Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, November 2, 2026
6:00 PM
AGENDA

I. Call to Order

II. Approval of Minutes from October 5, 2026

III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved

IV. Old Business

Case No. RZ-26-13 and SUB-26-01: Request for text amendments to the zoning ordinance and subdivision ordinance regarding off-street parking; nightclubs and certain related uses related to nighttime activities (including but not limited to banquet/reception facilities, bar, brewpub, eating establishment, microbrewery, game rooms; billboards (off-premises signs); and provisions for allowing a fee in lieu of sidewalk construction in certain instances.

V. New Business

Case No. RZ-26-14: Request for an amended R40 (Low-Density Commercial Conditional Zoning) district for expansion of an existing manufactured home park (Richland Village) located at the western terminus of Ferrari Drive, northwest of Old Humble Mill Road (Randolph County Parcel Identification Number 7679350119).

VI Items not on the agenda

VII. Adjournment

# # # # # # # # #
MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, OCTOBER 5, 2026
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:

	) - Members Present
Michael O'Kelley	) – Chair
Van Rich	)
Thomas Rush	)
Pamela Vuncannon	)
	) – Members Absent
Greg Patton	) – Vice Chair
Taylor Trogdon, Jr.	)
Jake Wilburn	)

John Evans, Community Development Director
Justin Luck, Planning Director
Jamie Wilkins, Planning Technician
Tom Carruthers, City Attorney

CALL TO ORDER

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

APPROVAL OF MINUTES SEPTEMBER 8, 2026

Mr. O'Kelley asked if there were any discrepancies or errors that need to be corrected for the September 8, 2026 meeting minutes. Hearing no corrections or discrepancies, Mr. O'Kelley approved the minutes as presented.

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

Mr. Luck said that there were two cases approved by City Council at their September meeting: RZ-26-10 and RZ-26-11.

OLD BUSINESS

A. **CASE NO. RZ-26-12: REQUEST TO REZONE PROPERTY AT 401, 403, 407, AND 505 E. ALLRED ST AND 1404 N. FAYETTEVILLE ST. TO B2 & R10 (CZ) TO ALLOW A MANUFACTURED HOME / MOBILE HOME PARK CLASS A & B EXPANSION. (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7762118197, 7762115363, 7762113113, 7762113929,7762019814, 7762025027).** **THE APPLICANT HAS WITHDRAWN THIS REQUEST.**

Mr. Luck informed the Planning Board that the request had been withdrawn by the applicant. No action was needed on this item.

NEW BUSINESS

B. CASE NO. RZ-26-13 AND SUB-26-01: REQUEST FOR TEXT AMENDMENTS TO THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE REGARDING OFF-STREET PARKING; NIGHTCLUBS AND CERTAIN RELATED USES RELATED TO NIGHTTIME ACTIVITIES (INCLUDING BUT NOT LIMITED TO BANQUET/RECEPTION FACILITIES, BAR, BREWPUB, EATING ESTABLISHMENT, MICROBREWERY, GAME ROOMS; BILLBOARDS (OFF-PREMISES SIGNS); AND PROVISIONS FOR ALLOWING A FEE IN LIEU OF SIDEWALK CONSTRUCTION IN CERTAIN INSTANCES.

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

Applicant: City of Asheboro
History: The zoning ordinance was last amended on June 9, 2023.

He then went over the analysis:

1. North Carolina House Bill 162 (Session Law 2026-39) prohibits local governments from enforcing minimum off-street parking requirements that mandate a minimum number of parking spaces, effective January 1, 2027. This bill requires parking-related amendments to the Asheboro Zoning Ordinance to remain compliant with state law.
2. Recommended amendments include elimination of Table 6-1 and other language throughout the ordinance that requires or references a minimum number of parking spaces.
3. While the City can no longer require a minimum number of parking spaces, parking design standards, such as setbacks, landscaping, and pavement design, can continue.
4. Amendments to Billboard regulations are designed to eliminate inconsistent and ambiguous language and address electronic billboards with standards for illumination and timing of how often electronic copy may change, consistent with requirements for other electronic signs.
5. Amendments to the game room regulations are designed to modernize the definition of this land use. Game rooms are permitted only by Special Use Permit, in B2, TH, B3, and I2 zoning districts.
6. Amendments are proposed regarding nightclubs and uses that might have similar nighttime activities to provide appropriate buffering and separation requirements to mitigate secondary effects on abutting land uses, to the extent that zoning is an appropriate mechanism for doing so. Other tools, including city code and state law provisions addressing public safety concerns, exist beyond the scope of zoning ordinance amendments.
7. A fee-in-lieu of sidewalk construction is proposed. This option is intended for situations where topography, stormwater constraints, utility constraints, imminent road construction, or a lack of nearby sidewalks preclude or limit the viability of sidewalk installation in the exact location where typically required. The fee would be applied toward constructing sidewalks in more viable locations within the same area in which the fee is incurred.

Mr. Luck then stated the staff's Land Development Plan Consistency and Reasonableness statements:

Goals/Policies Supporting Request:

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

- 2.1.1 The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.
- 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.
- 3.1.1 The City will provide Code Enforcement with the legal tools and intergovernmental coordination it needs to effectively address community appearance standards in both newer and more established areas.
- 3.2.1 The City will amend Zoning requirements (i.e. setback regulations, permitted building materials, orientation of streetscapes, parking areas, pedestrian access, etc.) to ensure that new development is compatible with, and enhances, the architectural design of surrounding land uses.
- 3.2.2 The City will require a variety of landscaping techniques that are appropriately designed based on the desired function (i.e. riparian buffers around creeks, shade trees in parking lots, dense and expansive screening between uses of significantly different intensities, preservation of environmental character, front yard landscaping and street trees, etc.).
- 4.2.2 The City will enforce zoning regulations to minimize noise, light, and odor pollution and periodically review regulations to ensure these types of pollution are effectively mitigated.

LDP Goals/Policies Not Supporting Request:

- None

Staff Proposed Plan Consistency and Reasonableness Statement:
Staff has identified various ongoing issues that these proposed text amendments are meant to address, along with state-mandated changes regarding parking. Currently, staff is not proposing a final consistency and reasonableness statement but is presenting a draft of proposed text amendments to give the public, Planning Board, and city staff additional time for review. Therefore, an updated version of the text amendments and consistency and reasonableness statement will be provided in advance of the November Planning Board meeting. Mr. Luck then provided the Staff Recommendation and Planning Board Action Items:

Staff Recommendation: Continue the request until the November 2, 2026 Planning Board meeting.

Planning Board Action Items:
1) Move to continue RZ-26-13

Mr. Luck then presented the motions with consistency and reasonableness statement and the plan consistency and reasonableness statement information:

Motion 1: Concurrence with Staff Recommendation and Statement
I move to recommend approval of rezoning request RZ-26-13 and to adopt the plan consistency and reasonableness statement articulated by the city staff.

Motion 2: Denial
I move to recommend denial of rezoning request RZ-26-13, finding that the plan consistency and reasonableness statement articulated by the city staff does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s):
- State which goals or policies from the report support the motion to deny, and/or

- State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny.

Plan Consistency:
G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps,
goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.

Reasonableness
G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors:

i. the size, physical conditions, and other attributes of the area proposed to be rezoned
ii. the benefits and detriments to the landowners, the neighbors, and the surrounding community
iii. the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment
iv. why the action taken is in the public interest
v. any changed conditions warranting the amendment

Mr. Luck went over the six text amendment topics: parking, billboards, late-night uses, game rooms, sidewalk fee-in-lieu, and home occupations.
Mr. Luck first presented the proposed text amendments for billboards. There were no questions about this subject.
Mr. Luck explained the proposed text amendments for game rooms. Mr. O'Kelley asked if games without electronic devices, such as board games, billiard tables and poker, would be included in the game rooms text amendment. Mr. Luck said that staff would look into this and will consider editing the ordinance to be inclusive of non-electronic games that could be used for gambling.
Mr. Luck presented the proposed text amendments for sidewalks and fee-in-lieu of sidewalk construction. There was a discussion about sidewalks and when it would be appropriate to obtain a fee-in-lieu of building sidewalks. Ms. Vuncannon asked if the distance of a one-mile radius would be inclusive enough for the fee-in-lieu. Mr. Luck said that staff will need to reconsider the one-mile radius and will determine what radius would be needed. Mr. Rich explained that the city should consider traffic when determining where sidewalks should be built, especially in areas that include access to fast food restaurants and hotels, as these areas tend to have heavy foot traffic. Mr. Evans indicated that locations with higher pedestrian traffic and recommended in transportation and pedestrian plans would be prioritized. Ms. Vuncannon asked who would ultimately determine when a fee-in-lieu of sidewalks would be acceptable. Mr. Luck said that the Zoning Administrator would make the final decision, while reviewing the information with other staff and departments. Ms. Vuncannon asked if there would be a review process with City Council. Mr. Luck said only if there is an appeal. Ms. Vuncannon asked if the City Center has planned sidewalks and requirements for sidewalks. Mr. Evans said that, if the sidewalk were recommended on an adopted plan that recommends sidewalks, a fee-in-lieu of sidewalks would not be accepted.
Mr. Luck went over the proposed text amendments for late-night uses. There were no questions regarding this subject.
Mr. Luck then explained the proposed text amendments for minimum parking. Mr. Luck asked the Board Members for their thoughts on when regulations for parking would be

acceptable, excluding minimum parking requirements: What has to meet design standards versus what can be gravel? Mr. Luck showed examples of gravel parking in the City. Mr. O'Kelley asked if the State will not allow the City to regulate how much area has to be dedicated to parking instead of a number of a minimum number of parking spaces. Mr. Luck said that anything that could be determined to be a minimum parking requirement, including parking area size requirements, would not be allowed. Mr. Luck explained that it is a bipartisan law concerning development costs and environmental impacts. Ms. Vuncannon said that she wonders how this law would apply to a development that does not have enough parking spaces for the number of tenants that will live there. Mr. Luck said that the market will likely control parking. Mr. Luck said that the city can still regulate parking in regard to where parking is allowed and if an area must be paved for development. Mr. Luck said that a percentage for what can be unpaved could be implemented; possibly 20% of parking can be unpaved. He said that a higher landscaping or buffering requirement could be implemented. There was a discussion on how gravel could be regulated to control runoff and dust, with Mr. Rich suggesting that certain types of larger stone was more workable to reduce this.There was also discussion on potentially requiring additional landscaping to soften the impact of gravel if located close to streets. Ms. Vuncannon suggested that existing gravel parking could be required to be paved in cases where an applicant wants to add more parking. Ms. Vuncannon asked how this new minimum parking rule will affect on-street parking for Planned Unit Developments. Mr. Luck said that the City would still be able to deny on-street parking on City streets in PUDs. Mr. Luck asked Mr. Carruthers for his opinion on the new parking minimum statute. Mr. Carruthers said that he believes that parking will become illustrative in developments. Ms. Vuncannon said that parking on a driveway could be regulated with a setback rule. Mr. Rich asked if a wider street could be required for developments that may need more parking. Mr. Carruthers and Mr. Luck said that a wider street requirement could be utilized to manage on-street parking. Mr. Luck added that the city will still have control over driveway regulations. Ms. Vuncannon asked what can be done about multi-family parking regulations. Mr. Luck said that better management of a development's streets would be key to providing additional parking without crossing the new statute.
Mr. Luck went over the proposed text amendments for home occupations. He explained the current NC State statute for regulating no-impact home-based businesses. Mr. O'Kelley asked if signage would still be allowed to be regulated. Mr. Luck said that yes, the city can still regulate signage for home occupations if it negatively impacts the surrounding neighborhood. Ms. Vuncannon asked about businesses that utilize large trucks. Mr. Luck said that on-street parking of large vehicles would not qualify the business as no-impact.
Mr. Luck said that staff is planning on presenting the proposed text amendments to City Council in November, and the request will likely be continued to the December meeting to allow time for refinement of the amendments. Mr. Evans added that the Asheboro Chamber of Commerce has been notified of the text amendments.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Ms. Vuncannon motioned to continue the request until the November Planning Board Meeting. Mr. Rich seconded the motion. The motion to continue the request passed unanimously.

ITEMS NOT ON THE AGENDA

Mr. Evans said that the city is moving forward with the Comprehensive Plan. Updates will be provided to the Planning Board via email.

ADJOURNMENT

Mr. O'Kelley adjourned the meeting.

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Jamie Wilkins, Planning Board Secretary Michael O'Kelley, Planning Board Chair

CITY OF ASHEBORO
NORTH CAROLINA

RZ-26-13 AND SUB-26-01

Application to amend the Asheboro Zoning Ordinance and Subdivision Ordinance, specifically addressing parking, sidewalk, and billboard regulations.

Zoning Map Amendment: RZ-26-13
Staff Report prepared for Asheboro Planning Board
Date: November 2, 2026 (Continued from October 5, 2026)

1. Request	
Applicant: City of Asheboro	**Property Owner:** N/A
Zoning ***History:*** The zoning ordinance was last amended on June 9, 2023.	
Required Notice ***Mailed Notice by Applicant:*** N/A	
Published Notice:	10-22-26 & 10-29-26

2. Staff Analysis

1) North Carolina House Bill 162 (Session Law 2026-39) prohibits local governments from enforcing minimum off-street parking requirements that mandate a minimum number of parking spaces, effective January 1, 2027. This bill requires parking-related amendments to the Asheboro Zoning Ordinance to remain compliant with state law.
2) Recommended amendments include elimination of Table 6-1 and other language throughout the ordinance that requires or references a minimum number of parking spaces.
3) While the City can no longer require a minimum number of parking spaces, parking design standards, such as setbacks, landscaping, and pavement design, can continue.
4) Amendments to Billboard regulations are designed to clarify ambiguous language and address electronic billboards with standards for illumination and timing of how often electronic copy may change, consistent with requirements for other electronic signs.
5) A fee-in-lieu of sidewalk construction is proposed. This option is intended for situations where topography, stormwater constraints, utility constraints, imminent road construction, lack of adequate public right-of-way or curb and gutter, or a lack of nearby sidewalks preclude or limit the viability of sidewalk installation in the exact location where typically required. The fee would be applied toward constructing sidewalks in more viable locations within the same area in which the fee is incurred.
6) Amendments to Game Room and uses related to nightlife activity have been removed from this text amendment application.

3. Land Development Plan Consistency and Reasonableness

LDP Goals/Policies Supporting Request

- Goal 2.1: Development that enhances our city's character and sense of community
- 2.1.1 The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.
- 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.
- 3.1.1 The City will provide Code Enforcement with the legal tools and intergovernmental coordination it needs to effectively address community appearance standards in both newer and more established areas.
- 3.2.1 The City will amend Zoning requirements (i.e. setback regulations, permitted building materials, orientation of streetscapes, parking areas, pedestrian access, etc.) to ensure

that new development is compatible with, and enhances, the architectural design of surrounding land uses. • 3.2.2 The City will require a variety of landscaping techniques that are appropriately designed based on the desired function (i.e. riparian buffers around creeks, shade trees in parking lots, dense and expansive screening between uses of significantly different intensities, preservation of environmental character, front yard landscaping and street trees, etc.). • 4.2.2 The City will enforce zoning regulations to minimize noise, light, and odor pollution and periodically review regulations to ensure these types of pollution are effectively mitigated.
LDP Goals/Policies Not Supporting Request • None

Staff Proposed Plan Consistency and Reasonableness Statement	Staff has identified various ongoing issues that these proposed text amendments are meant to address, along with state-mandated changes regarding parking and home occupations. Draft amendments that were presented at the October Planning Board meeting have been updated, and additional updates may occur prior to the final report. Currently, staff is not proposing a final consistency and reasonableness statement but is presenting a draft of proposed text amendments to give the public, Planning Board, and city staff additional time for review. Therefore, an updated version of the text amendments and consistency and reasonableness statement will be provided in advance of the December 7 Planning Board meeting.

4. Recommendations and Planning Board Action Items	
Staff Recommendation	Continue the request until the December 7, 2026 Planning Board meeting.
Planning Board Action Items	1) Move to continue RZ-26-13

Motions with Consistency and Reasonableness Statements	
Motion 1: Concurrence with Staff Recommendation and Statement	I move to recommend approval of rezoning request RZ-26-13 and to adopt the plan consistency and reasonableness statement articulated by the city staff.
Motion 2: Denial	I move to recommend denial of rezoning request RZ-26-13, finding that the plan consistency and reasonableness statement articulated by the city staff does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s): *- State which goals or policies from the report support the motion to deny, and/or* *- State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny.*

Plan Consistency and Reasonableness Statement Information	
Plan Consistency	G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps, goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.
Reasonableness	G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community (iii) the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment (iv) why the action taken is in the public interest (v) any changed conditions warranting the amendment

NOTE: Section number renumeration will be made throughout with final text amendment document. Underlined text is new proposed text. Struck through is proposed for deletion.

Chapter 1: Definitions

Billboard/Off Premises Advertising Sign: Any sign used as an outdoor display for the purpose of directing attention to a business, commodity, service or entertainment conducted, sold, manufactured or offered at a location other than the location of said sign.

Parking Area
The total area provided for the off-street parking of automobiles, including parking ~~stalls~~ spaces, maneuvering areas, and the necessary driveway access space thereto. Walkways, planting strips, and other landscaped areas shall not be counted as gross parking space

Parking, Off-Street
Space located outside of any street right-of-way or easement and designed to accommodate the parking of domestic vehicles.

Parking Space
The off-street storage space available for the parking of motor vehicles.

Parking Space, Handicapped
A parking space as defined by the N. C. Building Code.

Chapter 2: Administration:

Section 2.03(g):

(a) **Minor Changes to be Approved by Zoning Administrator/ Modifications Require Action by City Council.**

The Zoning Administrator is authorized to approve minor changes in the approved plans of Special Uses, as long as they are in harmony with action of the approving body, but shall not have the power to approve changes that constitute a modification of the approval. A modification shall require approval of the City Council and shall be handled as a new application.

The following actions shall constitute a modification, unless expressly authorized by the permit:

(i) The erection of a new structure or the addition to an existing structure that:

(aa) exceeds 1000 square feet, either cumulatively or non-cumulatively;

(bb) exceeds 10% of the useable floor area, either cumulatively or non-cumulatively, approved by the City Council as part of its review of the applicable Special Use permit; or

(cc) results in any portion of a structure being located closer than thirty (30) feet to an adjoining property developed with a single-family or two-family dwelling.

(ii) An increase in number of dwelling or lodging units.

(iii) An increase in outside land area devoted to sales, displays, or demonstrations.

(iv) Any change in parking areas resulting in an increase or reduction of 10% or more in the number of spaces approved by the City Council. ~~In no case shall the number of spaces be reduced below the minimum required by the ordinance.~~

(v) Structural alterations significantly affecting the basic form, style, ornamentation and the like of the building as shown on the approved plan.

(vi) Substantial change in the amount and/or location of open space, recreation facilities or landscape buffers/screens.

(vii) A change in use

(viii) Substantial changes in pedestrian or vehicular access or circulation

Notwithstanding any other provision within this Section, the Zoning Administrator is expressly prohibited from approving any changes that would be in conflict with the requirements of the Zoning Ordinance or significantly contrary to the Findings of Facts, Conclusions of Law, or Order as outlined the applicable Special Use Permit.

The Zoning Administrator shall, before making a determination as to whether a proposed action is a minor change or a modification, review the record of the proceedings on the original application for the approval of the Special Use. The Zoning Administrator shall, if he determines that the proposed action is a modification, require the applicant to file a request for approval of the modification, which shall be submitted to the City Council. The Council may approve or disapprove the application for approval of a modification.

Chapter 3: General Regulation and Measurement

Section 3.01 General Regulations

(E) Required Open Space May Not Be Used By Another Building

No part of any yard or open space, ~~off street parking or loading space~~ required in connection with any building, structure or use by this Ordinance shall be considered to be part of a required yard, or open space, ~~off street parking or loading space~~ for any other buildings, structure or use~~., except as provided in Chapter 6 for joint use of off street parking spaces.~~

Chapter 4: Districts

Section 4.05(15(d) Conditional Zoning Districts

Any change in parking areas resulting in an increase or reduction of 10% or more in the number of spaces approved by the existing conditional zoning ordinance~~; provided, however, any reduction in the number of spaces will be deemed to be a modification if the existing conditional zoning ordinance has already authorized a lesser number of spaces than prescribed by the predetermined standards for the Zoning Lot's general zoning classification or if the proposal results in reducing the spaces below the minimum number of spaces established by the predetermined standards adopted for the Zoning Lot by the conditional zoning ordinance.~~

Section 4.07 (Center City Planning Area Overlay District)

(C) Central Business Planning Area Tier 1, Subsection 5(1), Parking and Loading:

(1) Parking and Loading

(b) Parking for all Uses: Chapter 6 Off-Street Parking and Loading requirements for the underlying districts apply except where modified by this section.

