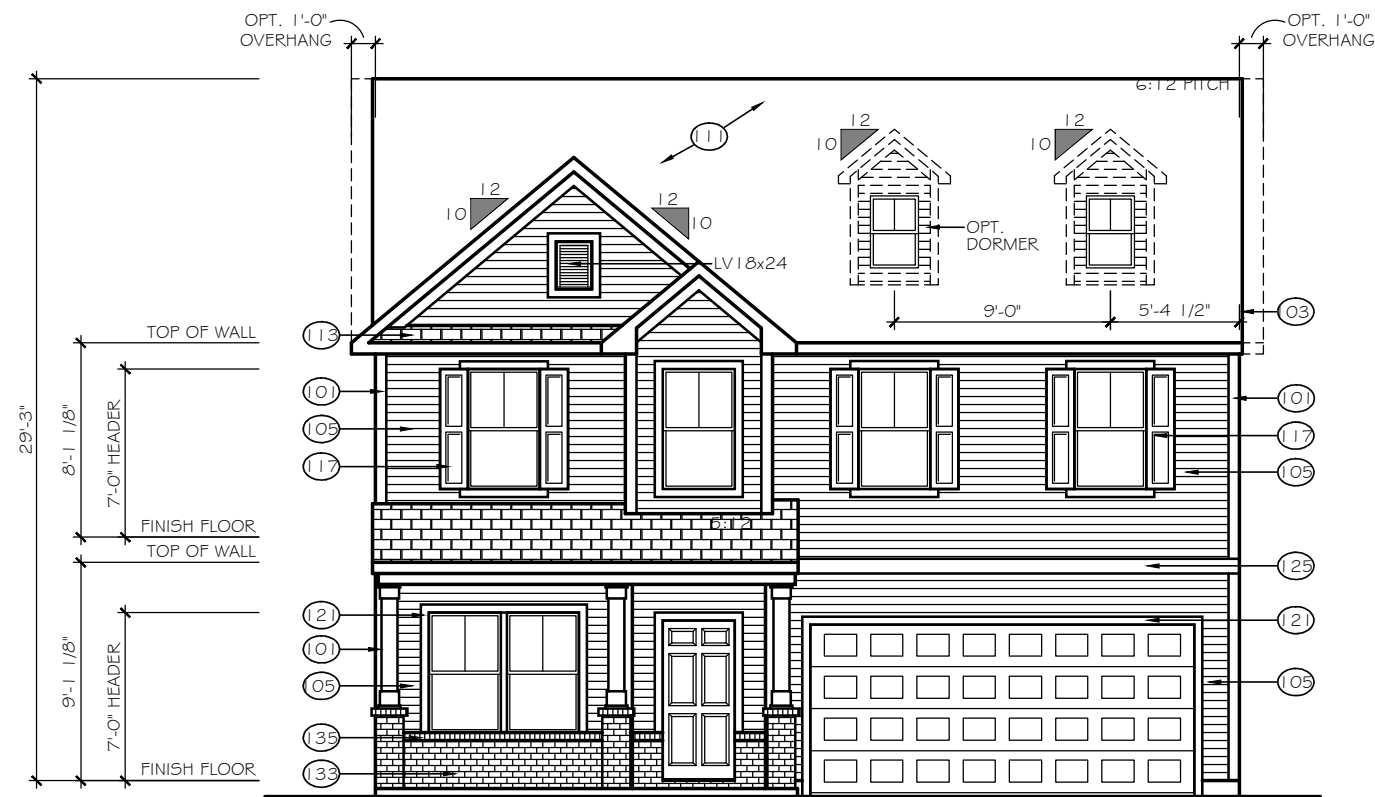
SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

A4.10

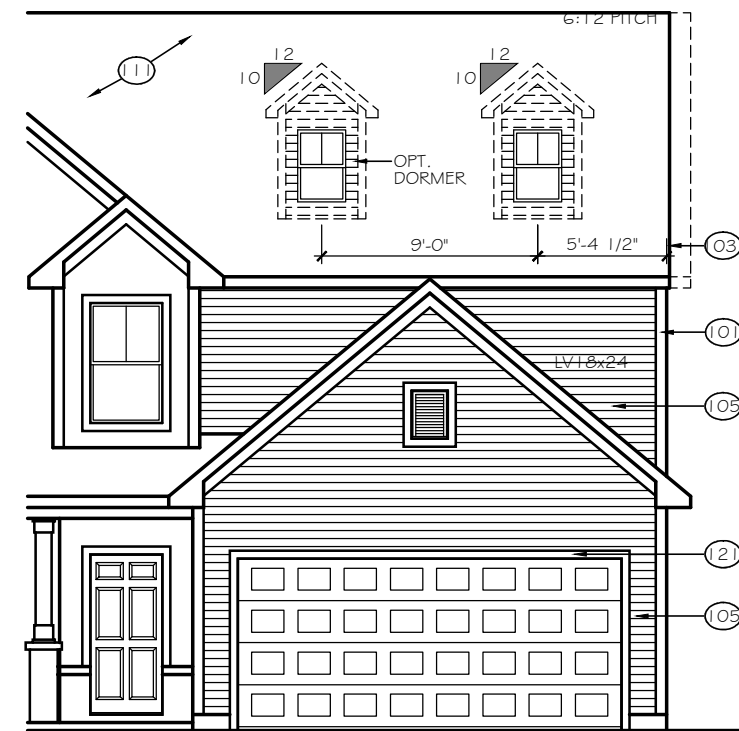
v1.2



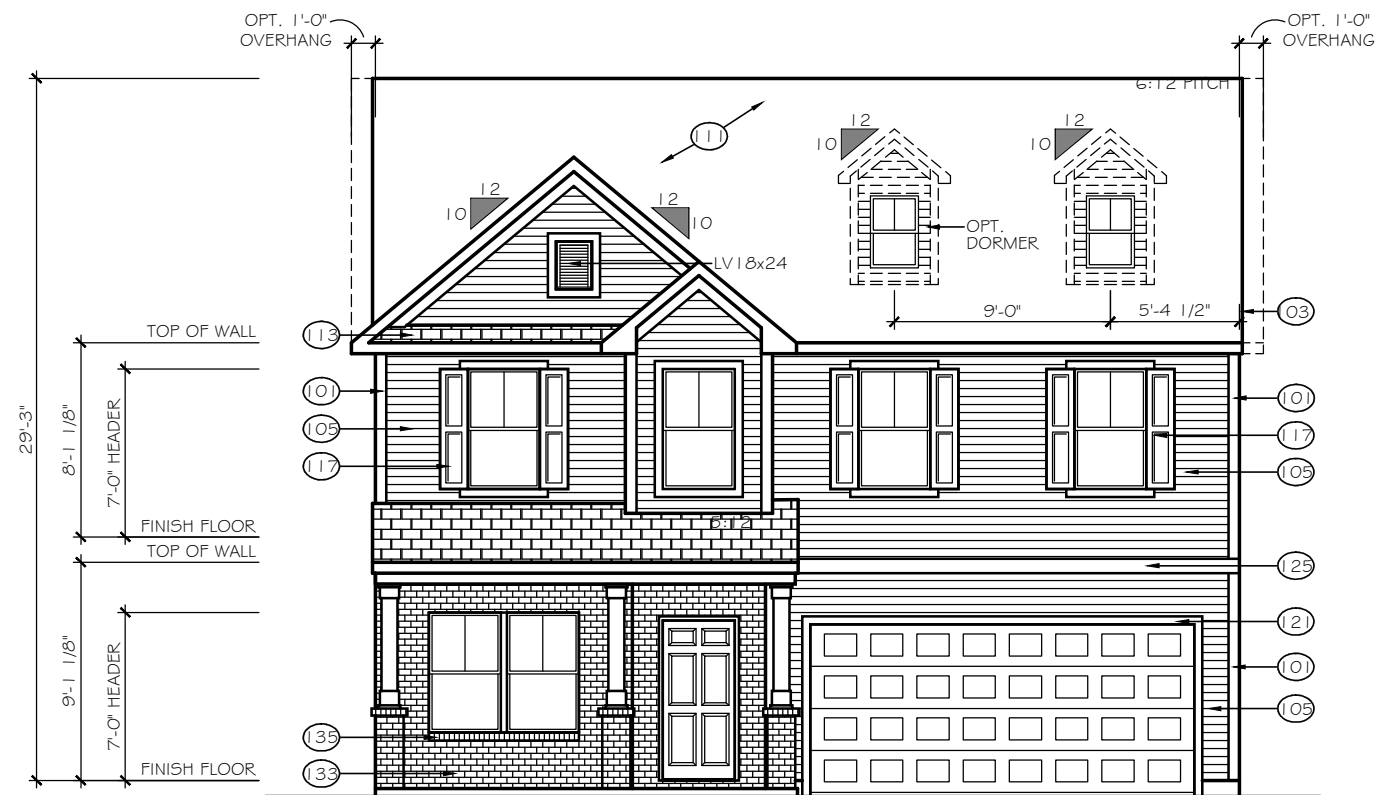
FRONT ELEVATION

ELEVATION E-C2

SCALE: 1/8" = 1'-0"



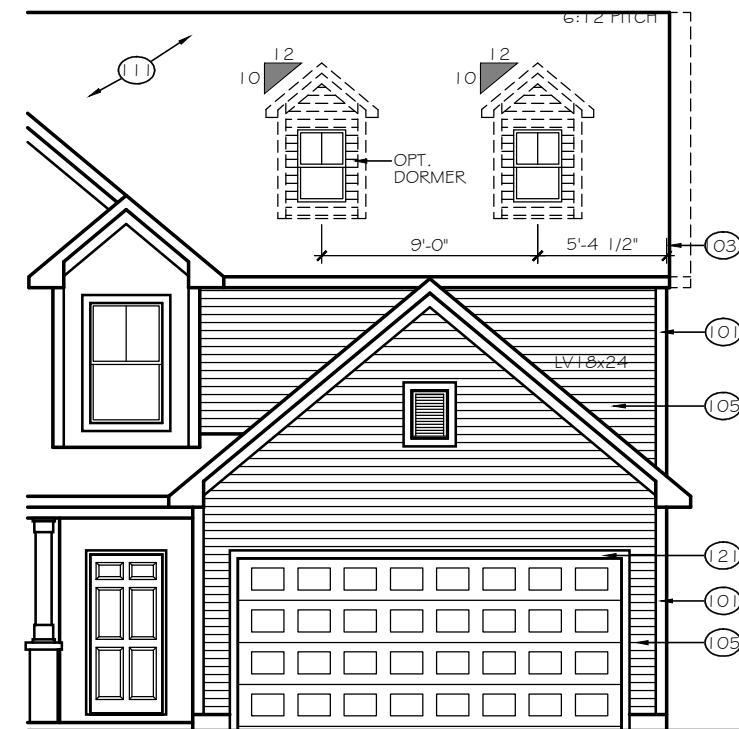
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-C3

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-C2, E-C3

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

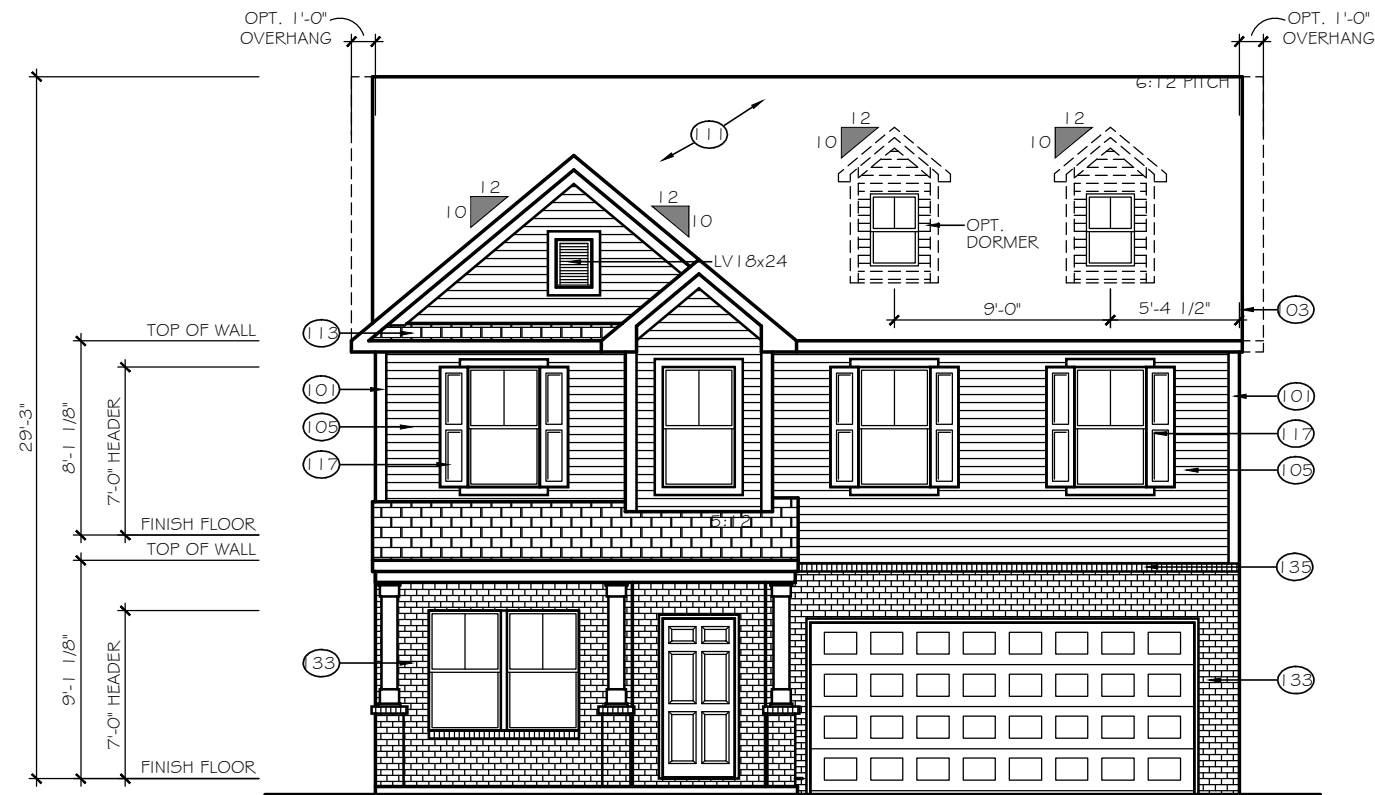
CHECKED BY:

BPS / DJP

SHEET:

A4.11

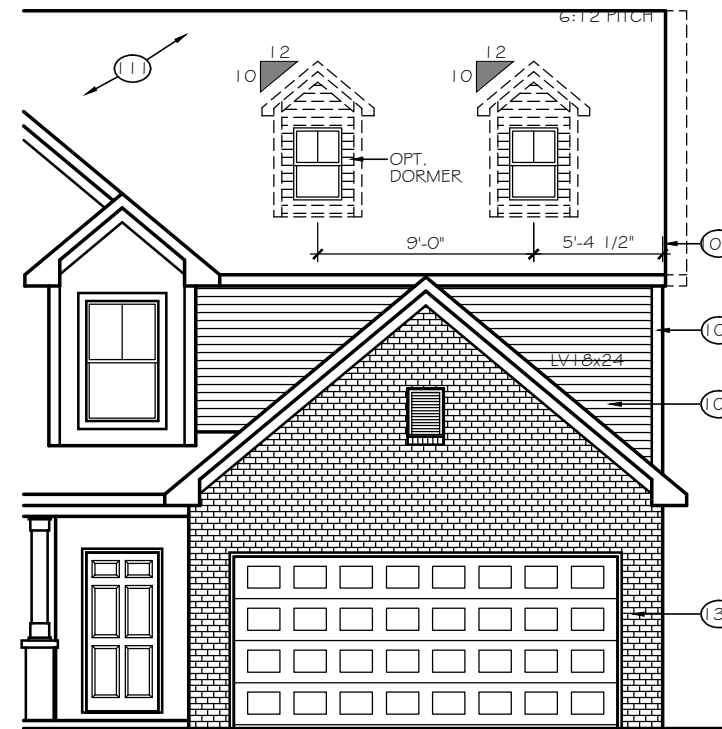
v1.2



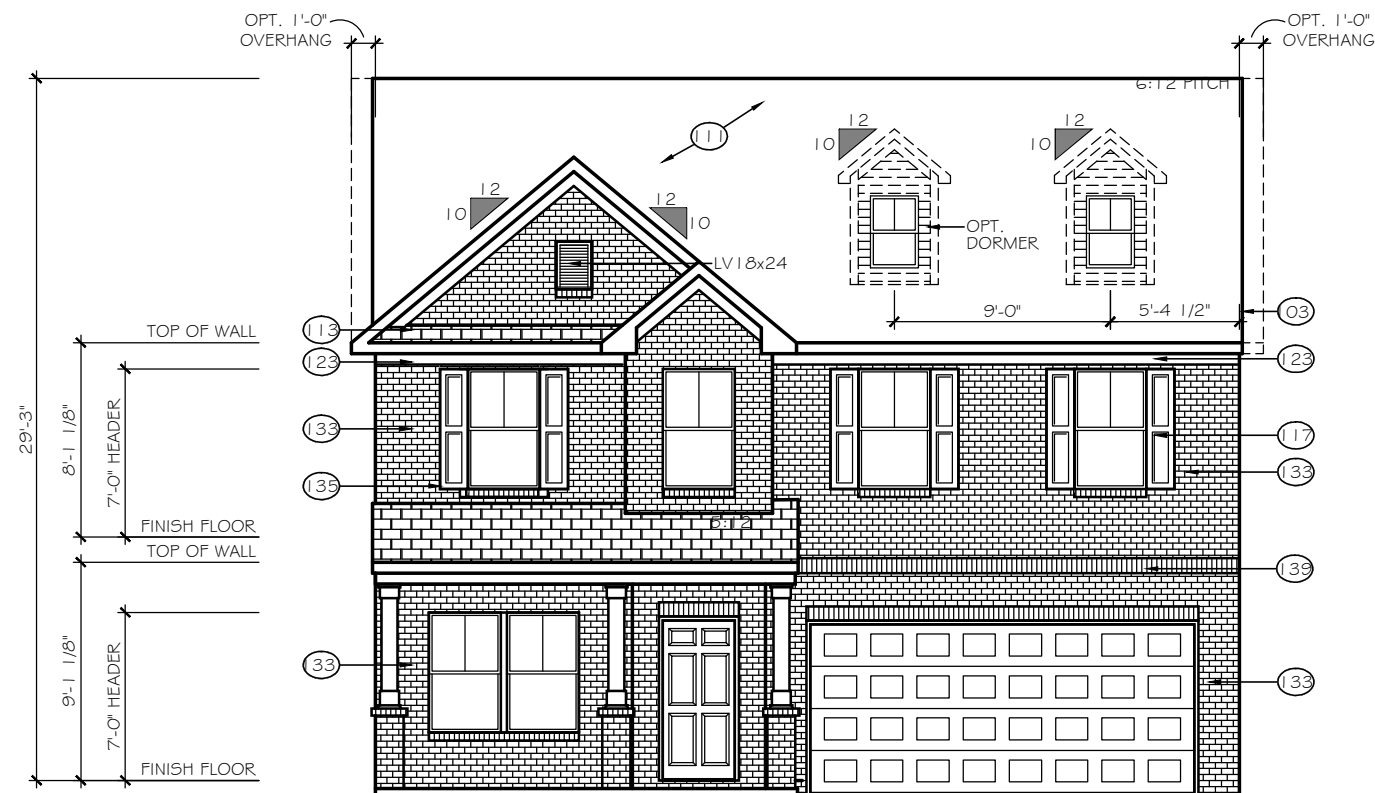
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C4



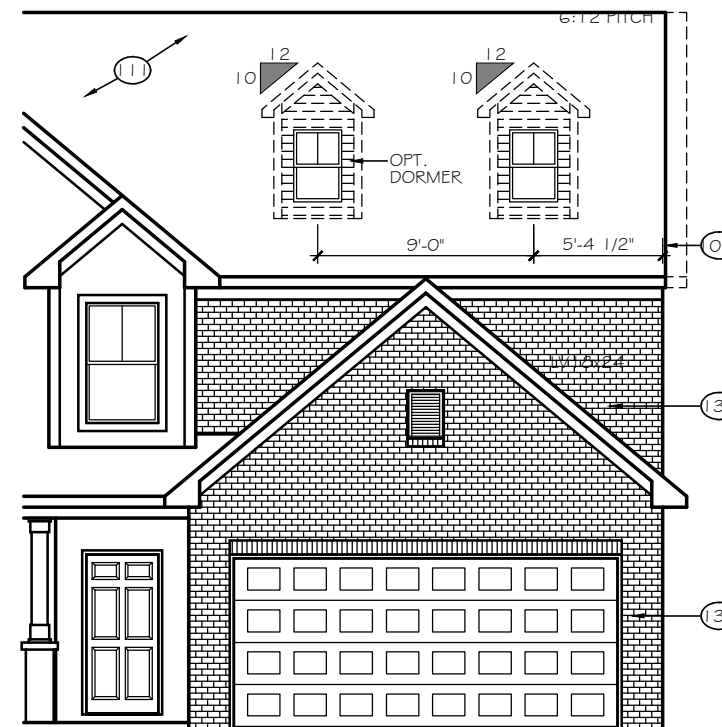
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C5



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-C4, E-C5

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

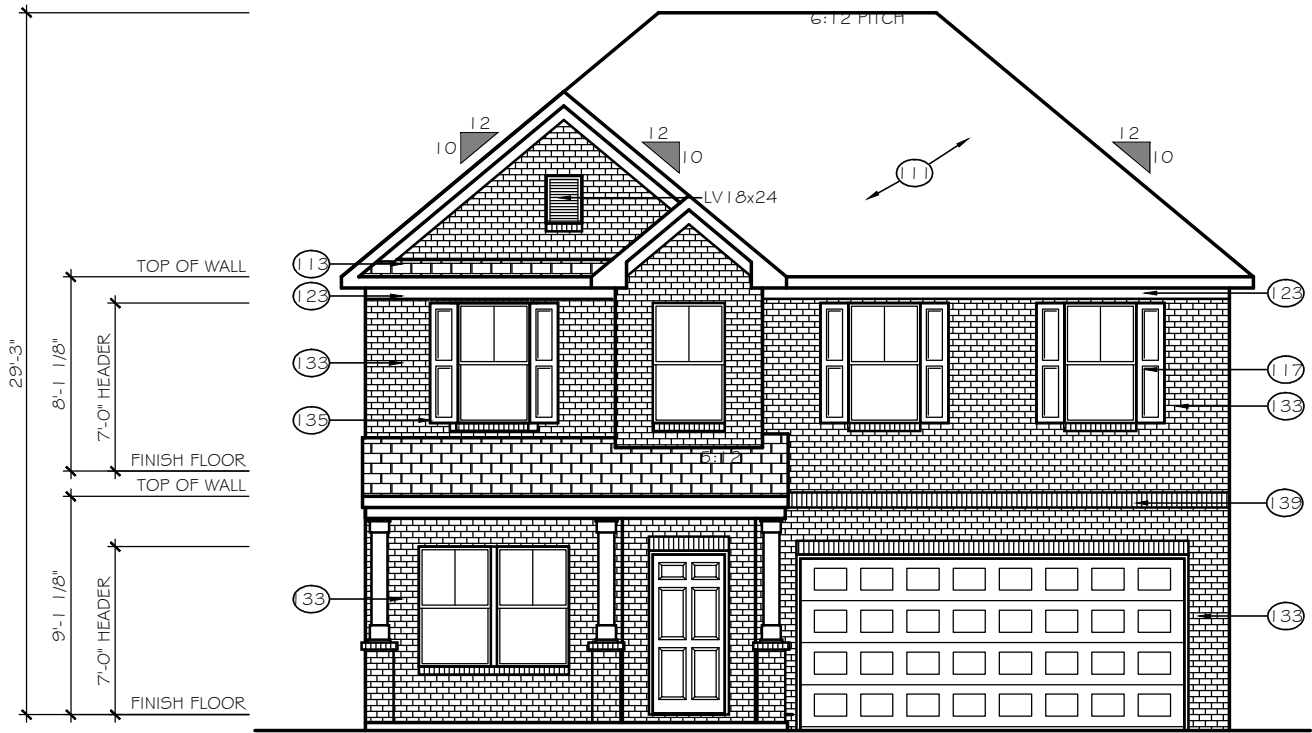
CHECKED BY:

BPS / DJP

SHEET:

A4.12

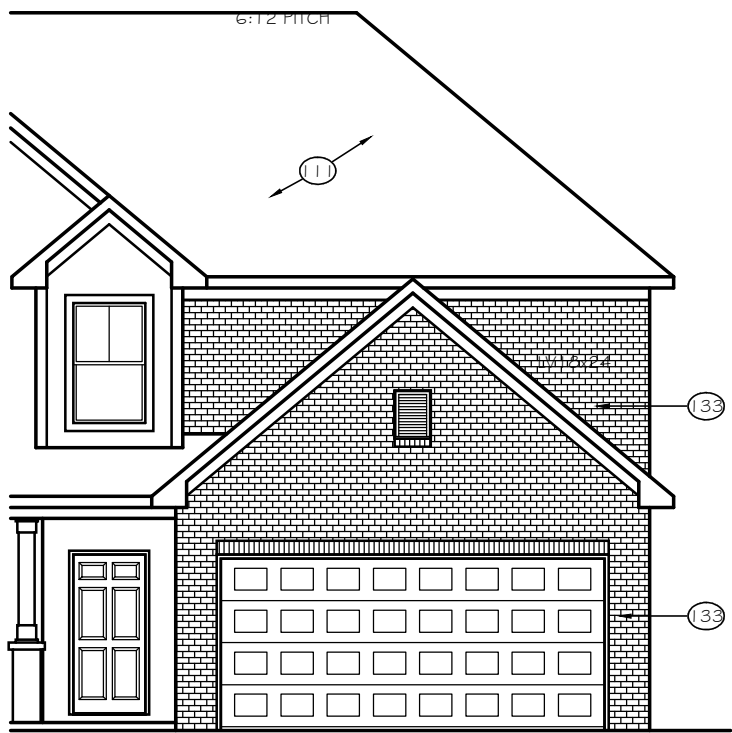
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C6



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-C6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

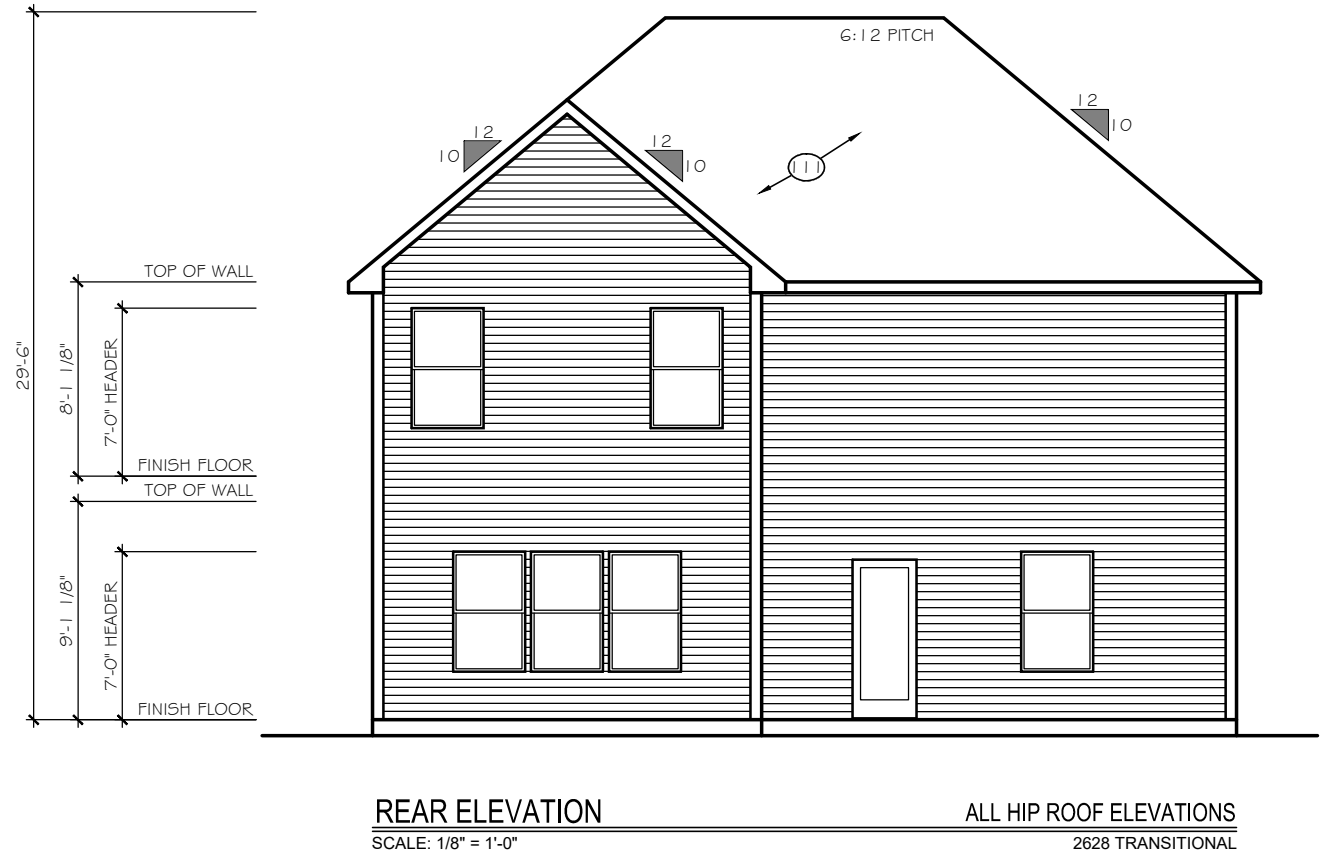
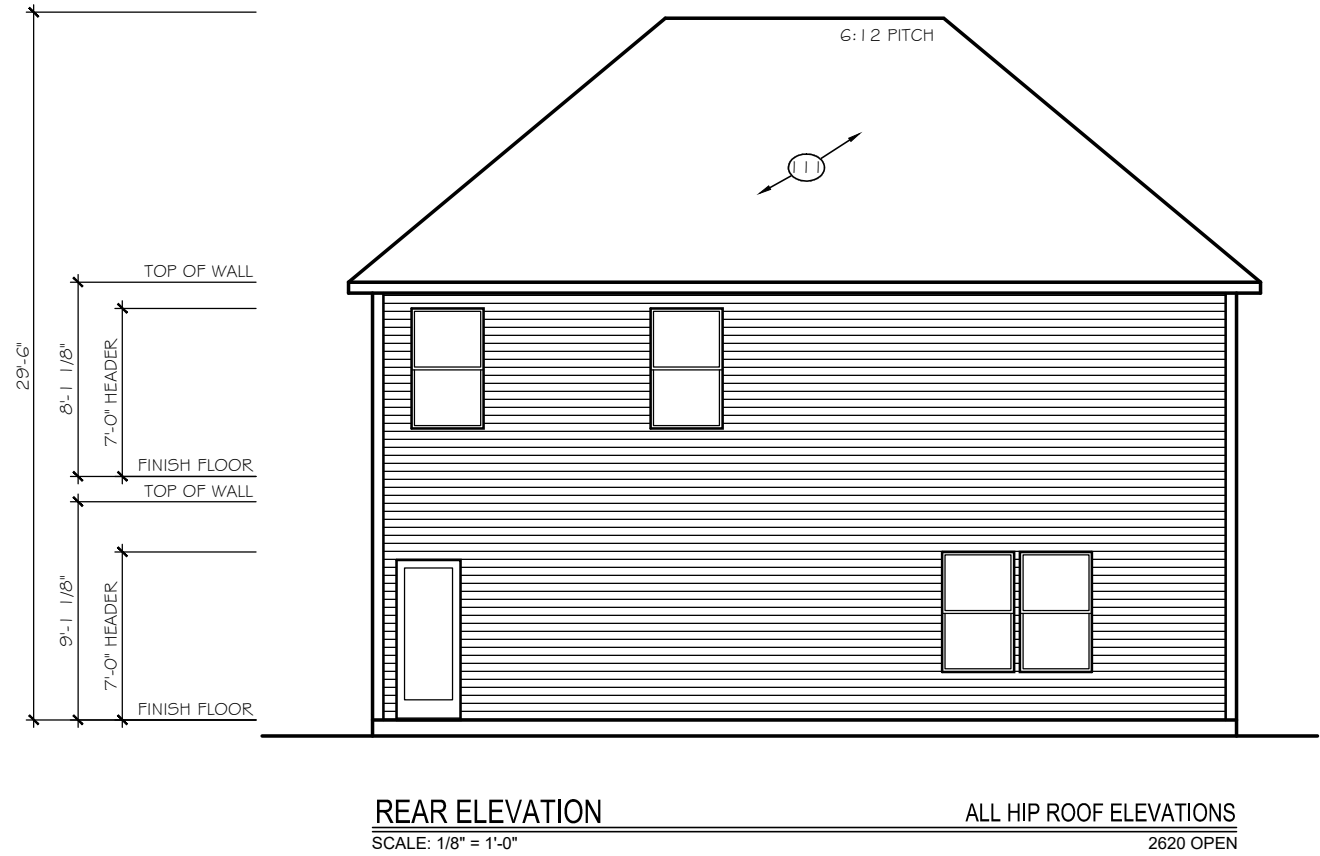
CHECKED BY:

BPS / DJP

SHEET:

A4.13

v1.2



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

REAR ELEVATION
ELEVATION E-C6, E-D6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
CLC

DATE:
11-29-18

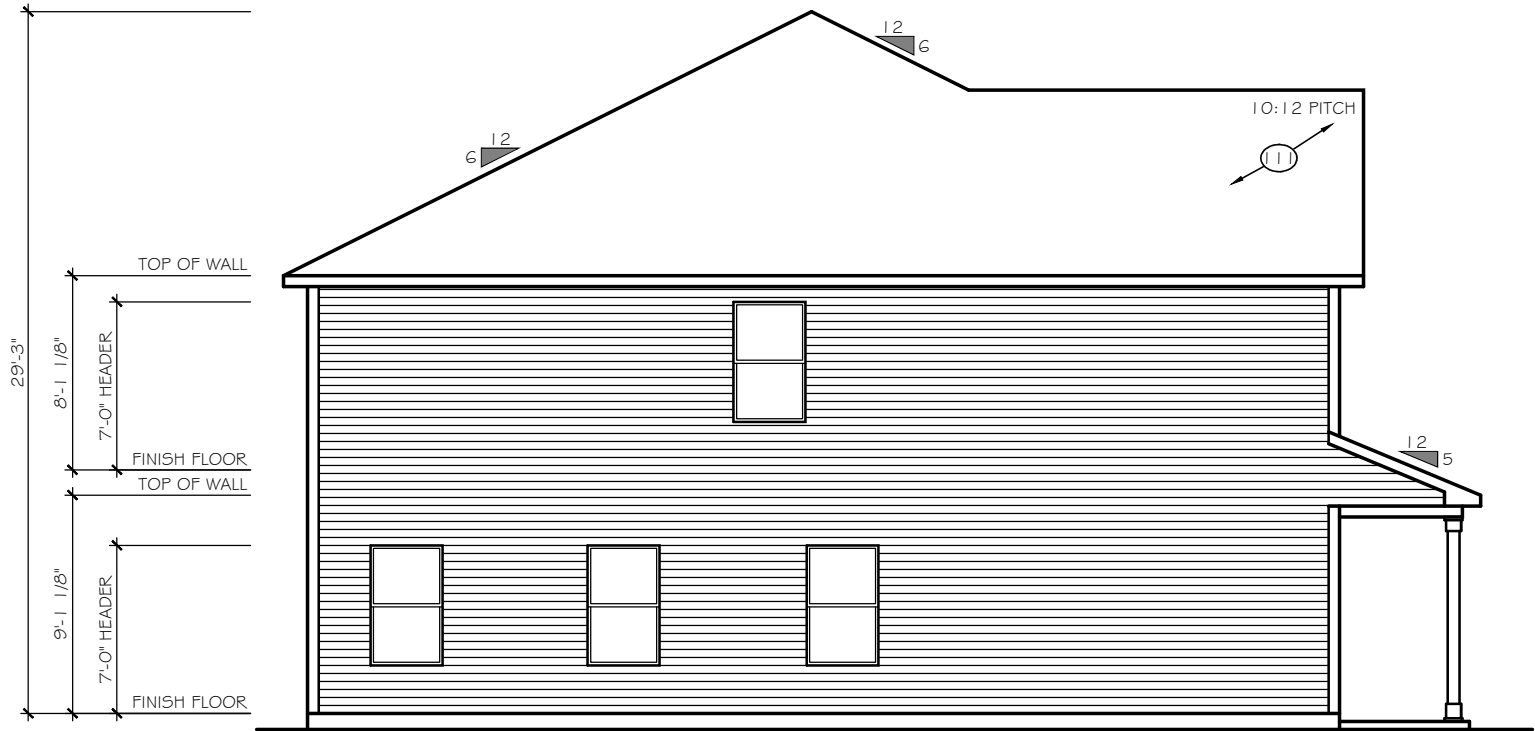
SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS / DJP

SHEET:

A4.14

v1.2

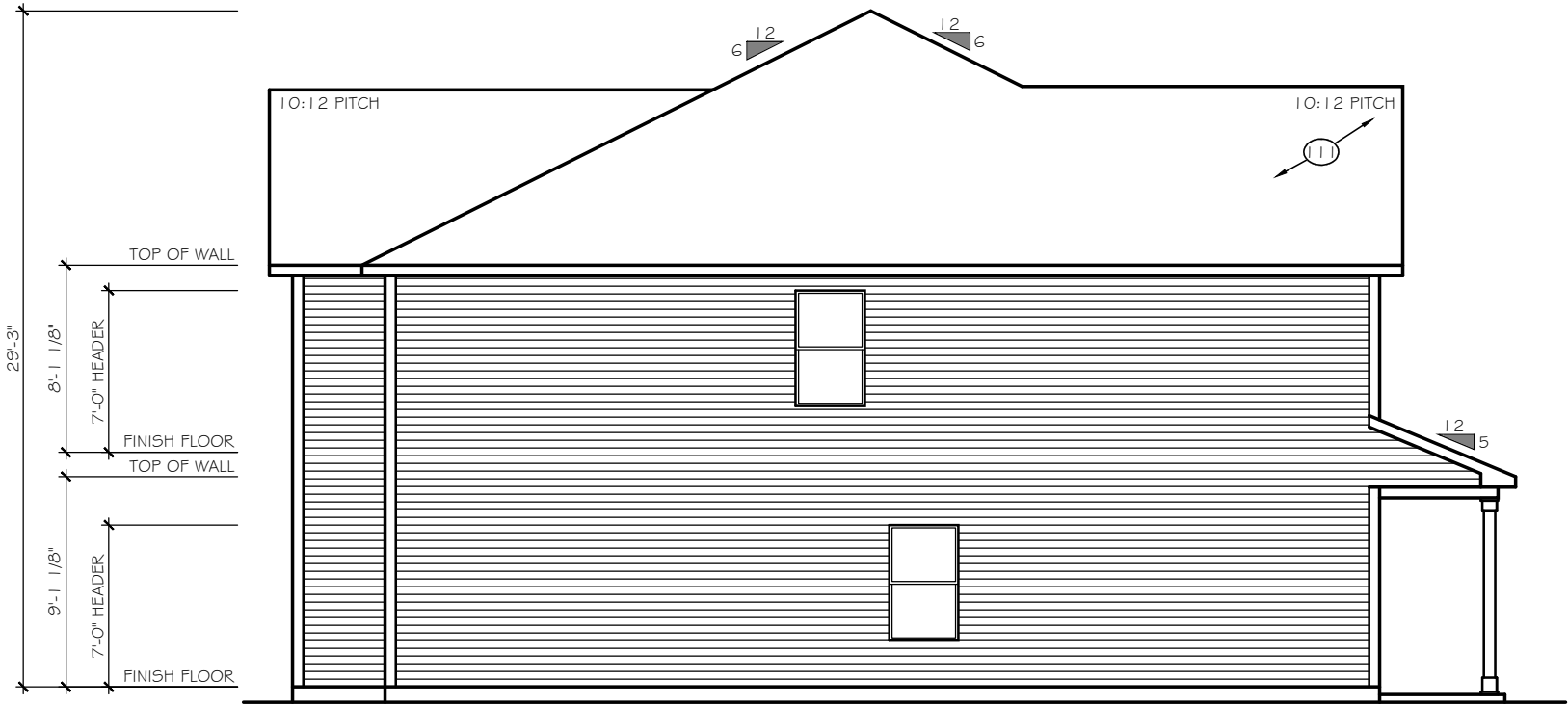


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2620 OPEN



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT ELEVATION
ELEVATION E-C6, E-D6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

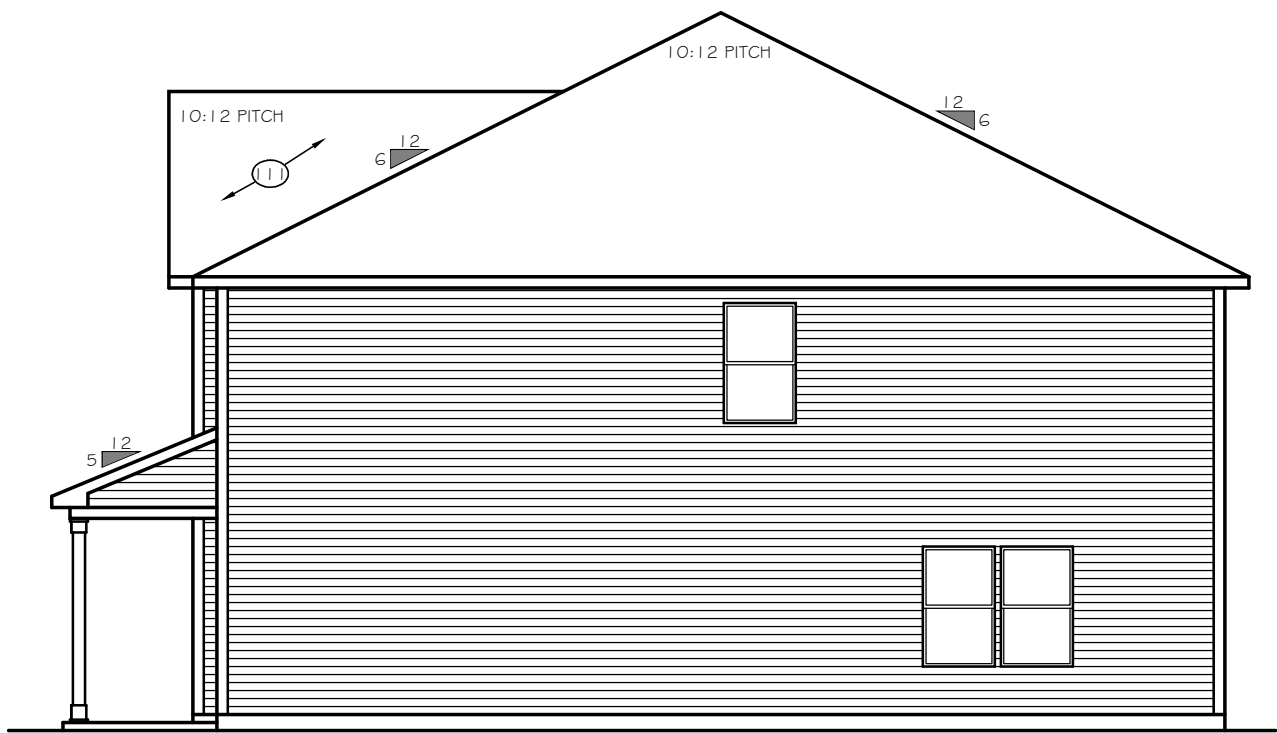
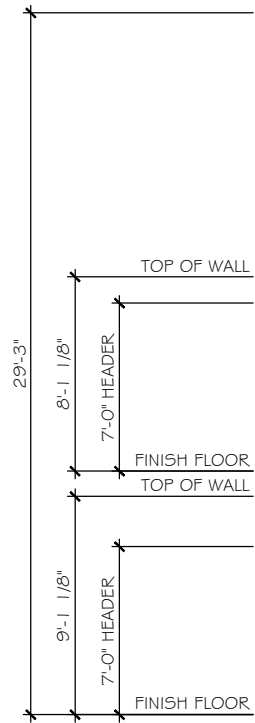
DRAWN BY:
CLC

DATE:
11-29-18

SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS / DJP

SHEET:
A4.15
v1.2

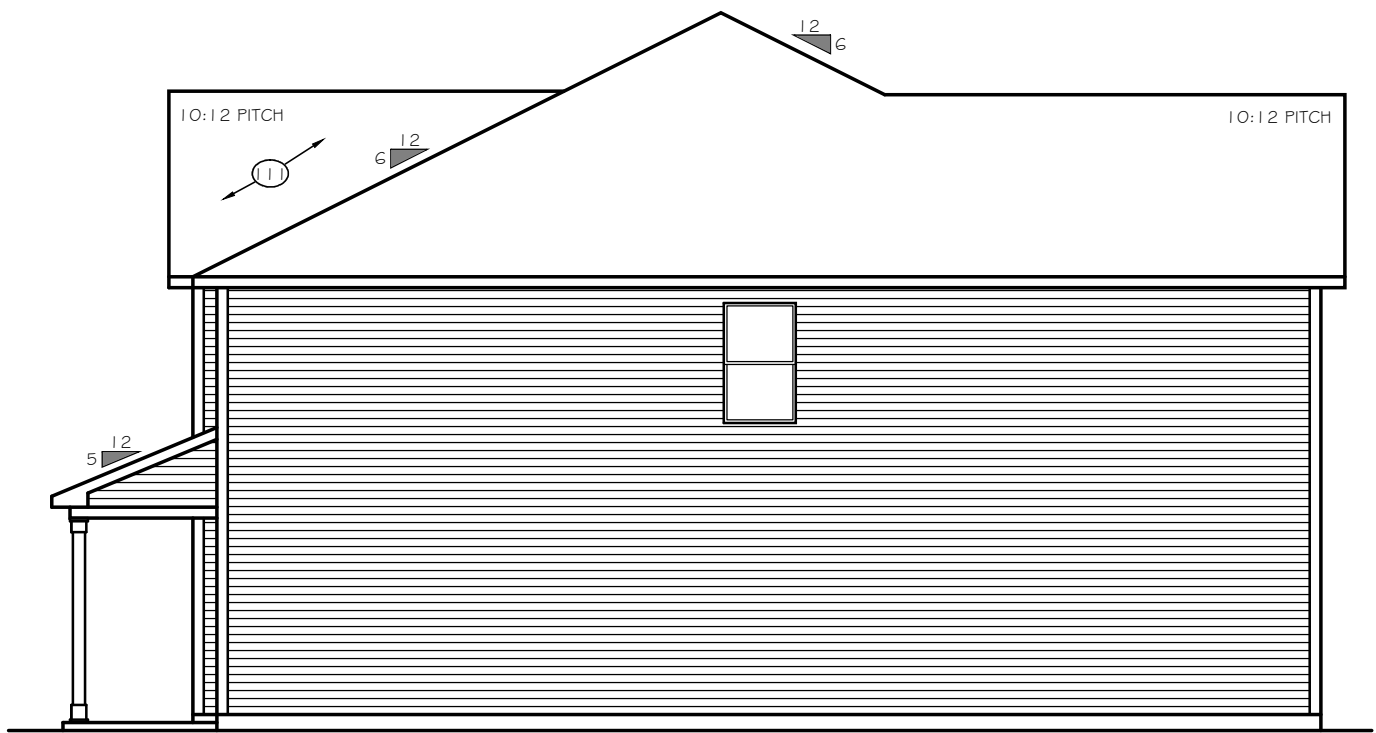
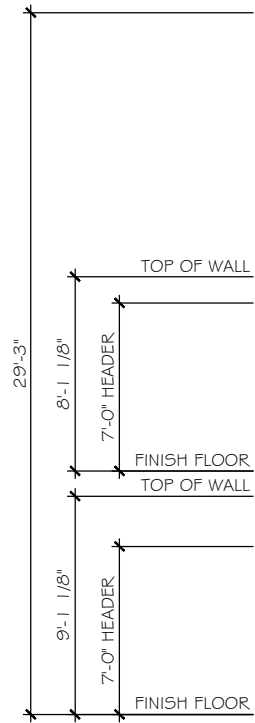


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

TrueHomes

IT'S ALL ABOUT U

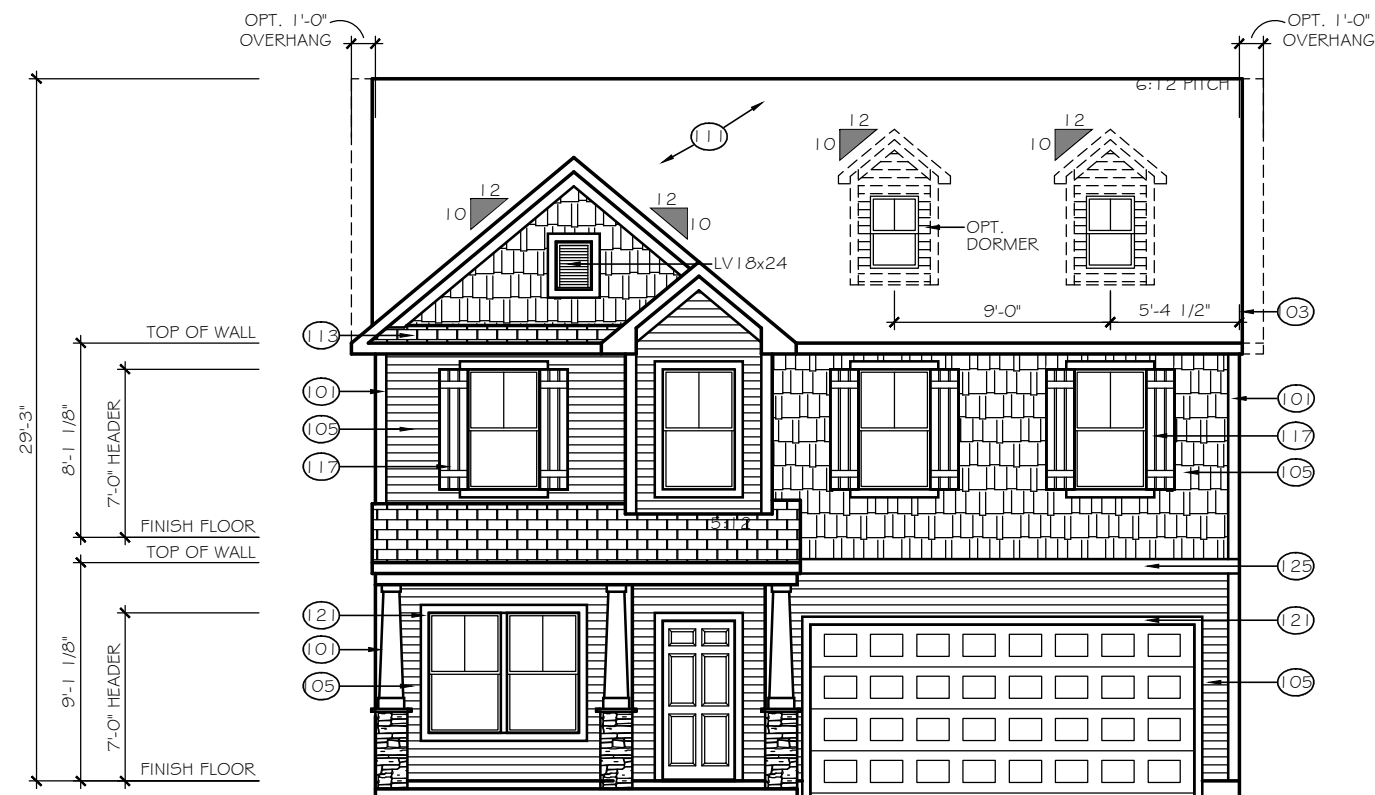
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT ELEVATION
ELEVATION E-C6, E-D6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	11-29-18
SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS / DJP

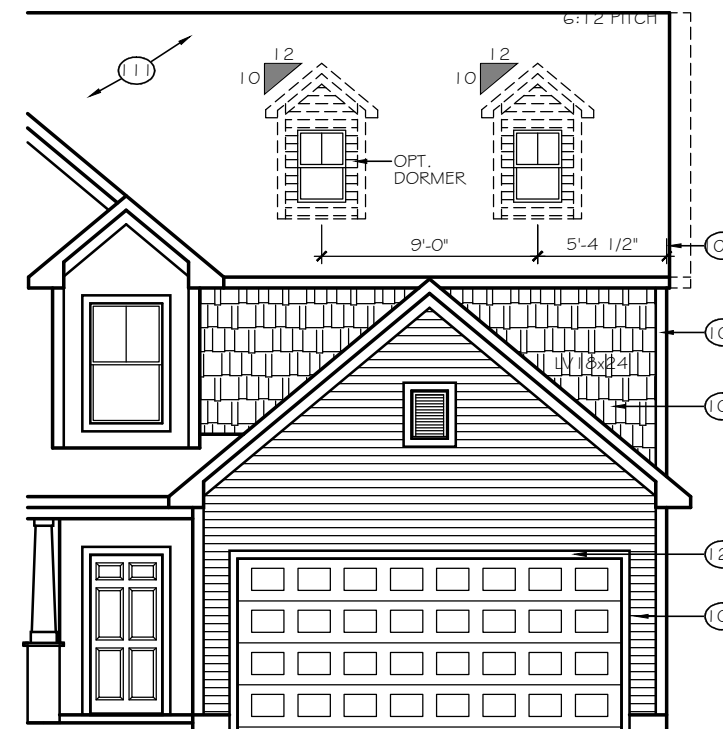
SHEET:
A4.16
v1.2



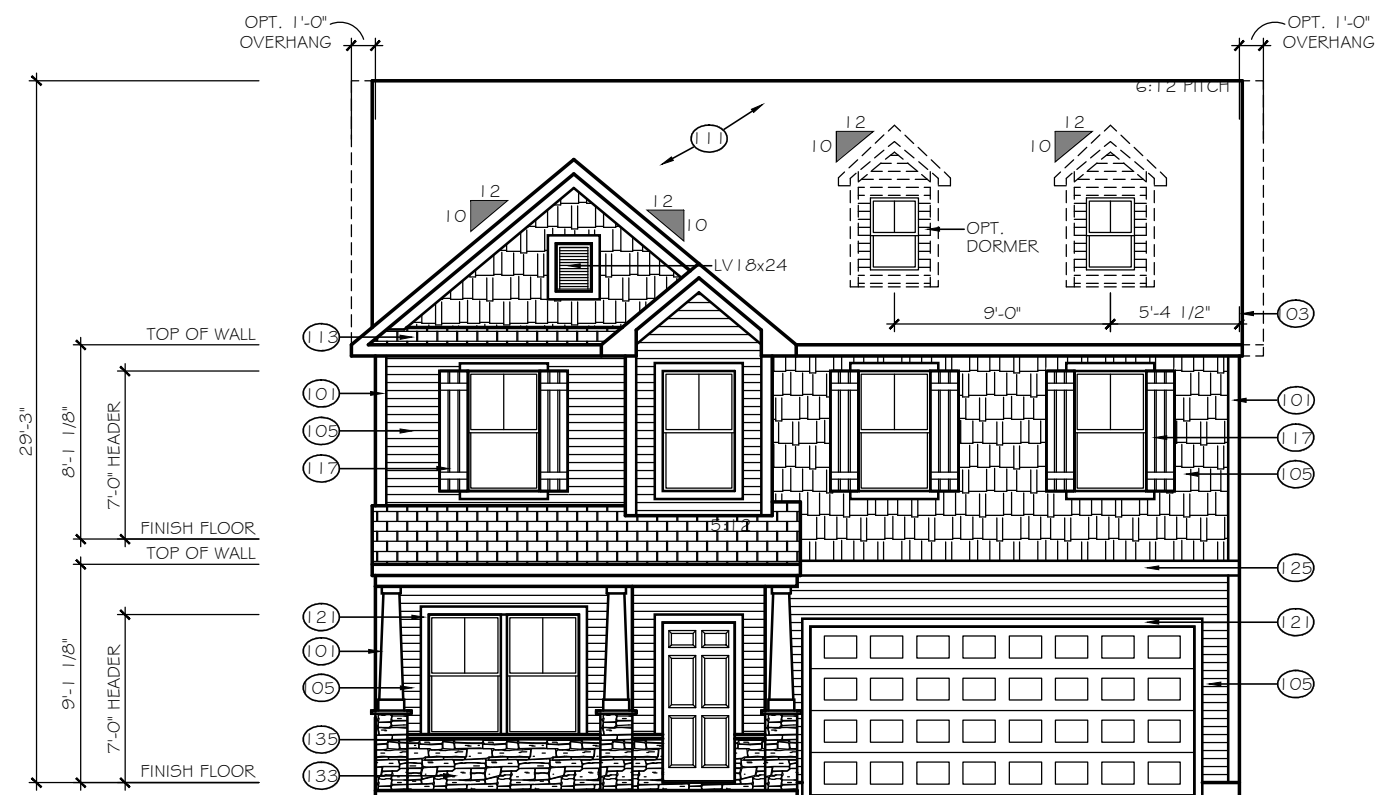
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D1



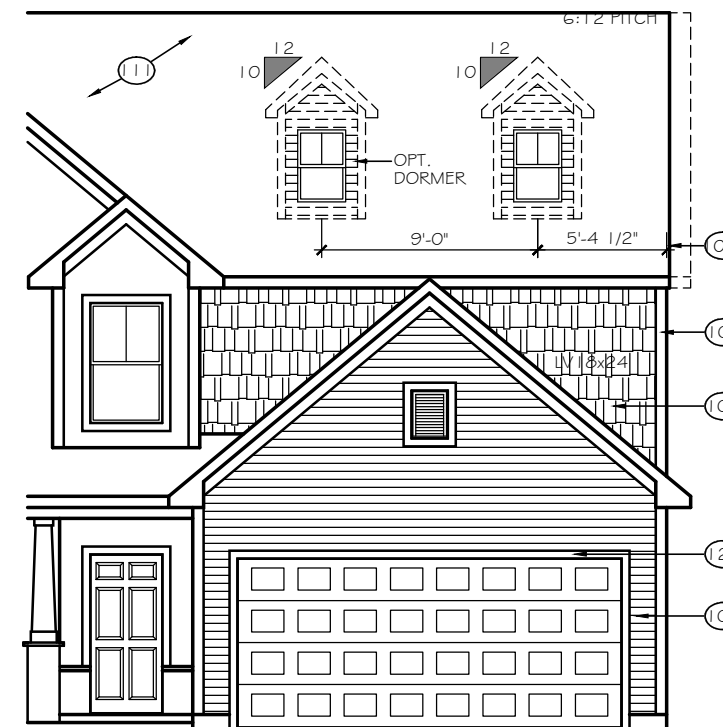
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D2



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-D1, E-D2

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

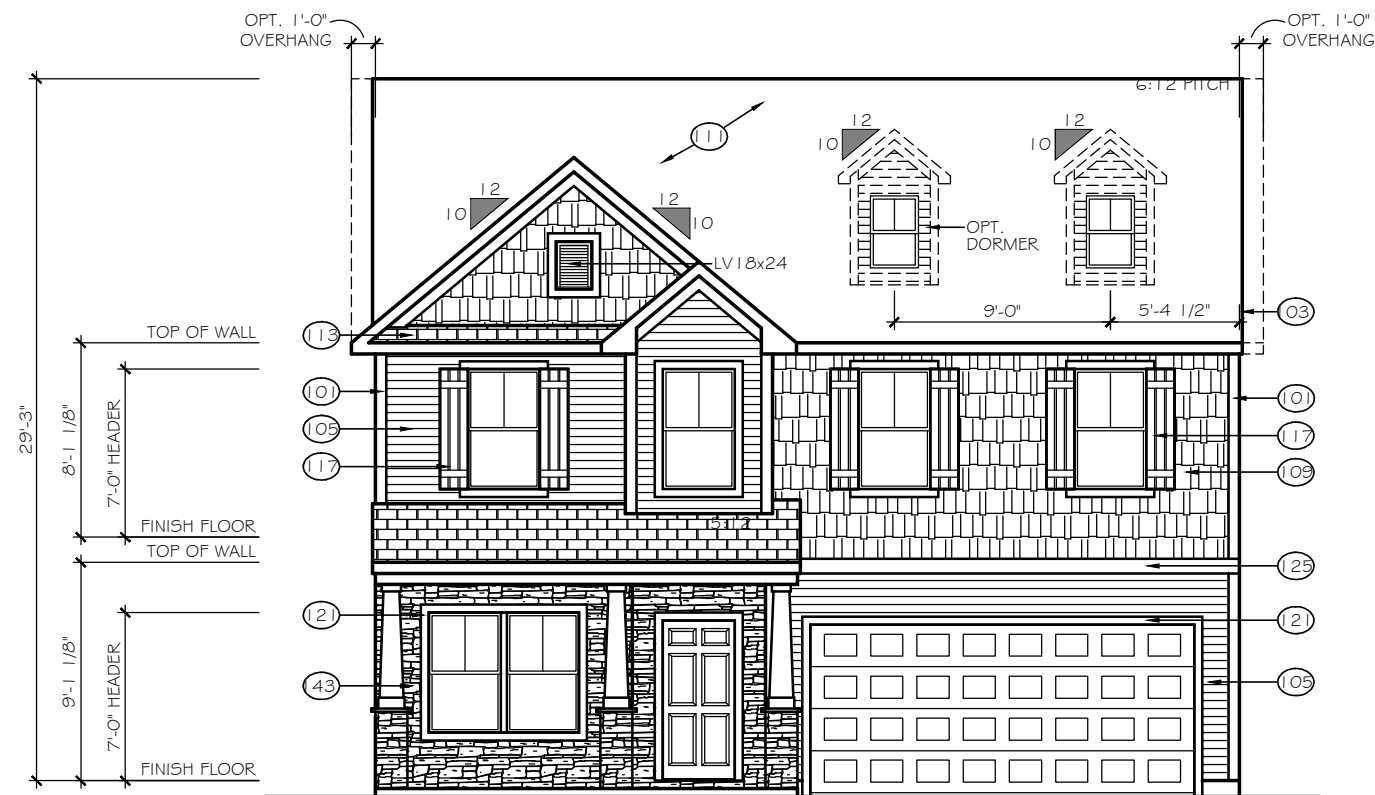
CHECKED BY:

BPS / DJP

SHEET:

A4.17

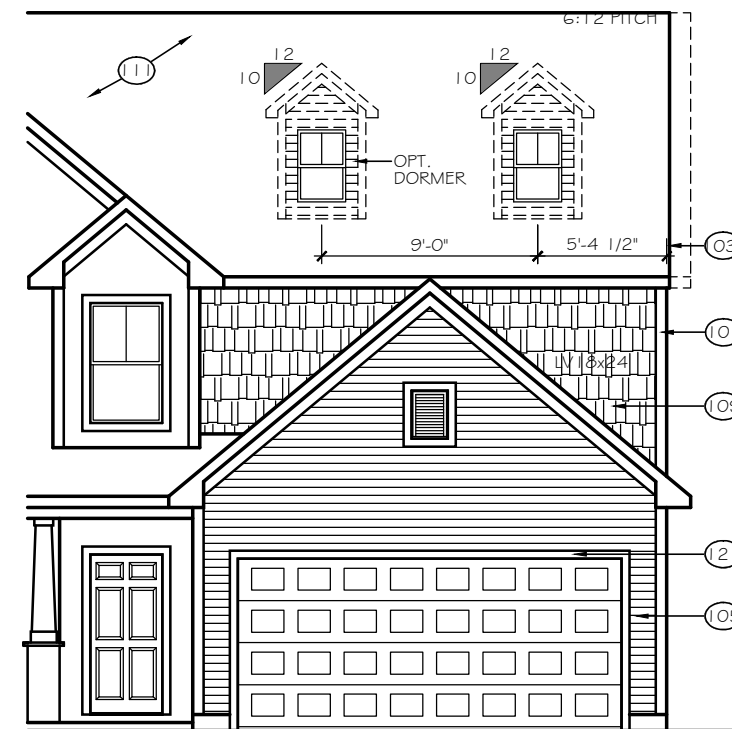
v1.2



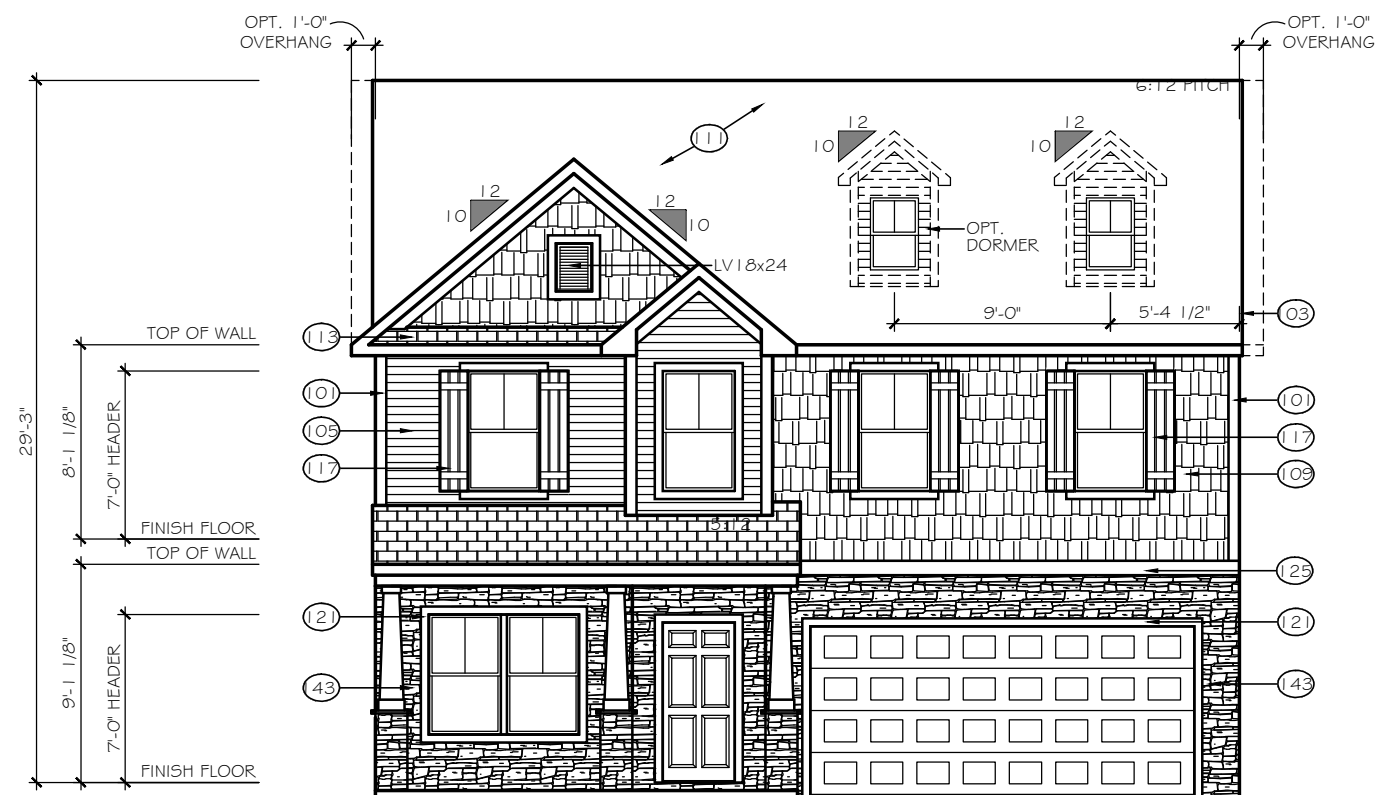
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D3



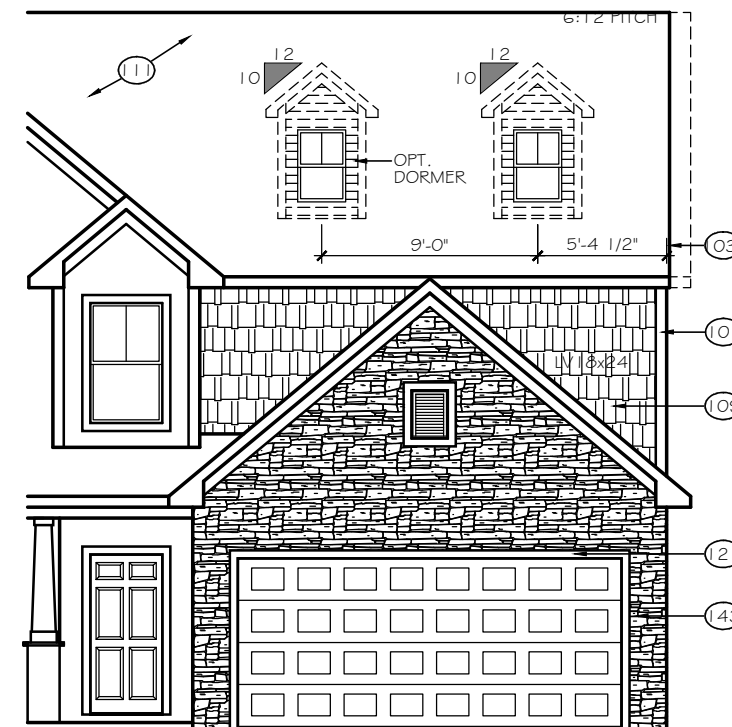
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D4



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-D3, E-D4

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

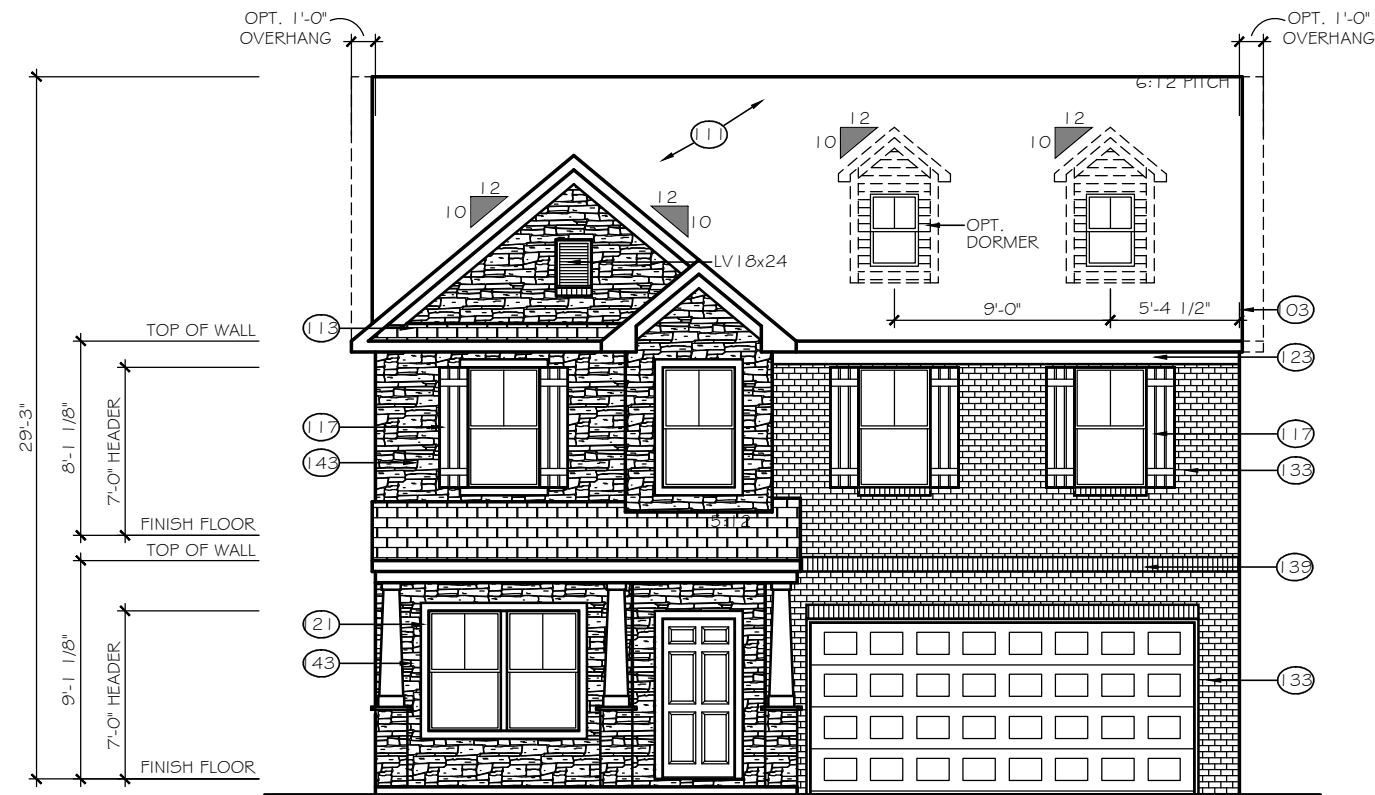
CHECKED BY:

BPS / DJP

SHEET:

A4.18

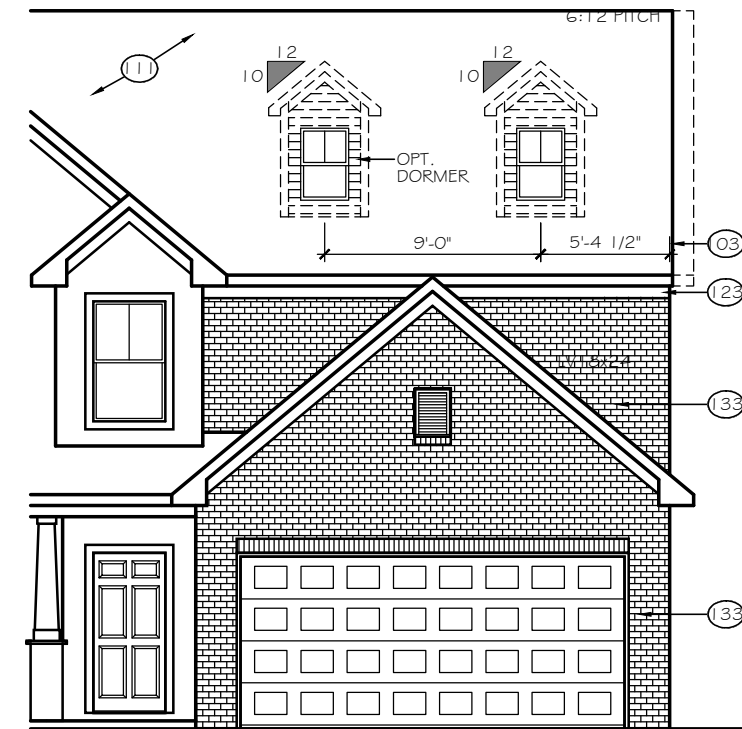
v1.2



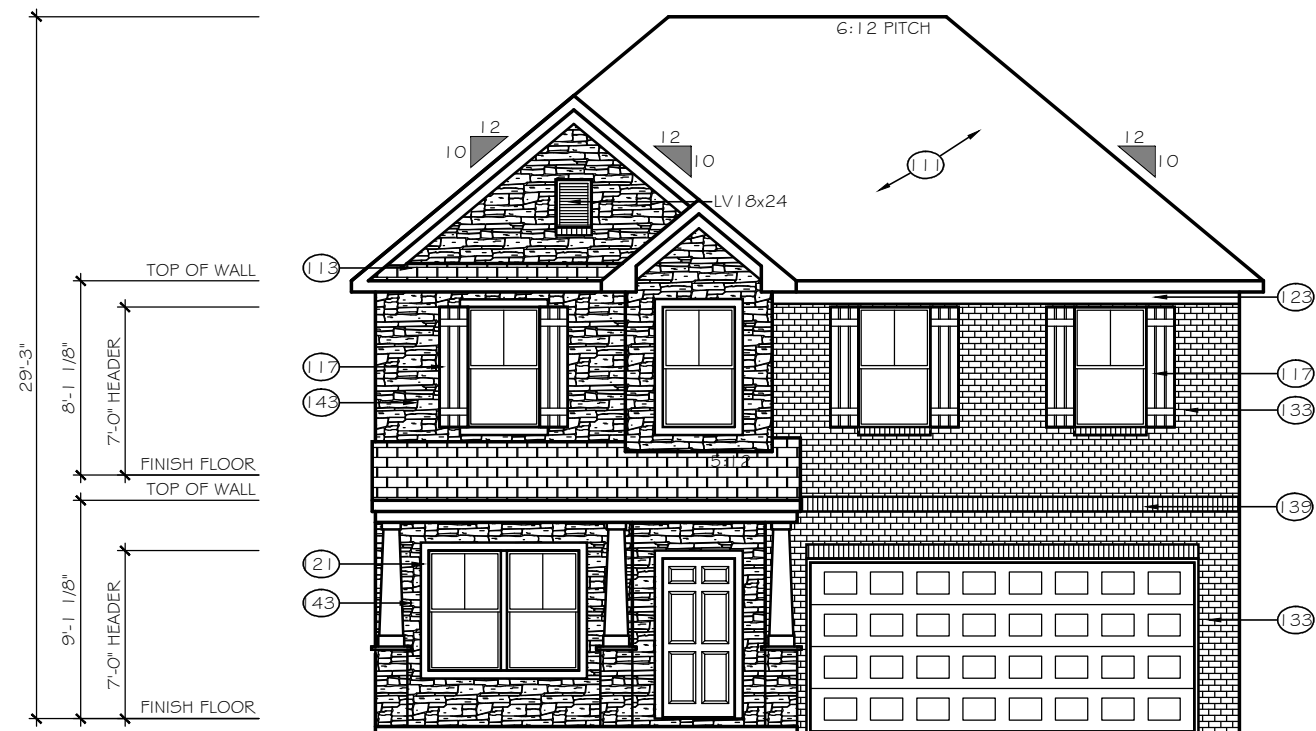
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D5



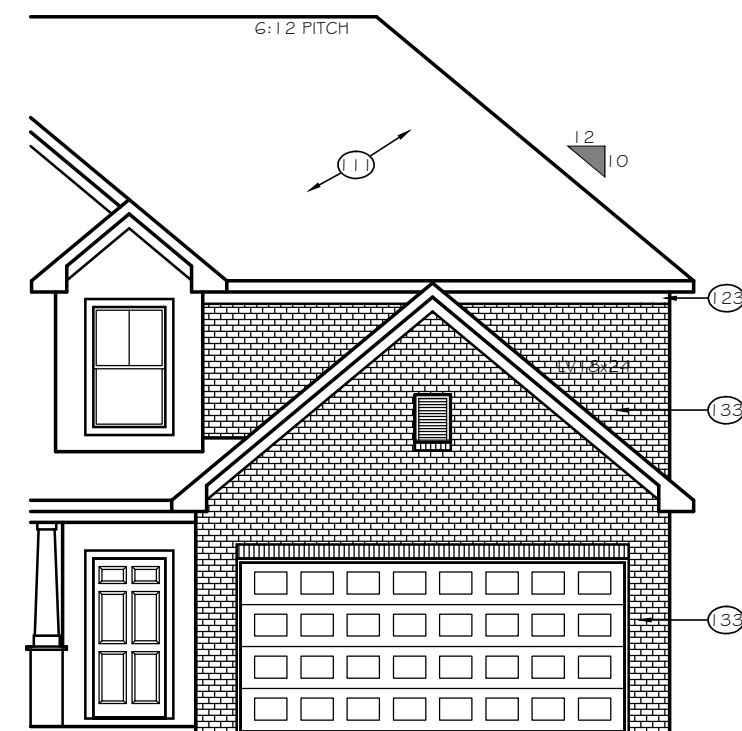
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D6



8' GARAGE BUMP OPTION

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-D5, E-D6

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

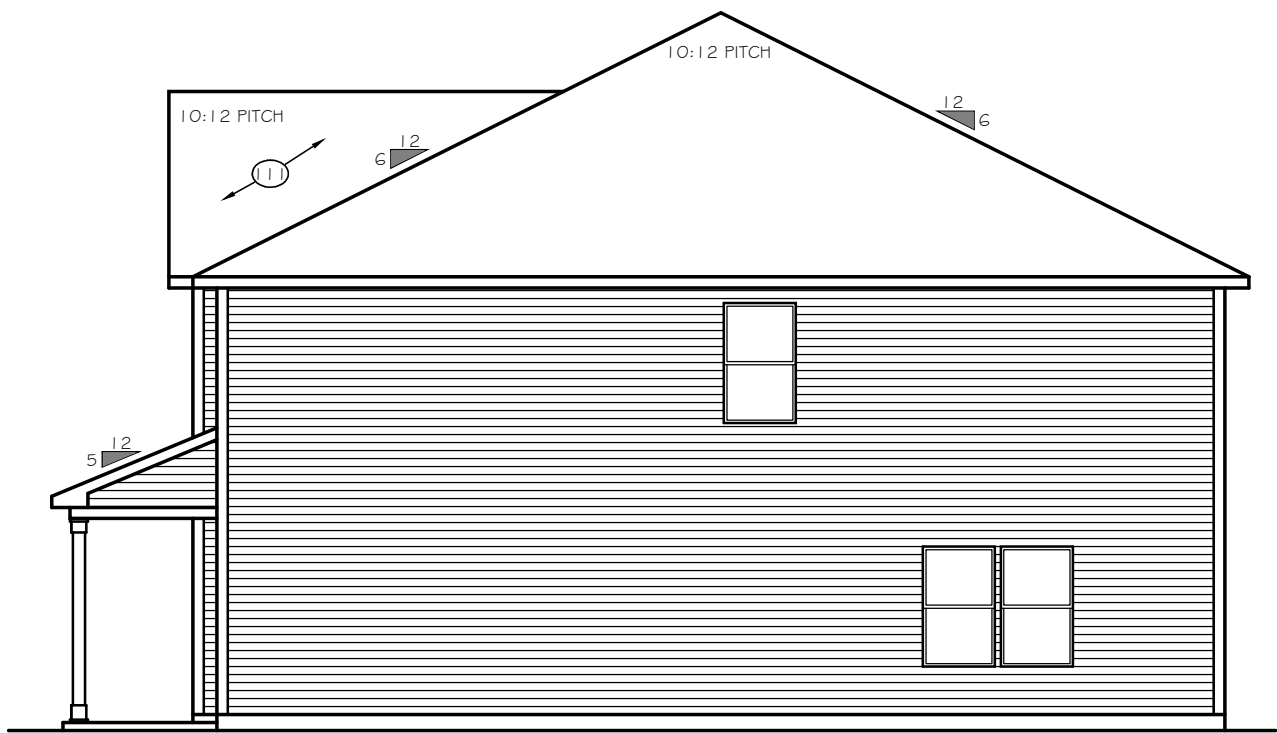
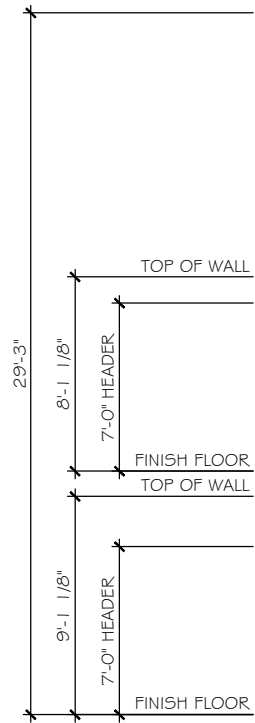
CHECKED BY:

BPS / DJP

SHEET:

