



Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, April 7, 2025
6:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes March 3, 2025
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved *(No major subdivisions have been approved since the March 3, 2025 Planning Board meeting.)*
- IV. Old Business

RZ-25-08: Request to apply City of Asheboro High-Density Residential zoning (RA6 (CZ)) for development with multiple family dwellings and Residential Planned Unit Development with Single-family dwellings on property located on Crestview Church Road, southwest of 1172 Crestview Church Road (Randolph County Parcel Identification Number 7669360946), approximately 1100 feet southwest of Zoo Parkway. *(The applicant has requested a second continuance of this item until the May 5, 2025, Planning Board meeting.)*
- V. New Business
 - (a) RZ-25-09: Request to rezone property located at 124 Woodcrest Road (Randolph County Parcel Identification Number 7752905846) to an amended I2 (CZ) General Industrial Conditional Zoning district to allow a manufacturing, processing, and assembly use.
 - (b) RZ-25-10: Request to rezone property located on Mountain Road, Lincoln Avenue, and Springdale Lane (Parcel Identification Number 7751362459) from RA6 (CZ) High-Density Residential Conditional Zoning to R10 (CZ) Conditional Zoning to allow single-family and two-family dwellings.
 - (c) Items not on the agenda
 - (d) Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, MARCH 3, 2025
6:00 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)
Van Rich) - Members Present
Thomas Rush)
Taylor Trogdon, Jr.)
Jake Wilburn)

John Evans, Community Development Division Director
Trevor Nuttall, Assistant City Manager
Justin Luck, Planning and Zoning Director
Jeff Sugg, City Attorney
Jamie Wilkins, Planning Technician

CALL TO ORDER

Michael O’Kelley called the Asheboro Planning Board to order.

APPROVAL OF MINUTES FEBRUARY 3, 2025

Mr. O’Kelley inquired if there were any corrections or additions to the February 3, 2025 Planning Board minutes. Hearing no corrections or additions, the minutes were approved as presented.

REVIEW OF CASES, MONTHLY REPORT ON MAJOR SUBDIVISIONS ADMINISTRATIVELY APPROVED.

Mr. John Evans went over the land use cases that the City Council had heard at the February 6 Regular Meeting. Legislative Hearing (Case No. SUP-24-02): Request to rezone property located at 727 Jaeco Caudill Drive (totaling approximately 9.5 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7740511663) to authorize a new land use classified as “Signs, Off premise Billboard & Poster Panel, etc.” SUP-24-02 was approved at the February 6, 2025 City Council meeting. He indicated that there were no major subdivisions approved since the February 3, 2025 Planning Board meeting.

OLD BUSINESS

A. RZ-25-01: REQUEST TO REZONE FROM R10 MEDIUM-DENSITY RESIDENTIAL TO O&I (CZ) OFFICE & INSTITUTIONAL CONDITIONAL ZONING FOR A PUBLIC USE FACILITY AT 138 SOUTHWAY ROAD AND 349 AND 353 NORTH MCCRARY STREET.

Mr. Evans gave a visual presentation of the above-referenced case. He presented the site information along with maps and photos, including topography and utilities, an aerial photo, site plans, building elevations, and multiple photos viewing the site from different angles.

Mr. Evans gave an analysis:

1. The existing use of the property is a public use facility (McCrary Park). The primary recreation facility is a baseball and softball field, with some existing ancillary facilities and structures depicted on the site plan.
2. The property is within the city limits. Southway Road and North McCrary Street are state-maintained roads that serve primarily single-family and two-family dwellings, in addition to the existing public use facility (McCrary Park) and an associated business services use that is an office affiliated with the Zookeepers management.
3. The existing R10 district is described as "intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living."
4. The O&I district is described as "to produce moderate intensity office and institutional development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated O&I shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
5. Recent renovations were permissible by right and eliminated some nonconforming situations, such as paving of a formerly gravel parking lot. Additional permitted improvements included upgrades to parking lot lighting (full cutoff fixtures, the addition of a playground, and improved pedestrian access. Other legal non-conformities currently exist on the property such as absence of front yard landscaping, perimeter buffering/screening adjacent to residential uses, and landscaping within the parking area. The site plan indicates an intent to address these nonconformities to the maximum extent possible.
6. The Office & Institutional District typically has a front yard setback of 25'. The front yard setback depicted on the site plan is 20' in recognition that the park was developed with reduced setbacks; the prior restroom building, which was larger than what has been reconstructed, had utilized a 15' front setback. It is noted that the zoning ordinance allows replacement of a structure in a nonconforming location by right if the extent of the nonconformity is not increased.
7. The site plan identifies two possible additional buildings, a metal Batting Tunnels Building and Concessions structure. Additional parking with emergency access also is shown. The City Council is expected to receive information and provide direction on these final contemplated improvements at its March 6 meeting. The requested conditional zoning district, if approved, would establish the necessary zoning district necessary to complete the improvements as identified in the application. However, approval would not bind the Council to proceed with any improvements.
8. The Land Development Plan designates most of this property as a park, with a small portion of the property proposed for a "Neighborhood Residential" use, which consists primarily of single-family and two-family dwellings. The Land Development Plan's Neighborhood Residential description mentions the desirability of having convenient access to parks and recreational amenities.

Mr. Evans went on to present the proposed modifications to the zoning ordinance requirements:

The plans indicate two requested modifications:

1. The proposed Batting Tunnel building is a metal structure without any type of masonry or architectural cladding. Non-residential structures in the O&I zoning district typically are not [permitted to be metal; staff does note that the city has otherwise complied with this standard for the other buildings and that this building is ancillary to the Public Use Facility.
2. The plan proposes to provide screening against residential properties with either landscaping or fencing. Such screening in the O&I zoning district normally includes solid fencing but the application indicates that more dense landscaping may be a better mechanism given the characteristics of the property. The plan, therefore, requests approval to install an alternative screen in places.

He then gave a summary of proposed zoning conditions:

- A. The use approved shall be a public use facility.

- B. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- C. It shall be the property owner's responsibility to obtain any and all permits and approvals required for the proposed land use.
- D. Prior to the issuance of a zoning compliance permit, a site plan demonstrating compliance with all applicable zoning regulations and conditions shall be submitted.
- E. In addition to other landscaping shown on the site plan, buffering/screening consisting of a Screen C shall be installed along boundary lines of the property adjacent to single-family/two-family dwellings where new improvements have occurred. In lieu of the fencing shown on the site plan, the applicant may use the standard options stipulated in the ordinance for a Screen C or an alternate method that meets or exceeds the ordinance intent.
- F. 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 provided the staff's Land Development Plan recommendations:

Proposed Land Use Map: Park & Neighborhood residential

Growth strategy map: Primary growth

Goals/Policies Supporting Request (5):

- Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map
- Checklist Item 5: Use complies with Growth Strategy Map
- Goal 1.4: A thriving tourism industry
- Checklist Item 12-13: Located outside of a Watershed and Flood Areas

Goals/Policies Not Supporting Request (1):

- Checklist Item 14: Is located in flood zone and area with steep slopes.

He then provided the staff's proposed consistency statement:

"While much of the area contains residential uses, McCrary Park has long been a communitywide recreation attraction and the Land Development Plan designates most of the property as a park. While a portion of the subject property is designated for "Neighborhood Residential" use, the Land Development Plan describes the Neighborhood Residential designation as having convenient access to parks. The property is also accessible to multiple transportation corridors, including 1-73/74, which is emphasized by the Land Development Plan for selection recreation facility sites. In addition, the request is supported by several goals of both the Land Development Plan regarding promotion of tourism, capital improvements, and having a variety of active and passive recreation opportunities."

Mr. Evans then gave the staff's reasonableness statement and recommendation:

"Staff believe that the request is reasonable since continued renovations including paved parking, improved lighting, improved emergency access, additional recreational opportunities, additional landscaping, and internal pedestrian features provide features that are supported by the Land Development Plan and eliminate several nonconforming situations."

"Staff recommends approval with attached conditions."

Following his presentation, Mr. Evans asked if the Board had any questions. There were no questions for Mr. Evans.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. Trevor Nuttall stepped forward to give a presentation as a representative of the City.

Mr. Nuttall gave the background of the case:

1. The City took ownership of the ballpark complex in 2017.
2. Adjacent public property had been purchased in 2003 to allow for an expanded facility at the appropriate time. The new parking lot north of the field behind the left and center field fence is on property the city purchased in 2003.
3. In 2021, the city announced plans to study possible renovations and enhancements to the park through public and private investment.
4. In 2022, city council began authorizations to initiate the project.

He then explained the renovations to date and the final elements of the project:

1. As a public use facility, improvements have not required any zoning change to the property as the project has complied with all development code provisions.
2. Renovations thus far have included replacement of the grandstand and seats, field turf, new dugouts, a new restroom building, improved entrance plaza, ticket booth, small concession building, expanded parking lots, enhanced lighting, and related improvements.
3. Final elements to complete the project are:
 - i. A building to contain batting tunnels and an umpire locker room
 - ii. A concession building. The site plan submitted reflects completed improvements and the two potential final projects.
 - iii. Project landscaping.

Mr. Nuttall gave a summary of the rezoning application:

1. This application for rezoning results from the city management team's recommendation to authorize the new building tunnel building, an accessory structure, to have a metal exterior and due to some landscaping deviations that are believed to provide better long-term screening for adjacent property owners than what the code specifies.
2. Approval of the requested zoning district only would provide the city council with the option to finish the renovation project as indicated by the plans; it will in no way mandate any specific improvement. The city council will be presented information at the March 6 meeting, prior to hearing this zoning case, and is expected to direct staff on how it wishes to complete the project. That direction could be to move forward as shown on the plan or to proceed in a different manner.
3. Regardless of the zoning action, project landscaping is expected to be installed this year to comply with code requirements.

Following his presentation, Mr. Nuttall asked if the Board had any questions. There were no questions for Mr. Nuttall.

Mr. O'Kelley then asked if there was anyone to speak against the request. There was no one to speak against the request, and there were no further comments from the applicant or public.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Ms. Vuncannon motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions. Mr. Van Rich seconded the motion, and the motion carried unanimously.

B. RZ-25-04: REQUEST TO REZONE PROPERTY LOCATED AT 131 AND 137 N. RANDOLPH AVENUE (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7761028920 AND 7761027972) FROM R7.5 AND R10 (MEDIUM-DENSITY RESIDENTIAL) AND B2 (CZ) GENERAL COMMERCIAL CONDITIONAL ZONING FOR RENTAL/SALES OF DOMESTIC VEHICLES AND OPEN STORAGE LAND USES (CONTINUED FROM FEBRUARY 3, 2025)

Mr. Justin Luck gave a presentation of the above-mentioned case. He gave an update on the applicant's modifications to the request:

- 1) (+) Wooden privacy fence, 6 feet in height, along E. Salisbury St. and N. Randolph Avenue.
- 2) (+) No driveway access shall be permitted from North Randolph Avenue.

He then gave a summary of proposed zoning conditions:

- A) The uses approved shall be Rental/Sales of Domestic Vehicles and Open Storage
- B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C) It shall be the property owner's responsibility to obtain all permits and approvals required for the proposed land use, including but not limited to, NCDOT and City driveway permitting.
- D) Prior to the issuance of a zoning compliance permit, a site plan demonstrating compliance with all applicable zoning regulations and conditions, as well as the applicable permit fee, shall be submitted.
- E) Opaque chain link fence shall not be permitted as a method of screening of open storage along E. Salisbury St. and N. Randolph Avenue. Solid wooden fencing shall be opaque and either painted or stained a medium or dark finish with the decorative side adjacent to the public right-of-way and residentially zoned property. All fencing shall be maintained in perpetuity.
- F) Opaque screening material shall be added to the existing chain link fence along the western property line in compliance with Section 6.09(C)(1) of the Asheboro Zoning Ordinance.
- G) No driveway access shall be permitted from North Randolph Avenue.
- H) No signage shall be permitted on any fence.
- 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 this Conditional Zoning in the chain of title for the Zoning Lot.

He then provided the staff's Land Development Plan recommendations:

Proposed Land Use Map: Commercial

Growth Strategy Map: Primary Growth

Small Area Map: Central

LDP Goals/Policies Supporting 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: The proposed rezoning is compliant with the objectives of the Growth Strategy Map
- Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot or is an infill lot.

LDP Goals/Policies Not Supporting 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.
- Goal 3.2: Quality design demanding appropriate scale and context.

He then provided the staff's proposed consistency statement:

"The zoning map amendment is consistent with the Asheboro Land Development Plan as the properties are designated commercial by the Proposed Land Use Map."

Mr. Luck then gave the staff's reasonableness statement and recommendation:

"The zoning map amendment is reasonable given that the suggested conditions, in particular prohibition of driveway access from N. Randolph Avenue, ensure that the zoning amendment meets and exceeds zoning requirements to protect adjoining residential uses."

"Staff recommends approving the request with attached conditions."

Mr. Luck then asked if the Board had any questions. Mr. O'Kelley asked about the minimum front setback and the allowed height of the privacy fence. Mr. Luck explained that the minimum front setback is ten feet and that the privacy fence may be six feet tall. Mr. Thomas Rush asked if there will be a buffer between the subject property and the adjacent residential property. Mr. Luck answered that there will be trees and a fence in between the subject property and the residential property behind it.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Applicant Jenna McKenzie and David Carr stepped forward. Ms. McKenzie explained that she and the property owner have been working with the City to resolve the property's Zoning violations. She stated that she and the property owner have discussed modifications to their original request regarding driveway access to the lot. Ms. McKenzie showed an updated site plan to the Board.