(c) ~~On Street Parking: Where parking on street is permitted, the on street area directly along a parcel's frontage for any use may count toward the minimum parking requirement.~~

(d) ~~Alternative Parking Plan: The Community Development Director, City Engineer, and Public Works Director in agreement may reduce the minimum amount of off street parking required where developer submitted parking data, prepared and sealed by a registered engineer with transportation expertise, illustrates that the standards of Chapter 6 do not accurately apply to the specific development. The data submitted shall include the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the~~

~~anticipated peak parking and traffic loads of all uses. Public parking, off-site parking, and joint/shared parking may also be considered.~~

Subsection 10 (Multi-family developments)

(d) ~~Visitor and Recreational Parking:~~

(i) ~~Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four residential** units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.~~

(ii) ~~Section 5.04(14) applies to parking of recreational vehicles (including boats, travel trailers/campers, etc.) within multi-family developments, except when developed as an Adaptive Reuse project as stated in (C)(11) below.~~

Subsection 11 (Adaptive Reuse Projects)

(b) Off Street Parking and Loading:

~~(i) No reduction in the number of required loading spaces (as specified by Chapter 6) is authorized by this section.~~

~~(ii) The following modifications apply to the number of off-street parking spaces provided:~~

(aa) ~~Residential: One (1) Off-street parking space is required per residential dwelling unit. This replaces off-street parking requirements for residential dwellings specified by Chapter 6. Parking of recreational vehicles (including boats, travel trailers/campers, etc.) is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. The designated storage area for recreational vehicles required for multi-family dwellings shall not be required for residential adaptive reuse projects.~~

(bb) ~~Non-Residential:~~ Parking, <u>when</u> ~~shall~~ provided <u>shall be</u> in accordance with Chapter 6., ~~except that the number of required spaces shall be calculated at fifty (50) percent of the rate specified by Chapter 6.~~

(cc) ~~Mixed Uses: The number of parking spaces required is the total number of spaces required for the non residential use as specified by this section, plus the number of required parking spaces for the residential use(s) as specified by this section.~~

(iii) Recreational Vehicle Parking

Parking of recreational vehicles (including boats, travel trailers/campers, etc.) in a multi-family development within an adaptive reuse project in Tier 1 is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. ~~The designated storage area for recreational vehicles required for multi family dwellings shall not be required for multi family developments that are developed as an adaptive reuse project.~~

(D) **Central Fringe Planning Area (Tier 2), Subsection (5)Parking and Loading**

(a) Parking for all Uses: Chapter 6 Off-Street Parking and Loading requirements for the underlying districts apply except where modified by this section.

(b) ~~On Street Parking: Where parking on street is permitted, the on street area directly along a parcel's frontage for any use may count toward the minimum parking requirement.~~

(c) ~~Alternative Parking Plan: The Community Development Director, City Engineer, and Public Works Director in agreement may reduce the minimum amount of off street parking required where developer-submitted parking data, prepared and sealed by a registered engineer with transportation expertise, illustrates that the standards of Chapter 6 do not accurately apply to the specific development. The data submitted~~ ~~shall include the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses. Public parking, off site parking, and joint/shared parking may also be considered.~~

Subsection 9 (Multi-family development)

~~(d) Visitor and Recreational Parking:~~

(i) ~~Overflow parking spaces for visitors shall be designated within the parking area of multi family housing developments providing more than~~

~~**four (4)** residential units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.~~

(ii) ~~Section 5.04(14) applies to parking of recreational vehicles (including boats, travel trailers/campers, etc.) within multi-family developments.~~

Subsection 10 (Whole Block Redevelopment)

(g) Multi-family residential developments: For multi-family residential developments within a whole block redevelopment, the following provisions for amenity space ~~and visitor/recreational vehicle parking~~ apply and replace the ~~visitor/recreational vehicle parking and~~ recreation space requirements prescribed by Table 4-1, Section 5.04(14), and Section 4.07, Subsections (D)(9)(b, c and d).

(iii) ~~Visitor and Recreational Parking:~~

(a) ~~Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four residential** units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.~~

(b) ~~Parking of recreational vehicles (including boats, travel trailers/campers, etc.) in a multi-family development within a Whole Block Redevelopment in Tier 2 is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. The designated storage area for recreational vehicles required for multi-family dwellings shall not be required for multi-family developments that are within a Whole Block Redevelopment.~~

(E) Commercial and Employment Center Planning Area (Tier 3)

(3) Parking and Loading

(a) Parking for all Uses: Chapter 6 Off-Street Parking and Loading requirements for the underlying districts apply except where modified by this section.

(b) ~~On-Street Parking: Where parking on street is permitted, the on-street area directly along a parcel's frontage for any use may count toward the minimum parking requirement.~~

(c) ~~Alternative Parking Plan: The Community Development Director, City Engineer, and Public Works Director in agreement may reduce the minimum amount of off-street parking required where developer submitted parking data, prepared and sealed by a registered engineer with transportation expertise, illustrates that the standards of Chapter 6 do not accurately apply to the specific development. The data submitted shall include the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses. Public parking, off site parking, and joint/shared parking may also be considered.~~

Subsection 8 (Multi-family development)

(d) ~~Visitor and Recreational Parking:~~

(i) ~~Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four (4)** residential units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.~~

(ii) ~~Section 5.04(14) applies to parking of recreational vehicles (including boats, travel trailers/campers, etc.) within multi-family developments.~~

Subsection 9 (Whole Block Redevelopment)

(iii) ~~Visitor and Recreational Vehicle Parking~~

(aa) ~~Overflow parking spaces for visitors shall be designated within the parking area of multi-family housing developments providing more than **four (4)** residential units. One overflow parking space shall be provided for every ten (10) required parking spaces within the project.~~

(bb) ~~Parking of recreational vehicles (including boats, travel trailers/campers, etc.) in a multi-family development within a Whole Block Redevelopment in Tier 3 is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance. The designated storage area for recreational vehicles required for multi-family dwellings shall not be required for multi-family developments that are within a Whole Block Redevelopment~~.

5.02 Unlisted Uses

(2) Criteria for Approving Unlisted Uses

In order to determine that the proposed use(s) has an impact that is similar in nature and function to the other uses allowed in a specific zoning district, the Zoning Administrator shall assess all relevant characteristics of the proposed use, including but not limited to the following:

The volume and type of sales, retail, wholesale; size and type of items sold and nature of inventory on the premises;

Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution; any dangerous, hazardous, toxic, or explosive materials used in the processing; and

The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored (such as vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders); and

The type, size and nature of buildings and structures; and

The number and density of employees and customers per unit area of site in relation to business hours and employment shifts; and

Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site, trip purposes and whether trip purposes can be shared by other uses on the site; and

Parking ~~requirements,~~ turnover and generation, ~~ratio of the number of spaces required per unit area or activity,~~ and the potential for shared parking with other uses; and

The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, light, radiation, and fumes; and

Any special public utility requirements for serving the proposed use, including but not limited to water supply, waste water output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and

The impact on adjacent properties created by the proposed use will not be greater than that of other uses in the zoning district.

5.04 Supplemental Use Regulations

Dwelling – Multiple Family Units – Up to .17 FAR

(1) A full-time on-site manager shall be provided for multifamily dwellings with a total of 75 units or more. A permanent office shall be provided for the manager. The floor area contained in the on-site manager's office shall not be counted in the total FAR. The required recreation space (areas for common passive or active recreation use) may include, but not be limited to a swimming pool, picnic areas with tables, basketballs goals with paved play areas, and playground(s) with play equipment; outdoor seating areas and the like where the facilities are available for common use by tenants and visitors. Active recreation space shall be at least 20 feet from any residential unit. The project may be developed in phases. Phase 1 shall include the required amenities. No Certificate of Occupancy for any phase of the project shall be issued until all required or proposed improvements are installed for that phase.

~~A designated storage area for parking of recreational vehicles, boats, camp/travel trailers shall be provided in all multi-family housing developments containing more than four residential units.~~

~~The designated storage area(s) shall provide 72 square feet for every residential dwelling unit with a minimum of 720 square feet to be provided. Such area(s), when visible from the public right-of-way, shall have screening consisting of landscaping and/or fencing compatible with the development's architectural and landscaping design and compliant with applicable design standards. Required and non-required storage area(s) shall comply with the screening requirements of this sub-section and the requirements of Chapter 6.~~

~~Additionally, one overflow parking space shall be provided for every ten (10) required parking spaces within the development.~~

Storage of junked and/or nuisance vehicles is not permitted in the recreational vehicle storage area and/or the overflow parking area.

(15) Dwelling within Mixed Use Structure

(4) Each dwelling unit shall provide complete, separate, and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Boarding houses, group housing, residential hotels or any residential design, which provides for sharing of kitchen or bath facilities, shall not be permitted.

(5) All parts of any structure renovated to provide residential units, including parts maintained for non-residential uses, shall fully comply with all applicable provision of the most current edition of the North Carolina State Building Code, as it may be amended from time to time.

(6) All renovated residential units shall meet the requirements of the City of Asheboro Code of Ordinances, Housing Code.

(7) No residential conversion shall be permitted on any ground floor in the B-3 zoning district. However, residential conversion on the ground floor is permitted in the OA-6 zoning district subject to the requirements of this section.

(8) The area, yard and height requirements as set forth in Table 4-1 shall apply to any residential conversion under this Section.

(9) Sign regulations are as set forth in Chapter 7.

~~**(10)** In the OA-6 district, the parking requirement shall be 2.0 spaces per dwelling unit plus the parking requirement for the other applicable use.~~

(11) Plans detailing the proposed conversion shall be submitted for staff review as part of the application. The plans shall be specific to the requirements of the N.C. Building Code and all requirements of this Section. The Building Inspection Department shall be provided with a copy of the plans. A report by the Building Inspection Department shall be required as part of the review process.

(12) A Certificate of Occupancy shall be obtained before the converted structure is occupied.

(19) Home Occupation

(1) Except as provided by NCGS 160A-205.8 addressing, "No-Impact Home-Based Businesses", no home occupation shall be permitted that does the following:

(e) changes the outside appearance of the dwelling unit or is visible from a street;

(f) generates traffic, parking, sewage or water use in excess of that which is normal in a residential district;

(g) creates a hazard to persons or property or is a nuisance as ~~per se or~~ per accidents;

(h) ~~utilizes any accessory structure;~~

(i) ~~results in outside storage or display of anything~~

(j) results in the erection of any sign for advertising purposes;

(k) ~~results in more than one employee who is not a resident of the dwelling unit.~~

(2) The following are permitted home occupations in all residential districts, provided that they meet the requirements of (1), above:

(a) Tailoring Services (Dressmaking, Alterations, etc.);

(b) Painting, sculpturing and writing;

(c) Telephone answering service;

(d) Home crafts, such as weaving, lapidary, potting;

(e) Tutoring or teaching music or dance ~~to no more than four students at a time;~~

(f) Computer programming, and similar home office activities that comply with other provisions of this subsection.

(g) No-impact home-based business as defined in NCGS 160A-205.8.

(3) The following are prohibited as home occupations:

(a) ~~Barber shops and beauty parlors;~~

(b) Animal hospitals/vet clinics;

(c) Health Practitioners' Offices/Health Services;

(d) Exercise studios/health/fitness centers;

(e) Funeral Parlors/Mortuaries;

(f) Nightclubs/Cabarets/Places of Assembly/Membership Organizations;

(g) Repair shops;

(h) Eating Establishments/Restaurants;

(i) Retail Sales not classified as no impact home-based businesses;

(j) Stables and kennels;

(k) Motor vehicle repair (major and minor) and paint shops.

(l) Bars/Brewpub and Breweries/Microbreweries;

(m) Junkyards;

(n) Light/heavy Manufacturing

(4) Should any storage of merchandise, equipment, products, supplies, or materials outside of the premises authorized by NCGS 160A-205.8(d)(3) exist, such storage area shall have the equivalent of either a Type D buffer or Type D screen when adjacent to residentially zoned properties.

(5) Any proposed home occupation that is neither specifically permitted by paragraph (2) nor prohibited by paragraph (3) shall, in order to be established, obtain a Special Use Permit from the City Council in accordance with Chapter 2.

(46) Model Dwelling Units.

(1) In any residential district, the developers, builders or their agents may operate three model dwelling units as a sales office for the specific project under construction, subject to the following restrictions:

(o) The model dwelling unit shall meet all district requirements for lot and yard dimensions.

(p) Signs shall not be illuminated.

(q) The model dwelling unit shall not be used for any business activity, other than showing, later than 9:00 p.m.

(r) ~~At least two off-street parking spaces shall be provided on the same lot as the model dwelling unit or on a contiguous lot within the specific project.~~

(s) The model dwelling unit shall be discontinued when the specific residential project is sold out and shall comply with regulations generally applicable within the district.

Model dwelling units may be erected or displayed in districts which exclude residential uses, provided that such models shall not be used for residential purposes, but only for display as a means to sell homes in districts in which they are permitted and provided that all other requirements of the district in which the model dwelling unit is erected shall be met.

(51) Open Air Sales, Accessory, Seasonal/Produce Sales, and Limited Duration Events

This section is designed to provide businesses the opportunity for temporary uses without endangering the public health, safety and general welfare.

(1) The following provisions shall apply to Open Air Sales, Accessory/ Seasonal/Produce Sales, and Limited Duration Events:

(t) No structures, sales, displays, rides, or activities pertaining to the event or sale are permitted in any required setback, public or private right of way or landscaping areas (Front yard landscaping per Chapter 6, or required screening/buffers per Chapter 6).

(u) ~~No use regulated by this section may occupy required parking spaces, access, maneuvering areas, or loading spaces or areas.~~

The following provisions apply to Open Air Sales, Accessory:

Open Air Sales, Accessory are permitted without a Zoning Compliance Permit subject to the following:

(a) Open air sales, accessory must be directly subordinate to the operations of the permittee engaging in the principal use on the zoning lot (i.e. outdoor sales of auto parts at an auto parts store, clothing brought outside a clothing store, etc.) and meet the requirements of (1) above are permitted.

(b) Food vendors are allowed solely as a promotional tool in conjunction with Open Air Sales, Accessory.

The following provisions apply to seasonal/produce sales:

(c) A zoning lot may be utilized for this use twice within any calendar year. Each occurrence of this use on a zoning lot shall be limited to ninety (90) days.

(d) Signs shall be regulated by Chapter 7.

(e) ~~This use requires parking as specified by Table 6-1, in addition to the required parking provided for the principal use of the property.~~

(f) Written permission of the property owner that seasonal/produce sales use may occur on the property is required.

(g) Restroom facilities are required based on the North Carolina Building Code.

(h) An application for this use shall be submitted at least five (5) business days prior to the event.

(i) A site plan showing sales/display areas, and existing and proposed structures, access, parking and maneuvering areas is required. Certain requirements of this Ordinance do not apply, specifically; protective yards, screening of mechanical equipment, screening of solid waste storage, and front yard landscaping, and parking paving and landscaping regulations as specified in Chapter 6. A statement shall be included on the site plan that the use meets all applicable performance standards (noise, lighting, etc.)

The following provisions apply to limited duration events:

(a) Limited duration events shall include circuses, carnivals, fairs, concerts, and similar events. Limited duration events shall not include uses such as, but not limited to, sales of goods, yard sales, carwashes, and commercial services.

(b) The event shall occur for 21 days or less.

(c) Signs shall be regulated by Chapter 7.

(d) ~~Temporary uses require parking as specified by~~ ~~to be in compliance with~~ ~~Chapter 6., in addition to the required parking provided for the principal use of the property.~~

(e) Written permission of the property owner that the limited duration event may occur on the property is required.

(f) Restroom facilities are required based on the North Carolina Building Code.

(g) An application for this use shall be submitted at least five (5) business days prior to the event.

(h) A site plan identifying event areas, and existing and proposed structures, access, parking and maneuvering areas is required. Certain requirements of this Ordinance do not apply, specifically; protective yards, screening of mechanical equipment, screening of solid waste storage, and front yard landscaping, and parking paving and landscaping regulations as specified in Chapter 6. A statement shall be included on the site plan that the use meets all applicable performance standards (noise, lighting, etc.)

(i) Concerts in all public school facilities and all public parks, without regard as to Zoning District, are permitted without a Zoning Compliance Permit.

(55) Motor Vehicle Repair – Minor & Major

The intent of this Section is to provide for the appropriate location and design of accessory outdoor sales and display areas to mitigate adverse impacts that such uses may have on adjacent properties and rights-of-way.

(1) Outdoor sales and display shall only be permitted within an area not greater than five hundred (500) square feet or ten (10) percent of the gross floor area of the ground floor of the building, whichever is greater.

Outdoor sales and display shall not occur within twenty-five (25) feet of a public right-of-way

Outdoor sales and display shall be located at least thirty (30) feet from any residentially zoned property.

Item(s) shall not exceed five (5) feet in height, either individually or stacked.

Outdoor sales and display of items shall be located on an impervious surface.

Outdoor sales and display items shall be removed daily at the close of business and placed within an enclosed structure or Open Storage area meeting the requirements of Chapter 6.

Outdoor sales and display of items shall not occupy ~~required parking, loading~~, buffer/screen, or landscaping areas.

(56) Recreational Vehicle/Travel Park/Camp

(1) Use shall have a minimum area of two acres.

No recreational vehicle space, travel trailer space or campsite shall be closer than 60 feet to a public right-of-way or 100 feet to a property line of a contiguous residentially zoned property that is developed with a residential use.

The minimum area occupied by any recreational vehicle or other camping structure shall be fifteen hundred square feet with a minimum width of thirty feet.

A clearance of at least twenty feet shall be maintained between each recreational vehicle, camping structure and/or building within the park.

Use shall have direct access to a minor thoroughfare or higher classification street, as shown on the Asheboro Comprehensive Transportation Plan. Recreational vehicle spaces, travel trailer spaces and campsites shall only have direct access to an internal private street which accesses a public street: none shall have direct access to a public street.

Notwithstanding Chapter 6, all recreational vehicle spaces, travel trailer spaces and campsites shall abut a driveway which shall be all-weather surface and maintained in a serviceable condition to a continuous width of twenty-five feet.

Notwithstanding Chapter 6, ~~required~~ parking areas shall be all weather surface.

Permanent residency shall be prohibited except for full-time facility employees acting as property caretaker(s). Occupancy by non-caretakers extending beyond three (3) months in any twelve (12) month period shall be presumed to be permanent residency and is prohibited.

Use shall provide 2 toilets and lavatories for the first 25 sites and two toilets and lavatories for each additional 25 sites, or fraction thereof, which do not possess a sewer connection.

The use, parking, or storage of any manufactured/mobile home shall be prohibited.

Notwithstanding Chapter 6, only building facades visible from a public right-of-way shall be required to comply with building design standards.

All garbage and refuse shall be stored in a suitable water-tight and fly-tight standard garbage receptacle and shall be kept covered with tight fitting covers. At least one such receptacle shall be

provided and conveniently located for every campsite except where a dumpster or dumpsters are conveniently located and used in the same manner as separate receptacles. It shall be the duty of the park/camp operator to see that all garbage and refuse is disposed of regularly. It shall also be the duty of the park/camp operator to see that no materials which attract insects or rodents is stored or allowed to remain on the premises. All areas of the premises shall be kept clean and free from weeds or undergrowth.

5.05 Special Use Regulations

(15) Manufactured Home Parks

Manufactured home parks may be permitted in an R40, R10, R7.5, and RA6 District, subject to the following regulations. The yard and height regulations set forth in Table 4-1 may be modified for a manufactured home park, provided that, for such development as a whole, excluding driveways and streets but including parks and other permanent open spaces, there shall not be less than the required area per dwelling unit for the district in which such development is located.

These regulations shall not apply to sales lots on which unoccupied manufactured homes are parked.

(1) The minimum site area for a manufactured home park shall be one zoning lot or parcel of land containing not less than three (3) acres.

(2) A manufactured home lot shall be a least sixty (60) feet in width, and shall contain at least 6,000 square feet of area.

(3) An engineering study of storm water runoff shall be made. If such study indicates that post development runoff will exceed predevelopment conditions, plans for runoff control shall be designed and certified by a professional engineer. Such controls shall be designed to reduce the runoff during the occurrence of a 10 year storm to predevelopment flow rate. Prior to a Certificate of Occupancy, a Professional Engineer shall provide certification that the storm water controls were built according to the plans. The continued maintenance of all runoff control measures shall be the responsibility of the property owner.

(4) ~~Off street parking spaces shall be provided within each manufactured home park on the ratio of at least two (2) spaces per manufactured home lot.~~

(5) There shall be a front yard of at least twenty (20) feet between any manufactured home and the internal roadway. Where exterior property lines of the manufactured home park are coincident with public street rights-of-way, all manufactured homes and

structures within the park along such rights-of-way shall observe the front yard setback from such right-of-way as required by this ordinance.

(6) There shall be a side yard along each side of every manufactured home lot. Each side yard shall be at least ten (10) feet wide. The distance between manufactured homes, including any enclosed extension thereof, shall not be less than twenty (20) feet. No manufactured home shall be located closer than fifteen (15) feet to any exterior property line of the manufactured home park or to any other structure on the premises.

(7) There shall be a rear yard of at least 20 feet between any manufactured home and the rear of the lot on which it is located.

(8) All manufactured home lots shall abut a paved roadway of not less than 22 feet in width which shall provide unobstructed access to a public street or highway. Such roadways shall be illuminated as per city street lighting policy to ensure the safe movement of pedestrians and vehicles at night.

(9) Buffering and screening shall be installed and maintained as required by Chapter 6.

(10) Adequate water service and sanitary and storm sewerage shall be provided for each lot. Plans for publicly maintained systems shall be designed by a registered engineer and submitted as part of the application for SUP.