A4.19

v1.2

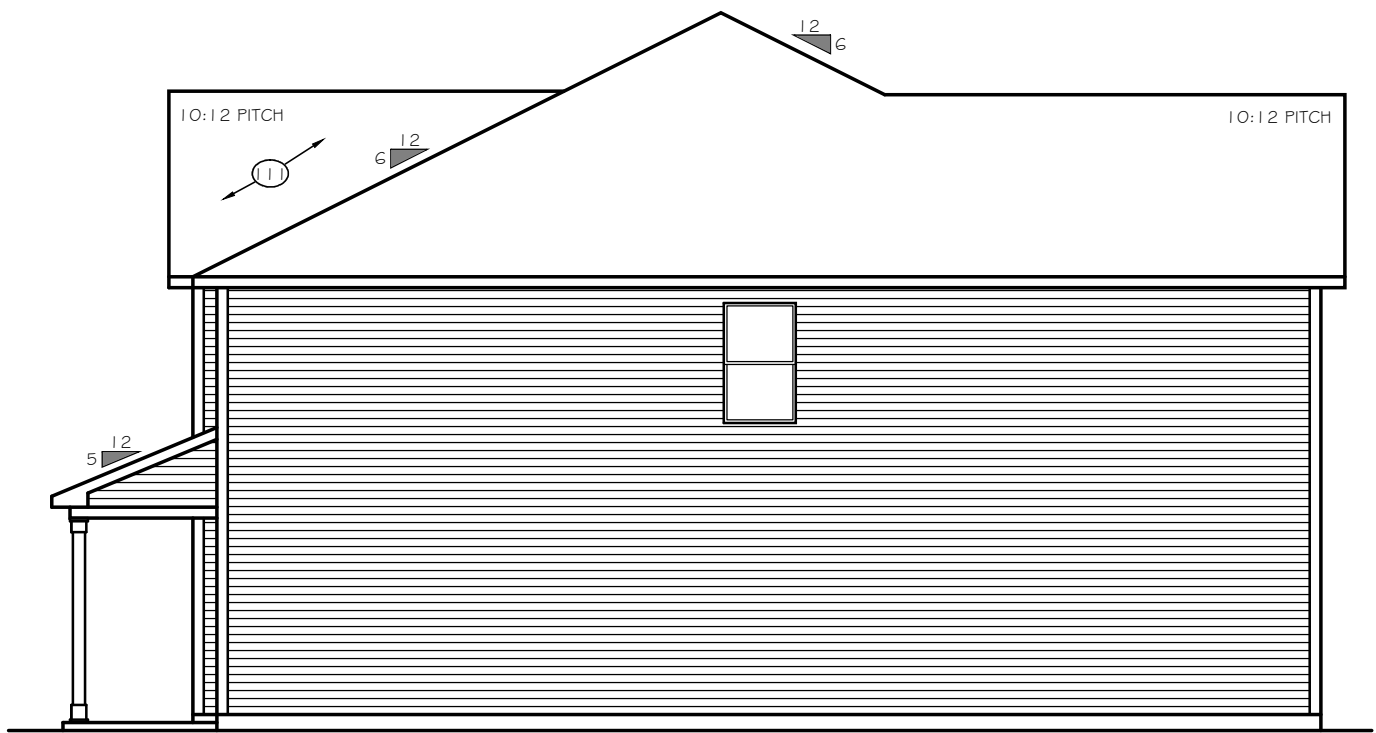
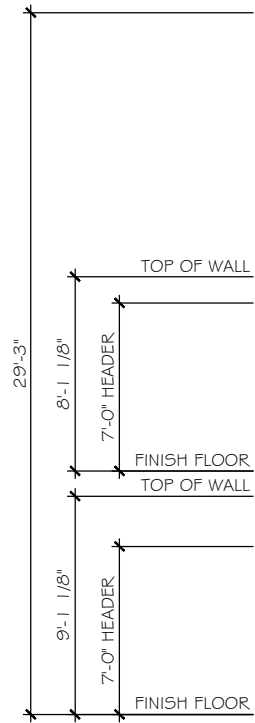


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT ELEVATION
ELEVATION E-E6, E-F6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	CLC
DATE:	11-29-18
SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS / DJP

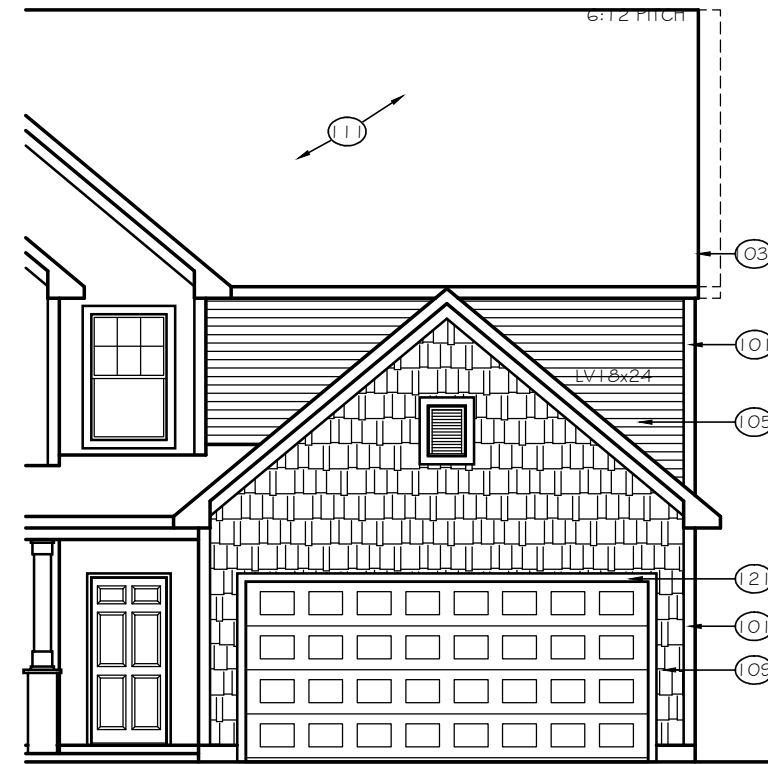
SHEET:
A4.29
v1.2



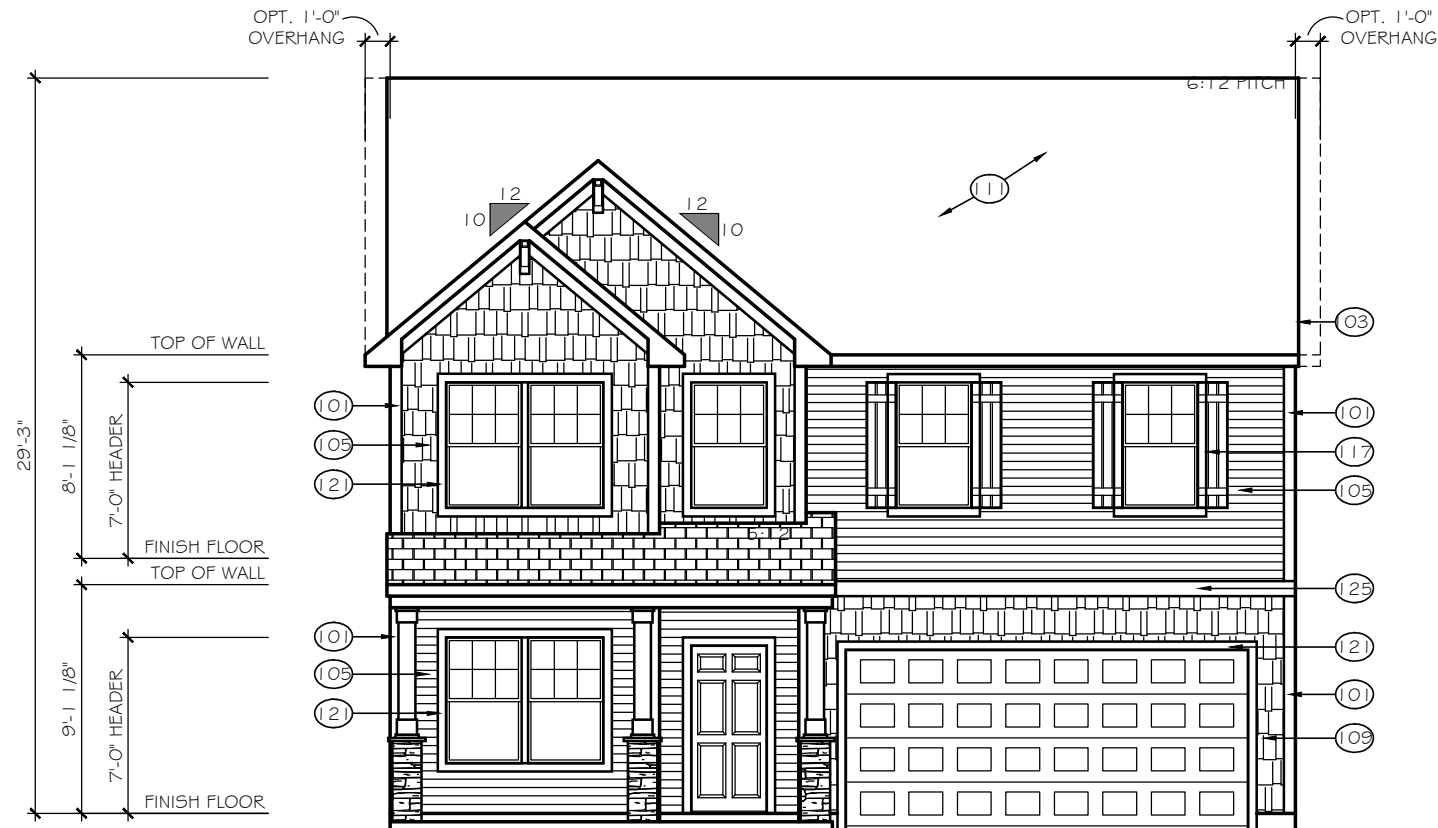
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F1



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F1P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F1

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.30

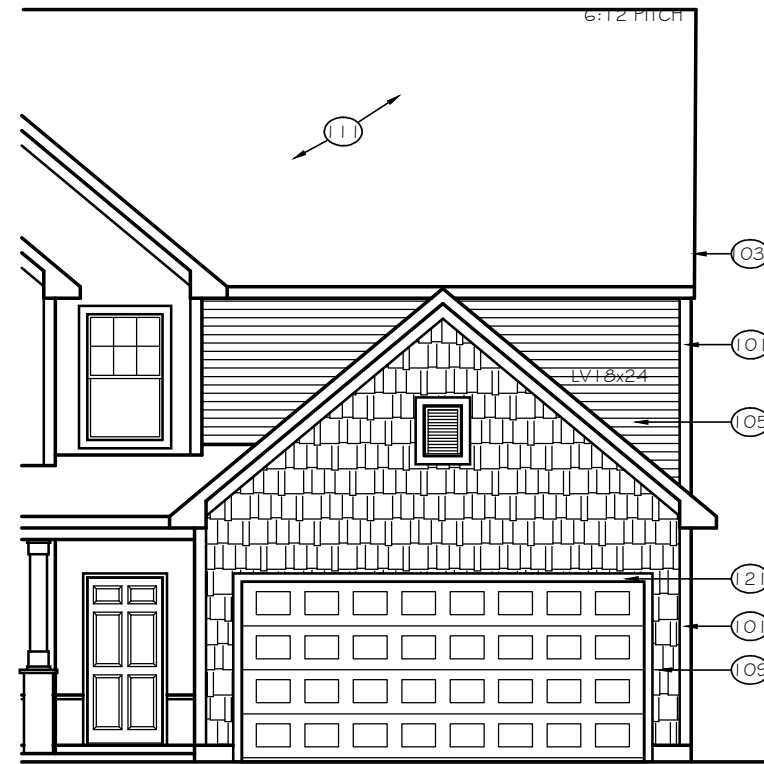
v1.2



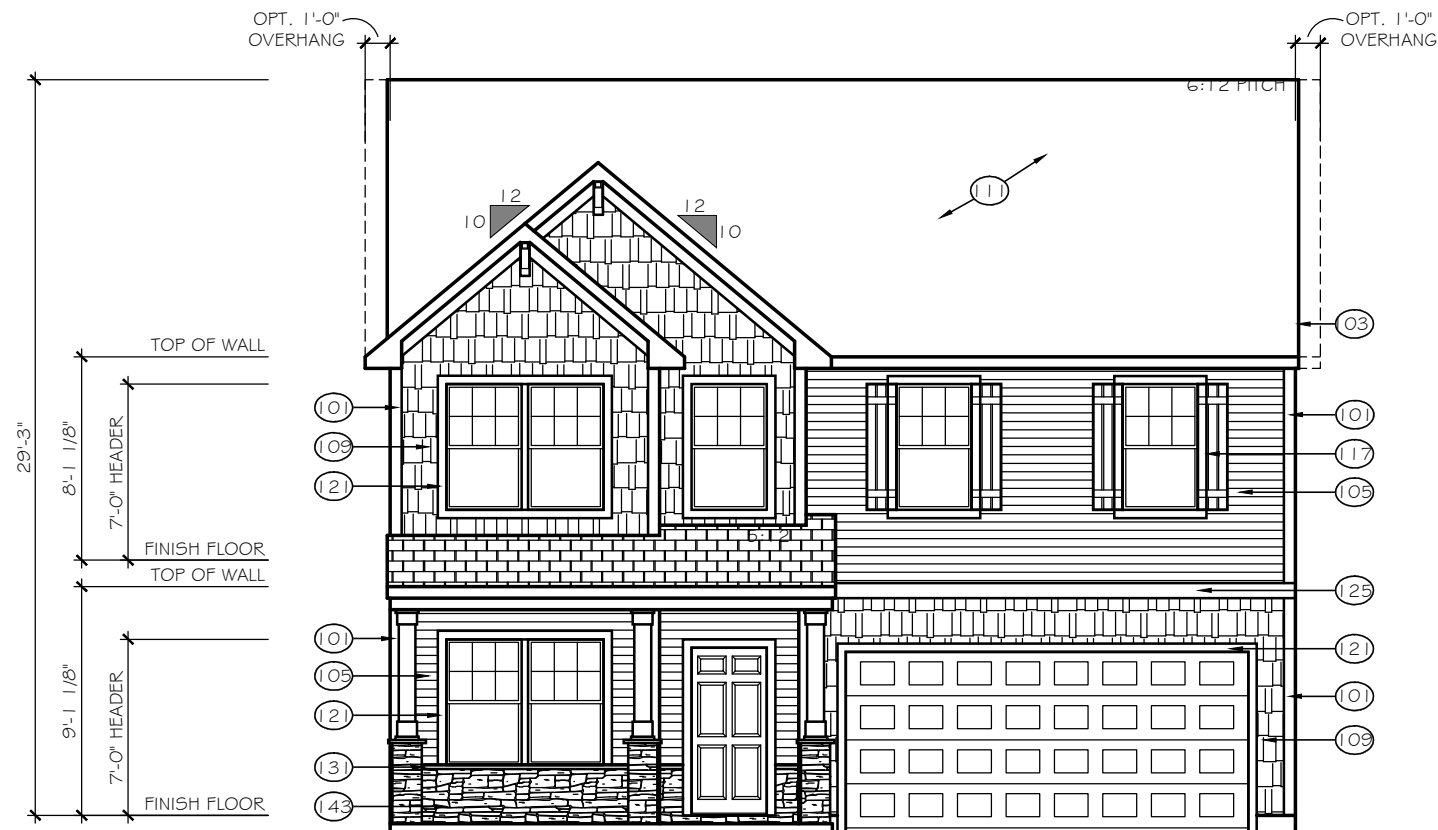
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F2



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F2P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F2

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.31

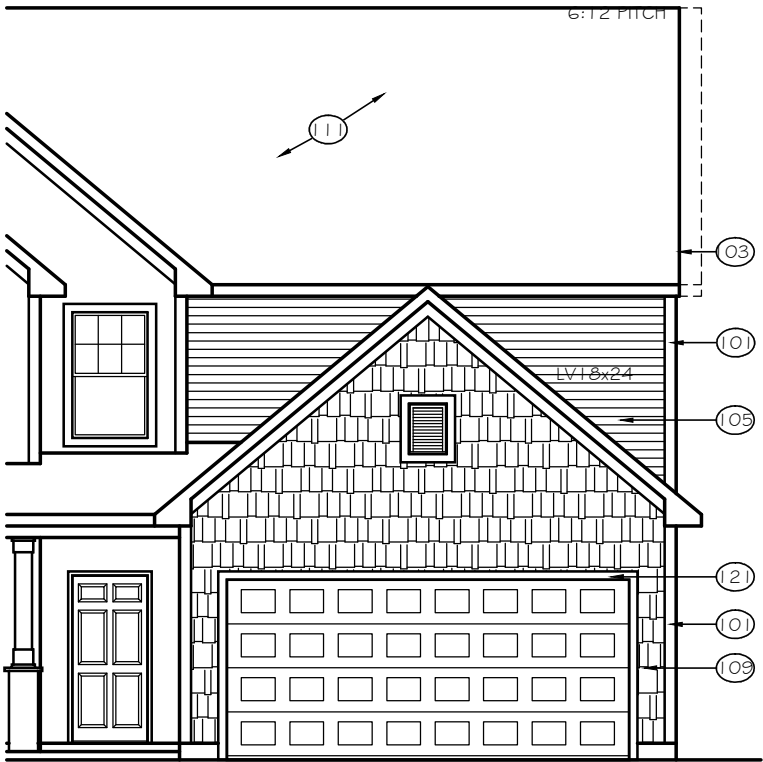
v1.2



FRONT ELEVATION

ELEVATION E-F3

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-F3P

SCALE: 1/8" = 1'-0"

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F3

THE HUNTLEY

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

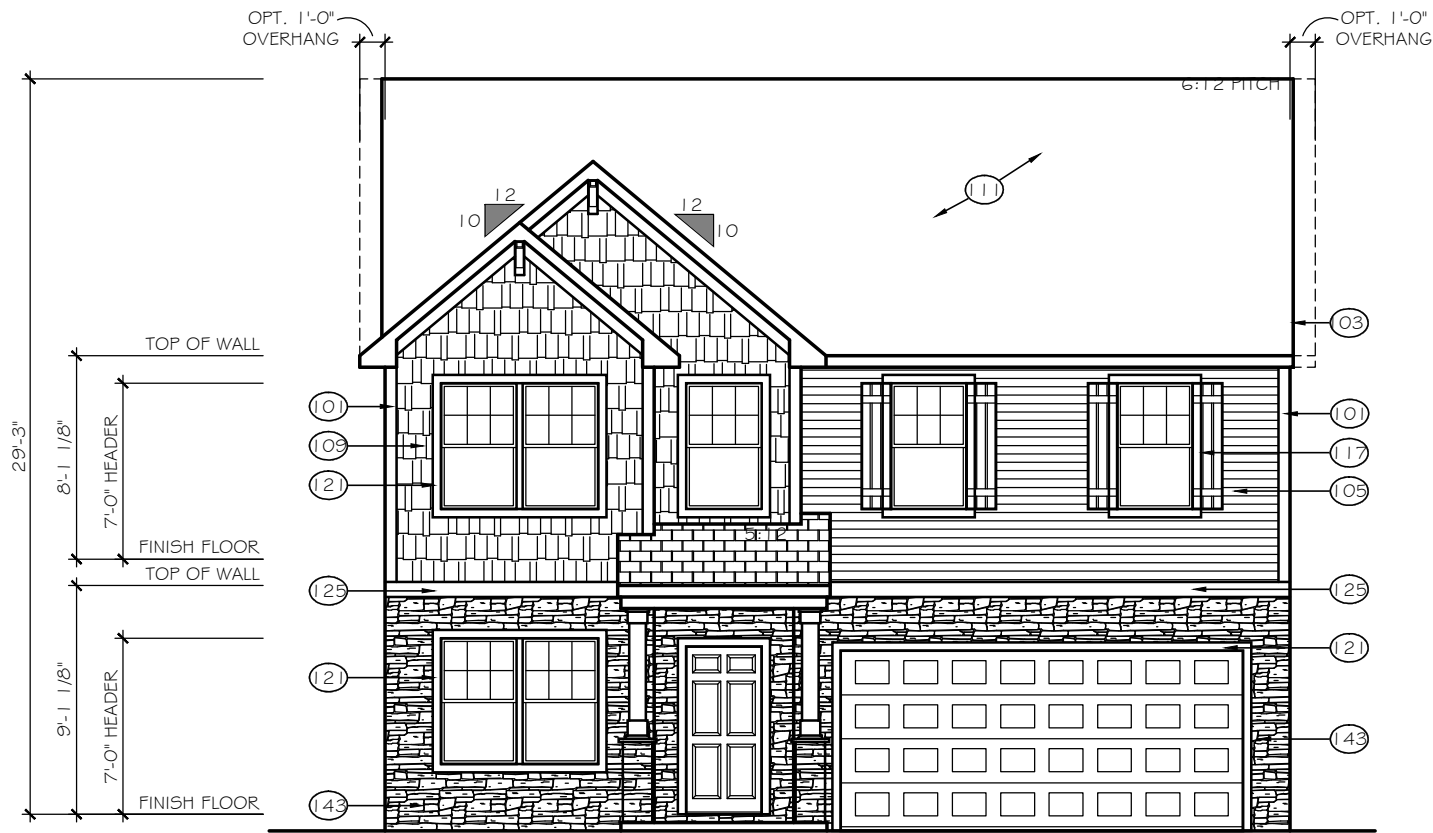
CHECKED BY:

BPS / DJP

SHEET:

A4.32

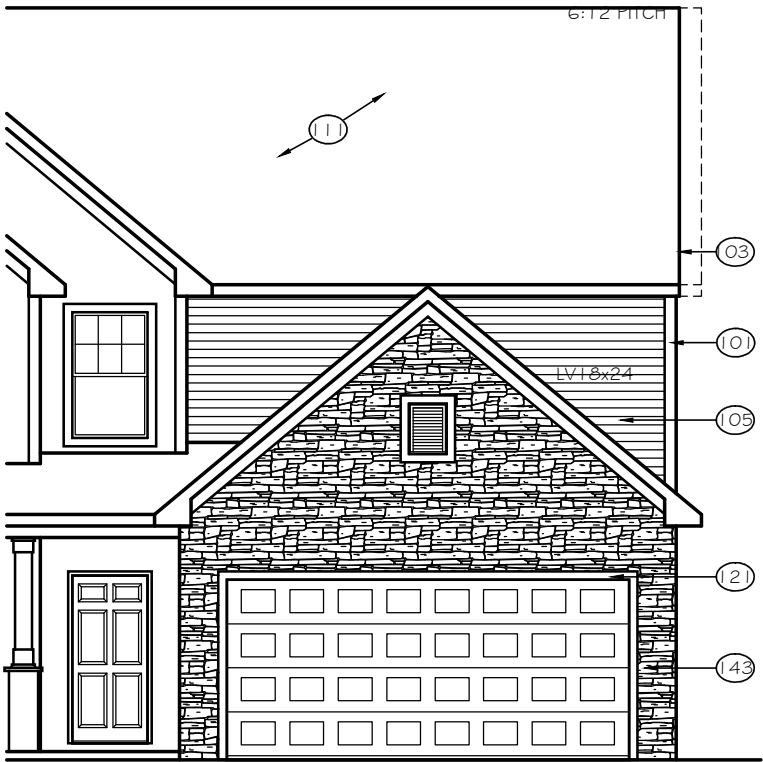
v1.2



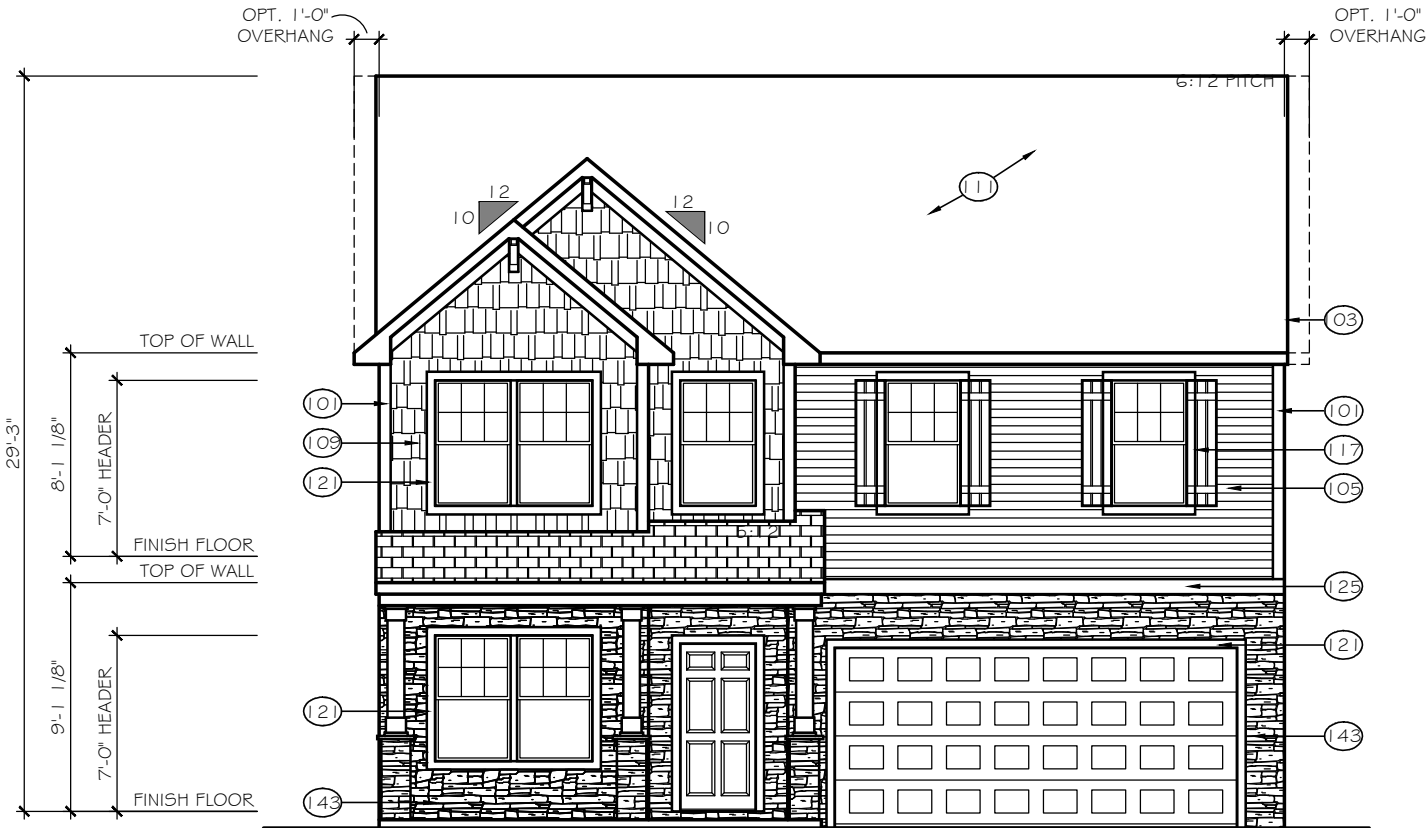
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F4



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F4P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F4

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

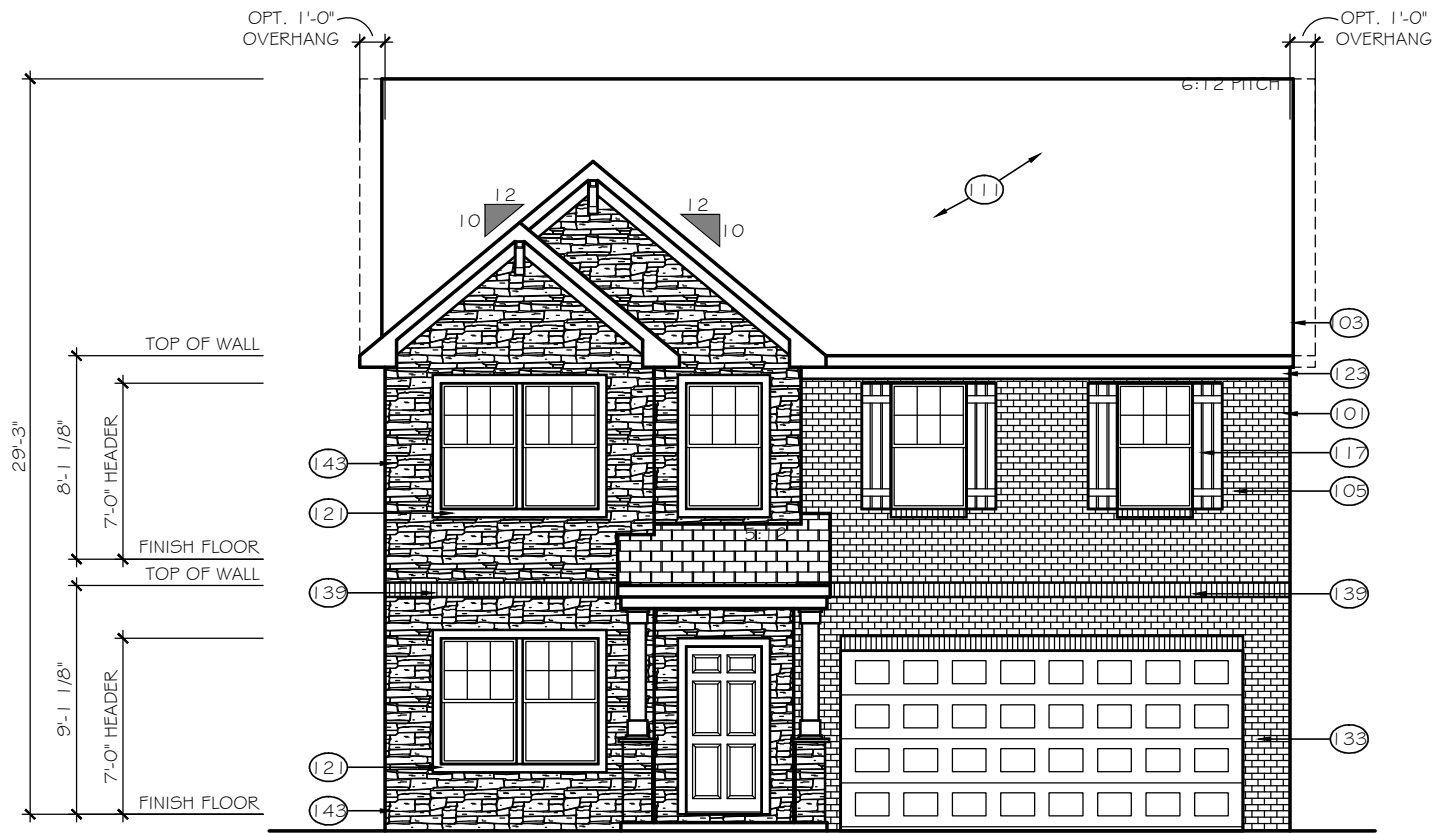
CHECKED BY:

BPS / DJP

SHEET:

A4.33

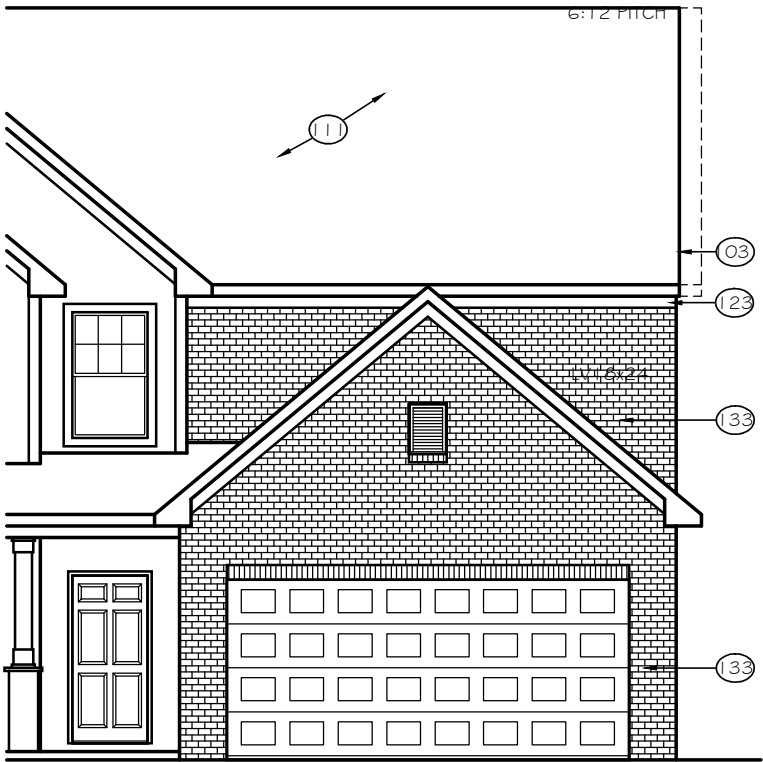
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F5



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F5P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F5

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.34

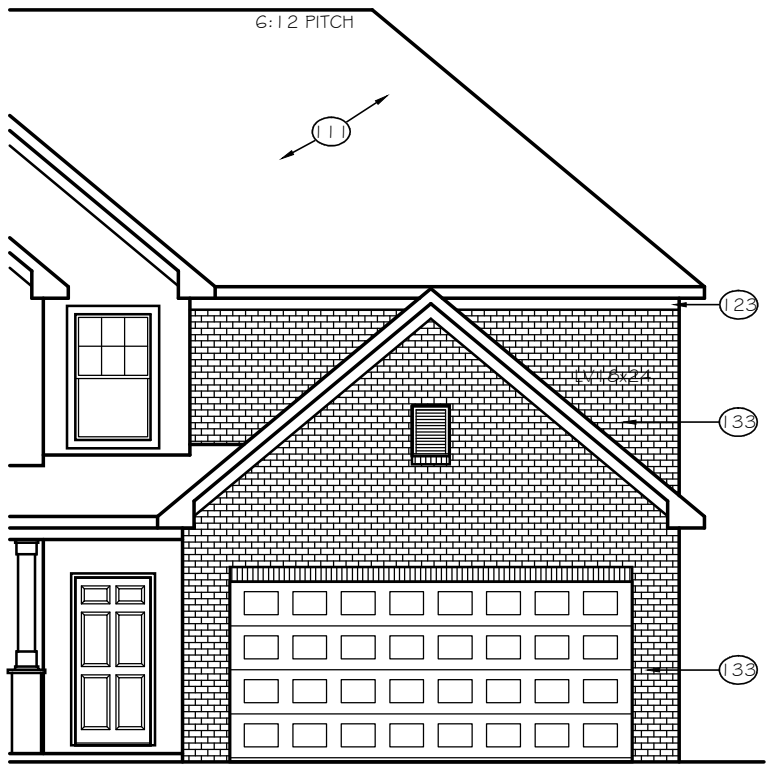
v1.2



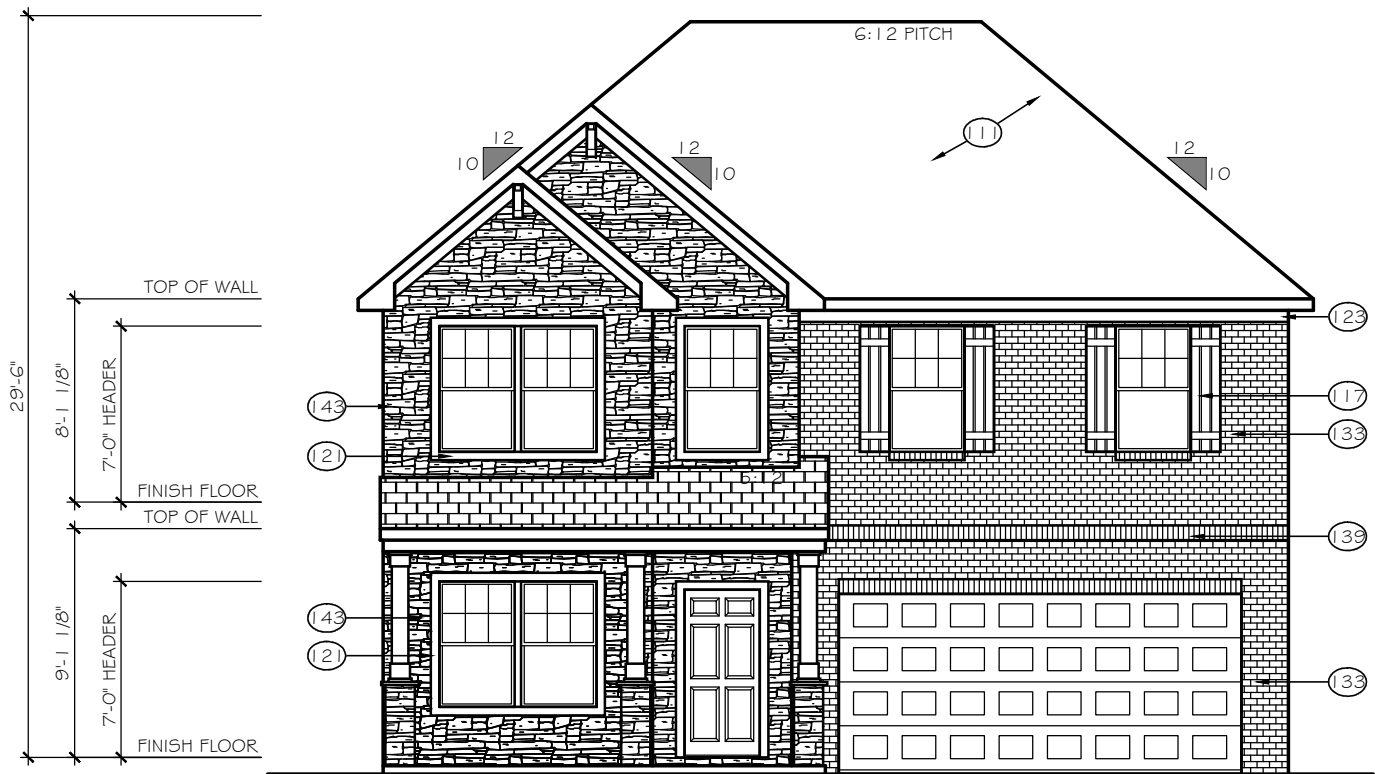
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F6



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F6P

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION
ELEVATION E-F6

THE HUNTLEY

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

CLC

DATE:

11-29-18

SCALE:

1/8" = 1'-0"

CHECKED BY:

BPS / DJP

SHEET:

A4.35

v1.2

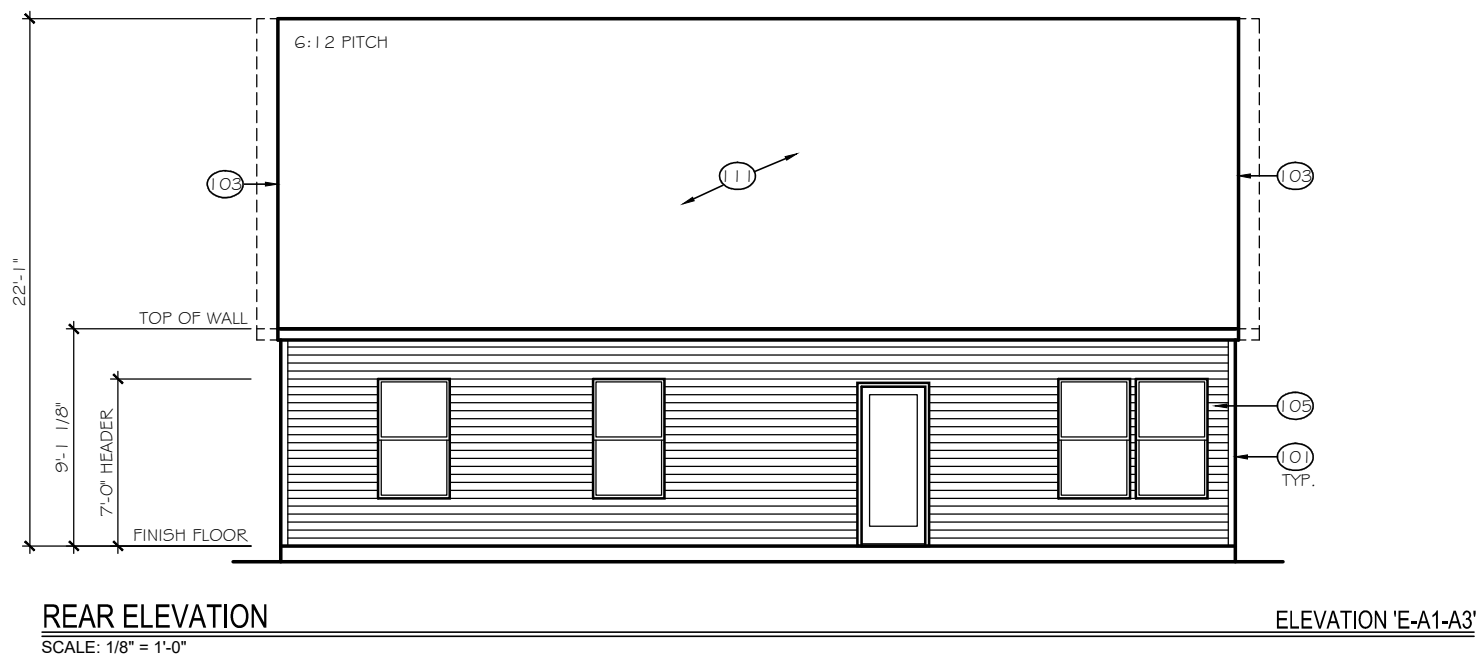
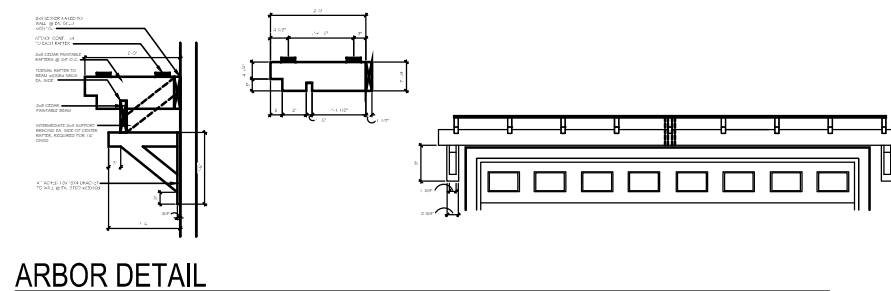
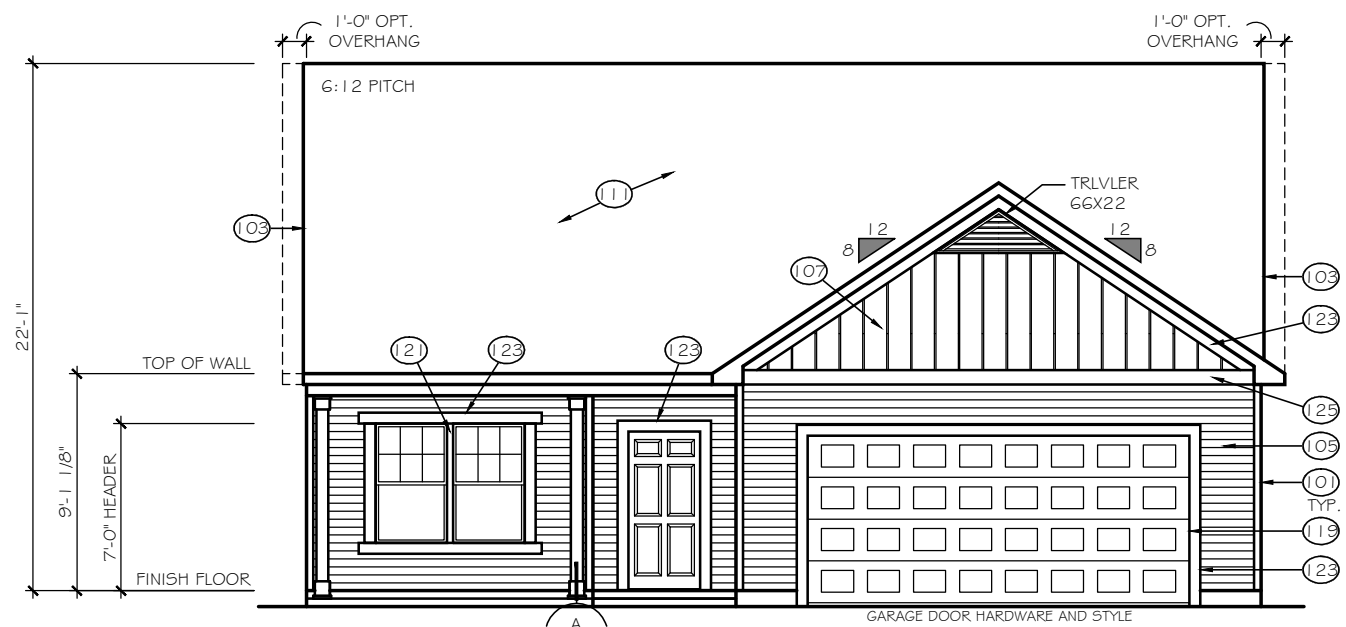
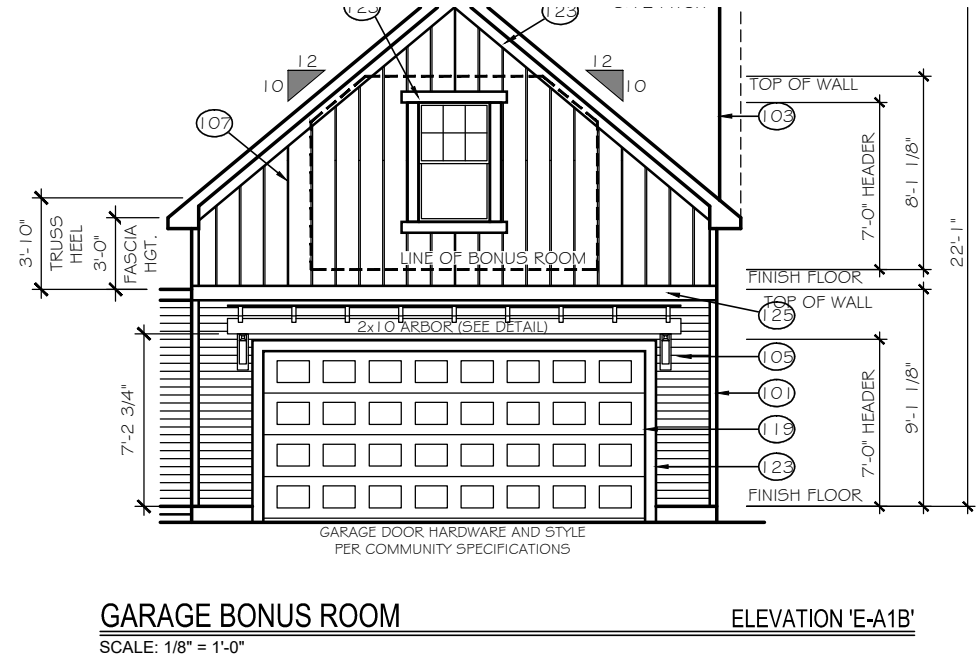
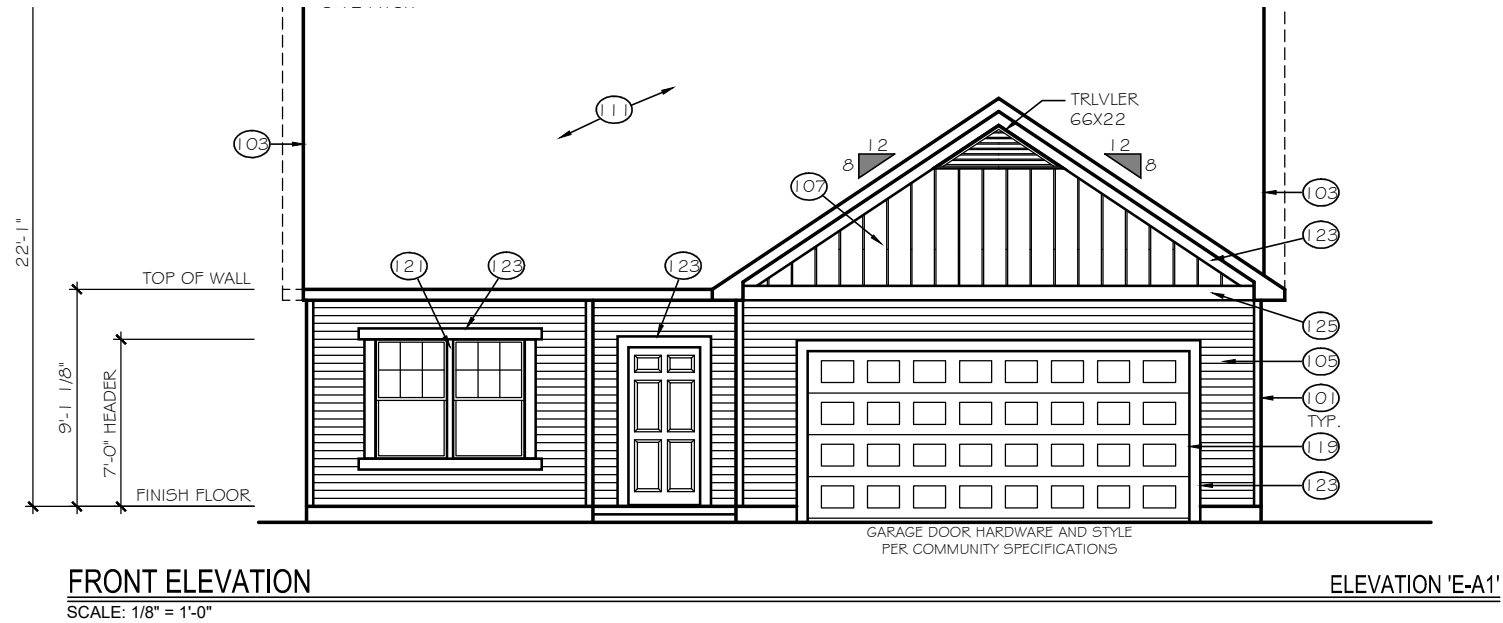
TrueHomes

IT'S ALL ABOUT U

THE BAYSIDE MASTER SET INTEGRITY / TRIBUTE/ELEMENTS

ELECTRICAL LEGEND		GENERAL NOTES				KEY NOTES		TABLE OF CONTENTS	
	EXT. CARRIAGE LIGHT	1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION. 2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT PRODUCTION CAD DEPARTMENT FOR FURTHER CLARIFICATION. 3. ALL DIMENSIONS ARE FROM WALL FRAMING, NO FINISHED DIMENSIONS ARE GIVEN. 4. PROVIDE 2 STUDS BETWEEN ALL WINDOWS. 5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.	6. <u>ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2X4 STUDS 16" O.C. (U.N.O.).</u> 7. <u>INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)</u> 8. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT. 9. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE. 10. USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). <u>SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.</u> 11. DIMENSIONS ARE FROM FACE OF STUDS. 11. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C. 12. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.	13. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.). 14. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED & MUDDER FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN ½ GYP OR EQ. PER SECTION R302.6 15. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL. 16. HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS. 17. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND	MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS. 18. STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S. 19. PROVIDE 1 ½" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES. 20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. 21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 22. SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40"). 23. <u>SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS</u>	THIS SET CONTAINS ELEVATIONS FOR OPEN, TRADITIONAL & TRANSITIONAL			
	OUTLET 220V					C5	COVER SHEET		
	OUTLET 110V					A3	EXTERIOR ELEVATIONS & OPTIONS		
	OUTLET 110V WATER PROOF								
	OUTLET 110V GFI								
	SWITCHED RECEPTACLE								
	PHONE								
	SMOKE / CO DETECTOR								
	SMOKE DETECTOR								
	SWITCH								
	3-WAY SWITCH								
	4-WAY SWITCH								
	SPEAKER SWITCH								
	THERMOSTAT								
	CABLE TV								
	CEILING LIGHT								
	COMPACT FLUORESCENT LIGHT GU24 SOCKET								
	JUNCTION LIGHT								
	SPEAKER								
	EXHAUST FAN								
	EXHAUST FAN / LIGHT								
	FLOOD LIGHT								
	UNDER CABINET LIGHT								
	PUSH BUTTON								
	ELECTRIC PANEL								
	CAN LIGHT								
	MINI-CAN LIGHT								
	PENDANT LIGHT								
	PREWIRE								
	CEILING FAN PRE-WIRE								
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.									

INTERIOR HINGED DOOR SCHEDULE		EXTERIOR HINGED DOOR SCHEDULE		KING / JACK SCHEDULE		SQUARE FOOTAGE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
<table><tr><th colspan="2">DOOR WIDTH</th><th colspan="3">DOOR HEIGHT R.O.</th></tr><tr><th>PLAN I.D.</th><th>R.O. WIDTH</th><th>8FT CEILING</th><th>9FT CEILING</th><th>10FT CEILING</th></tr><tr><td>1/4</td><td>1'-6"</td><td rowspan="12">82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"</td><td rowspan="14">82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"</td><td rowspan="14">98-1/2" NOMINAL DOOR HEIGHT + 2-1/2"</td></tr><tr><td>1/6</td><td>1'-8"</td></tr><tr><td>1/8</td><td>1'-10"</td></tr><tr><td>2/0</td><td>2'-2"</td></tr><tr><td>2/4</td><td>2'-6"</td></tr><tr><td>2/6</td><td>2'-8"</td></tr><tr><td>2/8</td><td>2'-10"</td></tr><tr><td>2/10</td><td>3'-0"</td></tr><tr><td>3/0</td><td>3'-2"</td></tr><tr><td>4/0</td><td>4'-2"</td></tr><tr><td>5/0</td><td>5'-2"</td></tr><tr><td>6/0</td><td>6'-2"</td></tr></table>		DOOR WIDTH		DOOR HEIGHT R.O.			PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	1/4	1'-6"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	98-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	1/6	1'-8"	1/8	1'-10"	2/0	2'-2"	2/4	2'-6"	2/6	2'-8"	2/8	2'-10"	2/10	3'-0"	3/0	3'-2"	4/0	4'-2"	5/0	5'-2"	6/0	6'-2"	<table><tr><th colspan="2">DOOR WIDTH</th><th colspan="3">DOOR HEIGHT R.O.</th></tr><tr><th>PLAN I.D.</th><th>R.O. WIDTH</th><th>8FT CEILING</th><th>9FT CEILING</th><th>10FT CEILING</th></tr><tr><td>3/0</td><td>3'-2 1/2"</td><td rowspan="6">82-1/2"</td><td rowspan="6">82-1/2"</td><td rowspan="6">98-1/2"</td></tr><tr><td>2/8</td><td>2'-10 1/2"</td></tr><tr><td>5/0</td><td>5'-3 5/8"</td></tr><tr><td>5/4</td><td>5'-7 5/8"</td></tr><tr><td>6/0</td><td>6'-3 5/8"</td></tr><tr><td colspan="5">SLIDING PATIO DOORS</td></tr><tr><td>5/0</td><td>4'-11 1/2"</td><td>80"</td><td>80"</td><td>96"</td></tr><tr><td>6/0</td><td>5'-11 1/2"</td><td></td><td></td><td></td></tr></table>		DOOR WIDTH		DOOR HEIGHT R.O.			PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"	2/8	2'-10 1/2"	5/0	5'-3 5/8"	5/4	5'-7 5/8"	6/0	6'-3 5/8"	SLIDING PATIO DOORS					5/0	4'-11 1/2"	80"	80"	96"	6/0	5'-11 1/2"				<table><tr><td></td><td>(2) JACK STUDS</td></tr><tr><td></td><td>(1) JACK STUD & (1) KING STUD</td></tr><tr><td></td><td>(1) JACK STUD & (2) KING STUDS</td></tr><tr><td></td><td>(1) JACK STUD & (3) KING STUDS</td></tr><tr><td></td><td>(2) JACK STUDS & (1) KING STUD</td></tr><tr><td></td><td>(2) JACK STUDS & (2) KING STUDS</td></tr><tr><td></td><td>(2) JACK STUDS & (3) KING STUDS</td></tr><tr><td></td><td>(3) JACK STUDS & (3) KING STUDS</td></tr><tr><td></td><td>(4) JACK STUDS & (4) KING STUDS</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td></tr></table>			(2) JACK STUDS		(1) JACK STUD & (1) KING STUD		(1) JACK STUD & (2) KING STUDS		(1) JACK STUD & (3) KING STUDS		(2) JACK STUDS & (1) KING STUD		(2) JACK STUDS & (2) KING STUDS		(2) JACK STUDS & (3) KING STUDS		(3) JACK STUDS & (3) KING STUDS		(4) JACK STUDS & (4) KING STUDS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
DOOR WIDTH		DOOR HEIGHT R.O.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
1/4	1'-6"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	98-1/2" NOMINAL DOOR HEIGHT + 2-1/2"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
1/6	1'-8"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
1/8	1'-10"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
2/0	2'-2"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
2/4	2'-6"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
2/6	2'-8"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
2/8	2'-10"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
2/10	3'-0"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
3/0	3'-2"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
4/0	4'-2"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
5/0	5'-2"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
6/0	6'-2"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
DOOR WIDTH		DOOR HEIGHT R.O.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
PLAN I.D.	R.O. WIDTH	8FT CEILING			9FT CEILING	10FT CEILING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
2/8	2'-10 1/2"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
5/0	5'-3 5/8"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
5/4	5'-7 5/8"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
6/0	6'-3 5/8"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
SLIDING PATIO DOORS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
5/0	4'-11 1/2"	80"	80"	96"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
6/0	5'-11 1/2"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	(2) JACK STUDS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	(1) JACK STUD & (1) KING STUD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	(1) JACK STUD & (2) KING STUDS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	(1) JACK STUD & (3) KING STUDS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	(2) JACK STUDS & (1) KING STUD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	(2) JACK STUDS & (2) KING STUDS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	(2) JACK STUDS & (3) KING STUDS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	(3) JACK STUDS & (3) KING STUDS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	(4) JACK STUDS & (4) KING STUDS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								



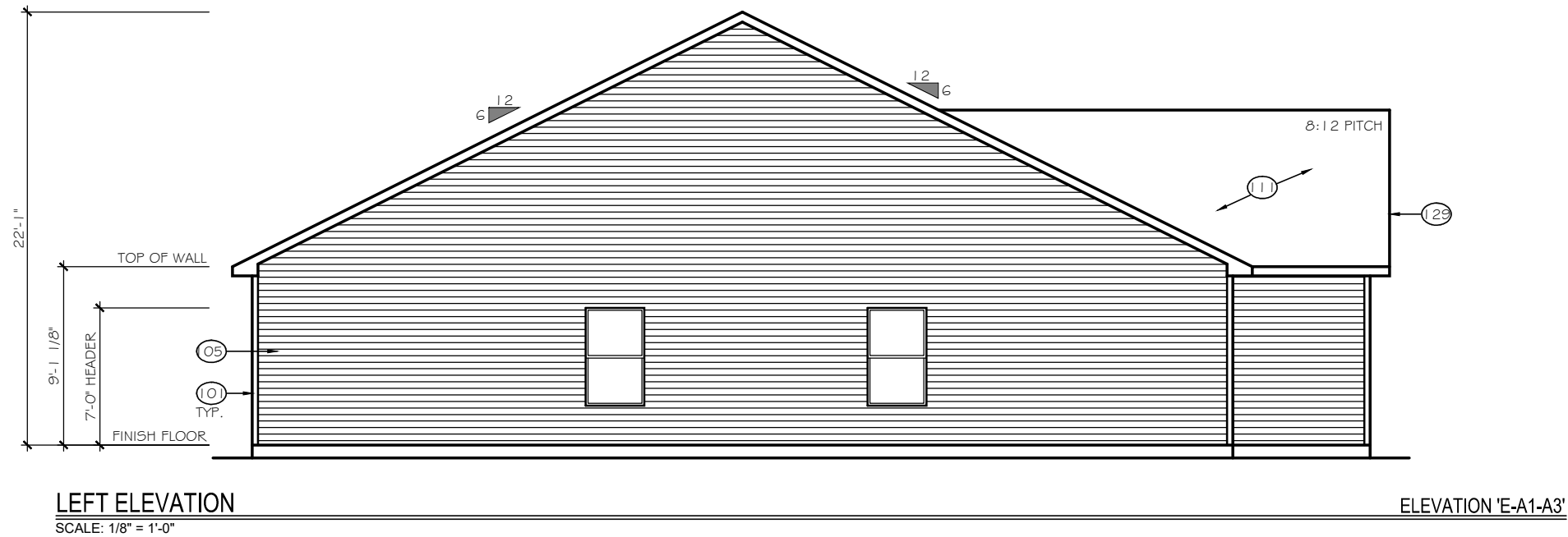
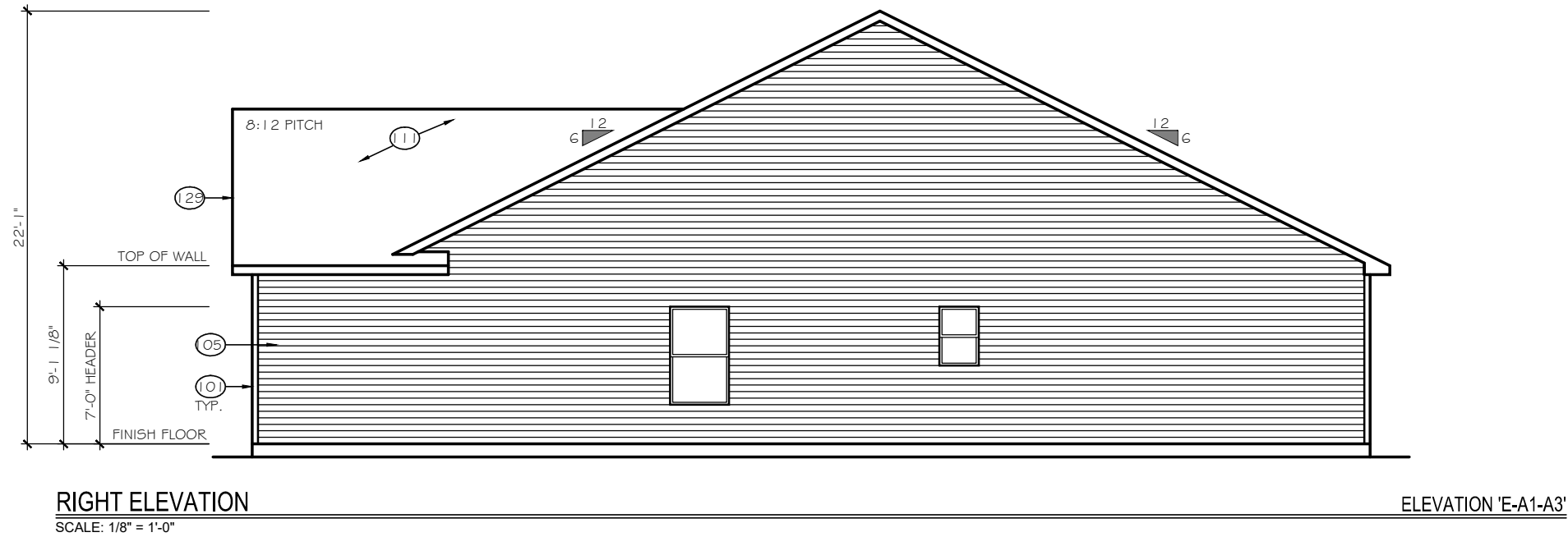
TrueHomes
IT'S ALL ABOUT U
2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-A1
THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY: MLM
DATE: 04-22-19
SCALE: 1/8" = 1'-0"
CHECKED BY: BPS

SHEET:
A3.1
v1.19



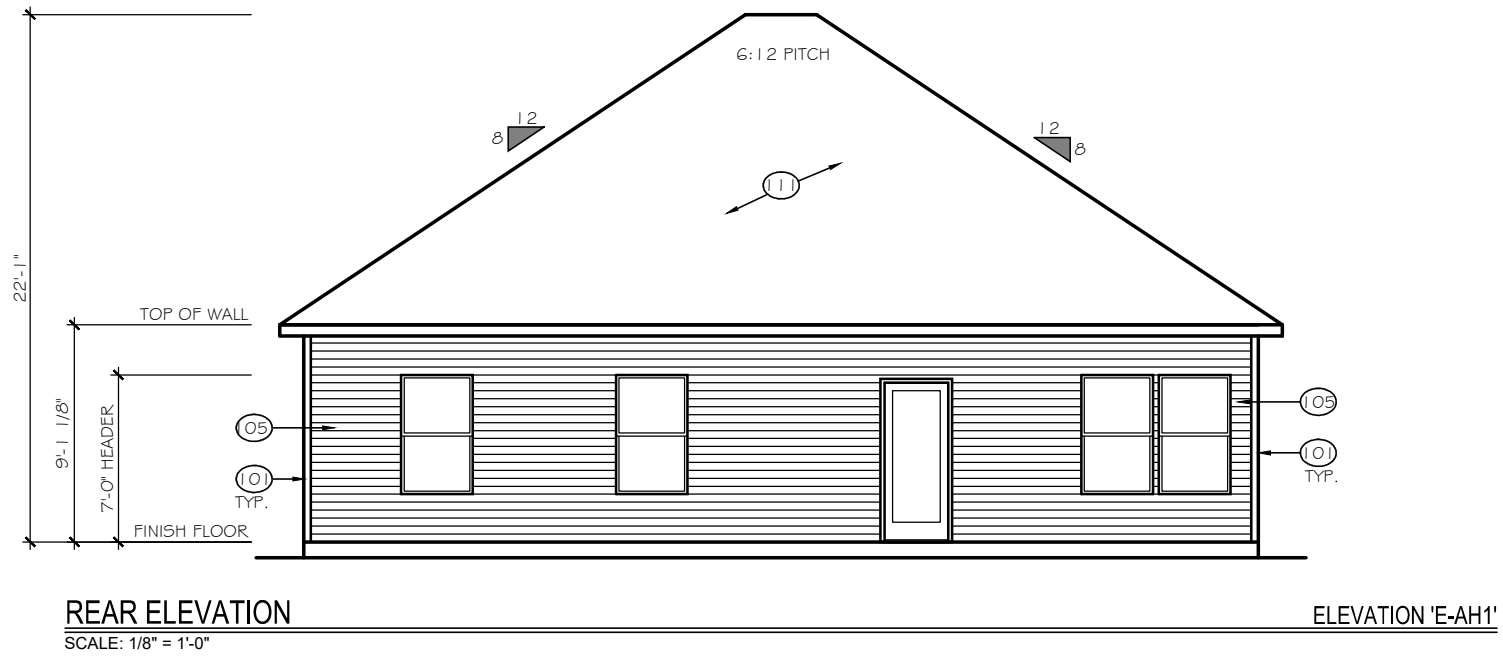
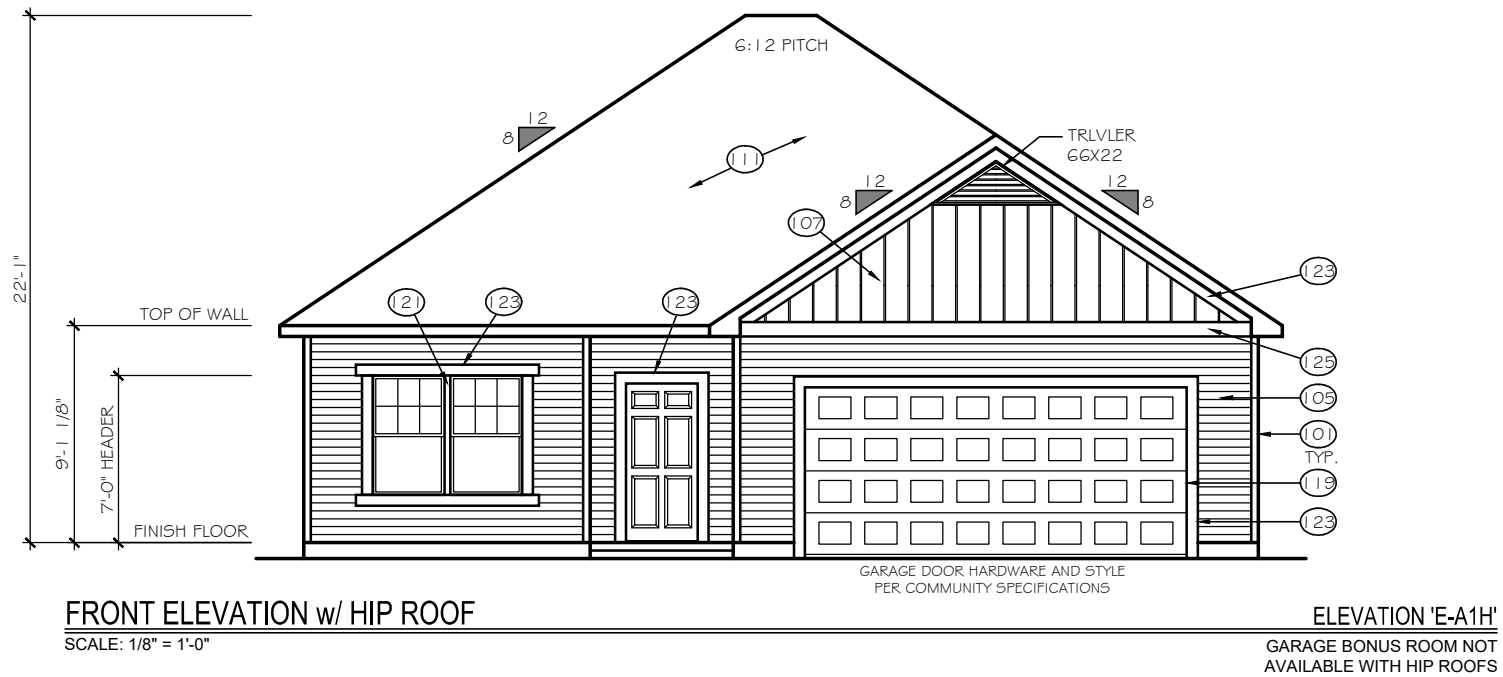
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

LEFT & RIGHT ELEVATION
ELEVATION E-A1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8"= 1'-0"
CHECKED BY:	BPS

SHEET:
A3.2
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

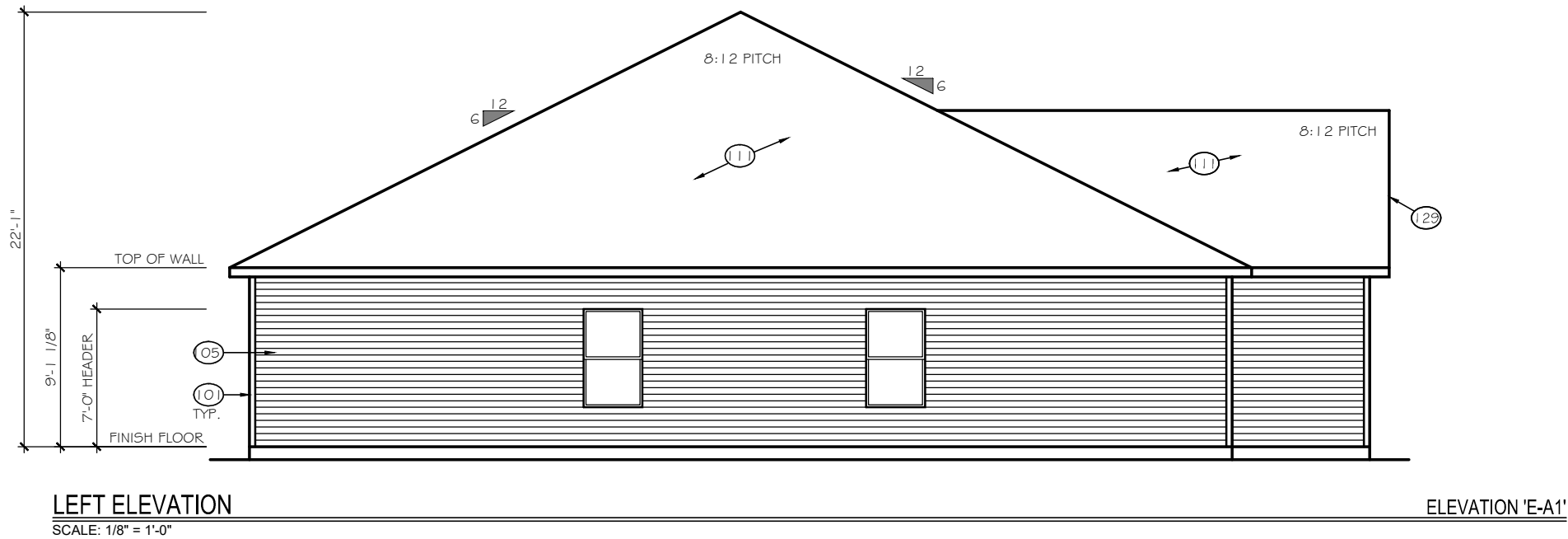
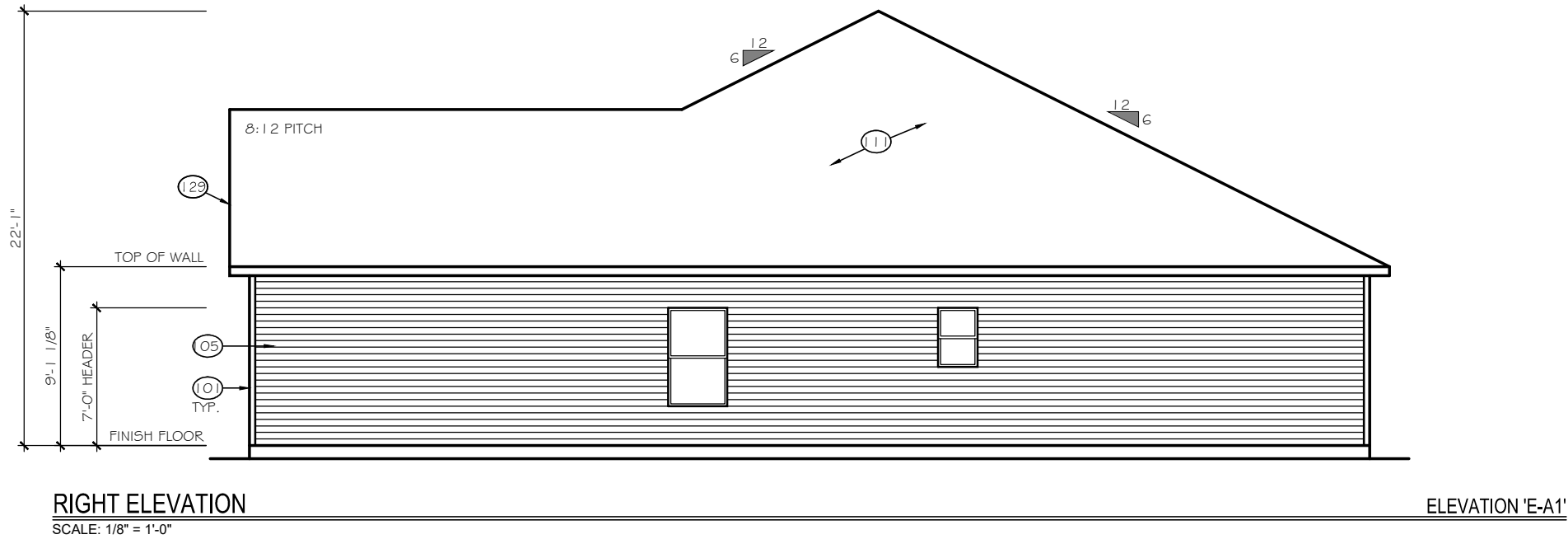
FRONT & REAR ELEVATIONS
ELEVATION E-AH1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8"= 1'-0"
CHECKED BY:	BPS

SHEET:
A3.3
v1.19



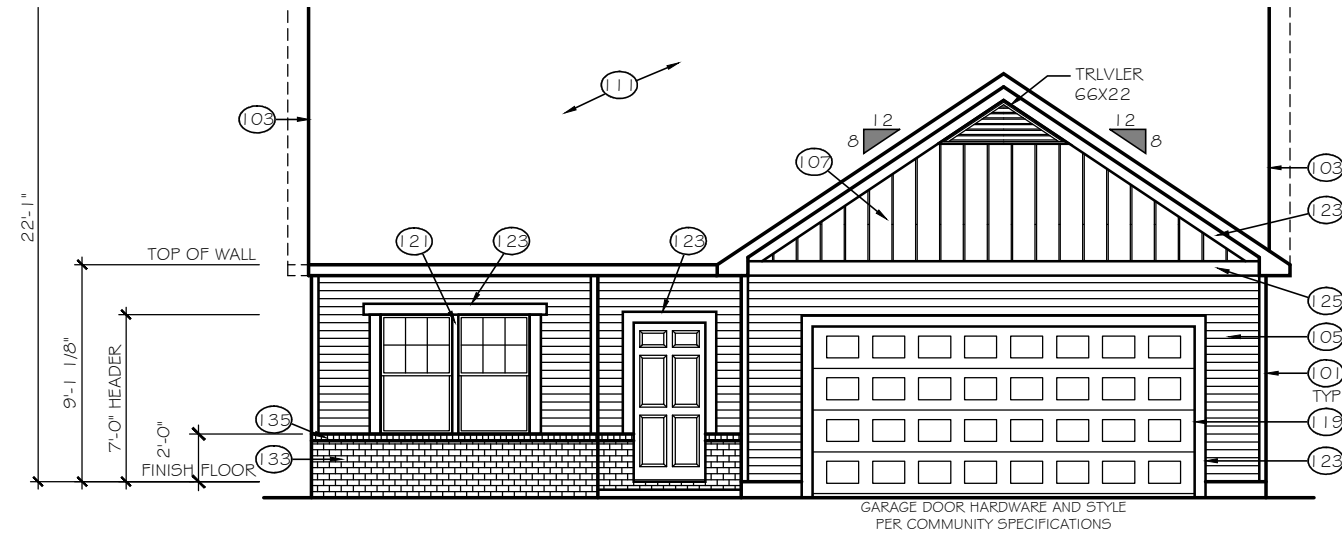
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

RIGHT & LEFT ELEVATIONS
ELEVATION E-AH1

THE BAYSIDE

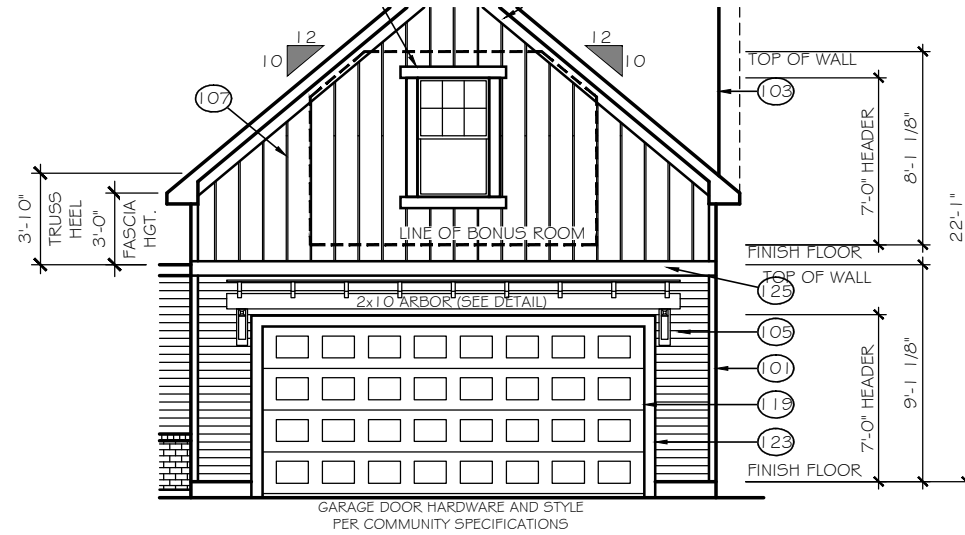
Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8"= 1'-0"
CHECKED BY:	BPS

SHEET:
A3.4
v1.19



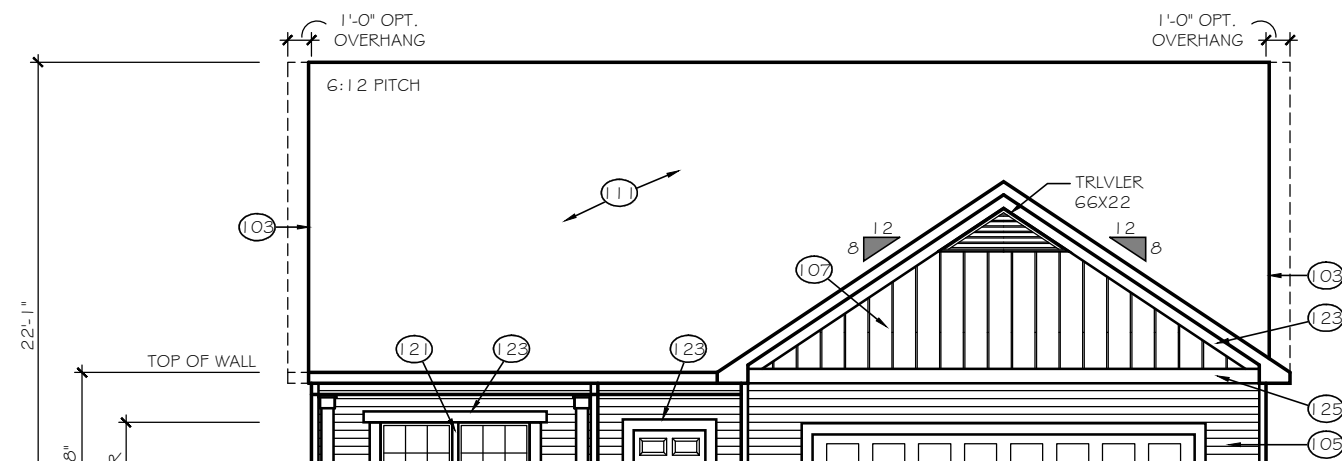
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



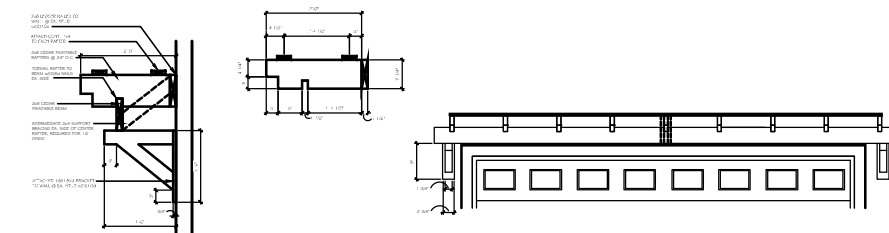
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"



ARBOR DETAIL



ELEVATION 'E-A2H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT THE HOME

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-A2

THE BAYSIDE

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE: _____

04-22-19

SCALE:

$$1/8'' = 1'-0''$$

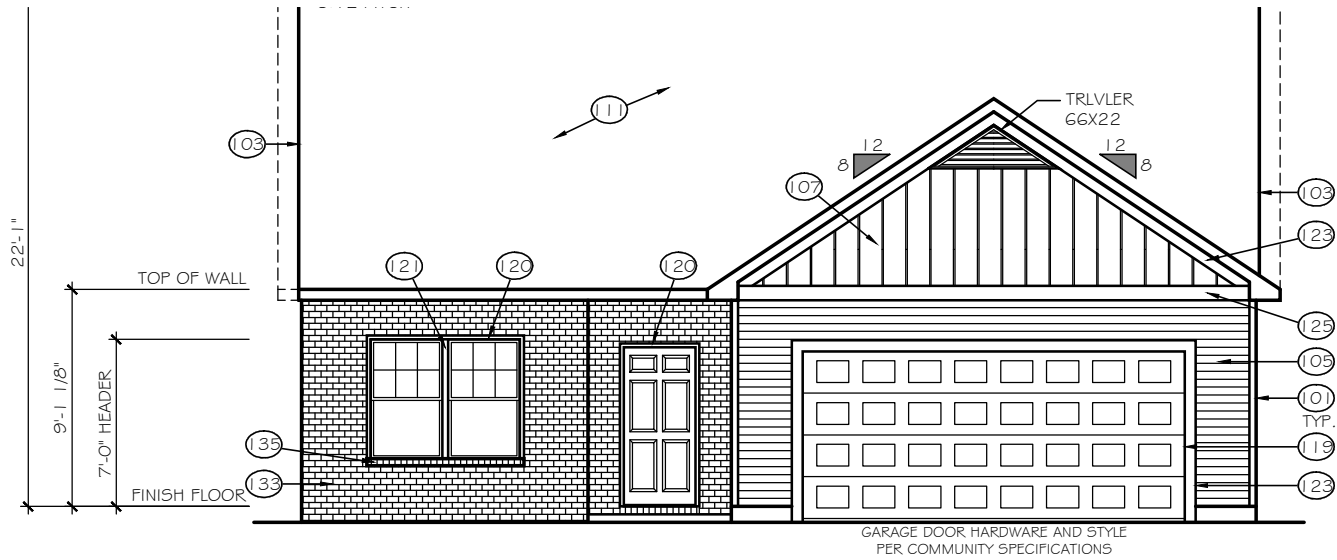
CHECKED BY:

BPS

SHEET:

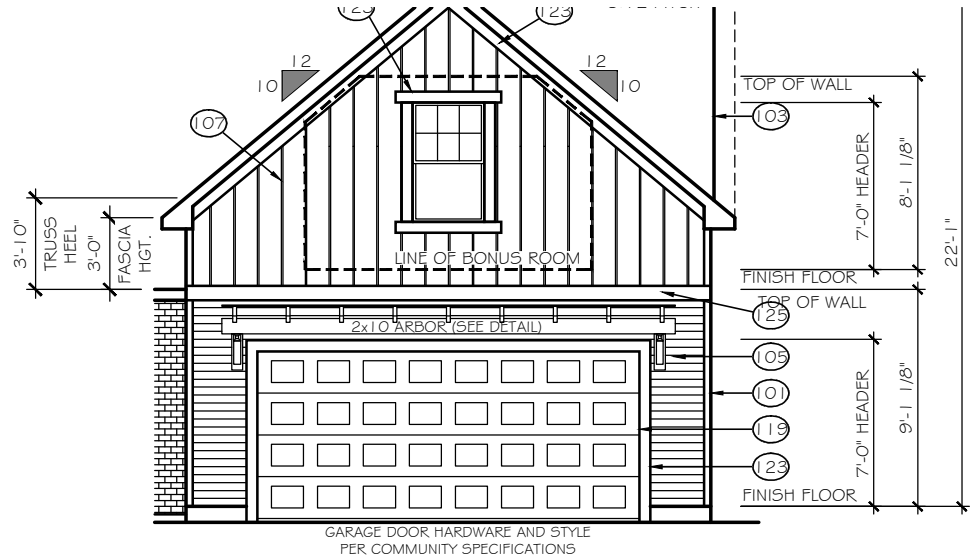
A3.5

v1.19



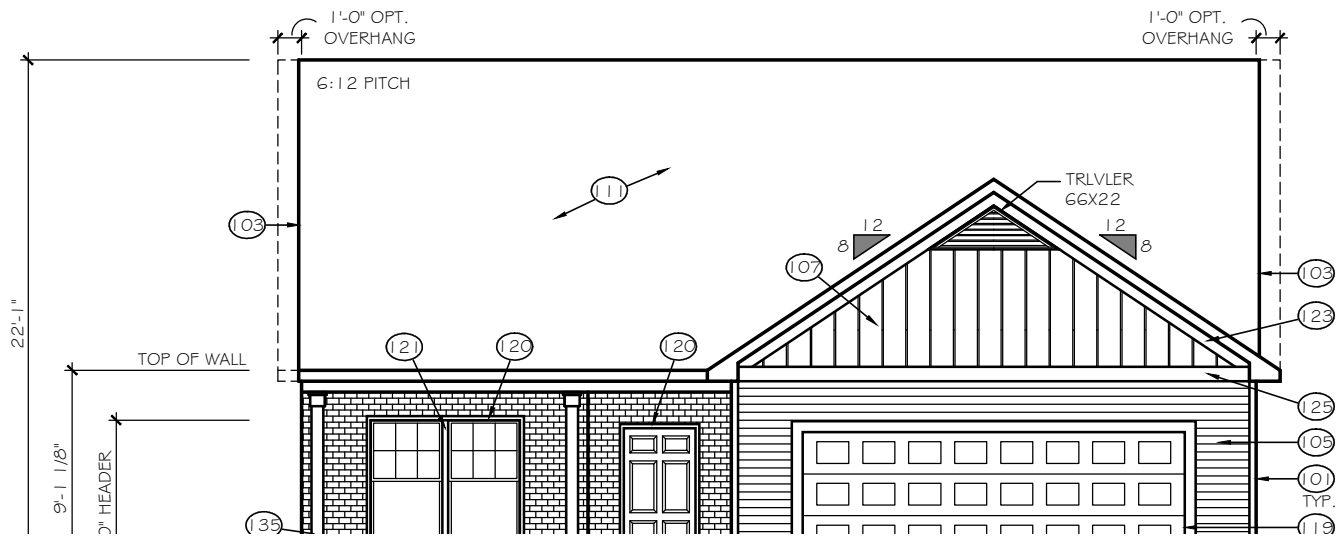
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A3'

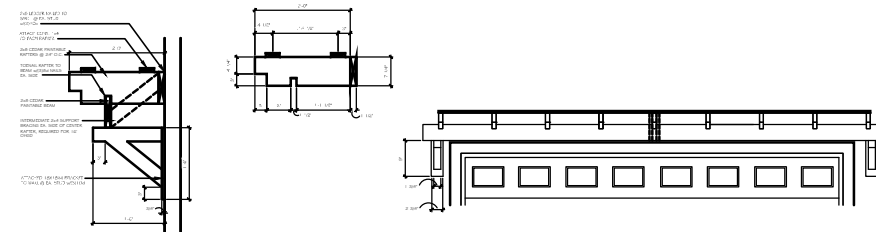


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

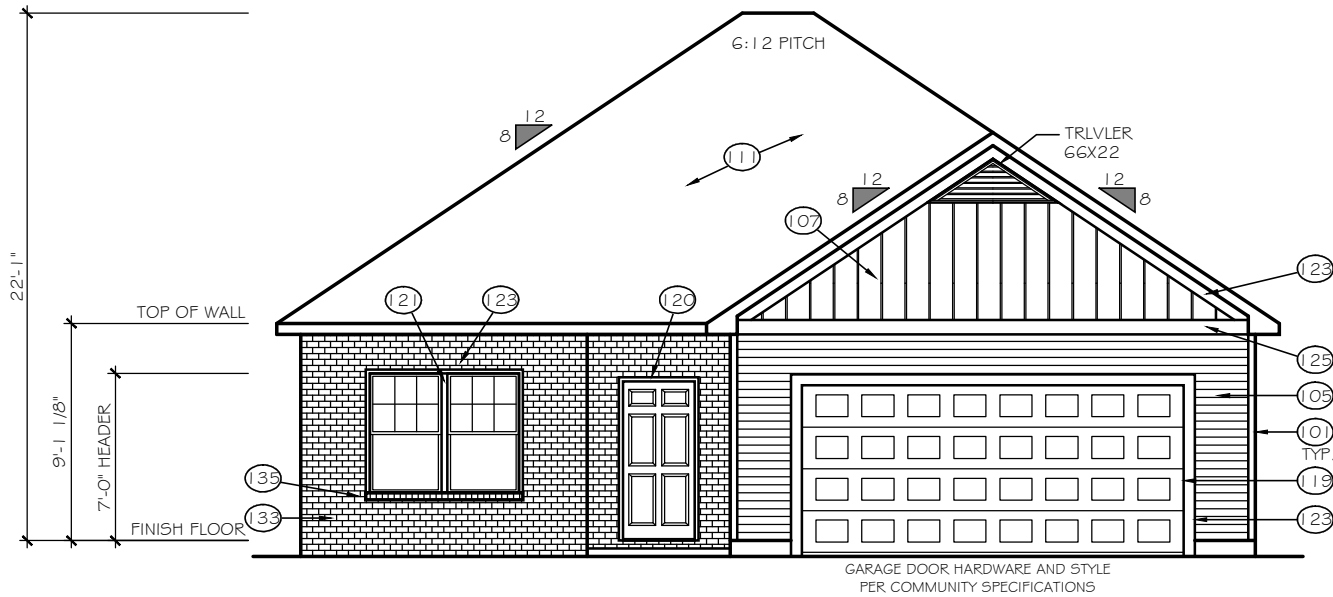
ELEVATION 'E-A3B'



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"



ARBOR DETAIL



ELEVATION 'E-A3H'
GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

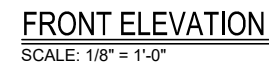
ELEVATION OPTIONS
ELEVATION E-A3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

SHEET:
A3.6
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-C1

THE BAYSIDE

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE: _____

04-22-19

SCALE:

$$1/8'' = 1'-0''$$

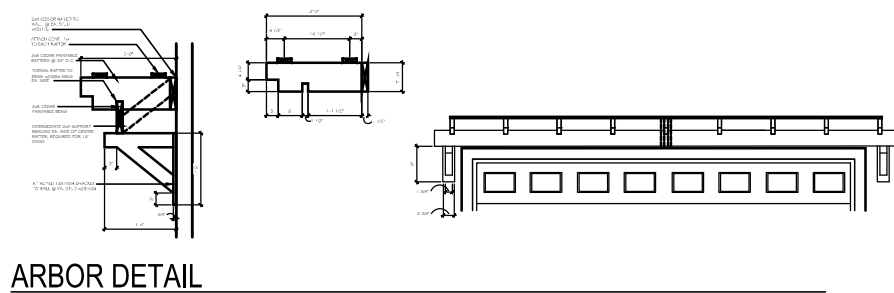
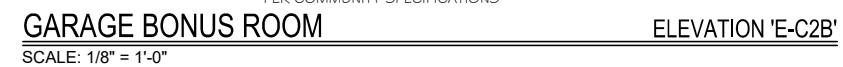
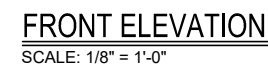
CHECKED BY:

BPS

SHEET:

A3.10

v1.19



ELEVATION 'E-C2H'
GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-C2

THE BAYSIDE

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE: _____

04-22-19

SCALE: _____

$$1/8" = 1'-0"$$

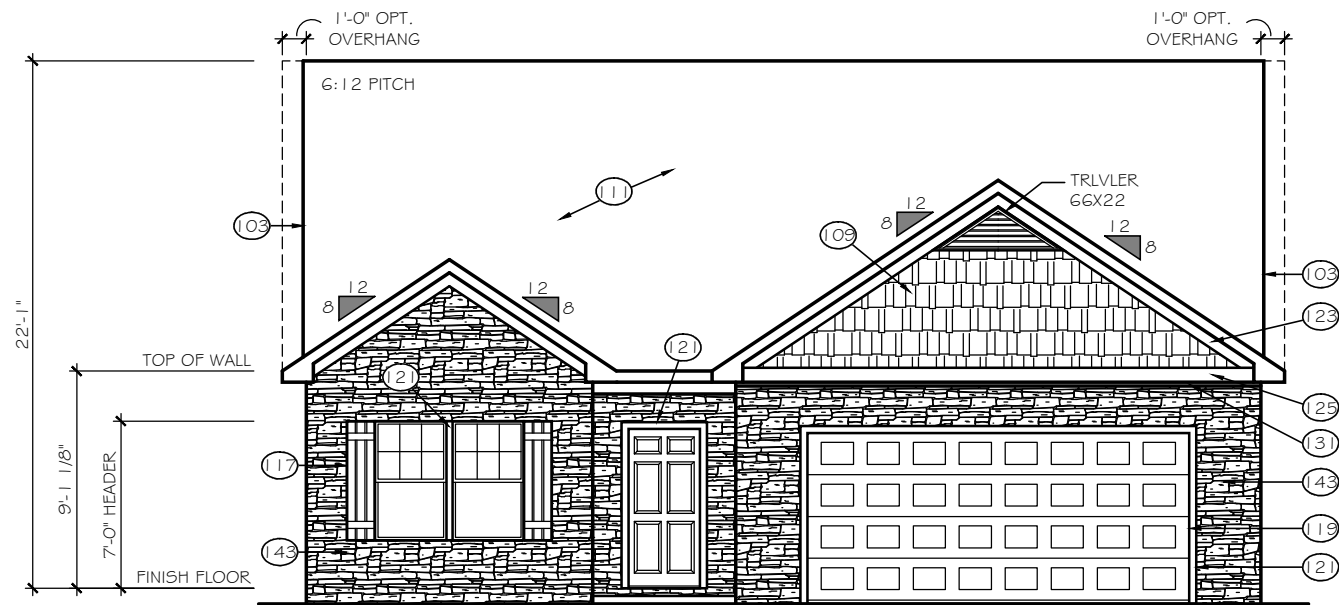
CHECKED BY:

BPS

SHEET:

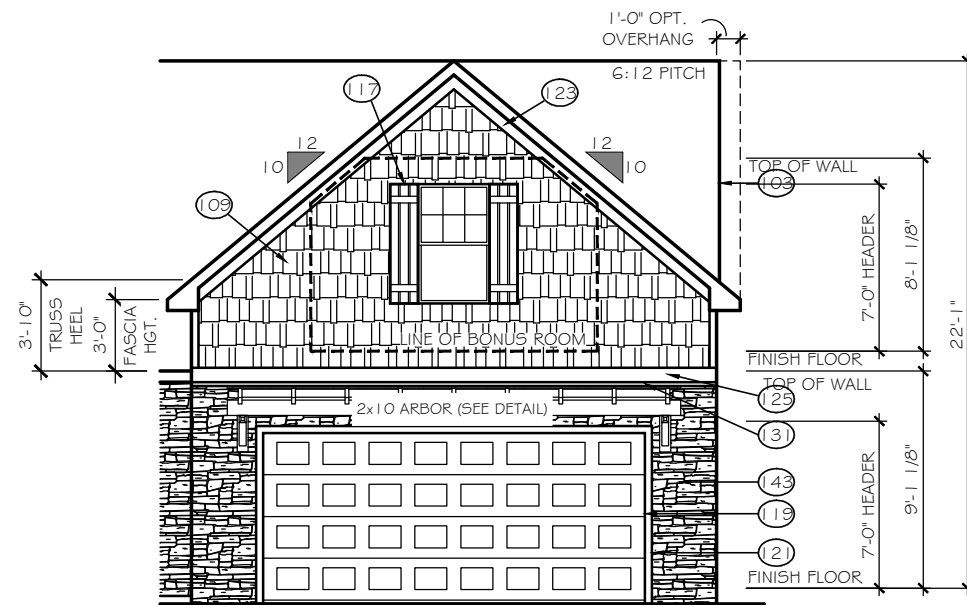
A3.11

v1.19



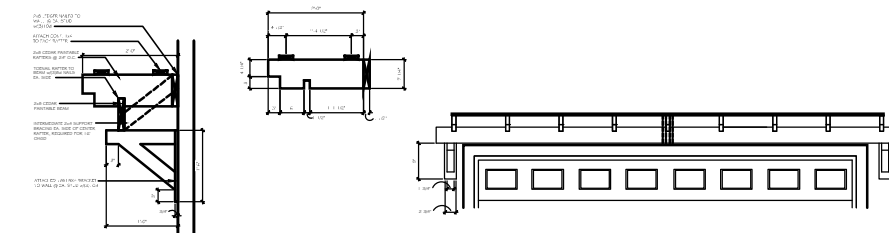
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'

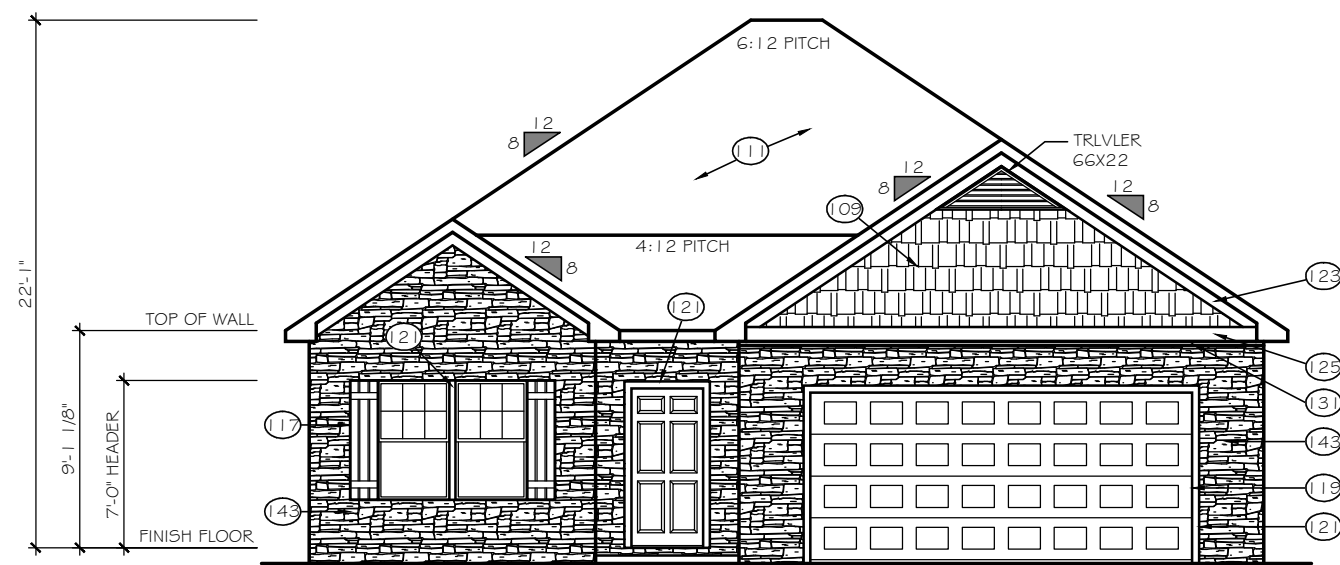


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-C3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

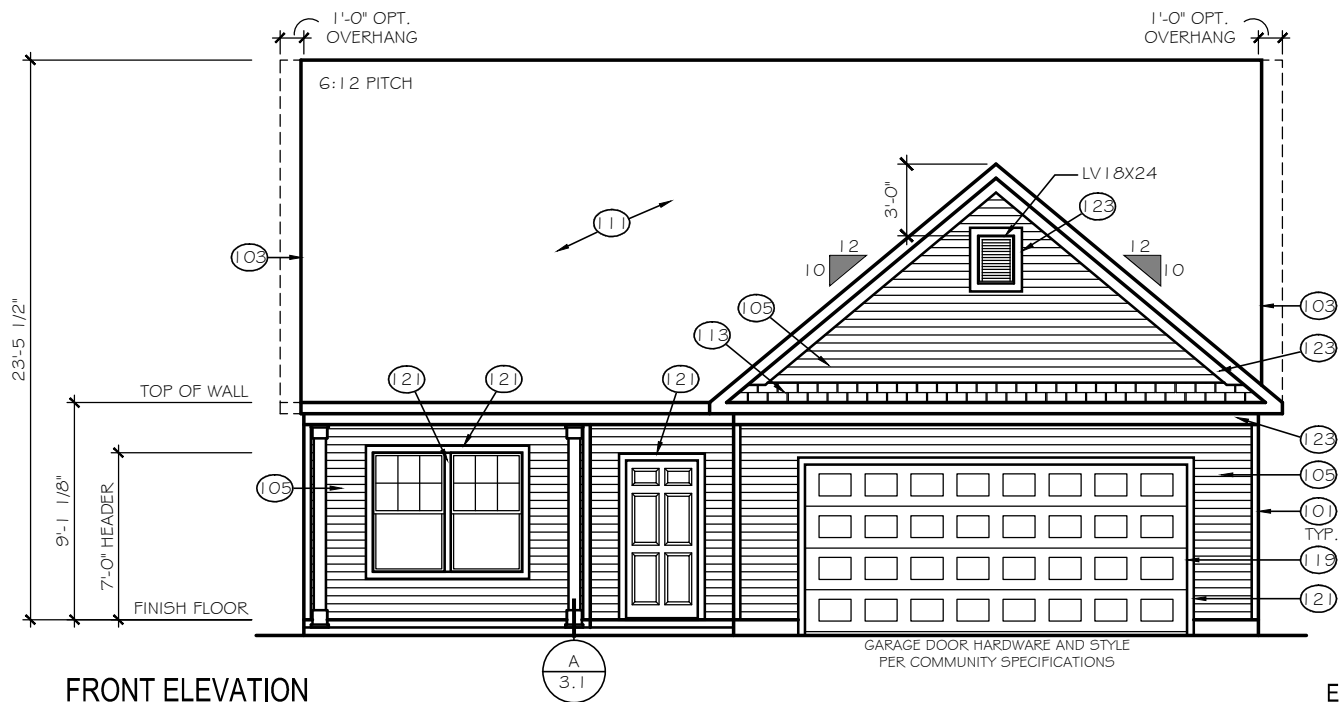
CHECKED BY:

BPS

SHEET:

A3.12

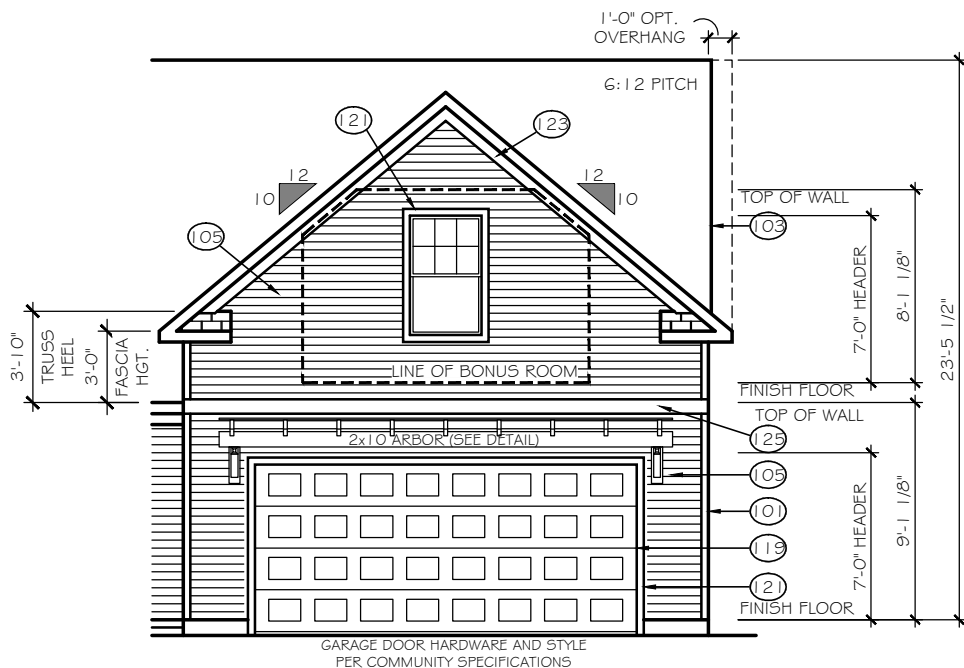
v1.19



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

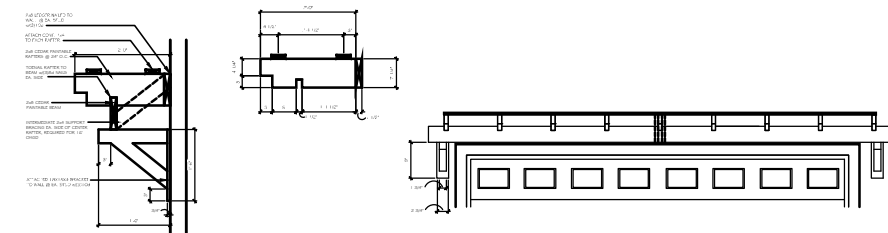
ELEVATION 'E-D1'



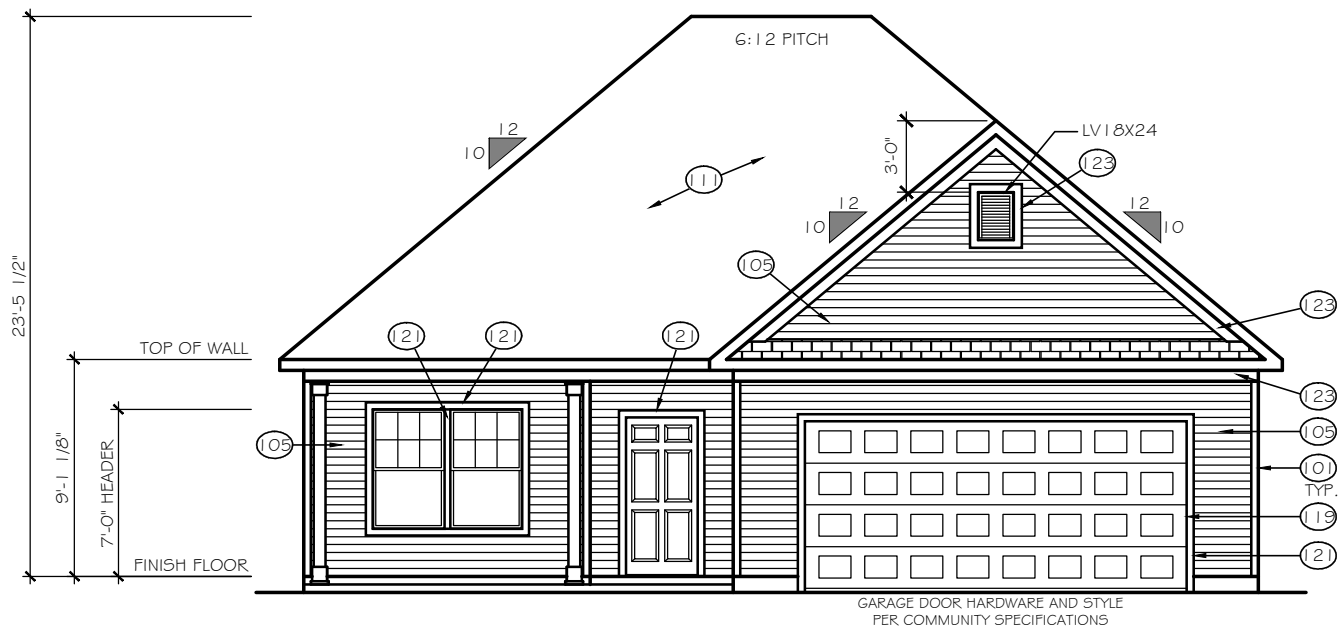
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D1H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-D1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

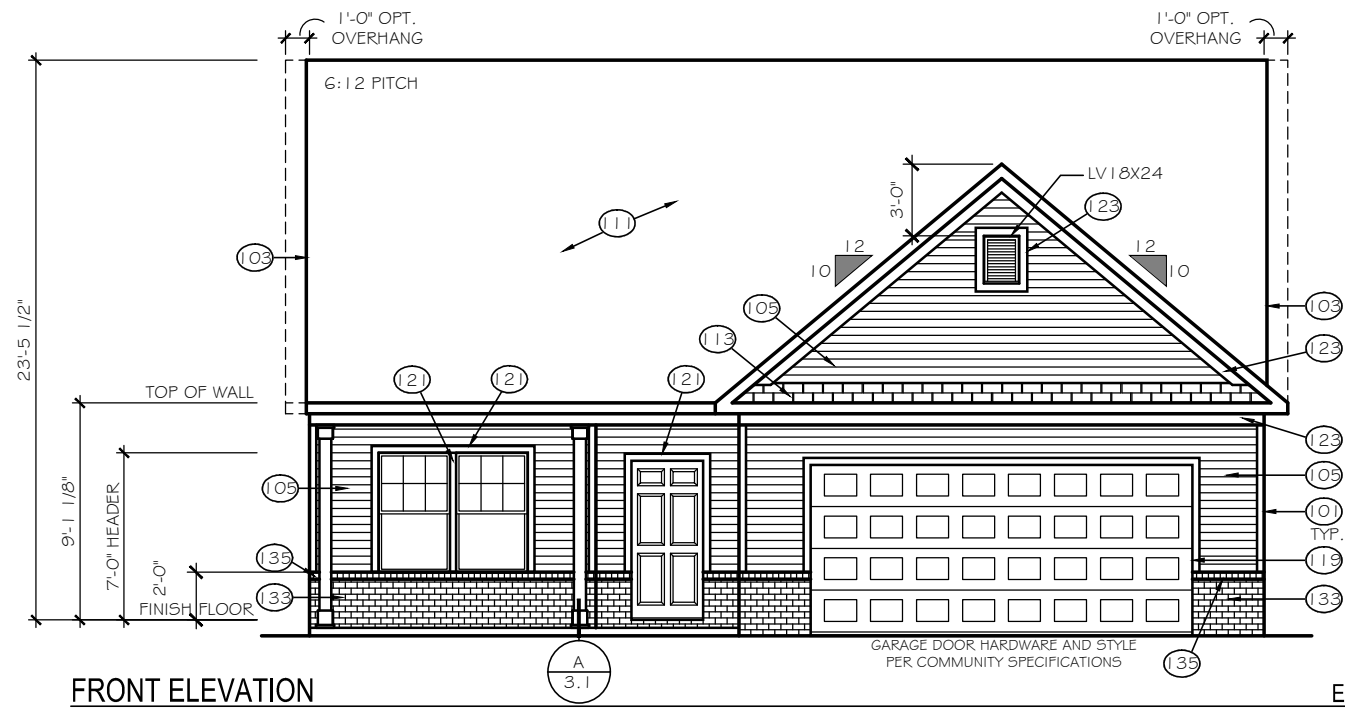
CHECKED BY:

BPS

SHEET:

A3.13

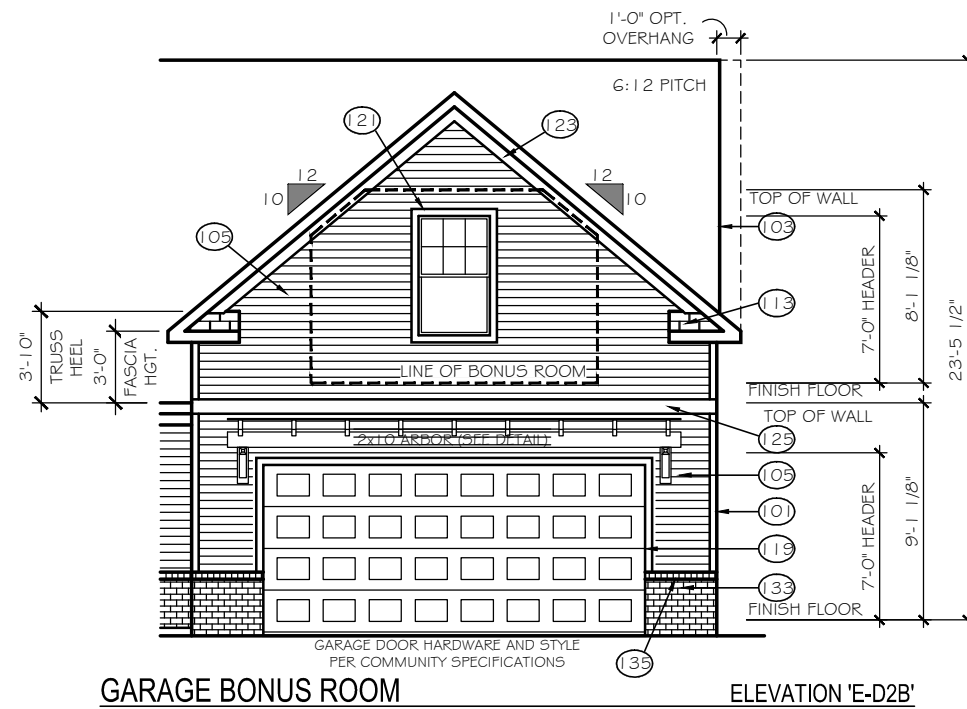
v1.19



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

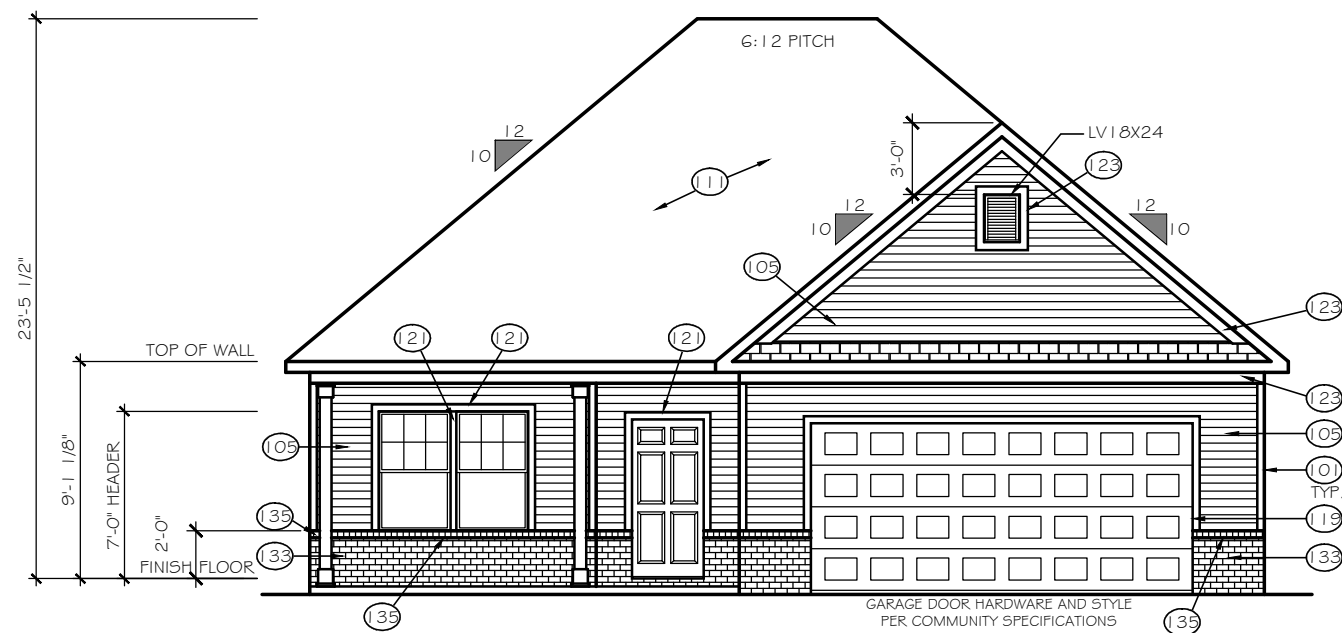
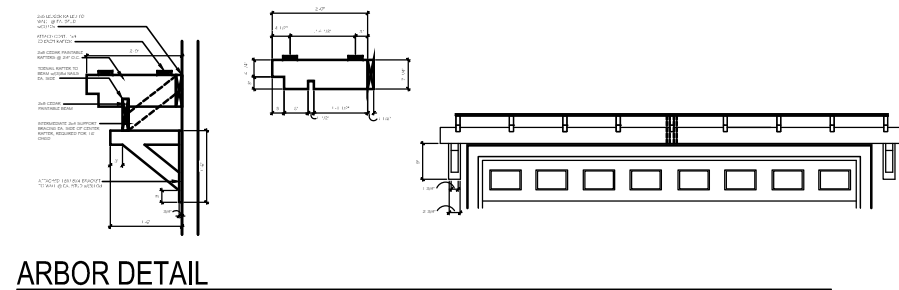
ELEVATION 'E-D2'



GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2B'



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2H'

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-D2

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

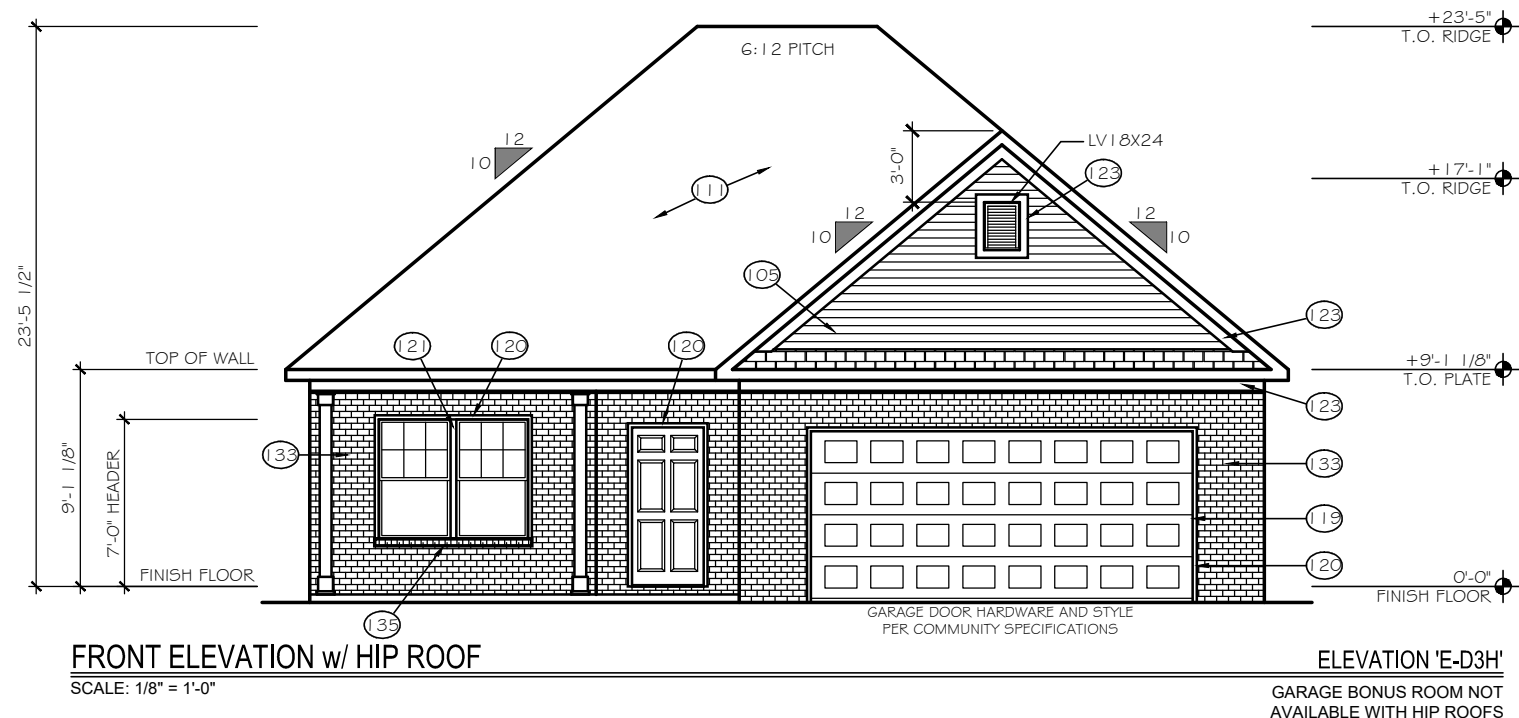
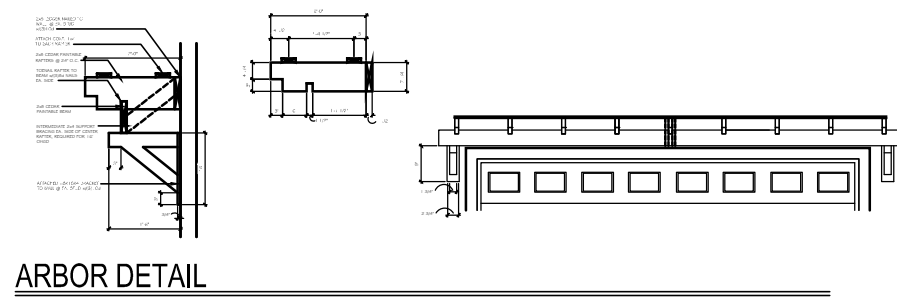
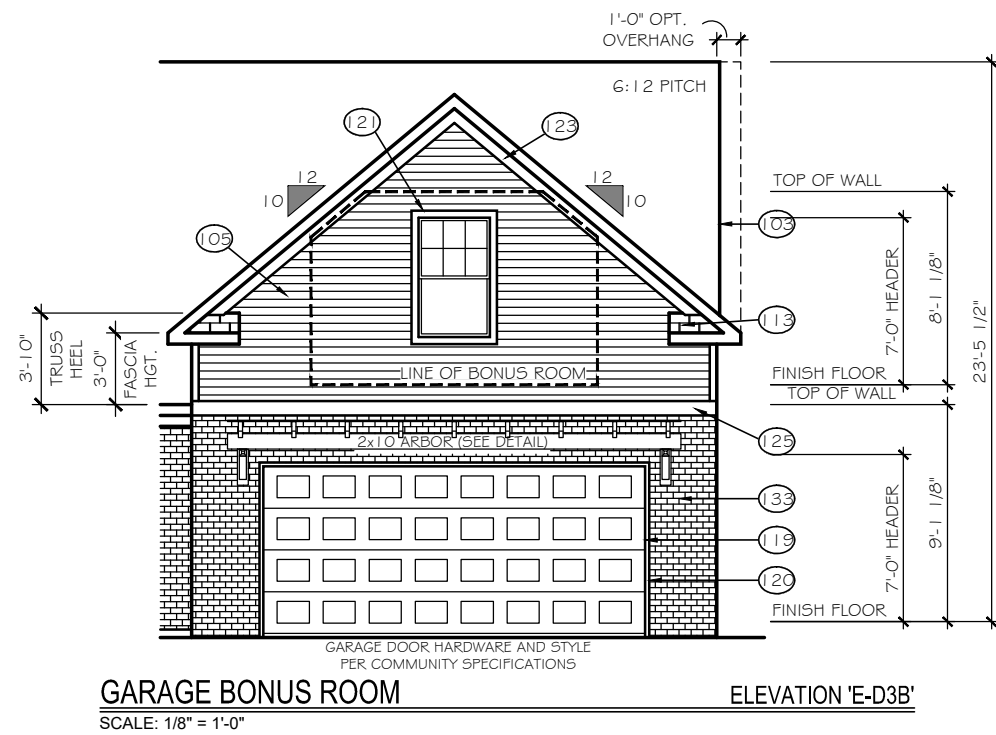
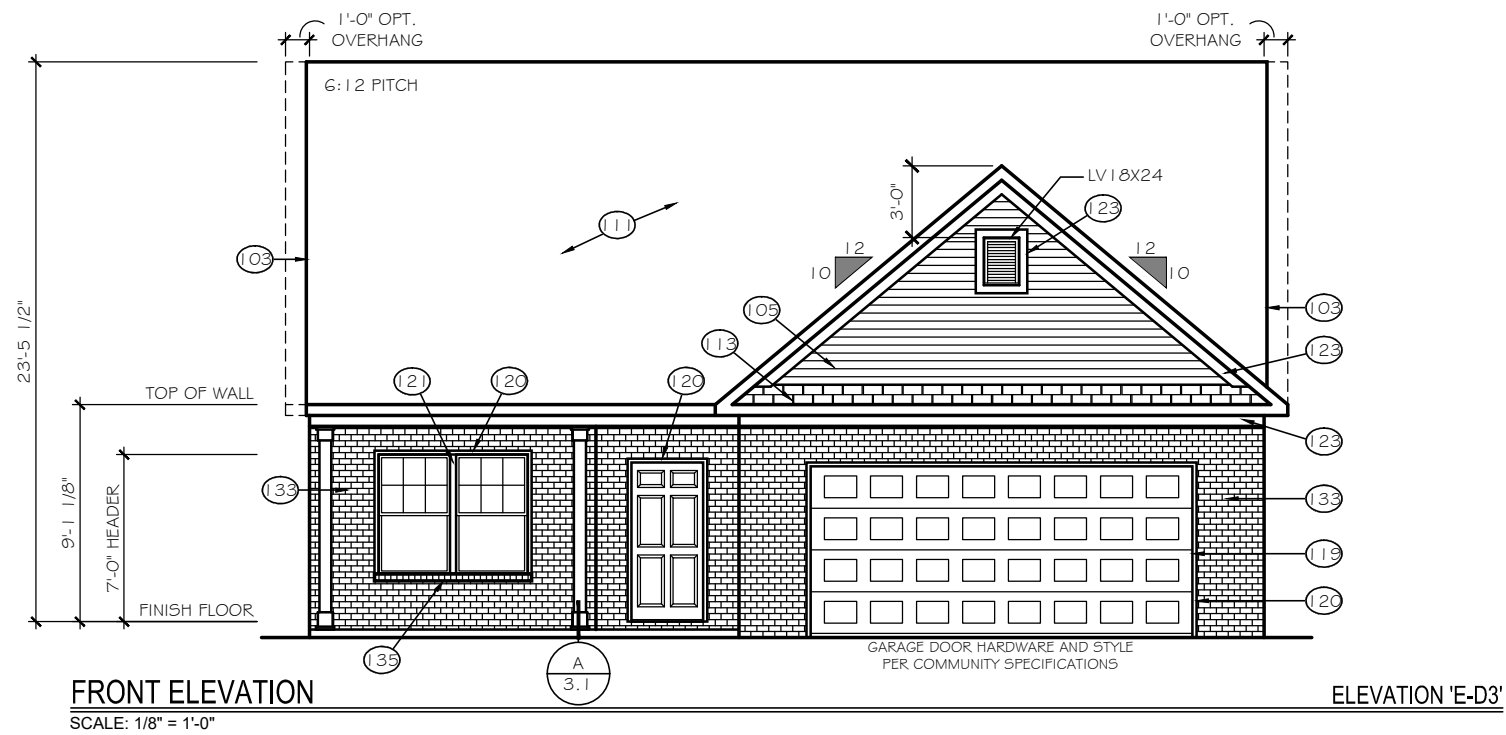
CHECKED BY:

BPS

SHEET:

A3.14

v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Breckenridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-D3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

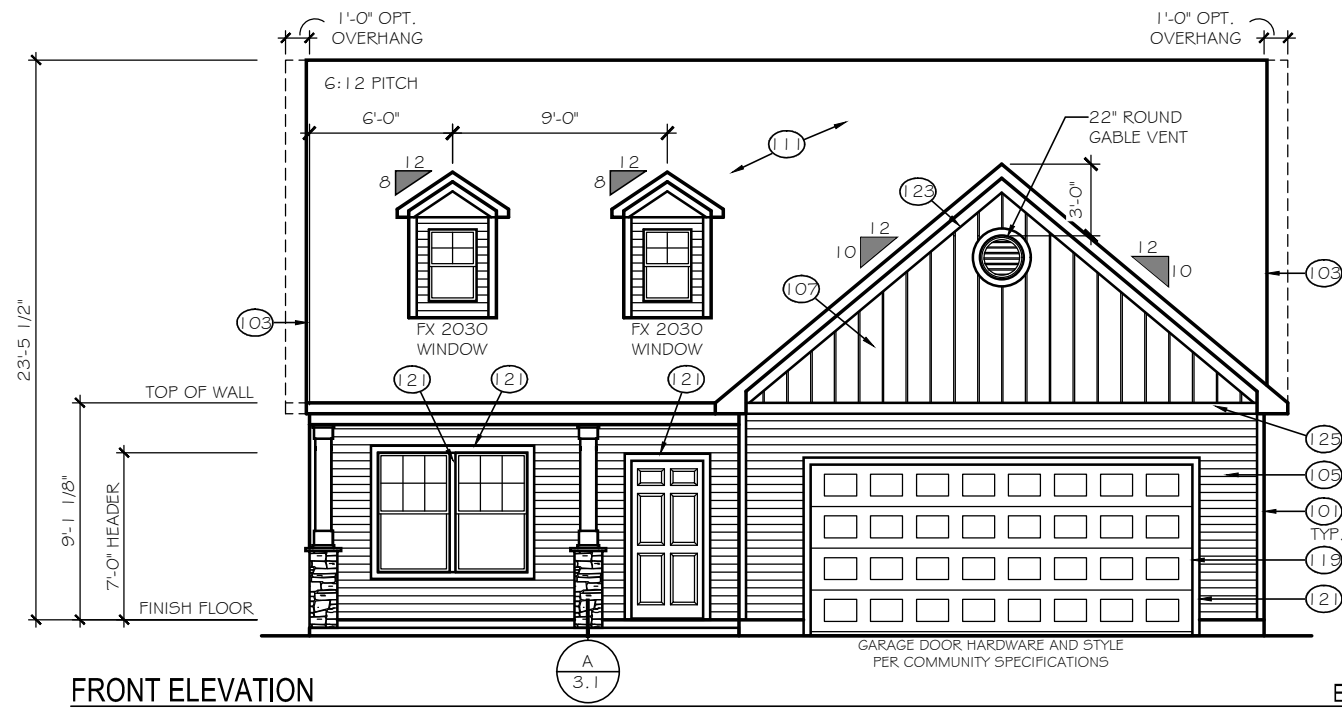
DRAWN BY:
MLM

DATE:
04-22-19

SCALE:
1/8" = 1'-0"

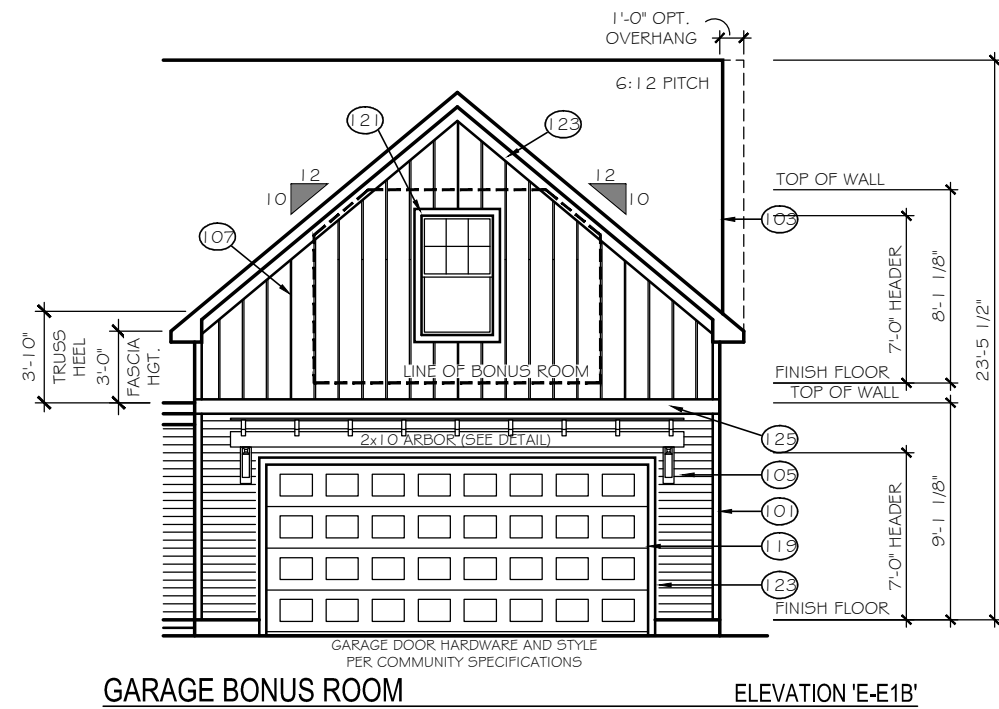
CHECKED BY:
BPS

SHEET:
A3.15
v1.19



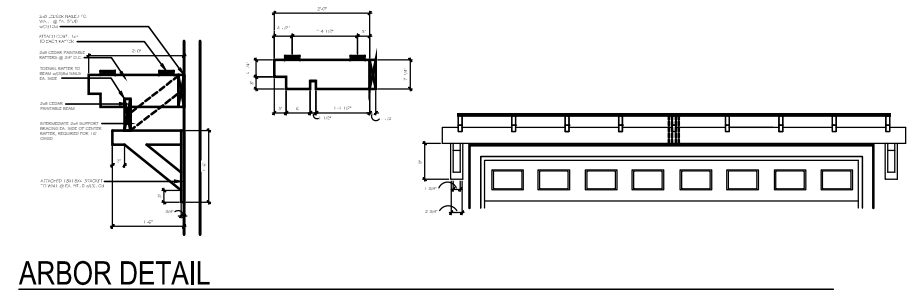
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1'

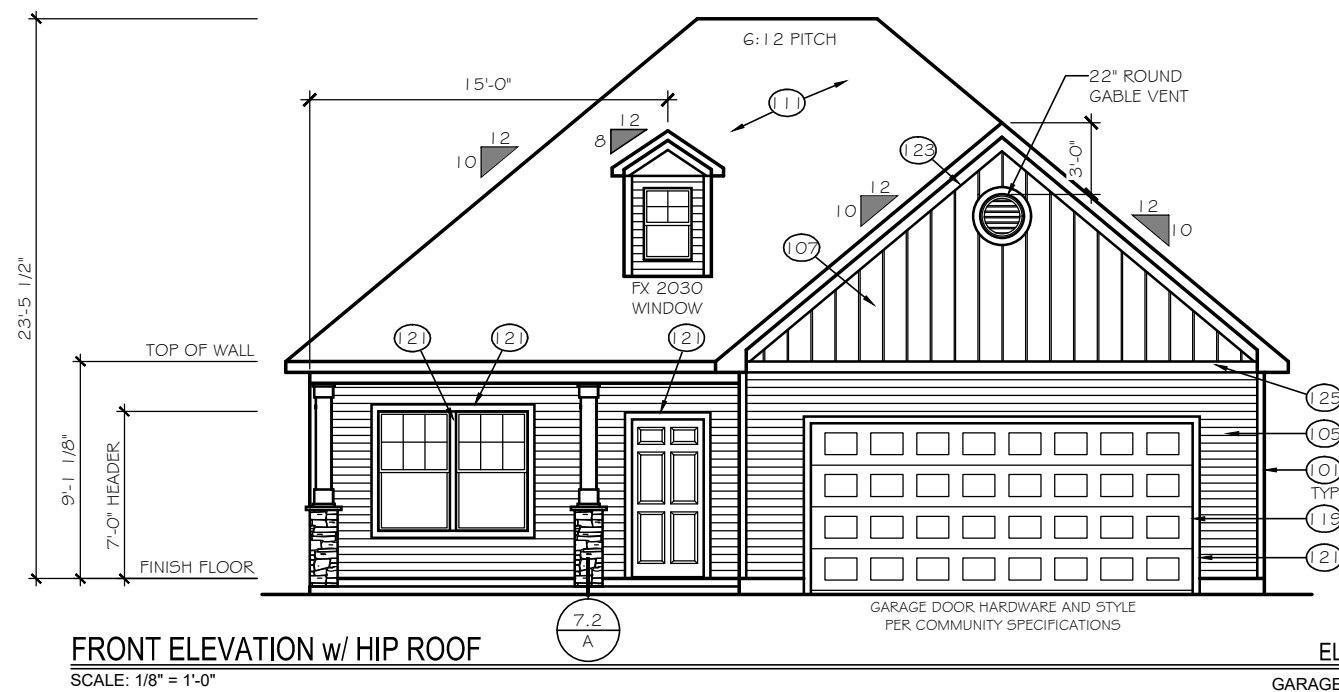


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

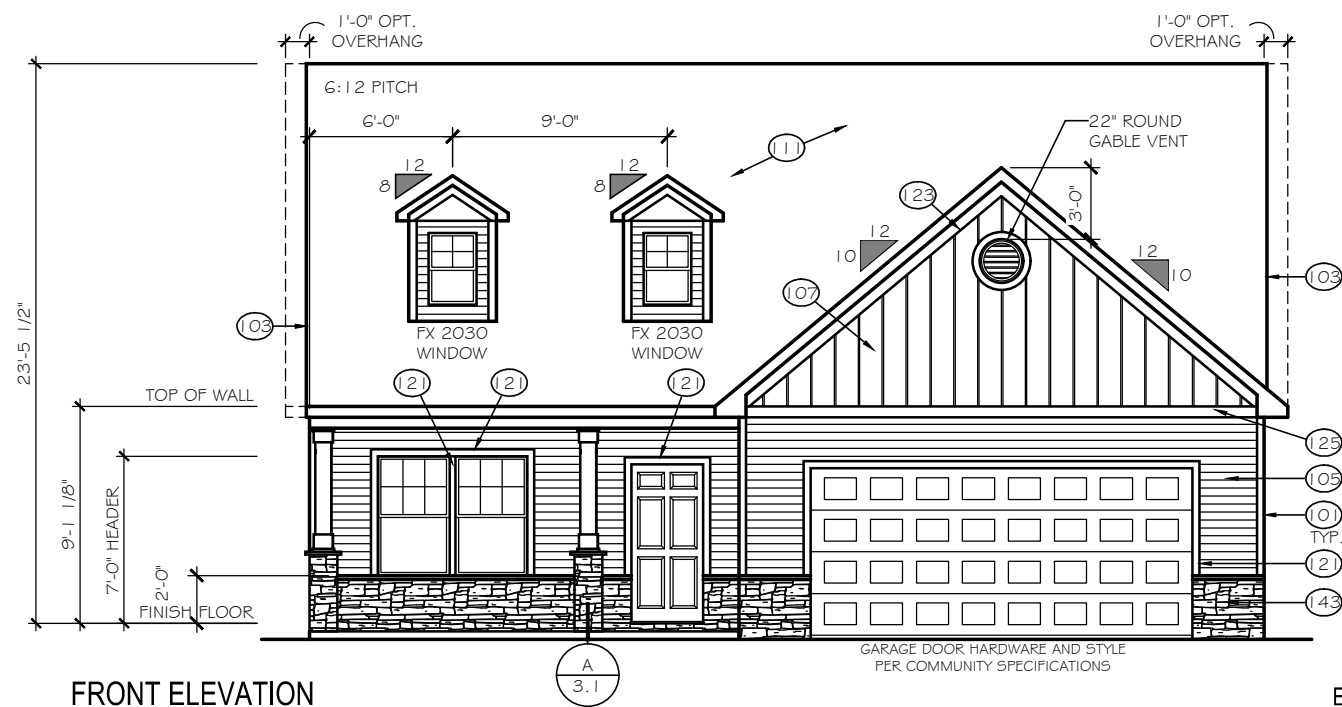
ELEVATION OPTIONS
ELEVATION E-E1

THE BAYSIDE

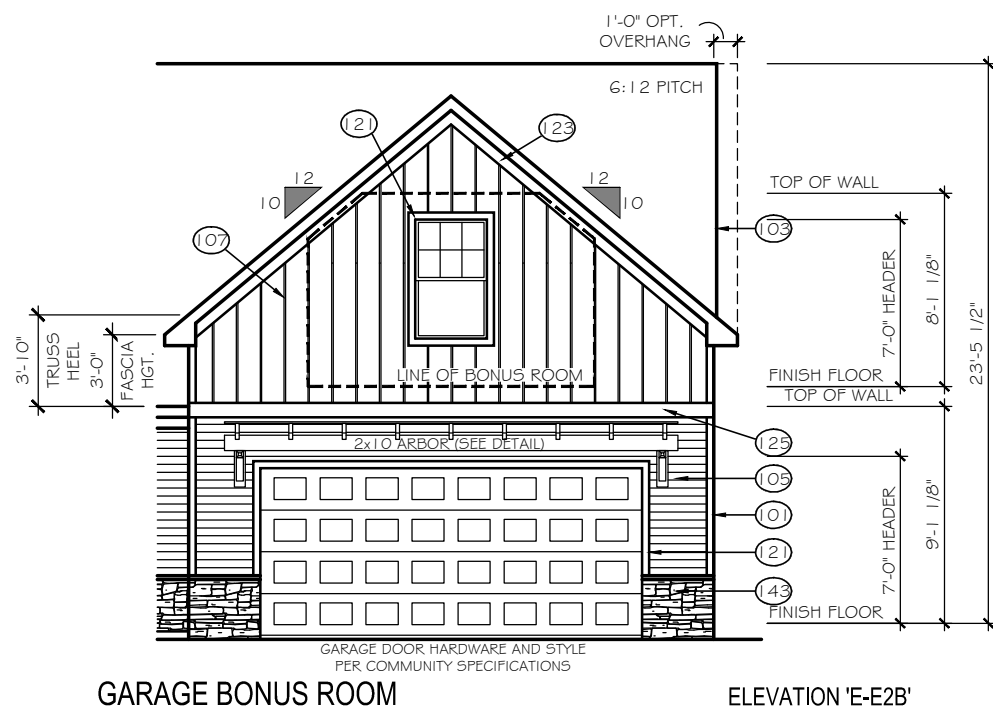
Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

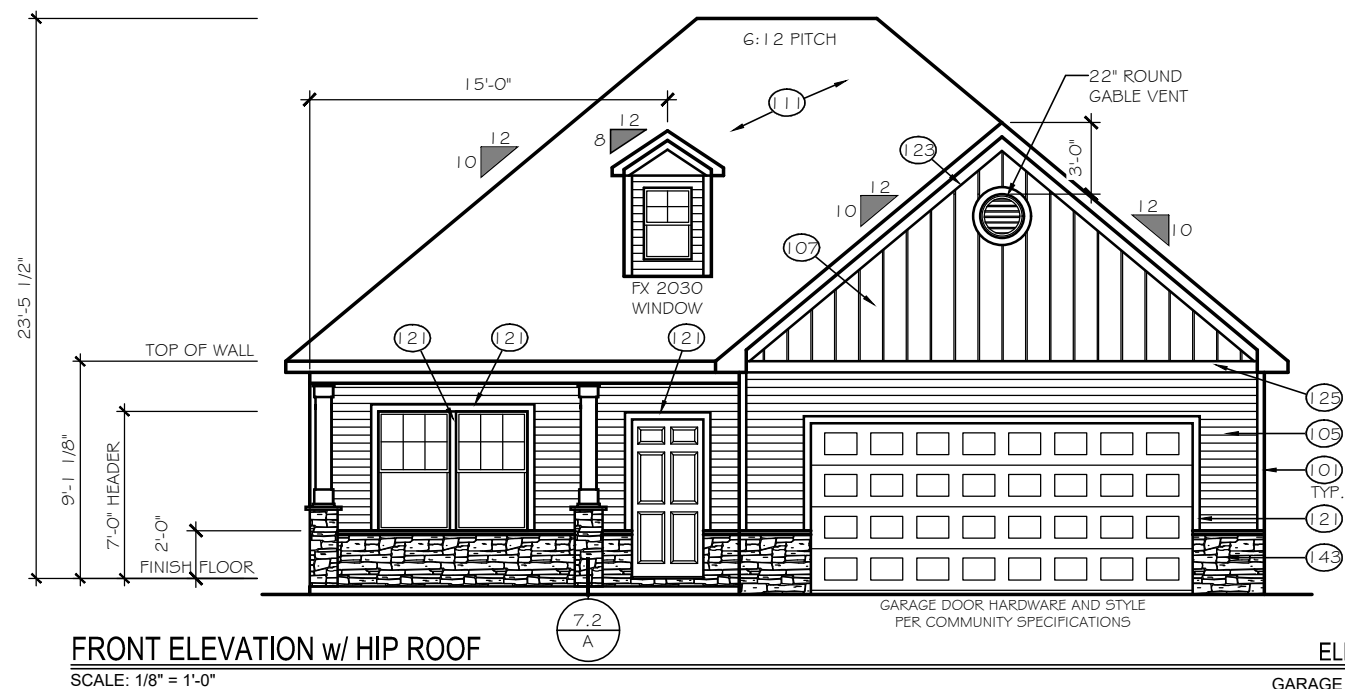
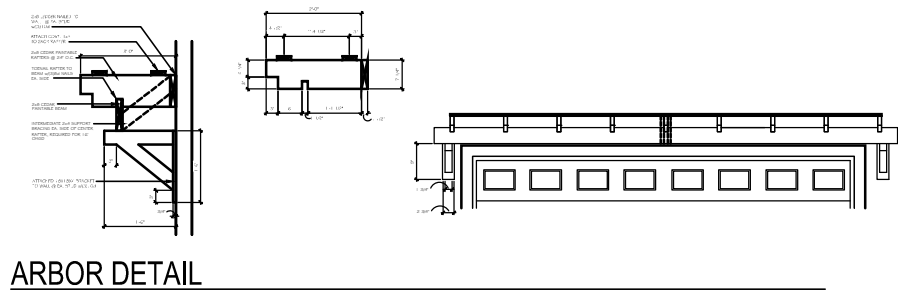
SHEET:
A3.16
v1.19



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-E2

THE BAYSIDE

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE

$$1/8'' = 1'-0''$$

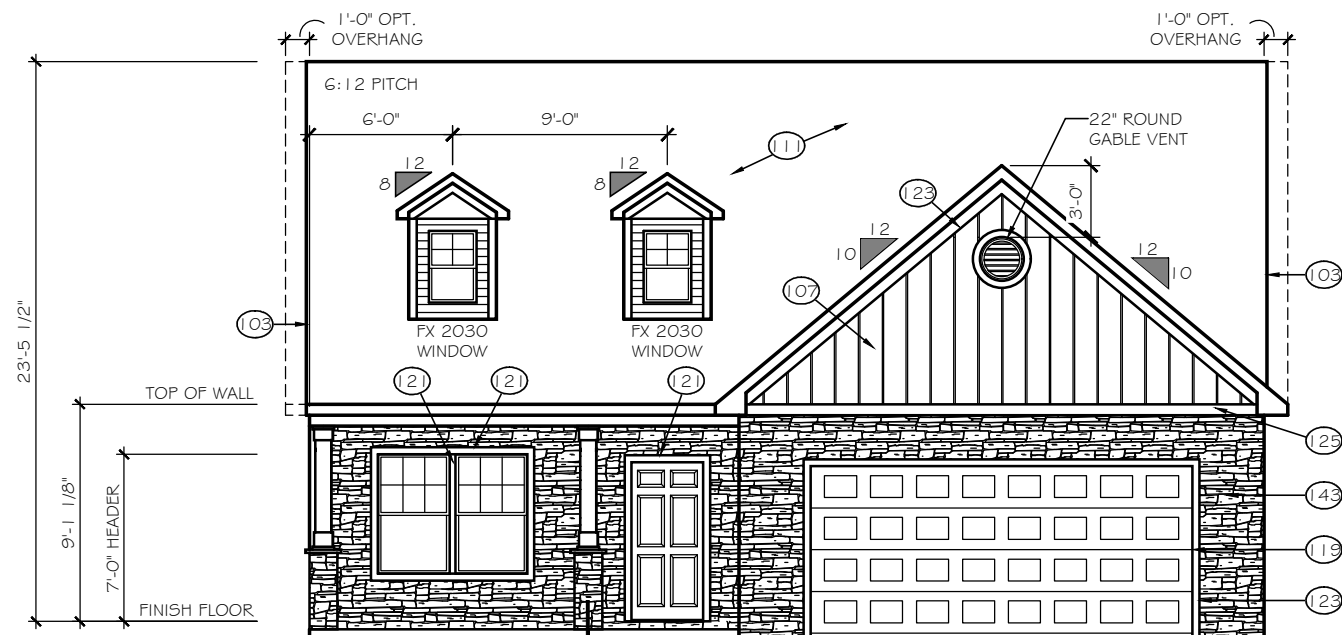
CHECKED BY:

BPS

SHEET:

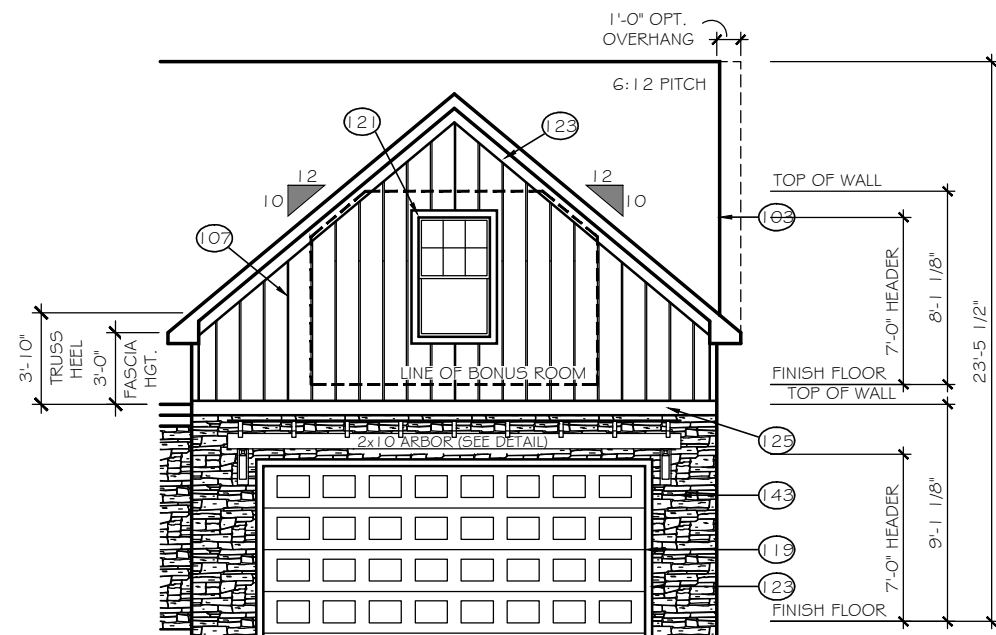
A3.17

v1.19



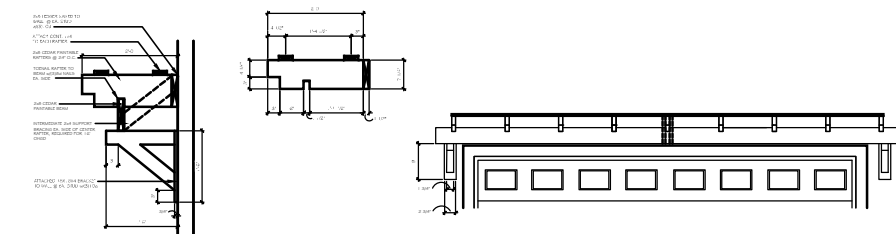
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

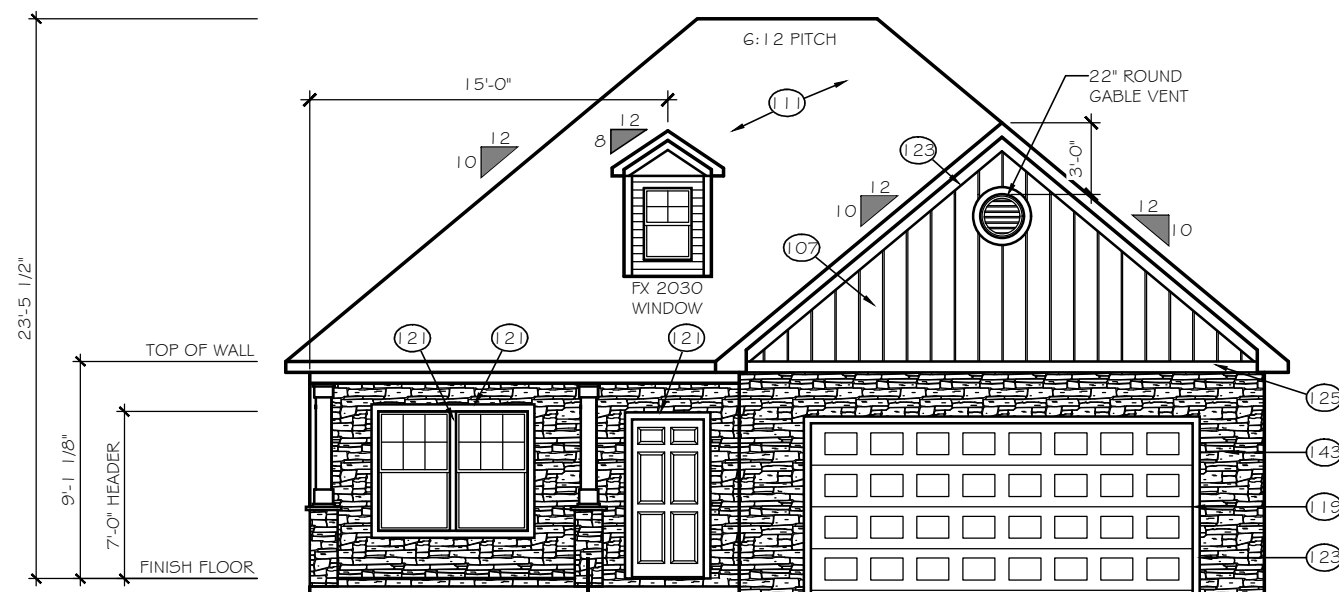


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-E3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

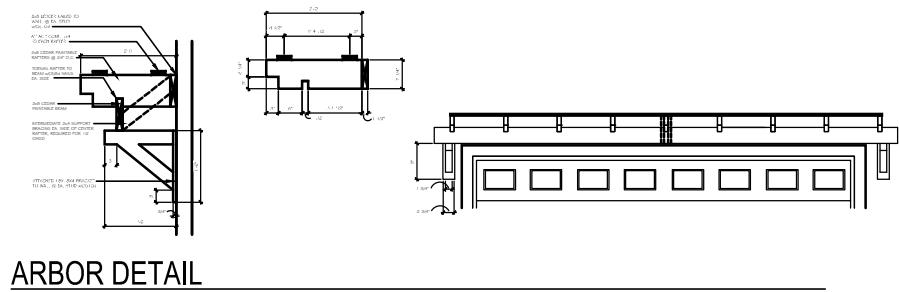
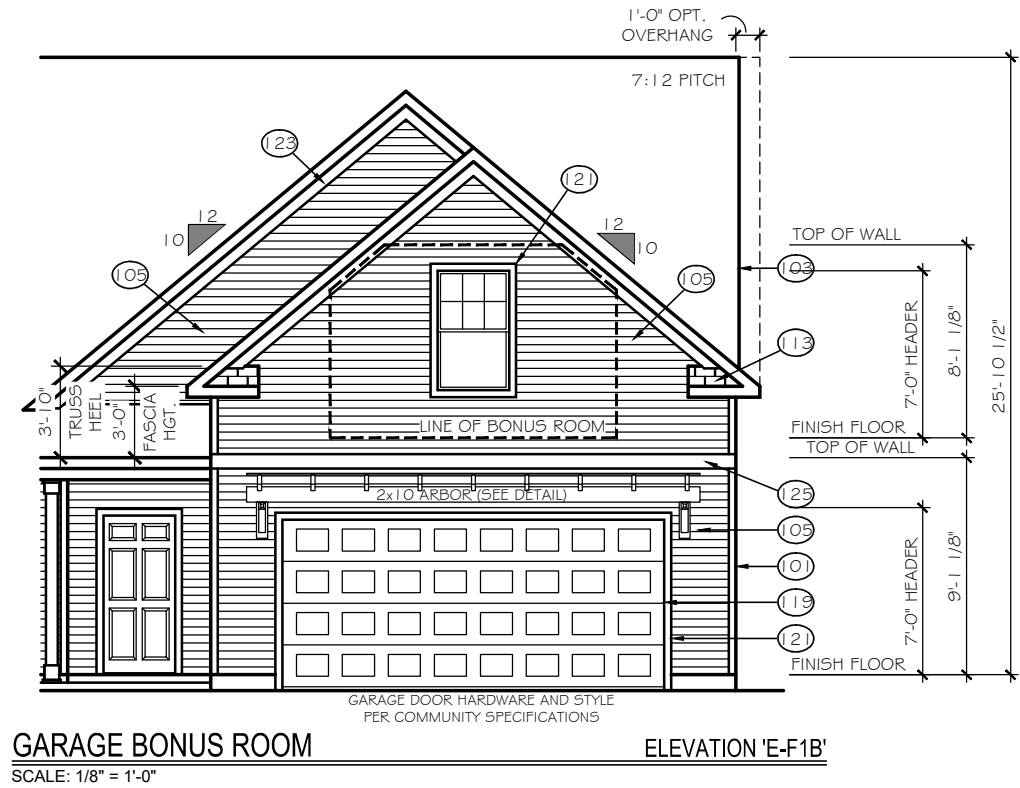
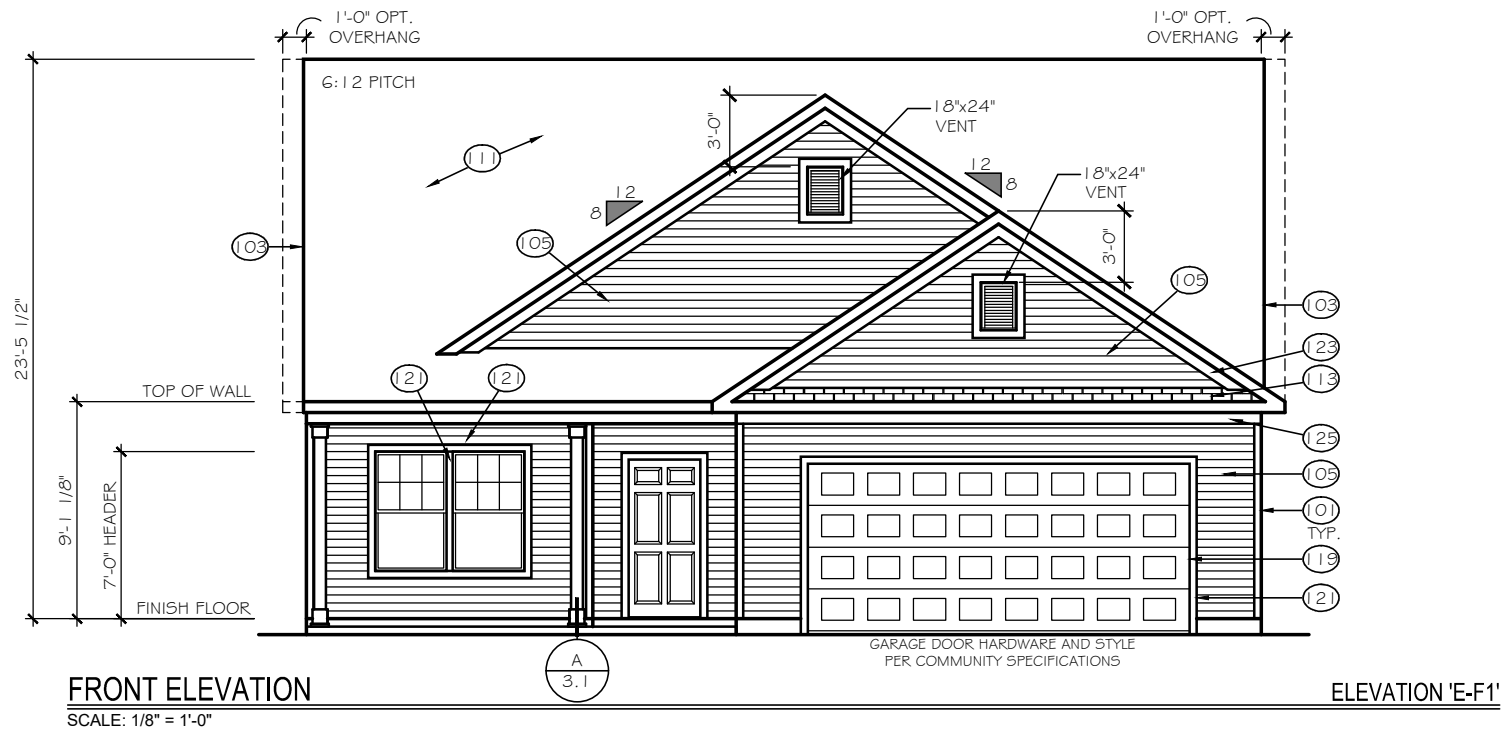
CHECKED BY:

BPS

SHEET:

A3.18

v1.19



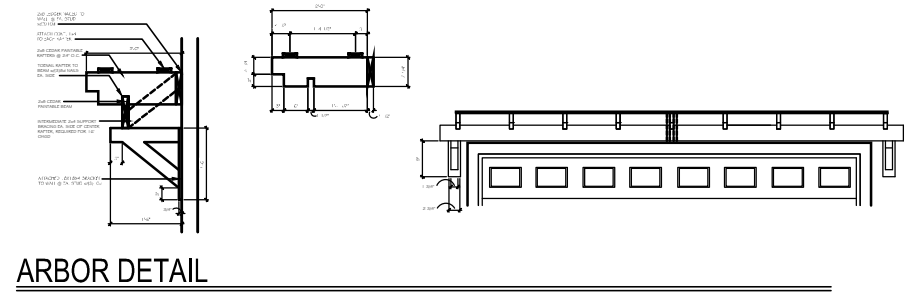
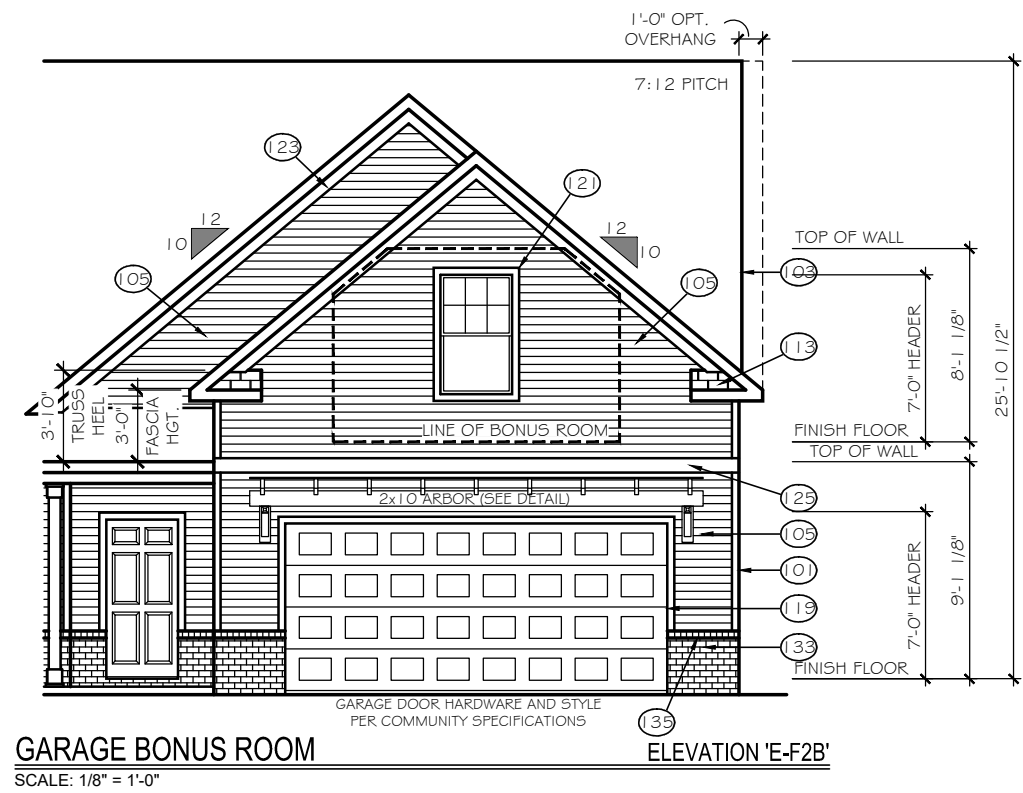
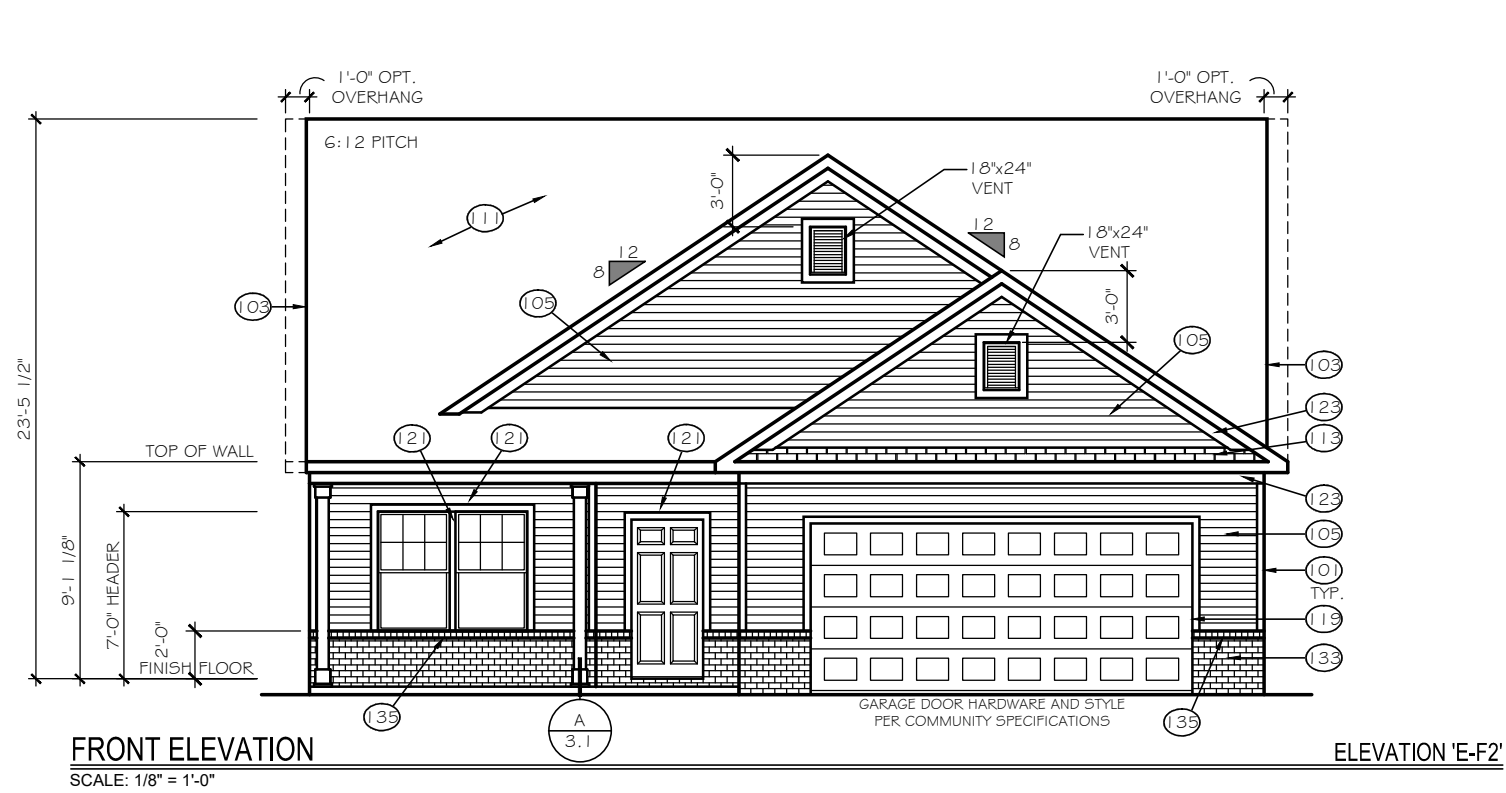
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-F1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS

SHEET:
A3.19
v1.19



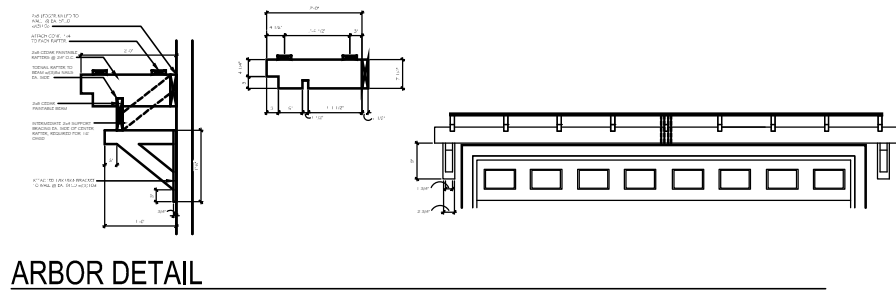
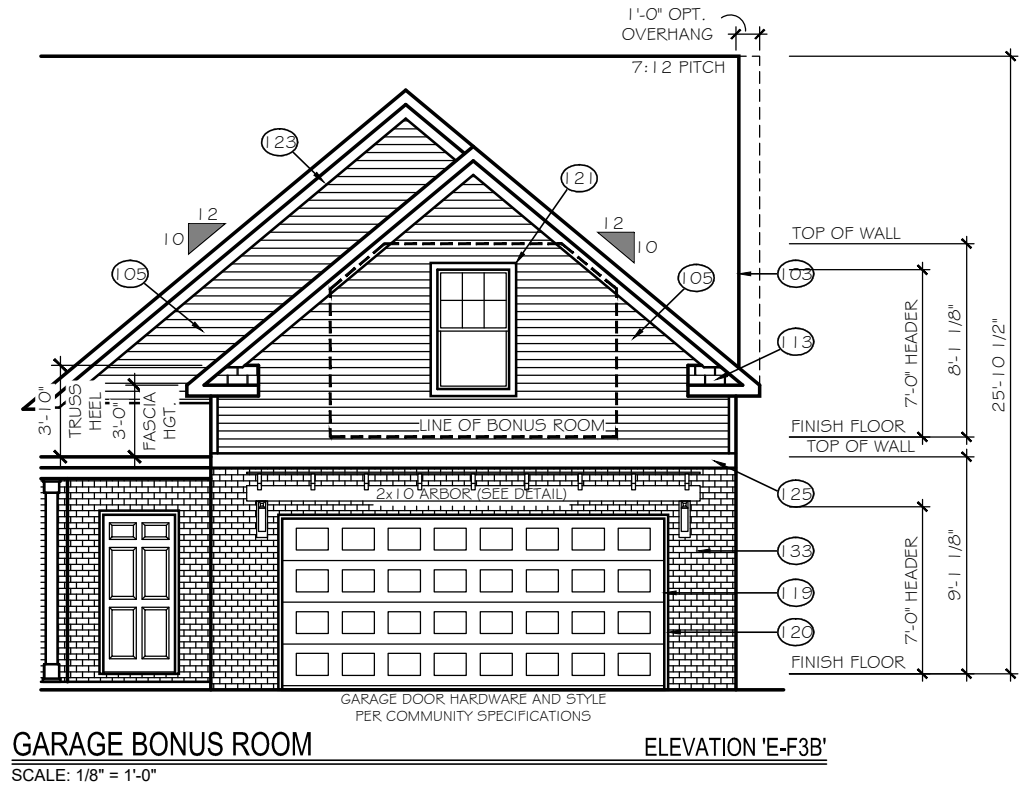
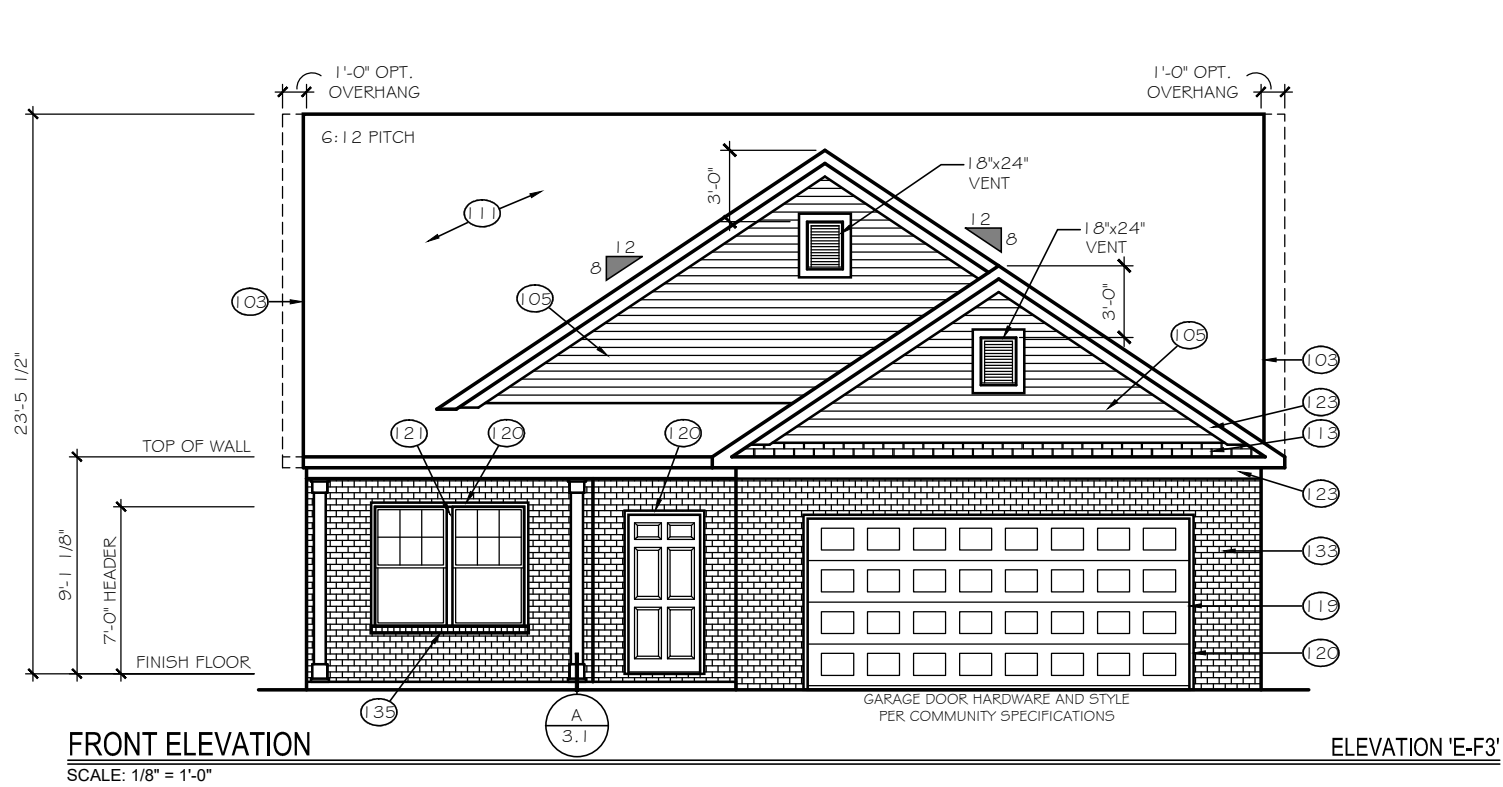
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-F2

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS

SHEET:
A3.20
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-F3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

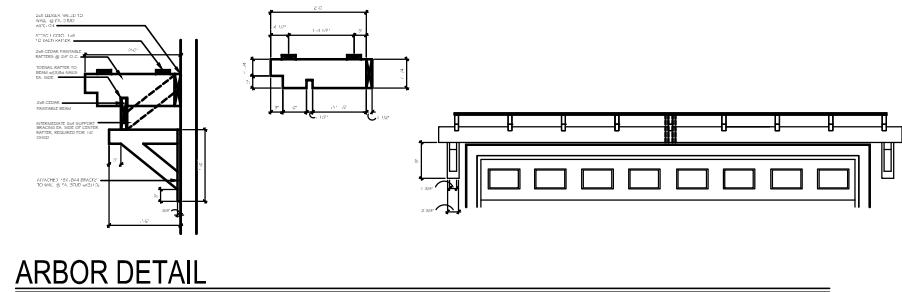
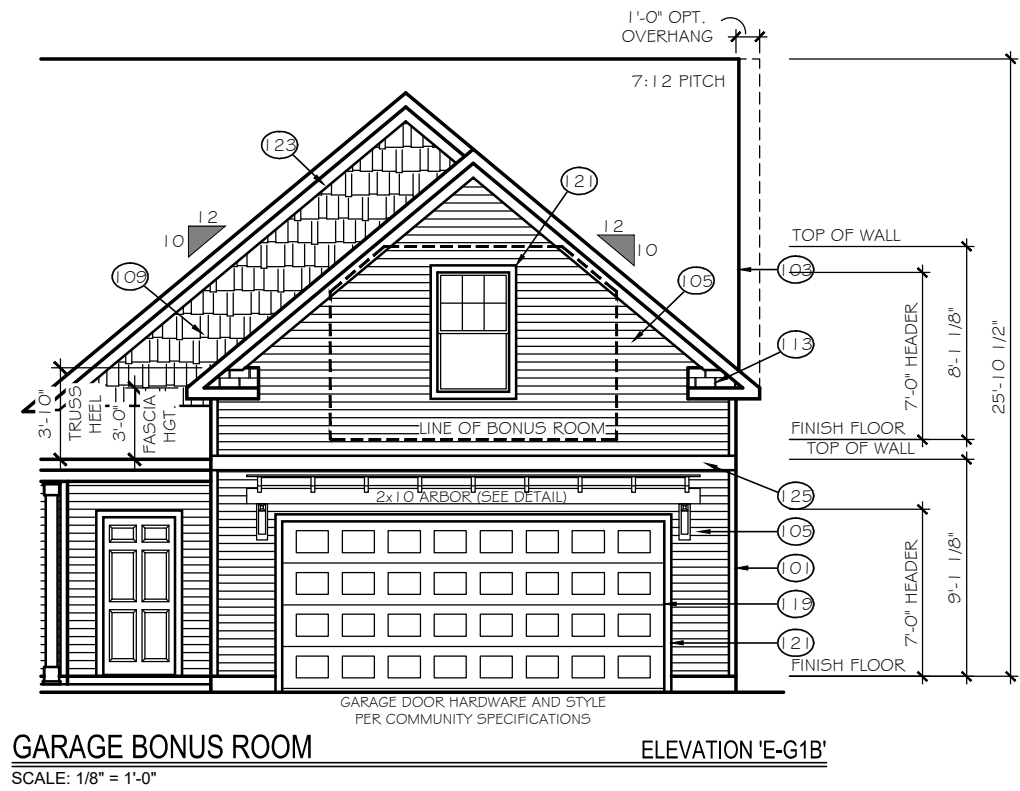
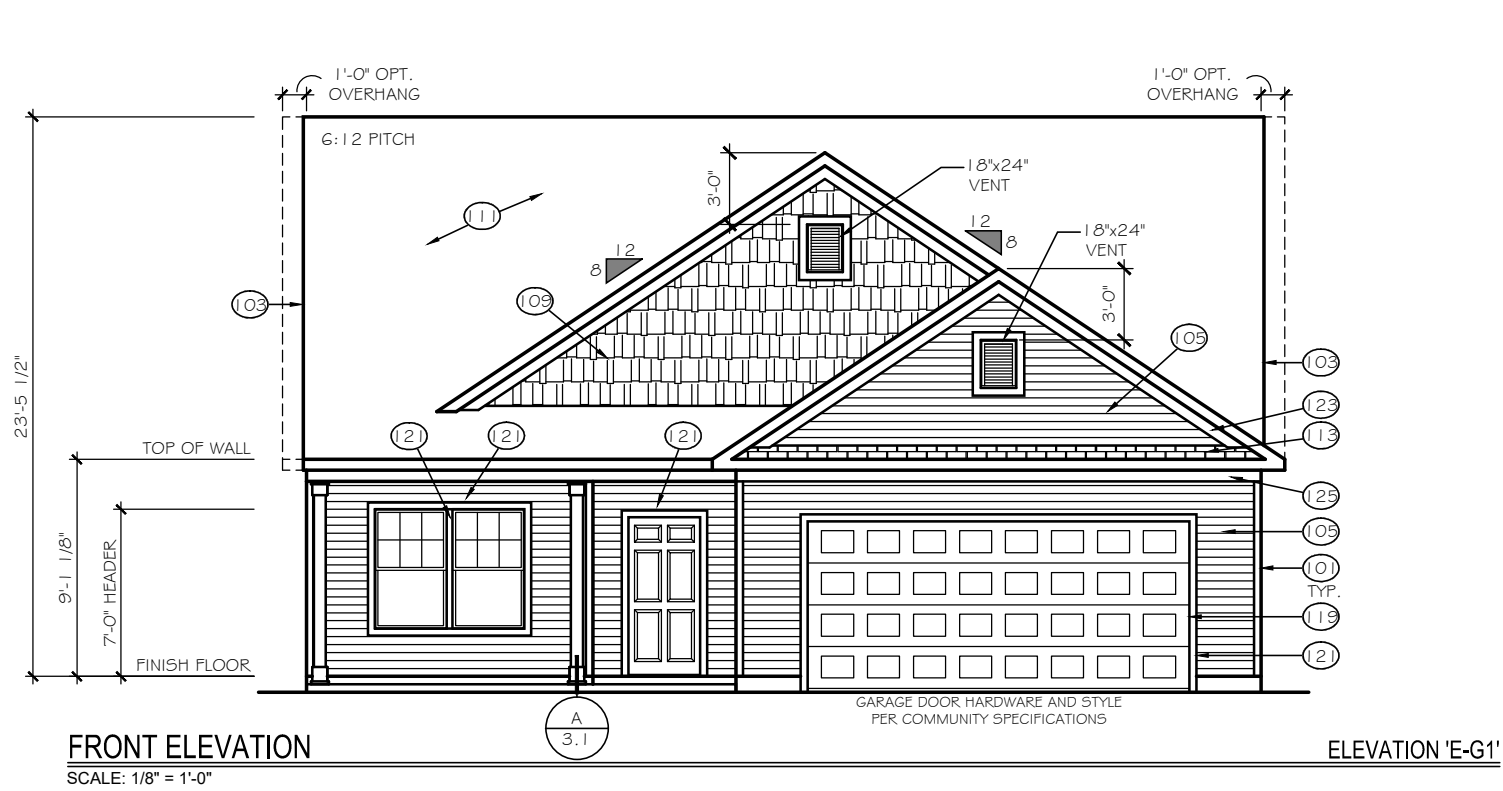
DRAWN BY:
MLM

DATE:
04-22-19

SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS

SHEET:
A3.21
v1.19



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-G1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

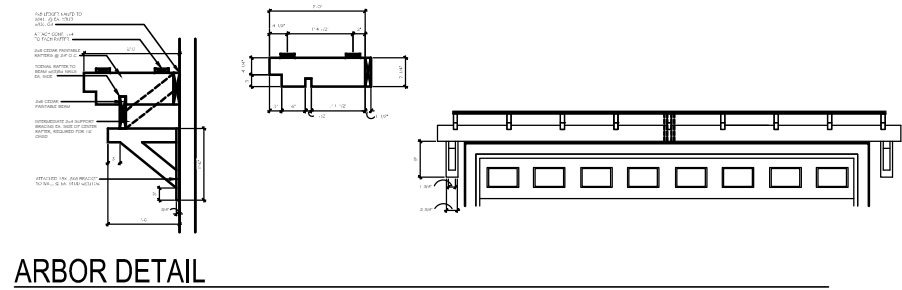
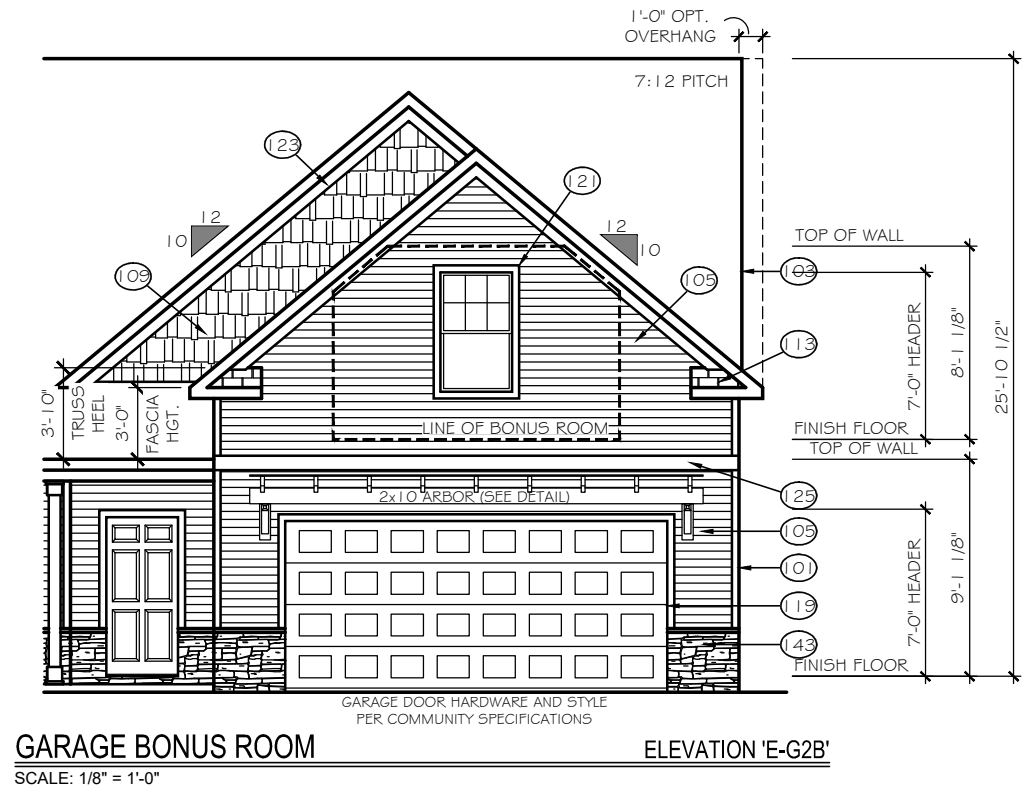
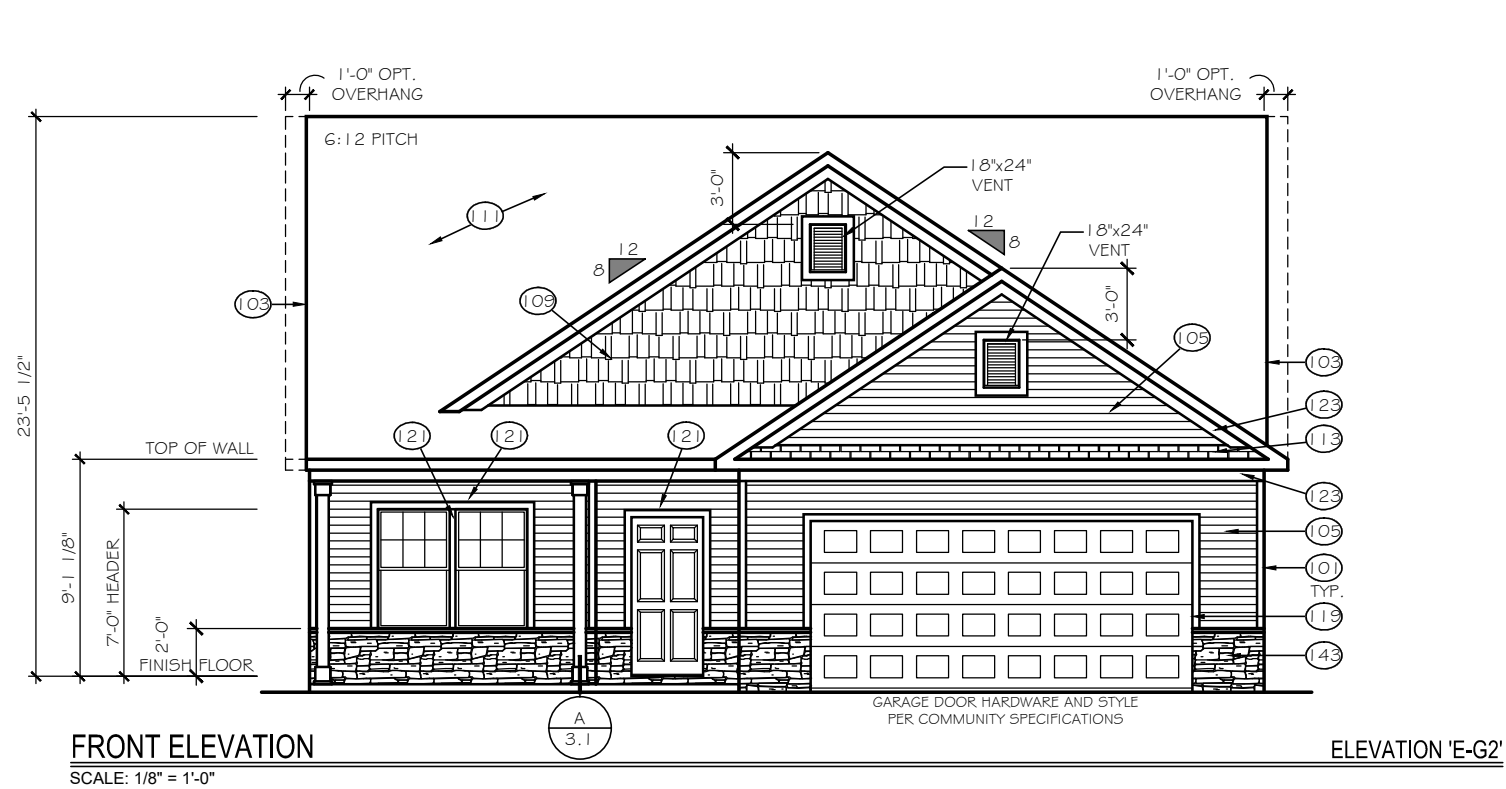
DRAWN BY:
MLM

DATE:
04-22-19

SCALE:
1/8" = 1'-0"

CHECKED BY:
BPS

SHEET:
A3.22
v1.19



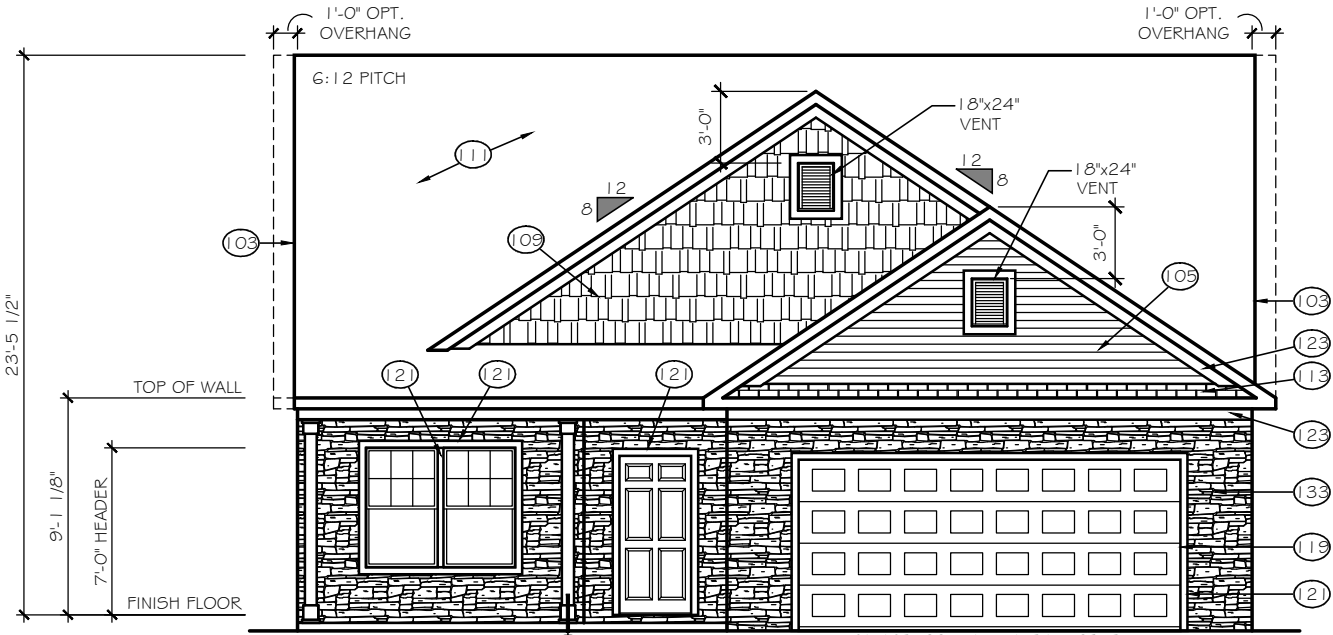
TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-G2

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	04-22-19
SCALE:	1/8" = 1'-0"
CHECKED BY:	BPS

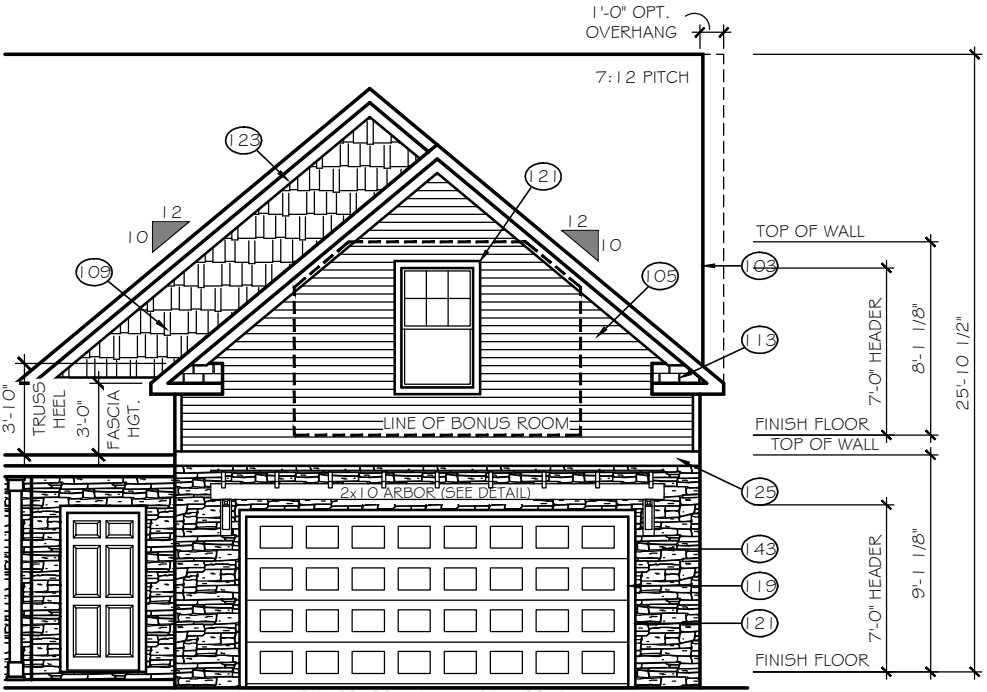
SHEET:
A3.23
v1.19



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

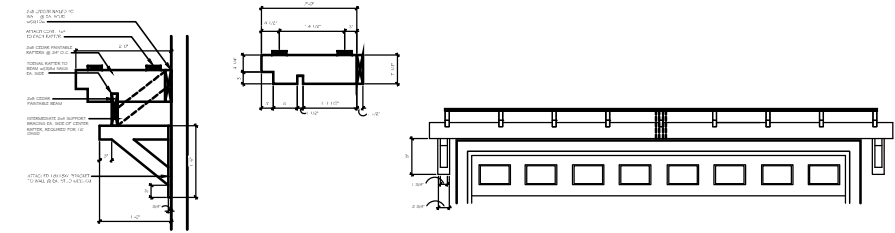
ELEVATION 'E-G3'



GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G3B'



ARBOR DETAIL

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-G3

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

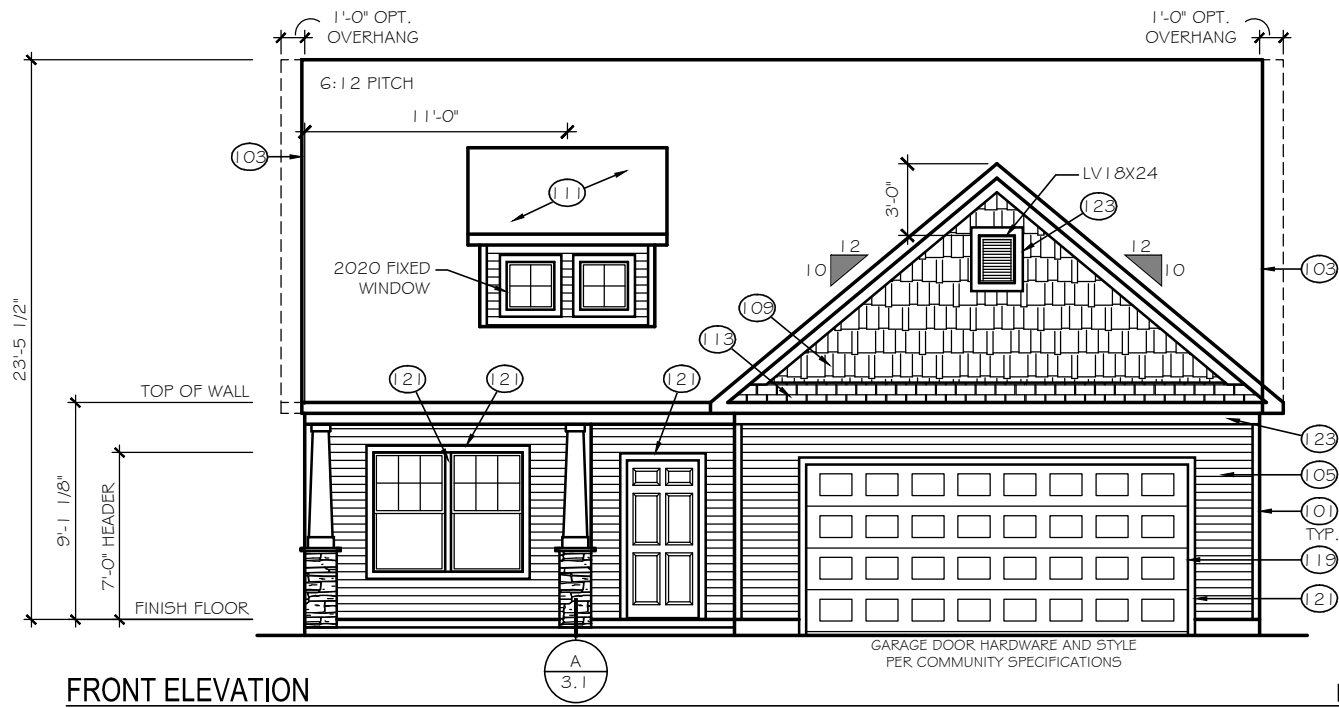
DRAWN BY:
MLM

DATE:
04-22-19

SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS

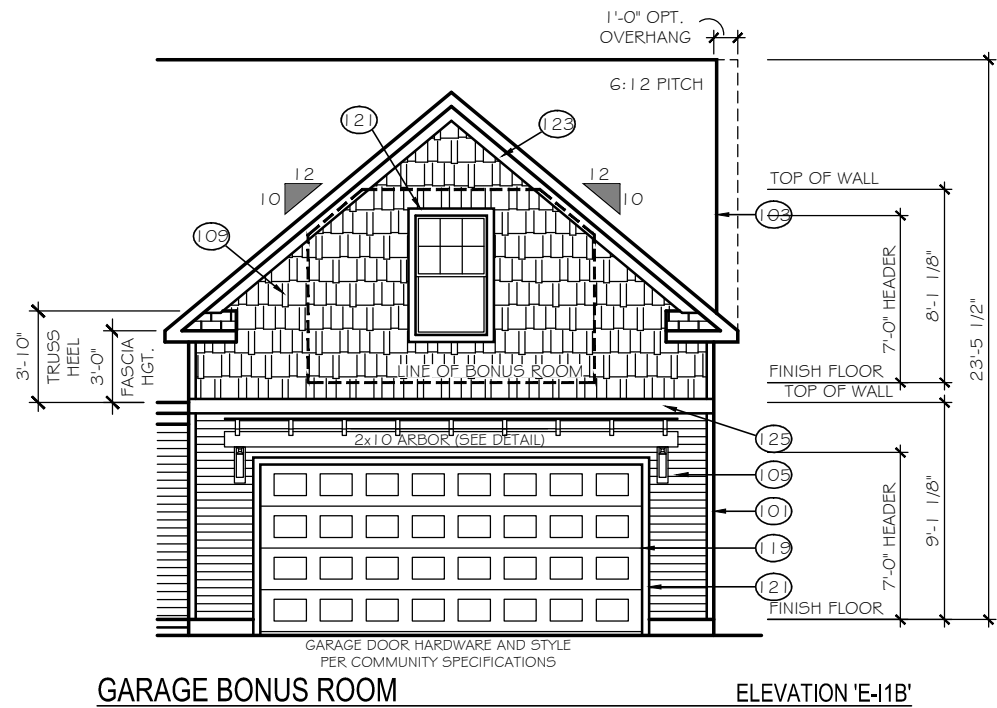
SHEET:
A3.24
v1.19



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

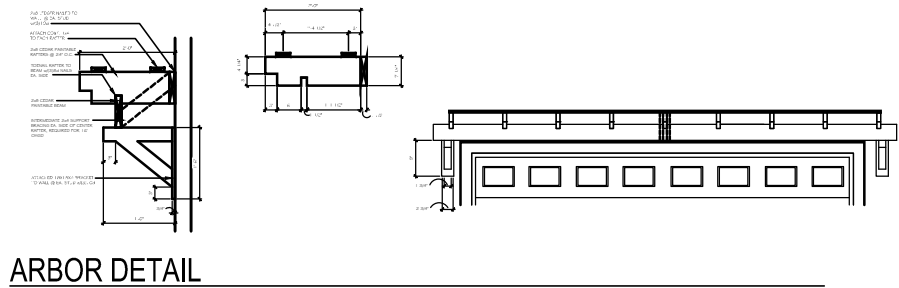
ELEVATION 'E-I1'



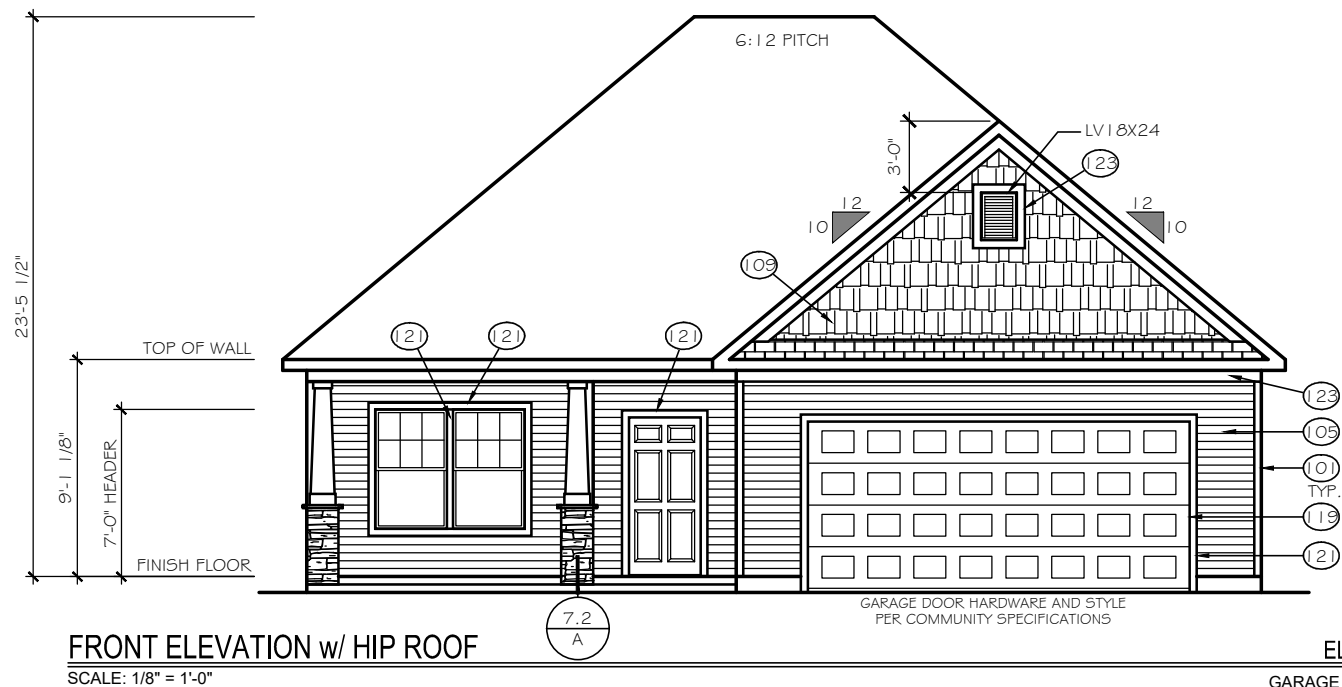
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-I1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-I1H'

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-I1

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

04-22-19

SCALE:

1/8" = 1'-0"

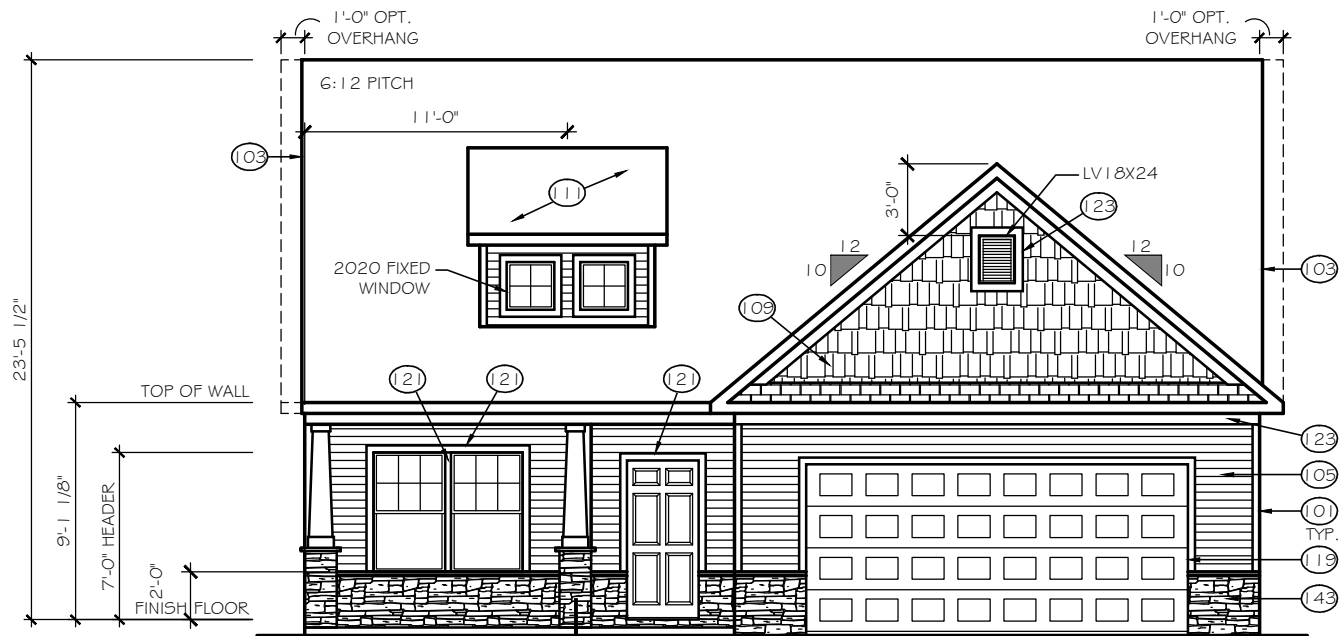
CHECKED BY:

BPS

SHEET:

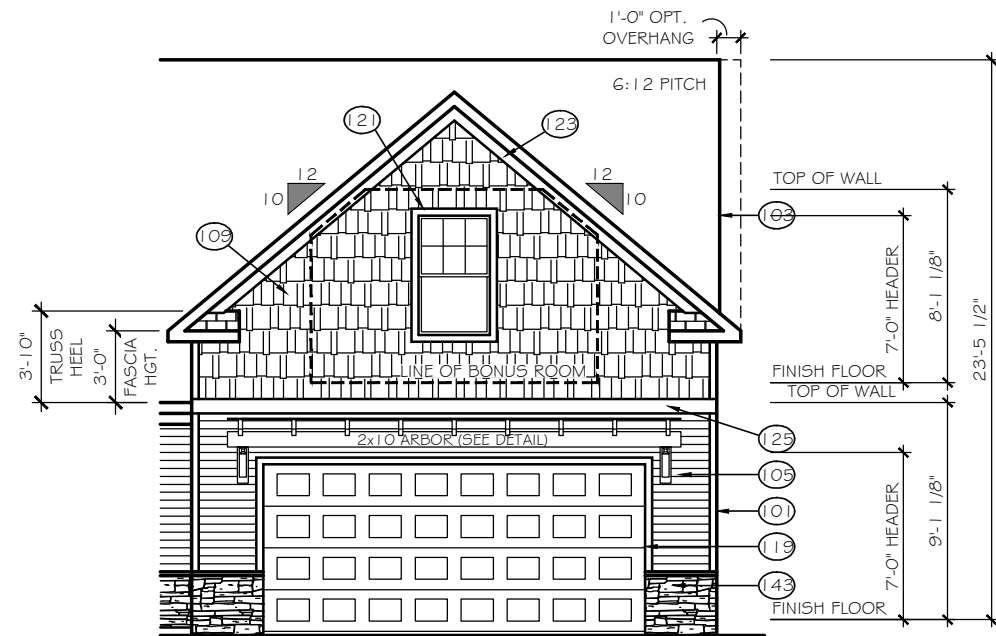
A3.28

v1.19



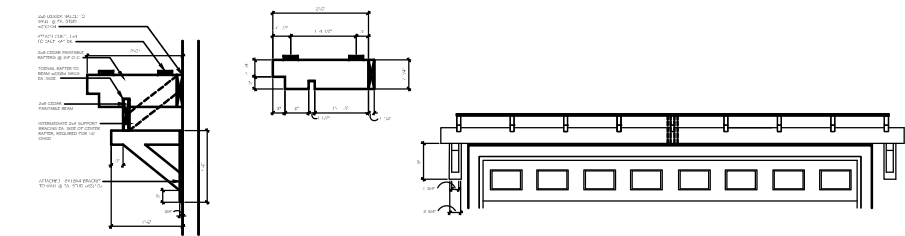
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2'

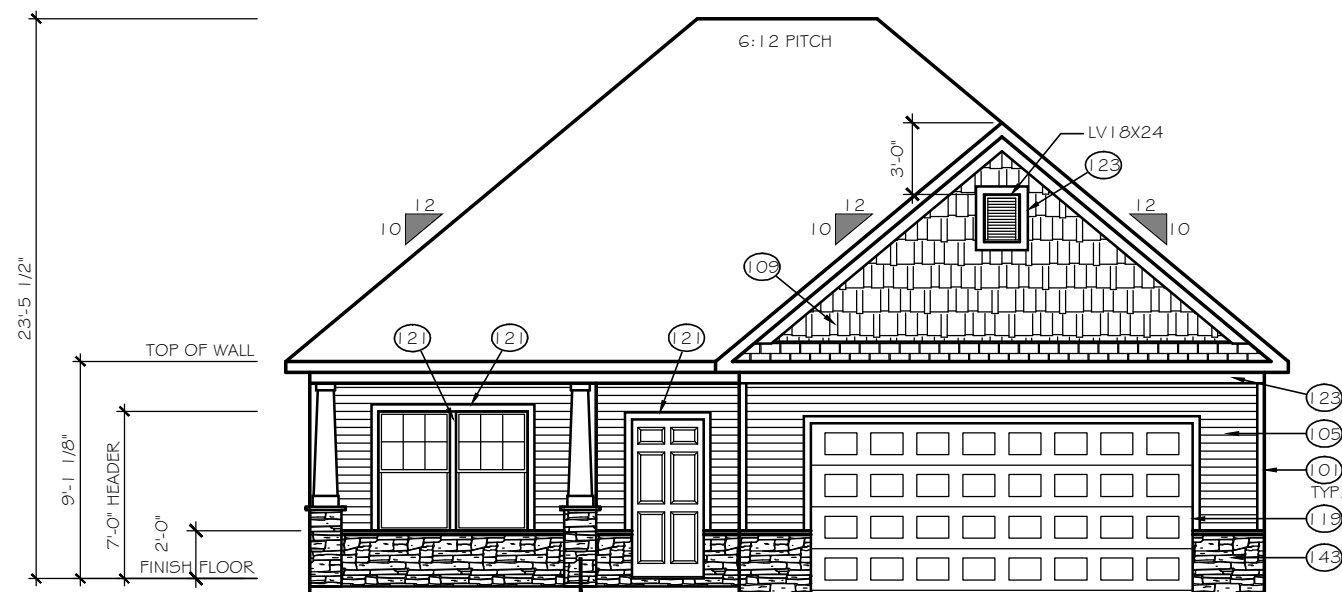


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

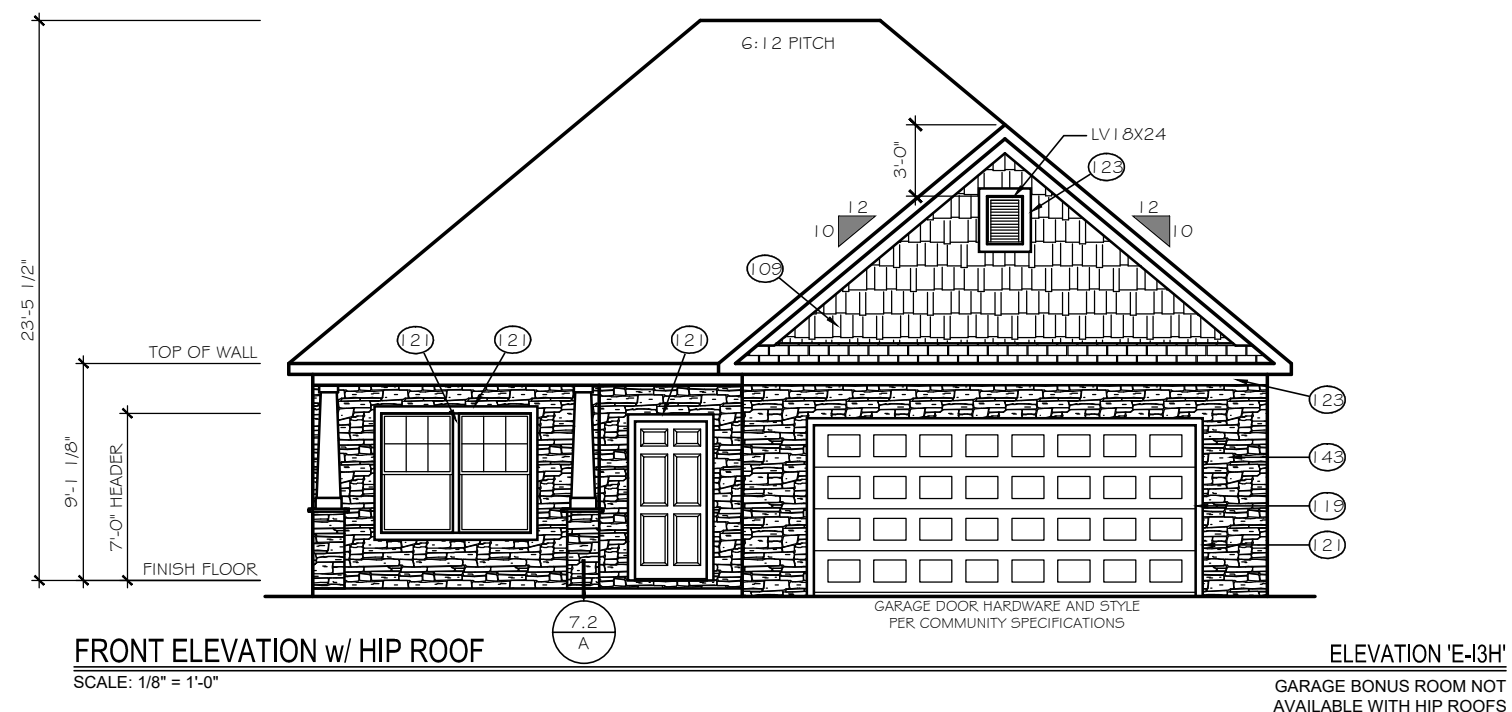
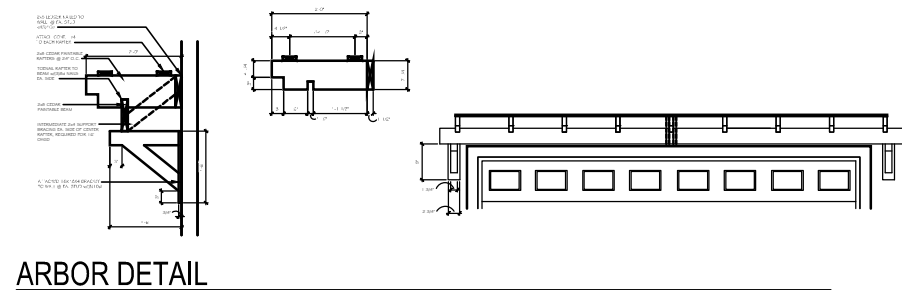
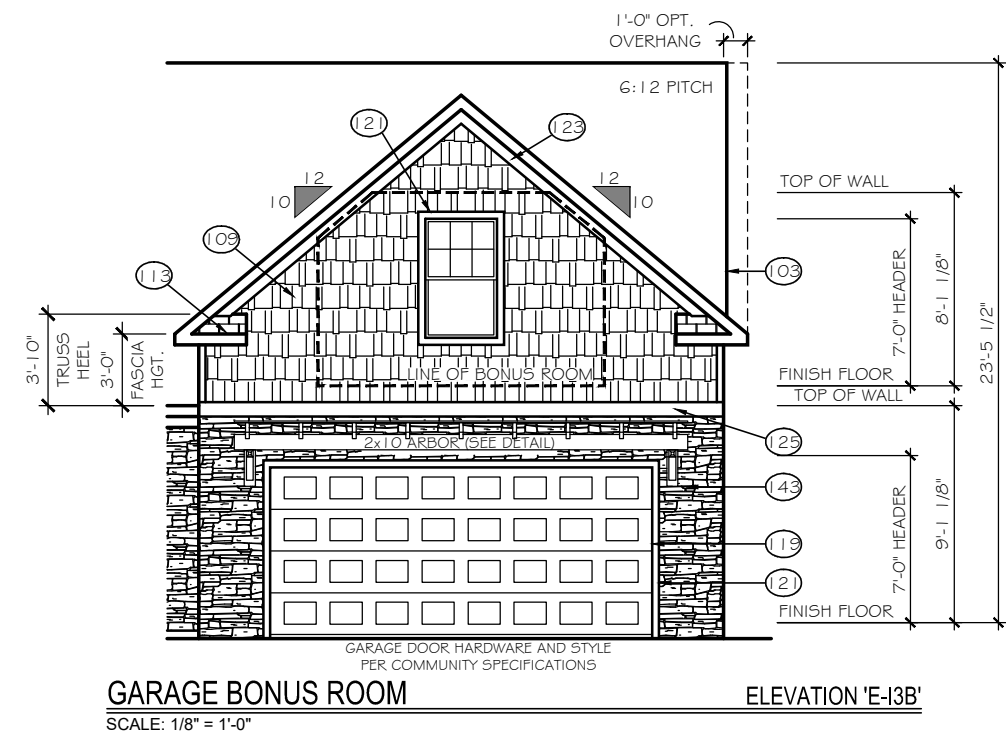
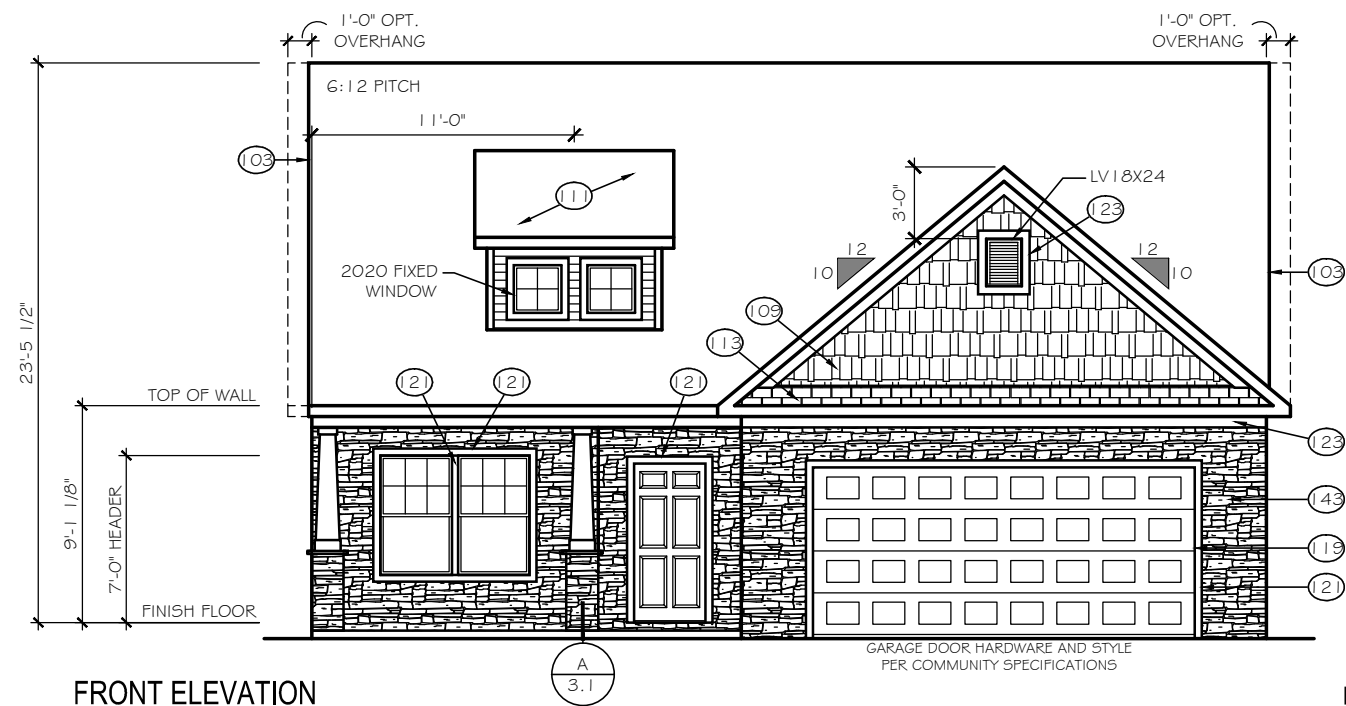
ELEVATION OPTIONS
ELEVATION E-I2

THE BAYSIDE

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

SHEET:
A3.29
v1.19



GARAGE BONUS ROOM NOT
 AVAILABLE WITH HIP ROOFS

TrueHomes
IT'S ALL ABOUT YOU

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
ELEVATION E-13

THE BAYSIDE

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE: _____

04-22-19

SCALE

$$1/8'' = 1'-0''$$

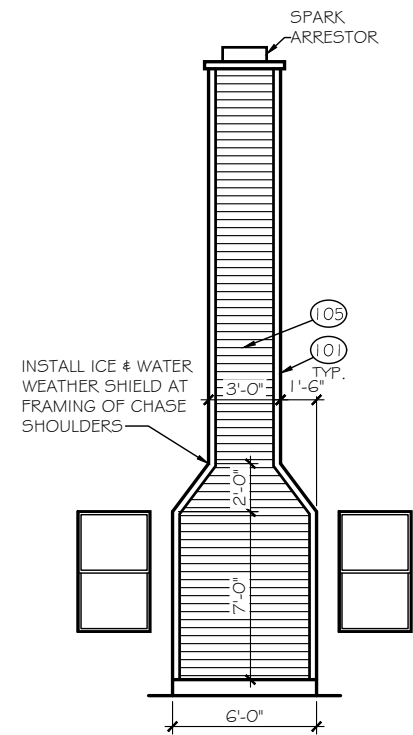
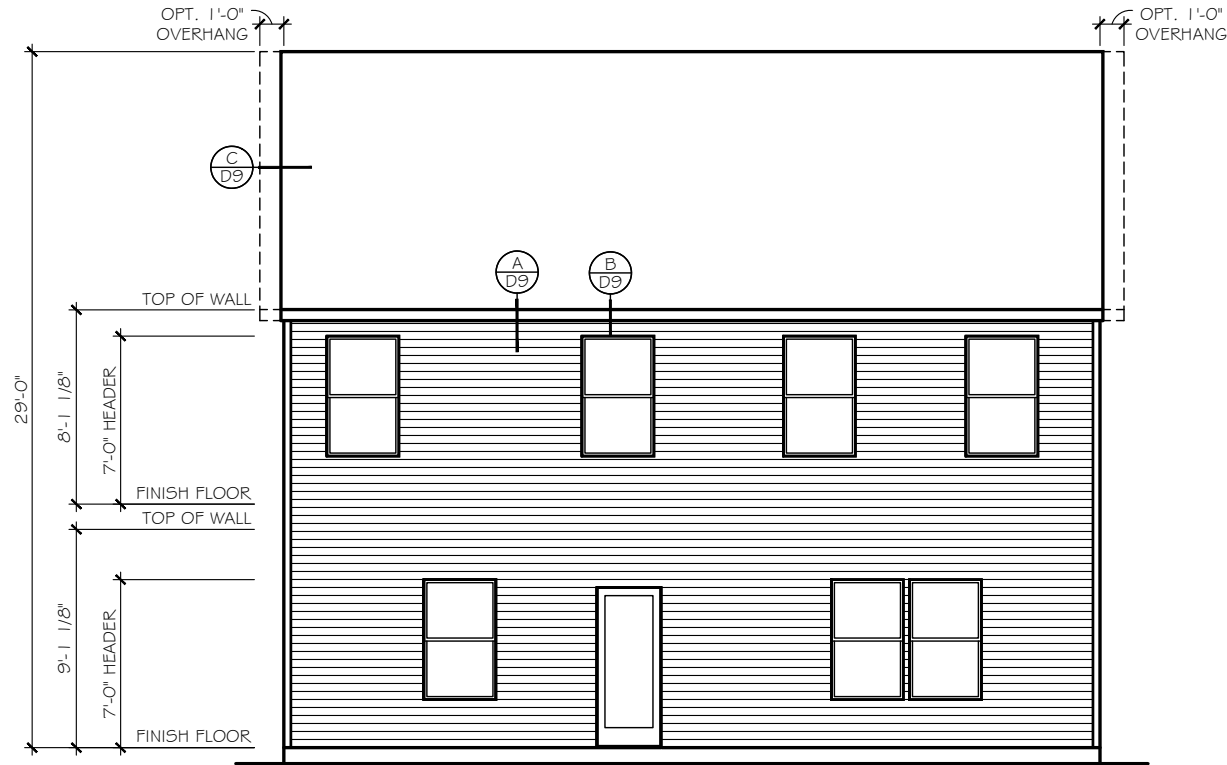
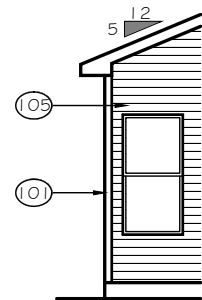
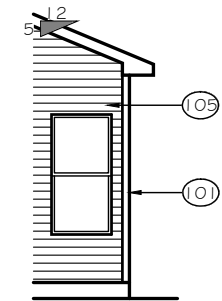
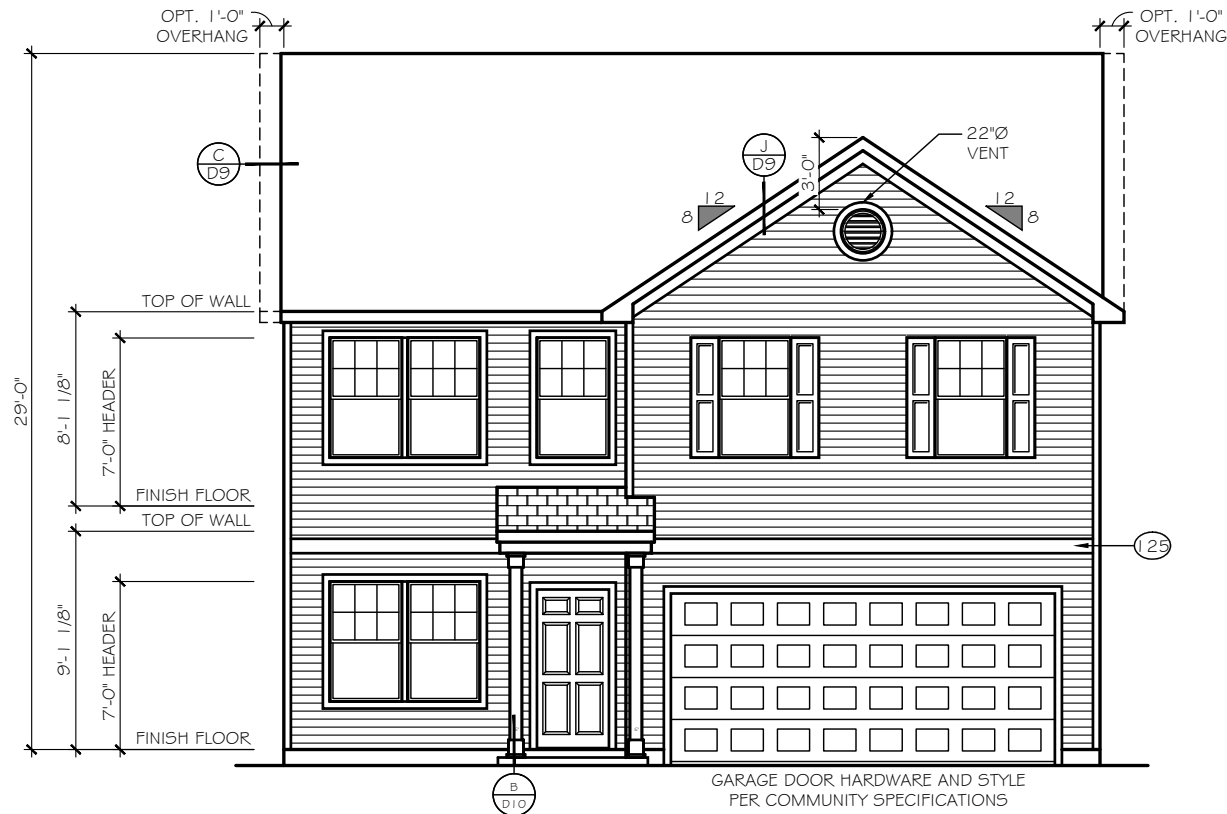
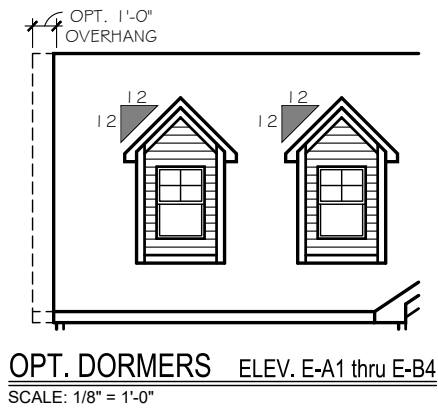
CHECKED BY

BPS

SHEET:

A3.30

v1.19



TrueHomes
IT'S ALL ABOUT U

2649 Breknridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

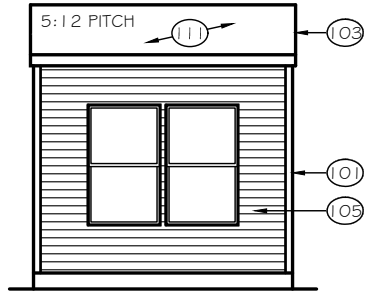
FRONT & REAR ELEVATIONS
ELEVATION E-01

THE LENOX - OPEN

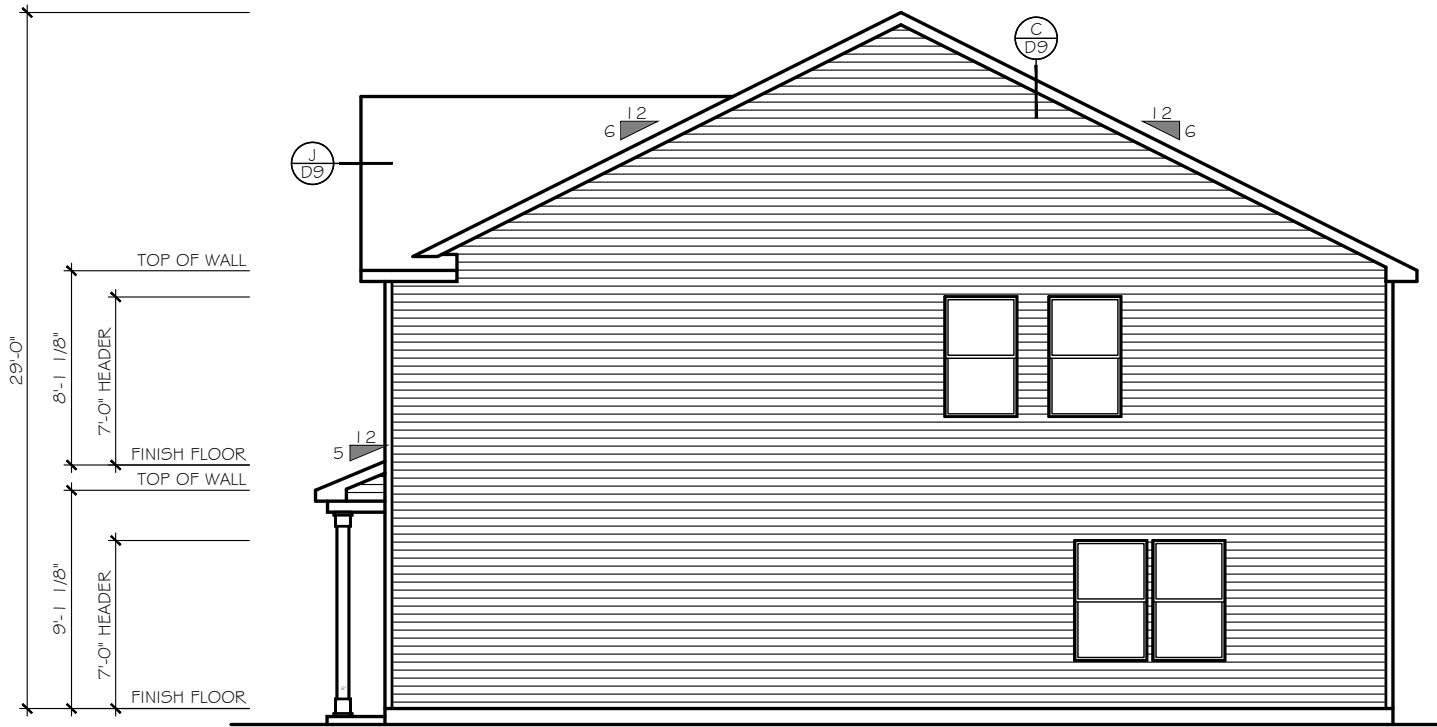
Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY: MLM
DATE: 06.22.21
SCALE: 3/16" = 1'-0"
CHECKED BY: RS / BS

SHEET: **A4.01**
v. 5.4

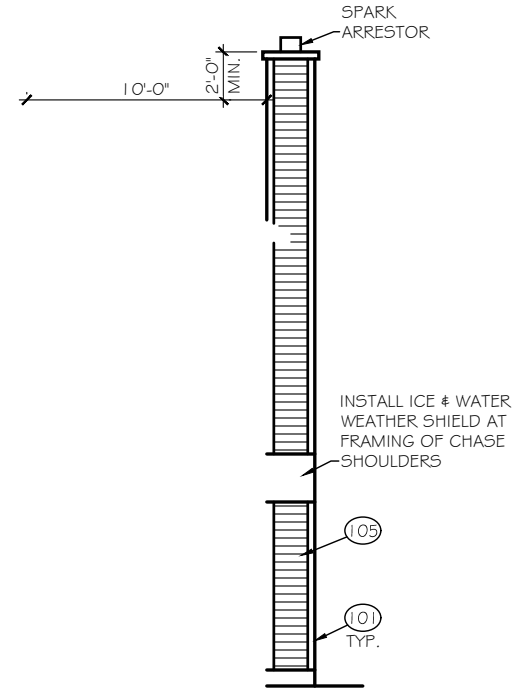


OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"

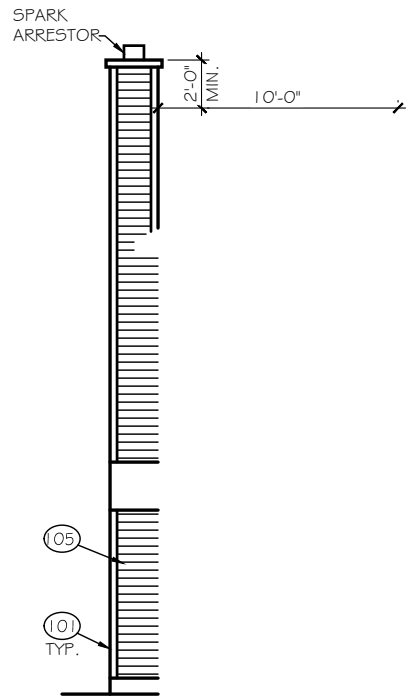


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

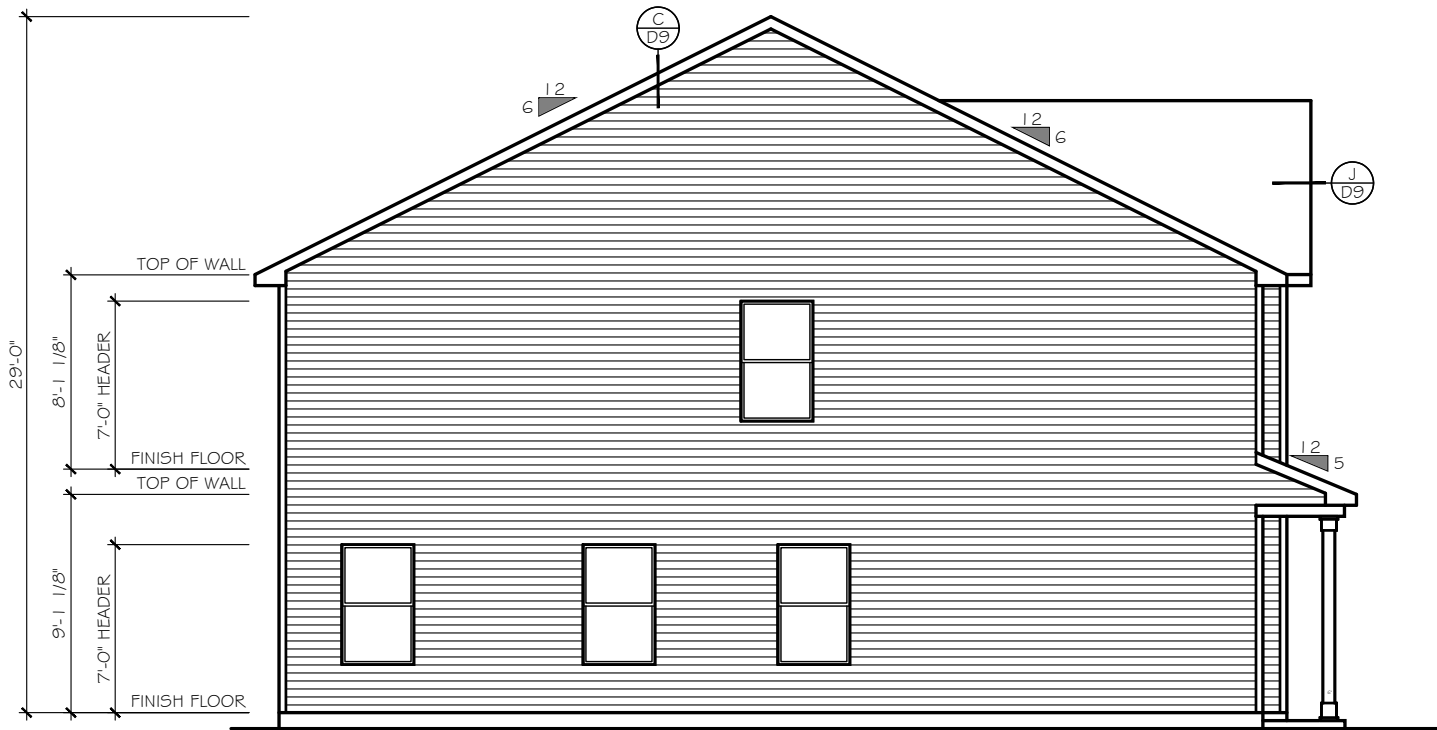
ELEVATION 'E-01 thru E-04'



OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"

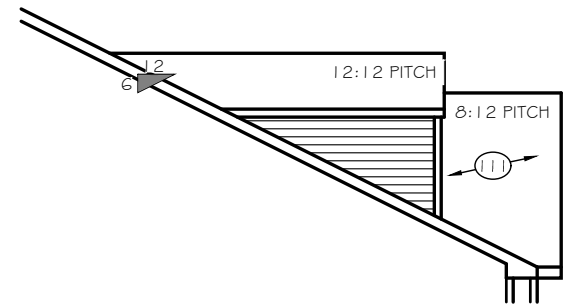


OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-01 thru E-04'



OPT. DORMERS ELEV. E-A1 thru E-B4
SCALE: 1/8" = 1'-0"

TrueHomes
IT'S ALL ABOUT U
2649 Breckenridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

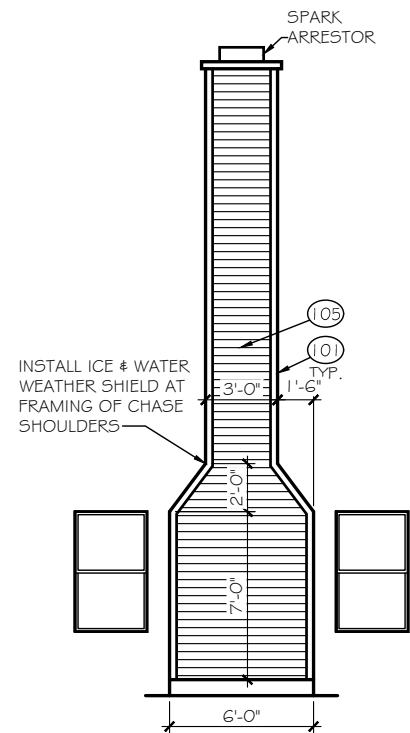
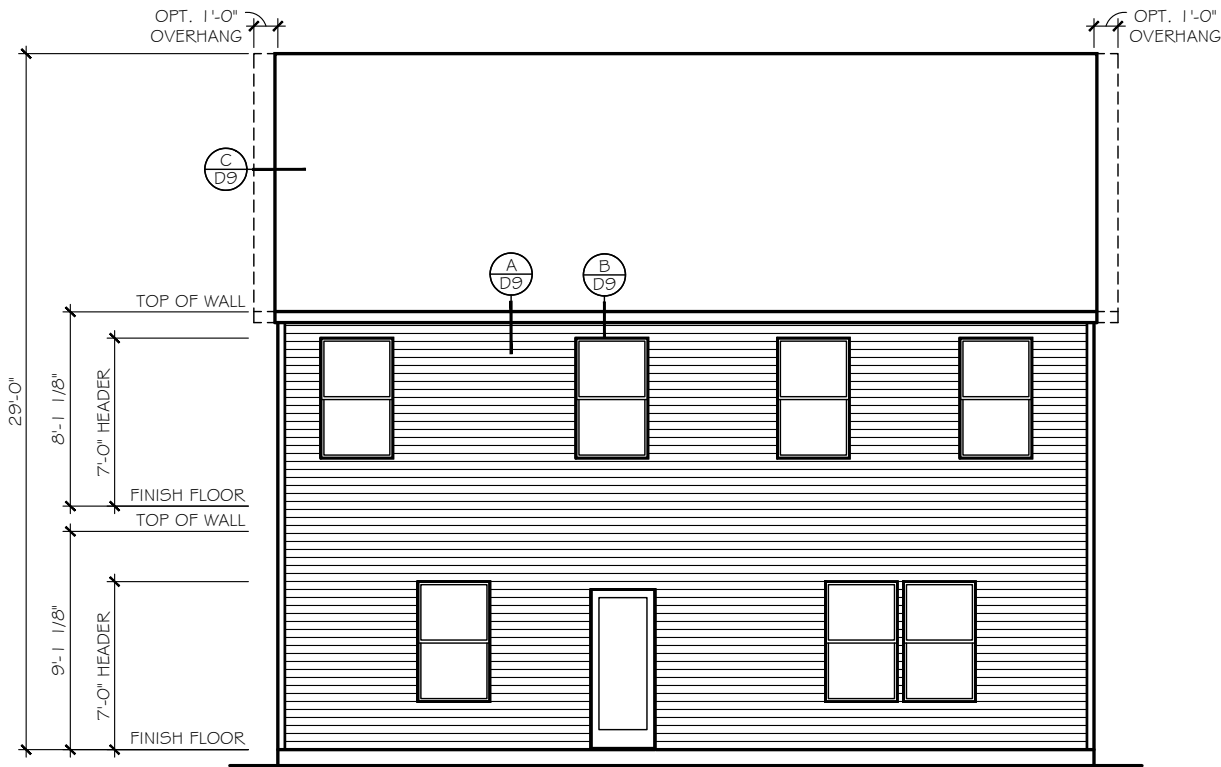
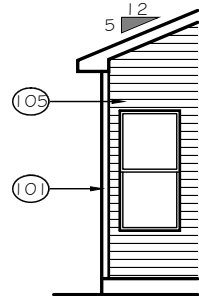
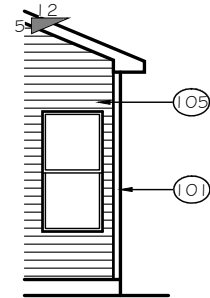
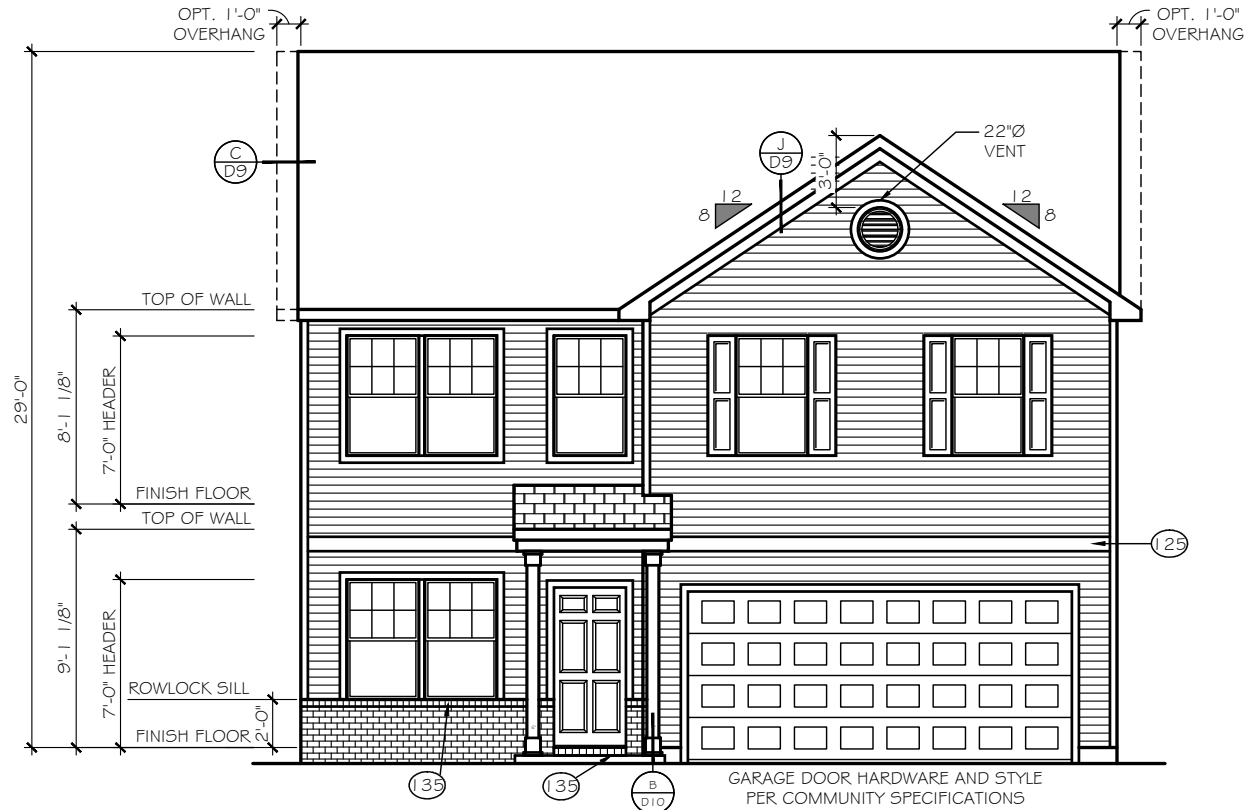
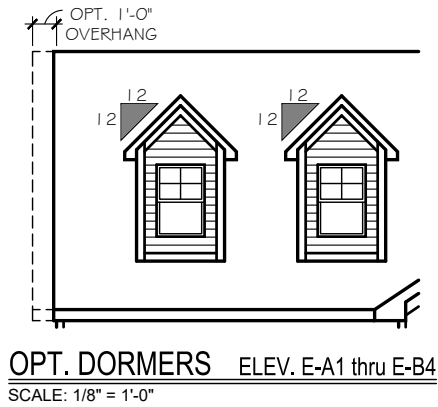
RIGHT & LEFT ELEVATIONS
ELEVATION E-01-04

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is strictly prohibited.