Mr. O'Kelley asked if there was anyone to speak against the request. Mr. Owen George stepped forward as a representative of the community on North Randolph Avenue. He gave a multimedia presentation that showcased the concerns of the residents of the community, mainly the impact on the intersection of Randolph Avenue and East Salisbury Street. Multiple residents stepped forward to present their concerns to the Board. Resident concerns included how the requested use of the lot would impact the neighborhood's aesthetics and the potential impact on the traffic on Randolph Avenue and East Salisbury Street. Ms. McKenzie addressed the residents' concerns and confirmed that she and the property owner are working to resolve them.

There were no further comments from the applicant or public.

Mr. O'Kelley moved to adopt the proposed consistency and reasonableness statements with attached conditions and to recommend approval. Mr. Taylor Trogdon Jr. motioned, and Mr. Anderson seconded the motion. The motion carried unanimously.

C. RZ-25-05: REQUEST TO REZONE PROPERTY LOCATED AT 4512 N. FAYETTEVILLE STREET (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7763080833) FROM B2 GENERAL COMMERCIAL TO I1 (CZ) LIGHT INDUSTRIAL CONDITIONAL ZONING FOR VEHICLE TOWING OPERATION AND STORAGE WITH MOTOR VEHICLE REPAIR- MAJOR (CONTINUED FROM FEBRUARY 3, 2025).

Mr. Luck gave a visual presentation of the above-referenced case, including an aerial photo, site plans, elevations, and multiple photos of the site from different angles. Mr. Luck then presented the proposed modifications to the zoning ordinance requirements:

1. (-) Width of Screen and Screening materials (Typically Screen D 15' in width with evergreen trees along property lines abutting SF residential; Screen C 10' in width with evergreen trees along property lines abutting Cemetery. Chain link fencing is typically not permitted as screen fence, but rather a solid 6' wooden/vinyl/masonry fence or wall or a hedge of evergreen shrubs 5' on center and 6' in height)
2. (-) Storage area setback (Section 5.04(45)(1) requires all storage areas observe a setback of 25 feet from any residential zoned property)
3. (-) Width of Front Yard Landscaping area (Typically 10' in width)
4. (+) 8 AM to 5 PM hours of operation for Motor Vehicle Repair- Major use

Mr. Luck went on to give a summary of proposed zoning conditions:

- A. The uses approved shall be Motor Vehicle Repair – Major and Vehicle Towing Operation and Storage Facility.
- B. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C. It shall be the property owner's responsibility to obtain all permits and approvals required for the proposed land use, including but not limited to, NCDOT and City driveway permitting.
- D. Prior to the issuance of a zoning compliance permit, a site plan demonstrating compliance with all applicable zoning regulations and conditions, as well as the applicable permit fee, shall be submitted.
- E. Hours of operation for the Motor Vehicle Repair – Major use shall be limited to 8 AM to 5 PM
- F. The required screen shall be installed as shown on the approved site plan prior to issuance of Certificate of Occupancy. Existing vegetation used for screening must be preserved and maintained in perpetuity and, if necessary, replaced with plantings consistent with "Screen C" requirements to continue its effectiveness.
- G. The proposed fiber cement siding may be substituted for another material in compliance with Section 6.11(C) (Building Form Industrial Standards).
- H. 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 provided the staff's land development recommendations:

Proposed Land Use Map: Commercial
Growth strategy map: Primary Growth
Small Area Map: Northeast

Goals/Policies Supporting Request:

- Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.
- Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.

Goals/Policies Not Supporting Request:

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

Mr. Luck gave the Plan Consistency and Reasonableness Statement:

"The zoning map amendment is consistent with Asheboro Land Development Plan in that it would lead to the reuse of a longstanding vacant lot in the primary growth strategy area."

"The zoning map amendment is reasonable given the size and physical conditions of the property and adjoining residential property, the benefit of the proposed use to the public, the benefit to the property owner by the reuse of a longstanding vacant lot, the amount of industrial zoning and uses in the immediate area, and the protections offered to adjoining property owners through the approved site plan and conditions."

He then gave the staff's recommendation:

"Staff recommends approval of the application with attached proposed conditions."

Mr. Luck asked if the Board had any questions. There were no questions for Mr. Luck.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. H.R. Gallimore stepped forward to speak in favor of the request on behalf of the applicant. Following his speech, Mr. Gallimore asked if there were any questions for him. There were no questions for Mr. Gallimore.

Mr. O'Kelley asked if there was anyone to speak against the request. No one stepped forward to speak against the request.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Mr. Rich motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions. Ms. Vuncannon seconded the motion; the motion carried unanimously.

NEW BUSINESS

A. RZ-25-06: REQUEST TO REZONE PROPERTY LOCATED AT 411 AND 441 NORTH MCCRARY STREET (INCLUDING PARCEL IDENTIFICATION NUMBERS 7751450308, 7751450436, 7751359466, 7751450734, 7751450821) FROM R10 MEDIUM-DENSITY RESIDENTIAL TO R10 MEDIUM-DENSITY RESIDENTIAL CONDITIONAL ZONING FOR FIVE TWO-FAMILY DWELLINGS.

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

Applicant: Brian Lucas (BLL Holdings, LLC)

Location: 411 and 441 North McCrary Street

Request: The request is for a conditional zoning district consisting of five two-family dwellings on five parcels of land.

Randolph County Parcel ID: 7751450308, 7751450436, 7751359466, 7751450734, and 7751450821

Size: 1.5 acres +/-

Existing Land Use: Undeveloped

He showed the board overview, rezoning, topographical/utilities, aerial, and oblique maps as well as photographs of the subject properties from all directions. He also provided an elevation drawing and the applicant's site plan showing details of the proposed alterations to the site. He then went over the analysis:

1. The request is for a conditional zoning district consisting of five two-family dwellings on five parcels of land.
2. The R10 Residential District is defined as "intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living."
3. Typically, an R10 district allows a single-family dwelling on a parcel with 10,000 square feet and a two-family (duplex) dwelling on a property with at least 15,000 SF.
4. Development patterns in the area include at least 11 legal nonconforming lots within 500 feet of the subject properties that do not possess the minimum lot size described in (4) above. The net density of the development as proposed is approximately 6.7 dwellings per acre. However, existing development in the area includes parcels with densities of more than 8 dwellings per acre due to these nonconforming lot sizes. In addition, many lots in the area are legal nonconforming because they do not possess the required lot width.

Mr. Evans went on to present the proposed modifications to the zoning ordinance requirements:

1. (+) A two-family dwelling on a single parcel of land does not require landscaping. The proposed site plan that shows retention of existing vegetation and foundation plantings. The applicant has also indicated agreement with adding a condition requiring one tree in the front yard of each two-family dwelling.
2. (+)The applicant proposes 3 parking spaces per dwelling, exceeding the two spaces per dwelling required by the zoning ordinance.
3. (-)The average lot size is approximately 13,000 SF, compared to the typical minimum requirement of 15,000 SF for a two-family dwelling located in an R10 zoning district.
4. (-)The required parking encroaches into the typical front parking setback by 10'.

He then provided the staff's Land Development Plan recommendations:

Proposed Land Use Map: Neighborhood residential

Growth strategy map: Primary growth

Goals/Policies Supporting Request (6):

- Checklist Item 1: Complies with Land Development Plan Map
- Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map
- Checklist Item 12 and 13: Property is located outside of watershed and Special Hazard Flood Area.
- Policy 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.

Goals/Policies Not Supporting Request (1):

- Checklist Item 14: The property is located on steep slopes that exceed 20% (on part of the northern portion of the property).

Mr. Evans went on to list the proposed conditions:

- A. The use approved shall be a single-family dwelling or two-family dwelling on each of the five (5) parcels of land shown on the approved site plan. Any accessory uses permitted by-right in the R10 district shall be authorized subject to compliance with general R10 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 zoning district conditions discussed and accepted during the public hearing.
- D. It shall be the property owner's responsibility to obtain any and all permits and approvals required for the proposed land use.
- E. In addition to landscaping shown on the site plan, there shall be a minimum of one tree on each lot with a two-family dwelling, consistent with allowable Street Trees specified in Appendix A of Section 4.07 or Evergreen Trees specified in Appendix A of Section 6.14.B.
- F. Existing vegetation shall be preserved in a manner consistent with the approved site plan. Should vegetation be removed, buffering and screening to the rear of dwellings labeled as existing vegetation shall be replanted consistent with the requirements of a Buffer or Screen "A".
- G. Prior to the issuance of a zoning permit for development depicted, the owner shall provide the following:
 - i. NCDOT permit(s), unless NCDOT indicates such permitting is not required, and updates to the plan as necessary to obtain said permit.
 - ii. Recordation of a survey plat creating the lots as shown on the site plan.
- H. 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.

He then provided the staff's proposed consistency statement:

"The request is consistent with the Land Development Plan due to being designated on the Land Development Plan proposed land use map as "Neighborhood Residential", emphasizing similar density to existing neighborhoods, which may be higher than typical R10 standards as described previously in the analysis. The property is also located within the Primary Growth Area with access to city services."

Mr. Evans then gave the staff's reasonableness statement and recommendation:

"The request is reasonable due to development patterns in the area consisting primarily of single-family and two-family dwellings, with many parcels having lot sizes below the R10 district minimum lot sizes. The property's proximity to a public use facility (McCrary Park) and major transportation corridors, including 1-73/74, with access to employers and other services also increases the validity of a request for slightly higher density than what the R10 district would normally allow."

"Approve the request, attaching proposed conditions as summarized."

Mr. Evans then asked if the Board had any questions. Mr. O'Kelley asked about the front yard vegetation requirements. Mr. Evans explained that a tree will be required for the front yard, between the front property line and the front façade of the duplex.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. A representative of the applicant, Mr. Bob Wilhoit, stepped forward. He explained the applicant's desire for conditional zoning and showed a presentation of building examples. Following the representative's presentation, Ms. Vuncannon asked if the tenants of the duplexes will have concrete pads for their trash and recycling bins. Mr. Brian Lucas answered that the tenants' trash and recycling bins would be placed on concrete pads in front of the buildings. Mr. O'Kelley asked about the landscaping around the duplexes. Mr. Lucas answered all questions regarding landscaping. Mr. O'Kelley asked if recreational vehicles would be allowed to park on the properties. Mr. Lucas answered that no recreational vehicles would be allowed to park on the properties.

Mr. O'Kelley asked if there was anyone to speak against the request. No one stepped forward to speak against the request.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Ms. Vuncannon motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions. Mr. Thomas Rush seconded the motion, and the motion carried unanimously.

B. RZ-25-07: REQUEST TO REZONE PROPERTY FROM OA6/RA6 OFFICE-APARTMENT AND HIGH DENSITY RESIDENTIAL TO OA6 (CZ) OFFICE-APARTMENT CONDITIONAL ZONING FOR DEVELOPMENT WITH MULTIPLE FAMILY DWELLINGS LOCATED AT 721 SUNSET AVENUE AND 129 SOUTH CHERRY STREET (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7751429797, 7751520554, 7751520778, AND 7751521594.

Mr. Luck gave a visual presentation on the above-mentioned case. He gave an overview:

Applicant: Clayton Terry Tucker

Location: Corner of Sunset Avenue and S. Cherry Street (721 Sunset Ave and 129 S. Cherry St.)

Request: OA6 (CZ) Office-Apartment Conditional Zoning

Randolph County Parcel ID: 7751429797, 7751520778, 7751520554 and portion of 7751521594

Size: 2.02 acres +/-

Existing Land Use: Vacant and Dwelling – Single Family

He showed the board overview, rezoning, topographical/utilities, aerial, and oblique maps as well as photographs of the subject properties from all directions. He then went over the analysis:

- 1) Proposed use is a 48, 1 bedroom unit apartment complex (Dwelling – Multiple Family). The applicant has indicated that the structures will be two-story.
- 2) OA6 District Statement of Intent: The OA6 District is 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.
- 3) Dwelling/Residence, Multiple Family definition: A structure containing three or more dwelling units.
- 4) A mixture of underlying zoning districts and overlay zoning districts exists across the four properties. Dwelling – Multiple Family is regulated differently in the Tier 3 Center City Planning Overlay District. For example, density in the overlay district is regulated through built-upon area and height, as opposed to the underlying zoning in which it is regulated through Floor Area Ratio. Other differences include front yard landscaping and protective yards (buffer/screens).
- 5) The proposed built-upon area is 57%, comparable to the maximum percentage permitted in Tier 3 CCPA overlay at 55%. The sidewalk along S. Cherry St. is included in the built-upon calculation since the right-of-way is not wide enough to fit the entire width of the sidewalk.
- 6) There are 23.8 dwelling units proposed per acre. This is comparable to the abutting Sunset Place Apartments, which has 24.3 units per acre. This is less than the abutting, recently approved Cypress on Sunset Apartments, which has 34.2 dwellings per acre.
- 7) Proposed recreation space ratio is 5.7%, and the applicant proposes a passive area with picnic and seating facilities. Ordinance typically requires between 2.5% - 6.6%.
- 8) NCDOT has reviewed the site plan and determined that it is acceptable and eligible for a driveway permit.
- 9) Building photos have been submitted to provide an illustration of the potential design of the structures. While the buildings in the photos feature vinyl siding, the applicant states that fiber cement siding and finished/treated wood will be utilized instead. The OA6 district does not permit vinyl siding as a primary building material. Final building elevations will be required prior to the issuance of a zoning compliance permit.
- 10) Staff received an updated plan on February 26. Planning staff will continue to work with the applicant regarding technical corrections, such as street yard and perimeter landscaping, building elevation details, parking/building separation, handicapped parking dimensions, and other miscellaneous plan details, to the site plan prior to City Council's review.