(11) The collection of trash and garbage and their disposal shall be provided for in such a manner as to maintain a clean and orderly appearance at all times. Plans to meet this requirement shall be submitted as part of the application for SUP.

(12) Each manufactured home park shall have a minimum of five percent of the total area set aside and developed for recreational purposes. The required recreation space may include, but not be limited to a swimming pool, picnic areas with tables, basketballs goals with paved play areas, and playground(s) with play equipment. Exterior areas for common passive or active recreation use; i.e, play areas for children, outdoor seating areas and the like where the facilities are available for common use by tenants and visitors. Active recreation space shall be at least 20 feet from any residential unit. If a swimming pool is provided, it shall be separated from other uses by a fence having a gate which is capable of remaining closed.

(13) The required plans shall show the topography of the site at contour intervals no greater than five (5) feet; location and approximate size of all existing and proposed buildings and structures within the site; proposed points of ingress and egress together with the proposed pattern of internal circulation; location and dimensions of individual manufactured home lots; location and types of screening to be provided; and the

location and size of open play space and all other accessory features customarily incident to the operation of a manufactured home park. Site plans submitted shall meet all the requirements of Chapter 2.

(14) Manufactured home parks shall be subject to the regulations within Chapter 9 - Flood Damage Prevention Ordinance.

(15) Signs shall be regulated by Chapter 7 for the district in which the park is located.

(16) Manufactured homes offered for sale within the park shall not exceed 10 percent of the total approved spaces at any given time. Every manufactured home offered for sale shall be located only on an approved manufactured home space and shall be subject to the same location requirements as any home within the park. No advertising signs for manufactured home sales shall be permitted except one sign posted outside each manufactured home offered for sale. Such signs shall conform with the regulations in Chapter 7.

(17) Accessory structures may be permitted for such uses as laundries, offices, recreation, storage, etc. However, the total gross square feet of all building area shall not exceed 5 percent of the total approved park area.

(18) The park may be developed in phases. Phase 1 shall include the required amenities. No Certificate of Occupancy for any phase of the park shall be issued until all required or proposed improvements are installed for that phase and no permits to locate any home in any phase shall be issued until that phase has received a Certificate of Occupancy.

(19) A fulltime on-site manager shall be provided for parks having at least 75 sites. An onsite, permanent (not manufactured) office shall be provided for the manager.

(20) All manufactured homes shall conform to the "Manufactured/Mobile Home" definition as established in Chapter 1.

(21) ~~A designated and separate storage area for recreational vehicles, boats, and camp travel/trailers shall provide 72 square feet for every required parking space with a minimum of 720 square feet to be provided. Such area(s) shall have screening and landscaping which is consistent with other screening for similar uses (i.e. solid waste and mechanical screening). This area may be fenced. Fencing shall comply with any applicable design standards.~~

(22) All manufactured homes shall conform to supplemental regulations of Section 5.04(50).

(19) Signs, Off Premise

Off premise signs may be permitted in I1, I2, and I3 Districts in accordance with Chapter 7: Sign Regulations, provided the following additional regulations are met.

(1) Off premise signs may only be located along existing major thoroughfares or freeways as identified by the adopted Asheboro Thoroughfare Plan.

(2) The zoning district shall have at least l,000 linear feet frontage along the major thoroughfare or freeway in question.

(3) Off premise sign structures shall be located a minimum of l,000 linear feet apart as measured along the center line of the major thoroughfare or freeway. Only one off premise sign structure may occur every l,000 linear feet.

(4) Off premise signs shall not exceed thirty-five (35) feet in height. Height shall be measured in accordance with Chapter 7.

(5) Off premise signs shall be rectangular in shape and no part of the advertising face or copy shall extend or protrude beyond the outer limits of the rectangle.

(6) No portion of the off premise sign supporting structure shall be visible above the rectangular sign face.

(7) Off premise signs shall be limited to freestanding ~~ground~~ type ~~-~~signs~~,~~ ~~-~~only.

(8) No additional signs shall be permitted on any part of the supporting structure or bracing of an off premise sign.

(9) A billboard sign face area shall not exceed three-hundred (300) square feet in size.

(10) Off premise signs may only be single-faced, double-faced (back to back) or multi-faced provided that:

(j) The total sign faces in any one direction do not exceed size requirements set forth in (9) above.

(k) There is a definite distinction (such as a border or trim) between the individual sign faces to separate advertising copy.

(l) The backs of back-to-back/double-faced signs are not separated by more than thirty-six (36) inches.

(m) Double-faced or multi-faced signs when constructed in the form of a "V" when viewed from above or below, shall not exceed an angle (as measured at the apex) greater than forty-five (45) degrees.

(n) Double-faced or multi-faced signs shall be structurally tied together to be considered as one structure.

(o) Multi-faced signs shall not have more than two (2) sign faces per structure.

(11) Landscaping and screening shall be provided subject to the approval of the Planning and Zoning Department. No undue undercutting of existing vegetation shall be permitted as specified by state law and NC Administrative Code provisions.

(12) If the billboard is illuminated, maximum brightness levels shall not exceed 5,000 nits during daylight hours and shall not exceed 500 nits between dusk and dawn, as measured from the sign face.

(13) If provided, electronic changeable copy shall operate on a five second minimum delay.

(14) No billboard shall be permitted within 100 linear feet of any residential district (R40, R15, R10, R7.5, and RA6).

(15) ~~Off premise signs as provided for under Chapter 7 shall not be required to comply with the provisions set forth in this Section.~~ Consistent with Section 4.07(C)(6)(a) and Section 4.07(D)(6), and within Tier 3 of the Center City Planning Area, no billboard shall be permitted within any Tier of the Center City Planning Area.

(16) Off premise signs must comply with regulations established by the N. C. Board of Transportation. However, the State or city requirement that is more stringent or restrictive shall apply. It is the responsibility of the sign owner to insure compliance with State and city regulations.

(17) An application for a Special Use Permit as required under this Section shall be accompanied by plans showing the following information:

(p) Location of the proposed billboard, including setback from public right-of-way.

(q) Location of any existing buildings or structures within 100 feet of the proposed billboard.

(r) Location of proposed billboard in relation to any residential district (R40, R15, R10, R7.5 and RA6) to enable a determination of compliance with this Section.

(s) Size of the proposed billboard including the number of sign faces and their dimensions, as well as the proposed height of said billboard.

(t) Proposed method of landscaping and screening.

(u) Proposed removal of any existing vegetation.

(v) Type of construction material and method of construction.

(31) Residential Townhouse Developments in the B3 District

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

(1) Review of an application for a Townhouse development SUP shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the Townhouse development requires review as a "major" or "minor" subdivision the Sketch Design Plat shall be properly submitted to Community Development Division staff in accordance with the Asheboro Subdivision Ordinance. The Sketch Design Plat and the site plan required for the SUP may be combined on one plat so long as the requirements for each are met. Approval shall be subject to any conditions of the SUP and granted only after approval of the SUP by the City Council.

(2) Within a residential townhouse development, all uses permitted in the B3 district shall be permitted as follows;

(w) Nonresidential activities may be located only on the ground floor townhouse units;

(x) Only 25% of the development's overall number of units shall be permitted for nonresidential uses;

(y) Such use shall be permitted only within structures with frontage on a public street. There shall be a public entrance to nonresidential uses from a public street;

(z) All requirements of the North Carolina Building Code shall be satisfied for mixed use residential townhouses;

(aa) ~~Additional parking for nonresidential uses shall not be required.~~

(3) Streets within a Townhouse development may be public or private according to the regulations of the Asheboro Subdivision Ordinance.

(4) The yard and height regulations set forth in Table 4-1 and Section 4.07 shall be met for Townhouse developments permitted by this Section.

(5) Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.

(6) Provisions and plans for garbage and waste collection shall be included with the application.

(7) Street landscaping shall be installed and maintained as per Section 4.07. Buffers and screening shall be installed and maintained as required for multi-family developments per Chapter 6.

(8) Signs will be regulated as per Section 4.07 and Chapter 7.

(9) Off street parking shall be provided as per Chapter 6.

(10) General landscaping shall be installed and maintained. Plans indicating all required and nonrequired landscaping shall be submitted as part of the application.

(32) Recreational Vehicle Resort

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

(1) Review of an application for a Recreational Vehicle Resort shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the Recreational Vehicle Resort requires review as a "major" or "minor" subdivision, the Sketch Design Plat shall be properly submitted to Community Development Division staff in accordance with the Asheboro Subdivision Ordinance. The Sketch Design Plat and the site plan required for the Recreational Vehicle Resort may be combined on one plat so long as the requirements for each are met. Approval shall be subject to any conditions of the Recreational Vehicle Resort SUP and granted only after approval of the SUP by the City Council.

(11) Recreational Vehicle Resorts shall only be permissible on a lot or lots comprising at least one hundred (100) acres under single ownership or control at the time the special use permit is approved. The Resort may consist of subdivided and unsubdivided portions, but the entire Resort must be subject to a single special use permit.

(12) The yard and height regulations set forth in Table 4-1 may be modified for a Recreational Vehicle Resort, provided that, for such development as a whole, excluding roadways and driveways, the density within the Recreational Vehicle Resort may not exceed five (5) units per acre with a .52 open space ratio. If the Resort

contains individual lots created by the recording of a subdivision plat, the total number of such lots within the Resort may not exceed one lot per acre for the number of acres within the entire tract comprising the Resort. Such lots shall count as units for calculating the total density.

(13) The Recreational Vehicle Resort may be developed in phases. Phase One (1) shall include the required amenities. No Certificate of Occupancy for any phase of the park shall be issued until all required or proposed improvements are installed for that phase, and no RV may be located in any phase until that phase has received a Certificate of Occupancy.

(14) Recreational Vehicle Resorts shall be located so that it has direct access to minor thoroughfare or higher classification street as shown on the Asheboro Comprehensive Transportation Plan.

(15) Streets within a Recreational Vehicle Resort may be public or private according to the regulations of the Asheboro Subdivision Ordinance.

(16) Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.

(17) An engineering study of storm water runoff shall be made. If such study indicates that post development runoff will exceed predevelopment conditions, plans for runoff control shall be designed and certified by a professional engineer. Such controls shall be designed to reduce the runoff during the occurrence of a 10-year storm to predevelopment flow rate. Prior to a Certificate of Occupancy, a Professional Engineer shall provide certification that the storm water controls were built according to the plans. The continued maintenance of all runoff control measures shall be the responsibility of the property owner.

(18) An unsubdivided RV site shall be a least thirty (30) feet in width, and shall contain at least 1,800 square feet of area. Each such RV site shall be clearly established on the ground by permanent monuments or markers. A subdivided RV site shall be at least forty (40) feet in width, and shall contain at least 3,200 square feet of area. Each such RV site shall be clearly established on the ground by permanent monuments or markers.

(19) There shall be a front yard of at least twenty (20) feet between any RV and internal roadways. Where exterior property lines of the Recreational Vehicle Resort are coincident with public street rights-of-way, all Recreational Vehicles and structures within the park along such rights-of-way shall observe the front yard setback from

such right-of-way as required by this Ordinance. Individual RV sites may not have direct access to any existing public street.

(20) There shall be a side yard along each side of every RV site. Each side yard shall be at least five (5) feet wide. There shall be a rear yard of at least five (5) feet between any RV and the rear of the site on which it is located. The distance between RV units, including RV site accessory structures, shall not be less than twenty (20) feet. No RV or structure shall be located closer than thirty (30) feet to any other structure on the premises.

(21) No RV or structure shall be located closer than one hundred (100) feet to any exterior property line of the Recreational Vehicle Resort, and this area shall remain in an undisturbed condition similar to what was present on the premises at the time the special use permit for the RV resort was issued. Passive recreational uses, such as walking paths, are permitted in this area. The City Council may, as a condition of the special use permit, impose additional reasonable vegetated screening requirements in those parts of the one hundred-foot area that are open and not wooded, such as fields. Recreational Vehicle Resorts shall not, however, be required to comply with the requirements of Section 6.06 of this Ordinance.

(22) All RV sites shall abut a paved roadway which shall meet the requirements of the Asheboro Subdivision Ordinance and which shall provide unobstructed access to a public street or highway. Such roadways shall be illuminated as per city street lighting policy to ensure the safe movement of pedestrians and vehicles at night.

(23) ~~At least one parking space, a minimum of nine (9) feet by eighteen (18) feet, shall be provided within each RV site.~~ No on street parking shall be permitted.

(24) All RV sites shall have a concrete or asphalt pad. Such pad shall be a minimum of sixteen (16) feet by forty (40) feet in size.

(25) No more than one RV may be parked on any RV site.

(26) RV site accessory structures such as porches, decks, storage buildings, and walkways may be permitted within each RV site, provided no such structure may be attached to the RV and setbacks and parking spaces remain open and free of structures and the distance between the accessory structures and adjoining RVs, or adjoining accessory structures, shall not be less than twenty (20) feet.

(27) Not more than thirty percent (30%) of the RV sites within the Resort may be occupied by ANSI Park Models.

(28) Each Recreational Vehicle Resort shall have a minimum of seven percent of the gross area set aside and developed for recreational purposes. The required recreation space shall include, but not be limited to, amenities such as swimming facilities, picnic areas with tables, basketball goals with paved play areas, and playground(s) with play equipment. The specific mix of recreation facilities shall be determined during the special use permitting process. Exterior areas for common passive or active recreation use include play areas for children, outdoor seating areas, and the like, where the facilities are available for common use by tenants and visitors. Active recreation space shall be at least 30 feet from any RV site. If a swimming pool is provided, it shall be separated from other uses by a fence having a gate that is capable of remaining closed.

(29) The collection of trash and garbage and their disposal shall be provided for in such a manner as to maintain a clean and orderly appearance at all times. Plans to meet this requirement shall be submitted as part of the application for a SUP. All collection facilities shall be located outside of all required setbacks and buffer/screen yards and they shall be screened from the view of public rights-of-way and adjacent property

(30) Accessory structures (not an RV or other mobile structure) may be permitted for such accessory uses as stores, laundries, park office, recreation facilities, storage, and RV Park related services. The total gross square footage of all building areas shall not exceed two (2) percent of the total approved Recreational Vehicle Resort area or forty thousand (40,000) square feet, whichever is less. Such uses, structures and their associated signage shall be located in such a manner so that they are not visible from any public street or road. ~~Parking requirements for accessory uses shall be determined by Chapter 6.~~ ~~Required parking for accessory uses shall have a paved surface as per Chapter 6.~~

(31) Areas shall be designated and reserved for overflow parking. Such parking areas shall have paved spaces equal to ten percent (10%) of the number of sites within the park and be reasonably dispersed throughout the park. An additional area shall be designated for the parking and storage of nonhuman occupancy RV vehicles such as boats, wave runners, etc~~.~~ or such storage shall be prohibited within the park. Such storage area shall have spaces equal to five percent (5%) of the number of sites within the park and shall be located in such a manner so that it is not visible from any public street or road.

(32) A fulltime onsite manager shall be provided. An on-site, permanent (not an RV or other mobile structure) office shall be provided for the manager.

(33) General landscaping shall be installed and maintained. Plans indicating all required and nonrequired landscaping shall be submitted as part of the application.

(34) Except for the ANSI Park Models and units located on subdivided RV sites**,** no recreational vehicle or other camping structure shall be permitted to remain on any RV site for a period of more than ninety (90) days within a six-month period.

(35) Signs shall be regulated by Chapter 7.

(36) Recreational Vehicle Resorts shall be subject to the regulations within Chapter 9 - Flood Damage Prevention Ordinance and Chapter 10 -Watershed Regulations.

(37) Recreational Vehicle Resorts shall have at least one staff person who is responsible for security on the premises at all times.

(38) Recreational fires shall be regulated per the North Carolina Fire Code.

(39) Site plans submitted shall meet all the requirements of Chapter 2 and show the location and dimensions of individual RV sites and all other accessory features customarily incident to the operation of a Recreational Vehicle Resort.

(36) Residential Development with Multiple Family Structures with a Gross Floor Area Ratio in Excess of 0.22 and Up to 0.43.

Development shall comply with all applicable zoning and subdivision ordinance standards except as modified herein.

(1) Access shall be from a minor thoroughfare or higher classification street.

(2) No parking shall be permitted within the first 25 feet of the required front yard.

(3) ~~Overflow parking spaces for visitors shall be provided. One overflow parking space shall be provided for every ten (10) required parking spaces within the development.~~

(4) Parking of recreational vehicles, including but not limited to watercraft, travel trailers, and campers, is not permitted unless such parking occurs within an entirely enclosed structure that complies with the requirements of the Zoning Ordinance.

(5) Within the required front yard, there shall be planted and maintained one tree which is not less than six feet in height at the time of planting, for each twenty linear feet of street frontage or portion thereof, and one evergreen shrub for each ten linear feet of street frontage or portion thereof. The balance of the required front yard shall be covered with evergreen ground cover or mulch.

(6) A Type D buffer or screen shall be provided adjacent to single or two-family uses or zoning districts. A Type A buffer or screen shall be provided adjacent to all other uses or zoning districts.

(7) Foundation plantings consisting of evergreen shrubs shall be installed along the entire front foundation wall of each building. Plant installation shall be a minimum of two feet in height planted at six-foot intervals.

(8) All Facades: One hundred (100) percent of the area below the facia of any building, excluding trim and similar architectural detailing but including doors and windows, shall be finished with any Building Code approved material except:

(bb) Unfinished wood, concrete block (except split-faced block), vinyl siding, metal panels, metal painted panels and any metal panel with "rib" or "u" configuration.

(cc) Laminated, composite or press board wood type materials composed of layers of firmly united wood materials made by bonding or impregnating superposed layers with resin and compressed under heat.

(9) All multifamily structures less than three (3) stories in height using a sloped roof shall have a minimum slope of 5 in 12 on the principal roof. All multifamily structures not using a sloped roof shall have a parapet wall above the roof of at least three (3) feet in height.

(10) Stormwater control measures designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual shall be provided. Measures shall control the ten-year post-development peak discharge rates to pre-development peak flow rates. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.

(11) The minimum recreation ratio may be satisfied with a mixture of indoor and outdoor amenity space, provided that no more than fifty (50) percent of the recreated space is located within an enclosed structure.

(12) A full-time on-site manager shall be provided for multifamily dwellings with a total of 75 units or more. A permanent office shall be provided for the manager. The floor area contained in the on-site manager's office shall not be counted in the total FAR.

6.01 SIDEWALKS

(A) PURPOSE

To create a multimodal, interconnected transportation network within the City of Asheboro.

(B) Applicability

(1) Sidewalks are required of all new buildings, except single family and duplex, located in RA6, OA6, O & I, B1, M, B2, TH and B3 districts. However, they are not required for additions, extensions or enlargements of existing buildings nor to expansions of existing multi use situations, nor for the addition of an accessory structure. Additions, extensions or enlargements of existing buildings and expansions of existing multi use situations shall install sidewalks when such buildings have street frontage with an existing sidewalk which does not extend the entire frontage of the lot. For lots with more than one street frontage, additions, extensions or enlargements of existing buildings and expansions of multi-use situations shall require the installation of sidewalks along only that frontage where the existing sidewalk does not extend along the length of that frontage.

(2) Sidewalks are required of all new buildings located in I1, I2, and I3 districts when such building is located on a major or minor thoroughfare. However, they are not required for additions, extensions or enlargements of existing buildings nor to expansions of existing multi use situations, nor for the addition of an accessory structure. Additions, extensions or enlargements of existing buildings and expansions of existing multi use situations shall install sidewalks when such buildings have street frontage with an existing sidewalk which does not extend the entire frontage of the lot. For lots with more than one street frontage, additions, extensions or enlargements of existing buildings and expansions of multi-use situations shall require the installation of sidewalks along only that frontage where the existing sidewalk does not extend along the length of that frontage.

(C) Standards

~~When required in (1) or (2) above, sidewalks shall be installed along all street frontages that possess curb and gutter. Sidewalks shall be constructed if a minimum of 8.5 feet of public right-of-way exists as measured from the back of curb to the outer boundary of the public right of way. In the event that a minimum of 8.5 feet of public right of way does not exist as measured from the back of the curb to the outer boundary of the public right of way, the provisions of this section shall not apply.~~ For the purposes of this Section, a street frontage shall be defined as a right-of-way or fee simple tract of land that has been set aside for public travel, built to public street standards, and eligible for maintenance by either the City of Asheboro or the State of North Carolina. Sidewalks shall be constructed in accordance with City of Asheboro sidewalk design standards as established by the City of Asheboro Engineering Department or the North Carolina Department of Transportation and shall be subject to the approval of an encroachment agreement by the applicable permitting authority. The inability to obtain said approval shall be considered a waiver of the requirements of this Section. The City of Asheboro sidewalk design standards shall be made available for public inspection in the office of the City Clerk.

Fee in Lieu of Sidewalk Construction

(1) Where a sidewalk is required, but the following conditions exist, and the provision below is agreed to by the Community Development Division, Engineering Department, and Public Works Department, a fee in lieu of constructing a sidewalk may be paid by an applicant if one or more of the following conditions exists:

(a) The location of the sidewalk occurs in a floodway or location that would result in exacerbating significant stormwater runoff concerns;

(b) The sidewalk is located on a grade so that it would require a retaining wall of six feet in height, measured from the bottom to the top of the wall at the lowest point of finished grade;

(c) The sidewalk requires relocating utility pole(s), and no alternative such as relocating the sidewalk around the utility pole.