DRAWN BY:
MLM
DATE:
06.22.21
SCALE:
3/16" = 1'-0"
CHECKED BY:
RS / BS

SHEET:
A4.01a
v. 5.4

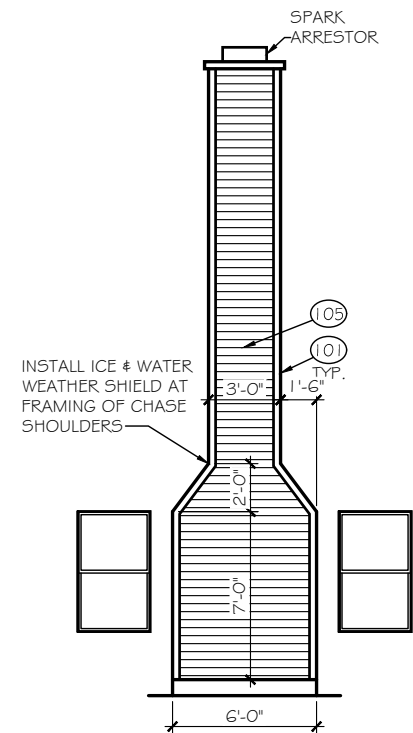
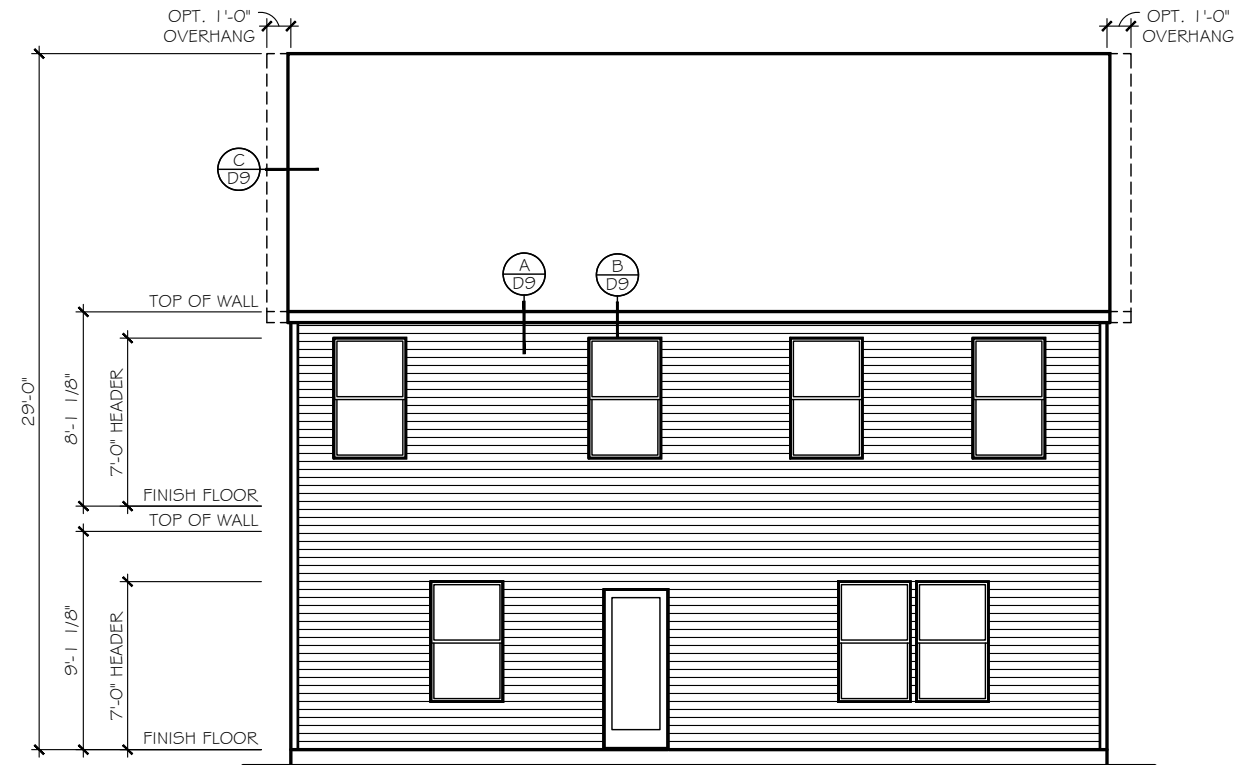
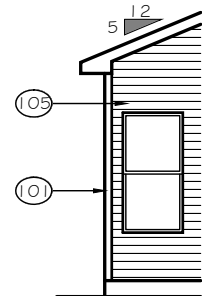
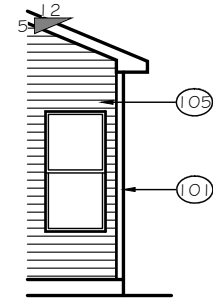
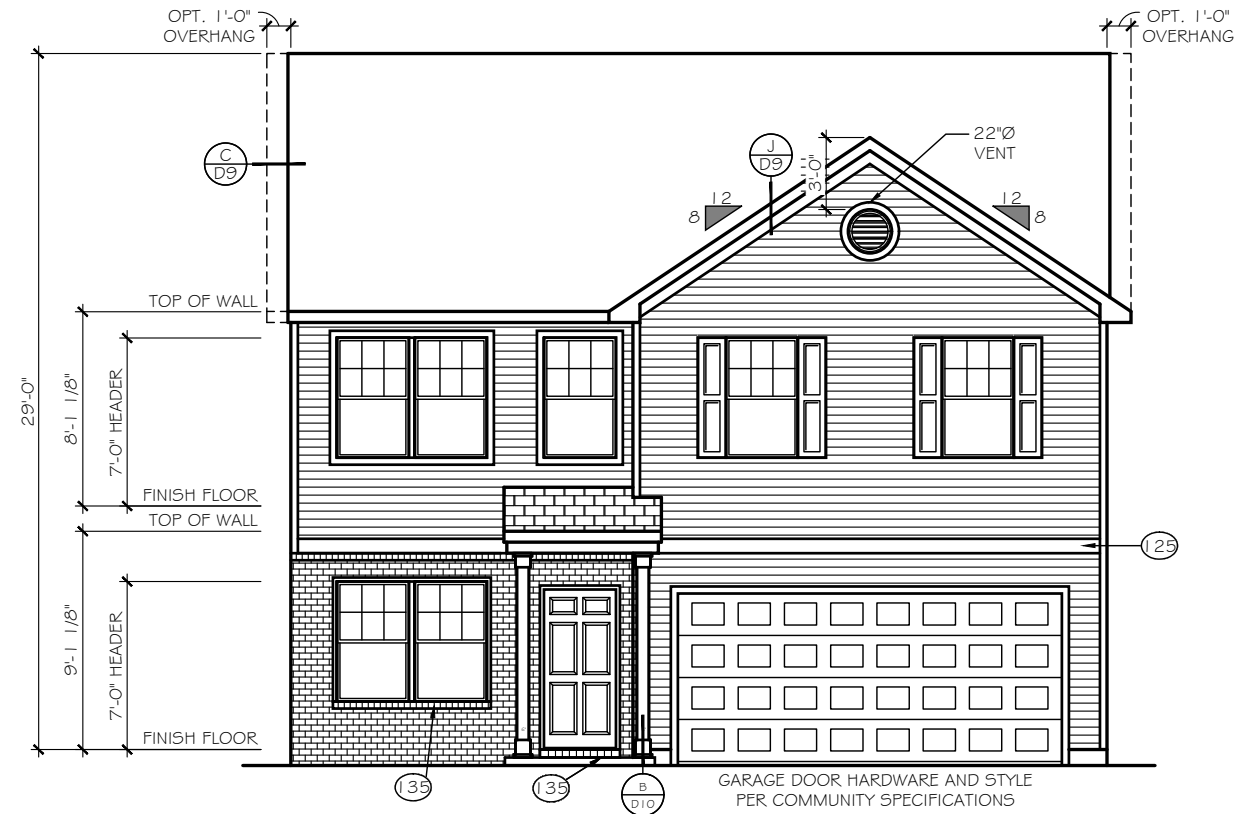
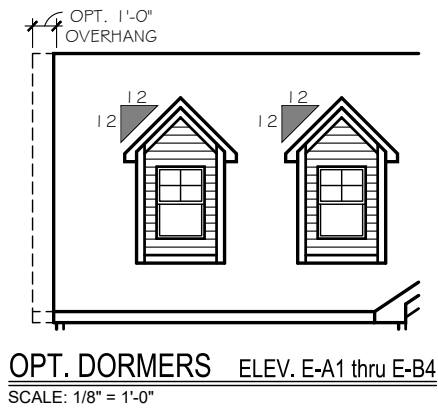


TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-02
THE LENOX - OPEN

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is strictly prohibited.
DRAWN BY: MLM
DATE: 06.22.21
SCALE: 3/16" = 1'-0"
CHECKED BY: RS / BS

SHEET:
A4.02
v. 5.4

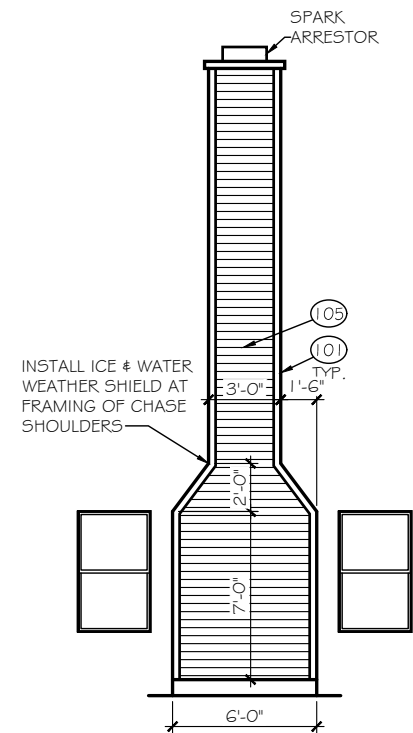
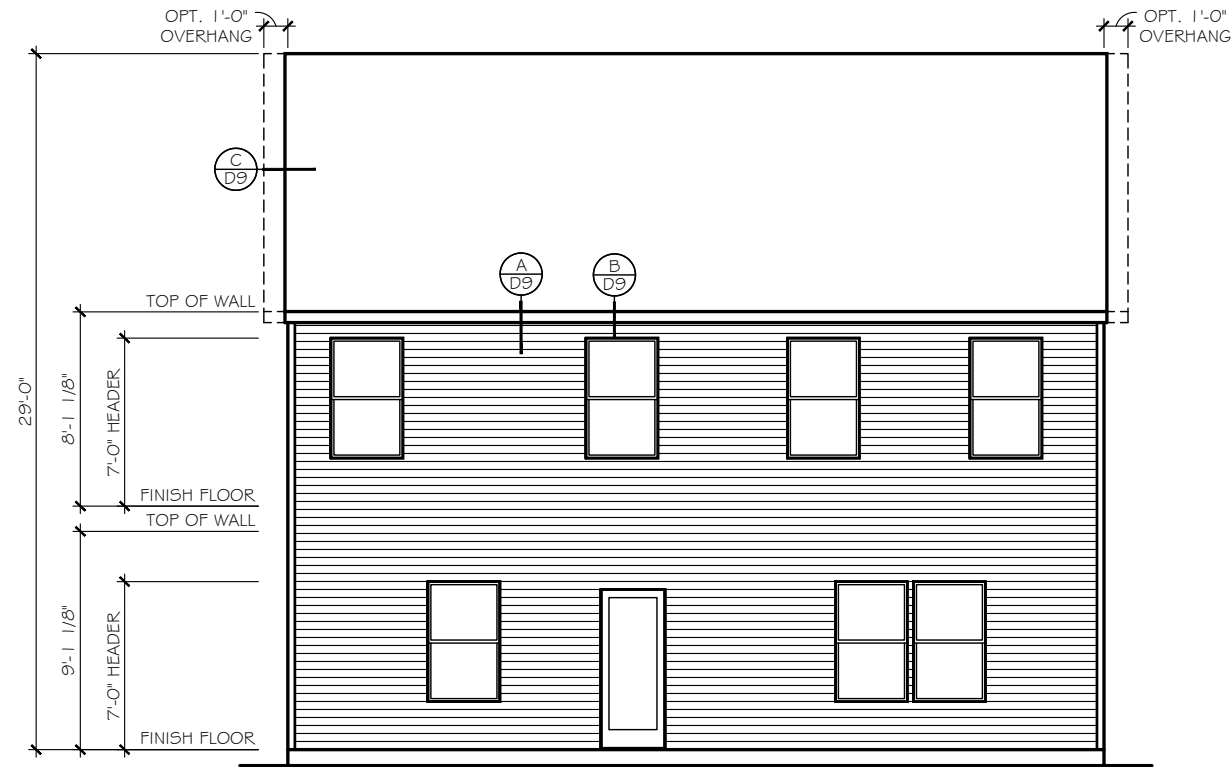
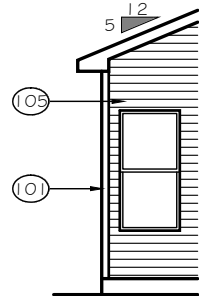
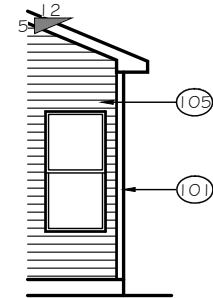
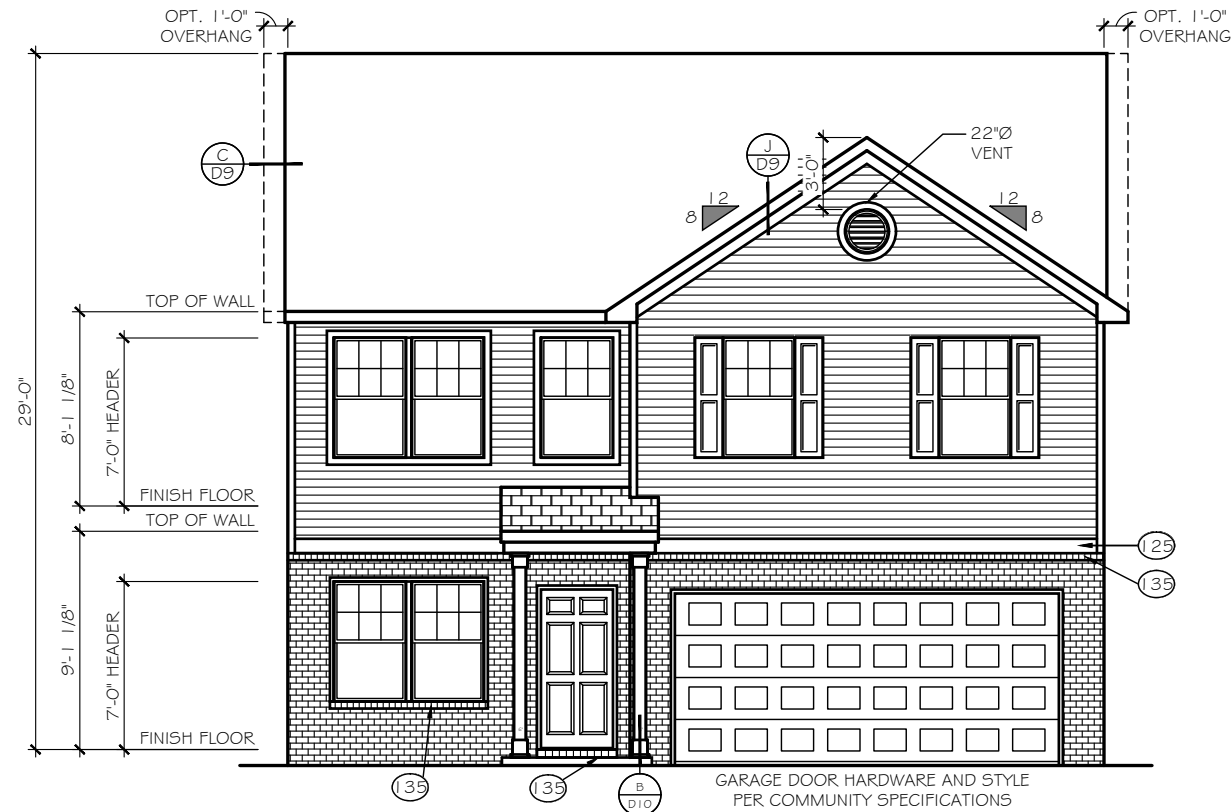
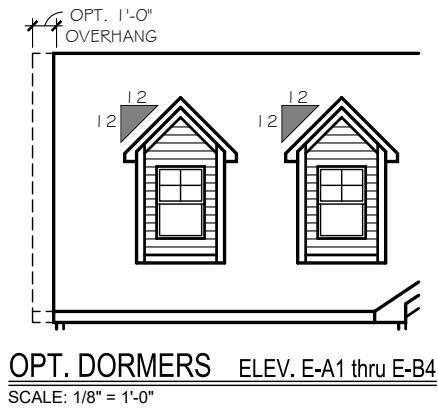


TrueHomes
IT'S ALL ABOUT U
2649 Breckenridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-03
THE LENOX - OPEN

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is strictly prohibited.
DRAWN BY: MLM
DATE: 06.22.21
SCALE: 3/16" = 1'-0"
CHECKED BY: RS / BS

SHEET:
A4.03
v. 5.4

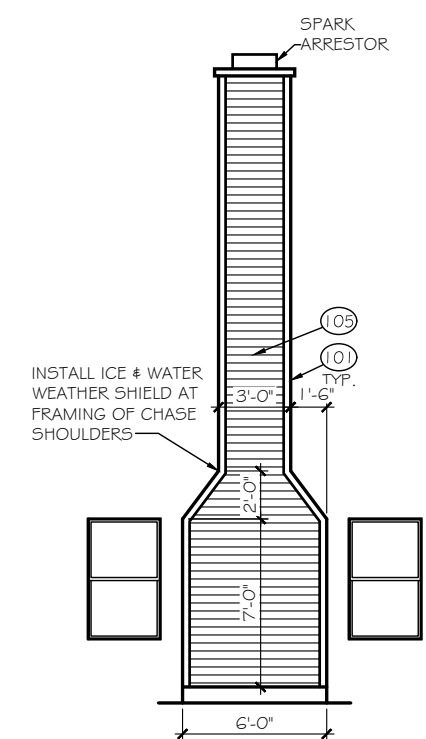
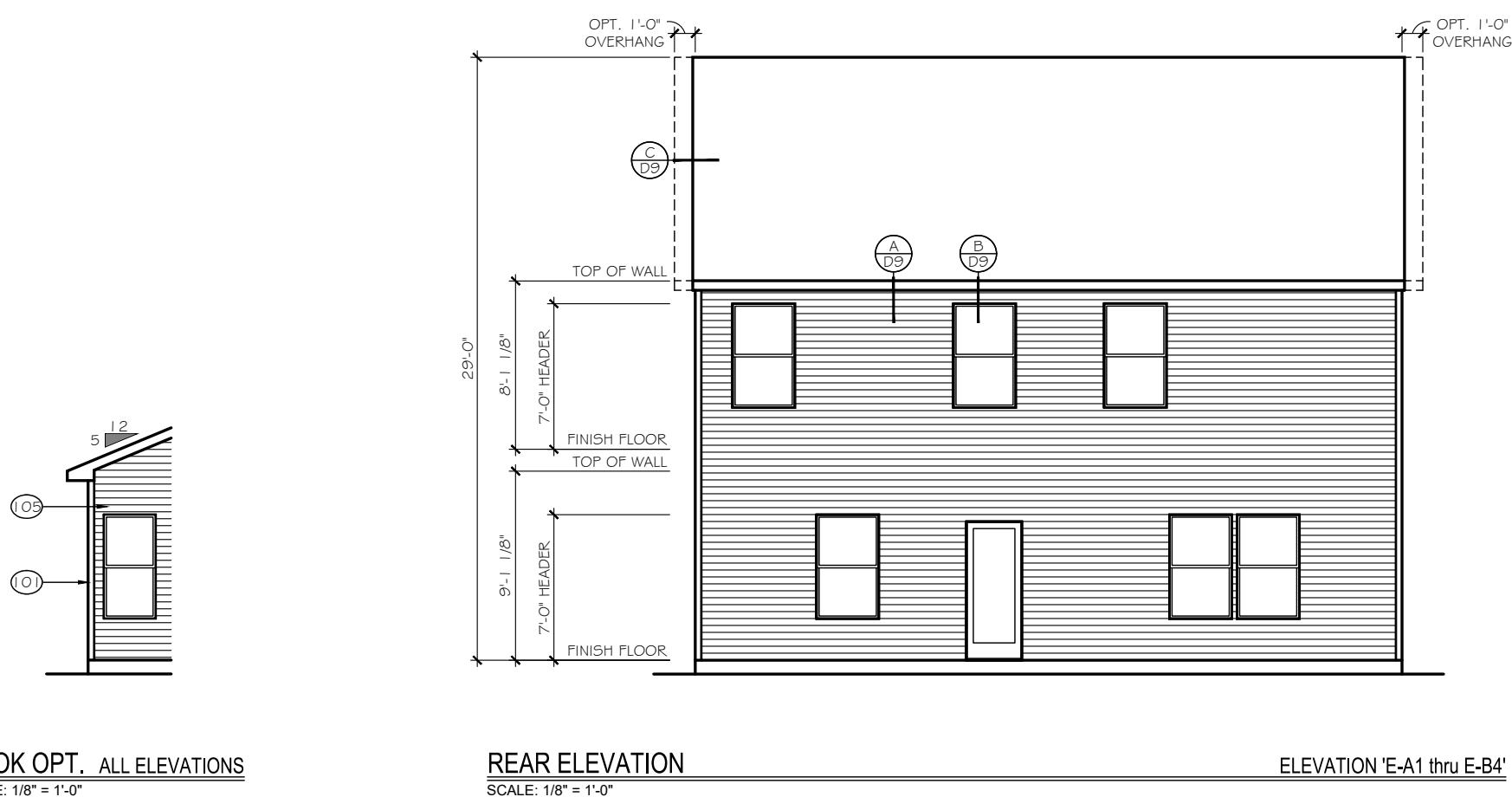
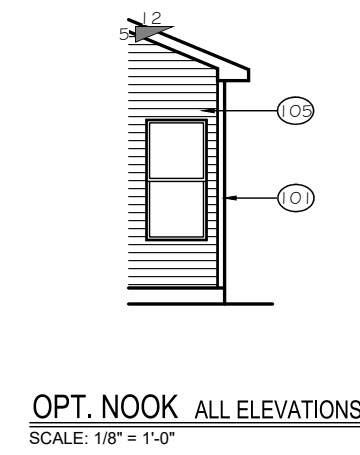
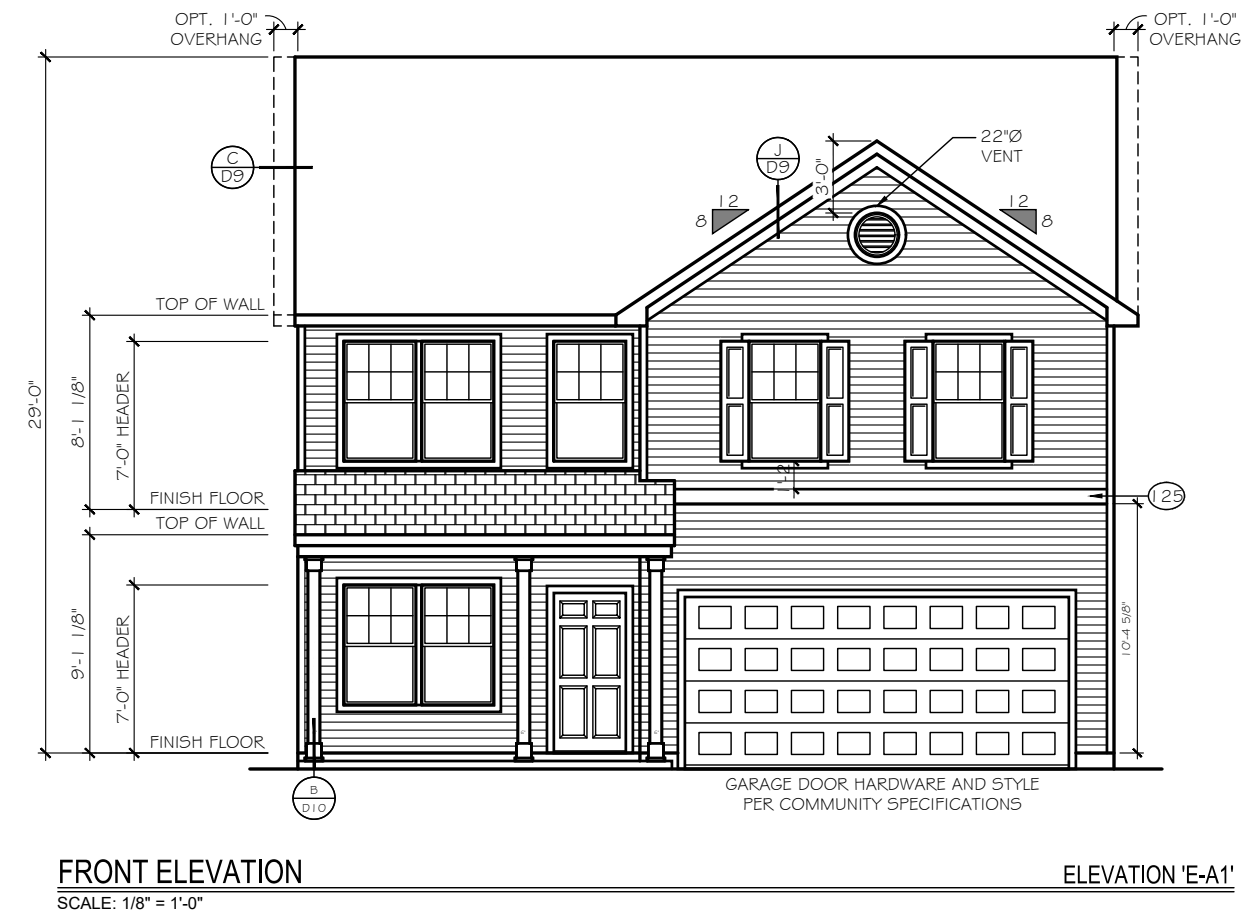
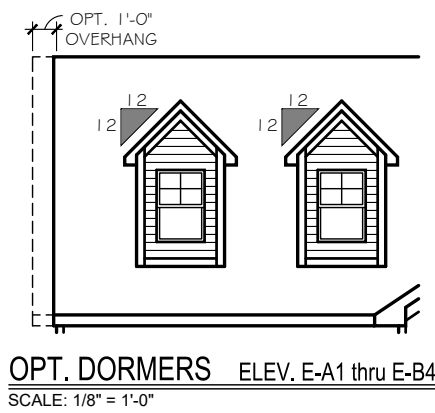


TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-04
THE LENOX - OPEN

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.
DRAWN BY: MLM
DATE: 06.22.21
SCALE: 3/16" = 1'-0"
CHECKED BY: RS / BS

SHEET:
A4.04
v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

FRONT & REAR ELEVATIONS
ELEVATION E-A1

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

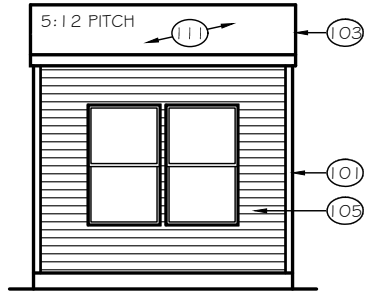
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

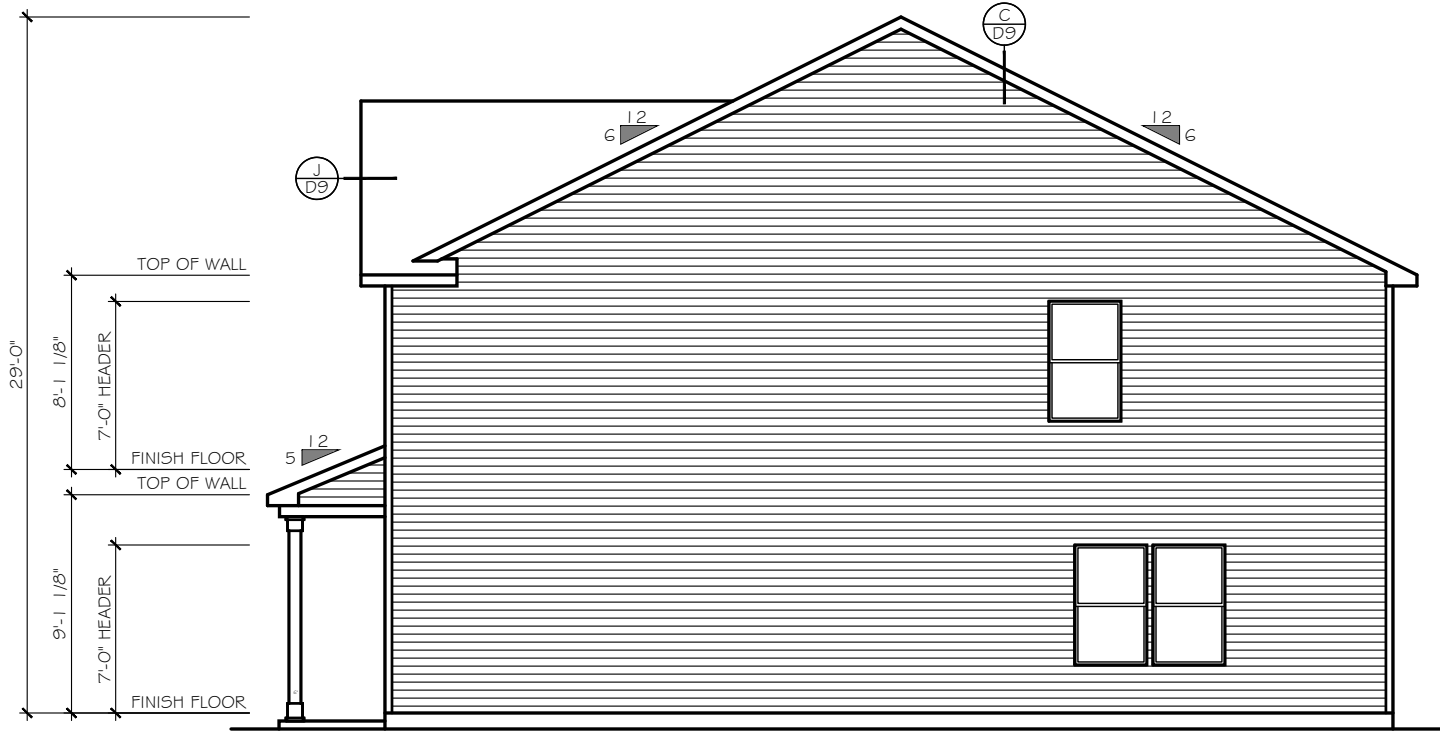
SHEET:

A4.1

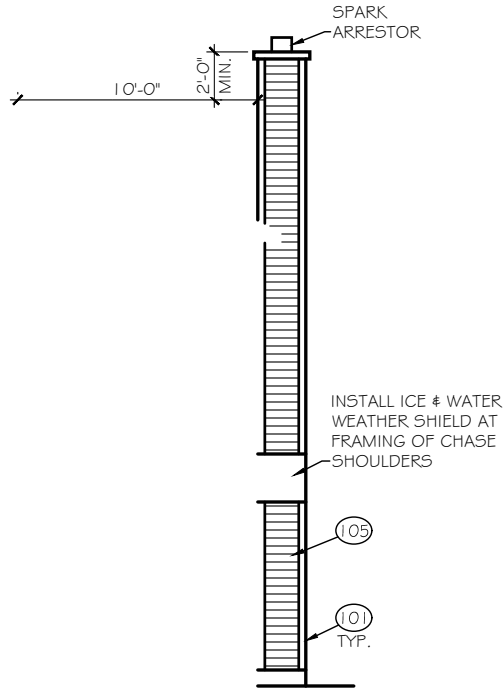
v. 5.4



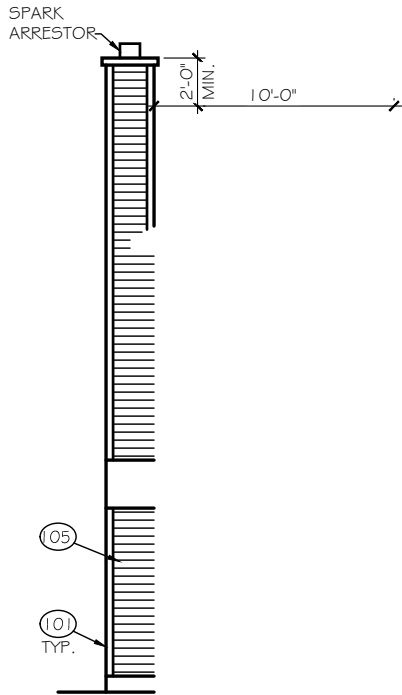
OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



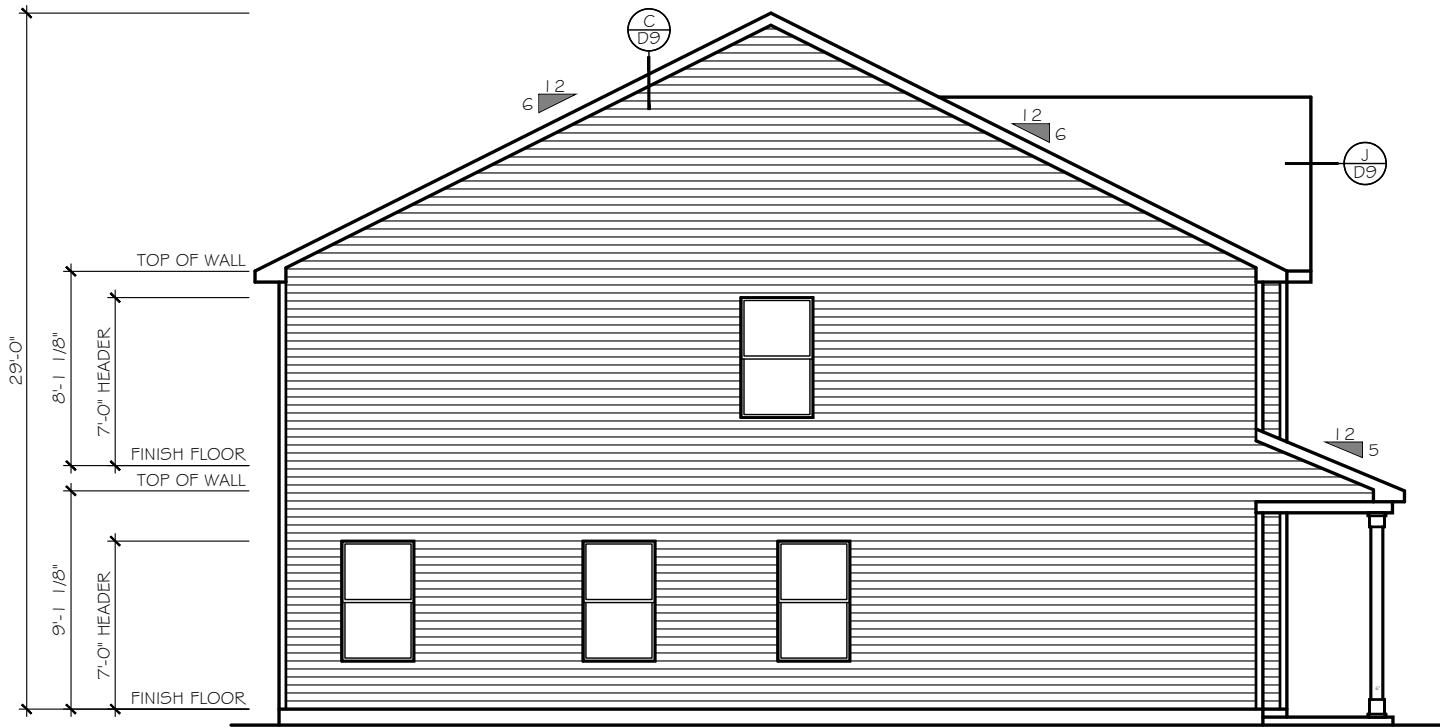
RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



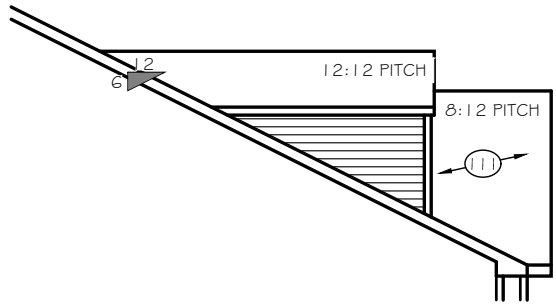
OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



OPT. DORMERS ELEV. E-A1 thru E-B4
SCALE: 1/8" = 1'-0"

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

RIGHT & LEFT ELEVATIONS
ELEVATION E-A1

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

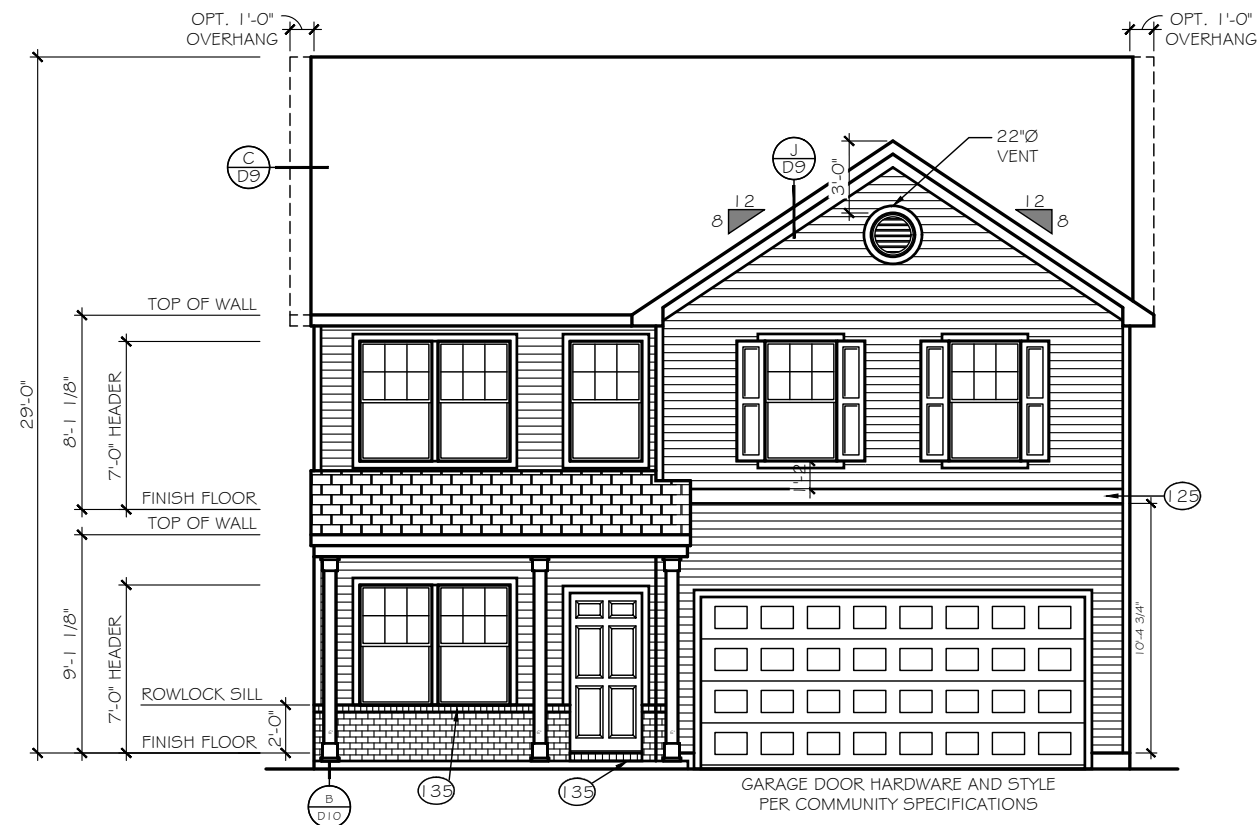
CHECKED BY:

RS / B5

SHEET:

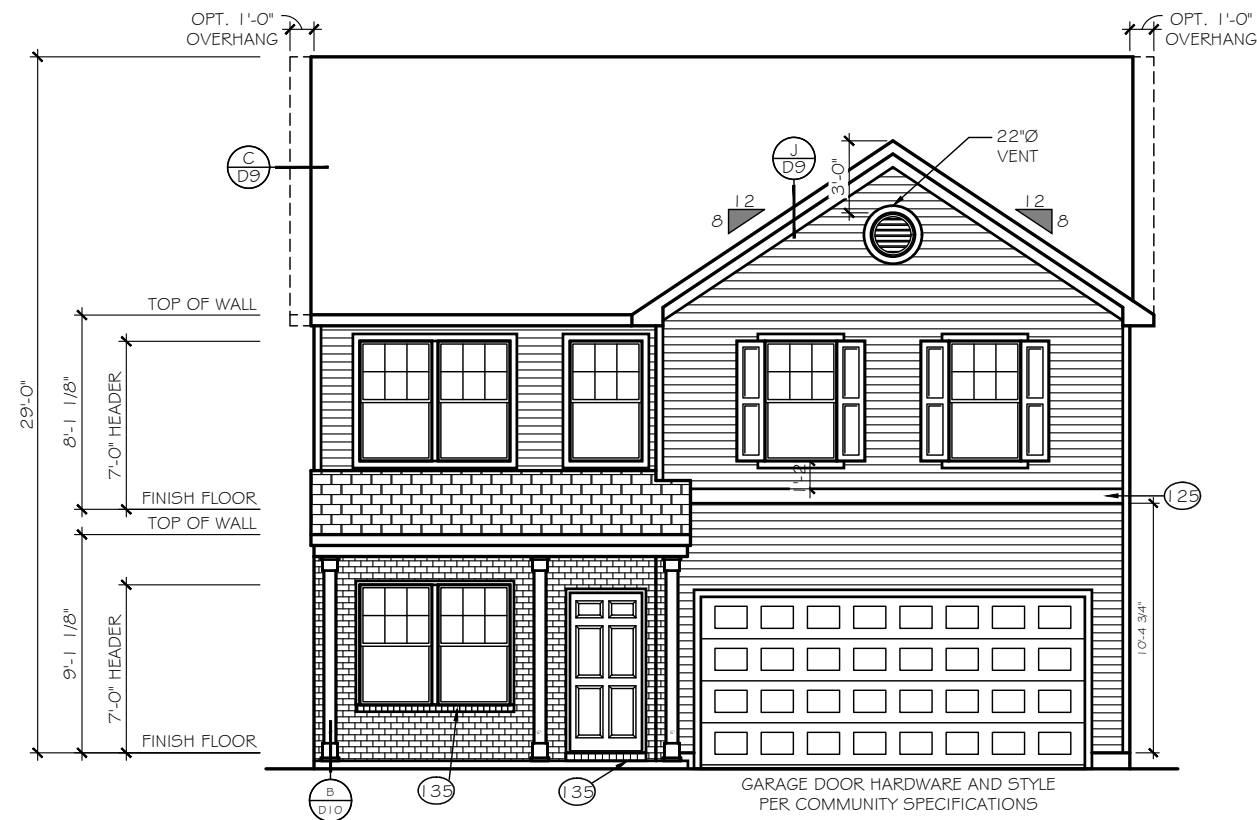
A4.2

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A3'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

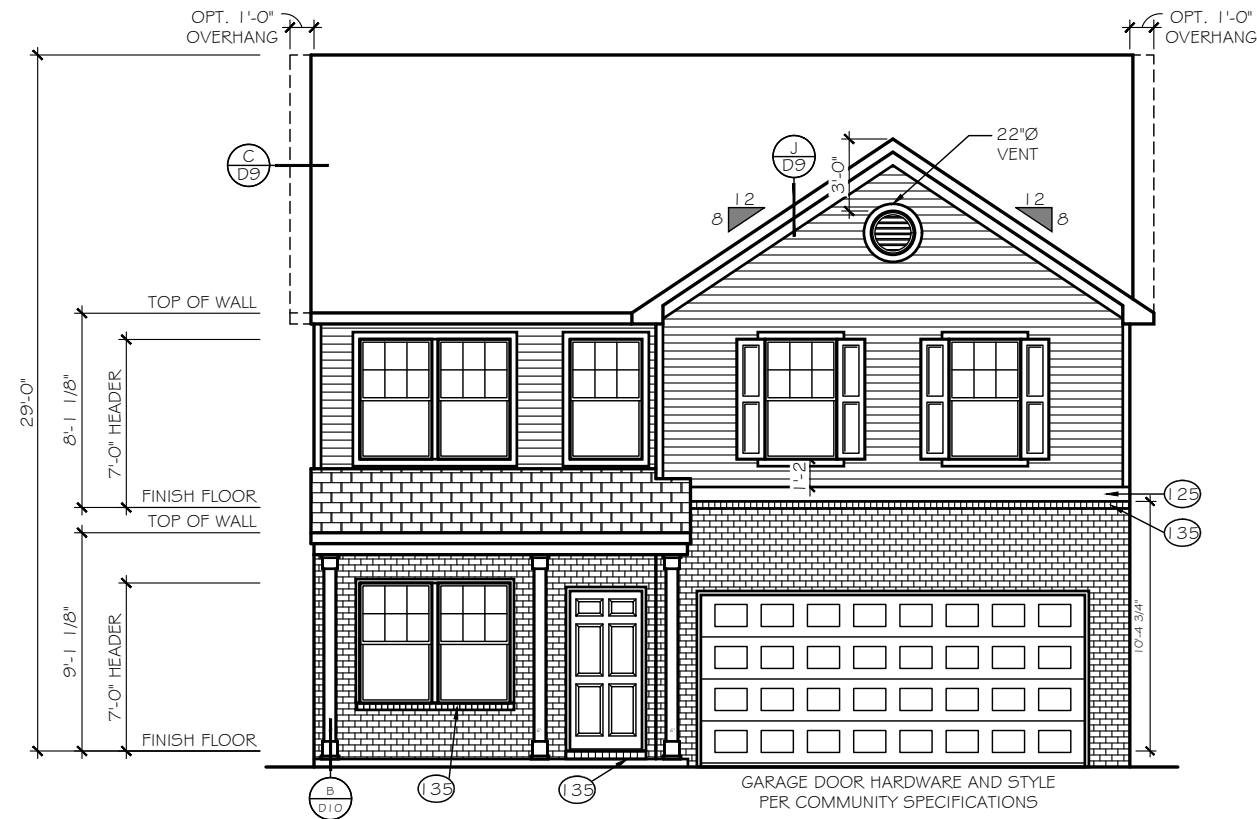
CHECKED BY:

RS / BS

SHEET:

A4.3

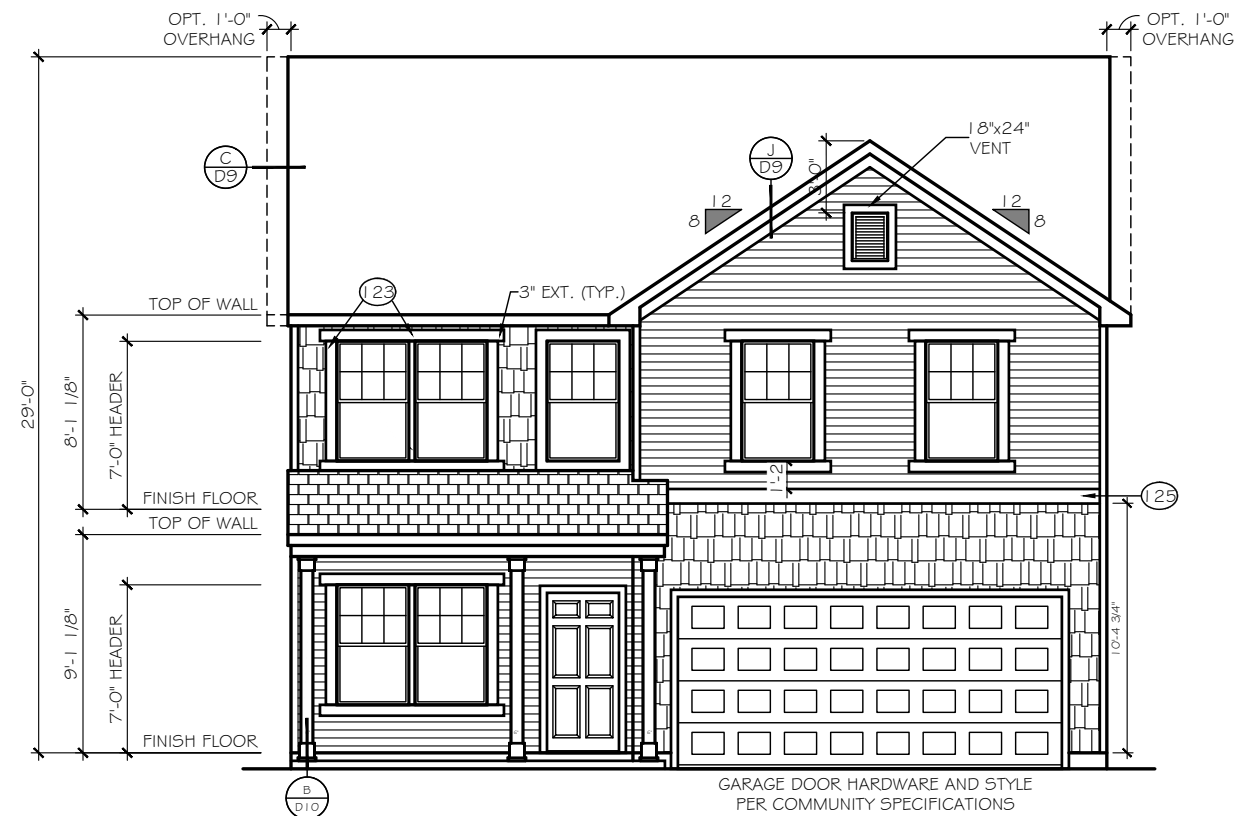
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-A4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-B1'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

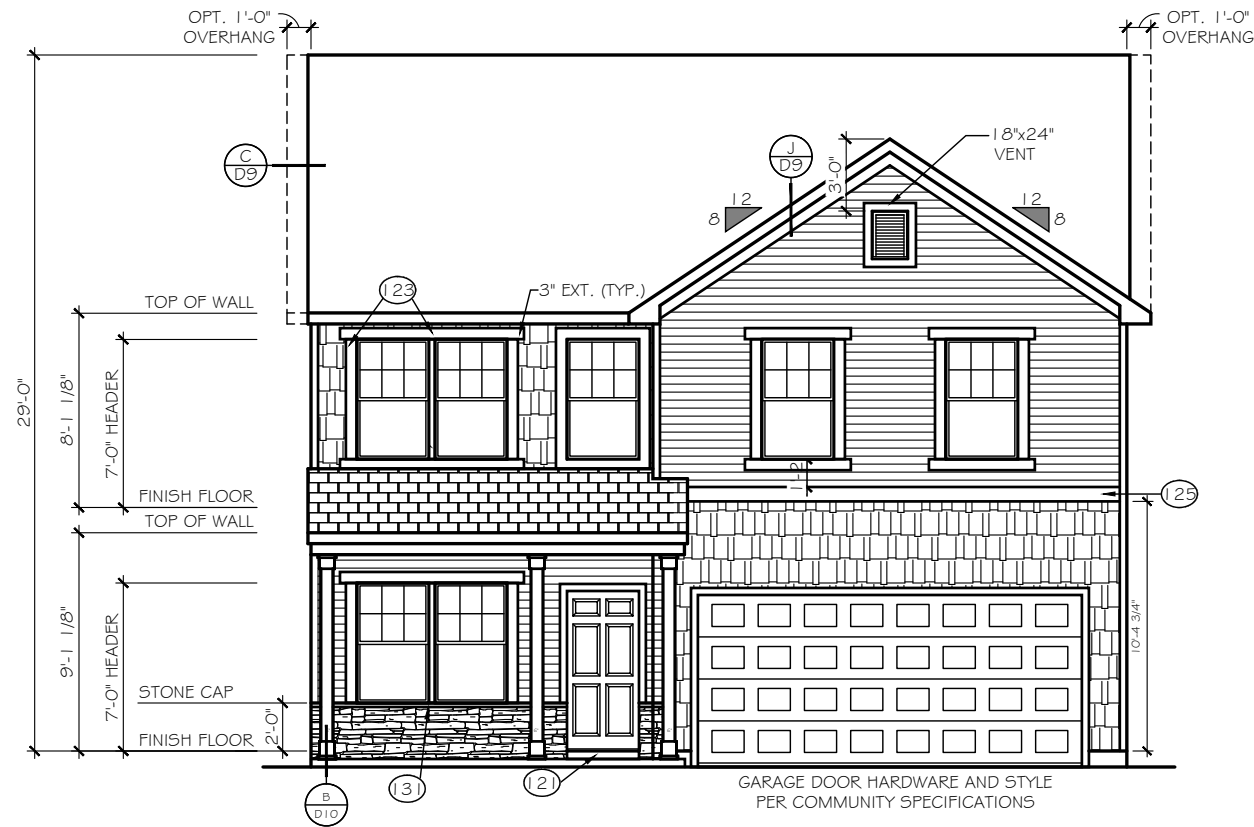
CHECKED BY:

RS / B5

SHEET:

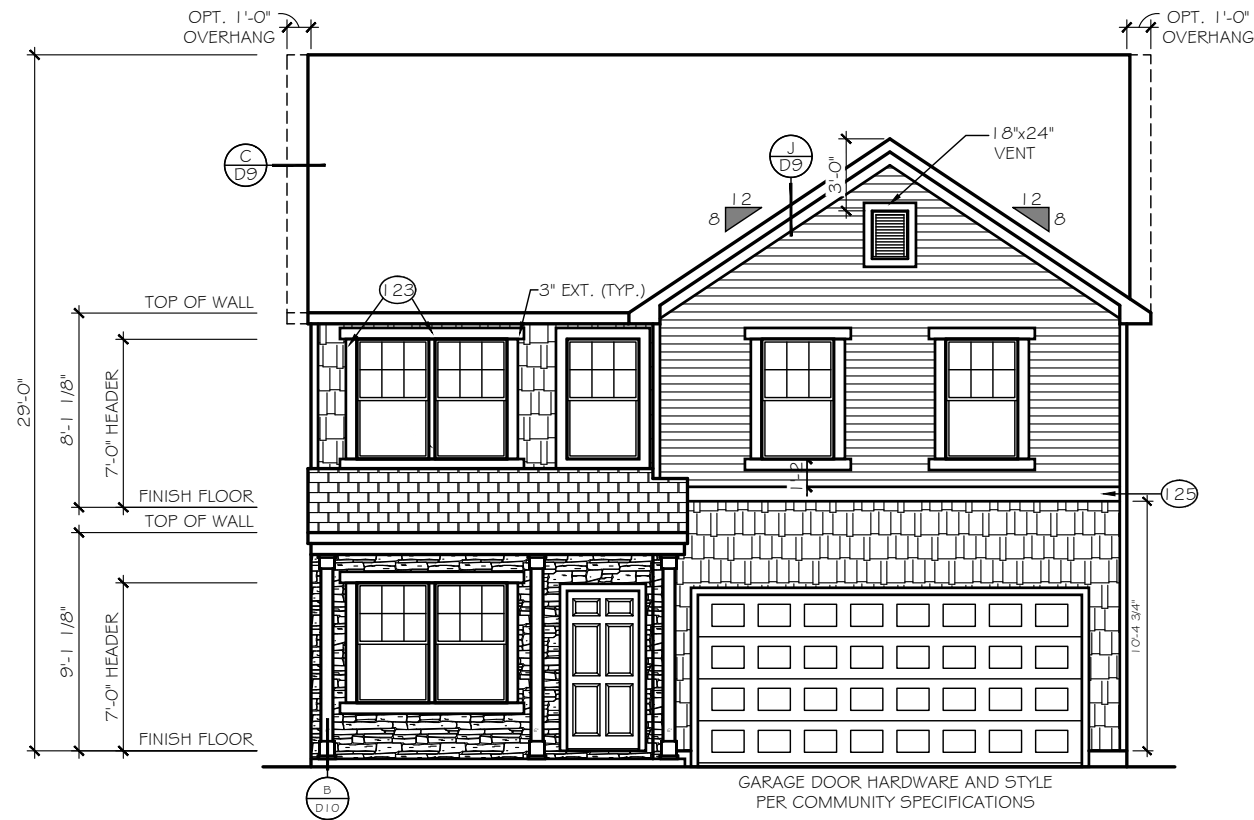
A4.4

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B3'

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

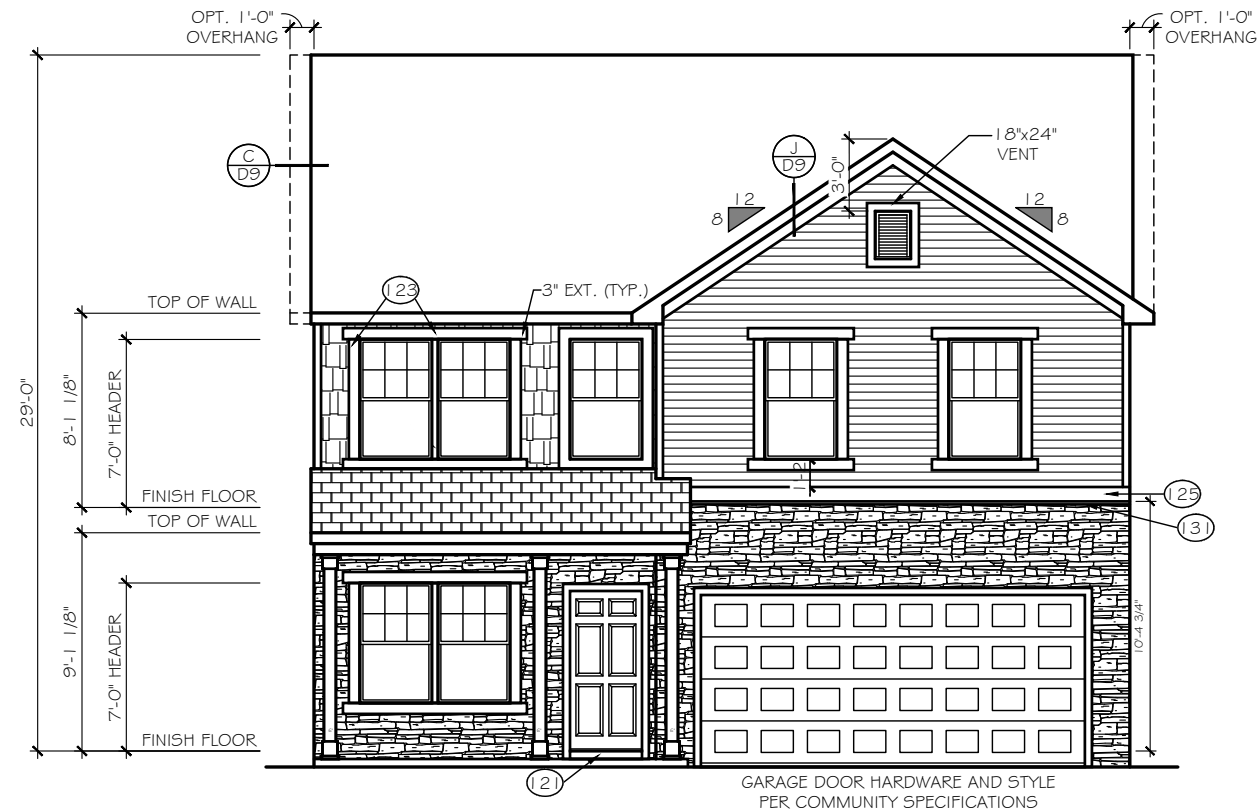
CHECKED BY:

RS / BS

SHEET:

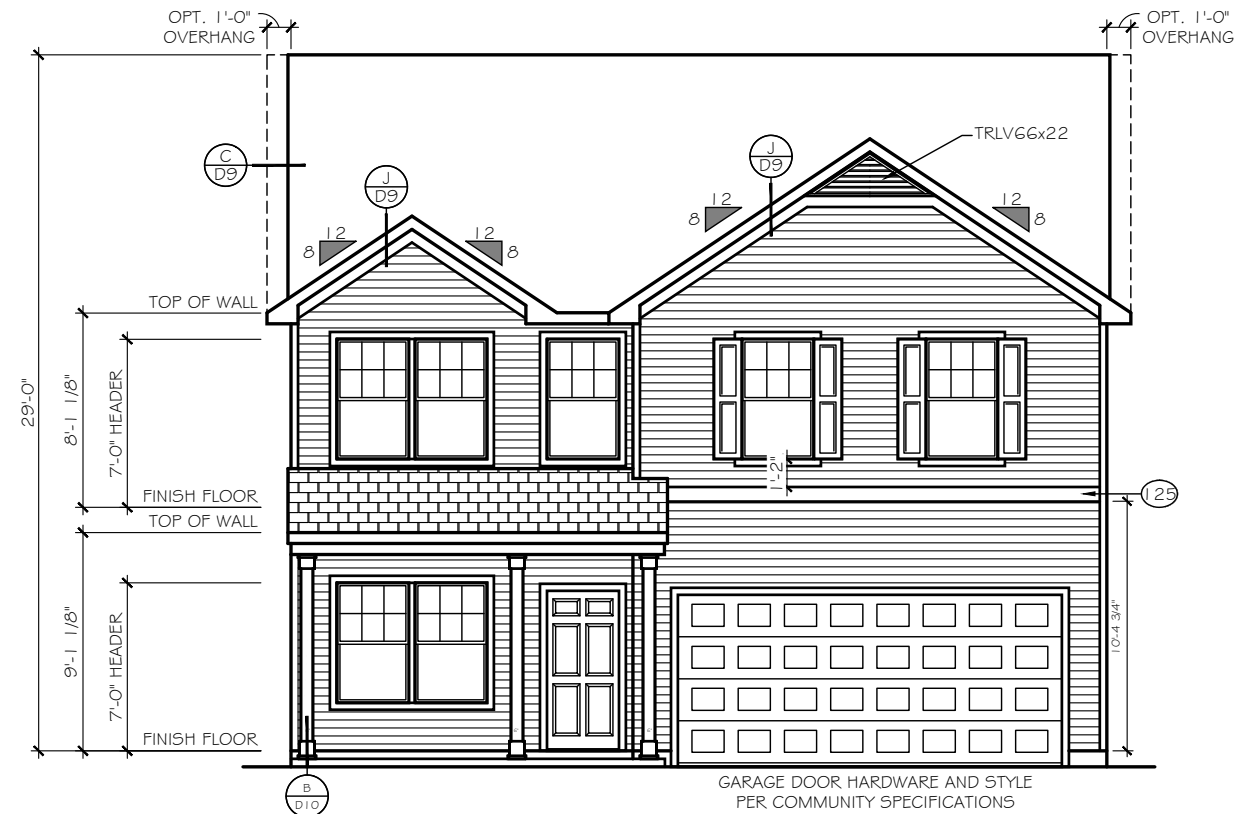
A4.5

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B4'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1'

TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

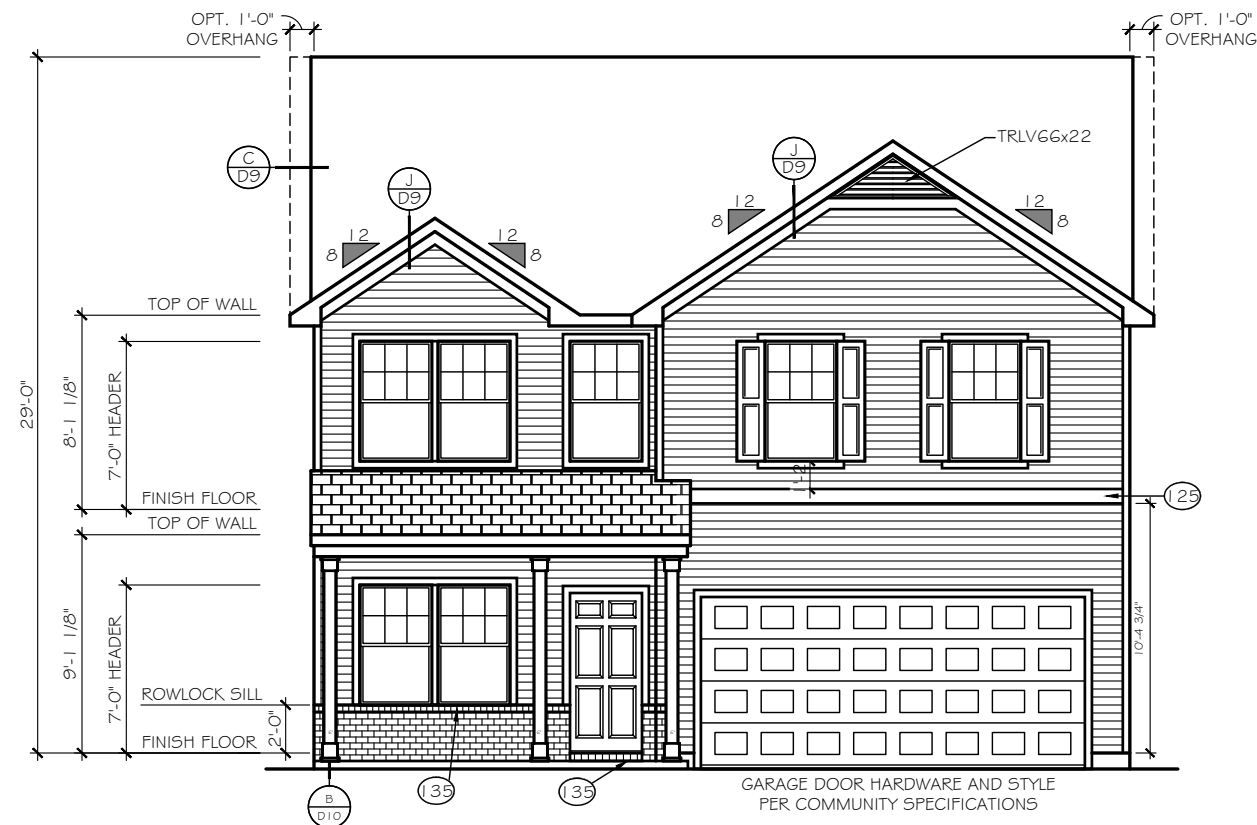
ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

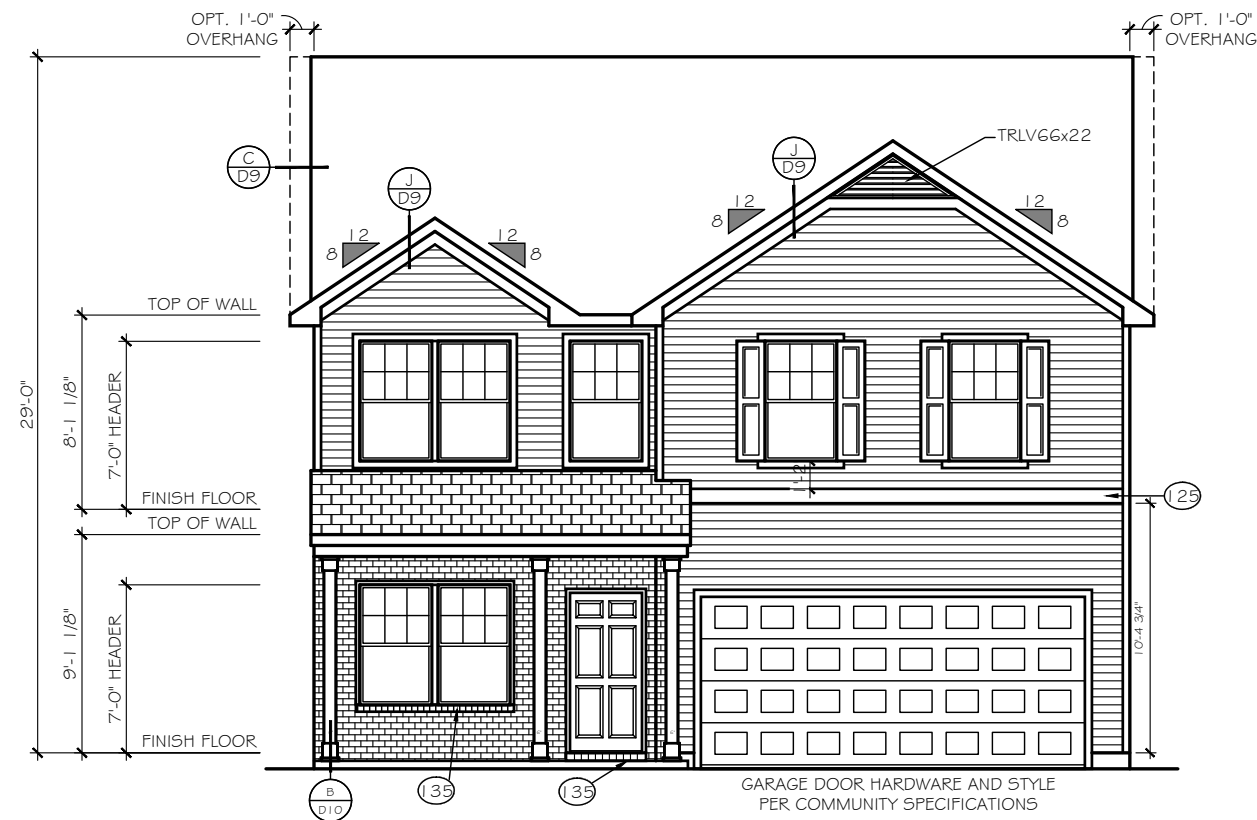
DRAWN BY:
MLM
DATE:
06.22.21
SCALE:
3/16" = 1'-0"
CHECKED BY:
RS / B5

SHEET:
A4.6
v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'

TrueHomes
IT'S ALL ABOUT U
2649 Breckridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

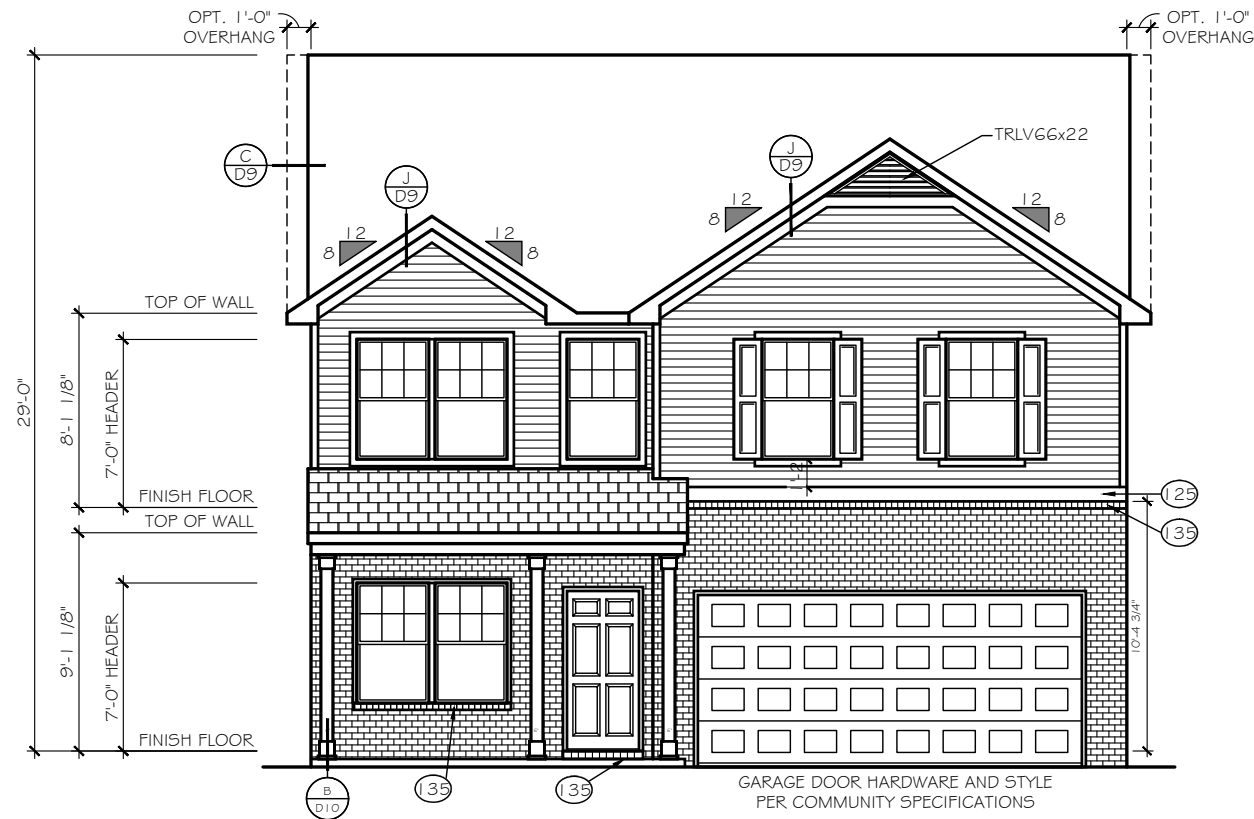
DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16" = 1'-0"

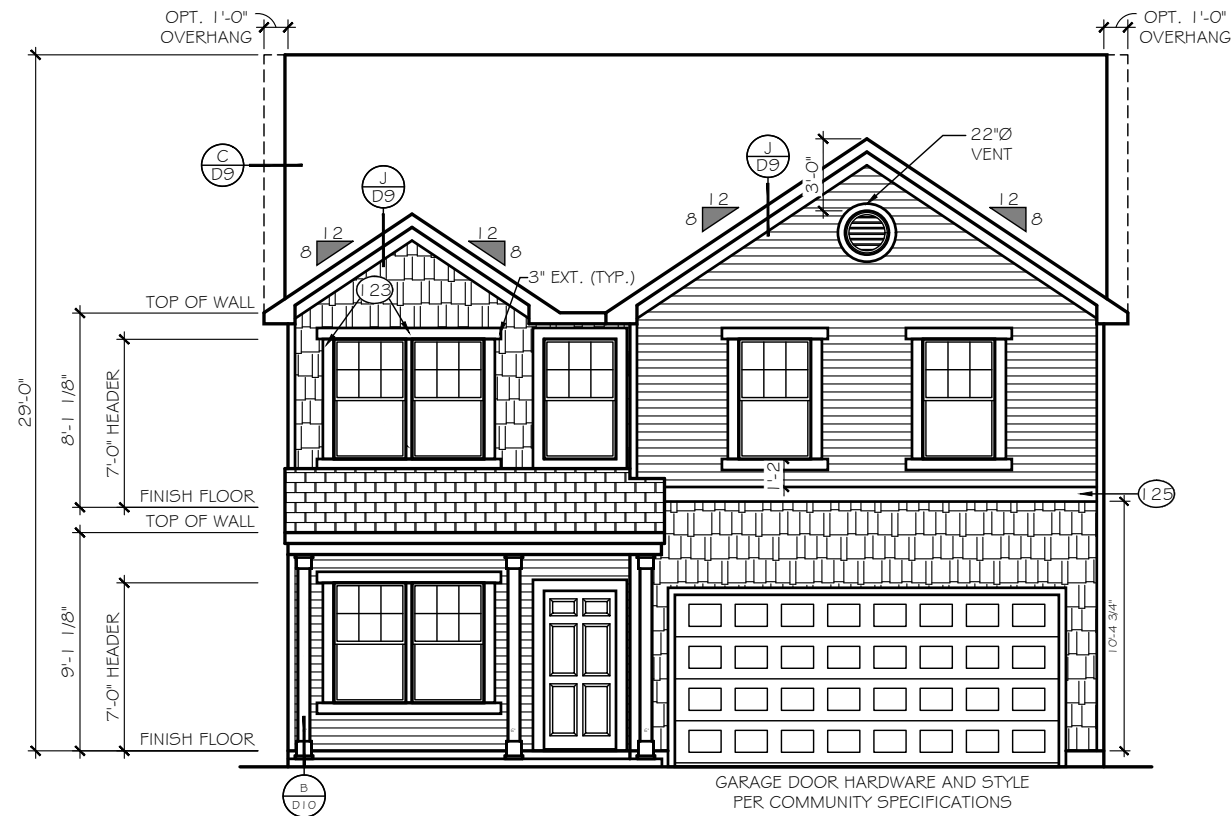
CHECKED BY:
RS / B5

SHEET:
A4.7
v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C4'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D1'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

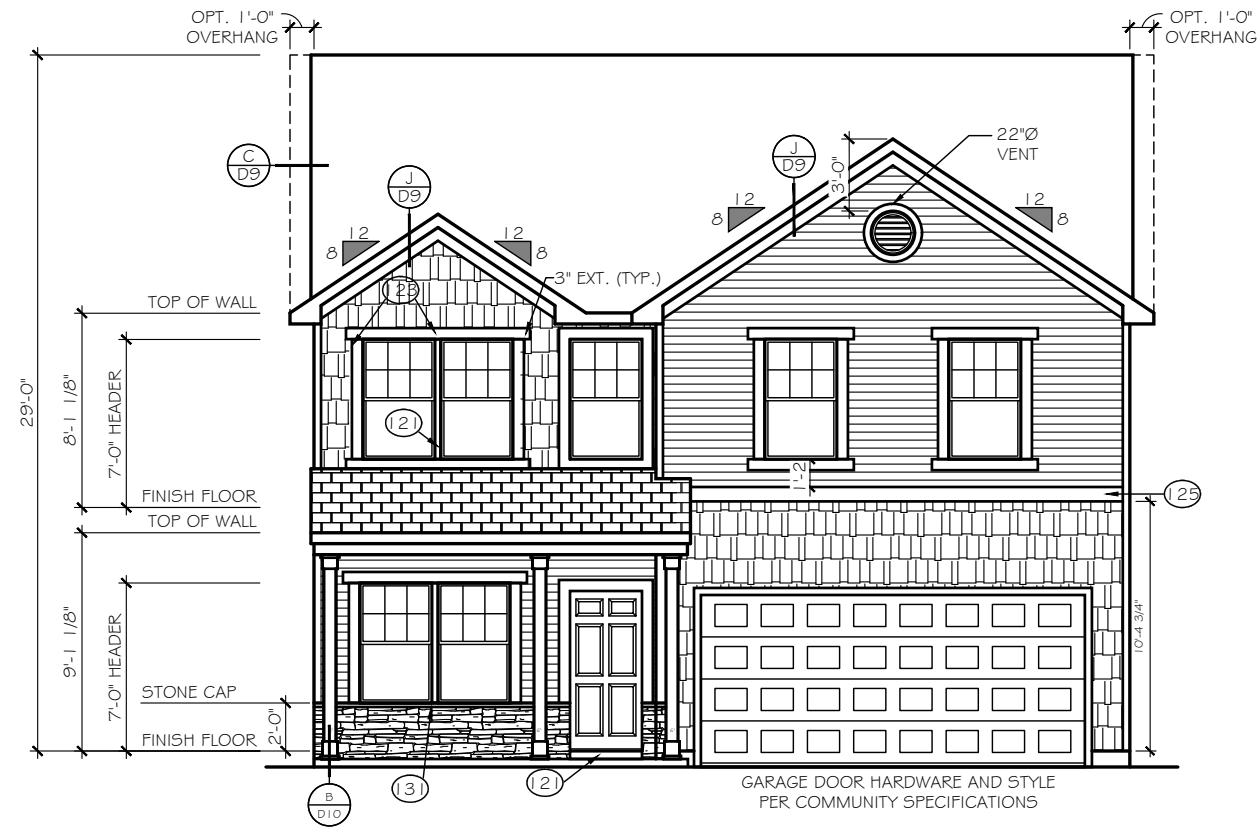
SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / B5

SHEET:

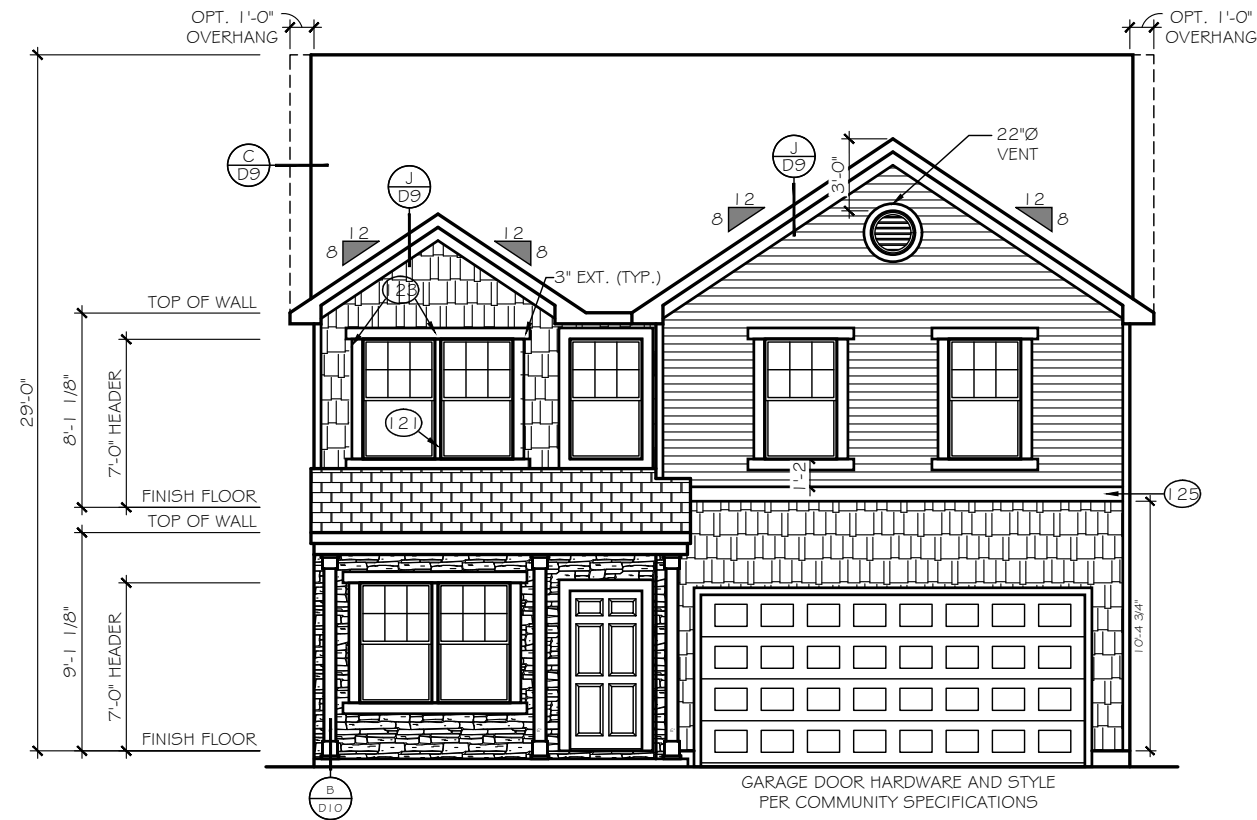
A4.8

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D3'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1129 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

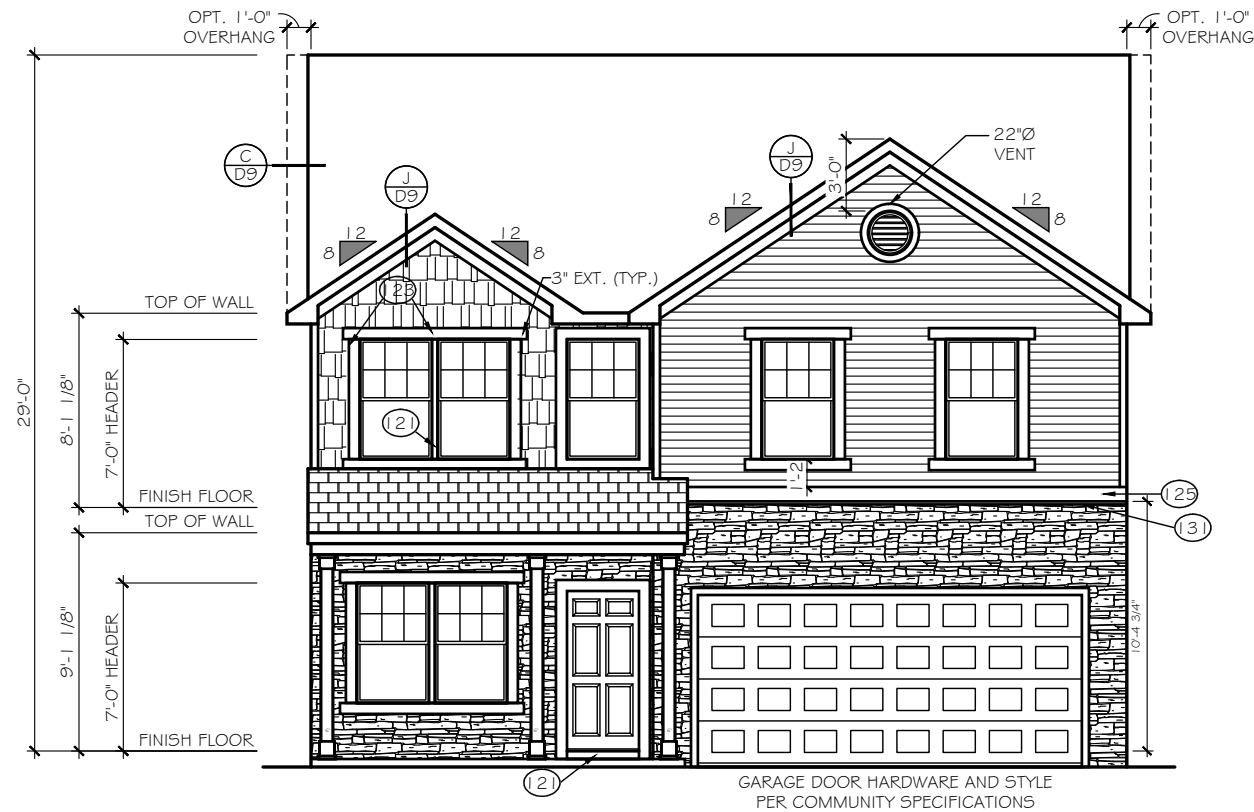
CHECKED BY:

RS / BS

SHEET:

A4.9

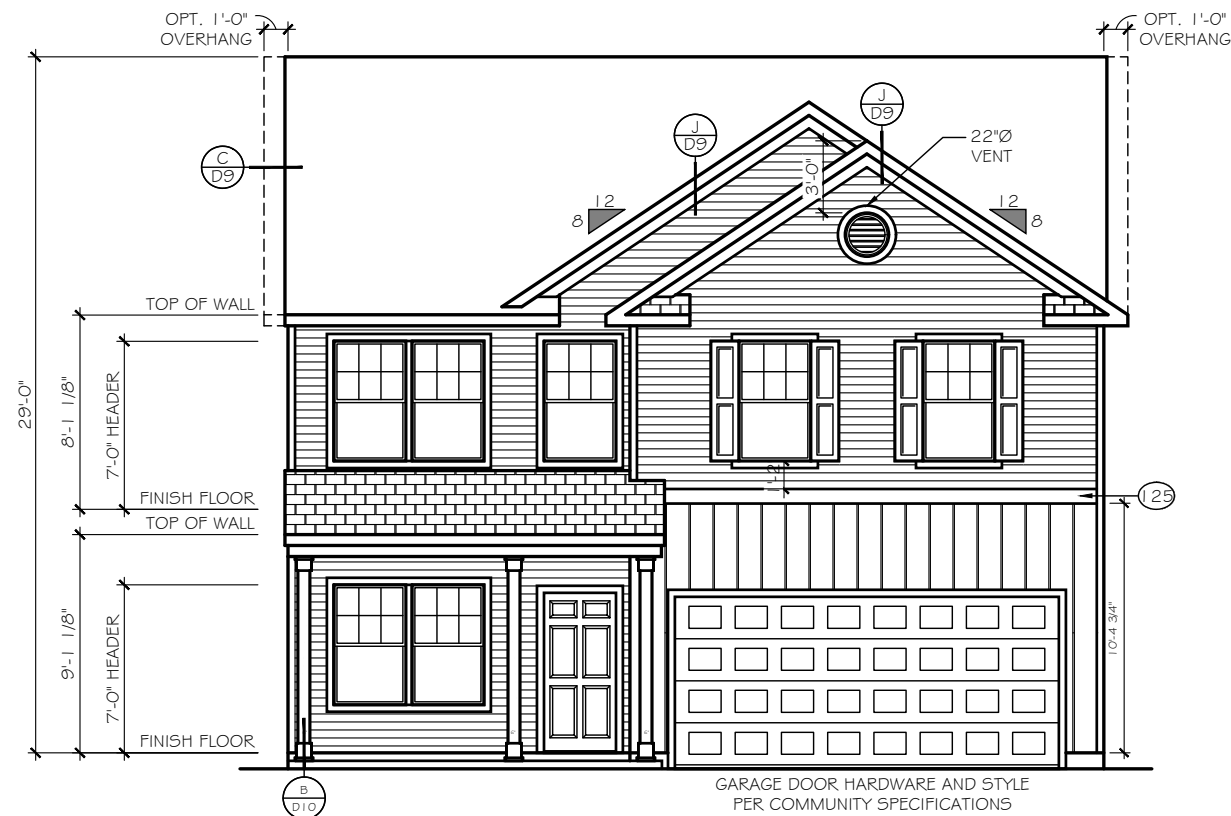
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