Mr. Luck went on to present the proposed modifications to the zoning ordinance requirements:

- 1) (-) Street yard (front) setbacks vary from Overlay and underlying zoning regulations, with some buildings slightly closer or further from Sunset Avenue and South Cherry Street than typically specified.
- 2) (-) Number of parking spaces (79 required, 78 provided)
- 3) (+) Sidewalk construction along S. Cherry St. and sidewalk connection to Sunset Ave.
- 4) (+) Stormwater control measures

Mr. Luck provided the summary of proposed zoning conditions:

- A. The use approved shall be Dwelling – Multiple Family consisting of a total of 48 dwelling units
- B. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing
- C. It shall be the property owner's responsibility to obtain all permits and approvals required for the proposed land use, including but not limited to, NCDOT and City driveway permitting.

- D. Prior to the issuance of a zoning compliance permit, a site plan and building elevations demonstrating compliance with all applicable zoning regulations and conditions, as well as the applicable permit fee, shall be submitted.
- E. Prior to the issuance of a zoning compliance permit for the proposed land use, the applicant shall provide a sealed survey plat by a Professional Land Surveyor for recording identifying the boundaries of the approved Conditional Zoning District.
- F. Mail delivery shall be provided on the final site plan, subject to postal service and/or NCDOT requirements. Any changes on the site plan necessary to comply with requirements for mail delivery will not be considered a modification of the Conditional Zoning district requiring Council action.
- G. The sidewalk parallel to South Cherry Street, extending the length of the subject property, may be located within the public right-of-way or on private property within the front yard parallel to South Cherry Street between the right-of-way and parking if site constraints (such as topography, utilities, etc.) or NCDOT not granting an encroachment agreement precludes location entirely within the public right-of-way of South Cherry Street.
- H. Existing vegetation may be credited towards meeting the required landscaping if located in the appropriate locations and if it meets or exceeds the ordinance intent for landscaping shown on the site plan.
- I. No outdoor recreational vehicle parking or storage shall be permitted on the property.
- J. Stormwater control measures designed by a licensed professional shall be provided. Measures shall control, at minimum, the ten-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. 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.
- K. 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 provided the staff's Land Development Plan recommendations:

Proposed Land Use Map: Town Activity Area/Neighborhood Residential

Growth strategy map: Primary Growth

Goals/Policies Supporting Request:

- Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- Checklist Item 6: Existing infrastructure is adequate to support the desired zone.
- Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.
- Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.

Goals/Policies Not Supporting Request:

- None

He then provided the staff's proposed consistency statement:

"The zoning map amendment is consistent with Asheboro Land Development Plan in that it is consistent with the zoning district statement of intent, is located in the primary growth

strategy area, would reuse underutilized land served by existing city utilities close to the downtown area, and includes measures to limit environmental impact.”

Mr. Luck then gave the staff’s reasonableness statement and recommendation:

“The zoning map amendment is reasonable given the size and physical conditions of the property, the similarity of the amendment to abutting development and development approvals, providing housing opportunities close to employment and services, the reuse of property afforded to the property owner, the amenities to be provided to future residents of development and the surrounding community (sidewalk), and the protections offered to adjoining property owners through the approved site plan and conditions. Building elevations have the potential to be compatible with neighboring multi-family development and the surrounding area, and staff continues to work with the applicant on finalizing these details.”

“Staff recommends approval of the request with attached conditions.”

Mr. Luck then asked if the Board had any questions. There were no questions for Mr. Luck.

Mr. O’Kelley inquired if there was anyone to speak in favor of the request. H.R. Gallimore stepped forward as a representative of the applicant to speak in favor of the request.

Mr. O’Kelley asked if there was anyone to speak against the request. There was no one to speak against the request.

Mr. O’Kelley asked if there was a motion to approve or deny the request. Mr. Rich motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions. Mr. Rush seconded the motion, and the motion carried unanimously.

C. RZ-25-08: REQUEST TO APPLY CITY OF ASHEBORO HIGH-DENSITY RESIDENTIAL ZONING (RA6 (CZ)) FOR DEVELOPMENT WITH MULTIPLE FAMILY DWELLINGS AND RESIDENTIAL PLANNED UNIT DEVELOPMENT WITH SINGLE-FAMILY DWELLINGS ON PROPERTY LOCATED ON CRESTVIEW CHURCH ROAD, SOUTHWEST OF 1172 CRESTVIEW CHURCH ROAD, APPROXIMATELY 1100 FEET SOUTHWEST OF ZOO PARKWAY. THE APPLICANT HAS REQUESTED A CONTINUANCE OF THIS ITEM UNTIL THE APRIL 7, 2025 PLANNING BOARD MEETING.

Mr. Evans explained that the applicant has requested a continuance of the above item to the April 7th Planning Board Meeting.

Mr. O’Kelley asked if there was a motion to continue RZ-25-08. Ms. Vuncannon motioned to approve, and Mr. Anderson seconded the motion; the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. O’Kelley stated that Mr. Anderson will be stepping down from his position on the Board. Mr. Evans stated that the Planning Board vacancy will be advertised.

ADJOURNMENT

Hearing no further business, Mr. O’Kelley adjourned the meeting.



RZ-25-08

Request to apply City of Asheboro High-Density Residential zoning (RA6 (CZ)) for development with multiple family dwellings and Residential Planned Unit Development with Single-family dwellings on property located on Crestview Church Road, southwest of 1172 Crestview Church Road, approximately 1100 feet southwest of Zoo Parkway.

The applicant has requested a continuance of this item until the May 5, 2025 Planning Board meeting.

John Evans

To: Spencer Patton; Engineering; Tammy Williams
Cc: Justin Luck
Subject: RE: [External Sender] Braswell Annexation Markup (Your Job # 17166)

From: Adam Carroll <adam.carroll@timmons.com>
Sent: Tuesday, April 1, 2025 10:13 AM
To: Mark Braswell <jbraswell@yahoo.com>; Justin Luck <jluck@ci.asheboro.nc.us>
Cc: Nash Duggins <nash.duggins@gmail.com>; John Evans <jevans@ci.asheboro.nc.us>
Subject: RE: [External Sender] Braswell Annexation Markup (Your Job # 17166)

Hi Justin,

On behalf of the Applicants, I want to confirm that we would like the Annexation and Rezoning cases continued to the May Public Hearing dates. Please let us know if you need anything further.

Thanks,
Adam



RZ-25-09

Application to rezone property located at 124 Woodcrest Rd.
(Randolph County Parcel Identification Number 7752905846)
The request is to amend an existing I2 (CZ) Industrial conditional
zoning district to allow for a Manufacturing, Processing, and
Assembly – Heavy land use, specifically machine shop.

1. Request	
Applicant: Sam Hunt	Property Owner: SSV PROPERTIES LLC
Zoning Existing: I2 (CZ) Industrial Conditional Zoning Proposed: I2 (CZ) Industrial Conditional Zoning History: February 2, 2021: RZ/CUP-20-12 Conditional Use Permit approved for warehouse and wholesale distribution land uses. 1996: RZ-96-20: Property was rezoned from R10 to CU-I2 with a conditional use permit for a warehouse.	
Required Notice Mailed Notice by Applicant: 3-18-25	

2. Site Information	
Location	124 Woodcrest Rd
PIN	7752905846
Size	6.16 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Warehouse and Wholesale Distribution
Overlay Districts	None
Infrastructure	City utilities available
Transportation Street Classification: Woodcrest Rd. and Northside Terrace are a local streets Maintenance: Woodcrest is city maintained, Northside is state maintained Other Notes: None	
Surrounding Land Use North: Residential South: Industrial and Commercial East: Commercial West: Residential/Undeveloped	

3. Staff Analysis
1) Proposed uses are Warehouse, Wholesale Distribution, Manufacturing, Processing, and Assembly – Heavy, specifically machine shop, and Open Storage 2) I2 Industrial Development District Statement of Intent: The intent of the I2 Industrial Development District is to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts. 3) Relevant Zoning Ordinance Definitions: Manufacturing, Processing and Assembly, Heavy: The mechanical or chemical transformation of materials or substances into new products. The land uses engaged in these activities are usually described as plants, factories, or mills and characteristically use power-

driven machines and materials handling equipment. Establishments engaged in assembling component parts of manufactured products are also considered under this definition, if the new product is neither a fixed structure nor other fixed improvement. Also included is the blending of materials such as lubricating oils, plastics, resins or liquors.

Warehouse: A building or group of buildings for the storage of goods or wares belonging either to the owner of the facility or to one or more lessees of space in the facility or both. This definition shall be deemed to include the indoor storage of vehicles.

Wholesale Distribution: Establishments engaged in selling merchandise to retailers, to industrial, commercial, institutional or professional business users or to other wholesalers.

Open Storage: The storage outside of a building, or within buildings with less than three sides, of materials, supplies, merchandise, equipment, commercial vehicles (i.e. delivery vans, contractor vehicles, towing trucks, cable/utility vehicles) and like items, but excluding junk.

- 4) All proposed uses are permitted by right in the I2 Industrial District.
- 5) The applicant proposes no site or building changes as part of this request. Additional parking and landing/open storage area has been added since RZ/CUP-20-12 approval.

4. Modifications to Ordinance Regulations

- 1) None

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

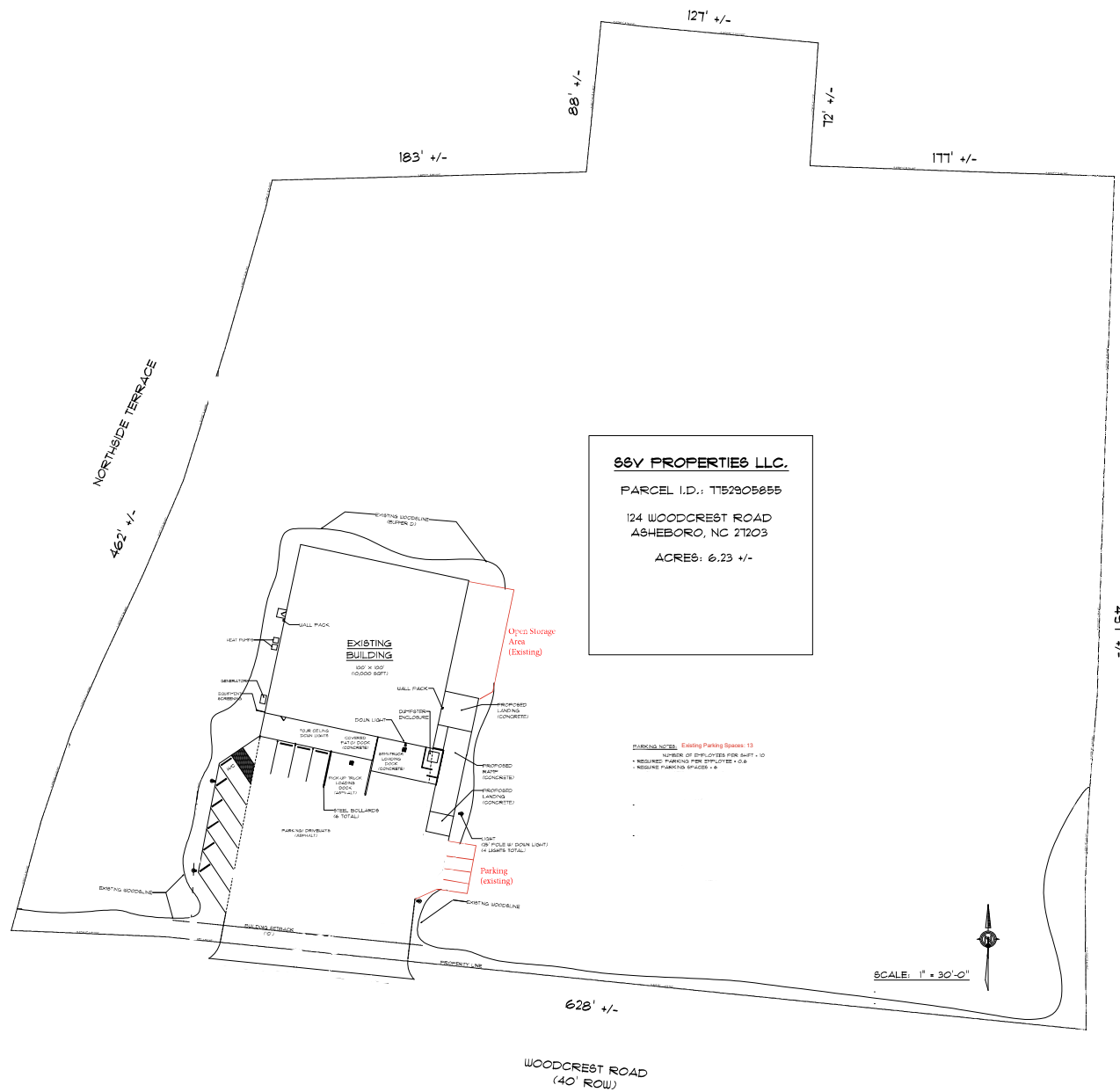
- A) The uses approved shall be Warehouse, Wholesale Distribution, Manufacturing, Processing, and Assembly – Heavy, specifically Machine Shop, and Open Storage. Machine Shop shall be defined as a workshop in which work is machined to size and assembled.
- B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C) The applicant may use existing vegetation to meet landscaping (buffering, screening) requirements, however, if any required vegetation is removed, additional plantings will be required in compliance with the applicable landscaping provisions of the zoning ordinance.
- D) If the applicant proposes adding parking spaces to the parking area depicted on the site plan, the applicant may do so in compliance with Chapter 6 and outside of any required setbacks or buffer/screening/landscaping areas. Such a change shall not be deemed a modification and may be reviewed by city staff for inclusion into the file without further review by the city council.
- 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 this Conditional Zoning in the chain of title for the Zoning Lot.