(d) The sidewalk is proposed along a public street with a committed road project. (Staff note: removed provision of within four years).

(e) No connecting sidewalk within close proximity.

(f) Lack of curb and gutter and/or 8.5 feet from the back of the curb to the street right-of-way line.

(2) With the exception of Item 1(d), the fee in lieu of option is not available for sidewalks that are recommended to be constructed as prescribed by an adopted Comprehensive Transportation Plan or Comprehensive Pedestrian Plan.

(3) Use of Funds. All fees collected in lieu of sidewalk construction shall be deposited into a dedicated municipal account that is dedicated solely to pedestrian infrastructure. In accordance with state law, these funds must be expended by the City to construct, expand, or improve sidewalks or pedestrian infrastructure that provides a direct nexus and benefit to the development from which the fee was collected, as described in Subsection (4) below.

(4) The project benefiting from the funds must be located within the same quadrant of the city's jurisdiction as the development paying the fee, measured in a straight line, and be recommended by an adopted comprehensive transportation or pedestrian plan. For the purposes of this subsection, quadrants shall be defined by the intersection of East and West Salisbury Street and North Fayetteville Street being the origin.

(5) The calculation of this fee shall include costs for engineering, design, materials, labor, grading, and stormwater mitigation The applicant shall provide an estimate in an amount of not less than 100% of the costs of such improvements by professionals competent in their respective fields in the form of proposals or bids for the installation of required sidewalk improvements in the location in which they would be required. In addition, the City Council may adopt, by resolution, a technical policy and fee structure regarding this subsection.

6.13 PARKING

(A) Purpose

It is the intent of these regulations to encourage the appropriate location of offstreet parking and offstreet loading to provide the needed levels of service to the citizens of and visitors to the City of Asheboro and its environs, to avoid undue congestion on the streets, to protect the capacity of the street system, to move traffic, to avoid unnecessary conflicts between vehicles and pedestrians, to preserve and enhance the designated pedestrian activity areas within the City and to facilitate access from streets to offstreet parking lots and structures and offstreet loading spaces, to the extent allowable by state law.

(B) Applicability

(1) All districts, except the A ~~and B-3~~ Districts

(2) All uses, except Dwelling, Single Family

(dd) All parking areas ~~required~~ associated with ~~for~~ new construction shall be developed in strict compliance of this section

(ee) All new parking areas ~~required by~~ associated with additions and expansions shall be developed in strict compliance of this section.

Change of Use: New and existing parking areas associated with a change of use shall comply ~~be made in strict compliance~~ with this Ordinance only in cases where a two, or greater, step difference in the protective yard matrix occurs between proposed and existing uses

(a) ~~Where the required number of parking spaces for a new use according to this section is less than 125% of the parking spaces required for the existing use, no additional parking spaces, nor compliance with parking design, building separation, and landscaping standards of this section, shall be required.~~

(b) ~~Where the required number of parking spaces for a new use according to this section exceeds 125% of the parking spaces required for the existing use, parking spaces shall be provided to meet the minimum number of parking~~

~~spaces. All new parking areas required shall be developed in strict compliance with this section~~

All ~~non required~~ parking and loading areas shall be ~~exempt from the parking design, building separation, and landscaping standards but~~ subject to City technical specifications, and maintained to prevent problems due to erosion, runoff and dust.

(C) Parking General

(1) Compliance with Regulations

The requirements for offstreet parking area and offstreet loading area shall be a continuing obligation of the owner of the real estate upon which any such structure is located, so long as the structure is in existence and its use requiring parking or loading, or both, continues. It shall be unlawful for an owner of any structure affected by this Ordinance to discontinue, change or dispense with, or cause the discontinuance or change of the required vehicle parking or loading area apart from the discontinuance of such structure, without establishing alternative parking and loading area which meets the requirements of and is in compliance with this Ordinance.

(2)

~~Methods of Providing Required Parking~~

~~All required parking areas (including parking access, spaces, and maneuvering areas) shall be located on the same zoning lot as the principal use(s) it serves, except as provided below.~~

(a) ~~Off Site Parking Area~~

~~(i) The use being served by the off-site parking shall be a permitted principal use as established in Table 5-1, in the zoning districts within which the zoning lot containing such parking is located;~~

~~(ii) The off-site parking area shall be located within five hundred (500) feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route~~

~~(iii) The continued availability of off-site parking areas, necessary to meet the requirements of this Section, shall be ensured by an appropriate reciprocal easement, satisfactory to the Office of the City Attorney and recorded with the Register of Deeds of Randolph County.~~

~~(iv) For purposes of determining applicable minimum and maximum land use intensities (in districts where FAR applies), the land area devoted to off-site parking shall be added to the land area of the zoning lot containing the use being served by such parking and shall be subtracted from the area of the zoning lot containing the off-site parking.~~

~~(v) The provision of off-site required offstreet parking shall not apply to any residential use located within the R-40, R-15, R-10 and R-7.5 zoning districts.~~

~~(vi) Off-site required offstreet parking shall not be separated from the use it serves by major or minor thoroughfare, as shown on the current City of Asheboro Thoroughfare Plan Map, or other similar physical barriers to convenient access between the parking and the use.~~

(b) ~~Joint Use Facilities~~

~~(i) Nothing in this Ordinance shall be construed to prevent the joint use of offstreet parking area or offstreet loading space for two or more structures or uses, if the total of such spaces, when used together, will not be less than the sum of the requirements of the various individual uses computed separately in accordance with the requirements of this Ordinance.~~

~~(ii)An agreement for such joint use, in the form of a reciprocal easement acceptable to the office of the City Attorney shall be filed with the Zoning Administrator and recorded with the Register of Deeds for Randolph County.~~

(c) ~~Shared Parking~~

~~(i)No part of an offstreet parking area or offstreet loading area required for any structure or use for the purpose of complying with the provisions of this Ordinance shall be included as a part of an offstreet parking area or offstreet loading area similarly required for another structure or use, unless the Zoning Administrator determines that the period(s) of demands for offstreet parking for such structures or uses will not be simultaneous with or overlap each other.~~

~~(ii) An agreement, with the City of Asheboro as one of the parties with a right of enforcement, for such joint use, in the form of a reciprocal easement~~

~~acceptable to the Office of the City Attorney shall be filed with the Zoning Administrator and recorded with the Register of Deeds for Randolph County.~~

~~(iii) The Zoning Compliance Permit covering such approval shall include the requirements that the permit is valid only so long as the conditions described in the application for the property exist.~~

~~**(D) Number and Calculation of Required Offstreet Parking Spaces**~~

(d) ~~The number of required offstreet parking spaces shall be as set forth in Table 6-1.~~

~~Where parking requirements relate to number of seats, and seating is in the form of undivided pews, benches, or the like, twenty lineal inches shall be construed to be equal to one seat. Where parking requirements relate to movable seating in auditoriums and other assembly rooms, ten square feet of net floor area shall be construed to be equal to one seat, except where otherwise specified. Net floor area shall be the actual area occupied by seating and related aisles, and shall not include accessory unoccupied areas or the thickness of walls.~~

~~The Zoning Administrator shall make a determination, in the cases of uses not listed in Table 6-1, of the minimum required offstreet parking spaces. In reaching the determination, the Zoning Administrator shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed uses and studies of the parking requirements of such uses in other jurisdictions.~~

(E) Street and Driveway Access

Ingress-egress openings in concrete or asphalt or other curbing provisions, commonly referred to as "curb cuts" shall be regulated by the following requirements for city maintained streets. Issuance of a City of Asheboro Driveway Permit by the Asheboro Engineering Department may serve to approve modifications to requirements. Approval of street and driveway access on streets maintained by the North Carolina Department of Transportation (NCDOT) shall be determined by NCDOT.

(1) The number of Curb Cuts and all other access points shall be limited to one cut on each street where a lot has less than 120 feet of street frontage, two cuts on each street where a lot has between 120 feet and 400 feet of street frontage, or three cuts on each street where a lot has 400 feet or more of street frontage.

No residential curb cut shall be less than 12 feet in width or more than 16 feet in width. Consistent with the limitations of NCGS 160D-702(c)(2), this ordinance, and driveway permitting

requirements, every dwelling with a garage shall contain adequate space for vehicle(s) to be contained on private property and not encroaching into the public right-of-way or sidewalk.

(2) Where two curb cuts are permitted for a single lot, a distance of no less than 36 feet shall separate them. Where three cuts are permitted for a single lot, no less than 100 feet shall separate the third cut from the other two. On streets maintained by the NCDOT, the 100-foot separation requirement may be reduced upon written approval by the NCDOT and in accordance with driveway permitting requirements.

(3) No curb cut or other access point shall be located closer than 36 feet to any street intersection. The intersection is determined by the intersecting point of the two street right-of-way lines (or such lines extended in the case of a rounded corner).

(4) Width of Commercial Driveway curbcuts: The width of commercial driveways measured parallel to the edge of traveled way and from edge of pavement to edge of pavement at the narrowest width shall be within the minimum and maximum limits specified. An urban driveway with two way operation shall have a minimum of 20 feet and a maximum of 36 feet. A two-way operation for rural driveways shall be within a minimum width of 20 feet and a maximum width of 50 feet. For one-way operation, a 12-foot minimum and 24 foot maximum apply for both urban and rural locations. These values are based on edge of pavement dimensions not including the width of gutter if curb and gutter section is proposed.

(F) Parking Design Standards

(1) The minimum dimensions for ~~required~~ offstreet parking spaces and aisles shall be in accordance with Diagram 6-1.

(2) Parking for the handicapped shall be provided as per North Carolina Building Code Requirements.

(3) All off street parking facilities shall be designed with permanent means of access to a street or alley and designed to provide all necessary maneuvering lanes and areas. Access drives shall be designed to provide for two-way traffic with a minimum width of 22 feet. Drives of less than 50 feet where the view of on-coming traffic is not blocked or impaired, may be single lane of not less than 11 feet in width.

(4) Parking facilities shall observe a minimum setback of ten (10) feet from any public street right-of-way unless the Ordinance provides otherwise. Parking areas for two-family/duplex dwellings located in the R-40, R-10 and R-7.5 zoning districts shall not be permitted in the required front yard setbacks. Two-family dwelling parking shall not be subject to front yard averaging.

(5) All ~~required~~ offstreet parking areas shall be paved with concrete, asphalt, or an alternative paving material (cobblestones, brick, turf-stone, or similar material) which exhibits equivalent load bearing and wear characteristics as asphalt or concrete (spaces in stacking/waiting lanes shall be considered as ~~required~~ parking). Alternative paving materials shall be approved by the Zoning Administrator ~~Planning Director~~ upon determination that such characteristics are met. Any specifications required to make such determinations shall be provided by the applicant. All surfaces shall be maintained in a safe, sanitary and neat condition. Prior to the issuance of a Certificate of Occupancy, required paving must be installed or its installation guaranteed as per Chapter 2. All primary access driveway(s) and maneuvering areas, including drive-through lanes, shall be paved in compliance with this subsection, except up to 20 percent of provided overflow parking spaces may be unpaved if compliant with this and other applicable sections of the ordinance. All parking located within 50 feet of a public street right-of-way shall be paved.

(5) All offstreet parking lots shall be graded and drained so as to dispose of all surface water accumulated within the area. Curbed areas and islands may be required where necessary for traffic control and or drainage as necessary to comply with erosion control laws.

(**7**) Lighting shall be required if night time parking is necessary or permitted. If a facility is lighted, such lighting shall be directed away from and or shielded from public streets and residential areas and shall not be a hazard or distraction to motorists traveling on a street.

(8) Parking areas shall be used for parking of vehicles, only, with no sales, displays, dead storage, repair work, dismantling, or service of any kind including the service of motor vehicles permitted.

(9) All offstreet parking spaces, including all areas for maneuvering, shall be located solely on private property, and shall not use public property or public rights-of-way. Parked vehicles in offstreet parking areas shall be prevented from intruding on travel lanes, walkways, streets, buffer and screen yards, front yard parking setbacks, or adjacent properties by means of walls, curbs, wheel stops or other appropriate means.

(10) All offstreet parking areas shall be designed to provide safe and convenient circulation, in accordance with commonly accepted traffic engineering practices and subject to the review and approval of the Zoning Administrator in accordance with said engineering practices.

(11) In the case of parking areas where drive-through service is proposed, there shall be a waiting lane capable of accommodating a minimum of five (5) vehicles, with all waiting lanes located off street right-of-ways. Should NCDOT or City of Asheboro driveway permitting requirements mandate a lengthier waiting lane, the stricter provision shall control.

(12) All ~~required~~ paved spaces, access, and maneuvering areas shall be clearly marked and such markings shall be maintained.

(G) Parking Lot Building Separation and Landscaping

(1) Parking areas, unless located on or within a structure, shall be separated from the exterior walls of any structure by providing a buffer strip at least four feet in width that shall be landscaped and covered with a ground cover or shall be paved to be utilized as a pedestrian walkway. The pedestrian walkway shall not be paved with asphalt and shall provide (a) or (b) below:

(a) A grade separation a minimum of 4 inches to be utilized as a pedestrian walkway or a grade separated landscaped area a minimum of 4 inches in height or;

(b) In lieu of the 4 inch vertical grade separation of the pedestrian walkway, bollards and a pedestrian walkway (at least 4 feet in width) shall be provided. Bollards shall be at least 4 feet in height. When parking spaces are adjacent to

bollards, two bollards shall be provided in front of each parking space no closer than two and half feet from the inside edge of the parking space (perpendicular to vehicle as shown on Conceptual Illustration: Diagram 6-2), and shall be located no more than 6 feet apart. In cases in which bollards are utilized in lieu of vertical grade separation, and the pedestrian walkway is located between the building and parking areas other than parking spaces (i.e. access, drives, or maneuvering areas), bollards shall be located no more than 6 feet apart adjacent to the pedestrian walkway between the building and parking areas (as shown on Conceptual Illustration: Diagram 6-3).

(c) Pedestrian entrance(s) or loading access way(s) (as necessary to provide access to the structure) that span a distance greater than 6 feet shall provide bollards in addition to the horizontal grade separation required in (a) above. Bollards shall be spaced according to whether the pedestrian walkway is adjacent to parking spaces (Diagram 6-2), or other parking areas (Diagram 6-3). In no case, shall bollards adjacent to loading or access ways be located more than 6 feet apart.

(d) When bollards are utilized in conjunction with a pedestrian walkway, a change in color and/or texture of the pedestrian walkway shall be provided.

(e) All parking facilities designed for 10 or more vehicles (required ~~spaces in~~ stacking/waiting lanes shall be counted ~~as spaces~~ for determination of total ~~required~~ spaces) shall provide a minimum of 8.1 sq.ft. of landscaped area per parking space. Such landscaped areas shall contain at least 162 sq.ft. with no dimension less than 9 feet and shall be reasonably dispersed throughout the interior areas of the parking facility. Each landscaped area shall contain a canopy tree, ground cover and or mulch (see Appendix 1 for approved materials lists).

(f) In providing the vegetation required above, the retention of existing significant vegetation shall be encouraged.

(g) All landscaped areas shall be maintained in healthy and growing condition, dead or damaged materials shall be replaced, and areas shall be kept free of trash, refuse and debris.

(h) Prior to the issuance of a Certificate of Occupancy, required landscaping must be installed or its installation guaranteed as per Chapter 2.

~~(H) Required~~ Offstreet Loading Space

(1) Every use requiring the receipt or distribution, by vehicles, of materials and merchandise shall ~~have one or more~~ provide loading areas for standing, loading and unloading on the same zoning lot. Loading space shall be sufficient to allow normal loading and unloading operations of a kind and magnitude appropriate to the property served. ~~Required~~ Loading space shall be available for the loading and unloading of vehicles and shall not be used for the storage of vehicles or materials, ~~or to meet offstreet parking requirements,~~ or in conducting the use.

(2) ~~The requirements in Table 6-2 shall not be considered to make any existing structure nonconforming for lack of such offstreet loading.~~

(i) ~~**Determination of Unlisted Uses**~~

~~For any land use which is not listed in Table 6-2, the Zoning Administrator, upon review of the proposed use, shall specify the required number of loading spaces to be provided, using generally accepted traffic engineering practices and standards.~~

(j) **Offstreet Loading Space Standards**

All offstreet loading spaces shall meet the following standards:

(a) Each required offstreet loading space shall have a minimum width of twelve feet and a minimum vertical clearance of sixteen feet above the finished grade of the space. The length shall be a minimum of thirty feet for local delivery and sixty feet for semitrailers. ~~A maximum of two-thirds of the required loading spaces can be used for local delivery vehicles.~~

(b) Off-street loading spaces shall be located and arranged so that a semi-trailer truck shall be able to gain access to and use such spaces, when such spaces are provided.

(c) Loading space shall not be permitted within any required yard setback or Buffer or Screening yard as established by this ordinance.

(d) All ~~required~~ loading space and necessary maneuvering space shall be paved and shall be maintained in a safe, sanitary, and neat condition.

(e) No loading space shall be located so that a vehicle using such space intrudes on or hinders the use of the public right-of-way, or adjacent properties.

~~Table 6-2 Offstreet Loading Requirements~~	
~~Land Use Classification~~	~~Space Requirements~~
~~Office and hotel uses (larger than 1500sqft)~~	~~One loading space for every l0,000 square feet of floor area, up to a maximum of 5 spaces.~~
~~Industrial and commercial uses as follows:~~	
~~Under 8,000 square feet~~	~~1 Space~~
~~8,000 - 25,000 square feet~~	~~2 Spaces~~
~~25,000 - 50,000 square feet~~	~~3 Spaces~~
~~50,000 - l00,000 square feet~~	~~4 Spaces~~
~~l00,000 - Over square feet~~	~~5 Spaces~~

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Accessory Apartment - (amended 11-6-2014)~~	~~2.0 per dwelling unit~~
~~Adult Day Care Facility (for less than 30)~~	~~1.0 per employee plus 1.0 per facility vehicle, plus 1.0 per 15 clients~~
~~Adult Day Care Facility (for more than 30)~~	~~1.0 per employee plus 1.0 per facility vehicle, plus 1.0 per 15 clients~~
~~Adult Day Care Home - for less than 6 persons~~	~~1.0 per employee plus 1.0 per facility vehicle, plus 1 per client~~
~~Adult Establishment General~~	~~As determined by underlying equivalent non-adult use; if no equivalent exists, 5.0 per 1,000 sq. feet~~
~~Adult Establishment with Live Entertainment and On Premise Consumption of Alcoholic Beverages~~	~~3.0 per 5 occupants as established by the current NC Building Code as amended for occupancy load.~~
~~Agricultural Roadside Stand – produce produced on site~~	~~3.0 per 1,000 sq ft GFA~~
~~Agricultural Tourism Facility~~	~~4 spaces per 1,000 square feet of GFA retail/demonstration space plus 1 space per employee of largest shift plus one per facility vehicle. Areas in which seating is provided require 2 spaces per 5 seats.~~
~~Airport/Heliport~~	~~1 space per 4 seating accommodations for waiting passengers, plus 1 space for each 2 employees of largest shift~~

Table 6-1 Minimum Parking

Use	# of Spaces
Amusement Parks - Permanent	1 space per 3 persons in designed capacity, plus 2 spaces per 3 employees on the largest shift
Animal Hospital / Vet Clinic General	5.0 per 1,000 sq ft GFA
Automated Teller	2 per machine
Bakery - On and Off- premises sale permitted Wholesale & Retail	1 per 400 sq ft of floor area, plus 1.0 per facility vehicle
Bakery - On premises sale only	1 per 350 sq ft of floor area
Bakery Distribution Center - with Retail Sales Permitted NO BAKING PERMITTED	1 per 350 sq ft of retail floor area; plus 1 per employee per largest shift; and 1 per facility vehicle
Banks	1 per 300 GFA plus a waiting lane for each drive up window or station with a capacity for 5 vehicles. All waiting lanes shall be located off street right-of-way
Banquet Facility (Function Hall, Rental Hall, Reception/Meeting Hall)	1 per 4 occupants as established by the current NC State Building Code as amended for "Occupant Load"
Bar	2.0 per 5 seats and/or barstools

Table 6-1 Minimum Parking

Use	# of Spaces
Bed & Breakfast	2 for owners, 1 per facility vehicle, 1.5 per guest room
Boarding / Rooming Houses	2 for resident manager plus 2 per roomer
Brewery	4 spaces per 1,000 sq ft GFA of retail space plus 1 per employee of largest shift; and 1 per facility vehicle
Brewpub	2 per 5.0 seats and/or barstools plus 3 spaces per 1,000 sq. ft. GFA brewing area.
Bus Terminal	8.0 per 1,000 sq ft GFA waiting area
Business Services	3.5 per1,000 sq ft GFA
Carwash/Mini Lube	A waiting lane for each drive thru station with a capacity for 5 vehicles. All waiting lanes shall be located off street right-of-way and outside required parking area; 1.0 per employee plus 1.0 per facility vehicle
Child Day Care Large Home	1.0 per employee plus 1.0 per facility vehicle, plus 4 additional
Child Day Care Center - Large	1.0 per employee plus 1.0 per facility vehicle, plus 2.0 per 15 children