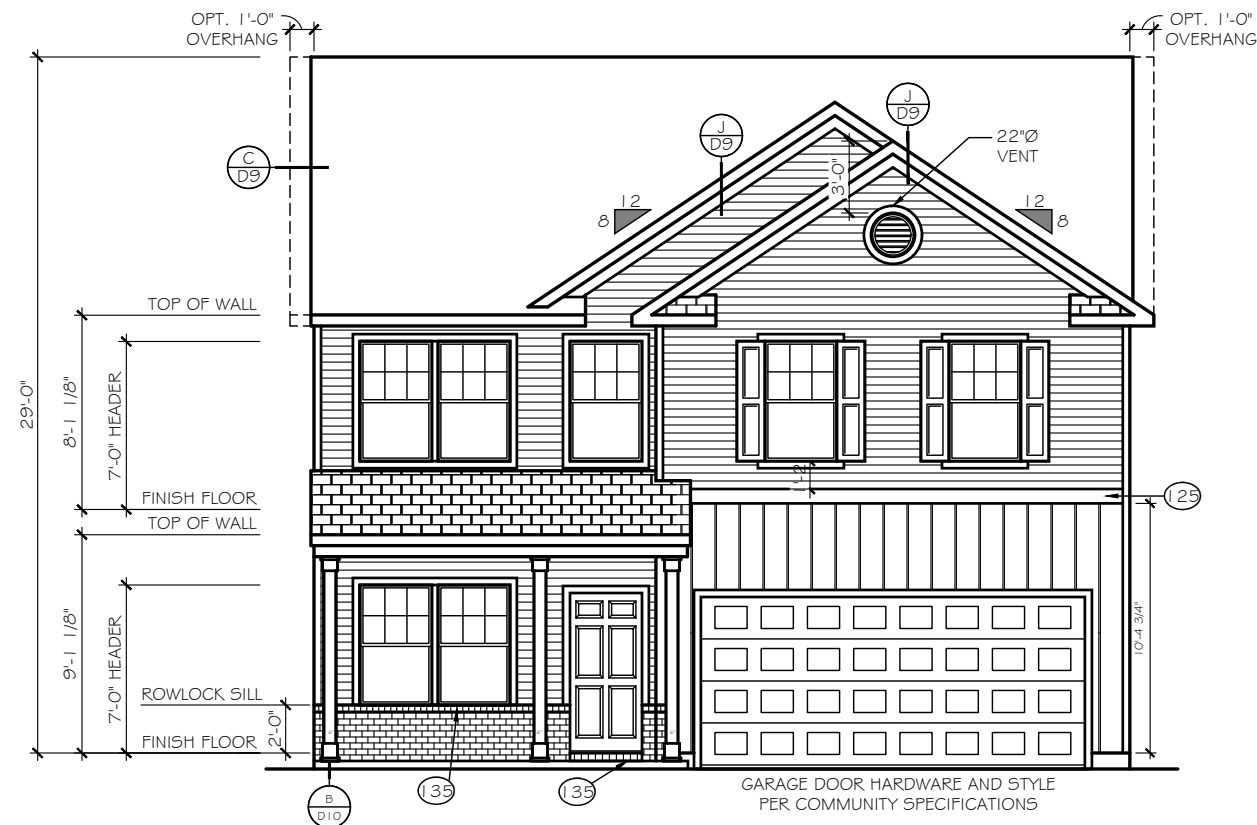
CHECKED BY:

RS / B5

SHEET:

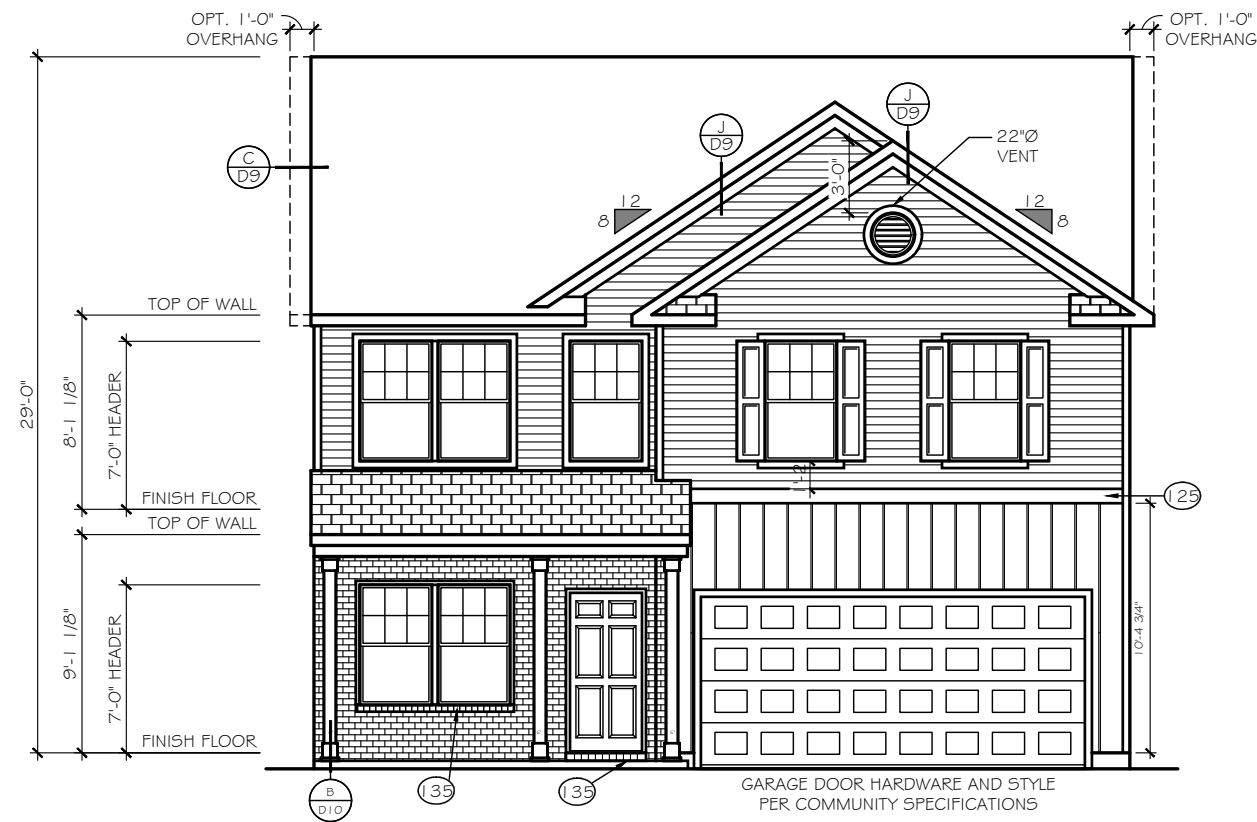
A4.10

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

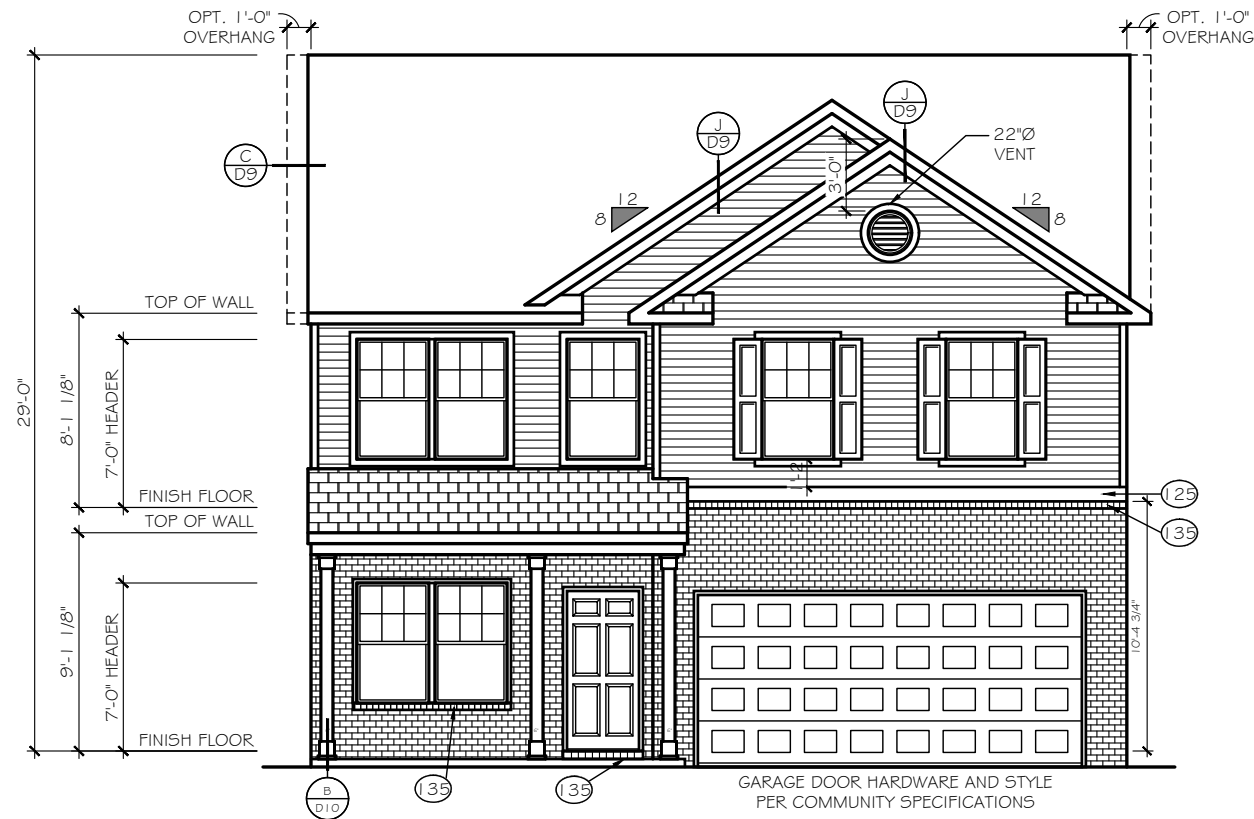
DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

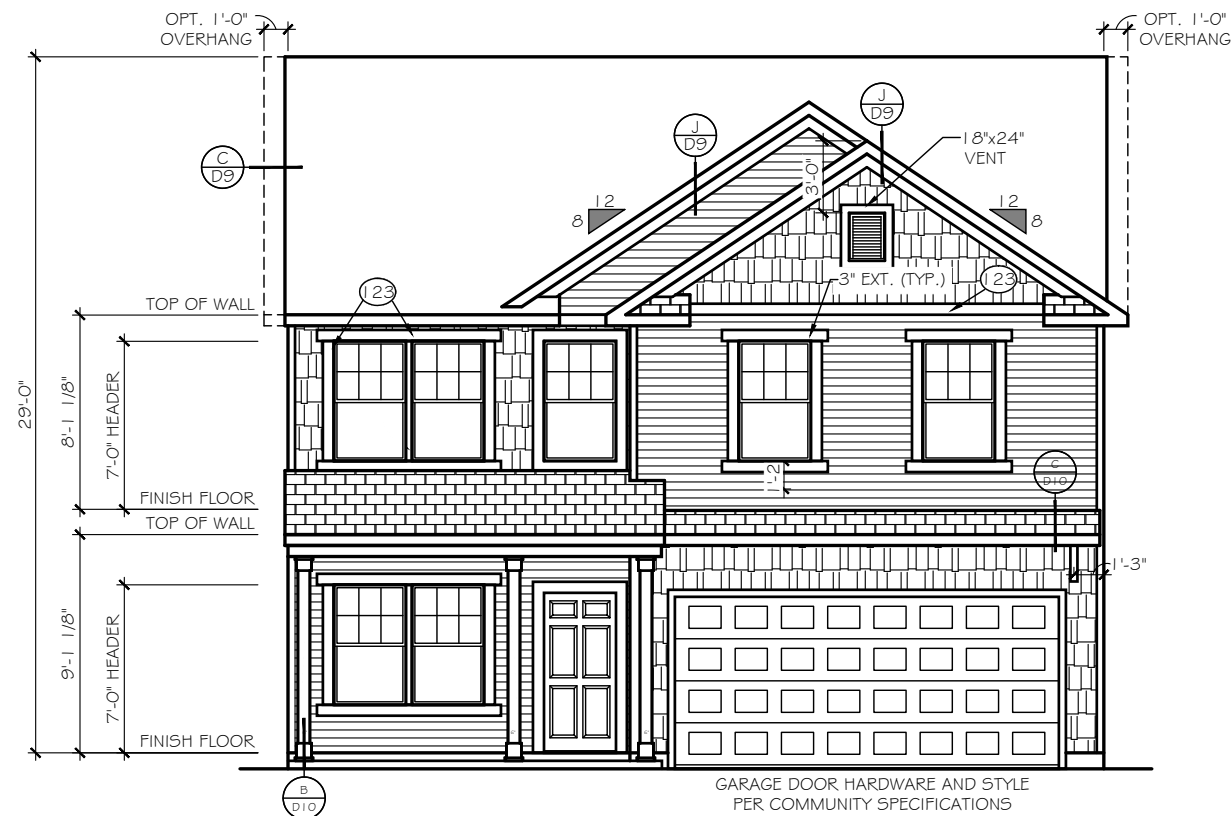
SHEET:
A4.11
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F1'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

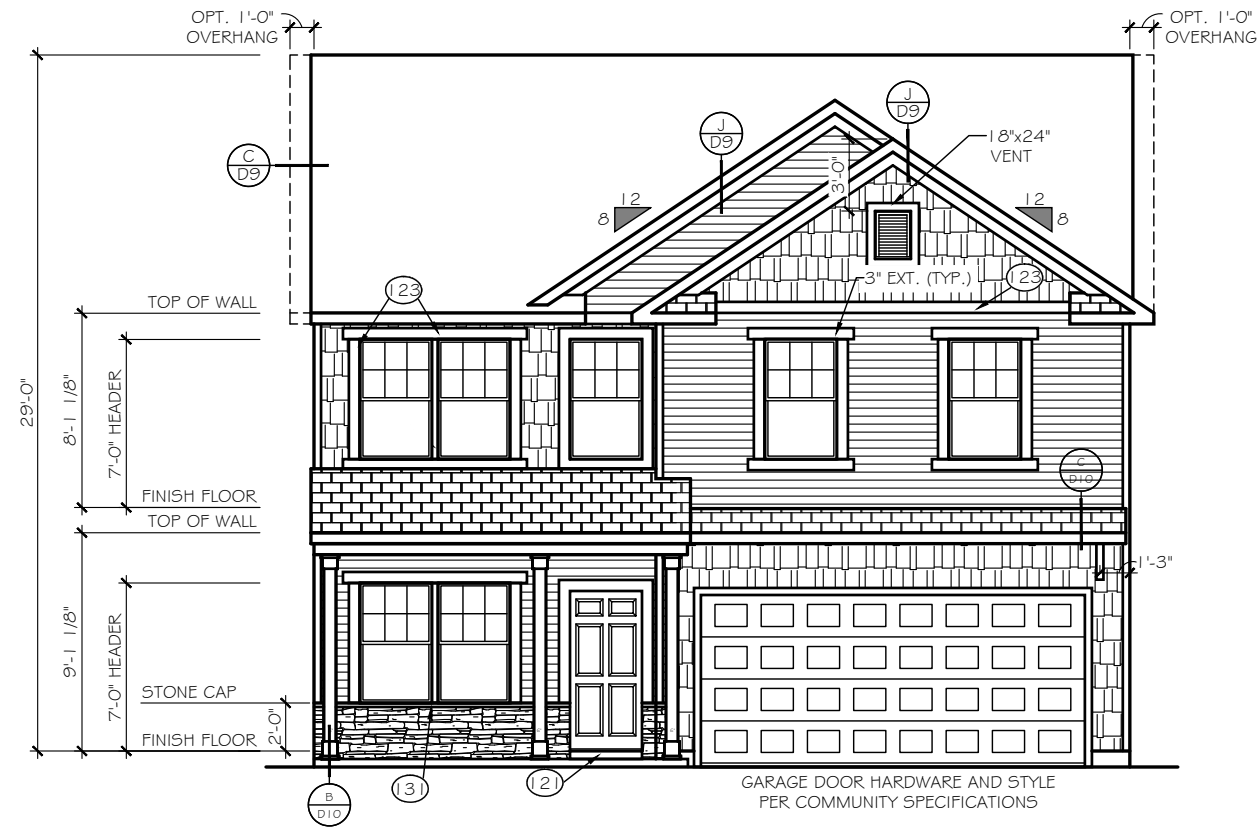
CHECKED BY:

RS / BS

SHEET:

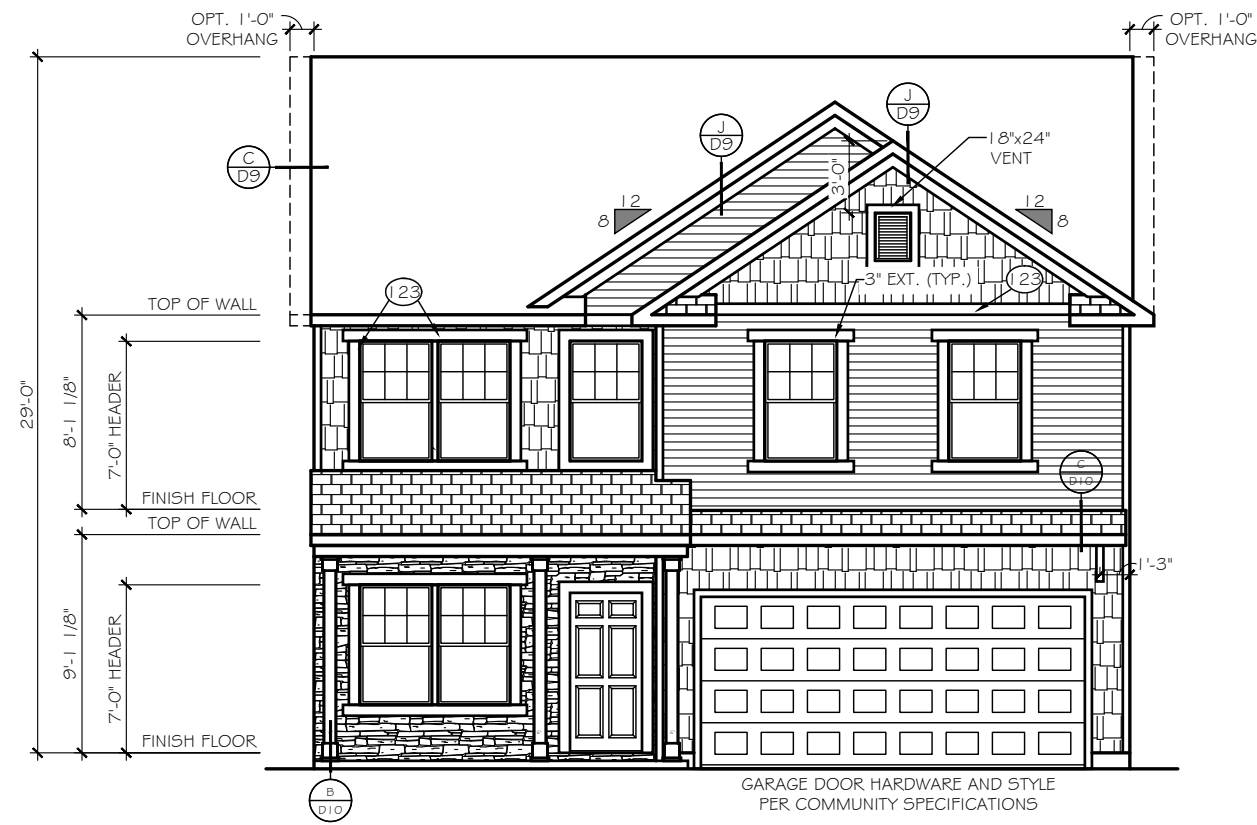
A4.12

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-F2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-F3'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

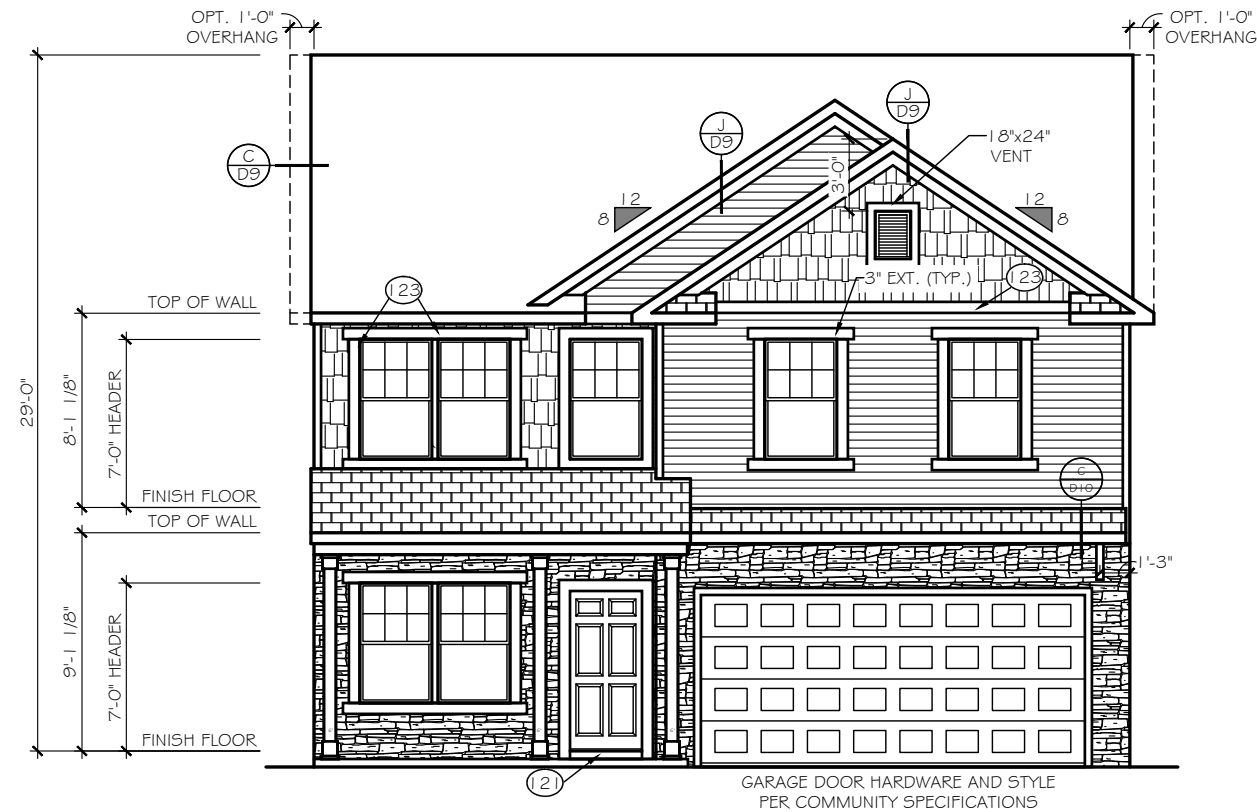
CHECKED BY:

RS / BS

SHEET:

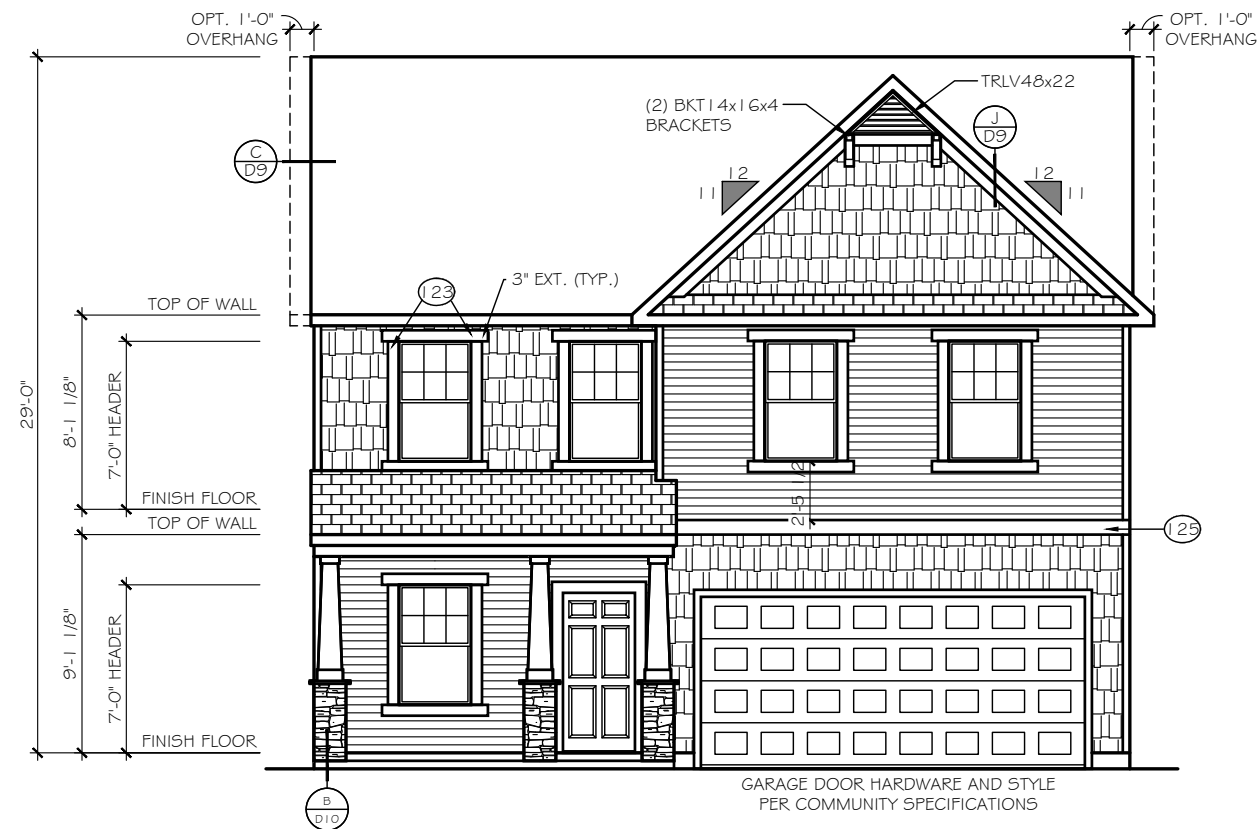
A4.13

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-F4'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-G1'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

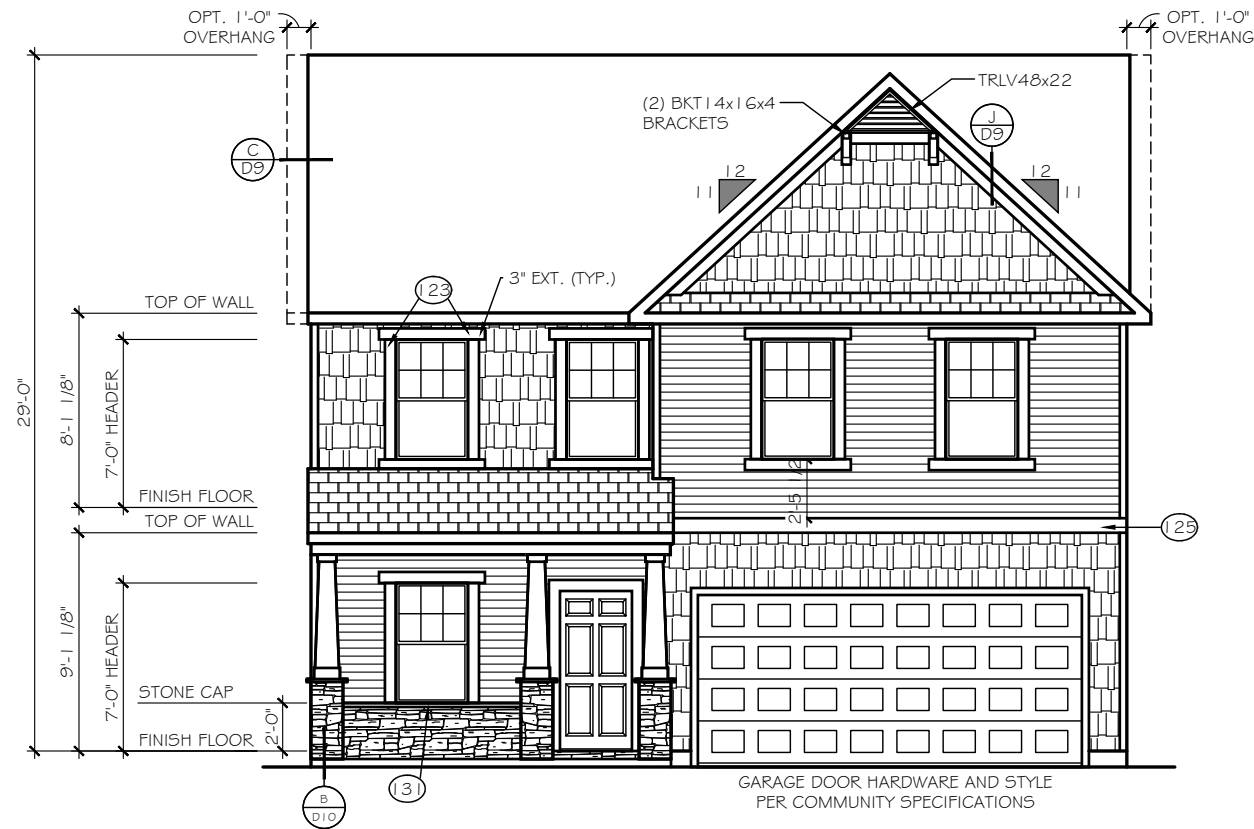
CHECKED BY:

RS / BS

SHEET:

A4.14

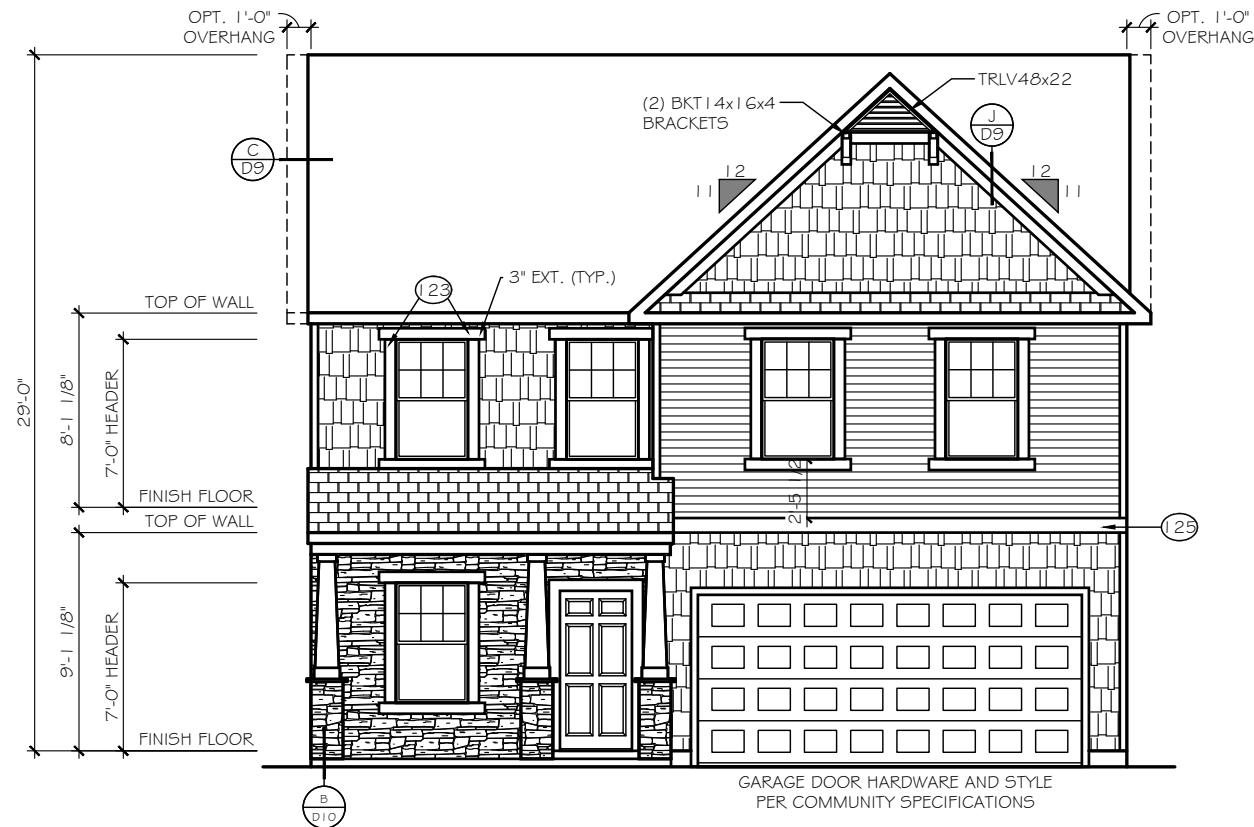
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G3'

TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

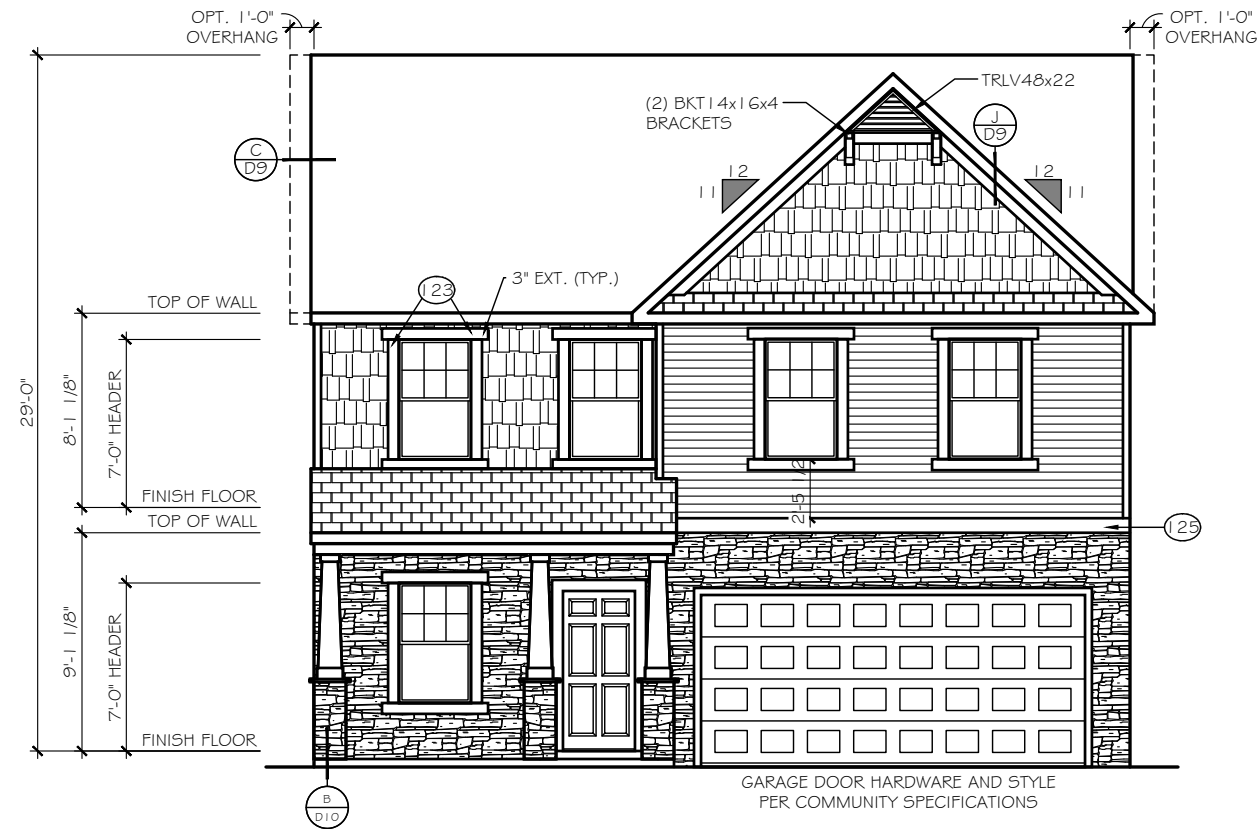
CHECKED BY:

RS / BS

SHEET:

A4.15

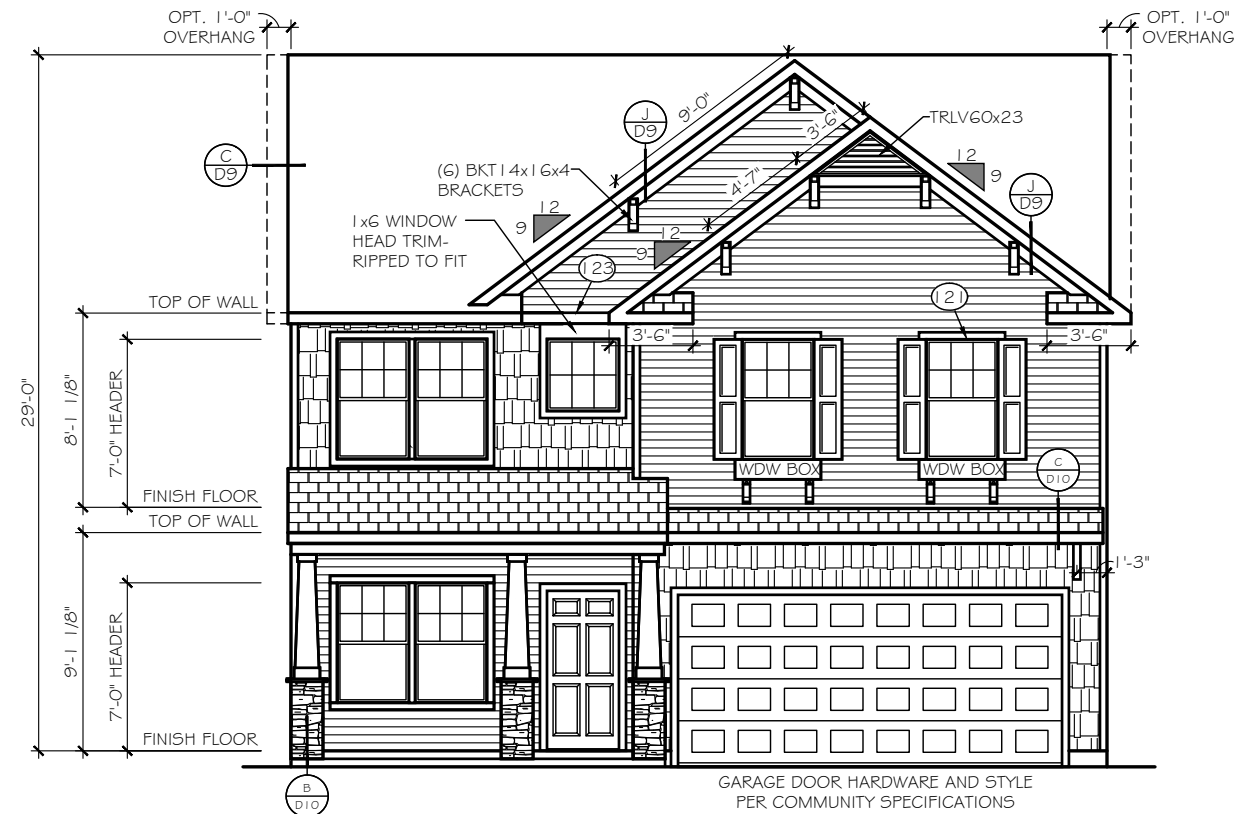
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-H1'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

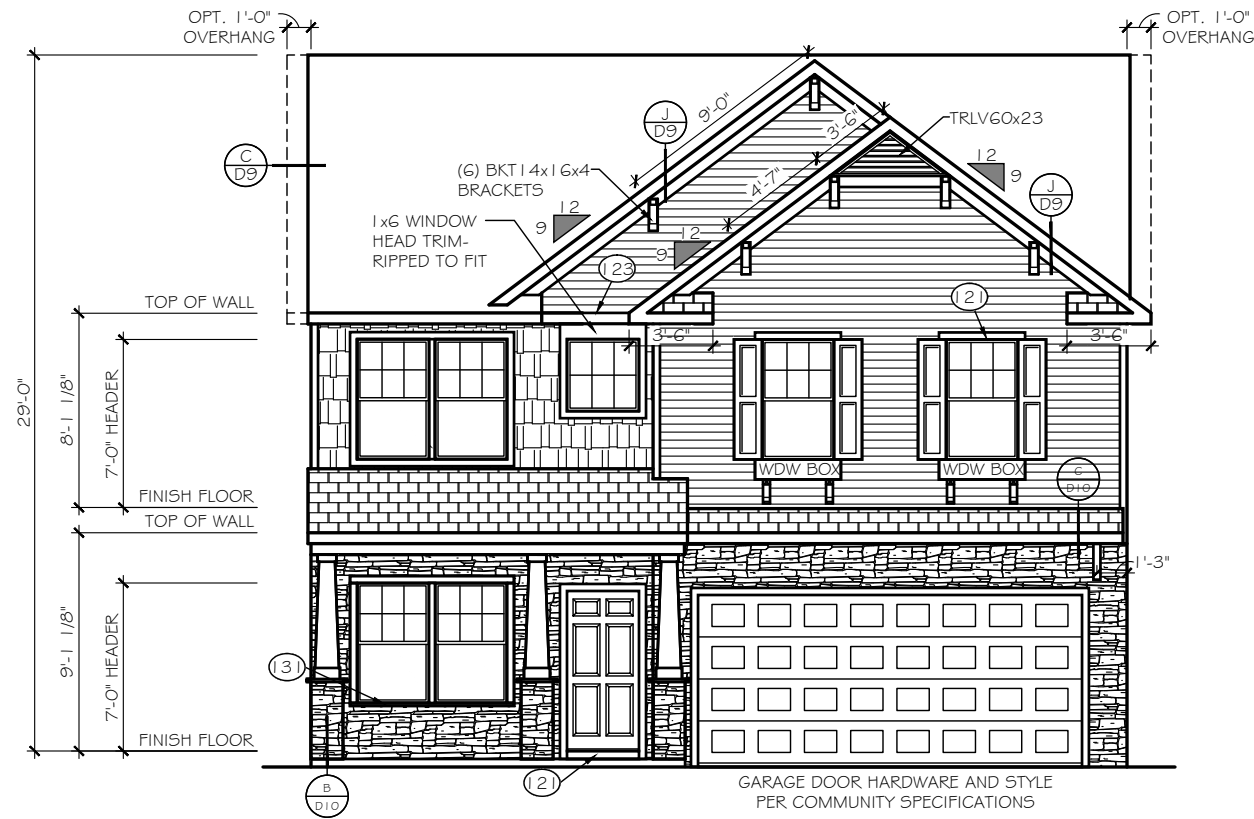
CHECKED BY:

RS / BS

SHEET:

A4.16

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-H4'

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

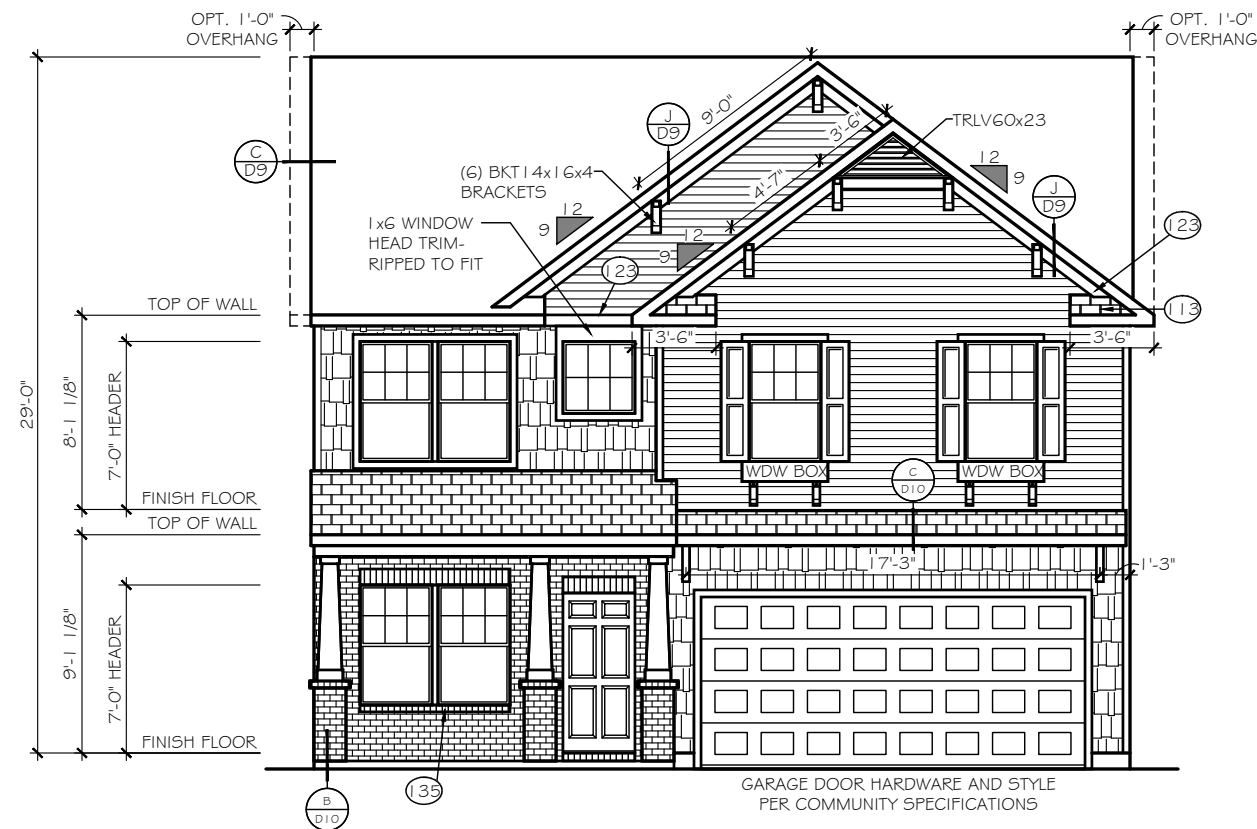
CHECKED BY:

RS / BS

SHEET:

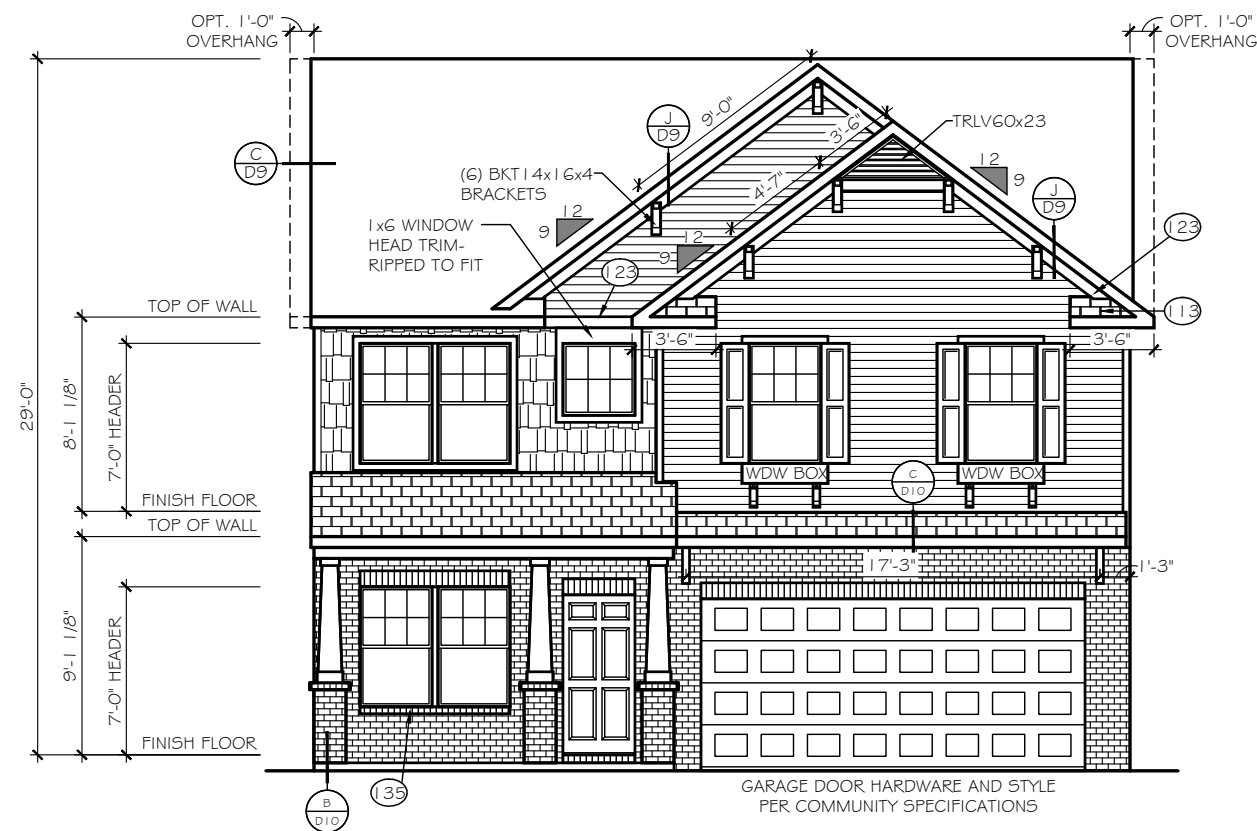
A4.18

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION E-H7



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION E-H8

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION OPTIONS
FRONT ELEVATIONS

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

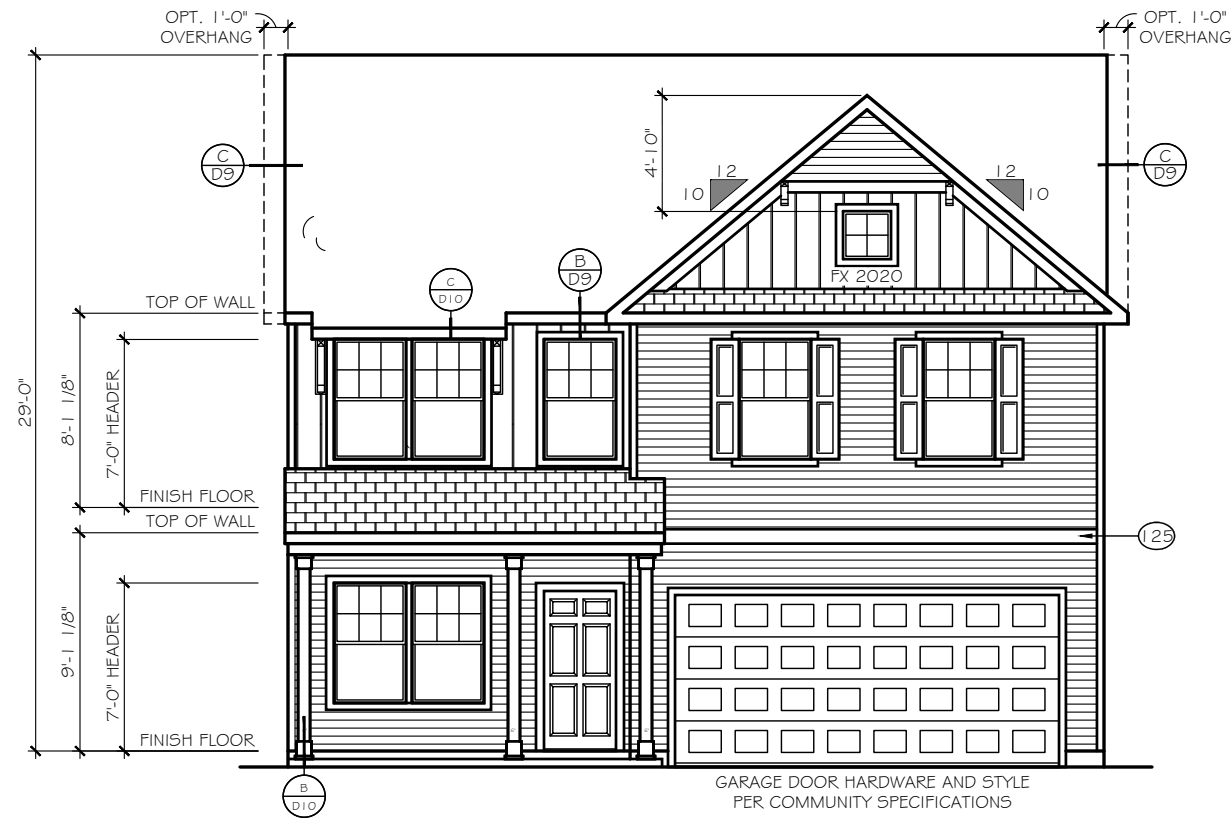
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / B5

SHEET:

A4.20

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'

EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

- (15) FLASHING
- (17) VINYL SHUTTER
- (20) BRICKMOLD TRIM
- (21) 1X4 TRIM BOARD
- (23) 1X6 TRIM BOARD
- (25) 1X8 TRIM BOARD
- (28) 1X10 FRIEZE BOARD
- (31) 1-1/2" THICK STONE CAP
- (35) ROWLOCK SILL
- (37) BRICK JACK ARCH
- (39) SOLDIER COURSE
- (41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

ELEVATION 'J'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM
DATE:
06.22.21
SCALE:
3/16" = 1'-0"
CHECKED BY:
RS / BS

SHEET:

A4.21

v. 5.4

TrueHomes

IT'S ALL ABOUT U

2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

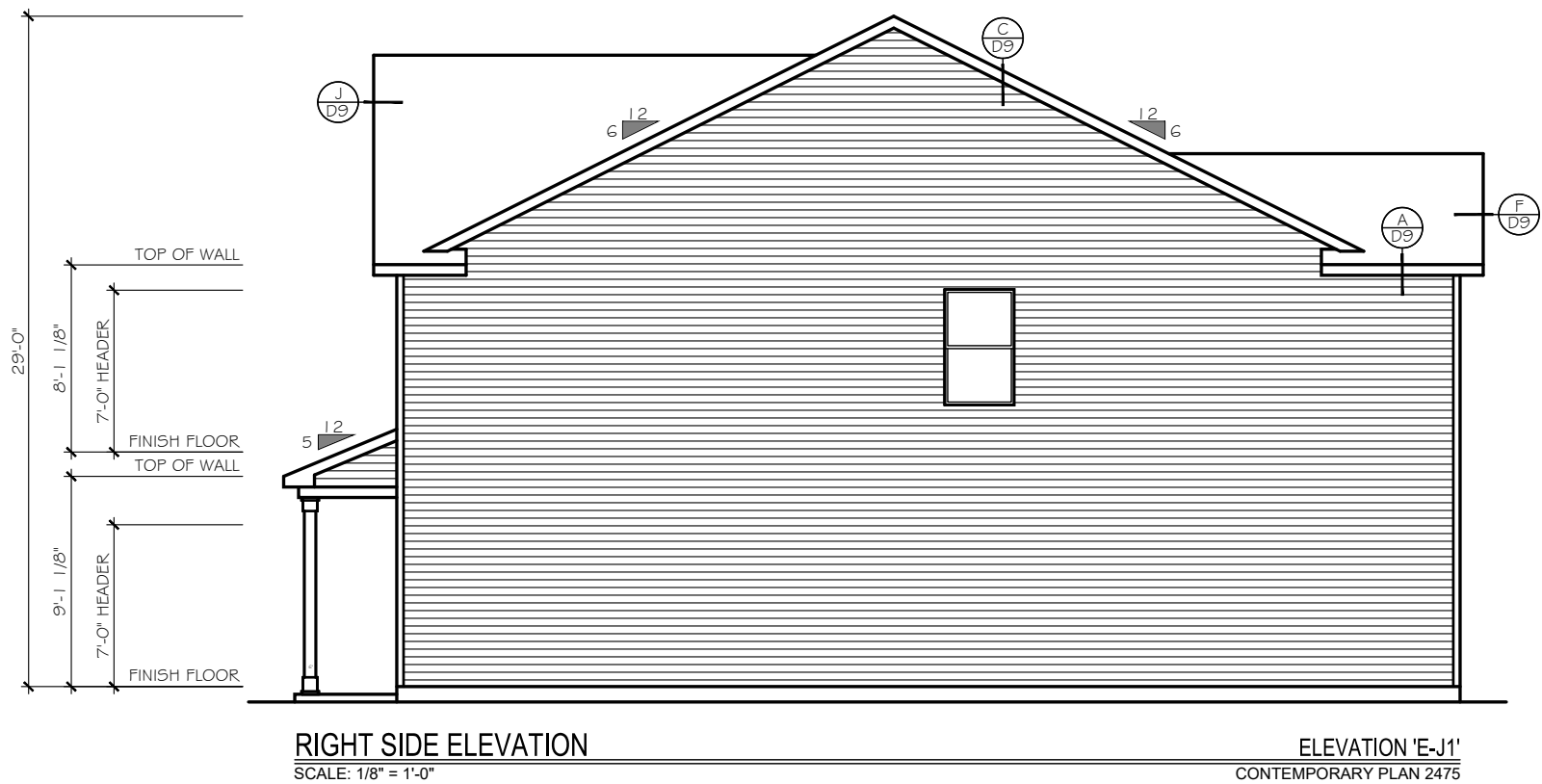
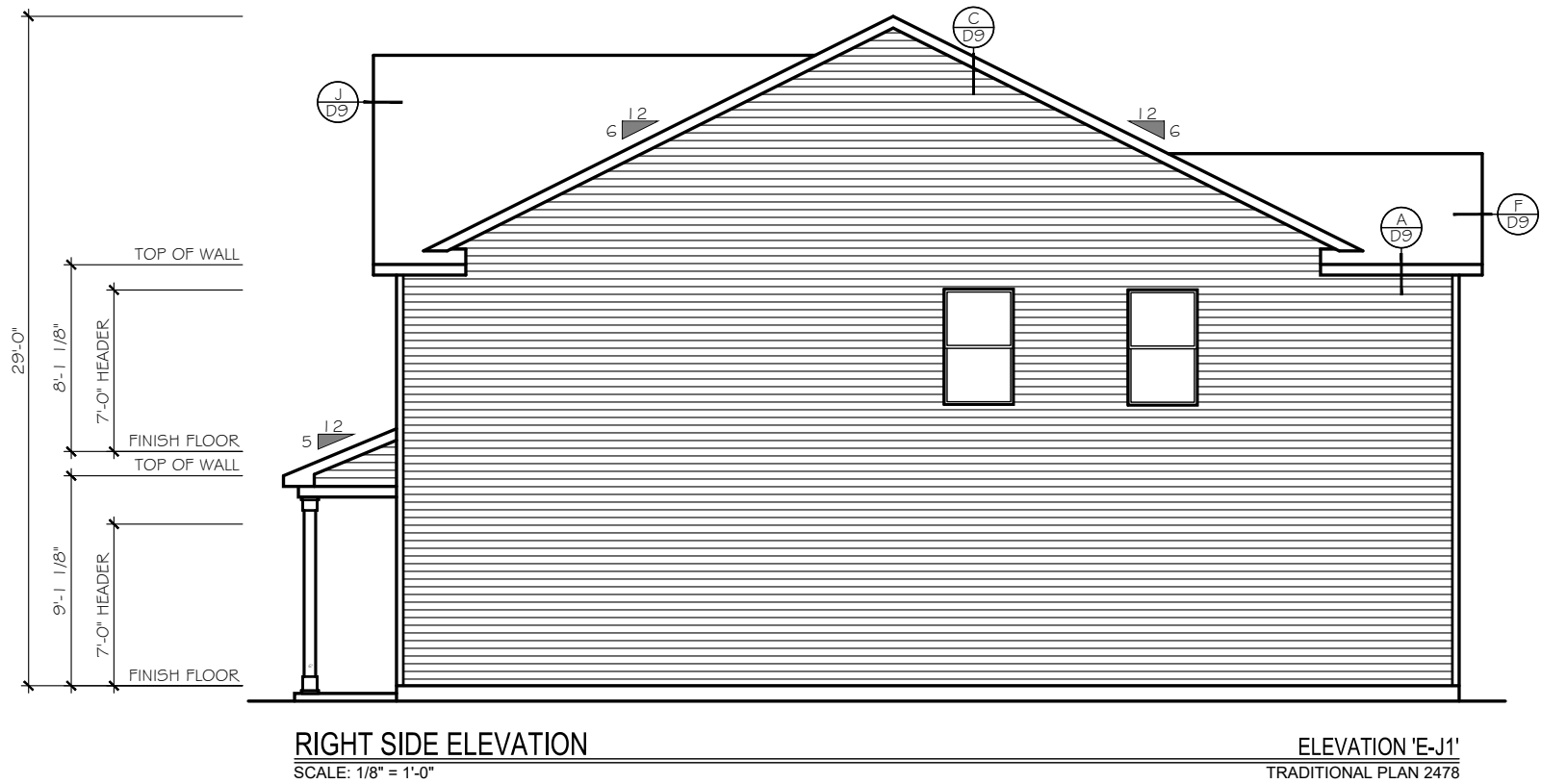
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.22

v. 5.4



TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Montroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

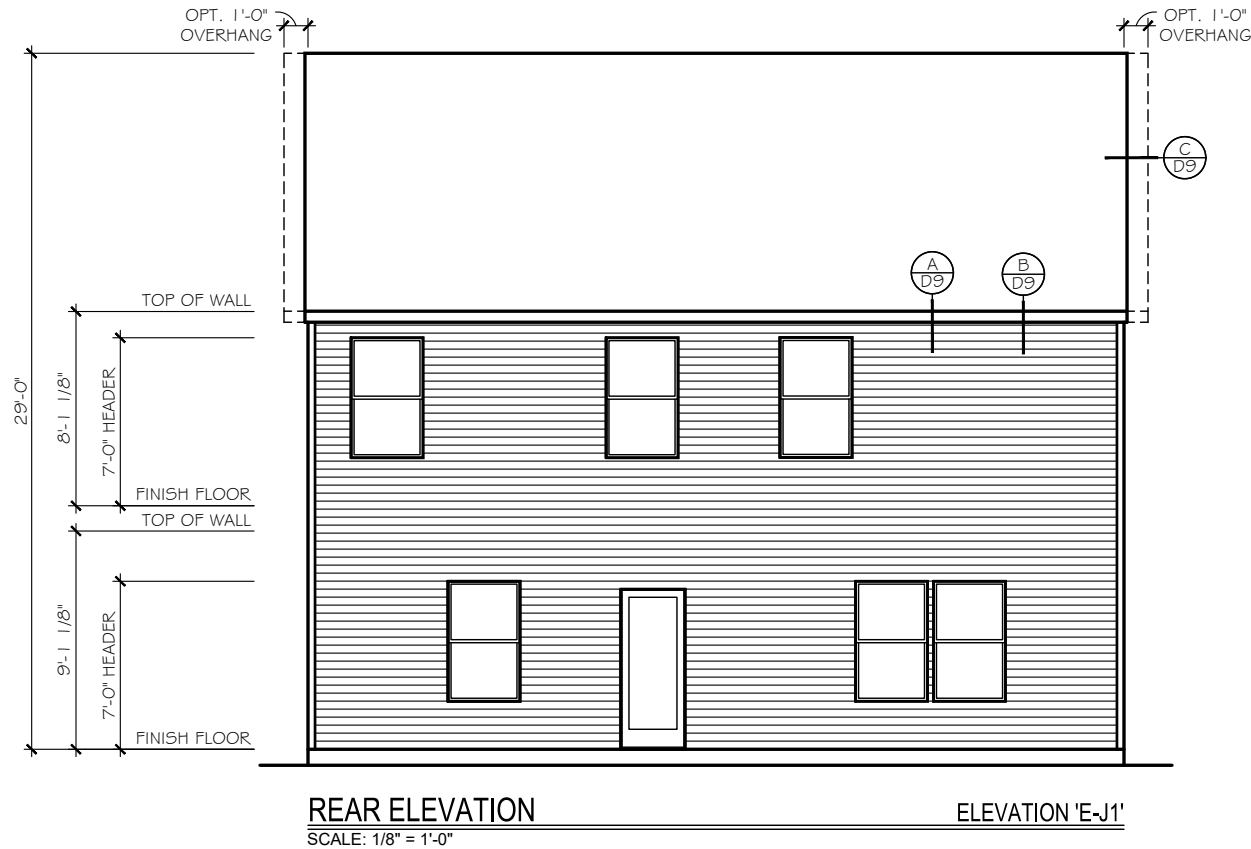
DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:
A4.23
v. 5.4



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
REAR ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

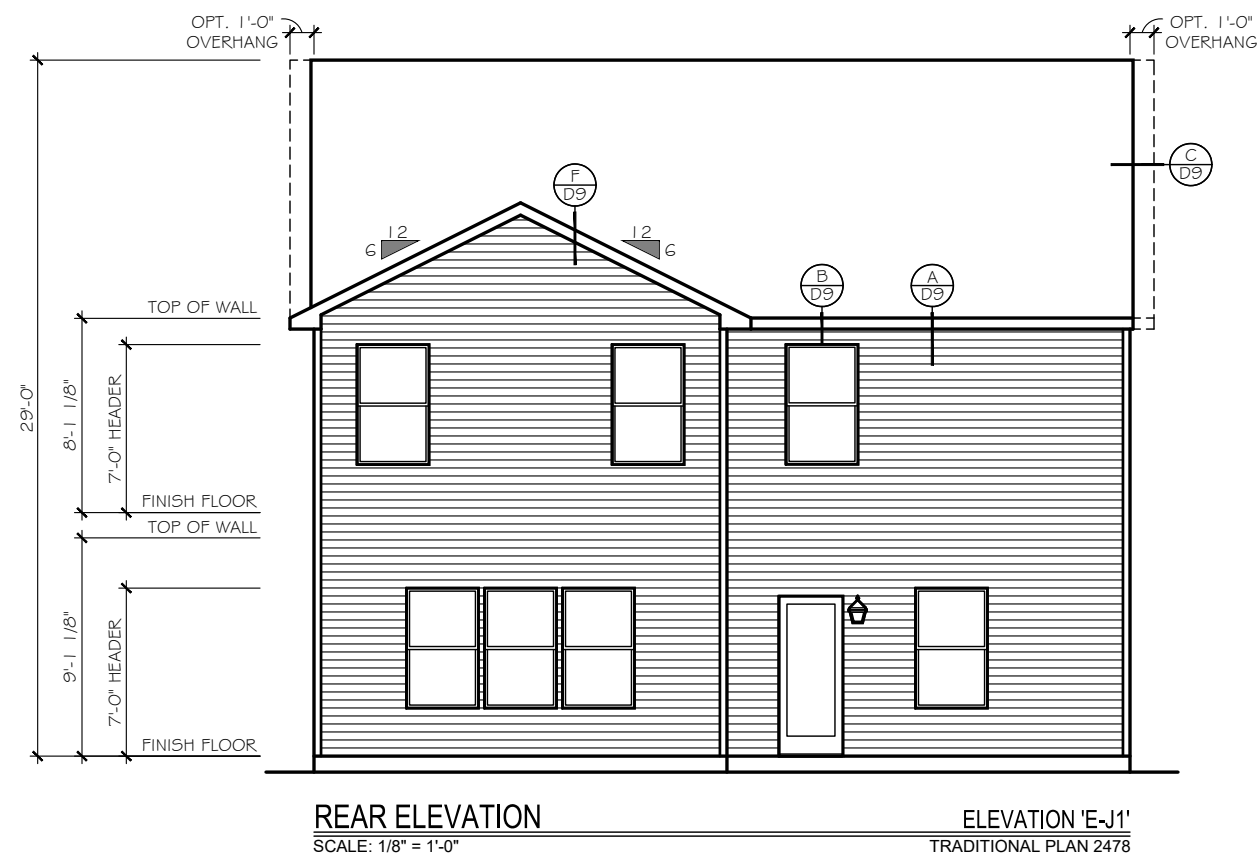
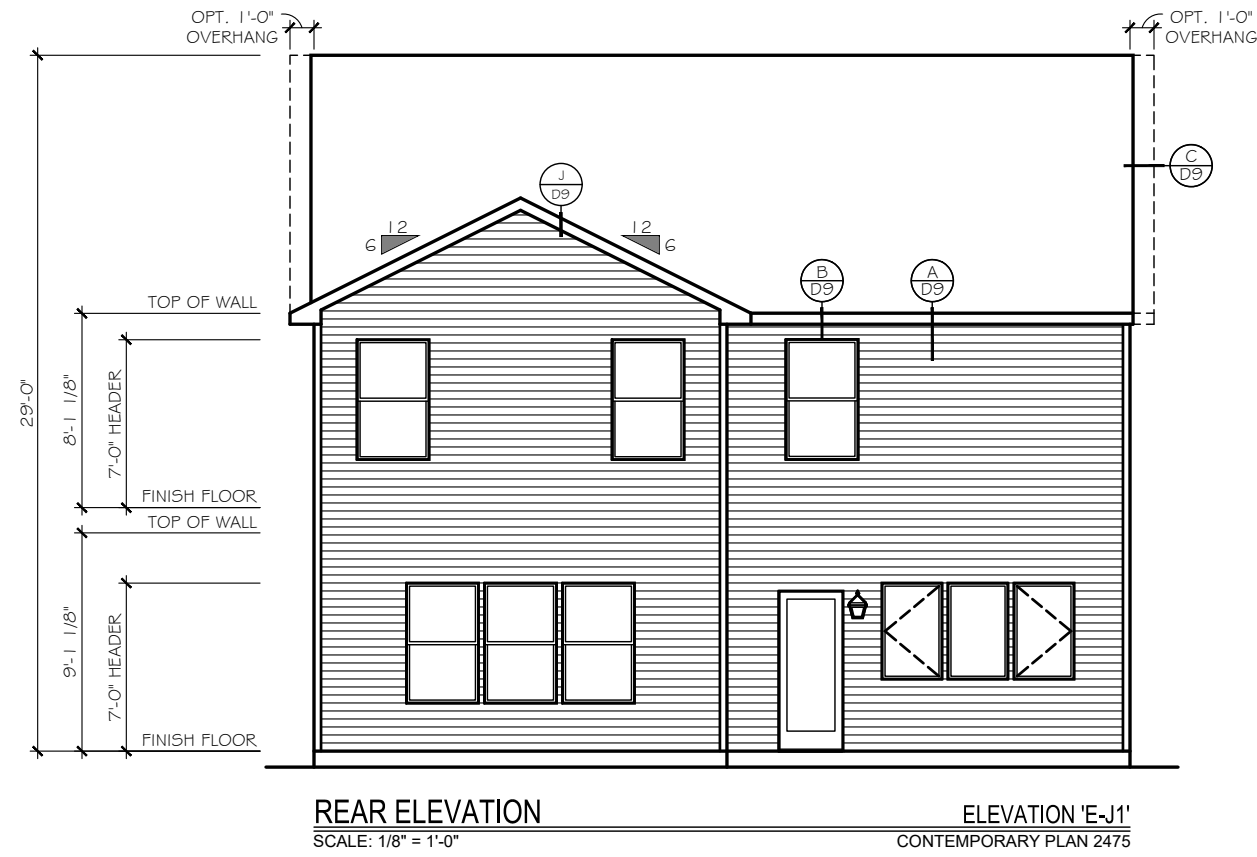
CHECKED BY:

RS / BS

SHEET:

A4.24

v. 5.4



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
REAR ELEVATION
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

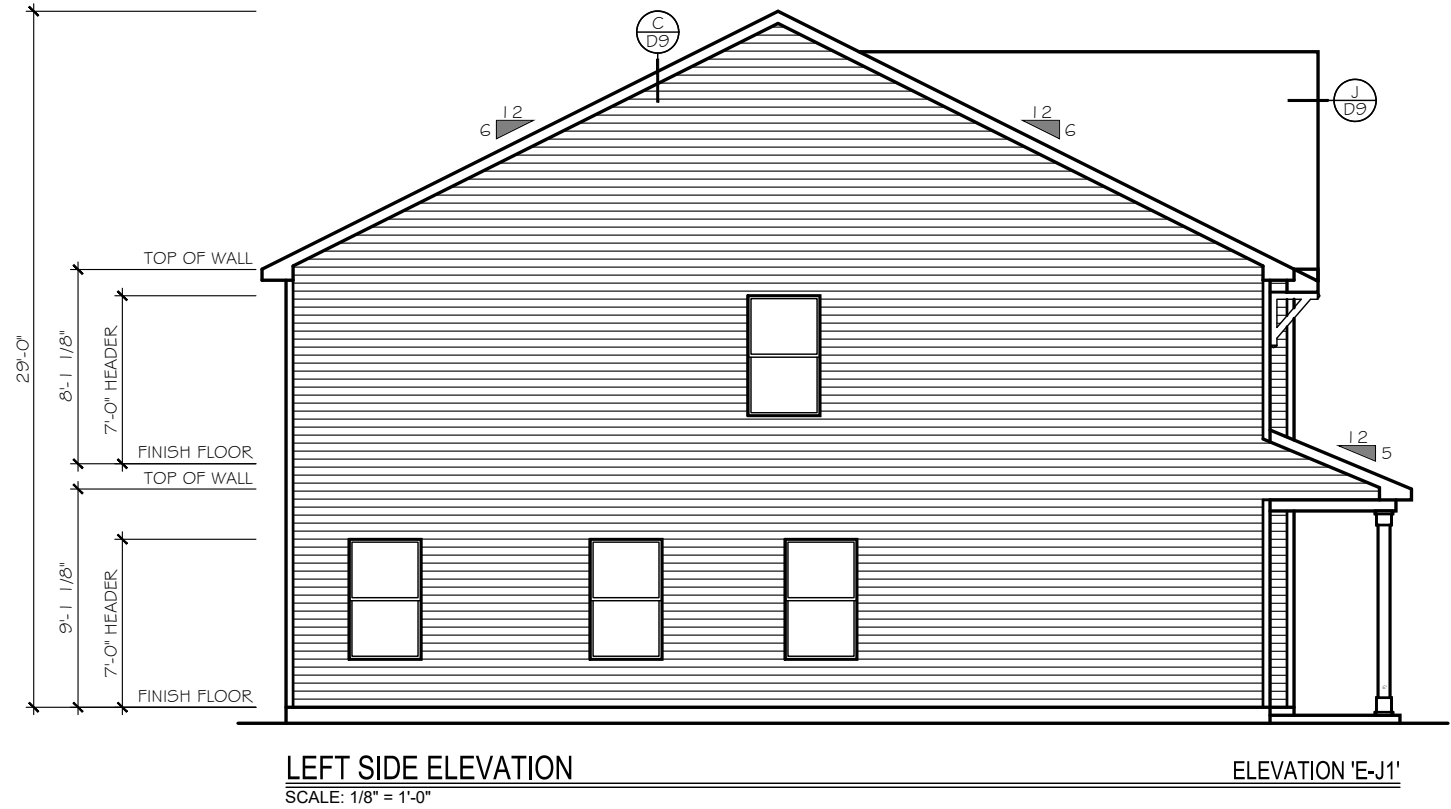
DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:
A4.25
v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
LEFT ELEVATION

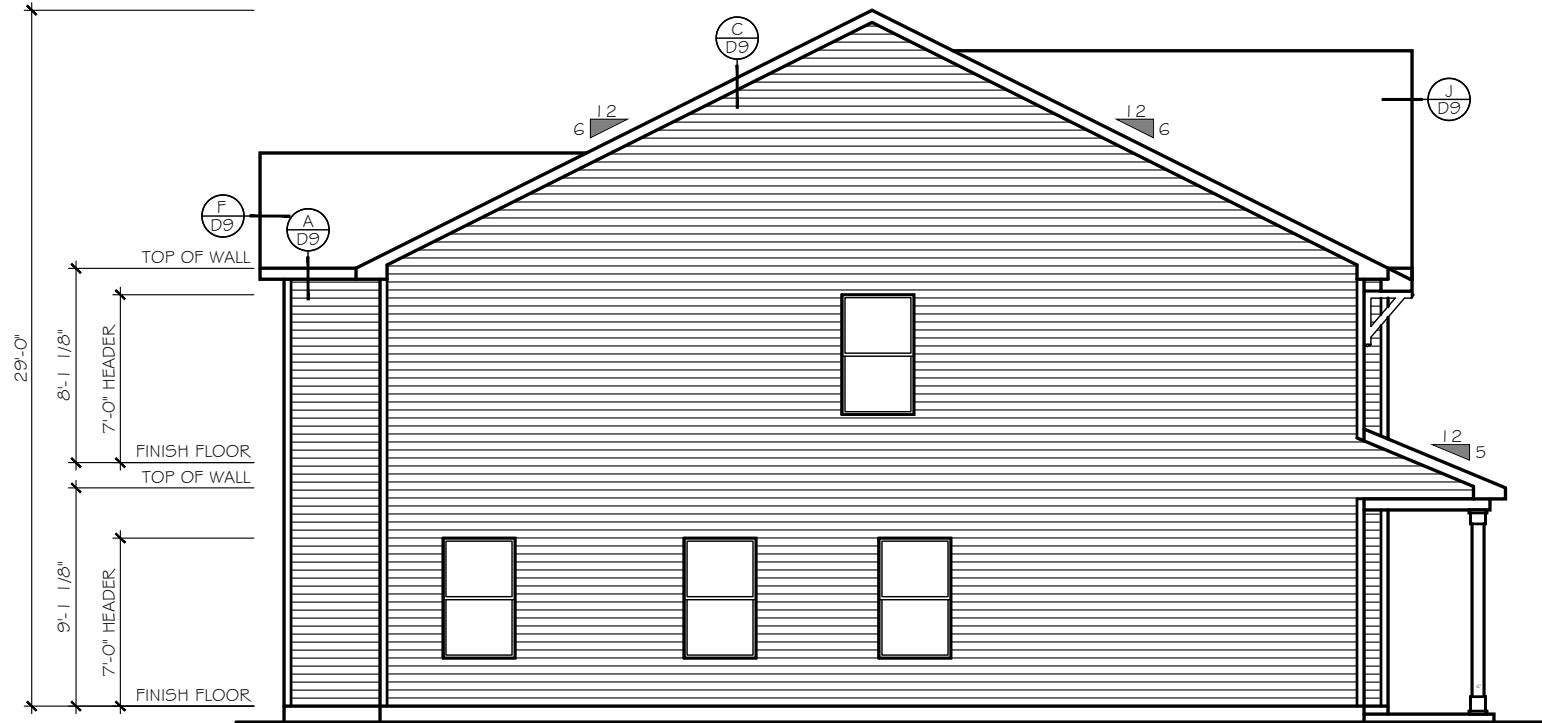
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	06.22.21
SCALE:	3/16"= 1'-0"
CHECKED BY:	RS / BS

SHEET:

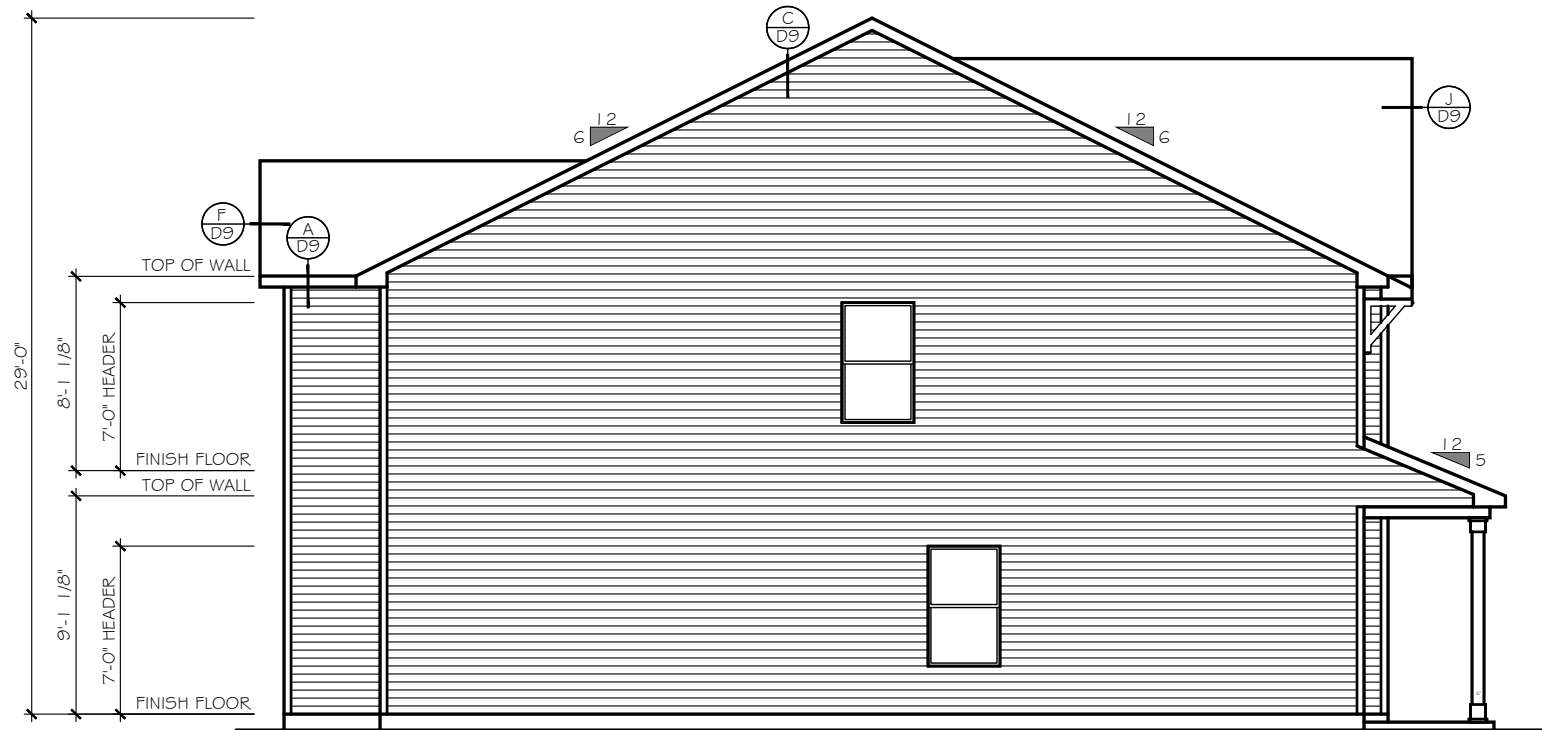
A4.26

v. 5.4



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'
TRADITIONAL PLAN 2478

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Montroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
LEFT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

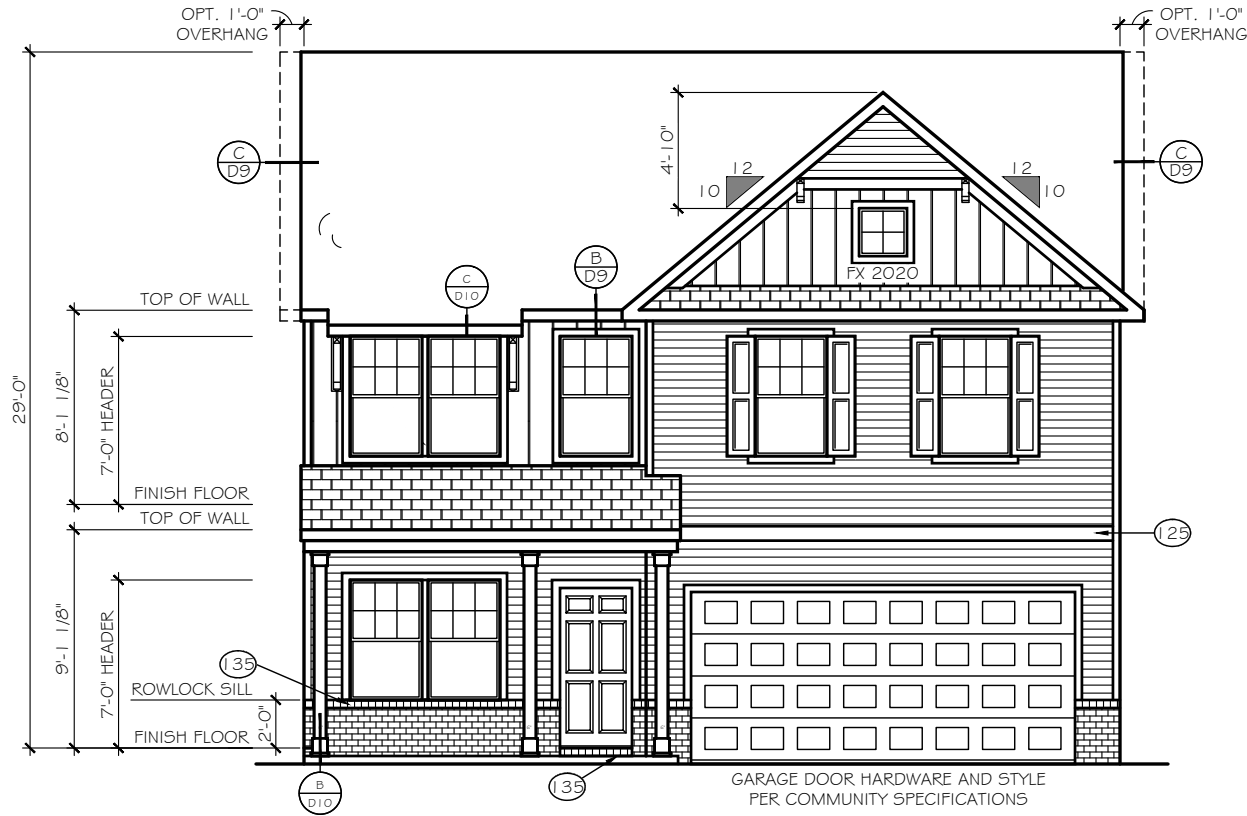
CHECKED BY:

RS / BS

SHEET:

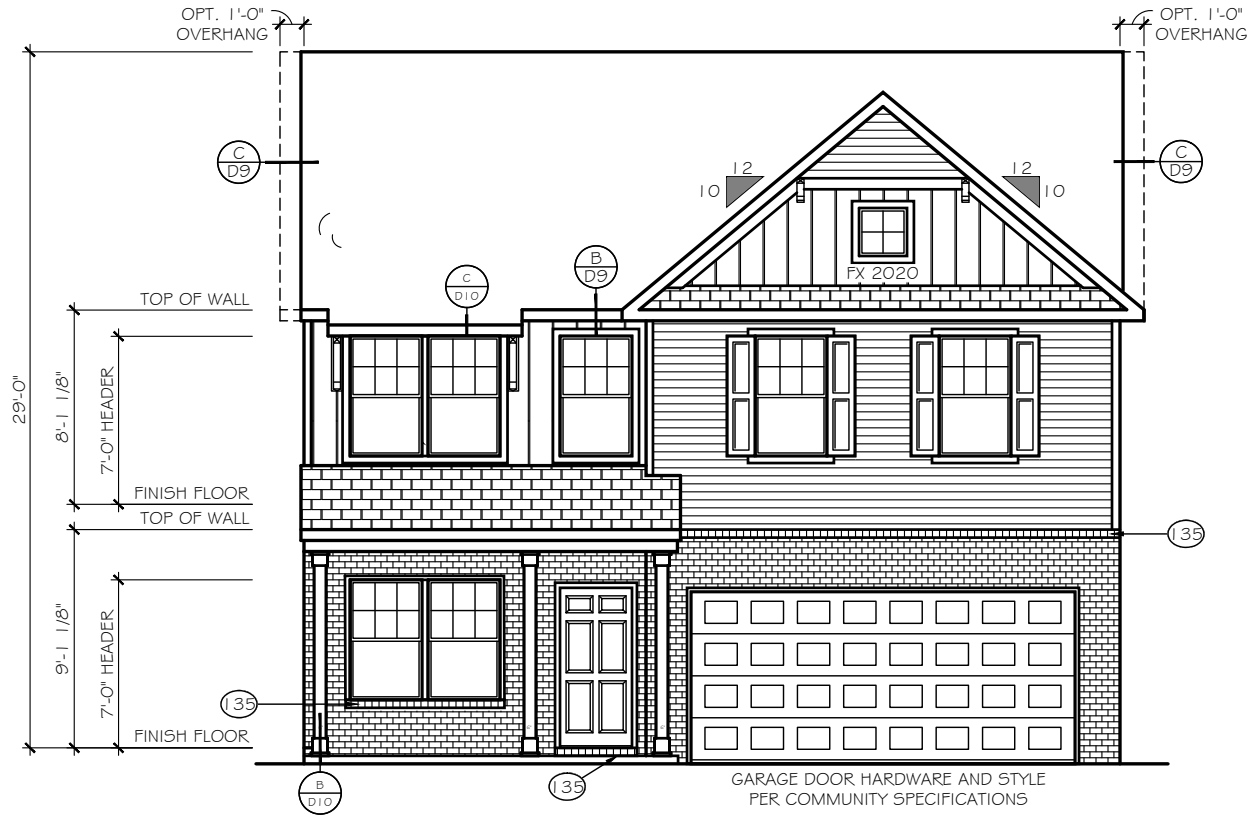
A4.27

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J3'

EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

- (15) FLASHING
- (17) VINYL SHUTTER
- (20) BRICKMOLD TRIM
- (21) 1X4 TRIM BOARD
- (23) 1X6 TRIM BOARD
- (25) 1X8 TRIM BOARD
- (28) 1X10 FRIEZE BOARD
- (31) 1-1/2" THICK STONE CAP
- (35) ROWLOCK SILL
- (37) BRICK JACK ARCH
- (39) SOLDIER COURSE
- (41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'J'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

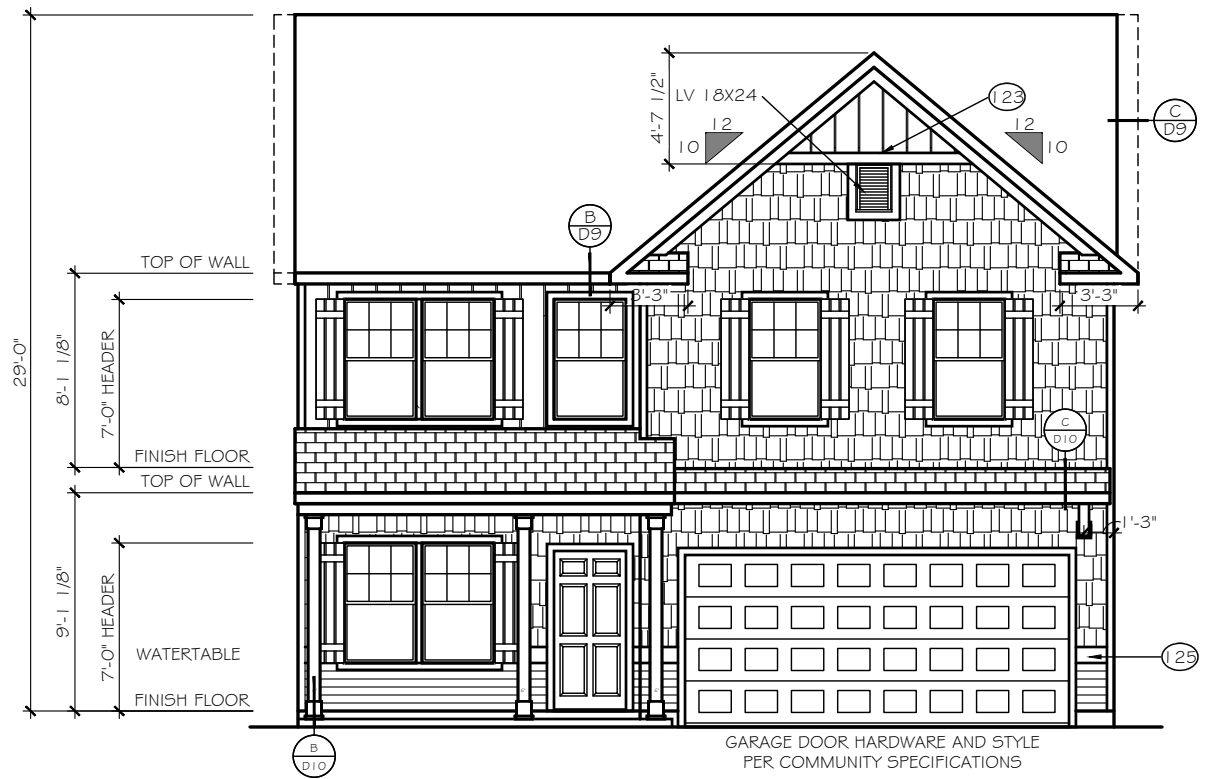
CHECKED BY:

RS / BS

SHEET:

A4.28

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'

EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING
(17) VINYL SHUTTER
(20) BRICKMOLD TRIM
(21) 1X4 TRIM BOARD
(23) 1X6 TRIM BOARD
(25) 1X8 TRIM BOARD
(28) 1X10 FRIEZE BOARD
(31) 1-1/2" THICK STONE CAP
(35) ROWLOCK SILL
(37) BRICK JACK ARCH
(39) SOLDIER COURSE
(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

ELEVATION 'K'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.29

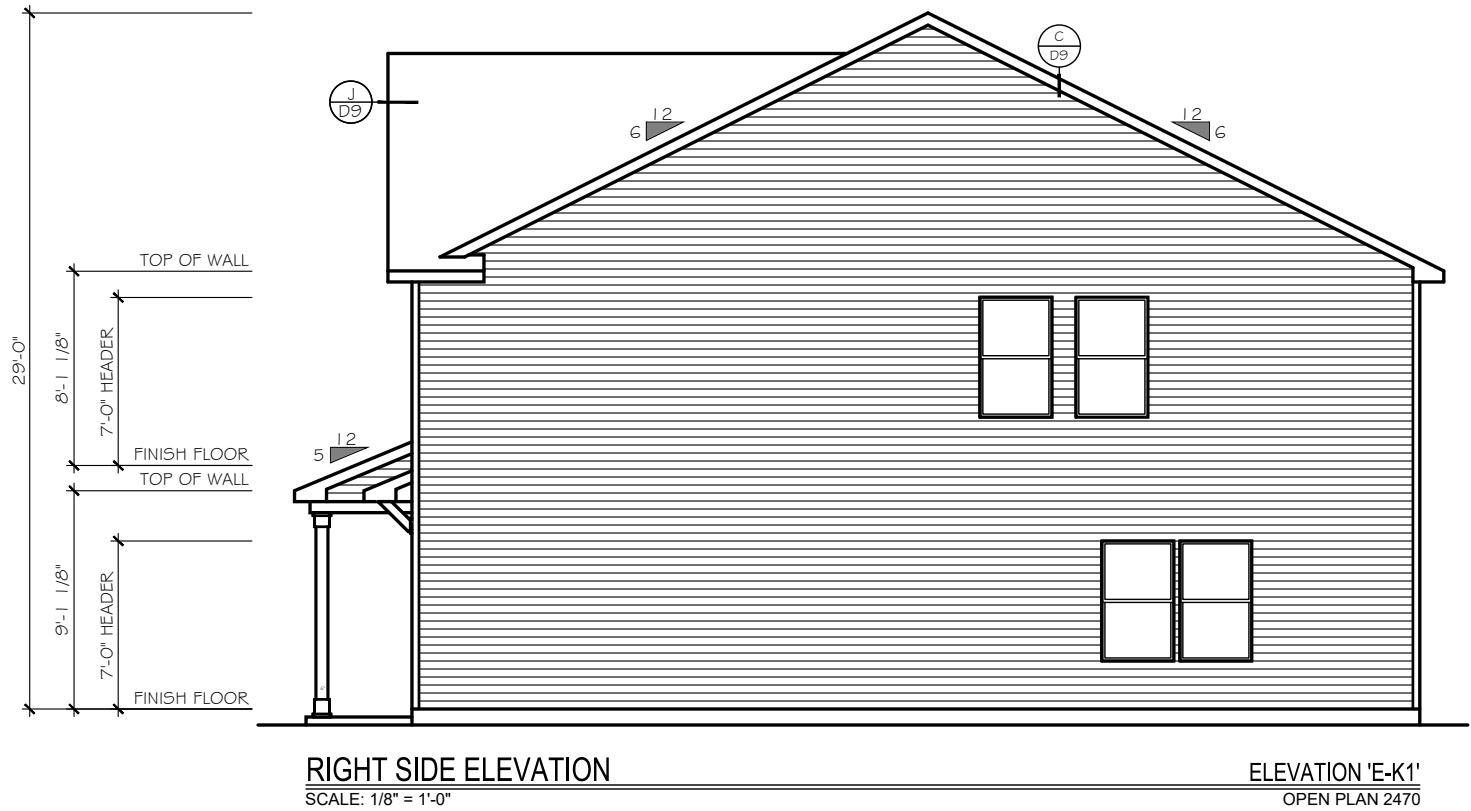
v. 5.4

TrueHomes

IT'S ALL ABOUT U

2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'K'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16"= 1'-0"

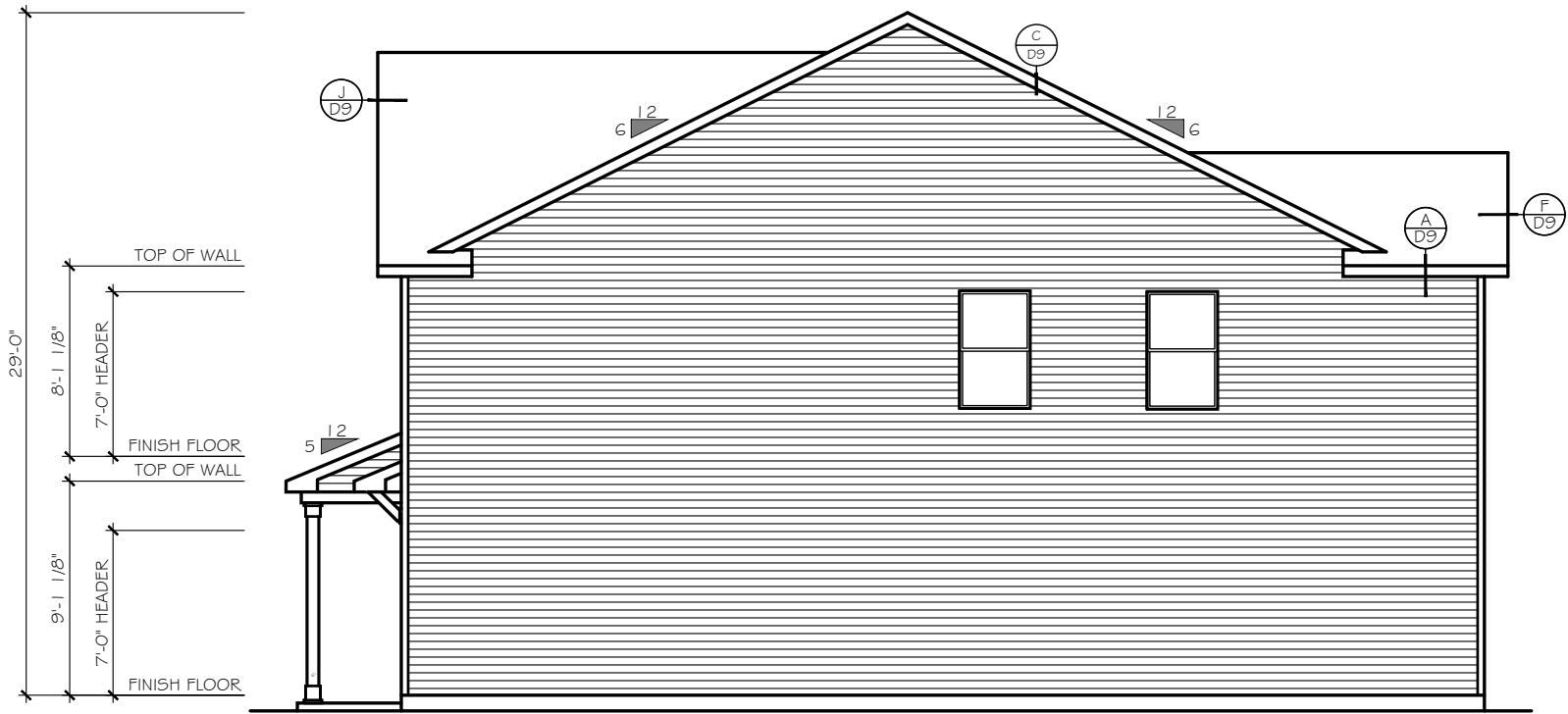
CHECKED BY:

RS / BS

SHEET:

A4.30

v. 5.4



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'

TRADITIONAL PLAN 2478
CONTEMPORARY 2475

ELEVATION 'K'
RIGHT ELEVATION

THE LENOX - OPEN

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

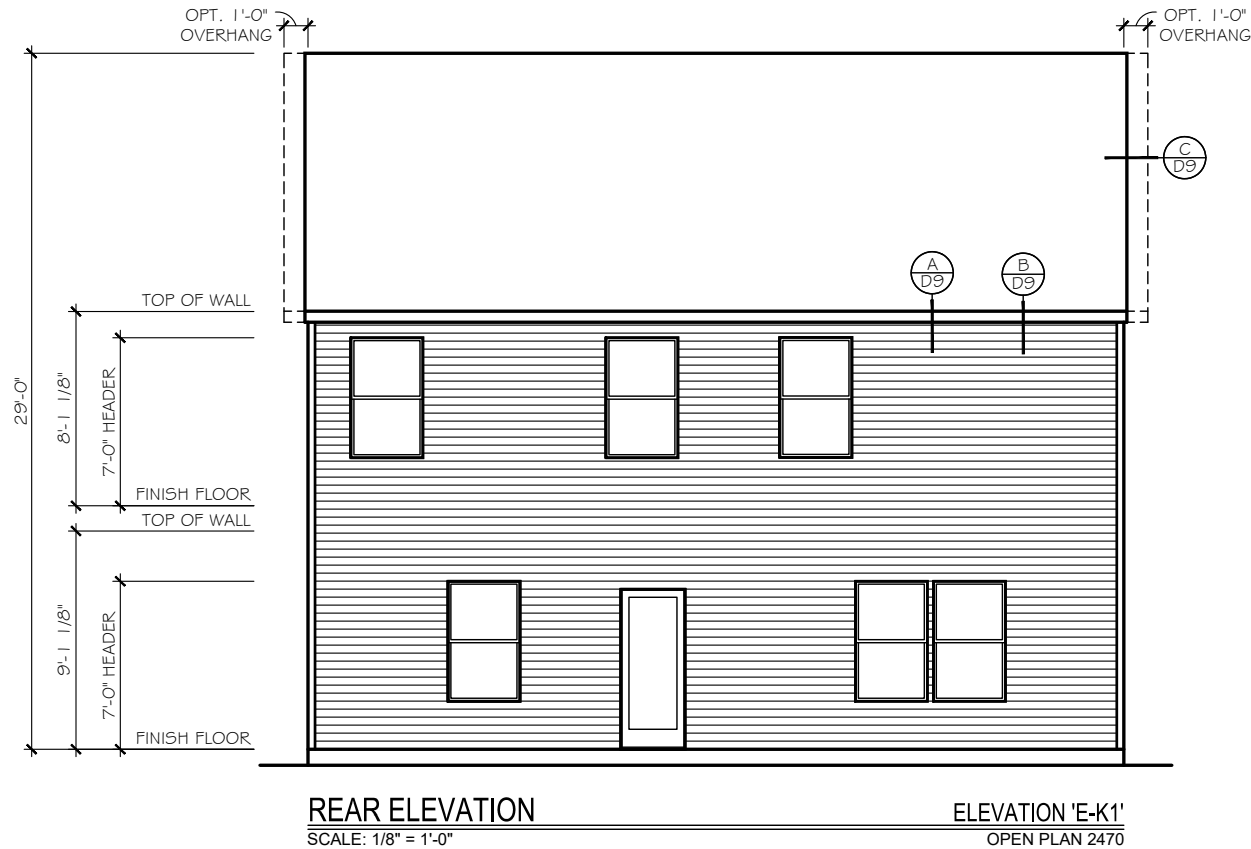
CHECKED BY:

RS / BS

SHEET:

A4.31

v. 5.4



ELEVATION 'K'
REAR ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

CHECKED BY:

RS / BS

SHEET:

A4.32

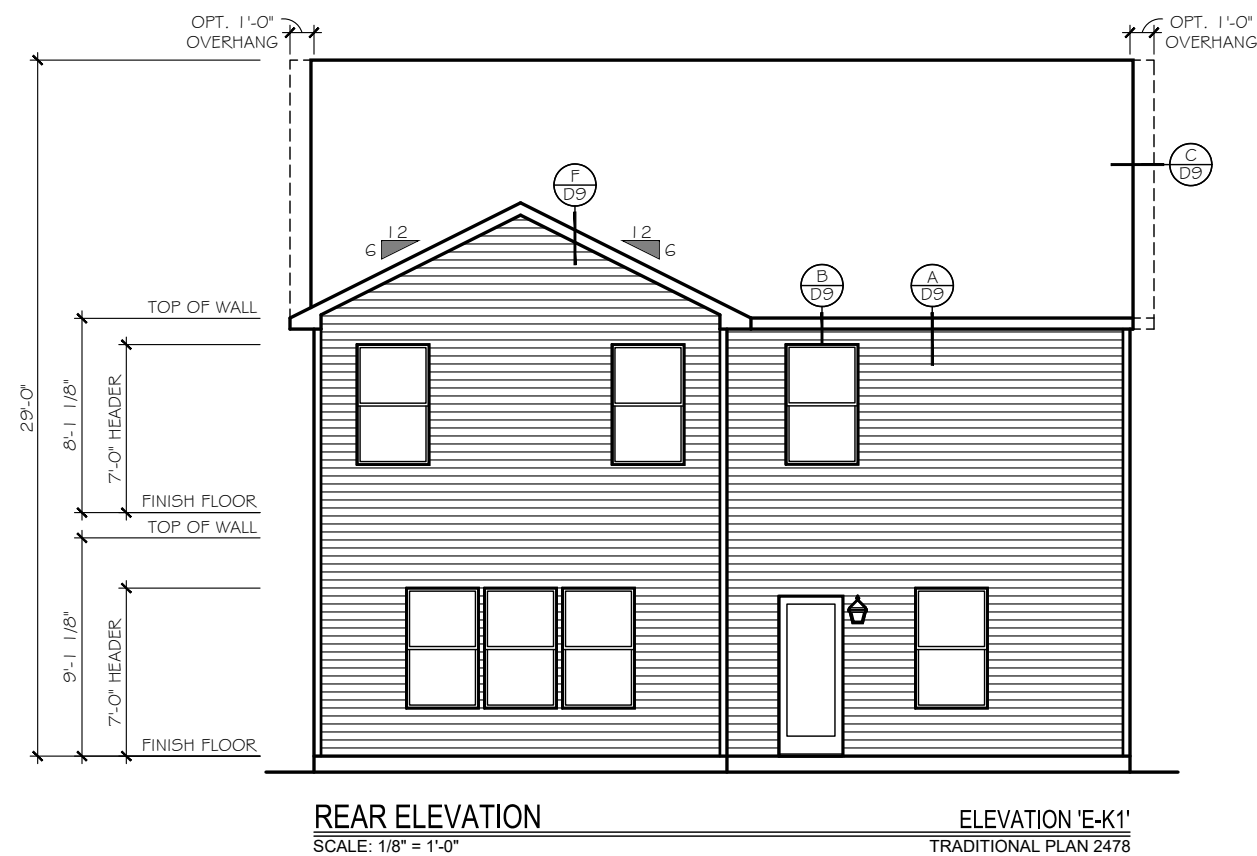
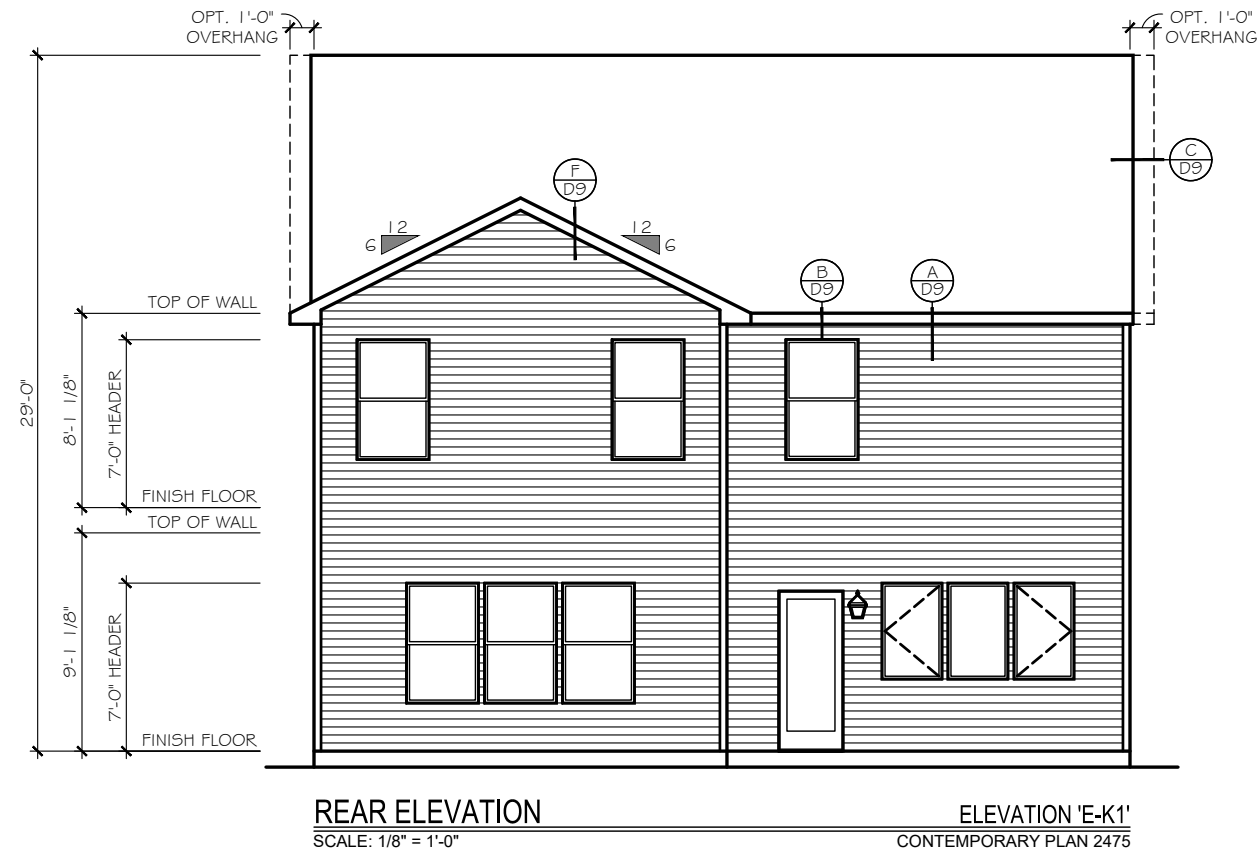
v. 5.4

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'K'
REAR ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

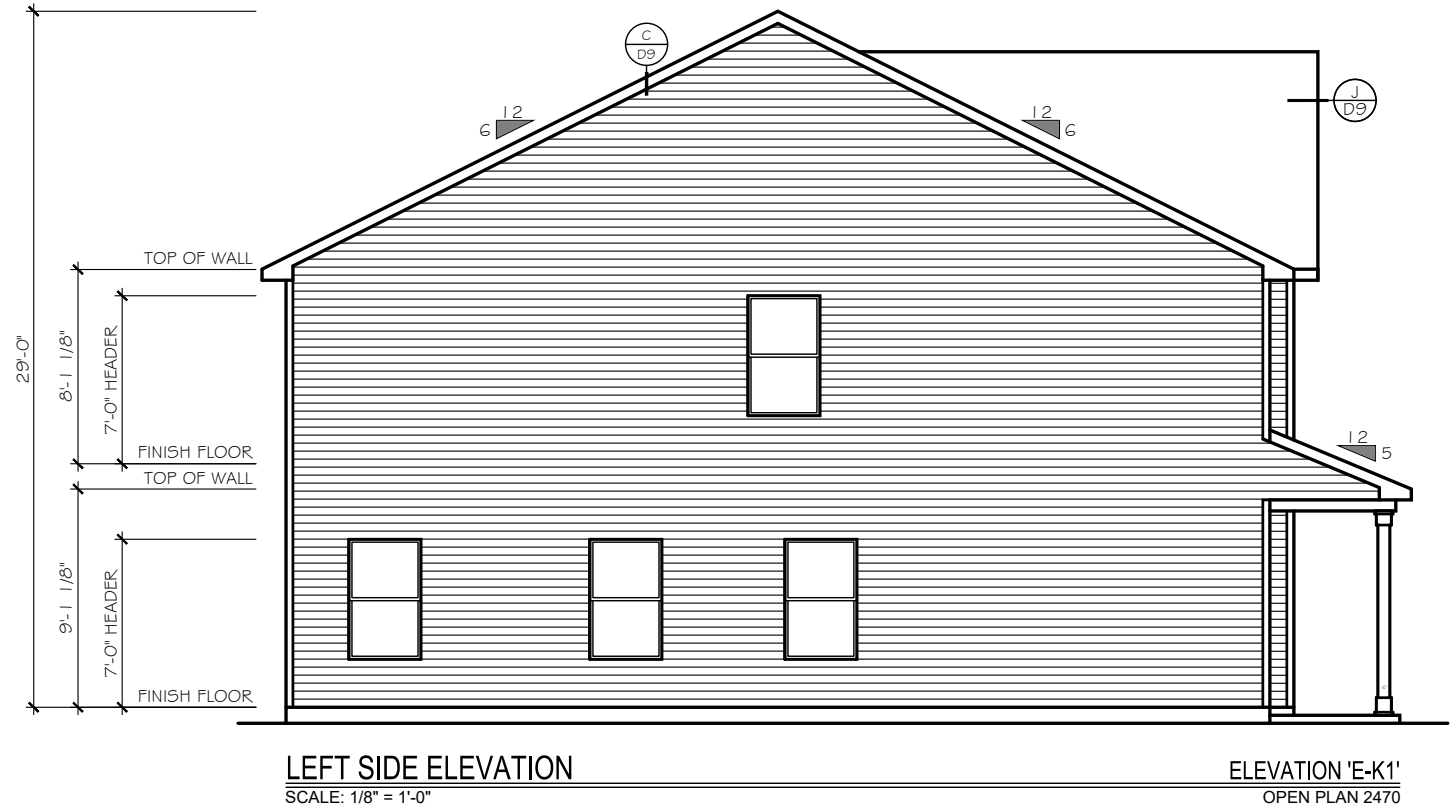
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.33

v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'K'
LEFT ELEVATION

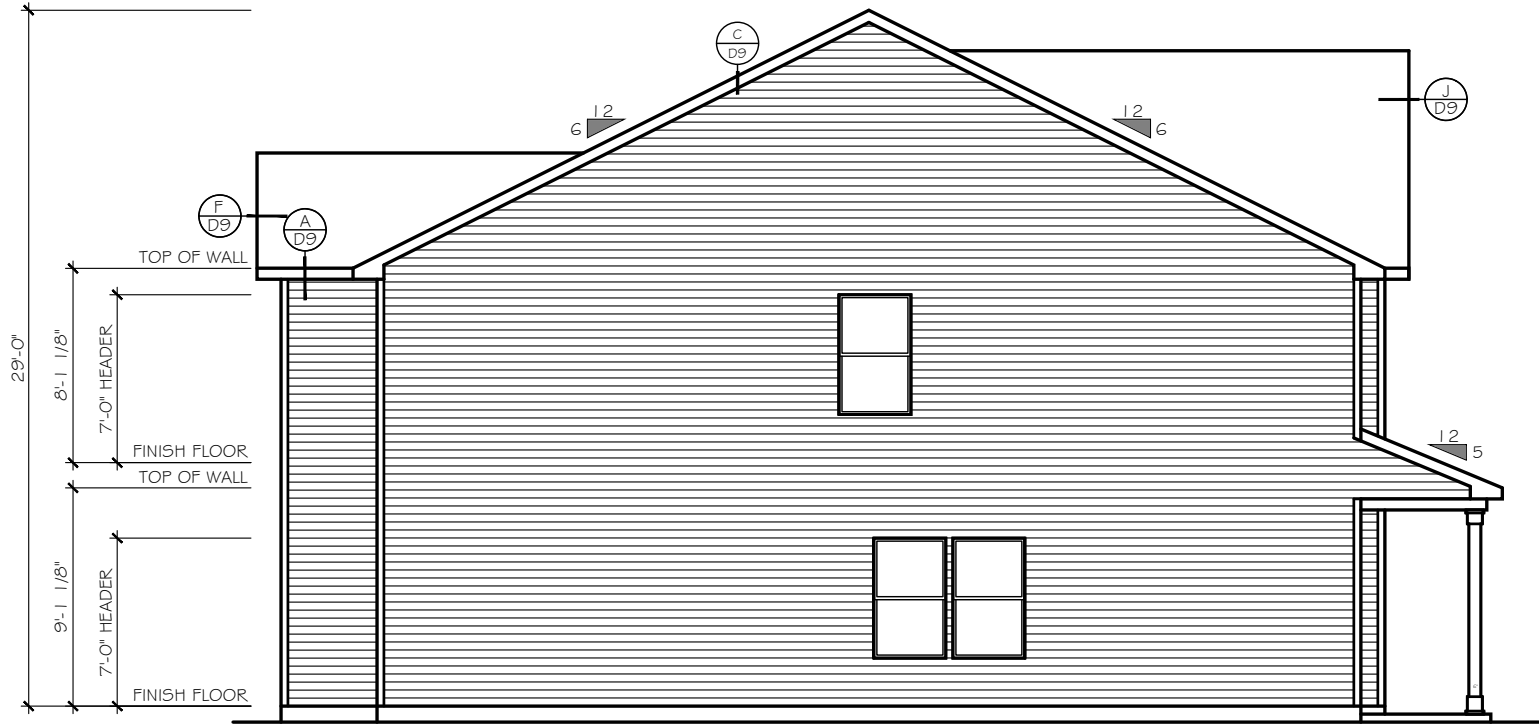
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	06.22.21
SCALE:	3/16"= 1'-0"
CHECKED BY:	RS / BS

SHEET:

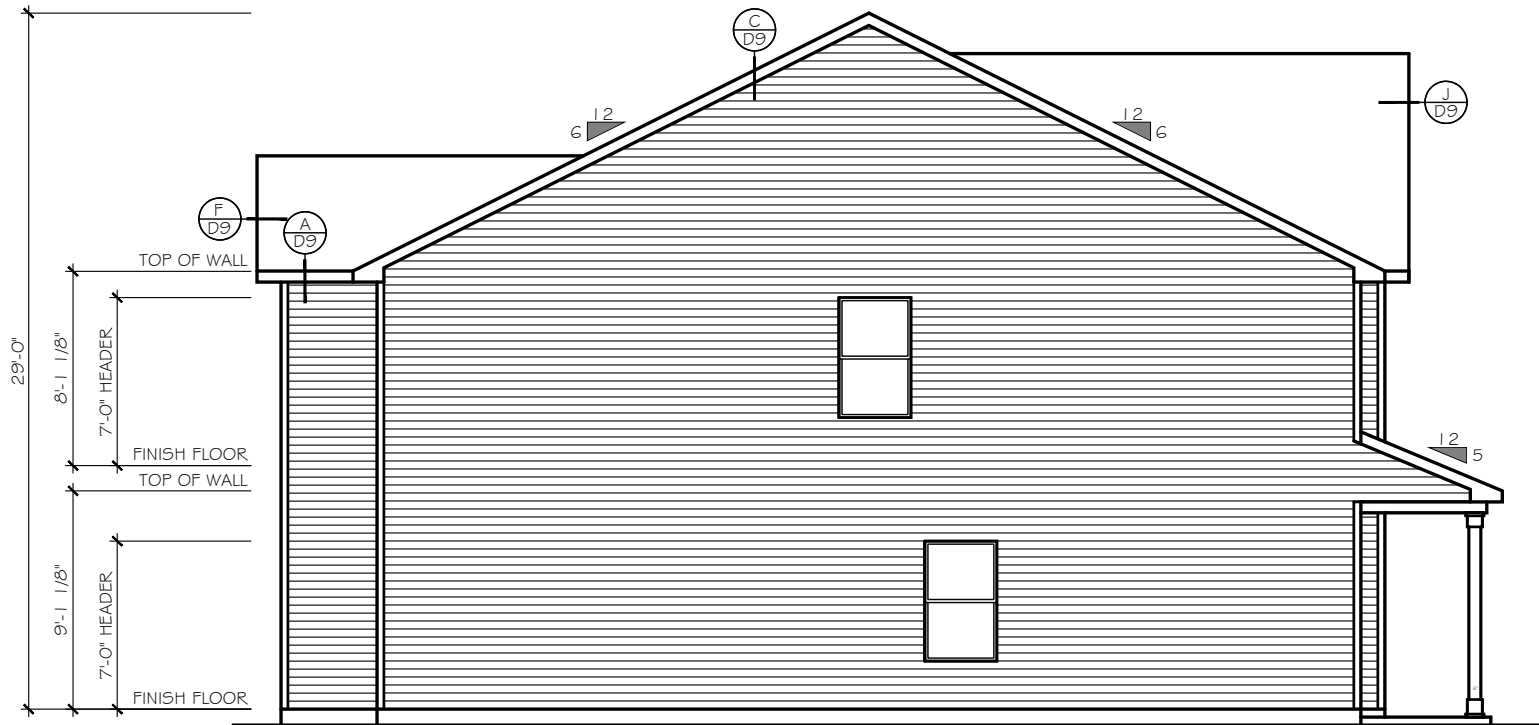
A4.34

v. 5.4



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'
TRADITIONAL PLAN 2478

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Montroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'K'
LEFT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

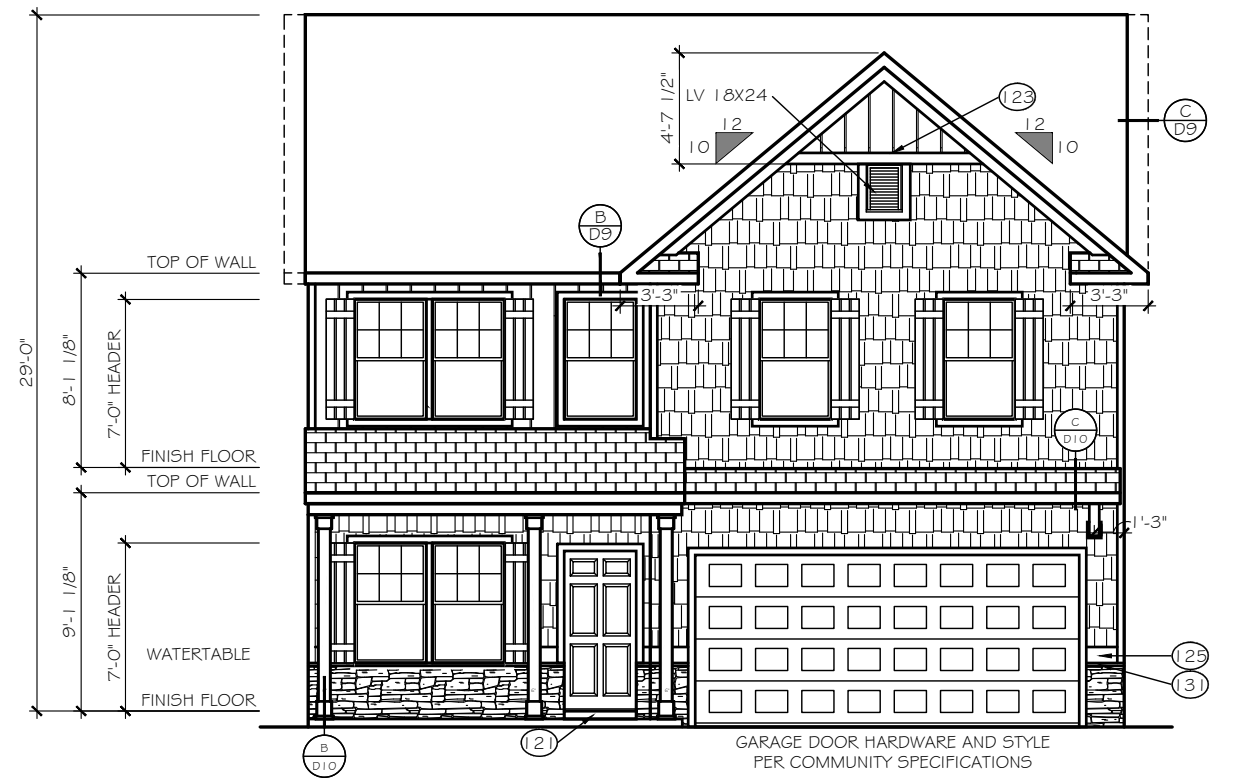
SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:

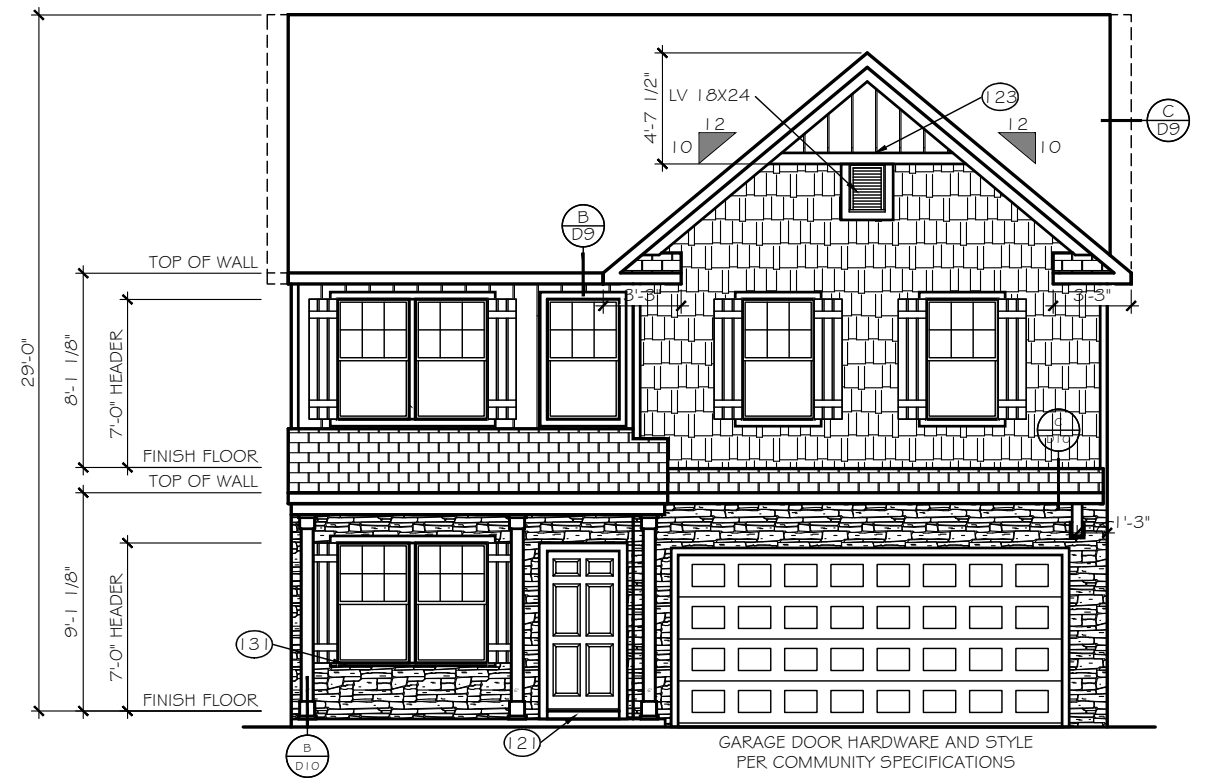
A4.35

v. 5.4



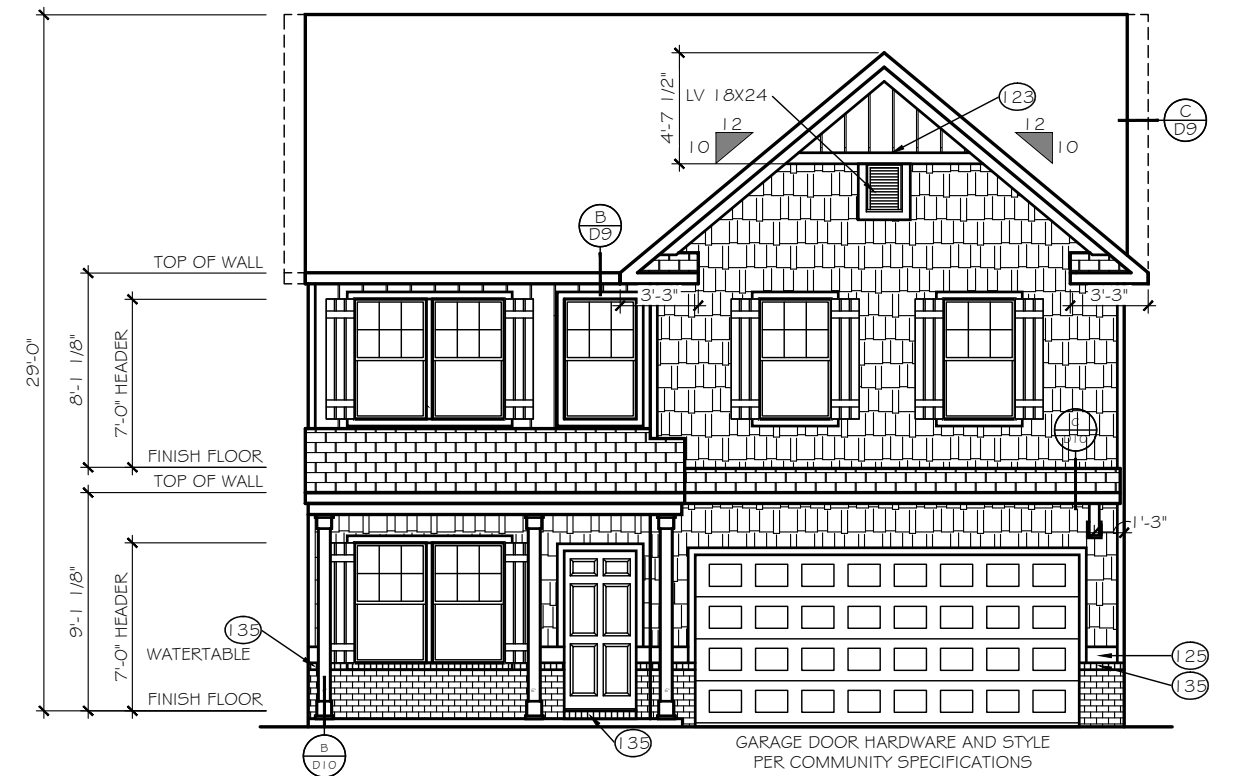
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K2'



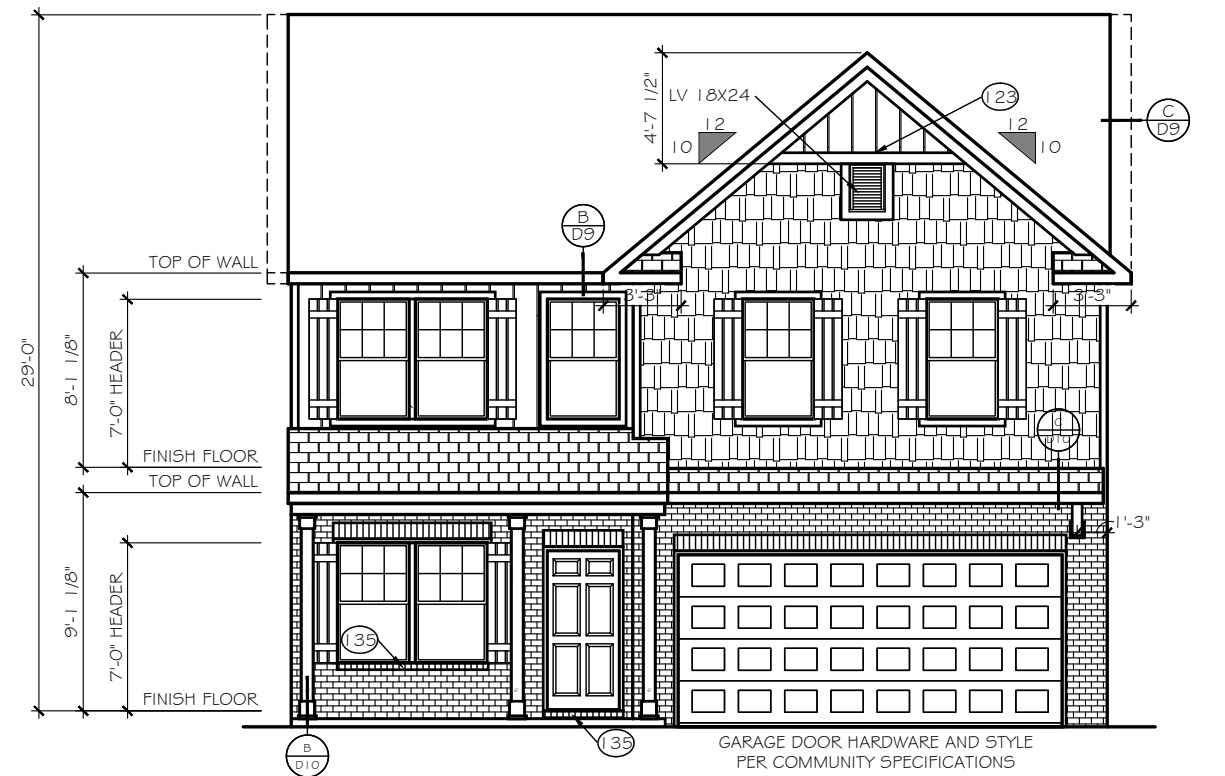
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K3'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K4'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K5'

TrueHomes
IT'S ALL ABOUT U

2649 Breckenridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'K'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted herein is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

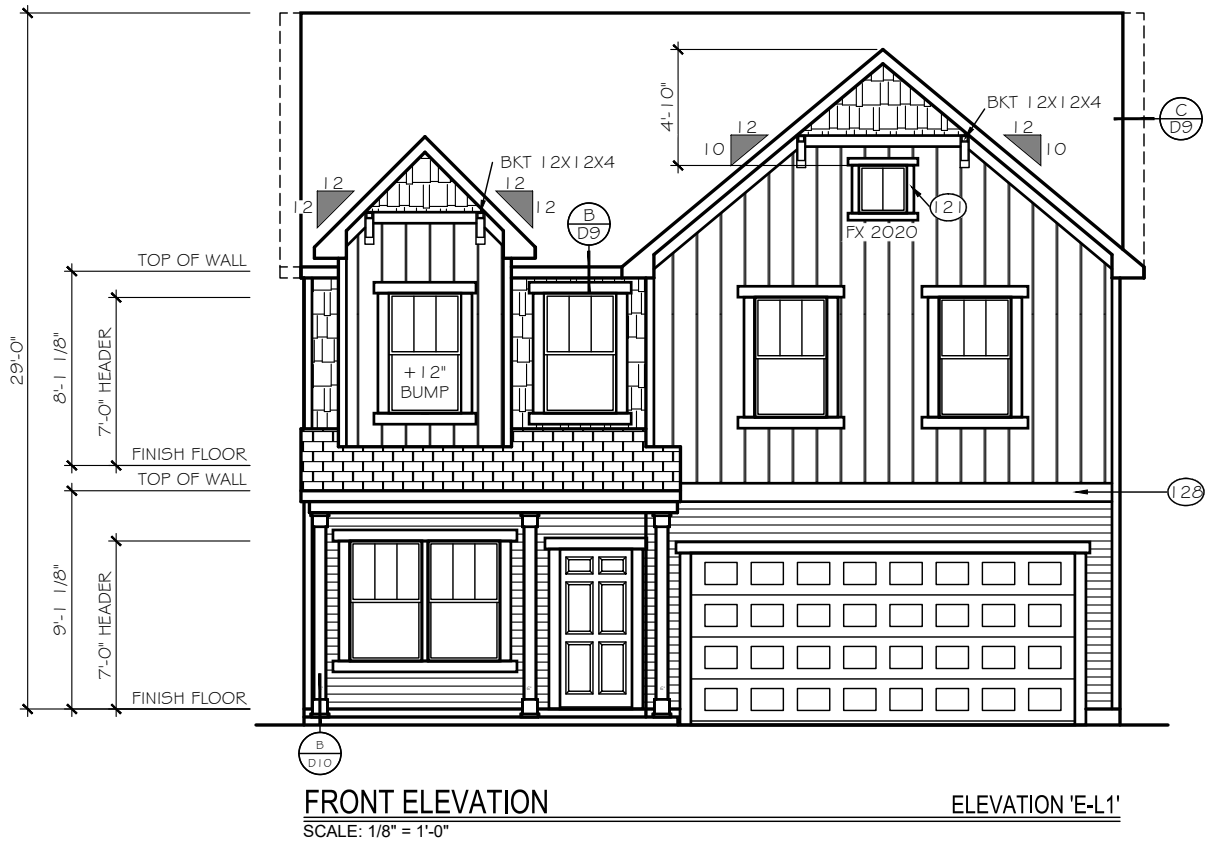
CHECKED BY:

RS / BS

SHEET:

A4.36

v. 5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion there of, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16"= 1'-0"

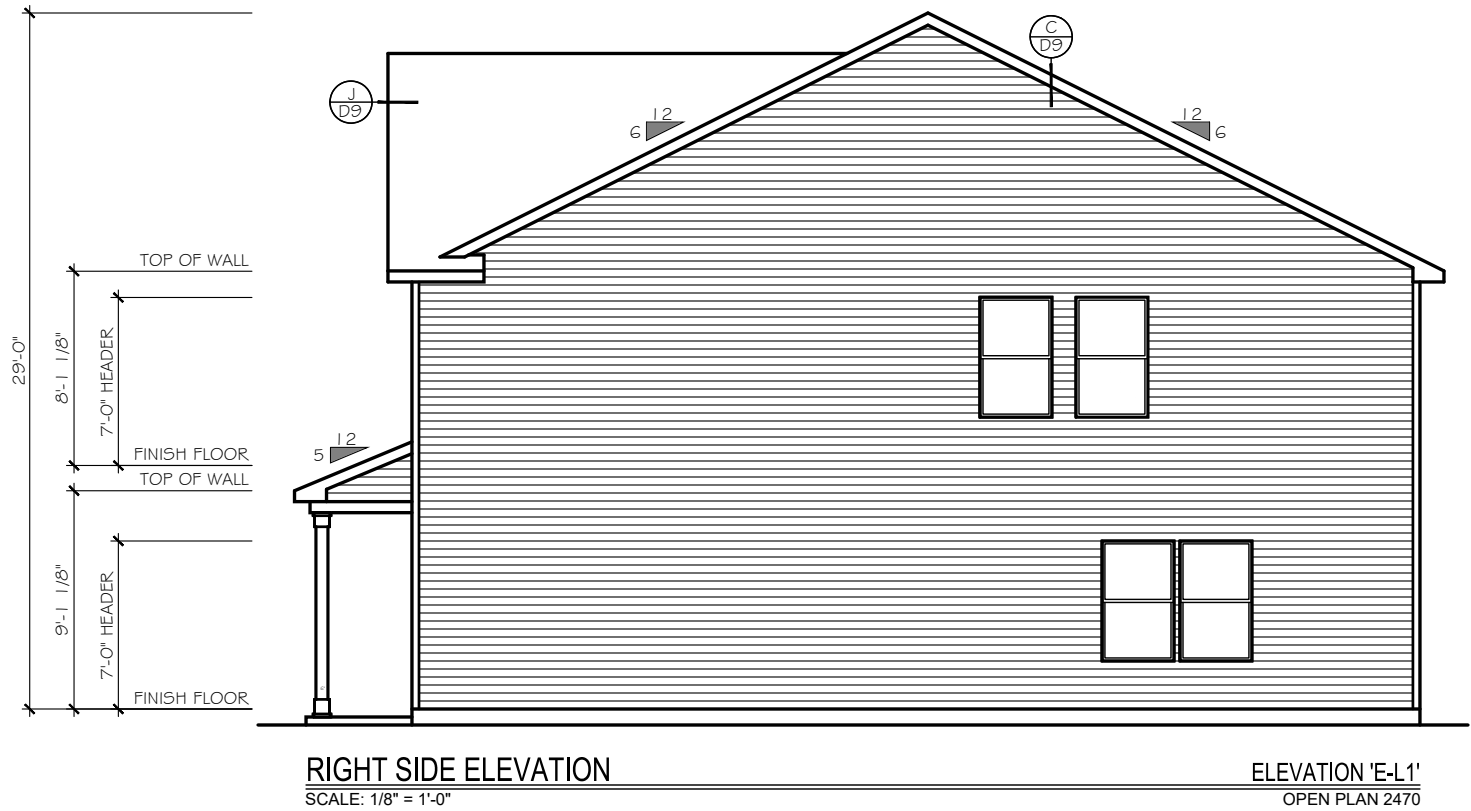
CHECKED BY:

RS / BS

SHEET:

A4.37

v. 5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16"= 1'-0"

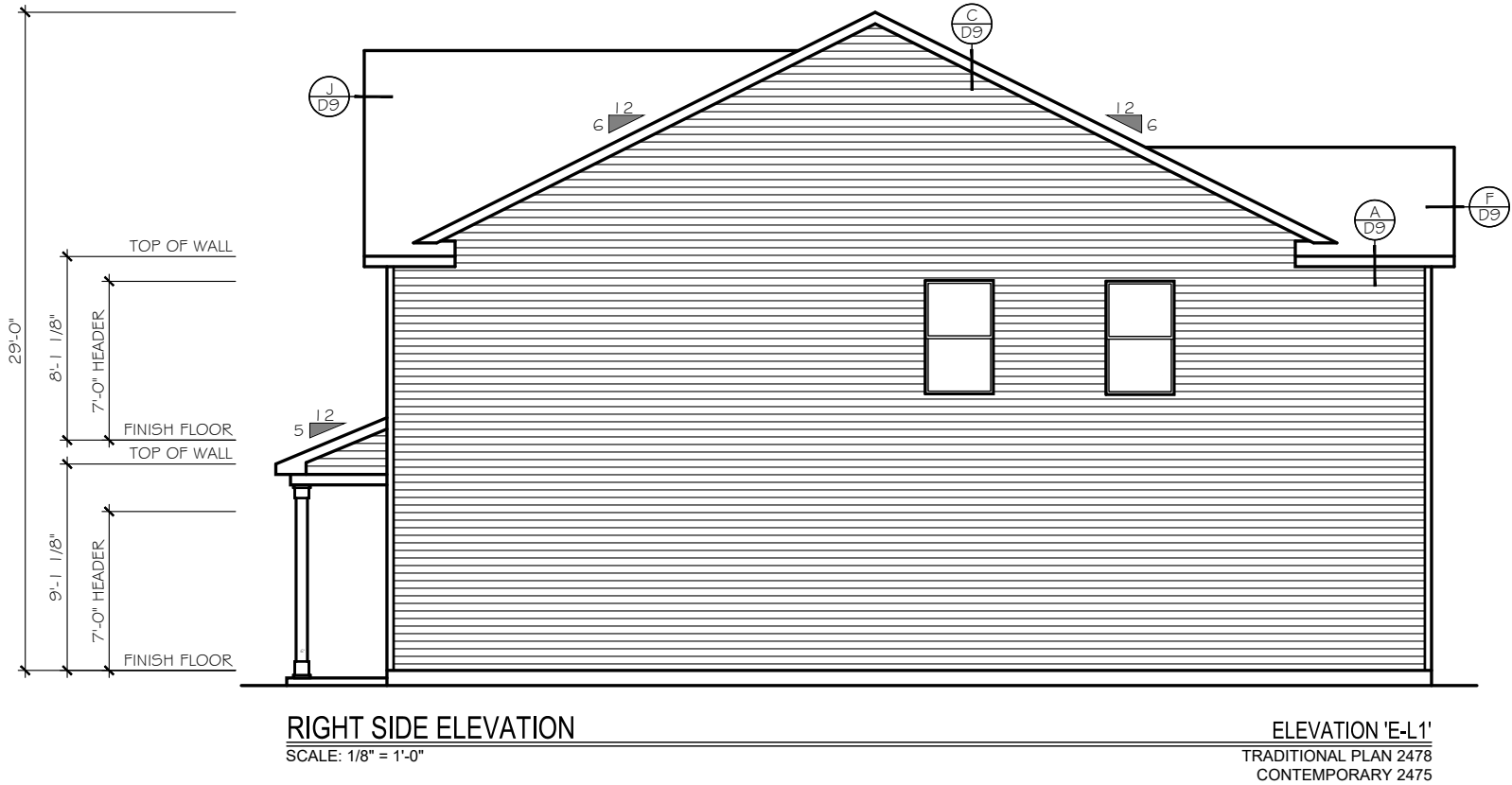
CHECKED BY:

RS / BS

SHEET:

A4.38

v. 5.4



TrueHomes
IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Montroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
RIGHT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

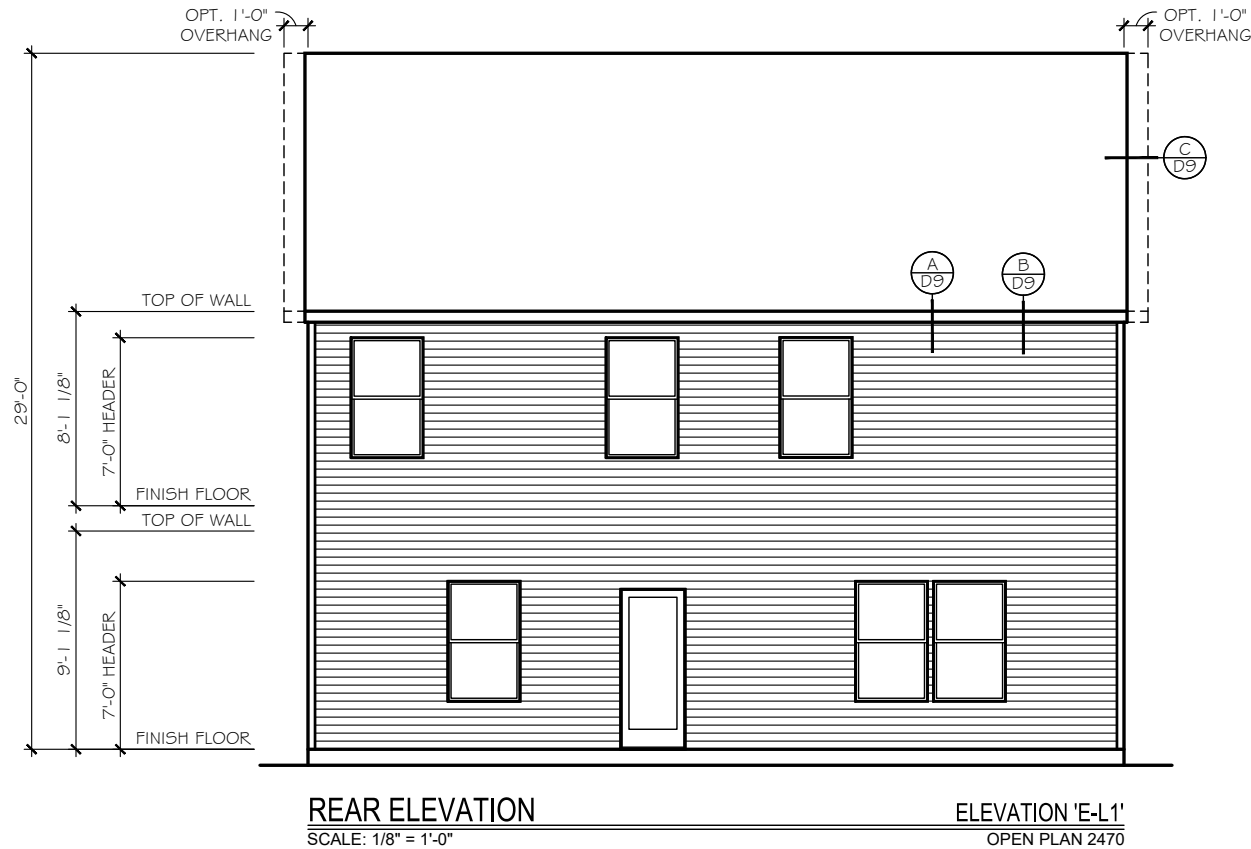
CHECKED BY:

RS / BS

SHEET:

A4.39

v. 5.4



ELEVATION 'L'
REAR ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

CHECKED BY:

RS / BS

SHEET:

A4.40

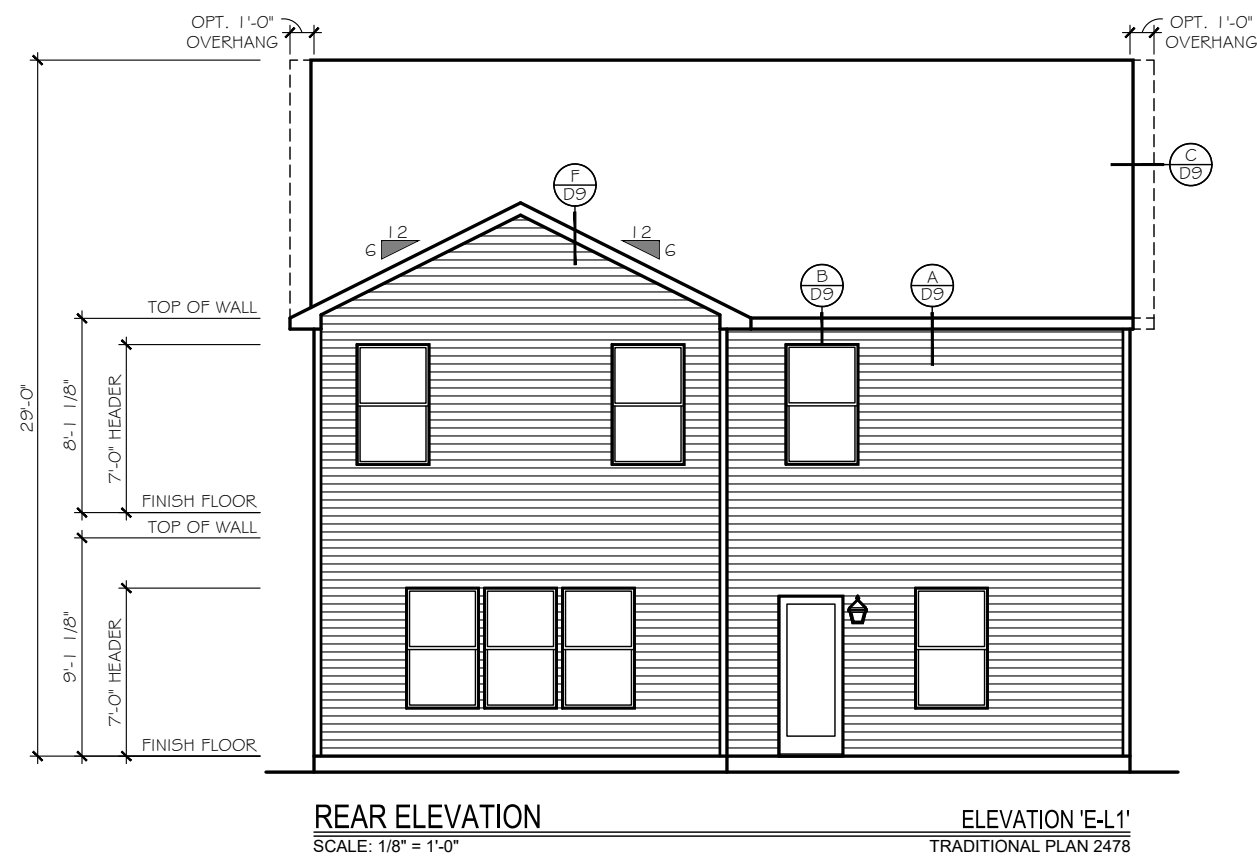
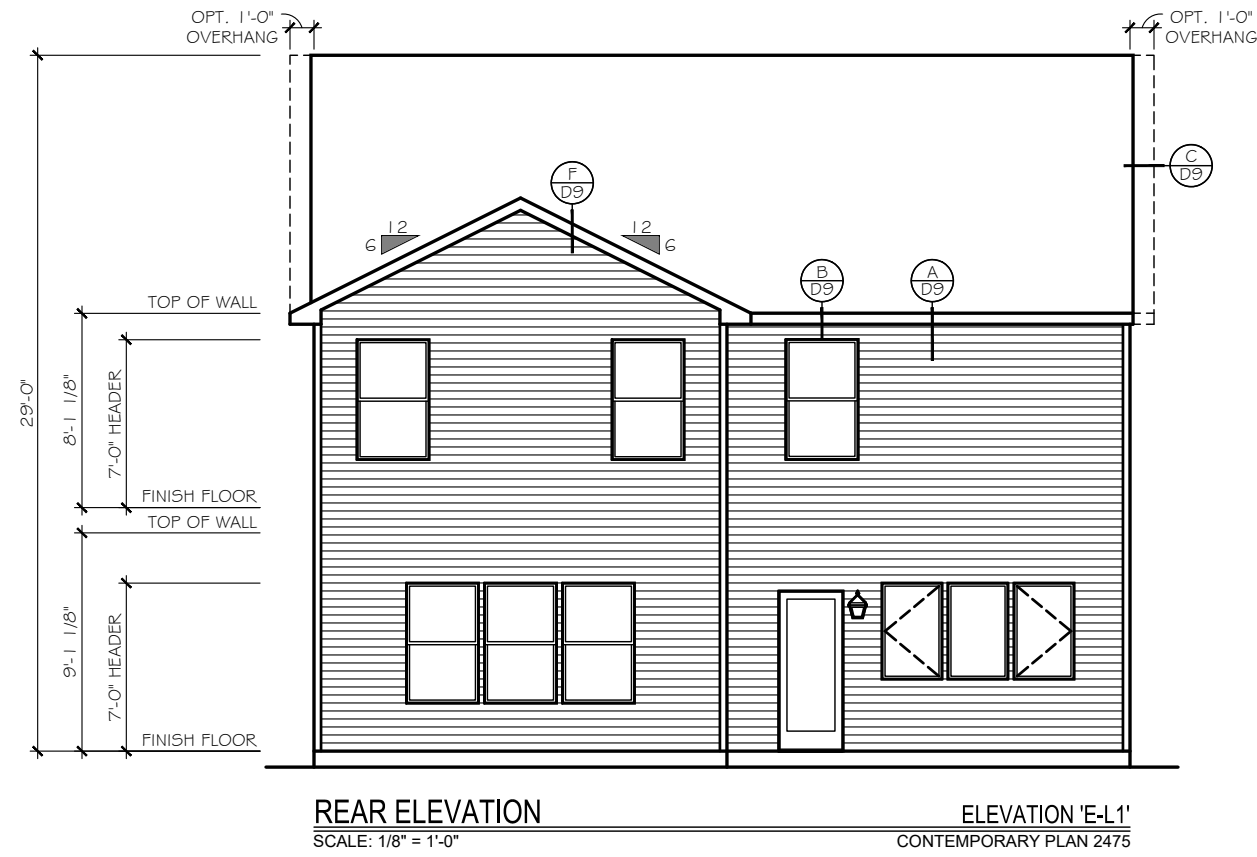
v. 5.4

TrueHomes

IT'S ALL ABOUT U

2649 Breckonridge Centre Drive Suite 104
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150



TrueHomes
IT'S ALL ABOUT U
2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
REAR ELEVATION
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:
A4.41
v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
LEFT ELEVATION

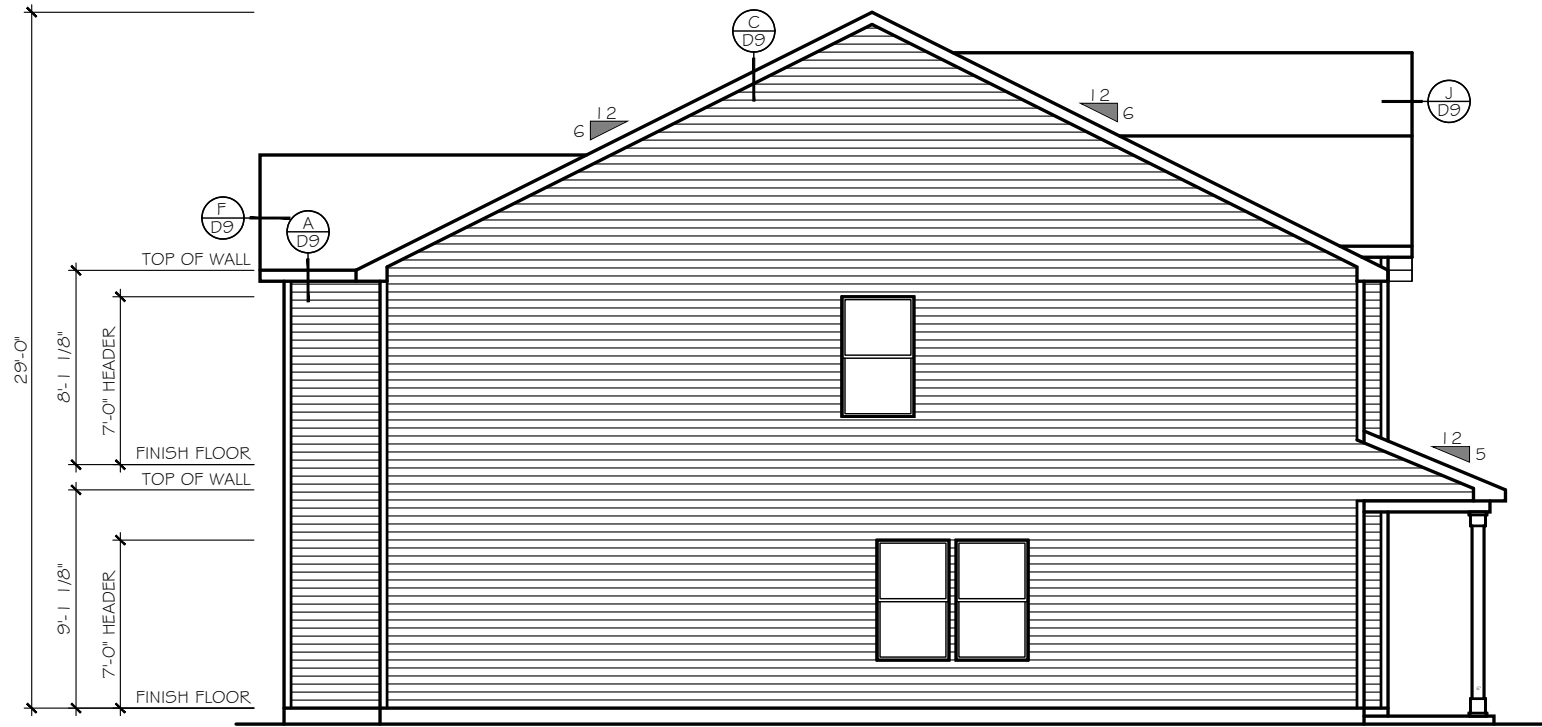
THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.	
DRAWN BY:	MLM
DATE:	06.22.21
SCALE:	3/16"= 1'-0"
CHECKED BY:	RS / BS

SHEET:

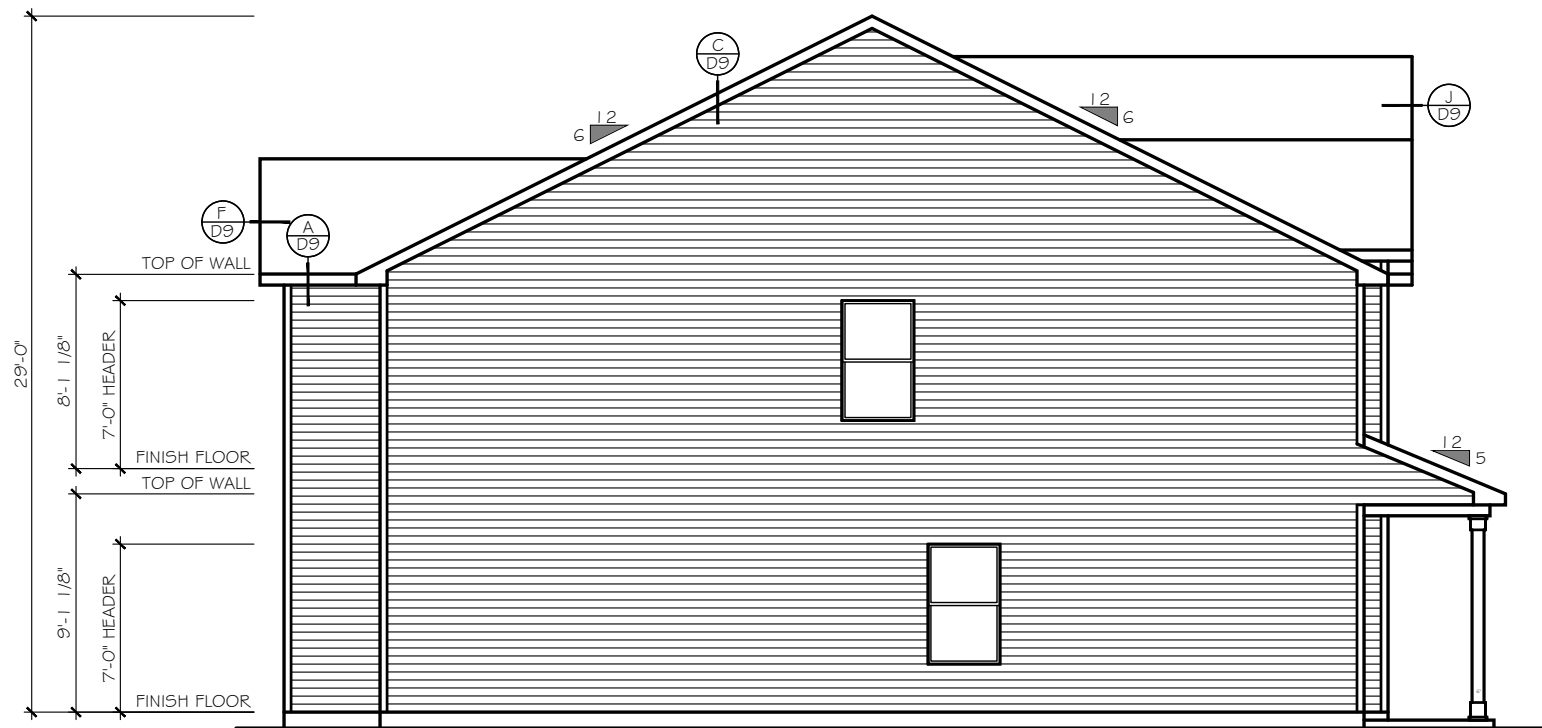
A4.42

v. 5.4



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'
TRADITIONAL PLAN 2478

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104

Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
LEFT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16" = 1'-0"

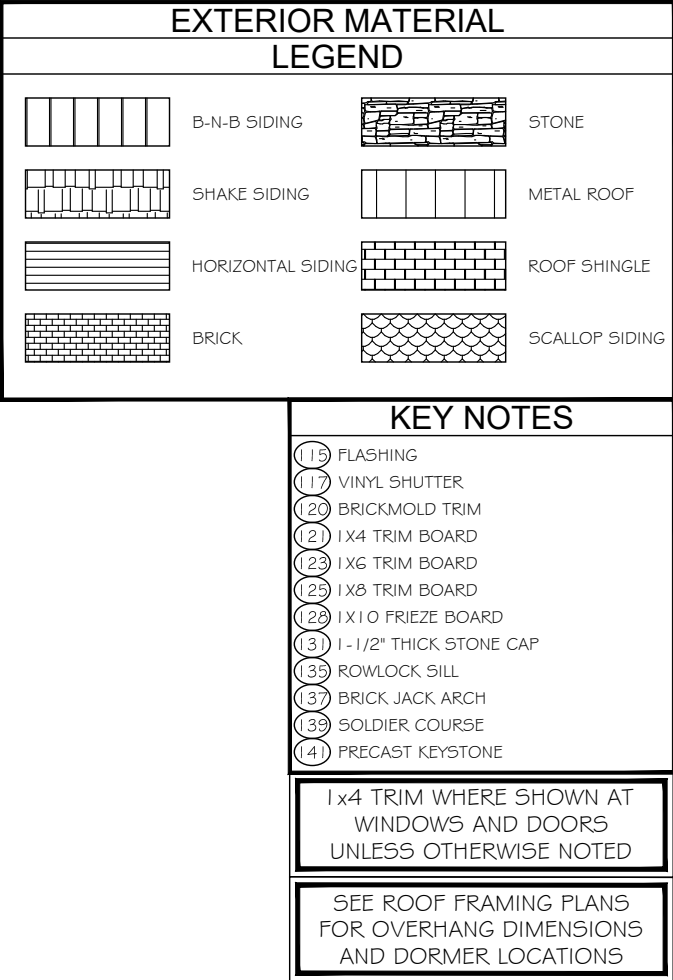
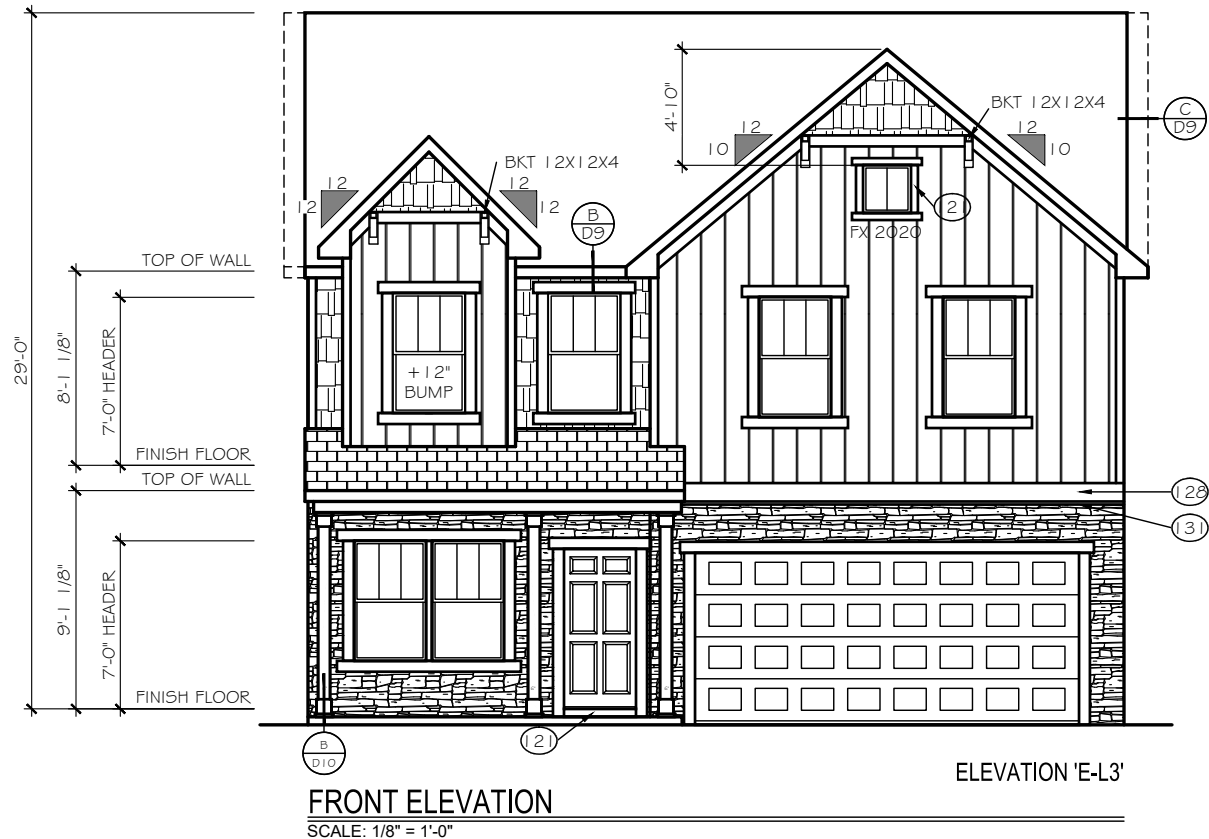
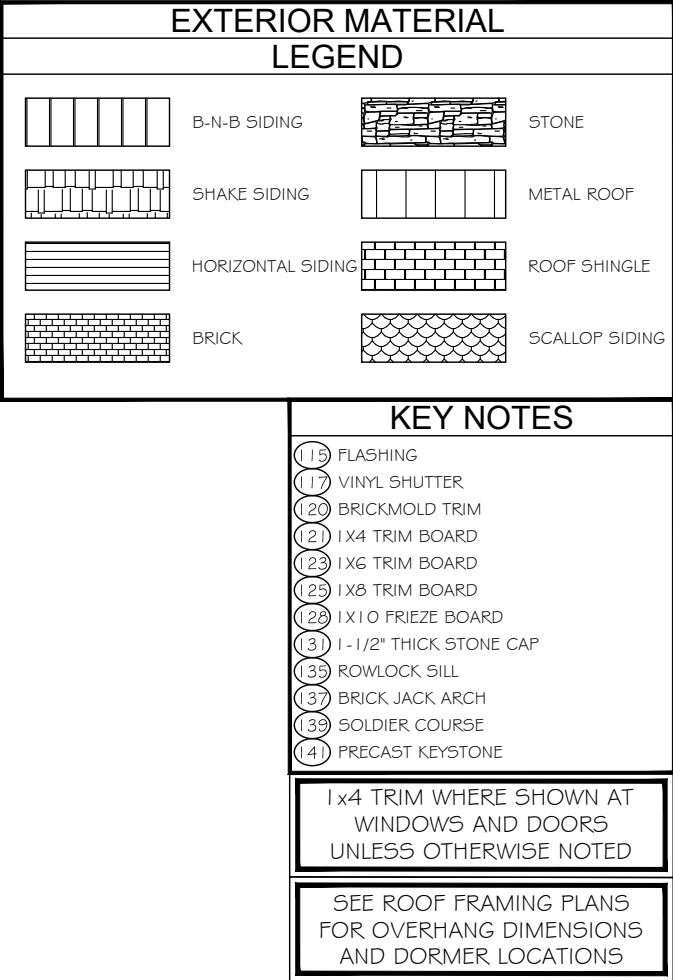
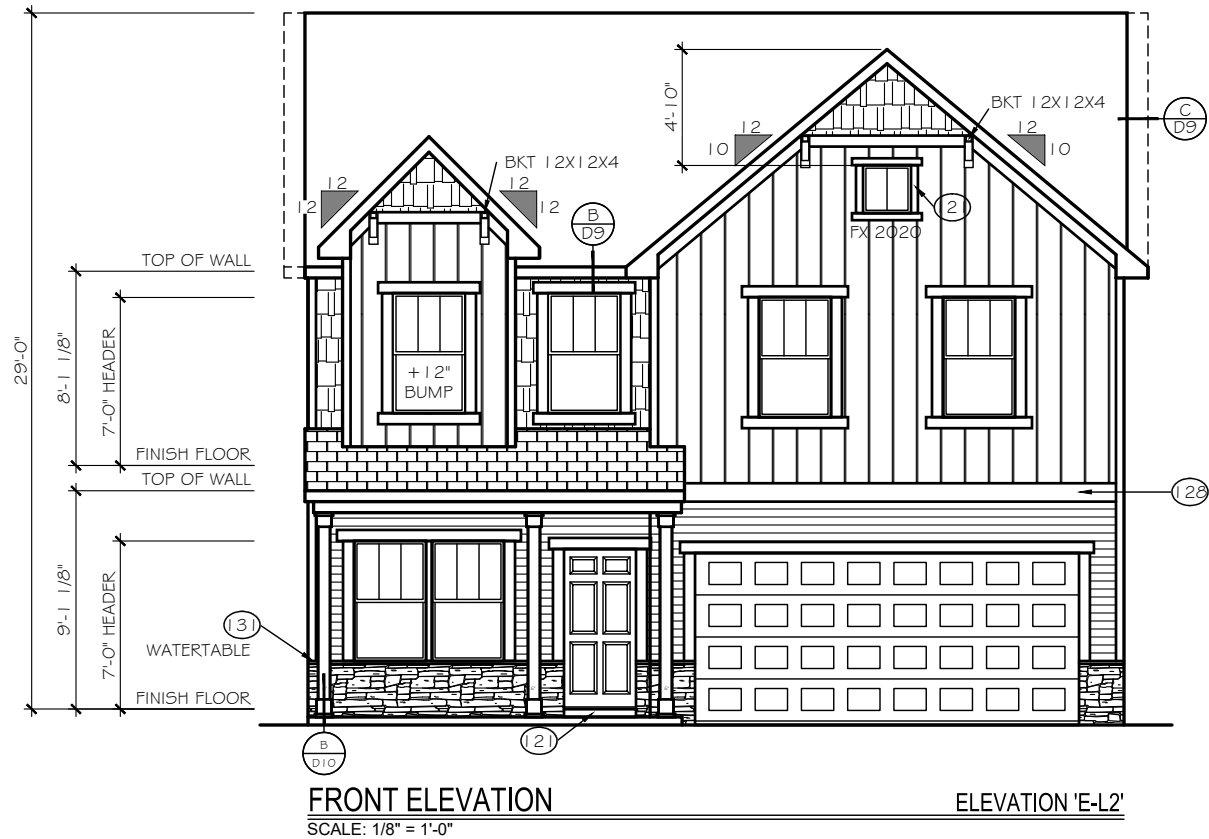
CHECKED BY:

RS / BS

SHEET:

A4.43

v. 5.4



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

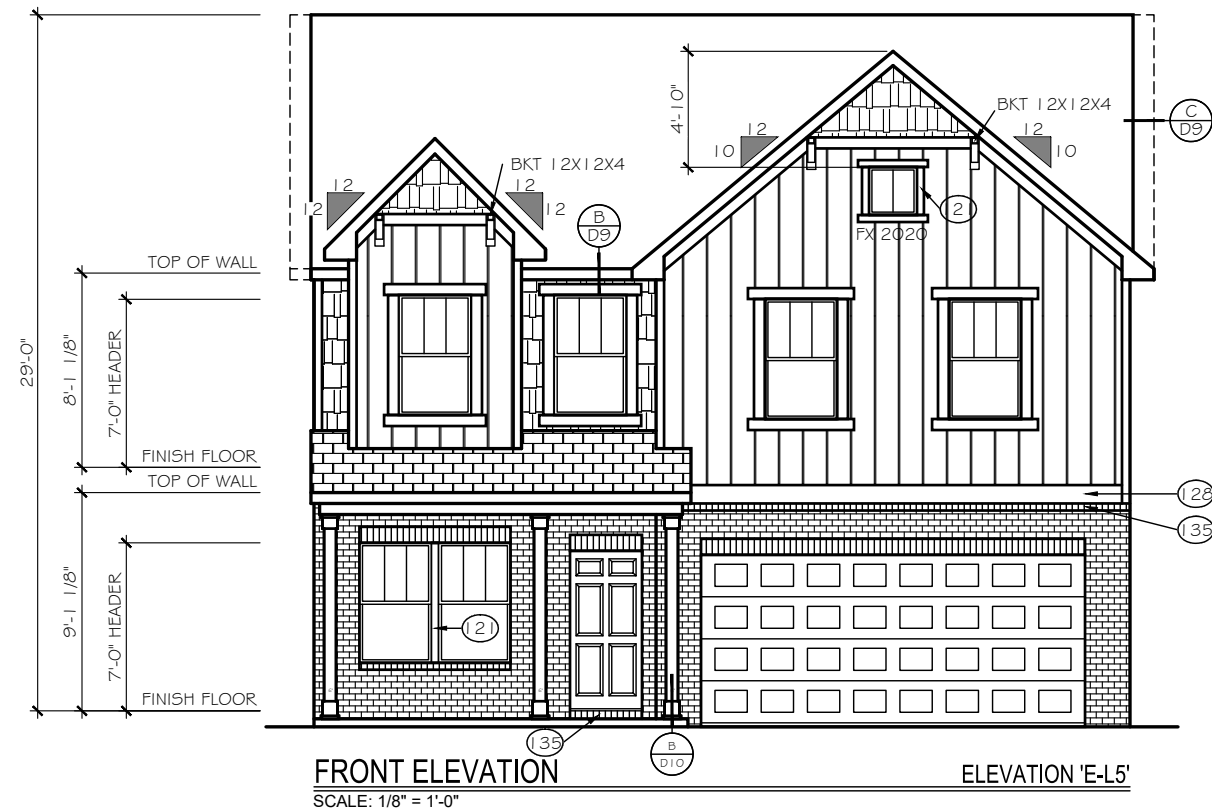
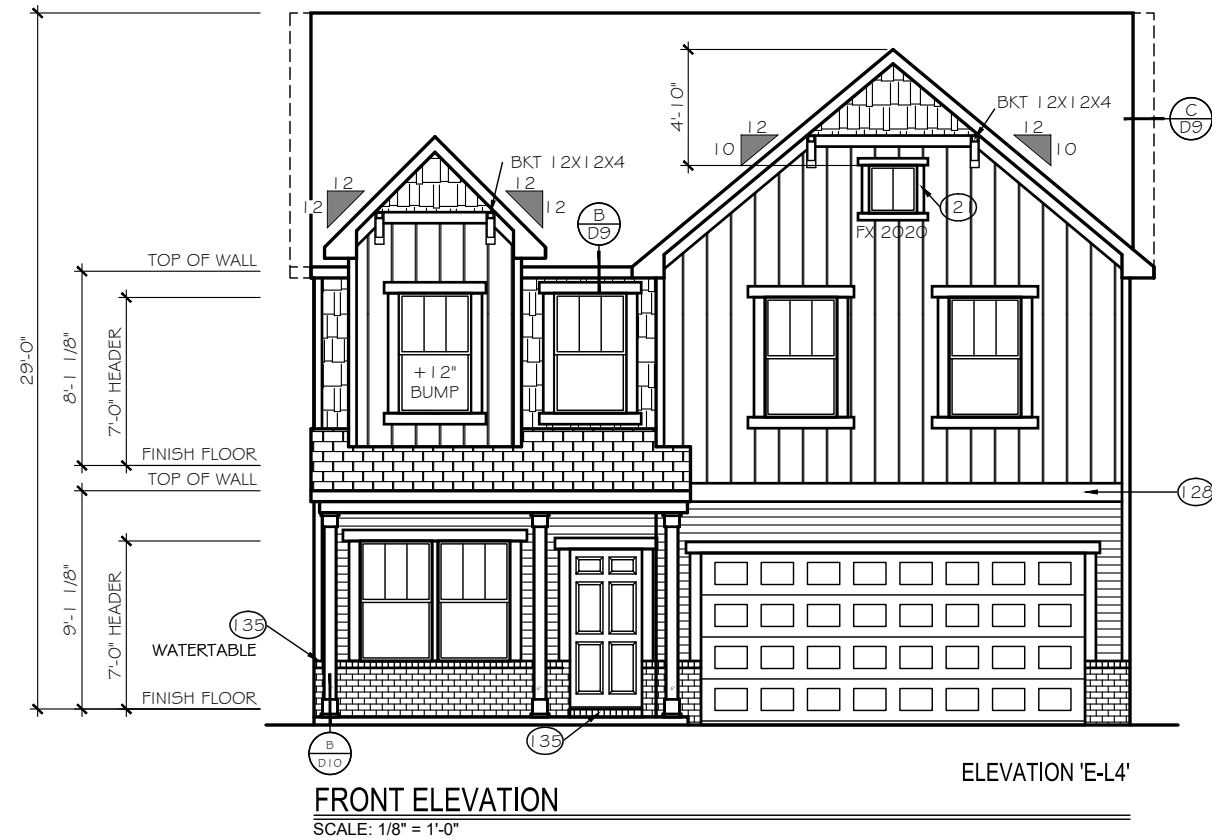
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.44

v. 5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING
(17) VINYL SHUTTER
(20) BRICKMOLD TRIM
(21) 1X4 TRIM BOARD
(23) 1X6 TRIM BOARD
(25) 1X8 TRIM BOARD
(28) 1X10 FRIEZE BOARD
(31) 1-1/2" THICK STONE CAP
(35) ROWLOCK SILL
(37) BRICK JACK ARCH
(39) SOLDIER COURSE
(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING
(17) VINYL SHUTTER
(20) BRICKMOLD TRIM
(21) 1X4 TRIM BOARD
(23) 1X6 TRIM BOARD
(25) 1X8 TRIM BOARD
(28) 1X10 FRIEZE BOARD
(31) 1-1/2" THICK STONE CAP
(35) ROWLOCK SILL
(37) BRICK JACK ARCH
(39) SOLDIER COURSE
(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104
Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'
FRONT ELEVATION

THE LENOX - OPEN

Copyright True Homes L.L.C.. All rights reserved. The duplication, reproduction, copying, sale, rental, licensing, or any other distribution or use of these drawings, any portion thereof, or the plans depicted hereon is strictly prohibited.