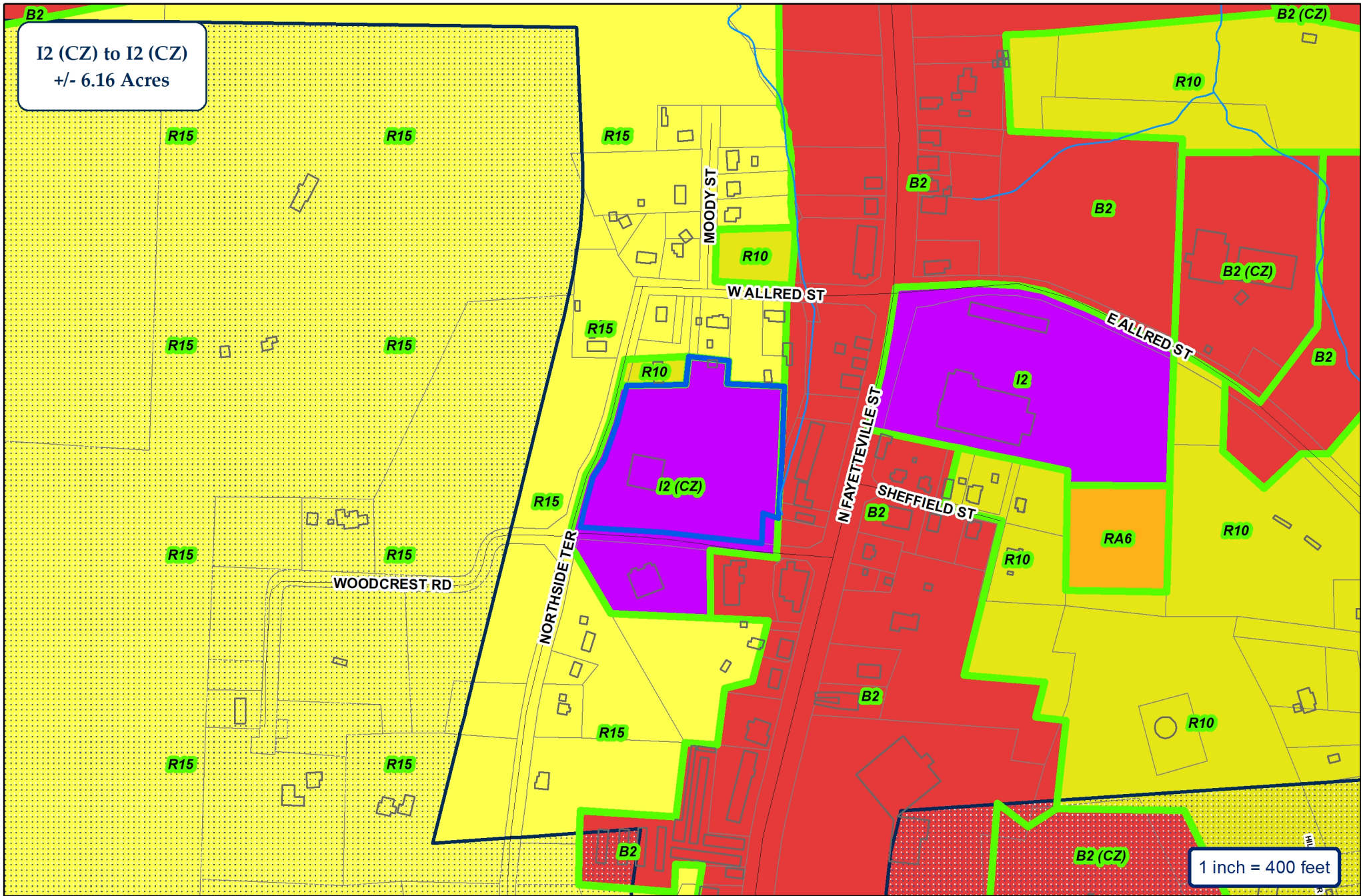
6. Land Development Plan Consistency and Reasonableness

Proposed Land Use Map	Industrial
------------------------------	------------

Growth Strategy Map	Primary Growth
Small Area Map	Northeast
LDP Goals/Policies Supporting 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: The proposed rezoning is compliant with the objectives of the 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 watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.	
LDP Goals/Policies Not Supporting 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 Proposed Plan Consistency Statement The Land Development Plan map designates this entire property, as well as a small parcel to the north and a parcel to the south as suitable for industrial use. The Northeast Small Area plan further states that one of its goals is "accommodation and expansion of existing industrial uses."	
Staff Proposed Reasonableness Statement Although there are ideally transitional land uses such as office or institutional uses between industrial and residential uses, the zoning map amendment is reasonable given the size and physical conditions of the property with most of the property containing significant trees that are proposed to be preserved, the benefit of the proposed use to the public through continued investment into a property that has contained industrial uses for decades, the benefit to the property owner by continued use of the existing site and building, the amount of industrial uses in the immediate area, and the protections offered to adjoining property owners, through the approved site plan and conditions.	

7. Staff Recommendation and Planning Board Action Items	
Staff Recommendation	Recommend approval attaching proposed conditions as summarized
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Recommend approval or denial of zoning map amendment RZ-25-09; amend an existing I2 (CZ) Industrial conditional zoning district to allow for a Manufacturing, Processing, and Assembly – Heavy land use, specifically machine shop b) Attach zoning conditions as summarized or with modification.

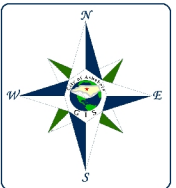
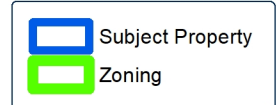




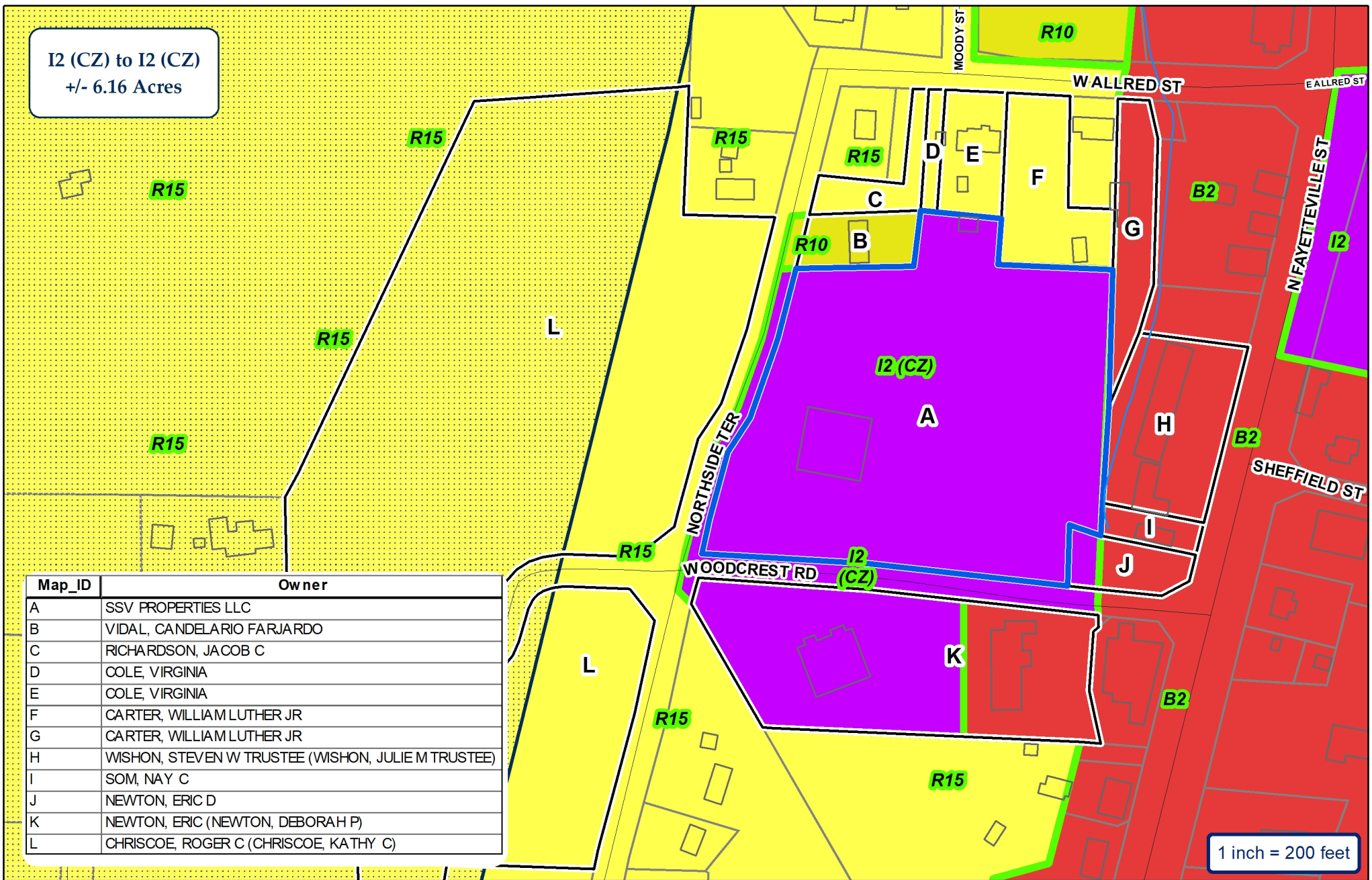
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-09

Parcels: 7752905846



I2 (CZ) to I2 (CZ)
+/- 6.16 Acres



Map_ID	Owner
A	SSV PROPERTIES LLC
B	VIDAL, CANDELARIO FARJARDO
C	RICHARDSON, JACOB C
D	COLE, VIRGINIA
E	COLE, VIRGINIA
F	CARTER, WILLIAM LUTHER JR
G	CARTER, WILLIAM LUTHER JR
H	WISHON, STEVEN W TRUSTEE (WISHON, JULIE M TRUSTEE)
I	SOM, NAY C
J	NEWTON, ERIC D
K	NEWTON, ERIC (NEWTON, DEBORAH P)
L	CHRISCOE, ROGER C (CHRISCOE, KATHY C)