Table 6-1 Minimum Parking

Use	# of Spaces
Child Day Care Center - Medium	1.0 per employee plus 1.0 per facility vehicle, plus 2.0 per 15 children
Child Day Care Center- Small	1.0 per employee plus 1.0 per facility vehicle, plus 2.0 per 15 children
Child Day Care Home	1.0 per employee plus 1.0 per facility vehicle, plus 2 additional
College / University Seminary	0.5 per student
Commercial Developments with multi use and or structures	5.0 per 1,000 sq ft GFA
Commercial Flex Space	5 per thousand GFA
Communication Facilities - Commercial	1.0 per 1,000 sq ft GFA
Community Center	1 per 4 occupants as established by the current NC State Building Code as amended for "Occupant Load"
Congregate Living Facility DOES NOT INCLUDE STRUCTURED ENVIRONMENT	1.0 per employee of largest shift, plus 1.0 per facility vehicle plus 0.2 per resident

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Congregate Living Facility - for 6 or less persons FAMILY CARE HOME~~	~~1.0 per employee of largest shift, plus 1.0 per facility vehicle plus 0.2 per resident~~
~~Contractors Office~~	~~1 per 400 sq ft of floor area~~
~~Correctional Facilities~~	~~1.0 per employee plus per 1.0 per 2.5 inmates~~
~~Crematorium~~	~~0.25 per seat of chapel capacity plus 0.33 per employee~~
~~Cultural Facility~~	~~3.3 per1,000 sq ft GFA~~
~~Dormitories~~	~~3.3 per 1,000 sq ft GFA~~
~~Drinking Establishments - Bar, Cocktail Lounge, Tavern, Coffeehouse~~	~~2.0 per 5 seats and/or barstools~~
~~Drive Up Window/Station/Drive throughs where permitted as part of a principal use~~	~~A waiting lane for each drive up window or station with a capacity for 5 vehicles. All waiting lanes shall be located off street right-of-way~~
~~Drive-In Theater~~	~~Car standing space for patrons awaiting admission shall be provided on the site in an amount equal to not less than 30% of the vehicular capacity of the theatre.~~

Table 6-1 Minimum Parking

Use	# of Spaces
Dry Cleaners - Small	1 per 350 sq ft GFA
Dry Cleaning Plant	1.0 per employee on largest shift plus 1.0 per facility vehicle
Dwelling for Caretaker/Security Guard on premise where employed	1 per employee per shift
Dwelling Multiple Family for Elderly	1.0 per dwelling unit
Dwelling Multiple Family Units up to .17 FAR -- One Bedroom Two or more Bedrooms	1.5 per unit 2.0 per unit
Dwelling Multiple Family Units up to .22 FAR by CUP/SUP -- One Bedroom Two or more Bedrooms	1.5 per unit 2.0 per unit except as modified by Chapter 4
Dwelling Single Family Units	2.0 per dwelling unit
Dwelling Two Family Units	2.0 per dwelling unit
Dwelling within Mixed Use Structure	2.0 per dwelling unit except as modified by Chapter 4

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Eating Establishments - Walkin / Drivein~~	~~2 .0 per 5 seats plus a waiting lane for each drive up window or station with a capacity for 5 vehicles. All waiting lanes shall be located off street right-of way~~
~~Eating Establishments - Sit Down~~	~~2 .0 per 5 seats~~
~~Electronic & Electrical Repair - Large~~	~~4.0 per 1,000 sq ft GFA plus 1 per facility vehicle~~
~~Electronic & Electrical Repair - Small~~	~~4.0 per 1,000 sq ft GFA~~
~~Exterminator~~	~~4.0 per 1,000 sq ft GFA plus 1 per facility vehicle~~
~~Extraction of Earth Products~~	~~1 .0 per each two employees on shift of average greatest employment, plus 1.0 for each vehicle used directly in the conduct of such use.~~
~~Farmers Market~~	~~1 per each 350 sq ft of display area~~
~~Flea Markets, Open Air Sales~~	~~3.0 per 1,000 sq ft GFA or outdoor area devoted to sales~~
~~Fraternity & Sorority Houses~~	~~3.3 per 1,000 sq ft GFA~~

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Funeral Parlor~~	~~.25 per seat of chapel capacity space~~
~~Furniture Refinishing and Repair~~	~~1 .0 per each two employees on shift of average greatest employment, plus 1.0 for each vehicle used directly in the conduct of such use.~~
~~Gamerooms~~	~~1.0 per 150 sq ft of GFA devoted to such use~~
~~Gas Station~~	~~5 per 1,000 GFA Building Only~~
~~Golf Course NOT including Par 3 or miniature courses~~	~~3.3 per 1,000 sq ft GFA or 1.0 per 30% of the maximum capacity for open uses~~
~~Health Practioners Offices~~	~~5.0 per 1,000 sq ft GFA~~
~~Health Services~~	~~1.0 per employee of largest shift plus 1.0 per facility vehicle, plus 2 per bed.~~
~~Helistop~~	~~1 space per 4 seating accommodations for waiting passengers, plus 1 space for each 2 employees of largest shift, plus 1 per facility vehicle~~
~~Home Occupation~~	~~2 per residence, plus 2~~

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Hospital~~	~~1 space per 2 beds, plus 1 space per doctor, plus 1 space per facility vehicle, plus 0.8 space per employee of largest shift.~~
~~Hotels / Motels~~	~~1 per lodging unit plus 1 per each 2 employees plus accessory use parking. Incidental and accessory uses open to non guests and located in the same structure as the hotel/motel (i.e. including but not limited to eating establishment, bar, retail, personal services, etc.) shall provide 50 percent of the parking spaces normally required for the respective use. Uses located on outparcel(s), or in separate structure(s), shall provide the number of parking spaces required for the respective use(s).~~
~~Industrial Developments with multi-use and or structures~~	~~5.0 per 1,000 sq ft GFA except designated warehouse and or Manufacturing, Processing & Assembly sq ft plus 1.0 per 1,000 sq ft GFA of designated warehouse space and or 0.6 per employee of largest shift plus 1 space per vehicle used directly in conduct of Manufacturing, Processing & Assembly~~
~~Industrial Flex Space~~	~~3 spaces plus 3 spaces per thousand GFA when no more than 25% of building being used as office space~~
~~Interior Cleaning Services~~	~~1 .0 per each two employees on shift of average greatest employment, plus 1.0 for each vehicle used directly in the conduct of such use.~~
~~Junkyards~~	~~0.5 per employee plus 1.0 per 5,000 sq ft of lot area~~
~~Kennel~~	~~5.0 per 1,000 sq ft GFA~~
~~Landfills - Clean Material~~	~~1.0 per employee of largest shift~~

Table 6-1 Minimum Parking

Use	# of Spaces
Landfills - Sanitary	1.0 per employee of largest shift
Limited Duration-Circus, Carnival & Fair Tent Revivals (exempt from paving requirement)	.3 per seat for activities where seating provided or 1 per 3 persons expected as average attendance. Previous attendance records shall be provided as required for documentation. Plus 2 spaces per 3 employees.
Liquor Store/Package Store	4 spaces per 1,000 sq. ft. GFA. Drive through package stores shall provide a waiting lane for each drive-up window or station with a capacity for 5 vehicles. All waiting lanes shall be located off street right-of-way
Lumber & Building Material Sales	2.0 per 1,000 sq ft GFA
Lumberyard	2.0 per 1,000 sq ft GFA
Mail Order Distribution Center	1 .0 per each two employees on shift of average greatest employment, plus 1.0 for each vehicle used directly in the conduct of such use.
Mail Order Office	1 .0 per each two employees on shift of average greatest employment, plus 1.0 for each vehicle used directly in the conduct of such use.
Manufactured Home / Mobile Home Park	2 per dwelling unit
Manufactured Home / Mobile Home Sales Lot	3.00 per 1,000 sq ft GFA

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Manufactured Home / Mobile Homes - Class A- Double wide~~	~~2 per dwelling unit~~
~~Manufactured Home / Mobile Homes - Class A- Single wide~~	~~2 per dwelling unit~~
~~Manufacturing, Processing & Assembly- Light~~	~~0.6 per employee of largest shift plus 1 space per vehicle used directly in conduct of such use~~
~~Manufacturing, Processing & Assembly - Heavy~~	~~0.6 per employee of largest shift plus 1 space per vehicle used directly in conduct of such use~~
~~Massagists, Therapeutic Health~~	~~5.0 per 1,000 sq ft GFA~~
~~Meat Packing/Slaughterhouse~~	~~1.0 per 1,000 sq ft GFA~~
~~Medical & Dental Labs~~	~~4.0 per 1,000 sq ft GFA~~
~~Membership Organizations - not for commercial gain~~	~~3.3 per 1,000 sq ft GFA~~
~~Mental Institutions/Sanitariums~~	~~2 per bed~~

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Microbrewery~~	~~4 spaces per 1,000 sq ft GFA of retail space plus 1 per employee of largest shift; and 1 per facility vehicle~~
~~Mini-warehouse~~	~~1.0 per 100 storage units plus 1.0 per employee~~
~~Mobile Home Sales Lots~~	~~3 per 1,000 sq ft GFA~~
~~Motor Vehicle Repair -Major~~	~~3.0 per bay/work area plus 2.0 per 3 employees plus 1 per vehicle used directly in the conduct of such use. (Amend. 9-8-05)~~
~~Motor Vehicle Repair -Minor~~	~~3.0 per bay/work area plus 2.0 per 3 employees plus 1 per vehicle used directly in the conduct of such use. (Amend. 9-8-05)~~
~~Nightclub/Cabaret~~	~~5 spaces per 1,000 sq. ft. GFA.~~
~~Nursing, Convalescent & Extended Care Facilities~~	~~1.0 per employee of largest shift plus 1.0 per facility vehicle, plus 0.35 per bed~~
~~Office Development with Multi use and/or structures~~	~~5.0 per 1,000 sq. ft. GFA~~
~~Personal Services~~	~~1.0 per 350 sq ft GFA~~

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Photographic Lab Facility - Commercial~~	~~4.0 per 1,000 GFA plus 1.0 for each vehicle used directly in the conduct of such use.~~
~~Photographic Mini-Lab Facility (One hour type)~~	~~4.0 per 1,000 GFA plus 1.0 for each vehicle used directly in the conduct of such use.~~
~~Photography Studio - with Lab for in house use only~~	~~4.0 per 1,000 GFA plus 1.0 for each vehicle used directly in the conduct of such use.~~
~~Place of Assembly, Commercial~~	~~0.3 per seat in main assembly area~~
~~Place of Assembly, Non-Commercial~~	~~0.3 per seat in main assembly area~~
~~Printing & Publishing~~	~~1.0 per 1,000 sq ft GFA~~
~~Produce Sales, Temporary~~	~~3.0 per 1,000 sq ft GFA or outdoor area devoted to sales~~ ~~The following sections do not apply: 408E, 408F, 409, 410~~
~~Professional Recovery Facility (amended 11-6-2014)~~	~~1.0 per employee of largest shift plus 1.0 per facility vehicle, plus 0.2 per resident~~
~~Professional Services~~	~~1.0 per 400 sq ft of GFA~~

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Public Facility~~	~~.3 per seat for activities where seating provided or 1 per 3 persons expected as average attendance. Previous attendance records shall be provided as required for documentation. Plus 2 spaces per 3 employees~~
~~Public Use Facility~~	~~1.0 per employee .~~
~~Railroad Classification Yard~~	~~1.0 per employee~~
~~Recreation, Commercial Indoor~~	~~1.0 per 150 sq ft of GFA devoted to such use~~
~~Recreation, Commercial Outdoor~~	~~1.0 per tee, green, court, cage, and/or other method of participation however styled, plus 1.0 per employee~~
~~Recreational Vehicle / Travel Park/Camp~~	~~2.0 per site plus 1.0 per employee of largest shift, plus 1.0 per facility vehicle~~
~~Recycling Plant~~	~~1.0 per employee of largest shift~~
~~Recycling Center~~	~~1 .0 per employee plus 1.0 per facility vehicle used in conduct of such use~~
~~Rehabilitation Center~~	~~4.0 per 1,000 sq ft GFA~~

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Rental/Sales of Commercial Vehicles & Heavy Equipment~~	~~3.0 per 1,000 sq ft gross retail area plus 1.0 space per bay / work area plus 2 spaces per 3 employees plus 1 space per vehicle used directly in the conduct of such use (Amended June 8, 2006)~~
~~Rental/Sales of Domestic Vehicles~~	~~3.0 per 1,000 sq ft GFA~~
~~Repair Services~~	~~4.0 per 1,000 sq ft GFA~~
~~Research Activities~~	~~1.4 per employee~~
~~Residential Townhouse Development in the B3 District~~	~~1.5 spaces per unit (Inserted 2-9-06)~~
~~Retail Convenience Goods~~	~~4.0 per 1,000 sq ft GFA~~
~~Retail Shoppers Goods~~	~~4.0 per 1,000 sq ft GFA~~
~~School - Business~~	~~1.6 per classroom, 0.33 per student , plus1.0 per staff member~~
~~School - Technical/Vocational~~	~~1.6 per classroom, 0.33 per student , plus1.0 per staff member~~

Table 6-1 Minimum Parking

Use	# of Spaces
Schools Public, Private, Charter (4-2013) High	1.6 per classroom, 0.33 per student , plus 1.0 per staff member
Schools Public, Private, Charter (4-2013) Elementary, Middle	1.0 per employee plus 1.0 per facility vehicle, plus 1.0 per 15 children (7/97)
Schools, Nursery/Pre Schools etc.	1.0 per employee plus 1.0 per facility vehicle, plus 1.0 per 15 children
Seasonal Sales, Temporary	3.0 per 1,000 sq ft GFA or outdoor area devoted to sales The following sections do not apply: 408E, 408F, 409, 410
Service Station	1.0 per 4 pumps plus 3.0 per repair bay
Sign Painting	4.0 per 1,000 GFA
Solar Farm	0.6 per employee of largest shift (if employees are part of regular operations plus 1 space per vehicle used directly in conduct of such use)
Stable - Commercial	1.0 per 5 stalls
Taxi Stand	1.0 per employee

~~Table 6-1 Minimum Parking~~

~~Use~~	~~# of Spaces~~
~~Transfer Station~~	~~1.0 per employee, plus 1 per facility vehicle used in conduct of such use~~
~~Truck Terminal~~	~~1.0 per employee~~
~~Vehicle Towing Operation~~	~~1.0 per employee, plus 1 per facility vehicle used in conduct of such use, plus 2~~
~~Warehouse~~	~~0.6 per employee of largest shift~~
~~Wholesale Distribution~~	~~0.6 per employee of largest shift~~

CITY OF ASHEBORO
PLANNING & ZONING

Application for Zoning Ordinance/Map Amendment

APPLICATION FEE

A $350 filing fee is required for any map amendment application for property less than 2 acres and for any Zoning Ordinance text amendment application. A filing fee of $500 is required for any map amendment application from 2 to 10 acres, and a filing fee of $800 + $15/acre is required for any map amendment application for over 10 acres.

APPLICATION INSTRUCTIONS

The rezoning process can be complex**.** It is highly recommended that the applicant speak with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Contact staff at (336) 626-1201 ext. 2392 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

1) A dimensional map, at a scale of not more than 200 feet to the inch, showing the land that would be covered by the proposed amendment, if the amendment would require a change in the zoning atlas.
2) A legal description/deed reference of such land.
3) Letter to be mailed by applicant notifying neighboring property owners of the request. Consistent with Section 160D-602(e) of the North Carolina General Statutes, the applicant shall notify neighboring property owners of the requested conditional zoning as well as the location, time, and date on which the Planning Board will hold a legislative hearing on the request. This notice must be in the form of a mailed notice provided in compliance with the guidance found in Section 160D-602(a) of the North Carolina General Statutes. During the legislative hearing, the applicant shall report to the Planning Board on the delivery of the required notice and any communication with neighboring property owners and residents concerning the requested conditional zoning.

APPLICATION DEADLINES AND MEETING DATES

The deadline for filing of applications for legislative hearings will be the day which is 55 days prior to the date of the City Council meeting for which the public hearing is to be set, provided that the deadline is no less than 17 days prior to the Planning Board's required legislative hearing; in these instances, the deadline will be 62 days prior to the date of the City Council meeting for which the public hearing is to be set. If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

Application Deadline	***Planning Board Meeting***	***City Council Meeting***
December 12, 2025	Monday, January 5, 2026	Thursday, February 5, 2026
January 9, 2026	Monday, February 2, 2026	Thursday, March 5, 2026
February 13, 2026	Monday, March 2, 2026	Thursday, April 9, 2026
March 13, 2026	Monday, April 6, 2026	Thursday, May 7, 2026
April 10, 2026	Monday, May 4, 2026	Thursday, June 4, 2026
May 15, 2026	Monday, June 1, 2026	Thursday, July 9, 2026
June 12, 2026	Monday, July 6, 2026	Thursday, August 6, 2026
July 17, 2026	Monday, August 3, 2026	Thursday, September 10, 2026
August 14, 2026	Tuesday, September 8, 2026	Thursday, October 8, 2026
September 11, 2026	Monday, October 5, 2026	Thursday, November 5, 2026
October 16, 2026	Monday, November 2, 2026	Thursday, December 10, 2026
*November, 2026: Confirm application deadline with staff	Monday, December 7, 2026.	*January, 2027: Confirm meeting date with staff

*January, 2027 Council meeting date is not set by Council, until December, 2026

APPLICANT INFORMATION

Applicant City of Asheboro

Applicant's Phone # 336-626-1201

Applicant's Address 146 N. Church St.

Asheboro, NC 27203

Applicant Email Address tnuttall@ci.asheboro.nc.us

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name N/A

Location of Property _____

Property Size (ac. or s.f.) _____

Randolph County Property Identification Number (PIN#) _____

Current Zoning District _____

Requested Zoning District _____

Date Property Title Acquired _____

Deed Book _____ Page _____

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

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

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

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

For questions (2) and (3), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

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

_____

_____ Does not apply X

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

_____

_____

Does not apply X

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

LDP Policies:

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.

3.1.1 The City will provide Code Enforcement with the legal tools and intergovernmental coordination it needs to effectively address community appearance standards in both newer and more established areas.

3.2.1 The City will amend Zoning requirements (i.e. setback regulations, permitted building materials, orientation of streetscapes, parking areas, pedestrian access, etc.) to ensure that new development is compatible with, and enhances, the architectural design of surrounding land uses.

3.2.2 The City will require a variety of landscaping techniques that are appropriately designed based on the desired function (i.e. riparian buffers around creeks, shade trees in parking lots, dense and expansive screening between uses of significantly different intensities, preservation of environmental character, front yard landscaping and street trees, etc.).

4.2.2 The City will enforce zoning regulations to minimize noise, light, and odor pollution and periodically review regulations to ensure these types of pollution are effectively mitigated.

APPLICATION SIGNATURES

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

Applicant Signature



For TLN

Printed Name of Authorized Signatory (if different from Applicant)

Trevor Nuttall

Position/Relationship of Authorized Signatory to Applicant

Assistant City Manager

Owner Signature (if different than Applicant)

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JTL Date: 9-11-26 Case Number: 26-13

CITY OF ASHEBORO
NORTH CAROLINA

RZ-26-14

Application to amend R40 (CZ) conditional zoning at property 1651 Ferrari Dr. (Randolph County Parcel Identification Number 7679148928) allow a Manufactured/Mobile Home Park expansion.

Zoning Map Amendment: RZ-26-14
Staff Report prepared for Asheboro Planning Board
Date: November 2, 2026

1. Request	
Applicant: Moffitts, Inc	**Property Owner:** Moffitts, Inc.
Zoning ***Existing:*** R40 (CZ) ***Proposed:*** R40 (CZ) Conditional Zoning ***History:*** R40 (CZ) conditional zoning for 21 manufactured/mobile homes approved 10-10-24	
Required Notice ***Mailed Notice by Applicant:*** 10-22-26	

2. Site Information	
Location	1651 Ferrari Dr.
PIN	7679148928
Size	61.527 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Mobile Home Park
Overlay Districts	None
Infrastructure	City Sewer, Privately maintained Water
Transportation	
Street Classification:	Old Humble Mill Rd is a Minor Thoroughfare
Maintenance:	Old Humble Mill Rd State Maintained; All internal park streets are private
Other Notes:	2024 Annual Average Daily Traffic: Old Humble Mill Rd: 1,200 (2012 Capacity: 13,600)
Surrounding Land Use	
North:	Undeveloped
South:	Proposed residential PUD/City Lift Station
East:	Mobile Home Park
West:	Undeveloped

3. Staff Analysis

1) The proposed use is Manufactured/Mobile Home Park Class A & B, not to exceed 111 mobile homes. The proposed density is approximately 1.8 dwellings per acre.
2) **R40 Residential District Statement of Intent:** The R40 Residential District is intended to provide regulations which will produce a low intensity mixture of single family, duplex dwellings, and Class A Mobile Home dwellings usually served by individual wells and/or sewage disposal systems, plus the necessary governmental and other support facilities to provide service to such suburban intensity living.
3) **Relevant Zoning Ordinance Definitions:**

Manufactured/Mobile Home Park: A parcel of land under single ownership that has been planned and improved for the placement of manufactured housing for dwelling purposes.
Manufactured/Mobile Home: A dwelling unit that is not constructed in accordance with the standards set forth in the North Carolina State Building Code, and is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis and exceeds 32 feet in length and eight feet in width.
(A) Class A: A manufactured home that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development and also meet City of Asheboro appearance criteria, as determined by the Zoning Administrator.
(B) Class B: A manufactured home that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban but which do not meet City of Asheboro appearance criteria, as determined by the Zoning Administrator.
(C) Class C: Any manufactured home that does not meet the definitional criteria of a Class A or Class B manufactured home.