DRAWN BY:
MLM

DATE:
06.22.21

SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.45

v. 5.4

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

APPLICANT INFORMATION

Applicant Ridge Road Partners, LLC *Applicant's Phone #* 980-722-1010

Applicant's Address PO Box 1609
Monroe NC 2811

Applicant email address jerry@fitzcomm.net

PROPERTY INFORMATION

Property Owner's Name Hillcrest Farm Estates, LLC

Location of Property Zoo Parkway *Property Size (ac. or s.f.)* 102.76

Randolph County Property Identification Number (PIN#) 7760008593

Current Zoning District R10, R15, R40 *Requested Zoning District* R7.5 CZ

Date Property Title Acquired _____ *Deed Book* 2214 *Page* 1281

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 construct 400 new residences to help supply the growing residential needs
of this area.

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

Residential growth using the clustering of homes in area most suitable for development.

This development balances the need for residential growth in areas that are supported by the NC zoo and city sportsplex

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?

Coming growth from nearby industrial facilities.

Promoted neighborhood setting with nearby sportsplex and NC Zoo.

Does not apply ☐

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

APPLICATION SIGNATURES

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

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

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

Applicant Signature

Drew Boggs

Printed Name of Authorized Signatory (if different from Applicant)

Drew Boggs

Position/Relationship of Authorized Signatory to Applicant

Member-Manager

HILLCREST FARM ESTATES, LLC BY:

Owner Signature (if different than Applicant)

Charles C. Chandler Robert G. Chandler

EACH A MEMBER AND MANAGER 18649057AB514FB...

Owner Address

Telephone Number

703-628-9366

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

Rec'd 8/11/23
THUTAU

Legal Description

Application for Conditional Zoning District

A 92.76 +/- acre portion of the 102.76 +/- acre tract, belonging to Hillcrest Farm Estates, LLC located between Zoo parkway and Newbern Ave. An eastern portion of the property runs along Zoo parkway between Rockliff Terrace and Holly Drive. A North Western portion of the property is located between 294 Newbern Ave (Teachey School) and 360 Newbern Ave. The parcel contains 102.76 acres +/- more specifically identified by Randolph County PIN 7760008593, Deed Book 2214 PG 1281. Additionally, a 1.51 +/- acre tract abutting Newborn Ave beside Teachy School and farther identified by Randolph County PIN 7760013008, Deed Book 2251 PG 896 is included in the land description.



RZ-23-18: Request to rezone property located at 256 Gum Street (Parcel Identification Number 7764011937) from B2 General Commercial to OA6 Office-Apartment.

The applicant has withdrawn the request.

Staff Report

Rezoning Staff Report

RZ Case # RZ-23-18

Date 11/6/2023 Planning Board

General Information

Applicant Chaz Justus
Address 609 Salem Road
City Randleman NC 27317
Phone 336-307-6854
Location 256 Gum Street
Requested Action Rezone from B2 General Commercial to OA6 Office-Apartment

Existing Zone B2

Existing Land Use Previously used and permitted as a dental lab.

Size 0.37 acres +/-

Pin # 7764011937

Applicant's Reasons as stated on application

New zoning proposal will in theory better complement current zoning of surrounding property. Change in zoning will allow for both residential and limited commercial possibilities. Amending will allow for more reasonable application. Surrounding zoning is residential and nature of building(s) offer for both commercial and residential uses. Reducing zoning to OA6 will flow with current zoning map while enhancing property use.

Surrounding Land Use

North Single-family dwelling

East Place of Assembly- Non-Residential (i.e. Church)

South 3 single-family dwellings (per Tax records)

West Single-family dwellings

Zoning History According to tax records, structure was built in 1973. The property was rezoned from R10 to B2 in 1997 (RZ-97-35). The property was annexed as part of an area annexation that occurred on 6-30-1994.

Legal Description

The property of Justus Rental Investments, LLC, located at 256 Gum Street, totaling approximately 0.37 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7764011937.

Analysis

1. Gum Street is a local, city-maintained street. Caudle Road is a state-maintained minor thoroughfare.
2. The property is inside the city limits.
3. The existing B2 zoning district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
4. The requested 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."
5. The ordinance limits multi-family uses to no more than four units on parcels of less than 45,000 square feet (approximately 1.03 acres +/-) in the OA6 district. Heavier commercial uses (such as retail, eating establishments, motor vehicle sales and motor vehicle repair (except major), etc.) are prohibited in the OA6 district but are permitted in the existing B2 General Commercial district if ordinance requirements are met.
6. Available tax records indicate the current principal structure on the property was built in 1973.

Rezoning Staff Report

RZ Case # RZ-23-18

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 Office & Institutional

Small Area Plan Northeast

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.

Checklist Item 5: Complies with Growth Strategy Map

Checklist Items 12-14: 12.) Property is located outside of the watershed area, Special Hazard Flood Area, and area with steep slopes

2.1.5 The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Rezoning Staff Report

RZ Case # RZ-23-18

LDP Goals/Policies Which Do Not Support Request

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

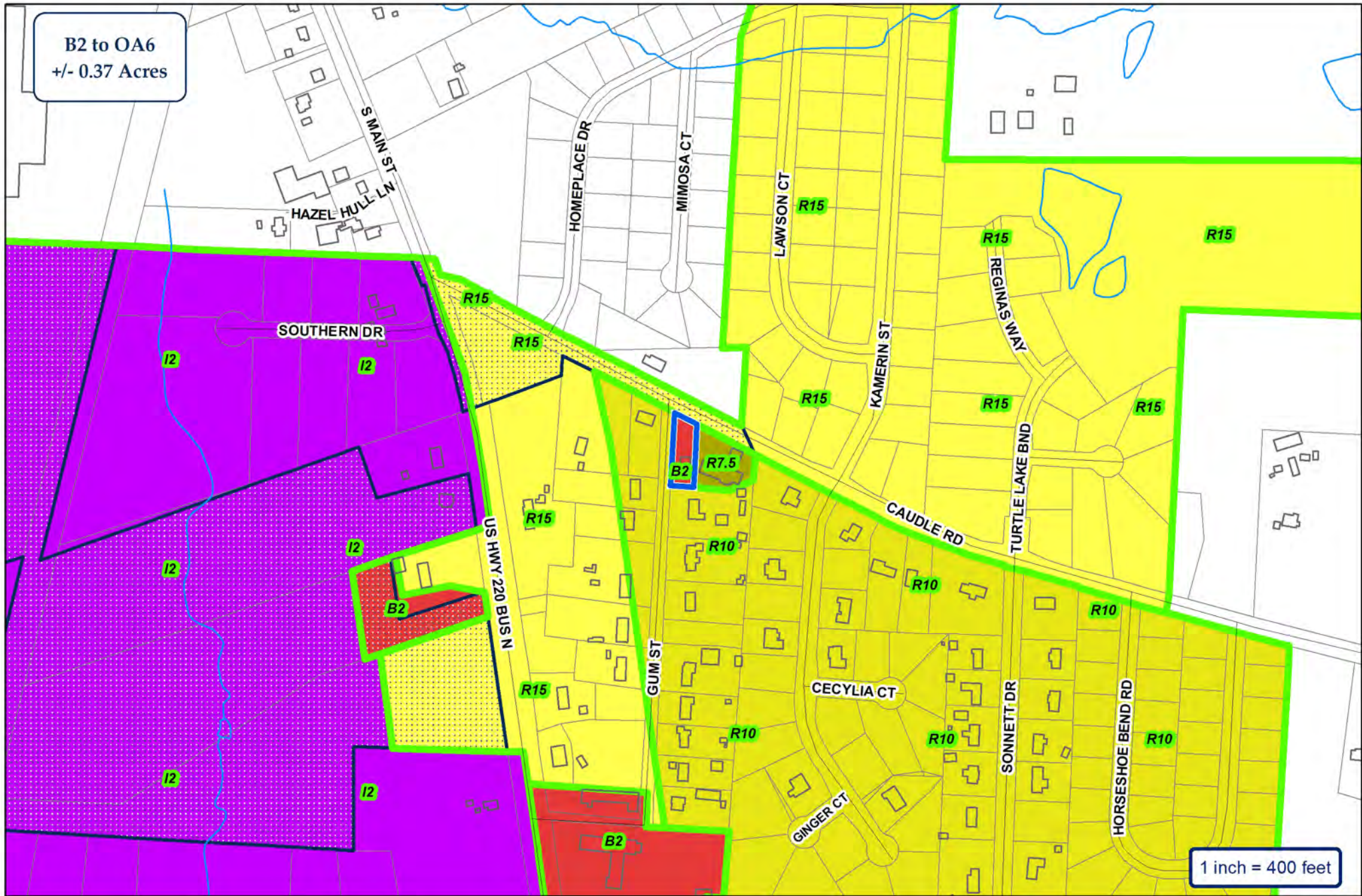
The Land Development Plan advocates office development for the property. The OA6 district is an appropriate designation given the property's non-residential history and adjoining institutional use to the east (non-commercial place of assembly, i.e. church). The size and configuration of the property constrains high-density residential potential that typically is offered by the OA6 district and eliminates the potential certain commercial uses to develop that could be disruptive to the surrounding neighborhood. Staff, therefore, believes that the OA6 district is more compatible with adjacent residential uses than the current general commercial district

Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest.

Attachment 1: RZ-23-19 Staff analysis as of 10-31-2023

1. Harrison Street is a local, city-maintained street.
2. The property is inside the city limits.
3. The property is currently zoned B1 Neighborhood Commercial, which is described by the zoning ordinance as "intended to provide for limited retail and personal service uses on free-standing parcels or for small centers to serve adjacent residential neighborhoods. These districts shall normally be located in nodes along minor thoroughfares or higher classification streets."
4. The requested RA6 district is described by the zoning ordinance as "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." In general, the RA6 district allows single-family, two-family and multi-family dwellings. Single and two-family dwellings have an allowable floor-area ratio (FAR) of 22% (equal to a maximum FAR of 1,149 SF for this property); multi-family development would be limited to no more four dwelling units and a FAR of 17% and largely would be precluded as an option. Only conditioned space counts towards permissible FAR.
5. The applicant seeks an addition to the side of the dwelling alleging the need for a reasonable accommodation, which is addressed through various federal law. According to the US Department of Housing and Urban Development, "Reasonable accommodations may include changes which may be necessary in order for the person with a disability to use and enjoy a dwelling", and federal law requires that reasonable accommodations be made to person(s), including accommodations to policies such as typical zoning standards. The zoning ordinance does have provisions for reasonable accommodations through a Board of Adjustment process. However, it specifies that such accommodations are for residentially zoned properties.
6. An applicant may propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. Two deviations are requested with this case. The first is an encroachment into the 10' side yard setback of 7'10"; a 2'2" side yard setback is proposed. The second deviation asks to exceed the maximum 1,149 FAR described in (4) above by 105 SF; a FAR of 24% is requested. The applicant's site plan shows that the existing dwelling is approximately 1,166 SF and the proposed bathroom addition would add approximately 88 additional square feet, resulting in a total structure size of 1254 SF.
7. This property is located in the Central Small Area Planning area, which lists "preservation and revitalization of existing residential neighborhoods" as a key issue.
8. During the 2015 update of the Land Development Plan, one of two community meetings to help develop recommendations was held less than half a mile from the subject property. One of the key findings at this meeting was the need to protect established residential neighborhoods from encroachment of commercial and office uses.

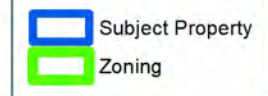
B2 to OA6
+/- 0.37 Acres

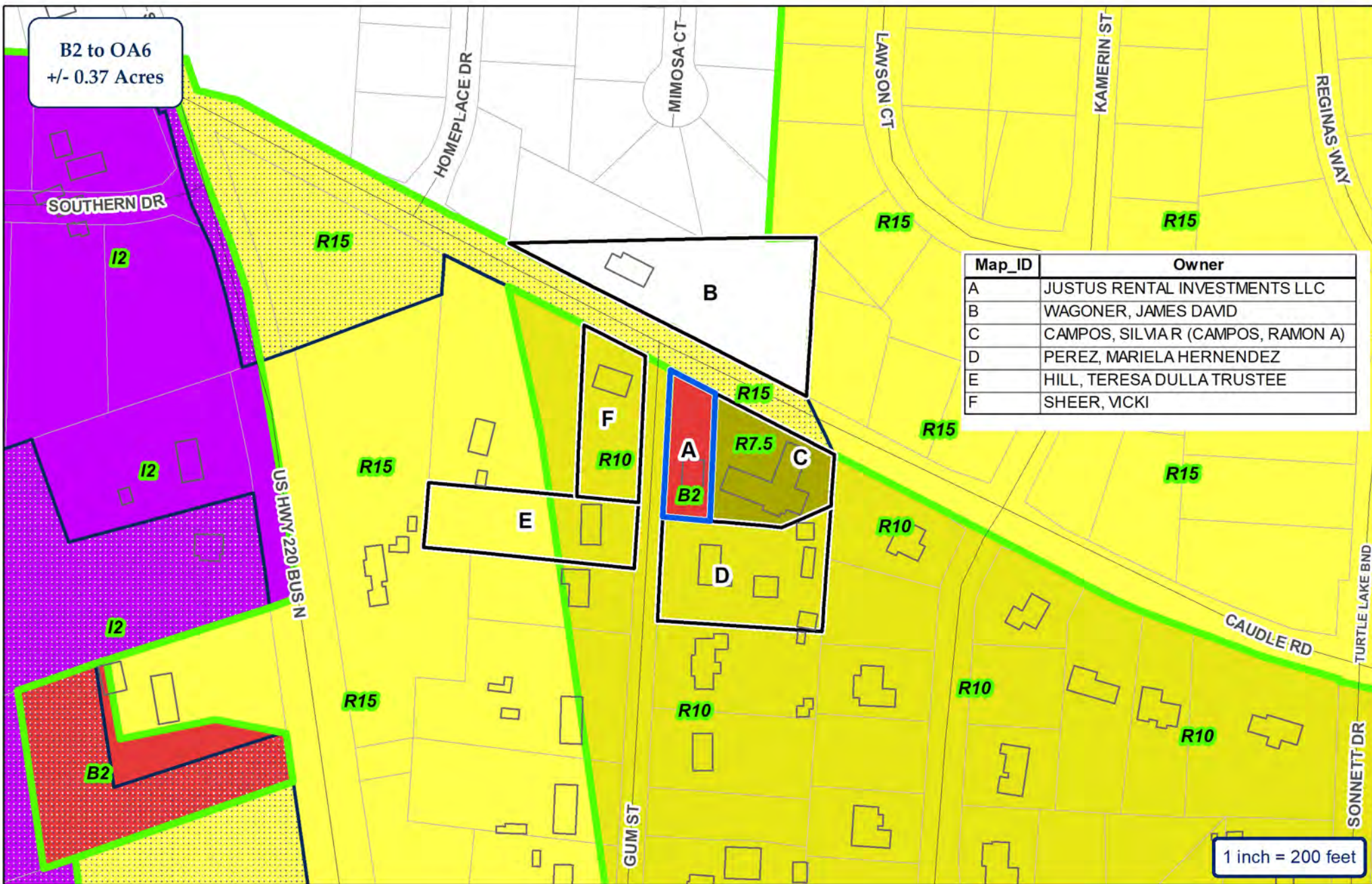


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-18

Parcels: 7764011937





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-18

Parcels: 7764011937

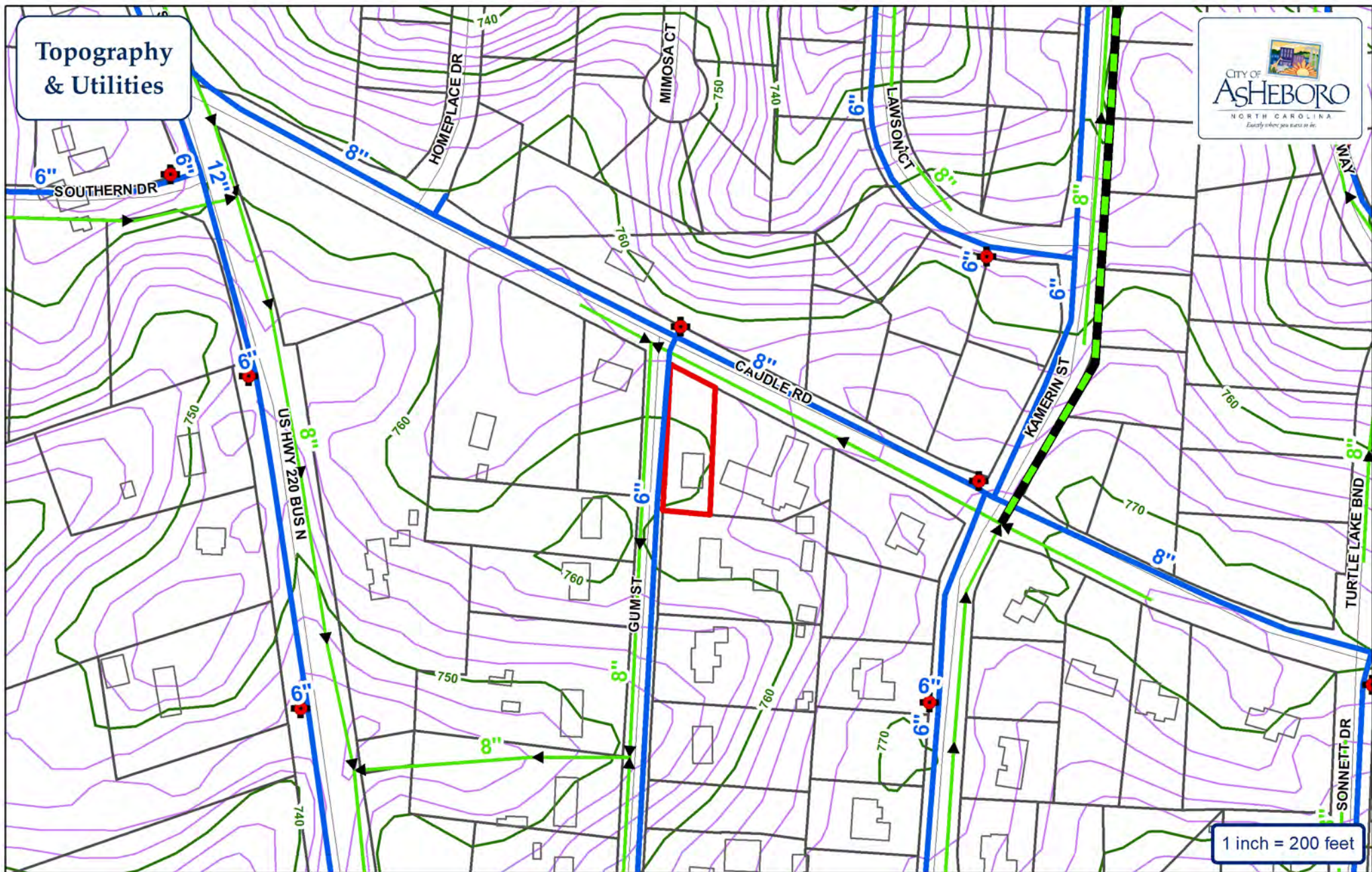


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



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

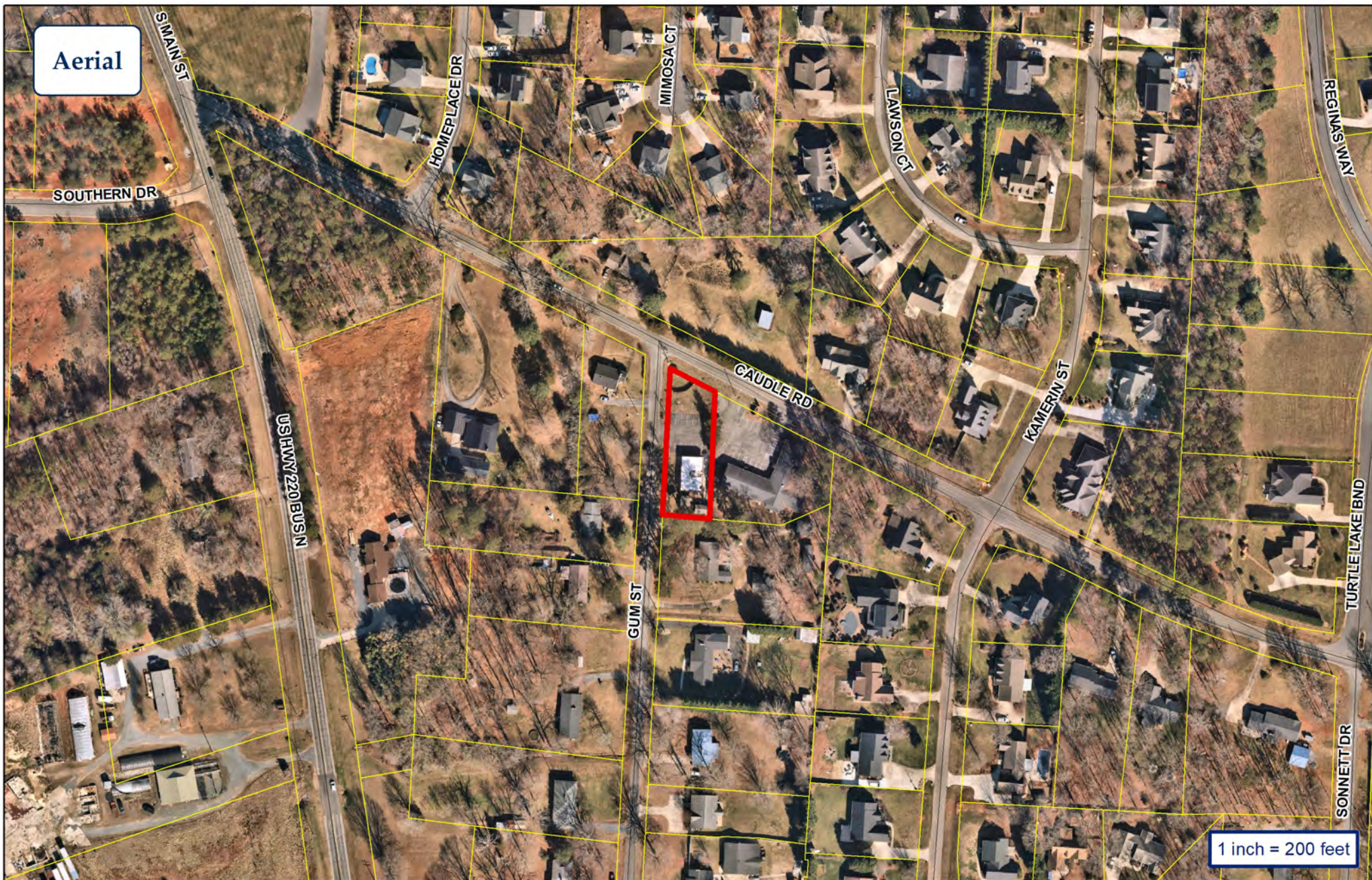
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-18

Parcels: 7764011937

 Subject Property





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-18

Parcels: 7764011937

 Subject Property



APPLICANT INFORMATION

Applicant Chaz Justus
Applicant's Phone # (336) 307-6854
Applicant's Address 609 Salem Ridge Dr
Randleman NC 27317
Applicant Email Address chazjustus@jtrerealtors.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Justus Rental Investments LLC
Location of Property 256 Gum St., Randleman NC 27317
Property Size (ac. or s.f.) 0.37 ac
Randolph County Property Identification Number (PIN#) 7764-01-1937
Current Zoning District B2
Requested Zoning District OAG
Date Property Title Acquired 9/15/2023
Deed Book 2875 Page 1865-1867
* Subdivision ~~Jack + Tom Moser~~ Section _____ Lot # _____
Plat Book 005 Page 093

ORDINANCE AMENDMENT INFORMATION

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

New zoning proposal will in theory better
compliment current zoning of surrounding prop?

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.

Would Not Apply

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?

Change in zoning will allow for both residential
+ limited commercial possibilities

Does not apply ☐

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

Amending will allow for more reasonable
application. Surrounding zoning is Residential
+ nature of building(s) offer for both commercial
+ residential uses. Reducing zoning to OAG will
flow with current zoning map while enhancing
property use.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

609 Salem Ridge Dr

Raeford NC 27317

Telephone Number

(336) 307-6854

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE *Date:* 9-18-23 *Case Number:* RZ-23-18



RZ-23-19: Request to rezone property located at 306 Harrison Street (Parcel Identification Number 7761238822) from B1 Neighborhood Commercial to RA6 (CZ) High-Density Residential Conditional Zoning to allow for a residential addition that provides a reasonable accommodation.

Staff Report

Rezoning Staff Report

RZ Case # RZ-23-19

Date 10/6/2023 Planning Board

General Information

Applicant Robert L. Freeland Jr. and City of Asheboro

Address 306 Harrison Street

City Asheboro NC 27203

Phone 336-626-1201

Location 306 Harrison Street

Requested Action Rezone from B1 Neighborhood Commercial to RA6 (CZ) High-Density Residential Conditional zoning to allow for an addition to the side of an existing legal nonconforming dwelling for an alleged reasonable accommodation need.

Existing Zone B1

Existing Land Use Single-family dwelling

Size 0.12 acres +/-

Pin # 7761238822

Applicant's Reasons as stated on application

See attached.

Surrounding Land Use

North Single-family

East Single-family

South Single-family

West Two-family/undeveloped

Zoning History Available records show that a B1 Neighborhood Commercial designation has been applied since at least 1972.

Legal Description

The property of Robert L. Freeland Jr., located at 306 Harrison Street, totaling approximately 0.12 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761238822.

Analysis

See attachment 1

Attachment 1: RZ-23-19 Staff analysis as of 10-31-2023

1. Harrison Street is a local, city-maintained street.
2. The property is inside the city limits.
3. The property is currently zoned B1 Neighborhood Commercial, which is described by the zoning ordinance as "intended to provide for limited retail and personal service uses on free-standing parcels or for small centers to serve adjacent residential neighborhoods. These districts shall normally be located in nodes along minor thoroughfares or higher classification streets."
4. The requested RA6 district is described by the zoning ordinance as "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." In general, the RA6 district allows single-family, two-family and multi-family dwellings. However, a zoning lot with less than 45,000 SF is limited to no more than four dwelling units and multi-family development is limited to a 17% floor area ratio by-right, less than the 22% allowable for a single- or two-family dwelling (equal to 1,149 SF of conditioned floor area on this property).
5. The applicant seeks an addition to the side of the dwelling to meet a need for a reasonable accommodation, which is addressed through various federal law. According to the US Department of Housing and Urban Development, "Reasonable accommodations may include changes which may be necessary in order for the person with a disability to use and enjoy a dwelling", and federal law requires that reasonable accommodations be made to person(s), including accommodations to policies such as typical zoning standards. The zoning ordinance does have provisions for reasonable accommodations, however, it specifies that the accommodations are for residentially zoned properties.
6. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. In this case, the primary deviation is encroachment into the 10' side setback with a side setback of 2'2". A secondary deviation to exceed the maximum 1,149 SF of maximum floor area described in (4) above. The applicant's site plan shows that the existing dwelling is approximately 1,166 SF and the proposed bathroom addition would add approximately 88 additional square feet, resulting in a floor area ratio of approximately 24%. Only conditioned space counts towards the floor area ratio.
7. This property is located in the Central Small Area Planning area, which lists "preservation and revitalization of existing residential neighborhoods" as a key issue.
8. During the 2015 update of the Land Development Plan, one of two community meetings to help develop recommendations was held less than half a mile from the subject property. One of the key findings at this meeting was the need to protect established residential neighborhoods from encroachment of commercial and office uses.

Rezoning Staff Report

RZ Case # RZ-23-19

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation	Commercial
Small Area Plan	Central
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan.

Checklist Items 12-14: 12.) Property is located outside of the watershed area, Special Hazard Flood Area, and area with steep slopes

2015 LDP Update Community Workshop 1.

Rezoning Staff Report

RZ Case # RZ-23-19

LDP Goals/Policies Which Do Not Support Request

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

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

The property owner seeks to construct a small addition to an existing dwelling that is considered legal non-conforming due to the current zoning. The addition is related to the alleged need for a reasonable accommodation, a circumstance that the zoning ordinance provides for when property is residentially zoned, but not expressly for commercially zoned property. The application presented seeks to efficiently respond to the requested accommodation through a single-map amendment action rather than utilizing both a map amendment and a separate Board of Adjustment public hearing.

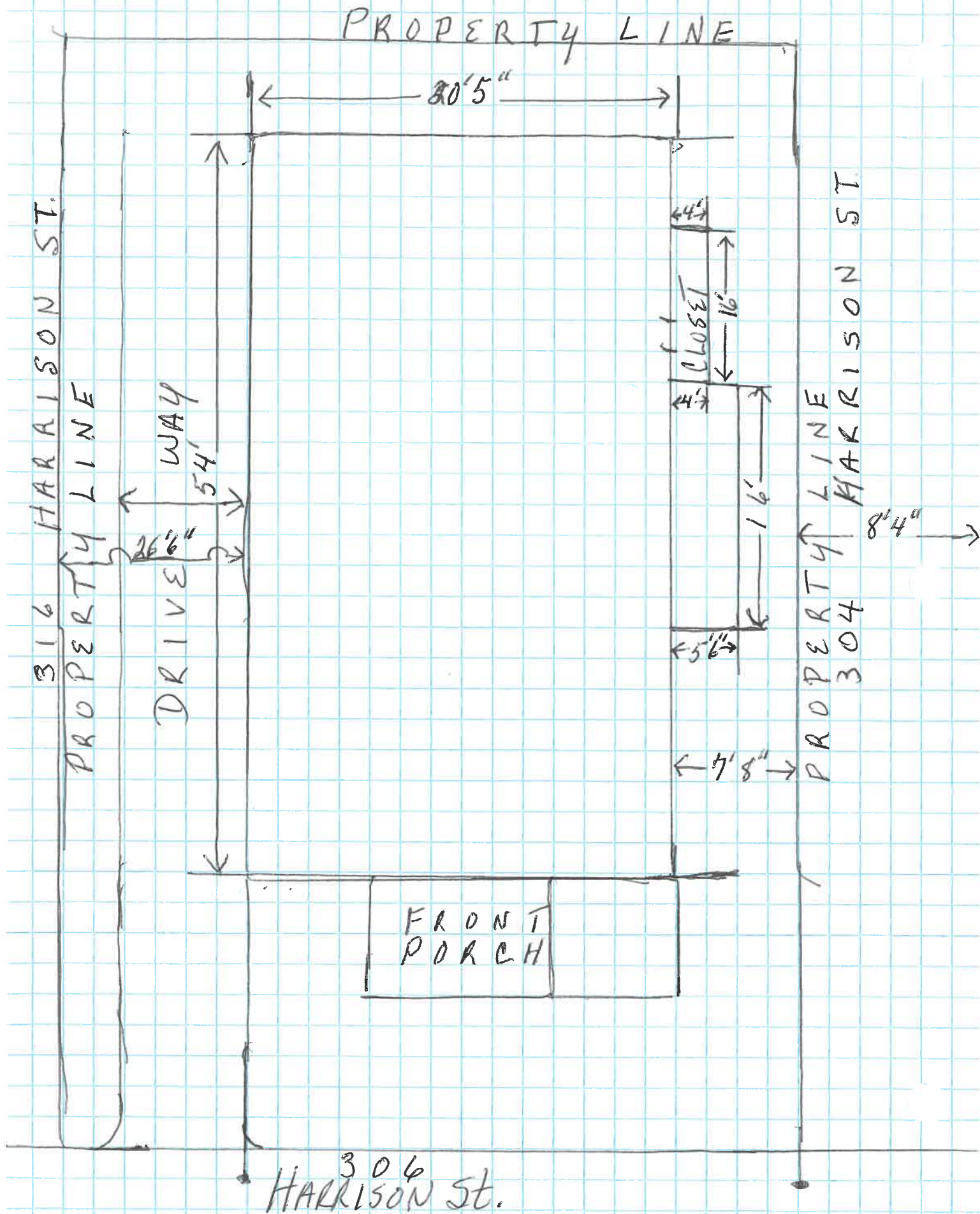
The property has been used residentially for decades. Placing the property in a conditional residential zoning district would support continued use of the property and address the reasonable accommodation request without the need for an additional public hearing. Approval also aligns with the Land Development Plan's recommendation seeking to preserve and protect neighborhoods from commercial encroachment.

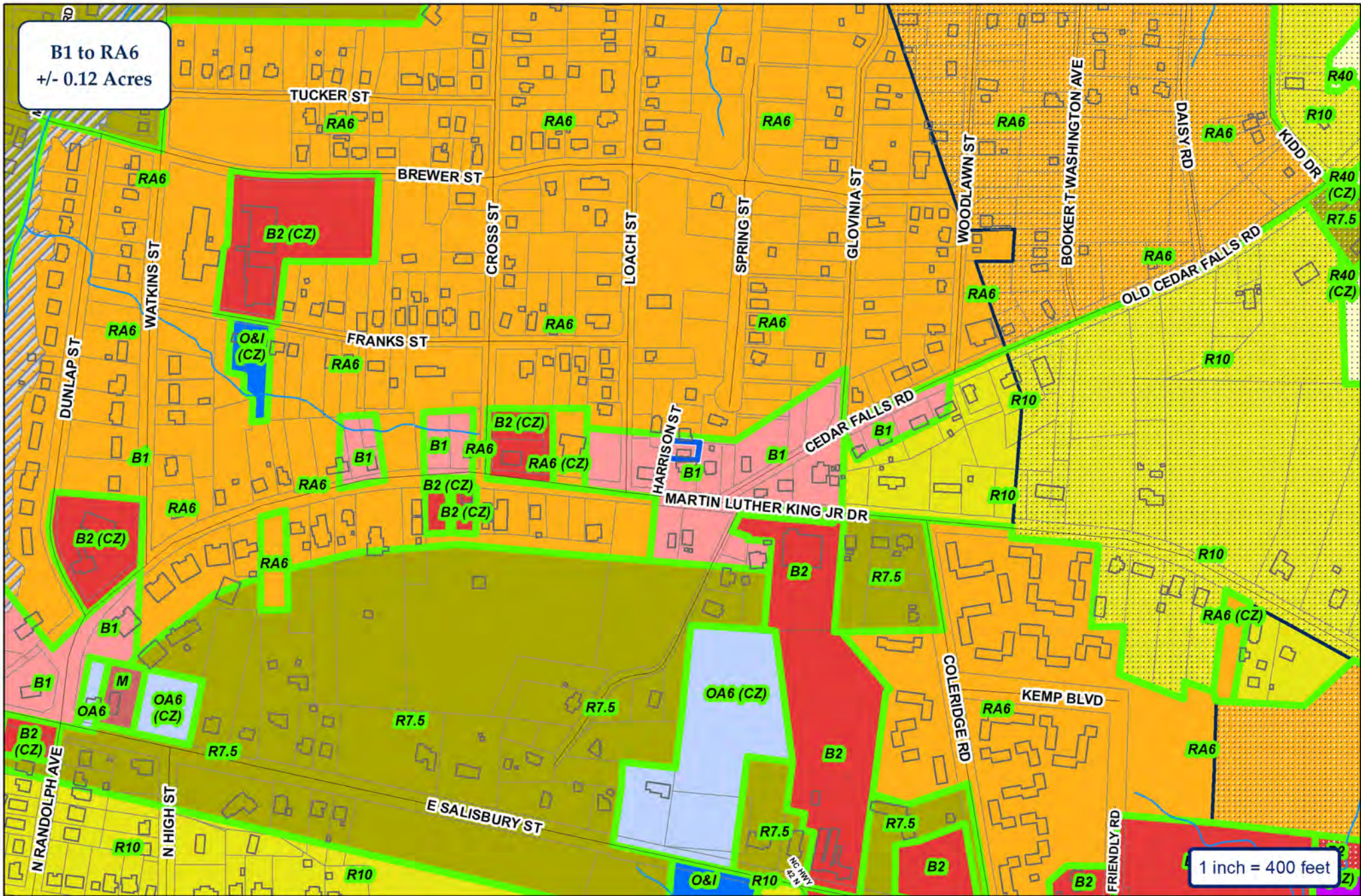
Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions.

Rezoning Staff Report

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

- (A) The use approved shall be a Single-Family Dwelling. Any accessory uses permitted by-right in the RA6 district shall be authorized subject to compliance with general RA6 district regulations.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner shall provide city staff with written acceptance of any conditional zoning district conditions acknowledged during the public hearing.
- (D) Deviations from the Zoning Ordinance's pre-determined development requirements shall be strictly limited to construction and maintenance of the identified reasonable accommodation.
- (E) 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 the conditional zoning district in the chain of title for the Zoning Lot.

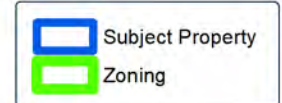




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-19

Parcels: 7761238822



B2 to OA6
+/- 0.12 Acres

Map_ID	Owner
A	FREELAND, ROBERT L JR
B	HENSON, NELLIE HEIRS
C	GEB PROPERTIES LLC
D	BOWENS, DORA MCQUEEN
E	MERINO, KARLA YANIRA LOPEZ (DE PAZ, JESUS SALVADOR LEMUS)
F	UWHARRIE RENTALS LLC
G	PATTERSON, RUTH O HEIRS

1 inch = 200 feet

B2 to OA6
+/- 0.12 Acres

Map_ID	Owner
A	FREELAND, ROBERT L JR
B	HENSON, NELLIE HEIRS
C	GEB PROPERTIES LLC
D	BOWENS, DORA MCQUEEN
E	MERINO, KARLA YANIRA LOPEZ (DE PAZ, JESUS SALVADOR LEMUS)
F	UWHARRIE RENTALS LLC
G	PATTERSON, RUTH O HEIRS

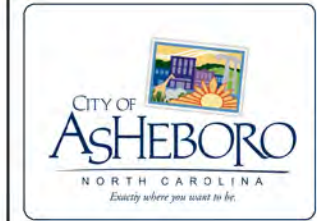
1 inch = 200 feet

B2 to OA6
+/- 0.12 Acres

Map_ID | Owner

A	FREELAND, ROBERT L JR
B	HENSON, NELLIE HEIRS
C	GEB PROPERTIES LLC
D	BOWENS, DORA MCQUEEN
E	MERINO, KARLA YANIRA LOPEZ (DE PAZ, JESUS SALVADOR LEMUS)
F	UWHARRIE RENTALS LLC
G	PATTERSON, RUTH O HEIRS

1 inch = 200 feet



City of Asheboro

NORTH CAROLINA

Exactly where you want to be.

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-19

Parcels: 7761238822

Subject Property

Adjoining Properties

City Zoning



City of Asheboro

NORTH CAROLINA

Exactly where you want to be.

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-19

Parcels: 7761238822

Subject Property

Adjoining Properties

City Zoning





City of Asheboro

NORTH CAROLINA

Exactly where you want to be.

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-19

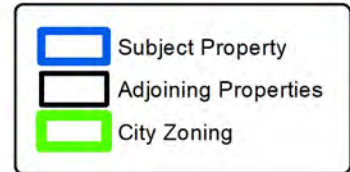
Parcels: 7761238822

Subject Property

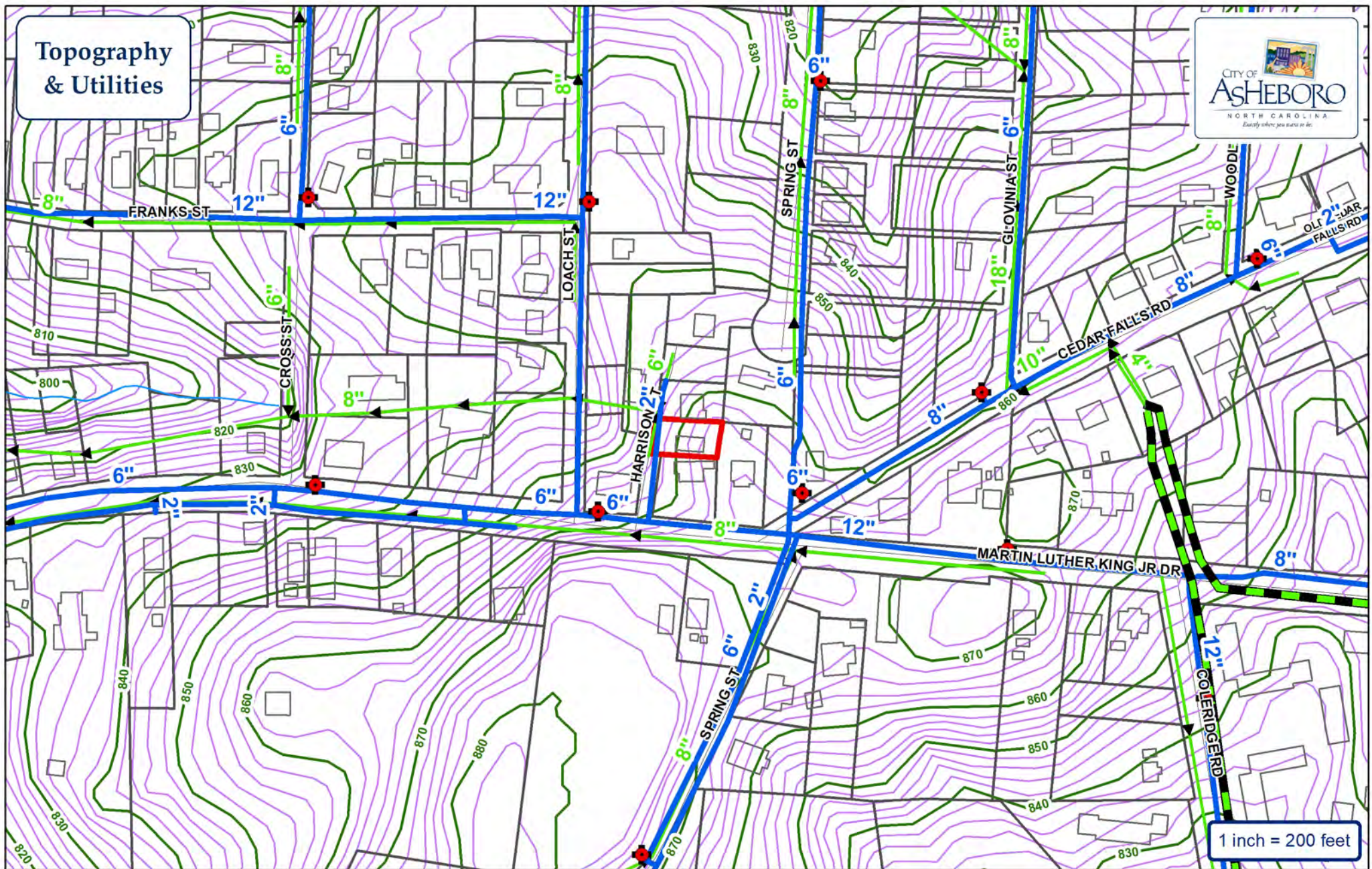
Adjoining Properties

City Zoning





Topography & Utilities



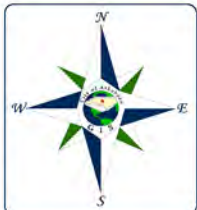
- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main |  Watershed |

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-19

Parcels: 7761238822

 Subject Property



Aerial



1 inch = 200 feet

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-19

Parcels: 7761238822



 Subject Property



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

APPLICANT INFORMATION

Applicant City of Asheboro; Robert Freeland *Applicant's Phone #* 336-626-1201
Applicant's Address 146 N. Church St.
Asheboro, NC 27203
Applicant email address jogburn@ci.asheboro.nc.us

PROPERTY INFORMATION

Property Owner's Name Robert L. Freeland, Jr
Location of Property 306 Harrison St *Property Size (ac. or s.f.)* 0.12 Acres
Randolph County Property Identification Number (PIN#) 7761238822
Current Zoning District B1 *Requested Zoning District* RA6 (CZ)
Date Property Title Acquired 11/14/1968 *Deed Book* 981 *Page* 351
Subdivision N/A *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:

The property's underlying B1 Commercial zoning district disqualifies the property owner from requesting a Reasonable Accommodation as prescribed by Section 2.03(B)(4) of the zoning ordinance. Therefore, city staff finds it appropriate to rezone the property to RA6, a zoning district more compatible with the current use of the property and surrounding properties. In an effort to streamline the public hearing process, Mr. Freeland joins in this application to request a conditional zoning district with a deviation from the standard RA6 side setback requirement to allow an addition to the existing single family dwelling. The addition is proposed to be less than 10 feet from the property line.

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

While the proposed land use map of the LDP envisions commercial activity in this area, the size of the property, the designation of Harrison Street as a local street with a pavement width less than 20 feet, and its historic use limits its viability for commercial uses. Continued residential use is more reasonable.

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

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

Does not apply ☒

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

Does not apply ☒

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

APPLICATION SIGNATURES

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

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

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

Applicant Signature

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JE Date: 10-12-23 Case Number: R2-23-19



RZ-23-20: Request to rezone property located on US 220 Business North, north of 4986 US 220 Business North (Parcel Identification Number 7754927117) from R15 Low-Density Single-Family Residential to (B2) (CZ) General Business Conditional Zoning for Minor Motor Vehicle Repair.

Staff Report

Rezoning Staff Report

RZ Case # RZ-23-20

Date 11/6/2023 Planning Board

General Information

Applicant Rene Avila

Address 202 Tremont Drive

City Asheboro NC 27203

Phone 336-460-8455

Location US 220 Business North

Requested Action Rezone from R15 Medium-Density Residential to B2 (CZ) General Commercial Conditional Zoning for Motor Vehicle Repair (Minor)

Existing Zone R15

Existing Land Use Undeveloped

Size 29,947 SF (0.69 acres +/-)

Pin # 7754927117

Applicant's Reasons as stated on application

Minor Motor Vehicle Repair. Zoning for commercial use. Road is going to be wide. A mechanical workshop is very necessary these days since the community needs transportation to get to their jobs.

Surrounding Land Use

North Undeveloped

East Single-family residential

South Single-family

West Industrial

Zoning History N/A

Legal Description

The property of Rene Avila, located on the east side of US Hwy. 220 Business North, located north of 4986 US 220 Business North, shown as New Tract 1 in Plat Book 182, Page 33, totaling approximately 27,947 square feet and identified by Randolph County PIN 7754927117.

Analysis

1. The property is inside the city limits.
2. US 220 Business North is a state-maintained major thoroughfare with a 100' wide public right-of-way. The 2024-2033 State Transportation Improvement Plan (STIP) identifies "widening to multi-lanes" as a potential improvement which is currently listed as unfunded.
3. The R15 zoning district is described by the zoning ordinance as intended to provide regulations which will produce a low intensity of single family residential use with the necessary governmental and other support facilities to service such suburban intensity living.
4. The B2 zoning district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
5. The applicant's proposal is for minor motor vehicle repair only. No major motor vehicle repair is included with the application. Ordinance definitions of each of these repair uses are attached.
6. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. Staff returned comments to the applicant regarding the site plan on October 27th and received an updated plan on October 30th. Staff is currently reviewing project details to determine if any ordinance deviations are proposed and has identified the following items requiring clarification: orientation of main building, exterior materials to be used on the storage building, location and method of mechanical equipment screening, and grade separation to be provided between the building and parking lot.
7. The applicant's site plan identifies a landscape screen around the perimeter of the property consisting of evergreen trees placed at no more than 20 feet apart and a row of evergreen shrubs spaced no more than 5 feet apart. There is also an optional chain link slatted fence on the eastern side of the property. The plan also identifies evergreen landscaping in the front yard at a ratio of one evergreen shrub per 10 linear feet.

Rezoning Staff Report

RZ Case # RZ-23-20

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation	Commercial
Small Area Plan	Northeast
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.

Checklist Item 5: Complies with Growth Strategy Map

Checklist Items 12-14: 12.) Property is located outside of the watershed area, Special Hazard Flood Area, and area with steep slopes

Rezoning Staff Report

RZ Case # RZ-23-20

LDP Goals/Policies Which Do Not Support Request

2.1.5 The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

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

The Land Development Plan designates this property for commercial use and the requested commercial designation conforms with the plan's Future Land Use recommendation. The applicant, recognizing that there remains contiguous residential zoning and uses surrounding much of the property, proposes a conditional zoning district in order to offer certainty and specific project details. While staff continues to work with the applicant on certain plan details aimed at making the development compatible with surrounding residential properties, the application proposes a reasonable use for the property and approval would initiate implementation of the Land Development's Plan endorsement of commercial development for this block of N. Fayetteville Street.

Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment generally is reasonable and in the public interest, subject to final site plan revisions and acceptance of the staff suggested conditions.

Rezoning Staff Report

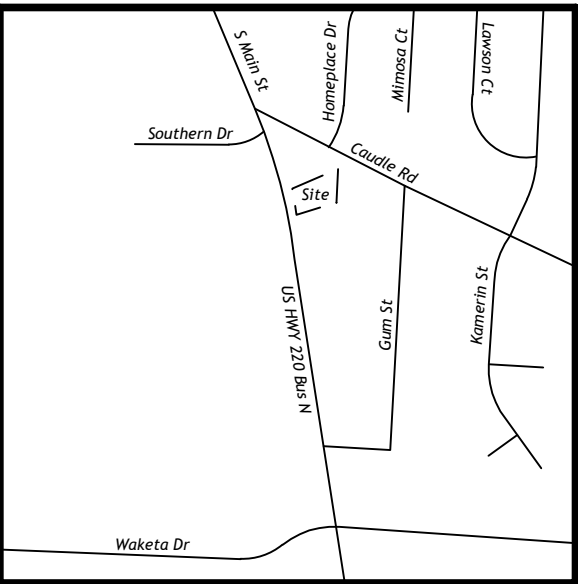
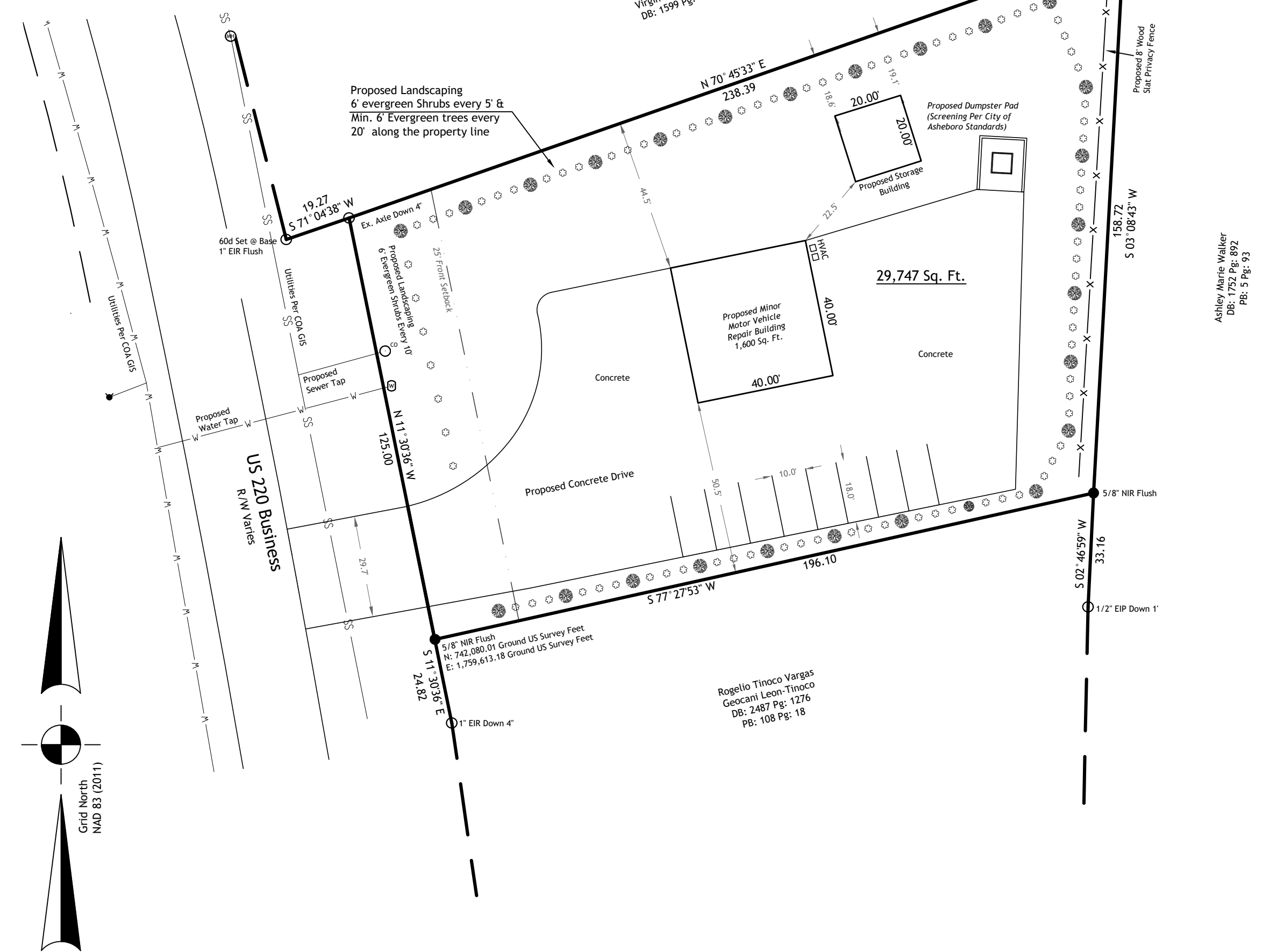
Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

- (A) The use approved shall be Minor Motor Vehicle Repair.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Should any outdoor lighting (pole mounted and/or wall mounted) be added, such lighting shall comply with city ordinances and information on such lighting shall be provided to staff for review and approval prior to installation of this outdoor lighting.
- (D) No storage of junk or junked vehicles is permitted.
- (E) The applicant shall submit a revised site plan detailing the following items:
 - (a) Information on proposed building materials for accessory storage building and clarification of orientation of main building on building elevation drawing.
 - (b) Information on ground and/or roof mounted mechanical equipment and screening from street view
 - (c) Detail on grade separation between the building and the street.
 - (d) Compliance with ADA parking requirements.
- (F) Prior to the issuance of a Zoning Compliance Permit, the applicant shall obtain the required NCDOT permit(s) and update the plan as necessary to obtain said permit.
- (G) Hours of operation shall be from 8:00 AM to 7:00 PM.
- (H) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner shall provide city staff with written acceptance of any conditional zoning district conditions acknowledged during the public hearing.
- (I) 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 the conditional zoning district in the chain of title for the Zoning Lot.

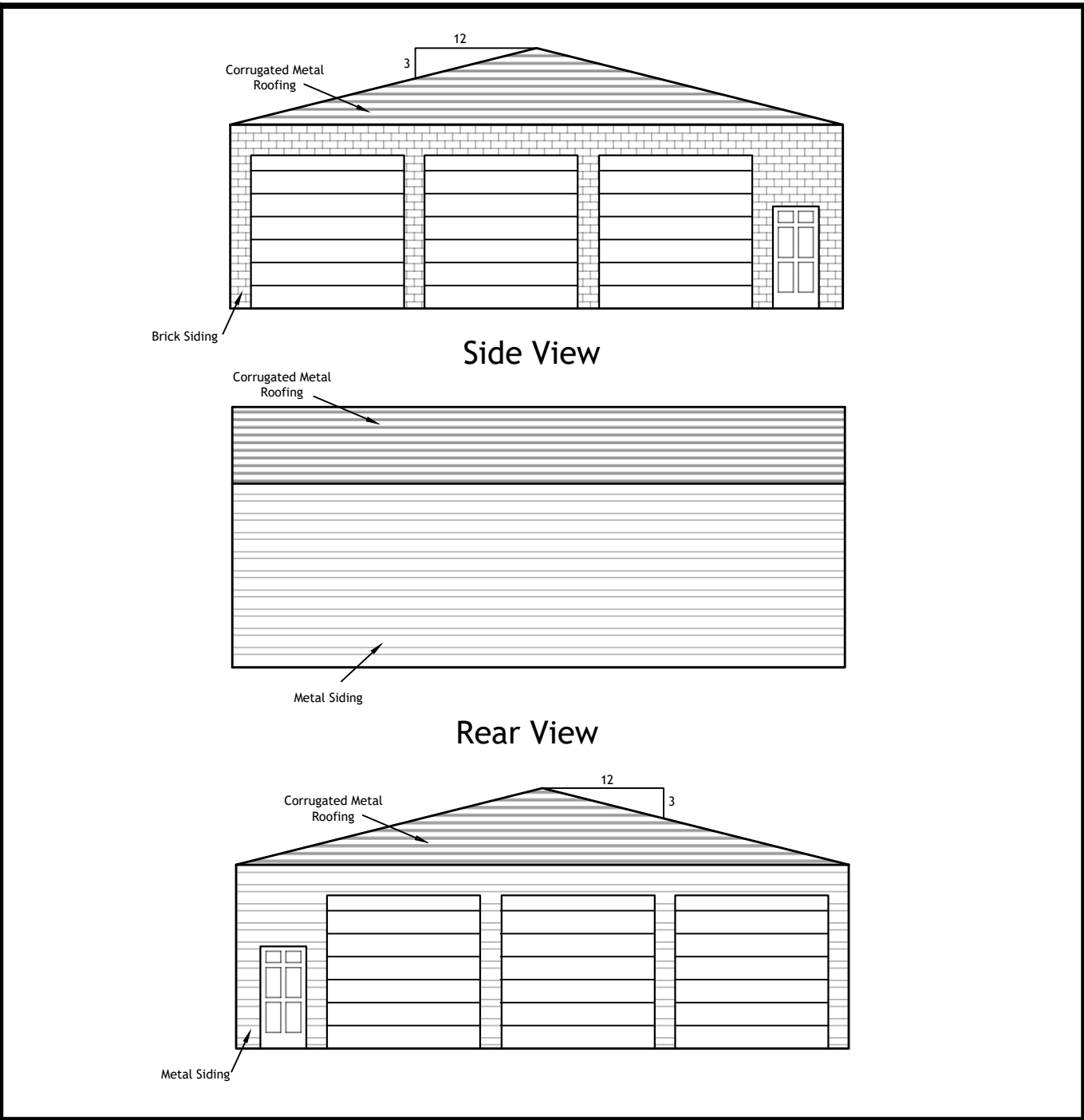
Motor Vehicle Repair, Minor (definition found in Chapter 1 of Zoning Ordinance)

- (A) Sale and service of spark plugs, batteries, and distributor and ignition system parts.
- (B) Sales, service and repair of tires, but not recapping or regrooving.
- (C) Replacement of mufflers, tail pipes, water hose, fan belts, brake fluids, light bulbs, fuses, floor mats, seat covers, windshield wipers and blades, grease retainers, wheel bearing, mirrors, and the like.
- (D) Radiator cleaning, flushing, and fluid replacement.
- (E) Greasing and lubrication.
- (F) Providing and repairing fuel pumps, oil pumps, and lines.
- (G) Minor adjustment and repair of carburetor.
- (H) Emergency repair of wiring.
- (I) Adjusting brakes and installing exchange brake shoes.
- (J) Minor motor adjustment not involving removal of the head or crankcase and grinding valves.
- (K) Wheel balancing.
- (L) Battery recharging.
- (M) Warranty maintenance and safety inspections.
- (N) Other minor servicing of a similar intensity to those listed above.

- Notes:
- This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710774400J Effective Date: 1/2/2008
 - Area calculated by coordinate geometry.
 - 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.
 - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
- Tax PIN: 7754917907
- Proposed Zoning: B2
 - Setbacks:
Front: 25' (Unless modified by zoning ordinance requirements)
Side: 0' or 5'
Rear: 0' or 5'
 - No Outdoor Lighting Proposed



Location Map
(Not to Scale)



Owners:
Rogelio Tinoco Vargas
Geovani Lean-Tinoco
300 Bransen Mill Road
Randleman, NC 27317

Site Plan For:
Rene Avila

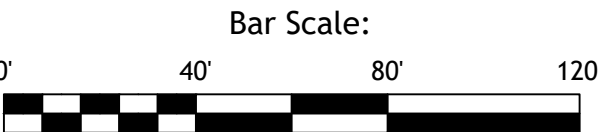
City of Asheboro
Randleman Township
North Carolina

Randolph County
September 26, 2023

Deed Book:2487 Pg:1276

Plat Book:182 Pg:33

Scale: 1" = 40 US Survey Feet



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

Firm #: P-1110
Dan W Tanner II L-4787
© 2023 Survey Carolina, Pllc

Job #: 15198

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 2487, page 1276;
that the boundaries not surveyed are indicated as drawn from
information in Book See, page Notes or other reference source
; that the ratio of precision or positional accuracy
is 1:10,000 +; and that this map meets the requirements of The
Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.
1600)."

This 26th day of September 2023.

Seal

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor



I, Dan W Tanner II, certify that this map was drawn under
my supervision from an actual GPS/ GNSS survey made
under my supervision and the following information was
used to perform the survey:
(1) Class of survey: Class A
(2) Positional accuracy: <0.10'
(3) Type of GNSS field procedure: Real-Time Kinematic
Networks
(4) Dates of survey: June 19, 2023
(5) Datum/Epoch: NAD83(2011) / 2010.00
(6) Published/Fixed-control use: North Carolina Real Time
Network
(7) Geoid model: Geoid 12A
(8) Combined grid factor(s): 0.99988895
(9) GPS/GNSS Scale Point:
N:742,069.56 E:1,759,650.51 Z:757.54
(10) Units: US Survey Feet

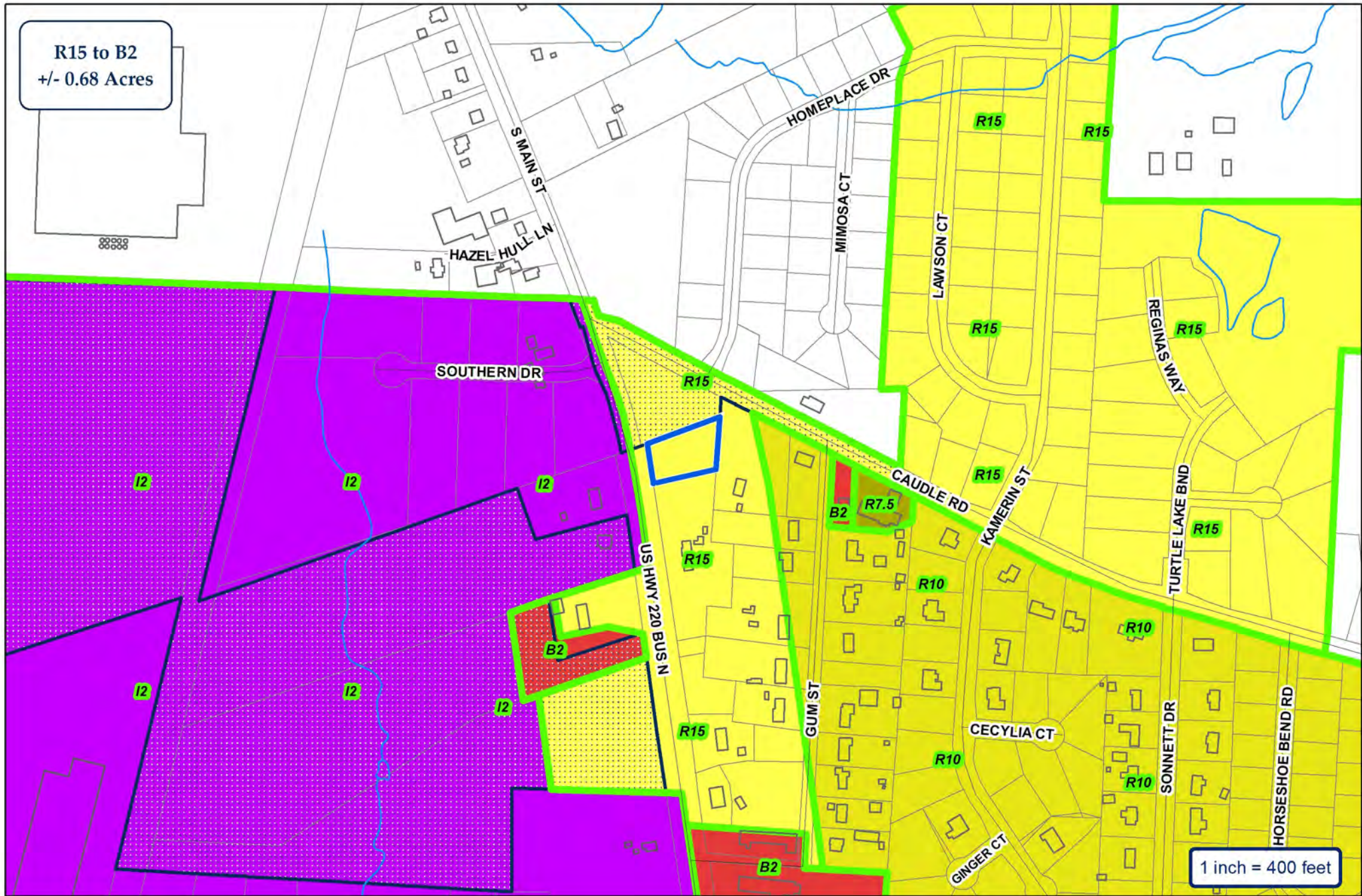
Property Line
Computed Property Line
Right of Way Line
Easement Line
Tie Lines
Setback Lines
Gas Line
Sanitary Sewer Line
Storm Sewer Line
Water Line
Fence
Overhead Utility Line
Overhead Power Line
Underground Electric Line
Underground Comm. Line
100-Year Flood Hazard Line
Floodway
C/L Railroad

Communications Manhole
SS - Sanitary Sewer
SS Manhole
SS Cleanout
U/G Power Box
PP
Power Pole
Light Pole
Guy Pole
Gas Valve
Guy Wire
Gas Manhole
Gas Meter
Electric Meter
Electric Manhole
Z:0.00 Spot Elevation

Hardwood Tree
Evergreen Tree
Stone
R/W - Right of Way Monument
RRS - Railroad Spike
NIR - New Iron Rod
NIP - New Iron Pipe
NCGS Monument
EN - Existing Nail
EIR - Existing Iron Rod
EIP - Existing Iron Pipe
Existing Concrete Monument
Bench Mark
Computed Point / Point Not Set
Well

Catch Basin
Yard Inlet
Storm Sewer Manhole
Junction Box
Drop Inlet
Irrigation Control Valve
Back Flow Preventer
Water Valve
Water Manhole
Water Meter
Fire Dept. Connection
Fire Hydrant
Utility Pole
Telephone Pedestal
Telephone Pole
Transformer

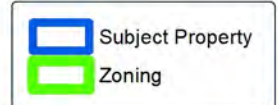
R15 to B2
+/- 0.68 Acres

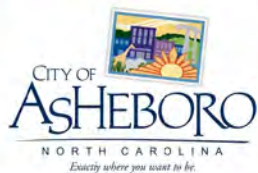
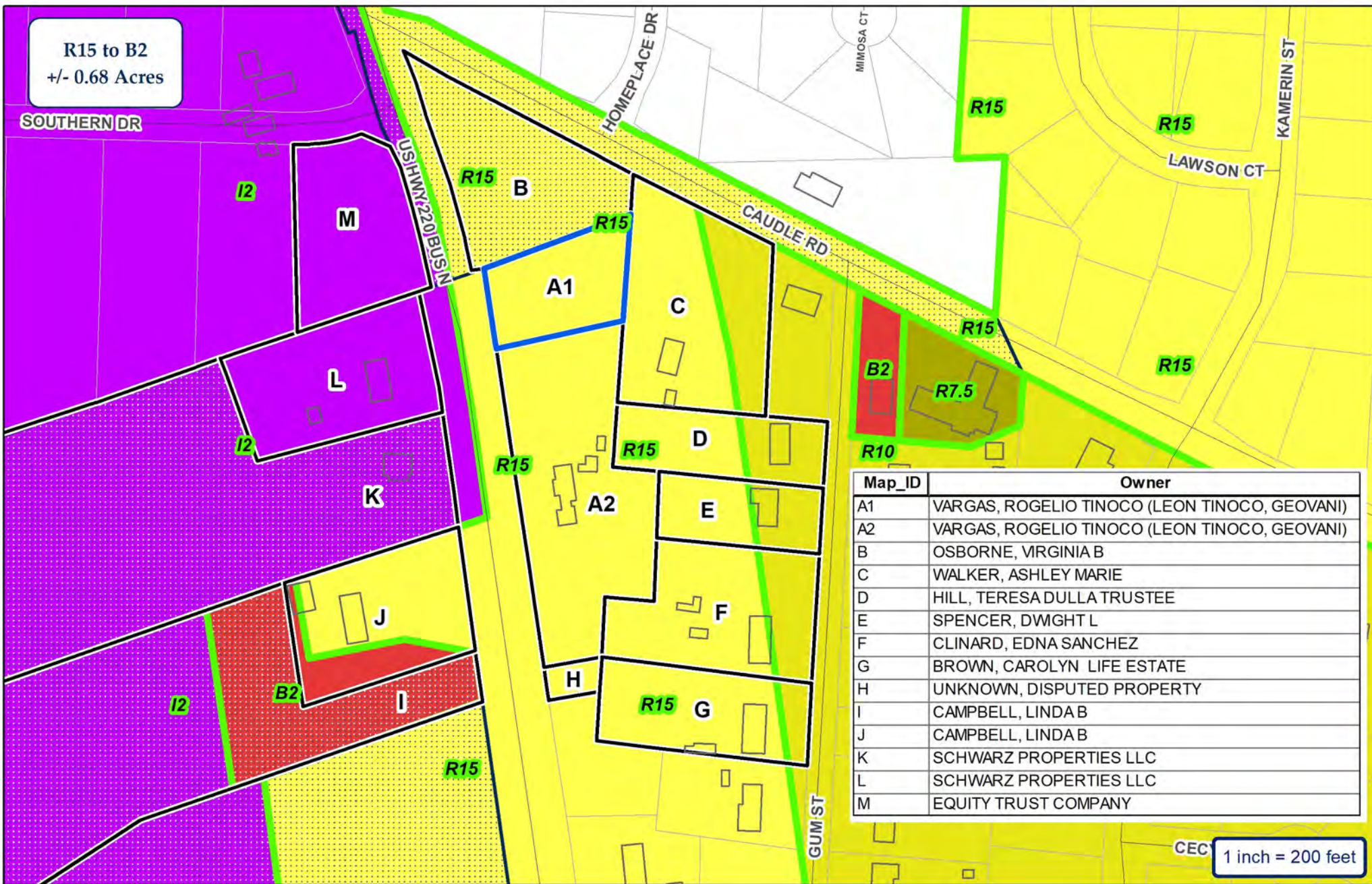


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-20

Parcels: 7754927117





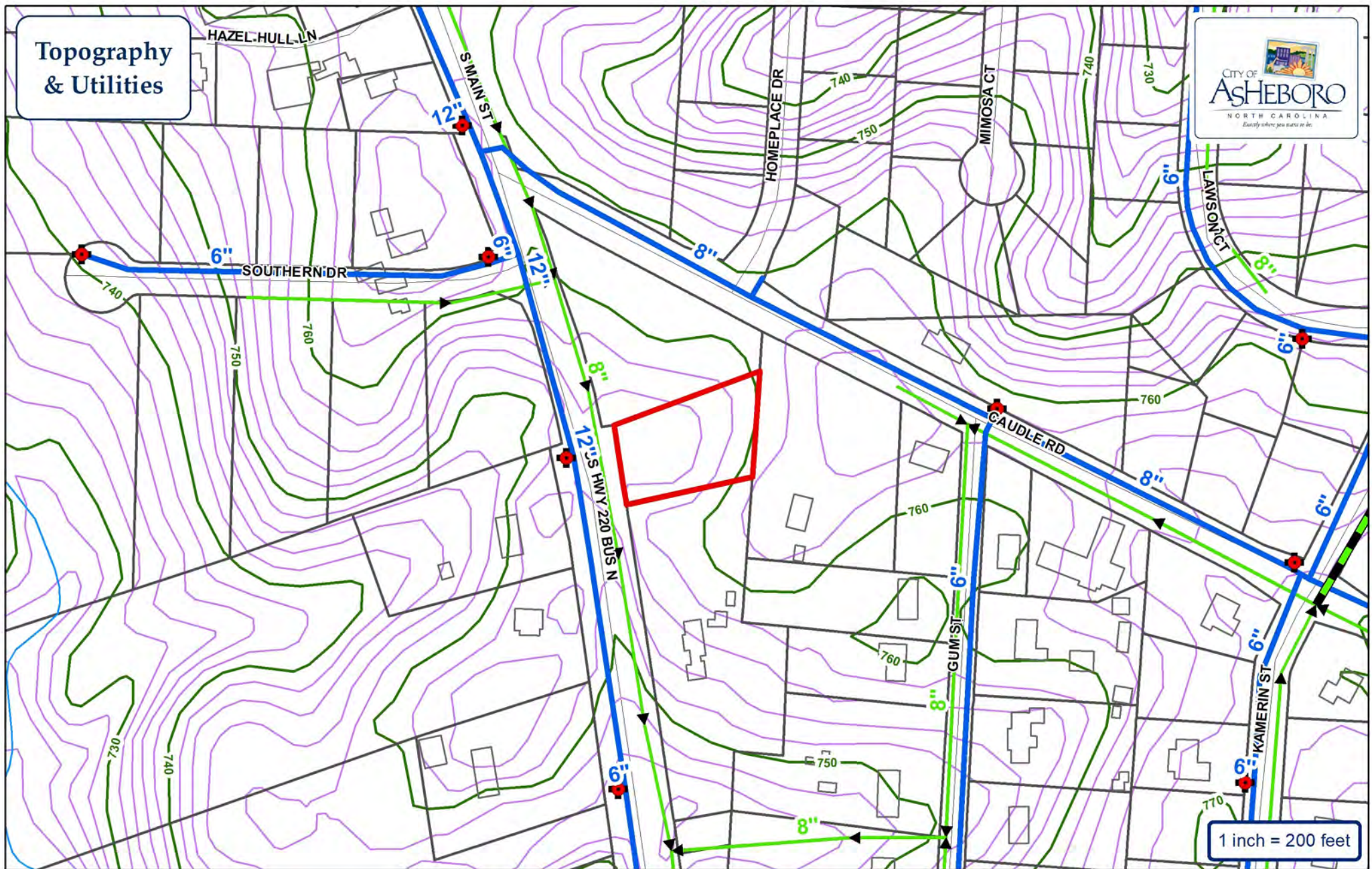
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-20

Parcels: 7754927117



Topography & Utilities



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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-20

Parcels: 7754927117

Subject Property





Aerial

1 inch = 200 feet

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-20

Parcels: 7754927117



 Subject Property



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

APPLICANT INFORMATION

Applicant Rene Avila Applicant's Phone # 336-460 8455

Applicant's Address 202 Tremont Dr Asheboro NC 27203

Applicant email address avilarene1031@GM.com

PROPERTY INFORMATION

Property Owner's Name Rene Avila Morales

Location of Property US 220 BUS N Property Size (ac. or s.f.) 29,747 Sq ft

Randolph County Property Identification Number (PIN#) 7754917907 - pt

Current Zoning District R15 Requested Zoning District B222

Date Property Title Acquired 3-29-16 Deed Book _____ Page _____

Subdivision Rene Avila Section _____ Lot # 1

Plat Book 182 Page 33

Staff Note:
PIN was
correct at
time
application
was filed. It
changed due
to minor
subdivision of
property.

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:

Minor Motor Vehicle repair - Minor

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

Zoning for a Commercial use.

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?

road is going to be wide

Does not apply ☐

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

A mechanical workshop is very necessary these day
Since the community needs transportation to go to their jobs.

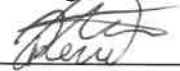
APPLICATION SIGNATURES

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)

Rene Avila Morales

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

202 Tremont Dr
Asheboro NC 27203

Telephone Number

336-460-8455

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE Date: 10-12-23 Case Number: R2-23-20