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-09

Parcels: 7752905846

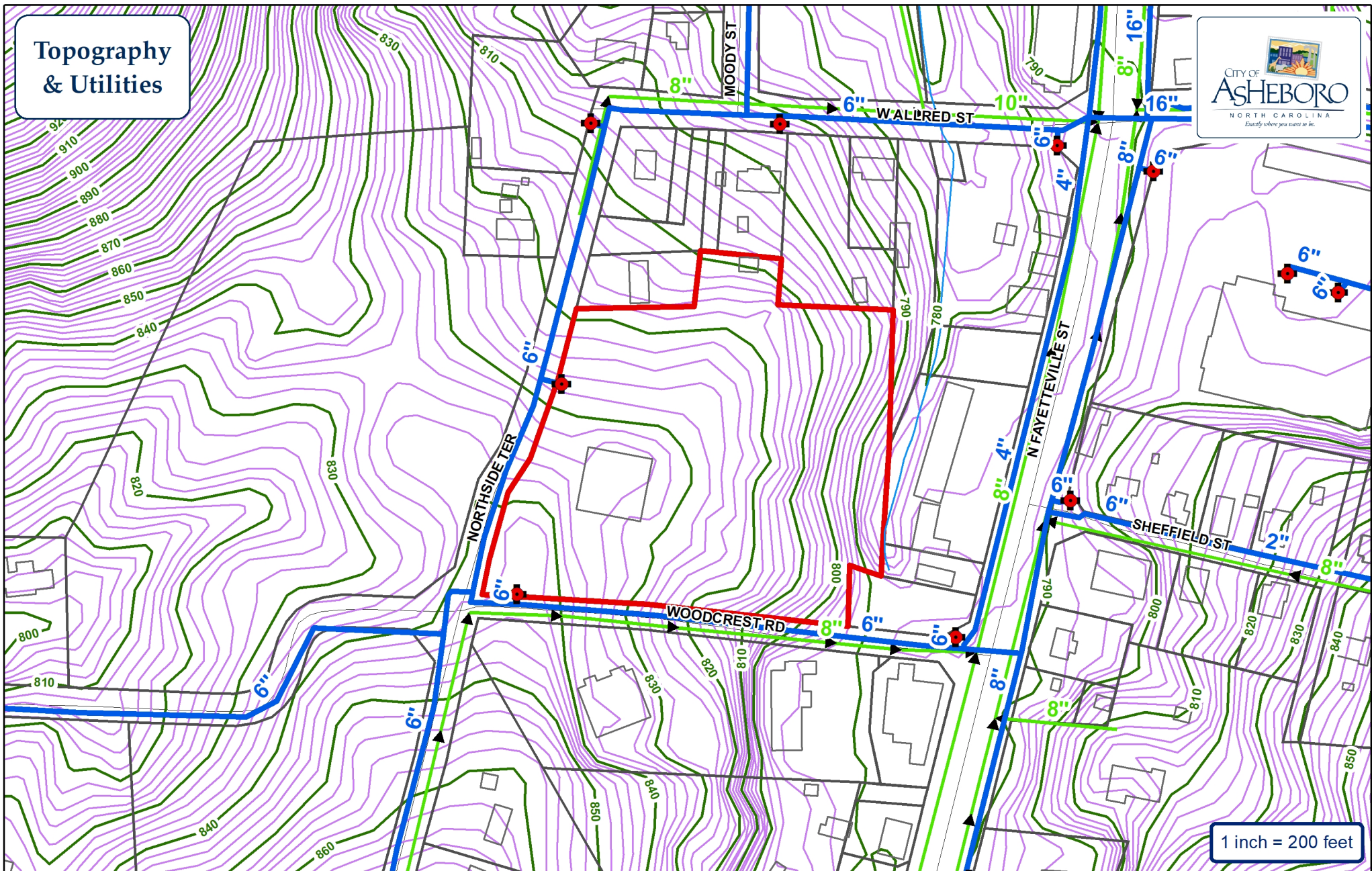


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



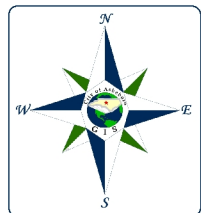
- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main |  Watershed |

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-09

Parcels: 7752905846

 Subject Property



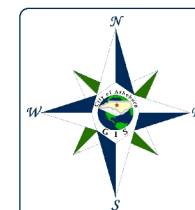
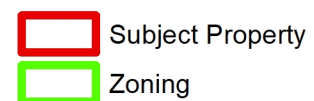
Aerial



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-09

Parcels: 7752905846



APPLICANT INFORMATION

Applicant Sam Hunt Applicant's Phone # 336-213-1526

Applicant's Address P.O. Box 2440
Burlington, NC 27216

Applicant email address _____

PROPERTY INFORMATION

Property Owner's Name SSV Properties LLC

Location of Property 124 Woodcrest Rd Property Size (ac. or s.f.) 6.16 ac

Randolph County Property Identification Number (PIN#) 7752905846

Current Zoning District I-2 (CZ) Requested Zoning District I2-CZ

Date Property Title Acquired 8-7-2020 Deed Book 2713 Page 1880

Subdivision _____ Section _____ Lot # _____

Plat Book 173 Page 6

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:

Add to existing Permitted uses Manufacturing Heavy
(Archives Shop)

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

Continued use of an Industrial Property
with surrounding Industrial Uses

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.

NONE

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?

In keep with the Sector.

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)

H.R. Callimore

Position/Relationship of Authorized Signatory to Applicant

Agent

Owner Signature (if different than Applicant)

Signed by:
R. Samuel Hunt Jr.
C7BA0733D259479...

Owner Address

PO Box 440
Burlington, NC 27216

Telephone Number

336-213-1526

Printed Name of Authorized Signatory (if different from Owner)

OWNER

Position/Relationship of Authorized Signatory to Owner

STAFF USE		
Received by: <u>JTL</u>	Date: <u>3-6-25</u>	Case Number: <u>25-09</u>

DR 2716 - 1000 - 1004 (5)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOC# 20100101
08/07/2020 12:55:53 P
Tax: \$698.00

REVENUE STAMPS: \$698.00

PARCEL ID: 45640
PIN NO.: 7752905855

**THIS INSTRUMENT PREPARED BY CHARLES THOMAS STEELE, JR., A LICENSED NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON
DISBURSEMENT OF CLOSING PROCEEDS.**

PREPARED BY: CHARLES THOMAS STEELE, JR.
PITTMAN & STEELE, PLLC
POST OFFICE BOX 2290, BURLINGTON, NC 27216-2290
RETURN TO: GRANTEE

N/A IF MARKED, THE PROPERTY DESCRIBED HEREIN INCLUDES THE PRIMARY RESIDENCE OF AT LEAST
ONE OF THE GRANTORS, OTHERWISE, NOTE AS N/A. (PER NC GS §105-317.2)

NORTH CAROLINA
RANDOLPH COUNTY

GENERAL WARRANTY DEED

THIS DEED made this 3rd day of August, 2020, by and between **ELIUD CAMPUZANO JAIMES** and wife, **LORENA HERNANDEZ SUAREZ** of 4803 Jackson Creek Road, Denton, North Carolina 27239, Grantor, and **SSV PROPERTIES, LLC**, a North Carolina limited liability company, of Post Office Box 2440, Burlington, North Carolina 27216, Grantee. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Pittman & Steele, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain tract or parcel of land in the City of Asheboro Township, Randolph County, North Carolina, and being more particularly described as follows:

That certain tract or parcel of land located in the City of Asheboro, Asheboro Township, Randolph County, North Carolina, adjoining the 40 foot right of way of Woodcrest Road, the 50 foot right of way of Northside Terrace (SR 1490), Darren Davis Investment Properties and Farms, Inc. (see deed in Book 2612, at Page 625 of the Randolph County Registry), Jacob Richardson (see deed in Book 2660, at Page 17 of the Randolph County Registry), Virginia Cole (see deed in Book 1254, at Page 775 of the Randolph County Registry), Virginia Cole (See Estate File No. 86-E-481 in the Office of the Clerk of Superior Court of Randolph County, North Carolina), William Carter, Jr. (See Estate File No. 14-E-239 in the Office of the Clerk of Superior Court of Randolph County, North Carolina), Steven Wishon (see deed in Book 2369, at Page 803 of the Randolph County Registry), Nay C. Som (see deed in Book 2375, at page 1041 of the Randolph County Registry), and Eric Newton (See Estate File No. 89-E-346 in the Office of the Clerk of Superior Court of Randolph County, North Carolina), and being more particularly described as follows:

BEGINNING at a magnail set located in the northern margin of the 40 foot right of way of Woodcrest Road at the southwesternmost corner of Eric Newton, and running thence from said point of beginning with the northern margin of the 40 foot right of way of Woodcrest Road, the following courses and distances: North 84 degrees 13 minutes 52 seconds West 495.93 feet to a point not set, thence, North 84 degrees 16 minutes 59 seconds West 42.64 feet to a point not set; thence, North 87 degrees 38 minutes 10 seconds West 89.50 feet to a ½ inch rebar set flush at the intersection of the northern margin of the 40 foot right of way of Woodcrest Road with the eastern margin of the 50 foot right of way of Northside Terrace (SR 1490); running thence with the eastern margin of the 50 foot right of way of Northside Terrace (SR 1490), the following courses and distances: North 15 degrees 18 minutes 37 seconds East 65.70 feet to a point not set; thence, North 18 degrees 38 minutes 30 seconds East 54.54 feet to a point not set; thence, North 23 degrees 40 minutes 44 seconds East 45.19 feet to a point not set; thence, North 25 degrees 08 minutes 22 seconds East 56.86 feet to a point not set; thence, North 23 degrees 11 minutes 27 seconds East 58.33 feet to a point not set; thence, North 17 degrees 33 minutes 58 seconds East 80.91 feet to a point not set; thence, North 16 degrees 04 minutes 51 seconds East 86.39 feet to a ½ inch existing iron rod; thence, North 12 degrees 56 minutes 10 seconds East 15.00 feet to a ½ inch existing iron rod located in the eastern margin of the 50 foot right of way of Northside Terrace (SR 1490), at the southwesternmost corner of Darren Davis Investment Properties and Farms, Inc.; thence with the southern boundary line of Darren Davis Investment Properties and Farms, Inc., North 88 degrees 29 minutes 01 seconds East 182.80 feet to a ½ inch existing iron rod located at the southeasternmost corner of Darren Davis Investment Properties and Farms, Inc.; running thence with the eastern boundary line of Darren Davis Investment Properties and Farms, Inc., North 5 degrees 37 minutes 40 seconds East 87.90 feet to a ½ inch

rebar located at the northeasternmost corner of Darren Davis Investment Properties and Farms, Inc., the southeasternmost corner of Jacob Richardson, and the southwesternmost corner of Virginia Cole; running thence with the southern boundary line of Virginia Cole, the following courses and distances: South 83 degrees 26 minutes 21 seconds East 26.90 feet to a $\frac{3}{4}$ inch existing iron pipe flush in concrete; thence, South 84 degrees 38 minutes 52 seconds East 100.00 feet to a $\frac{1}{2}$ inch rebar located in the western boundary line of William Carter, Jr., at the southeasternmost corner of Virginia Cole; running thence with the western boundary line of William Carter, Jr., South 3 degrees 51 minutes 16 seconds West 71.67 feet to a $\frac{1}{2}$ inch rebar located at the southwesternmost corner of William Carter, Jr.; running thence with the southern boundary line of William Carter, Jr., the following courses and distances: South 87 degrees 56 minutes 33 seconds East 110.24 feet to a $\frac{1}{2}$ inch existing iron rod bent flush; thence, South 88 degrees 08 minutes 12 seconds East 66.95 feet to a $\frac{3}{4}$ inch existing iron pipe flush in concrete, a corner with William Carter, Jr.; thence with the western boundary line of William Carter, Jr., the following courses and distances: South 1 degrees 58 minutes 52 seconds West 212.66 feet to a 1 and $\frac{1}{4}$ inch existing iron pipe and CAP; thence, South 1 degrees 41 minutes 00 seconds West 89.57 feet to a 12 inch below ground axle shaft located at a common corner with William Carter, Jr. and Steven Wishon; running thence with the western boundary line of Steven Wishon, South 4 degrees 35 minutes 44 seconds West 60.53 feet to a $\frac{1}{2}$ inch existing iron rod located at the southwesternmost corner of Steven Wishon and the northwesternmost corner of Nay C. Som; running thence with the western boundary line of Nay C. Som, South 2 degrees 24 minutes 27 seconds West 51.11 feet to a $\frac{3}{8}$ inch existing iron rod located at the southwesternmost corner of Nay C. Som and the northwesternmost corner of Eric Newton; running thence with the western boundary line of Eric Newton, South 0 degrees 23 minutes 51 seconds East 82.88 feet to the point and place of BEGINNING, and BEING ALL OF THAT CERTAIN 6.232 acre tract as shown on that certain plat prepared by Burrow Surveys, Inc., William C. Burrow, Professional Land Surveyor, dated July 30, 2020, entitled "Survey for SSV Properties, LLC," Project No. 5674, which plat is duly recorded in Plat Book 166, at Page 8 of the Randolph County Registry, and to which plat reference is hereby made for a more complete description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2675 at Page 481 of the Randolph County Registry,

A map showing the above-described property is recorded in Plat Book 166, at Page 8 of the Randolph County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This conveyance is subject to easements, rights of way, if any, appearing of record in the Randolph County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day, year first above written.

Eliud Campuzano Jaimes
ELIUD CAMPUZANO JAIMES

(SEAL)

Lorena Hernandez Suarez
LORENA HERNANDEZ SUAREZ

(SEAL)

NORTH CAROLINA
Randolph COUNTY

I, Liane Locke, a Notary Public of said County, do hereby certify that ELIUD CAMPUZANO JAIMES personally appeared before me this day and acknowledged the execution of the foregoing instrument.

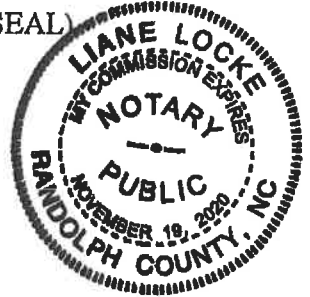
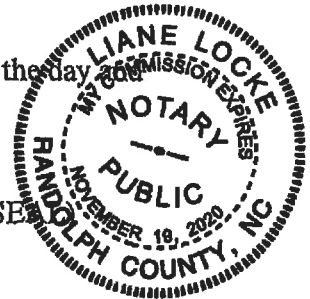
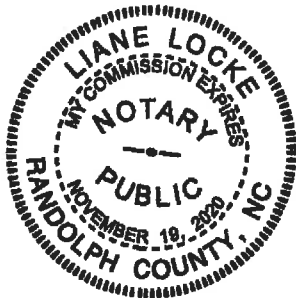
Witness my hand and official stamp or seal, this 6 day of August, 2020.

Liane Locke
Signature of Notary Public

Liane Locke
Print Name of Notary Public

My Commission Expires:

Nov. 19, 2020



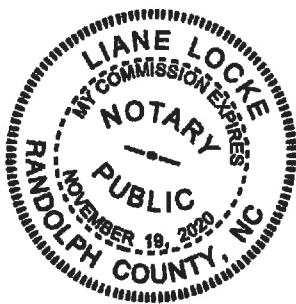
NORTH CAROLINA
Randolph COUNTY

I, Liane Locke, a Notary Public of said County, do hereby
 certify that **LORENA HERNANDEZ SUAREZ** personally appeared before me this day and
 acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 6 day of August, 2020.