4) Four phases of development are proposed, with 6 homes in phase 1, 23 in phase 2, 33 in phase 3, and 28 in phase 4.
5) The manufactured home park proposes access from Old Humble Mill Road by two existing driveway cuts in the adjacent portion of Richland Village, approximately 100 feet apart. Internally, the manufactured home park is accessed from two connections to the adjacent phases of Richland Village Manufactured Home Park, Ferrari Drive on the southern side and Bugatti Avenue on the northern side of the park. NCDOT review of this configuration is ongoing. The plan also shows an 80' easement on the northern side of the property, which could potentially tie into properties to the north which, if developed, connect with Miles Moffitt Road that extends to the north near the intersection of NC 42 and US Hwy. 64.
6) Proposed paved roadway surface widths are between 18' and 20'; 22' is the city's typical requirement for new manufactured home park development. The Fire Code will require each roadway to be all-weather surfaced with at least 20' of width.
7) The plan shows natural areas within the property. The adjoining manufactured home park provides recreational amenities (play area), a community store, school bus stop, and a community mail facility.
8) The adjoining manufactured home park provides recreational amenities (play area), a community store, school bus stop, and a community mail facility. Streets within the development are proposed to be privately maintained, though there is a condition that would
9) 5.21 acres of no cut buffer are proposed, in addition to 25.457 acres of natural area to be preserved. The no-cut buffers are 80' in width, with an additional 60' of width in additional area located on the western and northern sides of the property. The site plan also shows a boundary fence around these portions of the property.
10) The applicant proposes dedication of street and sewer right-of-way easements for potential future street and sewer extensions. Staff may propose an additional condition prior to the final report addressing the recordation of such easements.

4. Modifications to Ordinance Regulations

1) (+) Proposed 80' no cut buffer and natural area
2) (-) Roadway Widths (20' instead of typical 22' width, but 20' meets Fire Code requirements).

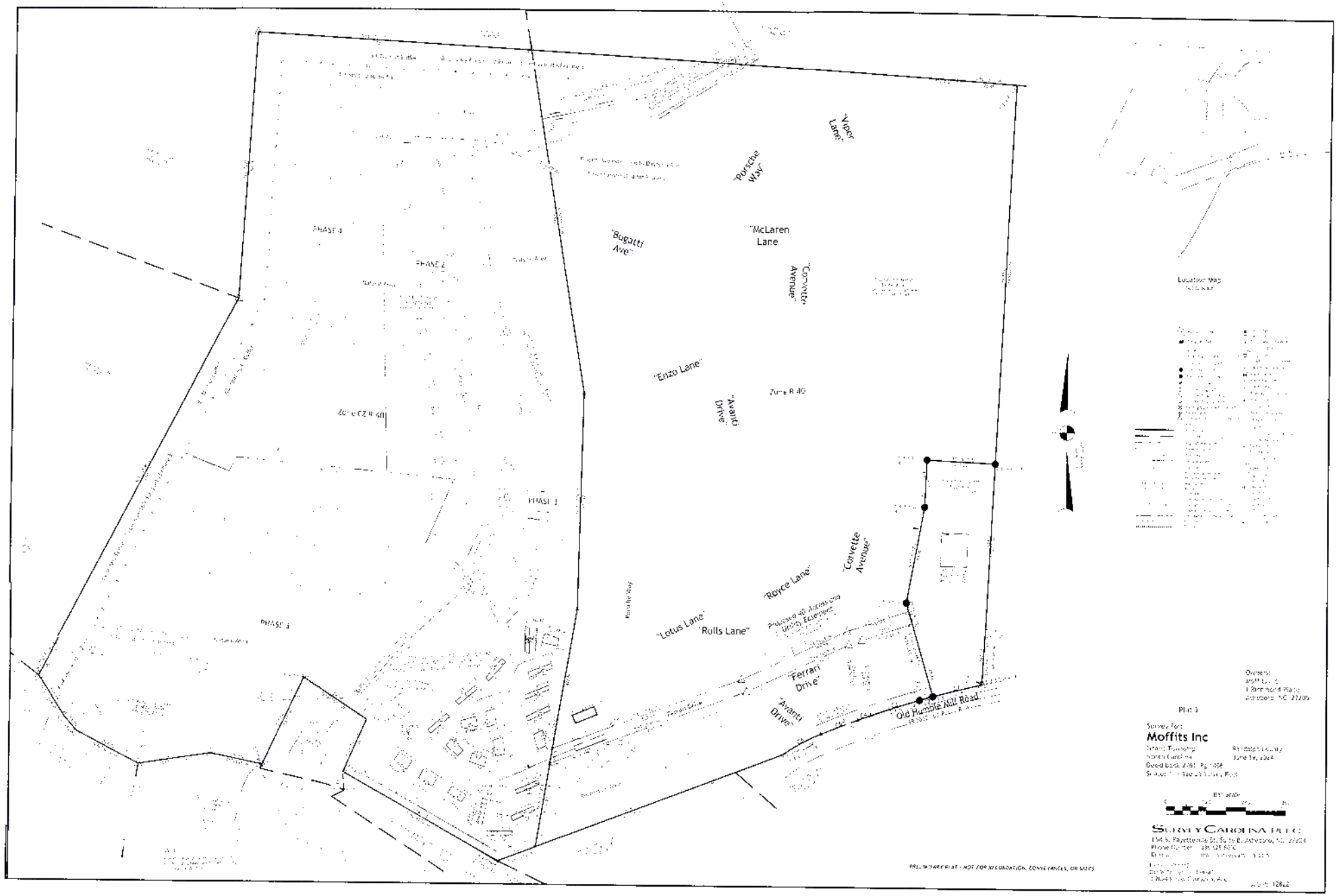
5. Summary of Proposed Zoning Conditions (subject to change prior to final report)
A) The uses approved shall be a Manufactured/Mobile Home Park Class A & B, not to exceed 111 mobile homes
B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions 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) Evaluation of changes necessitated by NCDOT permitting requirements shall be reviewed consistent with Section 4.05(C)(13).
D) Changes related to locations of cluster box units (CBU) for mail delivery, as required by USPS or NCDOT, shall not be considered a modification of the conditional zoning district requiring council action.
E) Construction and/or acceptance of any current or future street or rights-of-way or utility easements consistent with those shown on the site plan shall not be deemed a modification of the Conditional Zoning.
F) Maintenance of all recreation/open space areas, landscaping, any utilities not publicly maintained, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the responsibility of the property owner and any successors in interest.
G) Outdoor recreational vehicle parking or storage shall continue to be prohibited on the property, consistent with the community "rules" submitted by the applicant.
H) It shall be the property owner's responsibility to obtain any and all permits and approvals required for the proposed land use.
I) Installation of traffic and street signs within the development shall be the responsibility of the developer. Approval of any proposed name of the private road shall be obtained from Randolph County for E-911 purposes.
J) If plans for solid waste disposal are deemed to be inadequate, the property owner shall be responsible for ensuring that additional facilities or measures are installed. Any such facilities shall be consistent with city policies and codes.
K) Prior to the issuance of a zoning compliance permit, the applicant shall submit a final site plan demonstrating compliance with the conditional zoning district.
L) The applicant shall submit to the city a recordable survey plat to identify the new approved private road names for E911 purposes prior to a final building inspection being performed for a new dwelling for any new phase(s) not identified by Plat Book 194, PG 30.
M) Before the issuance of a Zoning Compliance Permit for the proposed land use, documentation shall be submitted detailing the following: i) Driveway permit approval from North Carolina Department of Transportation ii) Permitting from the North Carolina Department of Environmental Quality.
N) 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	Conservation Residential
Growth Strategy Map	Primary Growth
Small Area Map	N/A
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 4: The proposed rezoning is compatible with surrounding land uses. • 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 Items 12: Property is located outside of watershed	
LDP Goals/Policies Not Supporting Request • Checklist Item 13 and 14 : (13) Property is located with Special Hazard Flood Area and (14) on slopes of greater than 20%.	
Staff Proposed Plan Consistency and Reasonableness Statement	The low-density nature of the proposed conditional zoning district is consistent with the Land Development Plan's designation as a Conservation Residential Area; the goal of these areas is to "accommodate allowable densities while using less land". Approval of the district will promote varied and affordable housing options for residents in an established neighborhood of similar density and housing types, objectives the Land Development Plan advocates. Further, the conditional zoning process helps to ensure that the new land development is compatible with existing and neighboring uses. Staff continues to work with the applicant to clarify and refine details on the site plan and proposed conditions, and noting that, staff believes the plan is consistent with the Land Development Plan and reasonable.

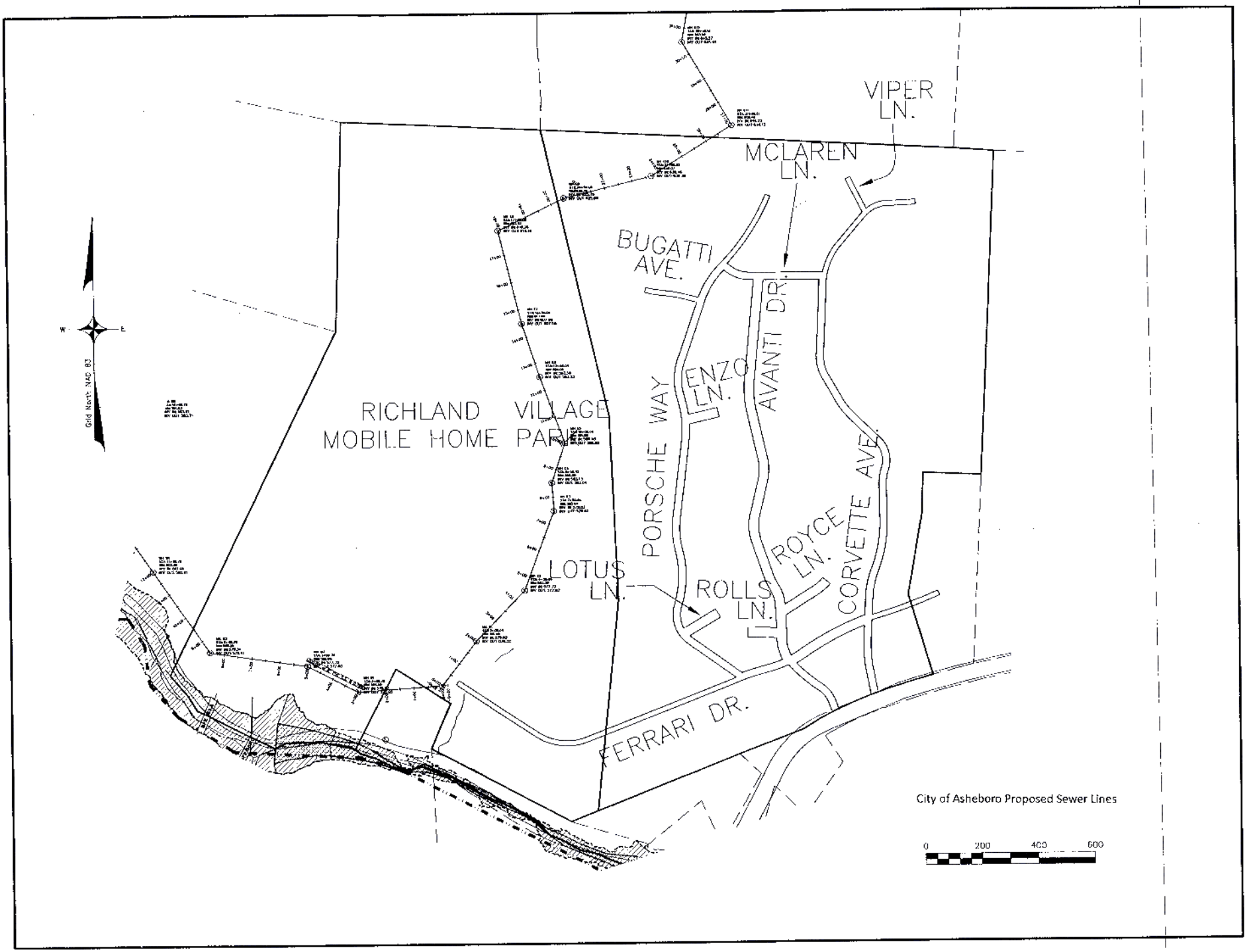
7. Recommendations and Planning Board Action Items	
Staff Recommendation	Approve, subject to proposed conditions, noting the potential for further refinement of conditions prior to the Council public hearing.
Planning Board Action Items	1) Recommend approval or denial of zoning map amendment RZ-26-14; Amend R40 (CZ) conditional zoning at property 1651 Ferrari Dr. to allow a Manufactured/Mobile Home Park expansion. 2) Attach zoning conditions as summarized or with modifications. 3) Adopt Plan Consistency and Reasonableness Statement

Motions with Consistency and Reasonableness Statements	
Motion 1: Concurrence with Staff Recommendation and Statement	I move to recommend approval of rezoning request RZ-26-14, attaching conditions as summarized, and to adopt the plan consistency and reasonableness statement articulated by the city staff.
Motion 2: Approval with Modification	I move to recommend approval of rezoning request RZ-26-14, attaching conditions as modified *(state additional or modified conditions)*, and to adopt the plan consistency and reasonableness statement articulated by the city staff.
Motion 3: Denial	I move to recommend denial of rezoning request RZ-26-14, finding that the plan consistency and reasonableness statement articulated by the city staff does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s): *- State which goals or policies from the report support the motion to deny, and/or* *- State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny.*

Plan Consistency and Reasonableness Statement Information	
Plan Consistency	G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps, goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.
Reasonableness	G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community (iii) the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment (iv) why the action taken is in the public interest (v) any changed conditions warranting the amendment

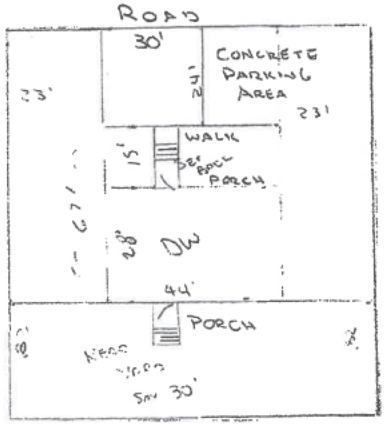


Moffits Inc - Rockland Village Rezone - 90 Spaces - 4 Phases

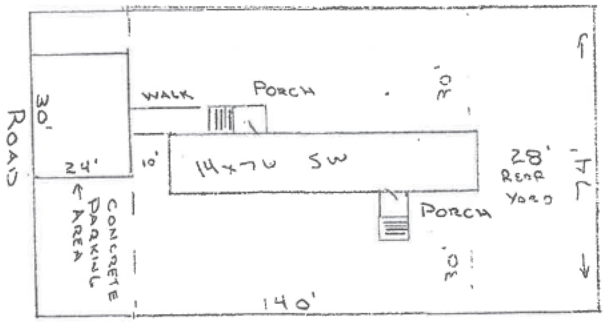


City of Asheboro Proposed Sewer Lines

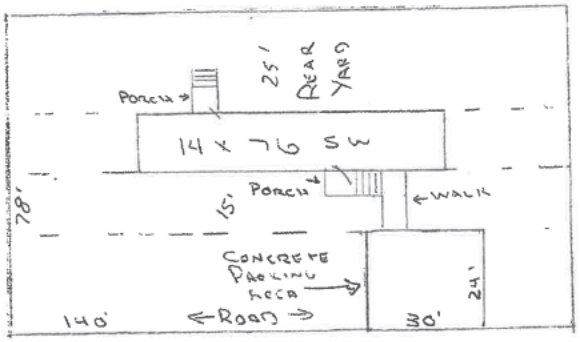
Double Wide



Single Wide



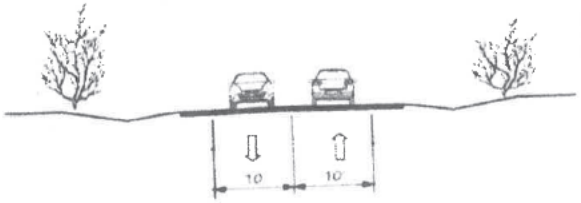
Single Wide



Manfactured Home Space – Typical

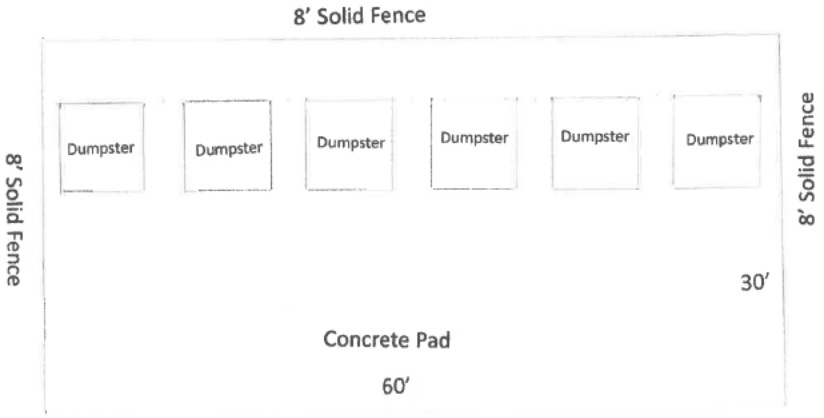
1" = 30'

20' Asphalt Paved Roadway



Dumpster Site #2 Detail

Scale 1" = 10'



Moffitts, Inc. – Richland Village

Detail Sheet for Plat 1

Richland Village **Rezone 10/22/26**

Land Usage Information for Richland Village

Exisiting Richland Village Parcel		**59.49 acres**
Total Buffer	11.704 acres	
Developed Area	47.79 acres	80.33% Developed
Playground	1 acre	
Designated Natural Area in center of existing development for picnic, walking, etc. activities	3 acres	
Recreation Area		4 acres
Bus Stop	0.33 acres	
Percent of Recreation Area for:	47.79 acres	8.37% of Developed Area

Parcel for New Spaces		**61.527 acres**
Total Dedicated Buffer	5.21 acres	
Natural Area (not including Buffer)	25.457 acres	
Developed Area Existing	7.75 acres	
Proposed Developed Area by Phase		
Phase 1	1.65 acres	
Phase 2	5.99 acres	
Phase 3	8.65 acres	
Phase 4	6.82 acres	
Total Phase 1 - 4	23.11 acres	
Total Developed Area for Parcel	30.86 acres	50.16% Develpoed
Arera to be Donated to City for Sewer and Street ROW	3.764 acres	3390 lf - 40 feet to 80' wide

Totals for both Parcels

Exisiting Richland Village Parcel		59.49 acres	
Parcel for New Spaces		61.527 acres	
Total Land		**121.017 acres**	
Exisiting Richland Village Developed Area	47.79 acres		
Parcel for New Spaces Developed & Proposed Area	30.86 acres		
Total Combined Developed Area		**78.65 acres**	**64.99% Developed**
Combined Undeveloped Area		42.367 acres	
Percent of Recreation Area for: Total Developed Area	78.65 acres	5.09%	
Total Undeveloped Area			
Total Buffers	16.914 acres		
Total Natural Area	25.457 acres		
Total Undeveloped Area		**42.371 acres**	

RESIDENTIAL RENTAL CONTRACT
SECTION 5 ITEM L
ATTACHMENT

RICHLAND VILLAGE *"RULES"*

OWNER:
Moffitts, Inc. DBA Richland Village
1651 Ferrari Dr.
Asheboro, NC 27205

TENANT: _____
_____

LOT: _____ - _____

All rules apply to Residents and Guests

Residents are responsible for the behavior of their Guests

1. Rent is due on the 1st of each month and payable by the 10th of each month. Late Charge of $25.00 is due and payable after the 10th of the month for each month that the rent is due for.
2. Lot rental rates are subject to change with 30 day notice.
3. Absolutely no outside consumption of Alcoholic Beverages on the property of Richland Village.
4. The speed limit for Richland Village is 12mph.
5. No outside clothes lines or outside drying of clothes.
6. No Fences without approval of Richland Village.
7. No garbage or storage of garbage outside of residences. Take garbage directly to the dumpsters provided by Richland Village.
8. Dumpsters provided by Richland Village are for the household garbage of residents of Richland Village only.
9. No outside storage of junk, such as, but not limited to, unlicensed vehicles, parts, furniture, etc.
10. No working on vehicles, machinery, etc, except for very minor repair such as, flat tire or battery.
11. All outdoor items such as bicycles shall be properly stored at the rear of the residence.
12. No loud music or noise shall be permitted from residences, vehicles or other devices on the property of Richland Village.
13. No outside pets of any kind. One (1) Indoor dog or cat under 10 pounds is allowed. These Indoor pets can be outside only if attached to a leash and accompanied by an adult. **NO VICISIOUS DOGS ALLOWED, INCLUDING BUT NOT LIMITED TO, PIT BULLS, ROTTWEILER, GERMAN SHEPARD, ETC. MANAGEMENT SHALL BE THE SOLE JUDGE IF AN ANIMAL IS ACCEPTABLE TO RESIDE AT RICHLAND VILLAGE.**
14. Leaving animals tied up outside is against the law in the City of Asheboro. Violators can be fined and have their animals taken.
15. No display or discharge of weapons of any kind, such as, guns, knives, bow and arrow, etc.
16. No outside fires. This does not include small residential grills for outdoor cooking.
17. No parking on yards. Parking allowed only in designated parking areas.
18. Residents are not allowed more than 2, 911 response calls for disturbance matters.
19. No storage of recreational vehicles, campers, motor homes, etc allowed on lot.
20. Outside storage building, Limit one (1), Maximun size 12' x 12' and shall be constructed of proper building materials in a neat professional manner. No "blue tarp" or "temporary buildings or lean to"
21. Rules, Lot Rental Rates, Services and Conditions subject to change with 30-day notice.