Liane Locke
 Signature of Notary Public

Liane Locke
 Print Name of Notary Public



My Commission Expires: Nov. 19, 2020



RZ-25-10

Application to rezone property located along Mountain Rd., Springdale Ln, and Lincoln Ave. (Randolph County Parcel Identification Number 7751362459). The request is to rezone existing RA6 (CZ) Residential Conditional Zoning to R10 (CZ) Residential Conditional Zoning district to allow for seven single family dwellings and two duplexes.

1. Request	
Applicant: Robert Edmond Residential, LLC	Property Owner: Robert Edmond Residential, LLC
Zoning <i>Existing:</i> RA6 (CZ) Residential Conditional Zoning <i>Proposed:</i> R10 (CZ) Residential Conditional Zoning <i>History:</i> 1982: RZ-82-14: Property rezoned from R10 to CU-RA6 for a maximum of 24 condo style dwelling units	
Required Notice <i>Mailed Notice by Applicant:</i> 3-27-25. This letter also indicated that the applicant would be holding a neighborhood meeting on April 3, 2025.	

2. Site Information	
Location	Mountain Rd., Springdale Ln, and Lincoln Ave.
PIN	7751362459
Size	3.25 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Undeveloped
Overlay Districts	None
Infrastructure	City utilities are available, subject to city policies.
Transportation	
<i>Street Classification:</i>	All streets are a local streets
<i>Maintenance:</i>	Mountain Rd. is city maintained Springdale Ln. is partially city maintained, partially private Lincoln Ave. is state-maintained.
<i>Other Notes:</i>	None
Surrounding Land Use	
<i>North:</i>	Single, Two, and Multiple Family Residential
<i>South:</i>	Single and Two Family Residential
<i>East:</i>	Single and Two Family Residential
<i>West:</i>	Residential/Church

3. Staff Analysis
1) Proposed uses are single- and two-family dwellings 2) R10 Residential District Statement of Intent: 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. 3) Relevant Zoning Ordinance Definitions: Dwelling/Residence, Detached Single Family

An individual dwelling unit for one family located on an independent lot containing no other dwelling units.

Dwelling/Residence, Two Family

A structure containing two dwelling units.

Street, Public

Effective January 1, 2007: A right-of-way or fee simple tract of land that has been set aside for public travel, offered for dedication to the public by the recording of a subdivision plat, built to public street standards, and eligible for maintenance by either the City of Asheboro or the State of North Carolina.

- 4) Both single-family and two-family dwellings are permitted by right in the R10 Residential zoning district.
- 5) The applicant proposes a privately maintained, all-weather surface roadway to serve as access for a portion of the development in front of Lots 5-7 (single-family dwellings) and in front of a portion of Lot 4 (single-family dwelling). This proposal has been reviewed by city departments and NCDOT and deemed acceptable for emergency access, operations, and driveway permitting. Staff is proposing conditions related to maintenance and turnaround area in response to this proposal.
- 6) The portion of Springdale Lane that is not city-maintained and outside of the city limits is not eligible for city maintenance.
- 7) The overall density of the development is approximately 3.4 dwellings per acre, which is consistent with allowable by the surrounding R10 zoning.

4. Modifications to Ordinance Regulations

- 1) (+) 20' no cut buffer proposed along south side of lots 1, 3-7 and western side of lots 8-9
- 2) (-) Lots 3-6 do not meet R10 minimum lot width (75' required, 60 proposed).
- 3) (-) Lots 4-7 do not comply with Section 3.01 (C): Every lot must abut a street
- 4) (-) Lot 2 Front and Side setbacks do not meet R10 minimums; Lot 4 side setback does not meet R10 minimum.

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

- A) The uses approved shall be Dwelling, Single Family on lots 1-7 and Dwelling, Single or Two Family on lots 8-9.
- B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C) It shall be the property owner's responsibility to obtain all permits and approvals required for the proposed land use, including but not limited to, NCDOT driveway permitting, and NCDEQ permitting, if applicable.
- D) Prior to the issuance of a zoning compliance permit, a minor subdivision plat and site plan demonstrating compliance with all applicable zoning regulations and conditions, as well as the applicable permit fees, shall be submitted.

- E) Prior to issuance of a zoning compliance permit, a road maintenance agreement (including indemnification provisions to protect city if heavy duty fire and public works vehicles cause damage while providing municipal services) to property within city shall be recorded.
- F) Prior to issuance of a zoning compliance permit, the property owner shall survey, prepare, and record an access/turnaround easement in favor of the city granting access and maneuvering area for all city vehicles servicing this property.
- G) Existing vegetation shall be preserved consistent with the approved site plan within the “20’ No Cut Buffer.” Should any vegetation be removed, such vegetation shall at a minimum, be replaced with plantings consistent with a Type A Buffer within this area(s).
- H) 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.

6. Land Development Plan Consistency and Reasonableness	
Proposed Land Use Map	Neighborhood Residential
Growth Strategy Map	Primary Growth
Small Area Map	Northwest
LDP Goals/Policies Supporting 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: The proposed rezoning is compliant with the objectives of the Growth Strategy Map. • Checklist Item 8. The request is an adaptive reuse of a vacant or unused lot, or is an infill lot. • Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.	
LDP Goals/Policies Not Supporting Request	
• Checklist Item 6. Existing infrastructure is adequate to support the desired zone.	
Staff Proposed Plan Consistency Statement	
The zoning map amendment is consistent with Asheboro Land Development Plan in that the proposed land uses and density are consistent with the proposed land use map, and more consistent with the area than the previously authorized high-density residential zoning by proposing single-family and two-family dwellings that are more similar to surrounding land uses and consistent with the Neighborhood Residential designation of the property. It also provides additional housing opportunities on an infill lot in the primary growth area close to services, employment, and major transportation corridors.	
Staff Proposed Reasonableness Statement	
The zoning map amendment is reasonable given the size and physical conditions of the property and adjoining residential property consisting primarily of single-family and two-family dwellings, the benefit of additional housing opportunities to the public, the benefit to the property owner by development of longstanding undeveloped lot, and the protections	

offered to adjoining property owners through the approved site plan providing measures such as preservation of significant existing vegetation not typically required to be retained with single-family and two-family dwellings. The provision of infrastructure (specifically access) is an important part of evaluating the request's reasonableness. The design of this access to the limited number of lots lacking direct access to a public street and the design and ongoing maintenance of this access can be addressed through conditions as part of the Conditional Zoning process.

7. Staff Recommendation and Planning Board Action Items	
Staff Recommendation	Staff's recommendation is to approve the request, subject to the applicant's acceptance of reasonable conditions proposed by staff and identified during the conditional zoning process.
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Recommend approval or denial of zoning map amendment RZ-25-10: R10 (CZ) Residential Conditional Zoning district to allow for seven single family dwellings and two duplexes b) Attach zoning conditions as summarized or with modification.

SURVEY AND ACCURACY

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2953, PAGE 764); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF _____ A.D., 2025.

PROFESSIONAL LAND SURVEYOR L-5519

I, AARON CARTER, PROFESSIONAL LAND SURVEYOR, L-5519, CERTIFY THAT THIS IS A SURVEY

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.10'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATE OF SURVEY: 03/20/25
- (5) DATUM/EPHOC: NAD 83 (2011)
- (6) PUBLISHED/UNPUBLISHED CONTROL USE: NCVRS
- (7) MEASUREMENTS: DISTANCE, ANGLE
- (8) MEASUREMENTS: DISTANCE, ANGLE
- (9) MEASUREMENTS: DISTANCE, ANGLE
- (10) MEASUREMENTS: DISTANCE, ANGLE

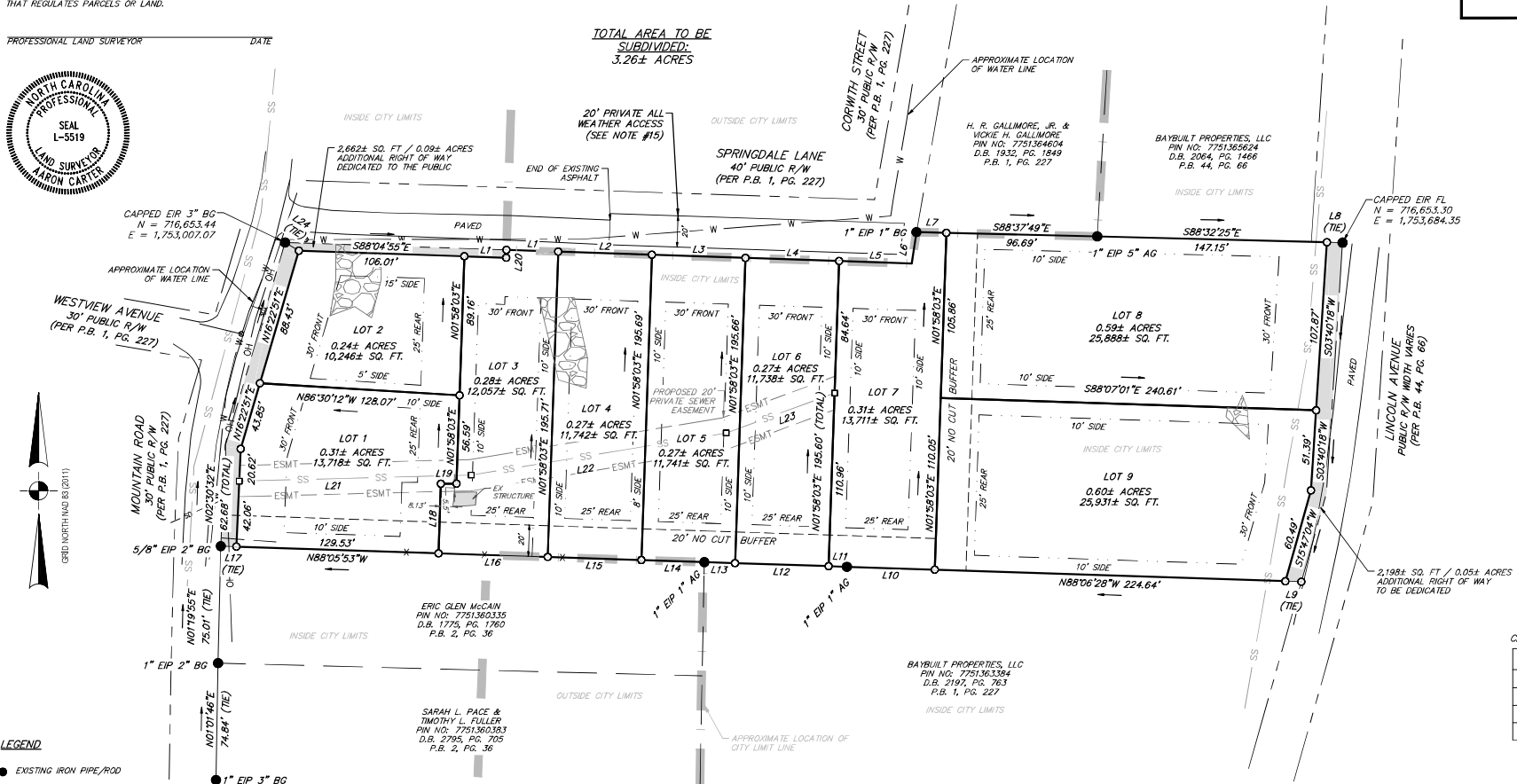
(11a) THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS ON LAND.

PROFESSIONAL LAND SURVEYOR DATE



PRELIMINARY

TOTAL AREA TO BE SUBDIVIDED:
3.26± ACRES



LEGEND

- EXISTING IRON PIPE/ROD
- NEW IRON ROD SET
- ⊕ SANITARY CLEAN OUT
- ⊖ SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- TELEPHONE PEDESTAL
- ⬭ EXISTING ROCK OUTCROP

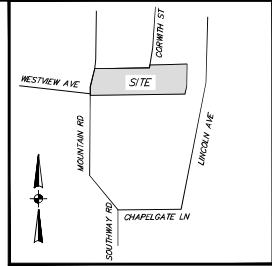
ADJOINER LINE	---	---
LINE SURVEYED	---	---
RIGHT OF WAY	---	---
CURB & GUTTER	---	---
OVERHEAD POWER	OH	OH
SANITARY SEWER	SS	SS
STORM DRAIN	SD	SD
WATER LINE	W	W
BUFFER	---	---
CITY LIMITS	---	---

ABBREVIATIONS

- EIP = EXISTING IRON PIPE/PIN
- EIR = EXISTING IRON ROD
- RS = NEW IRON ROD SET
- R/W = RIGHT OF WAY
- AG = ABOVE GROUND
- BP = BELOW GROUND
- FL = FLUSH WITH GROUND

GENERAL NOTES

- 1) THIS PLAT SHOWS THE PROPOSED CREATION OF PARCEL(S) OF LAND - AS SHOWN HEREON.
- 2) FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM DATED JANUARY 2, 2008. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 3710775100L.
- 3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 4) 1/2" IRON RODS SET AT ALL CORNERS, UNLESS OTHERWISE SHOWN OR NOTED.
- 5) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 6) THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO SUMMEY ENGINEERING ASSOCIATES. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- 7) COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC3200), NAD 83 (2011), AND NAVD 88 (GEOID 18), AND COORDINATES WERE OBTAINED USING THE NCVRS SYSTEM.
- 8) NO ADJACENT MONUMENTS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
- 9) PROPERTY OWNER: ROBERT EDMOND RESIDENTIAL, LLC, PIN NO. 7751362458, DEED BOOK 2953, PAGE 764.
- 10) PROPOSED PROPERTY ZONING: R10 (CZ); EXISTING ZONING: RAE (CZ).
- 11) PROPOSED SETBACKS AREA AS SHOWN. MINIMUM LOT SIZE: 10,000 SQUARE FEET. MINIMUM LOT WIDTH 60'.
- 12) TOTAL AREA: 3.26± ACRES.
- 13) TOTAL NUMBER PROPOSED LOTS: 9.
- 14) PROPOSED LOTS 1 & 3-9, HAVE A 20' NO CUT BUFFER FROM THE SOUTHERN / WESTERN PROPERTY LINE.
- 15) PROPOSED 20' ALL WEATHER ACCESS PRIVATELY MAINTAINED WITH A ROAD MAINTENANCE AGREEMENT (INCLUDING INDEMNIFICATION PROVISIONS TO PROTECT CITY OF HEAVY DUTY FIRE AND PUBLIC WORKS VEHICLES CAUSE DAMAGE WHILE PROVIDING MUNICIPAL SERVICES) TO PROPERTY WITHIN CITY.
- 16) CALLS ALONG THE PRIVATE SANITARY SEWER LINE ARE CENTERLINE CALLS. PROPOSED PRIVATE EASEMENT IS 10' EITHER SIDE.
- 17) PROPERTY OWNER SHALL SURVEY, PREPARE AND RECORD AN ACCESS/TURNAROUND EASEMENT IN FAVOR OF THE CITY GRANTING ACCESS AND MANEUVERING AREA FOR ALL CITY VEHICLES SERVING THIS PROPERTY.



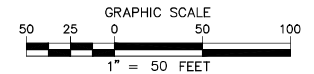
VICINITY MAP
NOT TO SCALE

Line Table		
Line #	Direction	Length
L1	S88°04'55"E	33.19
L1	S88°04'55"E	26.82
L2	S88°04'55"E	60.00
L3	S88°04'55"E	60.00
L4	S88°04'55"E	60.00
L5	S88°04'55"E	46.52
L6	N08°35'04"E	20.31
L7	S88°37'49"E	19.14
L8	S88°32'25"E	10.01
L9	N88°06'28"W	10.30
L10	N88°06'28"W	56.31
L11	N88°08'25"W	11.69
L12	N88°08'25"W	60.00
L13	N88°08'25"W	19.67
L14	N88°05'53"W	40.33
L15	N88°05'53"W	60.00
L16	N88°05'53"W	70.00
L17	N88°05'53"W	10.00
L18	N01°58'03"E	44.57
L24	S59°07'43"E	10.33

CENTERLINE EASEMENT TABLE

Line Table		
Line #	Direction	Length
L21	N88°32'53"E	148.71
L22	N80°36'50"E	165.45
L23	N69°46'18"E	73.96

OWNER:
ROBERT EDMOND RESIDENTIAL, LLC
2550 MOUNTAIN LAKE ROAD
ASHEBORO, NC 27205



MINOR SUBDIVISION PLAT FOR

DOGWOOD PARK

MOUNTAIN ROAD - SPRINGDALE LANE - LINCOLN AVENUE
ASHEBORO TOWNSHIP - RANDOLPH COUNTY - NORTH CAROLINA

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
10 Bus 948, Asheville, NC 27204
Ph 336-524-0922 Fx 336-524-0922 www.summeyengineering.com
NC ENGINEERING & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION #4038

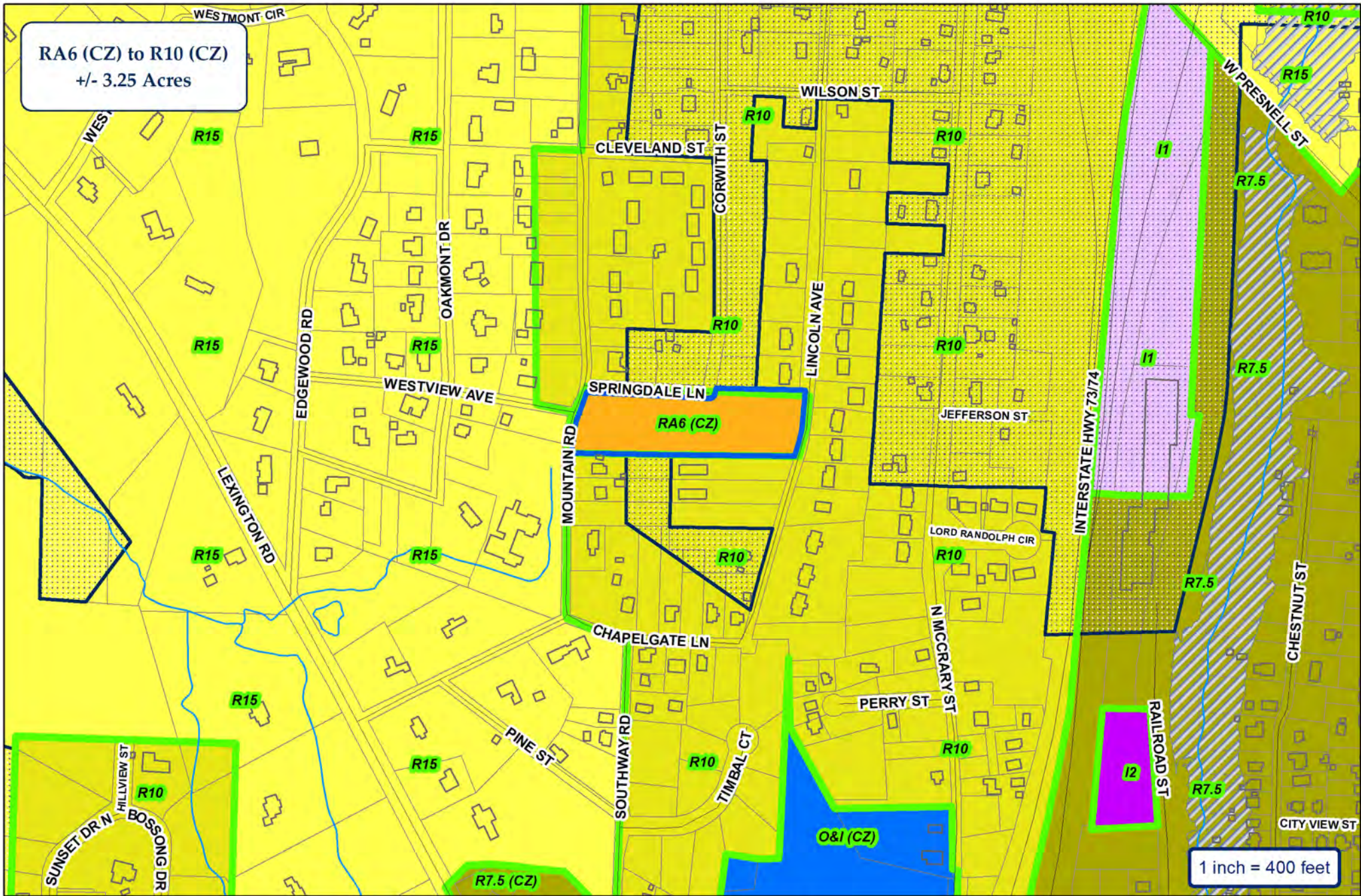
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Date: 05/21/2025

Drawn By: SKM

Checked By: AJC

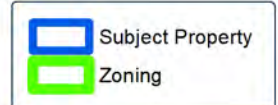
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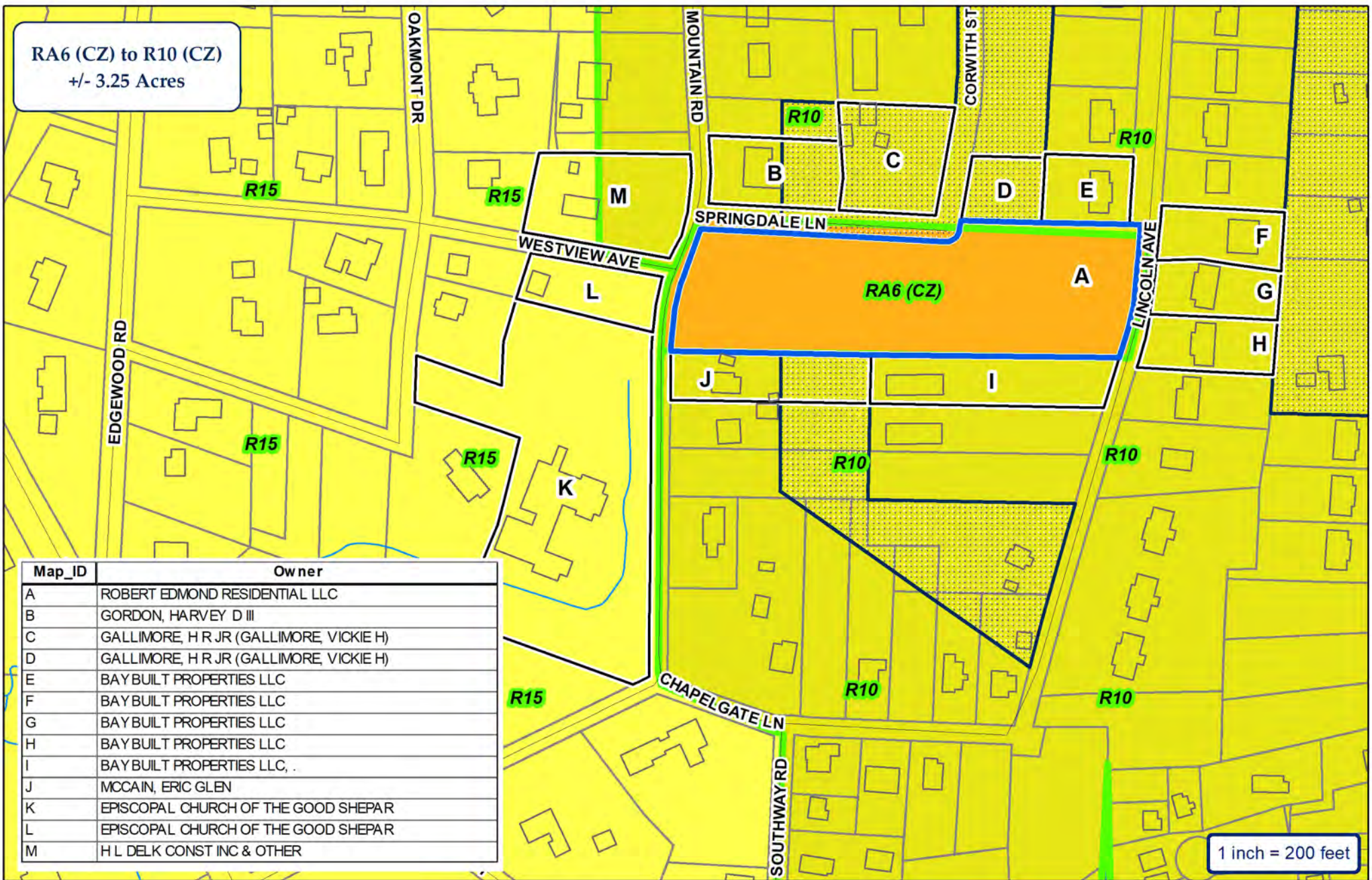
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-10

Parcels: 7751362459



RA6 (CZ) to R10 (CZ)
+/- 3.25 Acres



Map_ID	Owner
A	ROBERT EDMOND RESIDENTIAL LLC
B	GORDON, HARVEY D III
C	GALLIMORE, H R JR (GALLIMORE, VICKIE H)
D	GALLIMORE, H R JR (GALLIMORE, VICKIE H)
E	BAY BUILT PROPERTIES LLC
F	BAY BUILT PROPERTIES LLC
G	BAY BUILT PROPERTIES LLC
H	BAY BUILT PROPERTIES LLC
I	BAY BUILT PROPERTIES LLC, .
J	MCCAIN, ERIC GLEN
K	EPISCOPAL CHURCH OF THE GOOD SHEPAR
L	EPISCOPAL CHURCH OF THE GOOD SHEPAR
M	H L DELK CONST INC & OTHER