Violation of any of the following rules may result in: "NOTICE OF EVICTION"

If any rule is not clear to you contact the Resident Manager immediately.
Thank you for your cooperation with these rules. These rules are meant to provide every resident of Richland Village with a safe and quite home for their family.

Signed :_____ Date: _____ _____

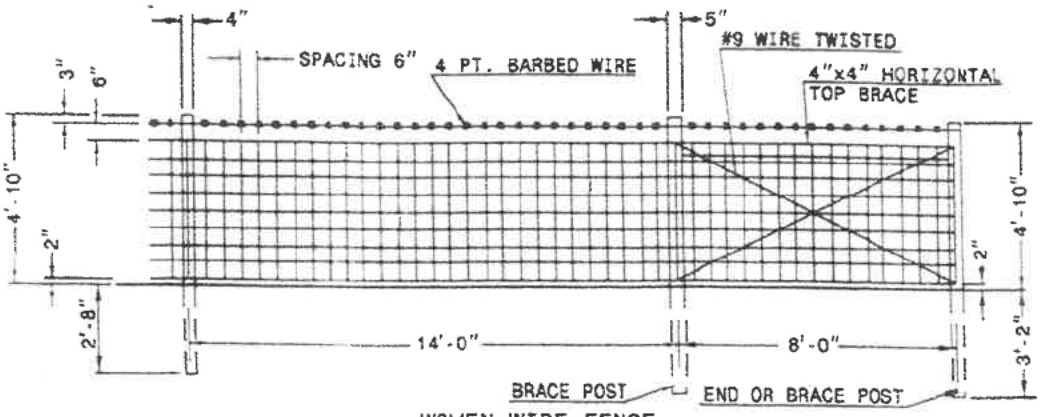
Richland Village Date:_____

Signed :_____ Date: _____

Moffitts, Inc. – Richland Village

Detail Sheet for Plat 1

Fence Detail



WOVEN WIRE FENCE
END OR GATE LOCATION

ERECT LINE BRACES BETWEEN END, CORNER OR GATE POSTS AT INTERVALS NOT EXCEEDING 324 FEET. THIS MAXIMUM INTERVAL MAY BE REDUCED BY THE ENGINEER ON CURVES WHERE THE DEGREE OF CURVATURE IS GREATER THAN 3 DEGREES.
PLACE LINE BRACES AT THE END OF EACH ROLL OR PIECE OF WOVEN WIRE.

WOVEN WIRE

Woven wire fencing shall conform to ASTM A116 or AASHTO M 279. The fence fabric shall be 47 inches high, with 10 horizontal strands. Space the strands 3 inches apart at the bottom and 8 inches apart at the top with progressive spacing between. Space vertical strands at 6 inch intervals. Any of the following styles and coating classes may be used.

(A) Style 1047-6-9, Grade 60 (all horizontal and vertical strands of wire shall be 9 gauge) with a Class 3 zinc coating.

(B) Style 1047-6-11, Grade 60 (top and bottom horizontal strands to be 9 gauge wire, all other strands to be 11 gauge) with a Class 3 zinc coating.

(C) Style 1047-6-12 1/2, Grade 125 (top and bottom horizontal strands of wire to be no smaller than 10 1/2 gauge with a minimum breaking strength of 1610 lbs., all other strands to be no smaller than 12 1/2 gauge with a minimum breaking strength requirement for horizontal strands of 960 lbs. with a Class 3 coating.

Brace wire shall be a 9 gauge steel in accordance with ASTM A641, except that the minimum zinc coating shall be 0.80 ounces per sf.

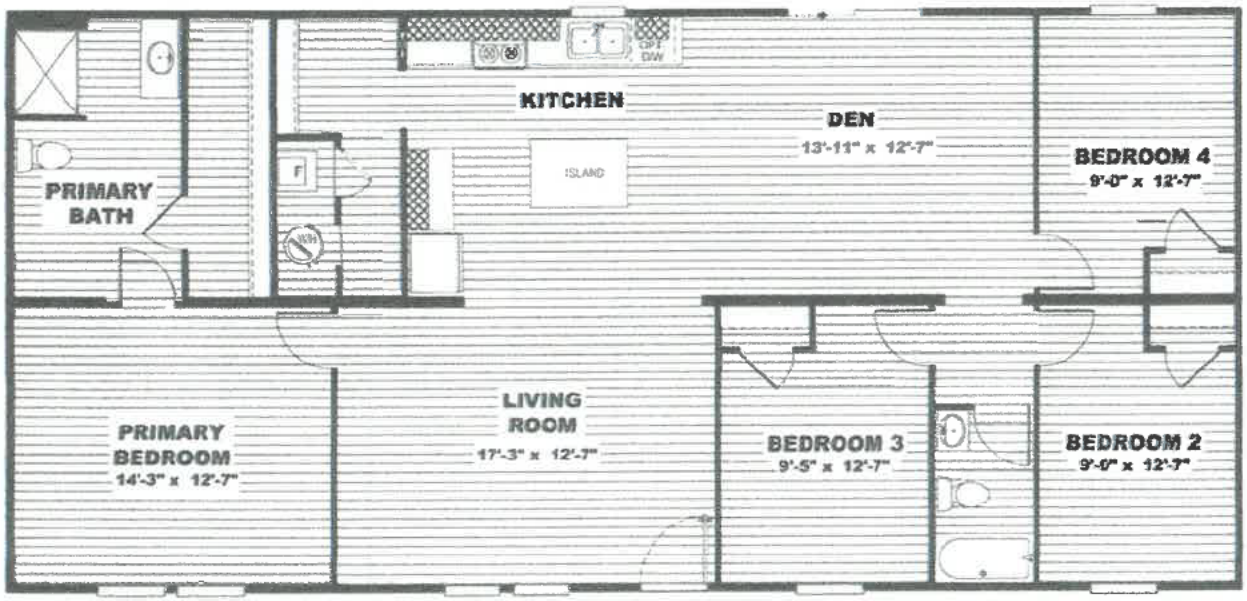
"Oak"



Oak

4 beds / 2 baths / 1,475 sq.ft. / 28x56



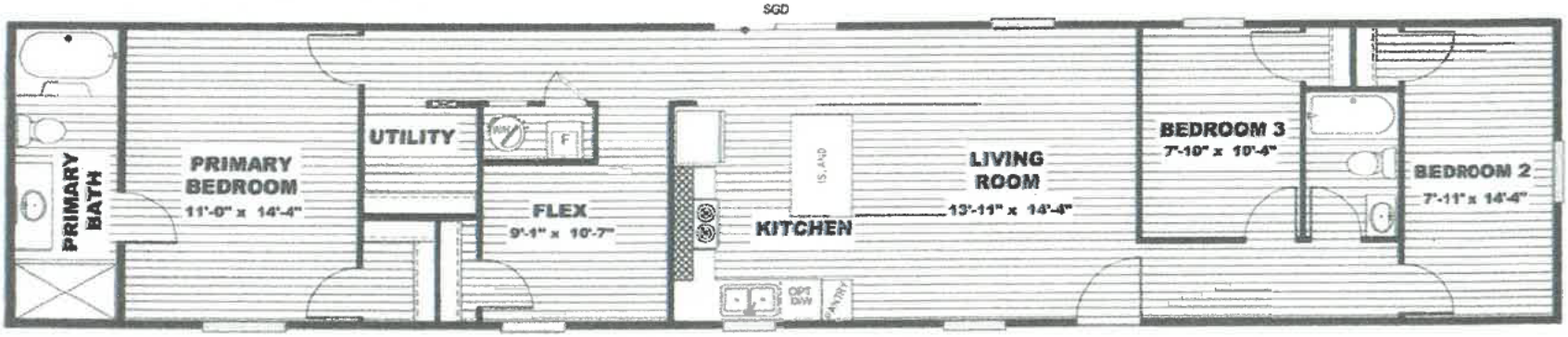


MODEL #TRT28564O SQ.FT. 1,475

DRAWING # TRU-2856-42-1

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"Aspen"







Aspen

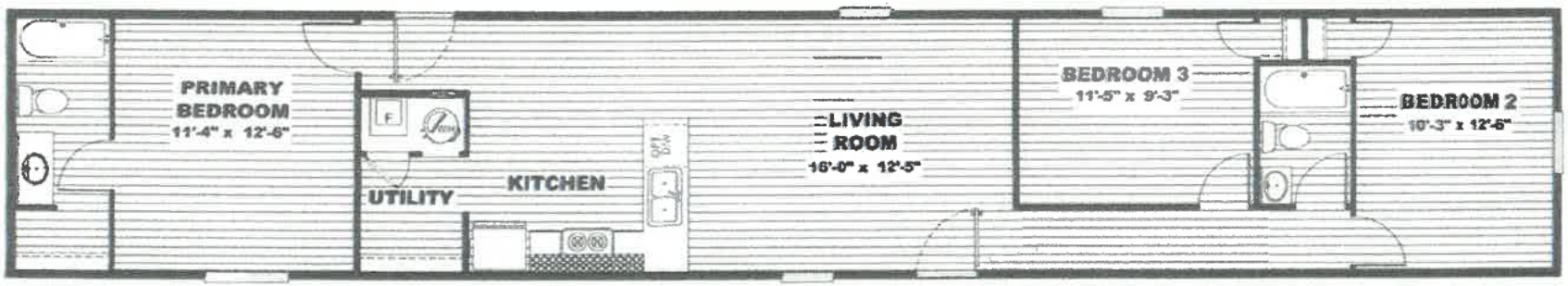
3 beds / 2 baths / 1,140 sq.ft. / 16x76

MODEL #TRT16763A SQ.FT. 1,140

DRAWING # TRU-1676-32-1

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"Magnolia"





Magnolia

3 beds / 2 baths / 1,001 sq.ft. / 14x76

MODEL #TRT14763M SQ.FT. 1001 DRAWING # TRU-1476-32-1

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From: **Jamie Smith** jsmith@randolph.k12.nc.us
Subject: Bus times
Date: August 30, 2023 at 12:51 PM
To: [redacted]

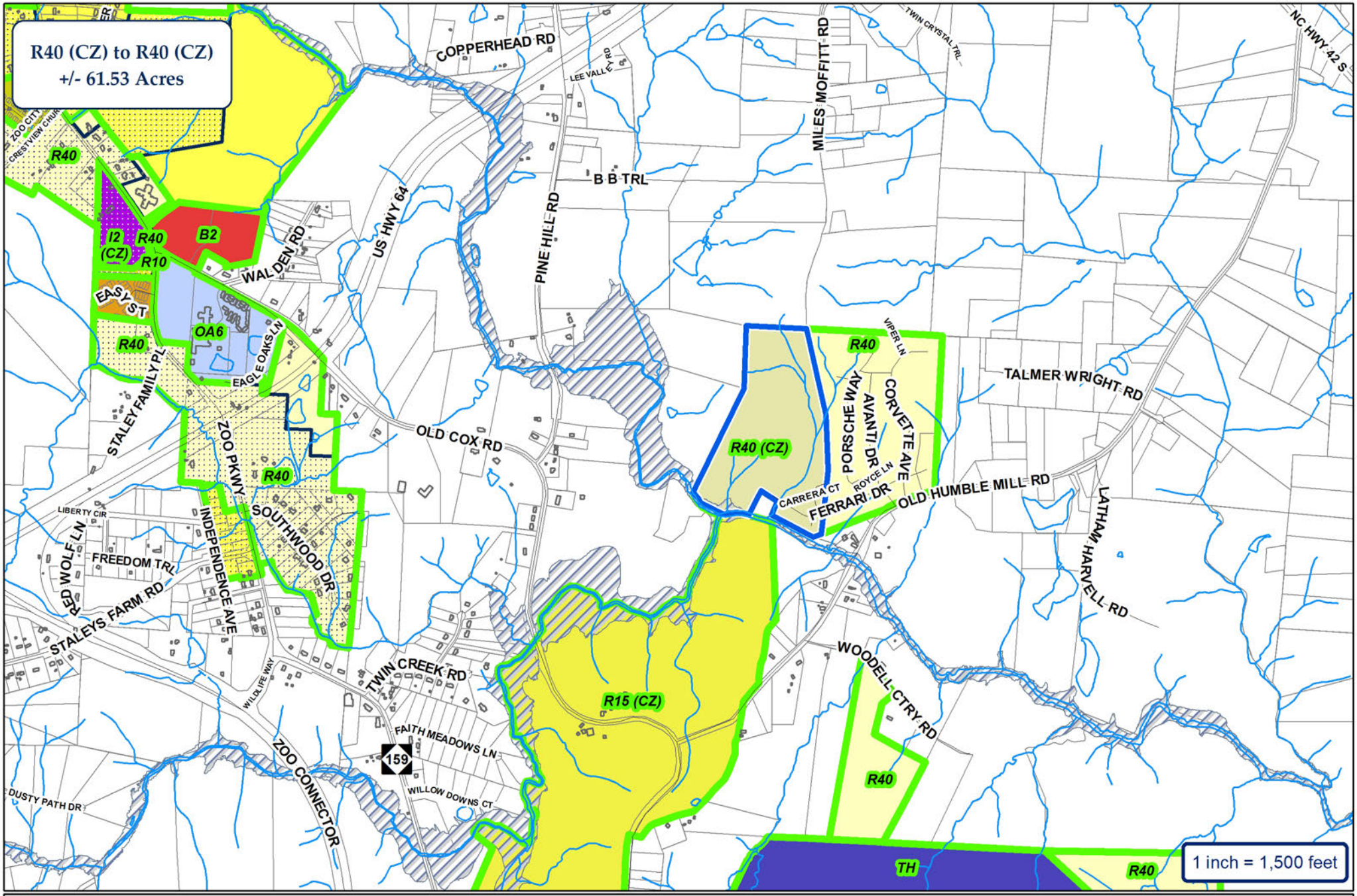
Mr. Moffitt,
Again thank you for all you are doing for the students of the Randolph County School System. The bus times are always subject to change, but as of now these are the times:

Elementary	7:05 AM	
	3:06 PM	
Middle	5:50 AM	
	4:45 PM	
High	7:00 AM	
	3:47 PM	

I want to thank you again for all the work you have done to keep our students safe.
Thanks,
Jamie Smith
Assistant Transportation Director
Randolph County School System
Office-336-633-5184
Cell-336-964-9293
jsmith@randolph.k12.nc.us

From: **Jamie Smith** jsmith@randolph.k12.nc.us
Subject: Richland
Date: September 11, 2024 at 11:57 AM
[redacted] Wendy Anderson wanderson@randolph.k12.nc.us

Mr. Moffitt,
Could you please give me a call regarding the Richland Trailer park. I have a parent complaining about the bus stop. We see nothing wrong. 336 964 9293.
Thanks
Jamie Smith
Assistant Transportation Director
Randolph County School System



CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

ETJ

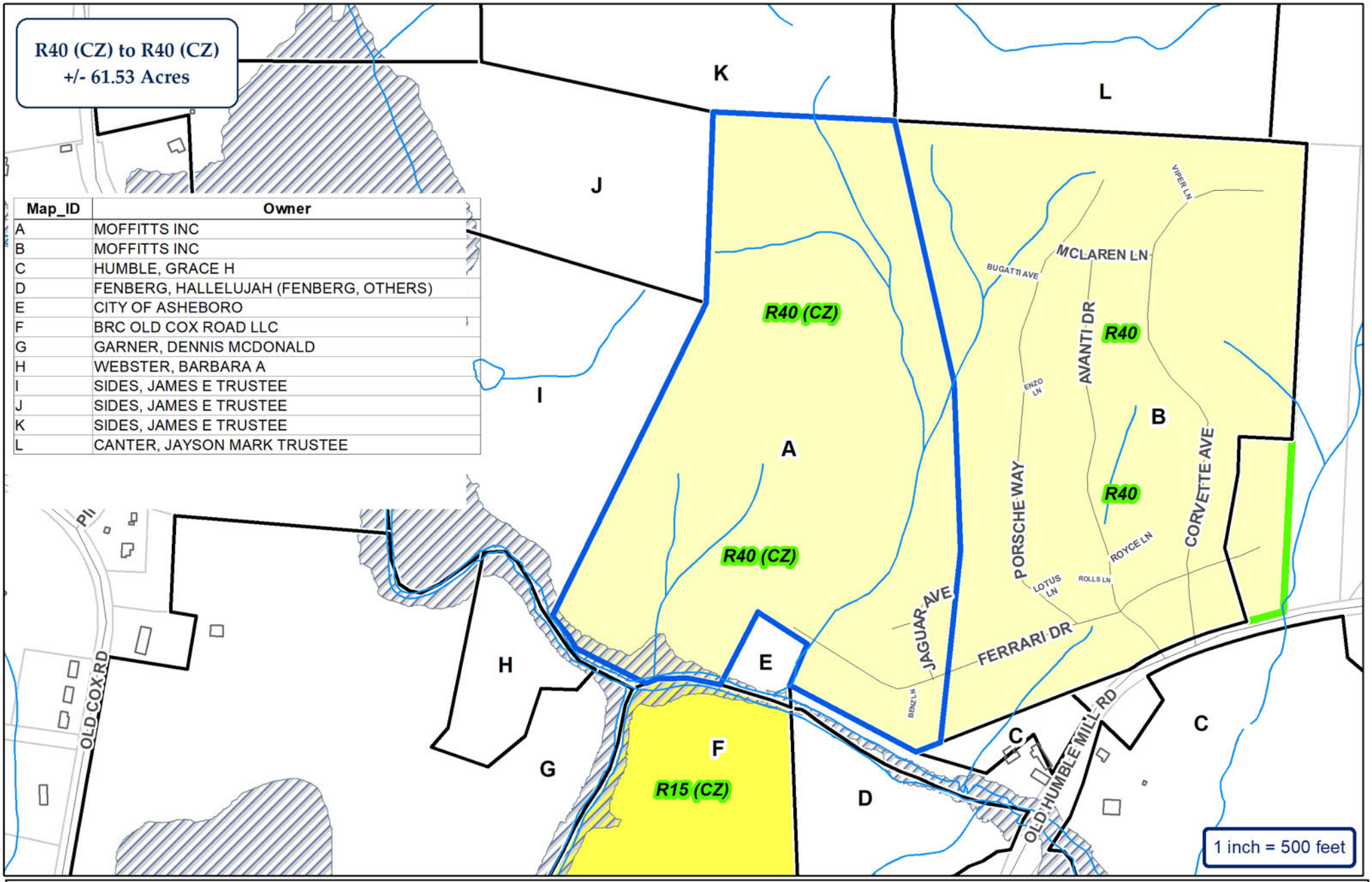
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-14