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-10

Parcels: 7751362459

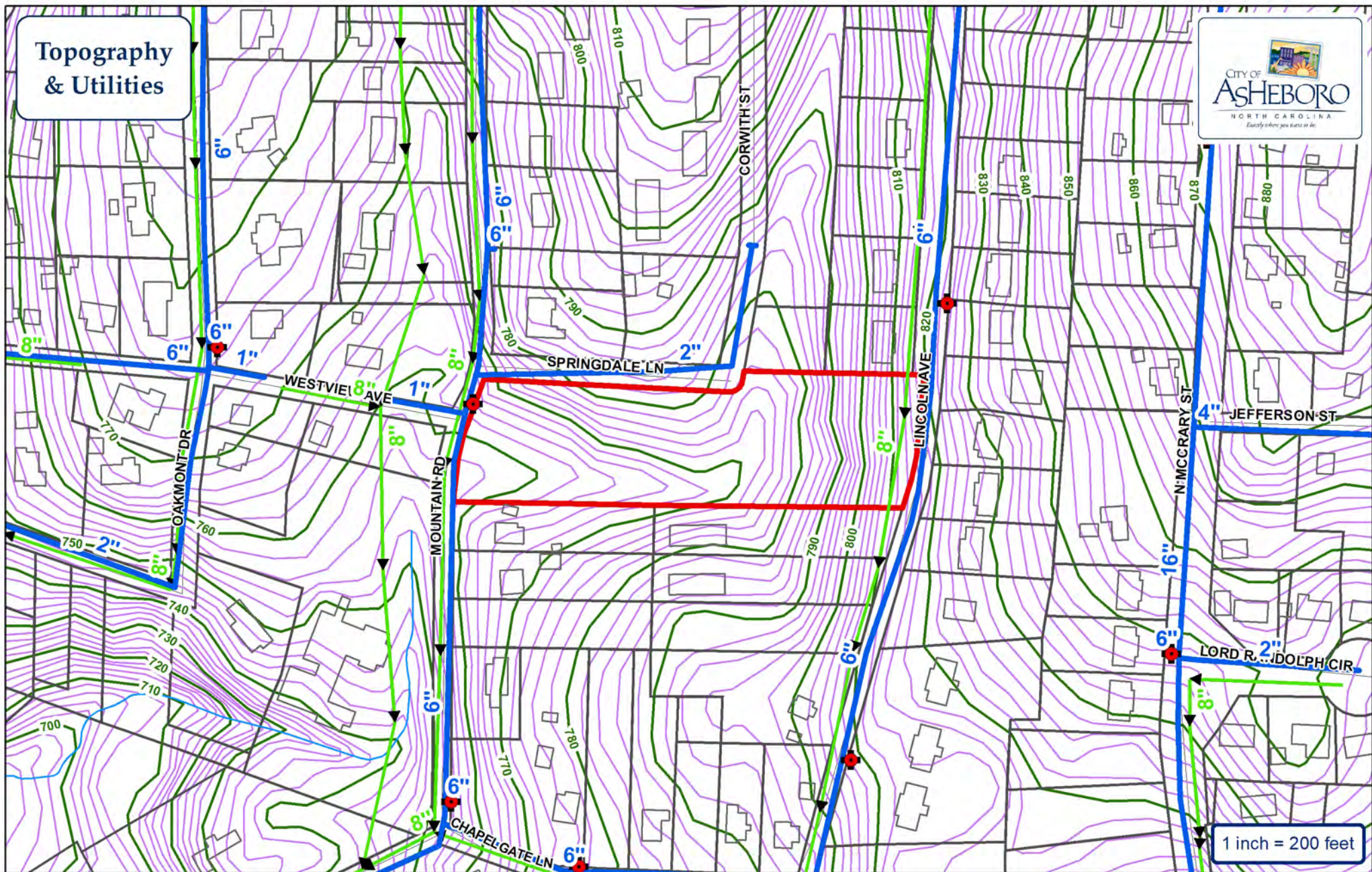


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



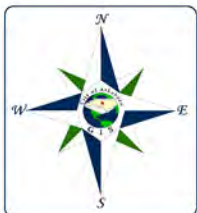
- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main |  Watershed |

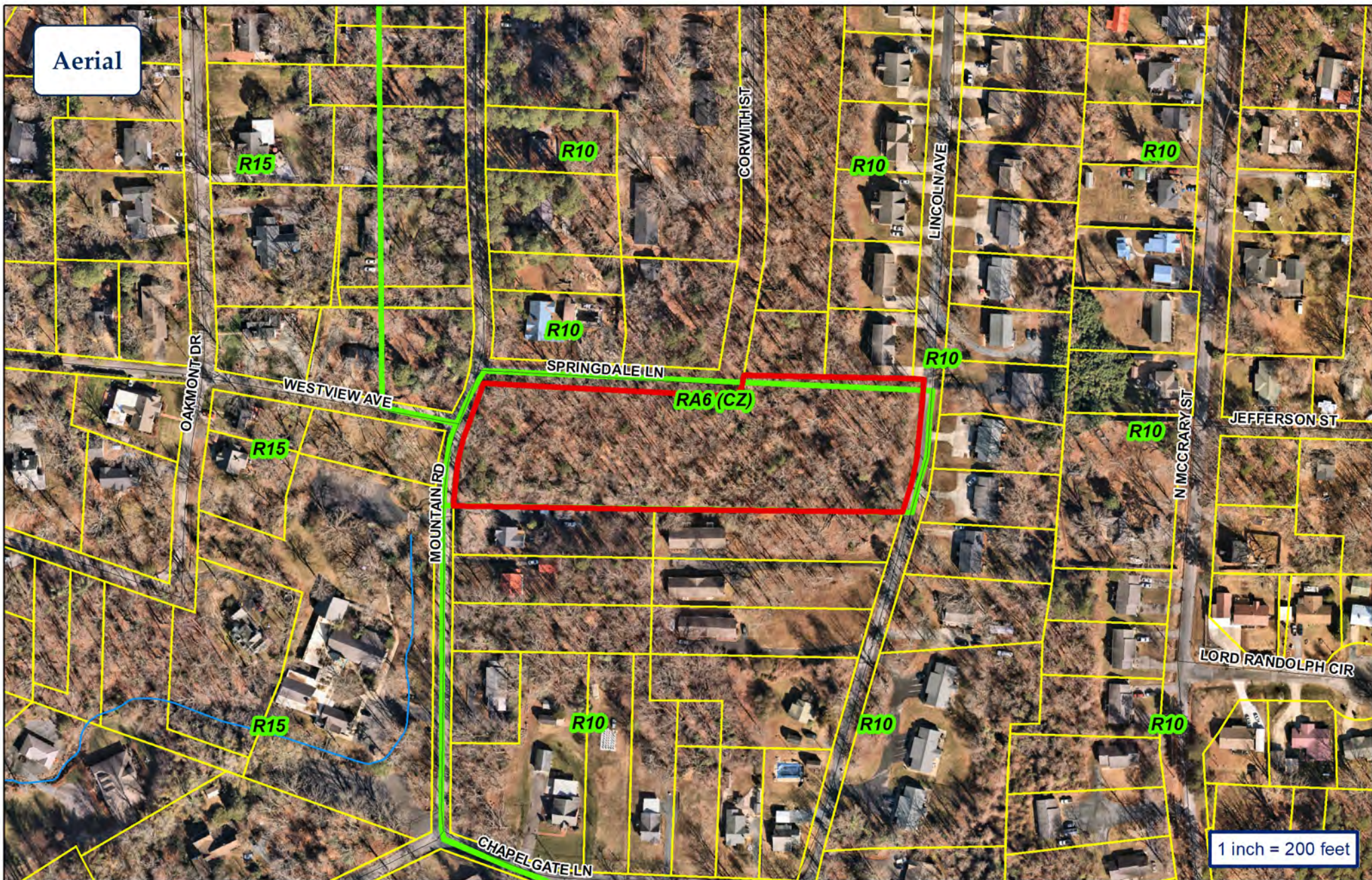
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-10

Parcels: 7751362459

 Subject Property

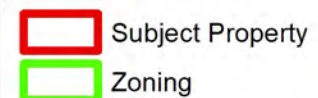




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-10

Parcels: 7751362459



APPLICANT INFORMATION

Applicant Robert Edmond Residential, LLC Applicant's Phone # 336-963-9016
Applicant's Address 2550 Mtn. Lake Rd.
Asheboro, NC 27205
Applicant email address tyler.wilhoit@trmhomes.com

PROPERTY INFORMATION

Property Owner's Name Robert Edmond Residential, LLC
Location of Property 0 Mountain Rd. Property Size (ac. or s.f.) 3.25 Ac
Randolph County Property Identification Number (PIN#) 7751362459
Current Zoning District RA6CZ Requested Zoning District R10CZ
Date Property Title Acquired 3/12/2025 Deed Book 2953 Page 764
Subdivision _____ Section _____ Lot # _____
Plat Book N/A Page _____ 3.25 Acres
off Springdale, Mtn. Rd
And Lincoln Ave.

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:

Rezone from RA6-CZ to R10-CZ that reduces
the density for a conditional zoning district
consisting of seven single family dwelling
on 10,000 sq. ft. lots and two duplexes
on 15,000 sq. ft. lots along Lincoln Ave.

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

Located in Primary Growth Area and is consistent with the
Land Use Map & Growth Strategy Map.

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?

Recent housing rezonings in the neighborhoods
in close proximity to McCray Ball Park and the Dogwood
Aces Area.

Does not apply ☐

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

Provides housing opportunities with close proximity to
interstate, employers, schools & college and center city.

APPLICATION SIGNATURES

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

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

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

Robert Edmund Residential, LLC
Applicant Signature

Owner Signature (if different than Applicant)

Robert Tyler Wilton
Printed Name of Authorized Signatory (if
different from Applicant)

Owner Address

Robert Tyler Wilton

2550 Mtn. Lake Rd.
Asheboro, NC 27205

Position/Relationship of Authorized
Signatory to Applicant

Telephone Number

mgr. of LLC

336-963-9016

Printed Name of Authorized Signatory (if
different from Owner)

Position/Relationship of Authorized
Signatory to Owner

STAFF USE

Received by: JTL Date: 3-14-25 Case Number: 25-10

DR 2025-107-100 (3)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOC# 2019/205
03/12/2025 03:12:04 P
Tax: \$160.00

**NORTH CAROLINA
WARRANTY DEED**

Excise Tax: \$160.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 7751362459

Mail after recording to: Grantee: 2550 MOUNTAIN LAKE ROAD, ASHEBORO, NC 27205
PROPERTY ADDRESS: 0 MOUNTAIN ROAD, ASHEBORO, NC 27205

This instrument was prepared by: ADELIA SCHIFFMAN LAW GROUP, PLLC, A GROUP OF LICENSED NORTH CAROLINA ATTORNEYS. DELINQUENT TAXES, IF ANY, WILL PAID AT CLOSING FROM CLOSING PROCEEDS.

THIS DEED made this 5TH day of MARCH, 2025 by and between

GRANTOR

NANCY JOYNER JORDAN (UNMARRIED)

2310 PRINCESS ANN STREET, GREENSBORO, NC 27408

GRANTEE

ROBERT EDMOND RESIDENTIAL, LLC

2550 MOUNTAIN LAKE ROAD, ASHEBORO, NC 27205

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

SEE EXHIBIT A ATTACHED

Submitted electronically by "Adelia Schiffman Law Group, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1498 Page 1148, RANDOLPH County Registry. Also, please see Book 2419, Page 333.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

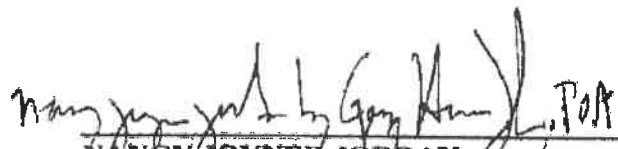
The above described property ☐ does ☒ does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: All easements, restrictions, and rights of way of record, if any, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.


NANCY JOYNER JORDAN, (SEAL)
BY GEORGE HARRISON JORDAN, POA

NORTH CAROLINA GUILFORD COUNTY

I, Christian M. Hairston, a Notary Public in and for said State and County, do hereby certify that **GEORGE HARRISON JORDAN** personally appeared before me this day and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and on behalf of **NANCY JOYNER JORDAN** and that their authority to do so was executed, acknowledged and recorded in the Office of the Register of Deeds of Guilford County, North Carolina and that this instrument was executed under and by authority given by said instrument granting them power of attorney; that the said **GEORGE HARRISON JORDAN** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **NANCY JOYNER JORDAN**.

Witness my hand and official stamp or seal, this the 12th day of March, 2025.

My Commission Expires: 6/24/26

Notary Public

Print Notary Name: Christian M. Hairston

Christian M Hairston
NOTARY PUBLIC
Guilford County, NC
My Commission Expires June 24, 2026

EXHIBIT A

BEGINNING at an iron pipe marking the intersection of the eastern right of way line of Mountain Road and the south right of way line of Springdale Drive; thence South 87 degrees 02 minutes East 401.45 feet along the south right of way line of Springdale Drive to an iron pipe; thence North 09 degrees 58 minutes East 20.20 feet along the eastern right of way line of Lee Avenue to an iron pipe; thence South 87 degrees 32 minutes East 273.20 feet to an iron pipe in the western right of way line of Lincoln Avenue; thence South 04 degrees 43 minutes West 160.71 feet to a p.k. nail in the pavement of Lincoln Avenue; thence South 17 degrees West 59.30 feet to an iron pipe; thence North 87 degrees 02 minutes West 291.25 feet to an iron pipe; thence continuing North 87 degrees 02 minutes West 401.45 feet to an iron pipe in the eastern right of way line of Mountain Road; thence North 03 degrees 35 minutes East 64 feet along the eastern right of way line of Mountain Road to an iron pipe; thence North 17 degrees 33 minutes East 136.08 feet along the eastern right of way line of Mountain Road to the Beginning, containing 3.25 acres.