Parcels: 7679148928

Subject Property
Zoning

N
W
E
S



CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

ETJ

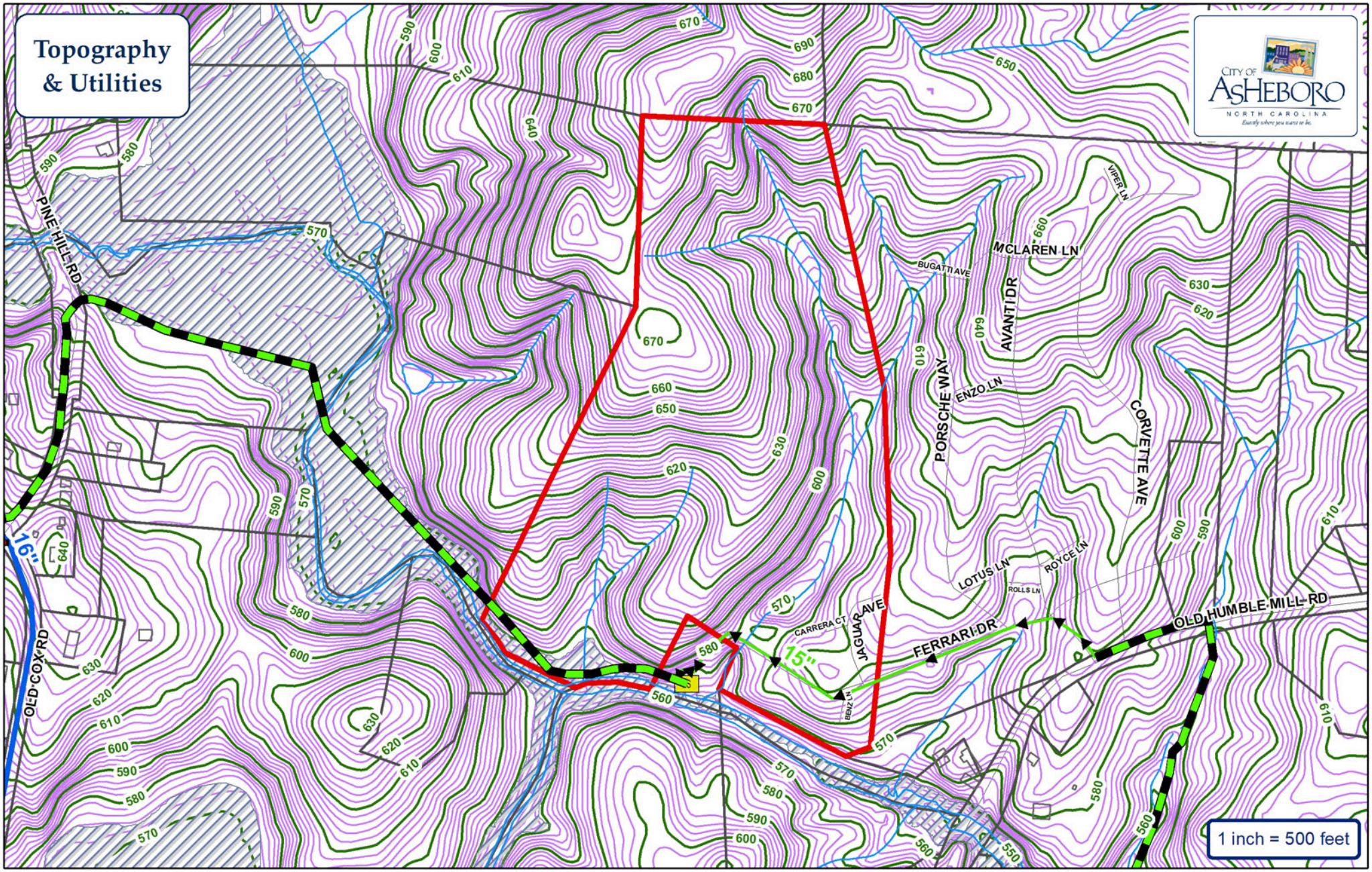
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-14

Parcels: 7679148928

Subject Property
Adjoining Properties
City Zoning

N
W
E
S



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

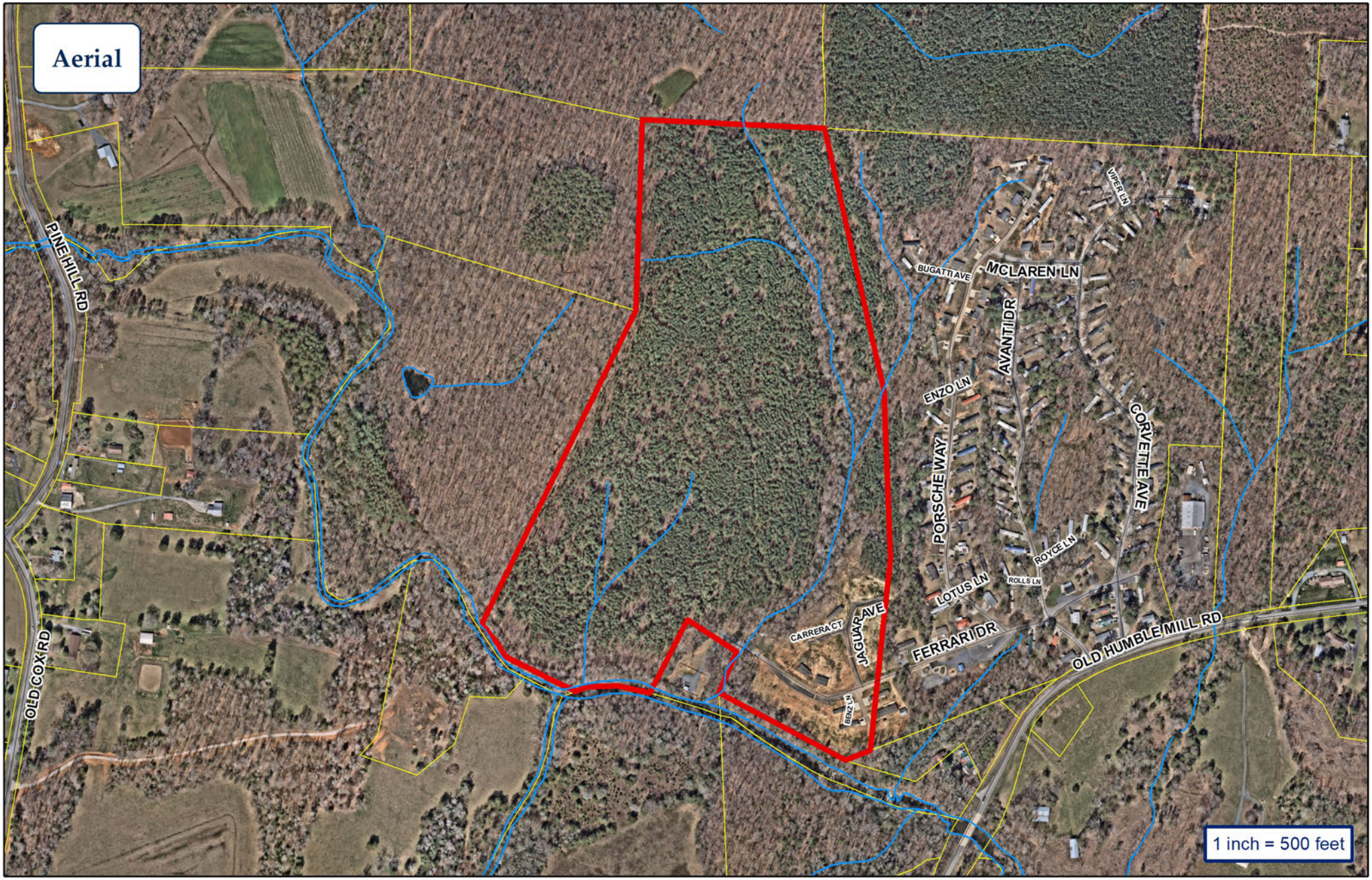
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-14

Parcels: 7679148928

Subject Property

N W E S



CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-14

Parcels: 7679148928

Subject Property

N
W
E
S

John Evans

From: Miller, Jason K <jkmiller@ncdot.gov>
Sent: Tuesday, October 13, 2026 11:14 AM
To: John Evans; Richardson, Justin T; Escobar, Vanessa
Subject: RE: [External Sender] [External] Proposed Richland Village Mobile Home Park expansion, off Old Humble Mill Road (SR 2830)
Attachments: RZ-26-14 Richland Village draft site and utility plan.pdf

Hey John,

A driveway permit will be required to be on file with NCDOT. Once we receive the driveway permit application and site plan, we can review the anticipated traffic volumes to determine whether the projected trips meet the warrants for roadway improvements.

Please let me know if you have any questions or need anything further.

Thank you,

Jason K. R. Miller
Assistant District Supervisor
Division 8 District 1

336-318-4000 - Office
336-318-4004 - Direct
jkmiller@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

From: John Evans <jevans@asheboronc.gov>
Sent: Monday, October 12, 2026 1:24 PM
To: Richardson, Justin T <jtrichardson@ncdot.gov>; Miller, Jason K <jkmiller@ncdot.gov>; Escobar, Vanessa <vescobar@ncdot.gov>
Subject: [External] Proposed Richland Village Mobile Home Park expansion, off Old Humble Mill Road (SR 2830)

Some people who received this message don't often get email from jevans@asheboronc.gov. Learn why this is important

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Good Afternoon Everyone,

I hope you're doing well. We have received a request for an expansion of the existing Cross Road Mobile Home Park, located off Old Humble Mill Road in Asheboro. This is scheduled for the November 2 Planning Board and December 10 City Council meetings.

According to tax records and our approvals, the development currently breaks down as follows:

- **First Phase:** 146 mobile home lots
- **Second Phase:** 21 lots (approved in 2024)

This proposed phase would add **90 additional lots**, for a total of **257 lots** within Richland Village. **There would be no new driveway connection to Old Humble Mill Road proposed, but a potential future connection to the north that could possibly connect to Miles Moffitt Road (SR 2828) if adjacent properties to the north were to develop in the future. However, there is no additional entrance into the development from an NCDOT roadway at this time.**

If you have any comments that you would like us to share with the respective boards or applicant, please let me know.

Thanks!
John

John L. Evans, AICP, CZO
Community Development Director
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)
http://www.asheboronc.gov | *Note: Development-related fees will change effective January 1, 2025.*

Asheboro All-America City 2016

North Carolina MAIN STREET Community

E-mail correspondence to and from this sender is subject to North Carolina Public Records Law and may be disclosed to third parties.

CITY OF ASHEBORO
PLANNING & ZONING

Application for Conditional Zoning District

APPLICATION FEE

A $600 filing fee is required for Conditional Rezoning applications for property less than 2 acres. A filing fee of $800 is required for applications for 2 to 10 acres, and a filing fee of $1,000 + $15/acre is required for applications over 10 acres. 61.527 acres, $1,000 plus 61.527 @ $15.00 per acre ($922.91). Application Fee of $1,922.91 attached.

APPLICATION INSTRUCTIONS:

The conditional zoning process can be complex. A Conditional Zoning District involves a proposal for a specific use that is customized to a particular property. In order to ensure compliance with application requirements, the applicant is **required** to have a pre-application conference with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Please contact staff at (336) 626-1201 ext. 2392 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

1. **A pre-application conference with staff is required prior to the application being accepted. At this conference, staff and the applicant will discuss the rezoning request, the unique aspects of conditional zoning, the requirements for completing the review schedule, contact persons for services and permits, and information regarding site plans, landscaping, and other development requirements. This meeting must occur no more than sixty (60) days prior to the application filing deadline.**

2. A legal description/deed reference of such land. Deed attached.

3. Six (6) copies of a site plan drawn to scale to be submitted to the Planning Board. The Planning Board will review the proposal and forward a recommendation, including conditions for the zoning, to City Council. The month following the Planning Board meeting, City Council will review the proposed Conditional Zoning District application and site plan and may adopt, not adopt, or refer the application back to the Planning Board for review of any revisions made to the site plan subsequent to the initial submittal of the application materials.

4. Letter to be mailed by applicant notifying neighboring property owners of the request. Consistent with Section 160D-602(e) of the North Carolina General Statutes, the applicant shall notify neighboring property owners of the requested conditional zoning as well as the location, time, and date on which the Planning Board will hold a legislative hearing on the request. This notice must be in the form of a mailed notice provided in compliance with the guidance found in Section 160D-602(a) of the North Carolina General Statutes. During the legislative hearing, the applicant shall report to the Planning Board on the delivery of the required notice and any communication with neighboring property owners and residents concerning the requested conditional zoning.

APPLICATION DEADLINES AND MEETING DATES

The deadline for filing of applications for legislative hearings will be the day which is 55 days prior to the date of the City Council meeting for which the public hearing is to be set, provided that the deadline is no less than 17 days prior to the Planning Board's required legislative hearing; in these instances, the deadline will be 62 days prior to the date of the City Council meeting for which the public hearing is to be set.

If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

Application Deadline	***Planning Board Meeting***	***City Council Meeting***
December 12, 2025	Monday, January 5, 2026	Thursday, February 5, 2026
January 9, 2026	Monday, February 2, 2026	Thursday, March 5, 2026
February 13, 2026	Monday, March 2, 2026	Thursday, April 9, 2026
March 13, 2026	Monday, April 6, 2026	Thursday, May 7, 2026
April 10, 2026	Monday, May 4, 2026	Thursday, June 4, 2026
May 15, 2026	Monday, June 1, 2026	Thursday, July 9, 2026
June 12, 2026	Monday, July 6, 2026	Thursday, August 6, 2026
July 17, 2026	Monday, August 3, 2026	Thursday, September 10, 2026
August 14, 2026	Tuesday, September 8, 2026	Thursday, October 8, 2026
September 11, 2026	Monday, October 5, 2026	Thursday, November 5, 2026
October 16, 2026	Monday, November 2, 2026	Thursday, December 10, 2026
*November, 2026: Confirm application deadline with staff	Monday, December 7, 2026.	*January, 2027: Confirm meeting date with staff

***January, 2027 Council meeting date is not set by Council until December, 2026.**

ITEMS TO BE SHOWN ON THE SITE PLAN:

The application for a Conditional Zoning District shall include a site plan, which must be drawn to scale, with supporting information and text that specifies the actual use or uses intended for the Zoning Lot and any rules, regulations, and conditions that, in addition to all predetermined Ordinance requirements, will govern the development and use of the Zoning Lot. The following information must be provided, if applicable:

1) The actual shape, location, dimensions, and total acreage of the Zoning Lot; its zoning classification; the general location of the Zoning Lot in relation to major streets, railroads, and/or waterways; a north arrow; and, if the Zoning Lot is not of record, sufficient data to locate the lot on the ground; Shown on Plat 1

2) All existing rights-of-way, easements, and reservations; Shown on Plat 1

3) In addition to providing the shape, size, and location of any structure(s) already located on the Zoning Lot, the site plan must show the shape, size, and location of all structures to be erected, altered, or moved on the Zoning Lot; Shown on Plat 1 and Detail Sheets.

4) Building elevations of all exterior facades at a minimum scale of 1/8" = 1';

Proposed new manufactured home spaces shown on Plat 1 and individual proposed space details shown on Detail Sheets. Exact Building facades for manufactured homes are determined as homes are purchased and set up. Floor plans and illustrations of our 4 most popular homes attached.

5) The existing and intended use(s) of the Zoning Lot, specifically including the number of residential units and the total square footage of any nonresidential development; Area requested currently undeveloped, proposed development shown on Plat 1 and Detail Sheets.

6) The location and size of all yards, buffers, screening, and landscaping, including by way of illustration and not limitation front yard and parking lot landscaping, required by the Ordinance's predetermined standards for the general zoning classification applicable to the Zoning Lot or as otherwise proposed by the applicant; Shown on Plat 1. Typical home space shown on Detail Sheets.

7) All existing and proposed points of access to public streets; Shown on Plat 1.

8) Proposed phasing, if any; Shown on Plat 1.

9) The location and type of screening used to screen mechanical equipment; No mechanical equipment by Richland Village. Existing sewer pump station by City of Asheboro is currently screened.

10) The location, access to, and screening of a central solid waste area; Household garbage for Phase 1 to utilize existing Dumpster Site. Richland Village provides daily curbside pick up of any other solid waste. Additional Dumpster Site to be provide for Phase 2 and beyond as shown on Plat 1 and Detail Sheets.

11) Traffic, parking, and circulation plans, specifically including the location and dimensions of off-street parking areas and loading spaces; Shown on Plat 1 and Detail Sheets.

12) The grade separation of structure(s) and parking areas; To be determined at time of Home set up.

13) The paving material for parking areas; 4 car per space parking – concrete.

14) Curb cuts; N/A

15) The compliance of the proposed development with the Ordinance's predetermined sign regulations; No new or additional signage. Existing monument sign complies with Ordinance.

16) The level of compliance of the land use(s) proposed for the Zoning Lot with the Ordinance's predetermined performance standards for the general zoning classification assigned to the Zoning Lot, including by way of illustration and not limitation performance standards pertaining to light, noise, and vibration; Continuation of existing residential operations. Street lighting designed and provided by REMC at Richland Village expense.

17) If applicable, the location of any flood zones; Shown on Plat 1.

18) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development; Current storm drainage installed by City of Asheboro. No modification intended.

19) If applicable, the location of the watershed; N/A

20) When required by the Ordinance's predetermined specifications, sidewalks; and N/A

21) Information addressing the applicable permitting requirements of other local governmental agencies as well as federal and state agencies, including by way of illustration and not limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality. NCDOT – N/A; NCDEQ – see attached.

APPLICANT INFORMATION

Applicant Moffitts Inc *Applicant's Phone #* 336-465-1299

Applicant's Address 1 Richland Place Asheboro NC 27205

Applicant email address [redacted]

PROPERTY INFORMATION

Property Owner's Name Moffitts Inc

Location of Property 1651 Ferrari Dr *Property Size (ac. or s.f.)* 61.527 ac

Randolph County Property Identification Number (PIN#) 7679-14-8928

Current Zoning District CZ R-40 *Requested Zoning District* CZ R-40

Date Property Title Acquired 1864 - 1976 *Deed Book* 1080 *Page* 815

Subdivision Moffitts Inc *Section* Tract 3 *Lot #*

Plat Book *Page*

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

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

Addition of 90 Manufactured Home spaces in 4 phases.

Phase 1– 6 spaces. Phase 2 – 23 spaces. Phase 3 – 33 spaces. Phase 4 – 28 spaces

Phase 1 is planned for 6 - 12 months.
Phase 2 work could begin during Phase 1 and is expected to cover 24 months.
Phase 3 work would begin at completion of Phase 2 and is expected to cover 36 months.
Phase 4 work would begin at completion of Phase 3 and is expected to cover 36 months.

This is projected to be a 9 year project plan.

2. In what manner will the proposed amendment carry out the intent of the Land Development Plan? Provide much needed affordable work force housing in an area recognized for this purpose and other residential development along existing City of Asheboro sewer line.

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 X☐

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 public health, safety, and general welfare?

Does not apply X☐

5. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment? Continuation of existing operations since 1969. Proposed development is secluded and not visible to traffic or others. See attached Village "Rules" attachment for Residential Rental Contract, Section 5, Item L.

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.

Moffitts Inc By

Applicant Signature

Wally Moffitt Pres

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

1 Richland Pl

Asheboro NC 27205

Telephone Number

336-465-1299

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JE ***Date:*** 10-12-26 ***Case Number:*** RZ-26-14

CITY OF ASHEBORO
NOTICE OF CONDITIONAL ZONING DISTRICT HEARING

This is to notify you that Moffitts, Inc. has filed an application with the City of Asheboro for a Conditional Zoning District for the property located at:
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On Monday, November 2, 2026, at 6:00 PM, the Planning Board will review the Conditional Zoning District request and forward its recommendation to City Council. As part of this process, you and others will have an opportunity to speak concerning the request and offer input.

On Thursday, December 10, 2026, at 6:00 pm the City Council will hold a public hearing on the Conditional Zoning District request. As part of this process, you and others again will have an opportunity to speak concerning the request and offer input.

The meetings will be held in the City Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after considering the information/testimony presented during the public hearing and reviewing the report of the Planning and Zoning Department and recommendation of the Planning Board, will take action on the application. Such action may include approval of the request, referral back to the Planning Board, denial of the request, or approval of a modified version of the request on the basis of the Council's determination that such action is reasonably necessary to promote the public health, safety, or general welfare and to achieve the purposes of the adopted Land Development Plan. The meeting is open to the public and your participation is encouraged. If you have any questions, please contact the Planning and Zoning Department at 336-626-1201 Ext. 2392. In addition, you may contact Walker Moffitt at 336-465-1299 o.

Canter Family LLC
Po Box 1887
Denton, NC 27239

Wooten, Charlotte Fenberg Wilt Life Estate
121 N Broad St
Seagrove, NC 27341

City of Asheboro
P O Box 1106
Asheboro, NC 27204

Garner, Dennis McDonald
1839 Old Cox Rd
Asheboro, NC 27205

Humble, Grace H
2477 Old Humble Mill Rd
Asheboro, NC 27205

Sides, James E Trustee
1491 Pine Hill Rd
Asheboro, NC 27205

Sides, James E Trustee
1491 Pine Hill Rd
Asheboro, NC 27205

Sides, James E Trustee
1491 Pine Hill Rd
Asheboro, NC 27205

Pugh, Mary Ella Beeson (Marsh, Barbara Pugh) - Additional Owners
1038 Redding Rd
Asheboro, NC 27203

Moffitts Inc
1 Richland Pl
Asheboro, NC 27205

Moffitts Inc
1 Richland Pl
Asheboro, NC 27205

7 letters

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State of North Carolina
Department of Environment and Natural Resources
Division of Environmental Health

Public Water System Authorization to Construct

Public Water System Name and PWSID No. (*if available*):	RICHLAND VILLAGE MHP NC0276201
Project Name:	PHASE IV (LOTS 144-195)
DEH Serial No.	08-01142
Issue Date:	12/8/2008
Expiration Date:	24 months after Issue Date

In accordance with NCAC 18C .0305, this Authorization to Construct must be posted for inspection at the primary entrance to the job site during construction.

JOSH STEIN
Governor
D. REID WILSON
Secretary
RICHARD E. ROGERS, JR.
Director

NORTH CAROLINA
Environmental Quality

November 14, 2025

RICHLAND VILLAGE MHP
ATTN: WALKER MOFFITT
P O BOX 4805
ASHEBORO, NC 27204

Re: **Partial Final Approval**
Partial Final Approval Date: November 14, 2025
PHASE IV (LOTS 144-195)
Serial No.: 08-01142
Water System Name: RICHLAND VILLAGE MHP
Water System No.: NC0276201
Randolph County

Dear Sir/Madam:

The Department received an Engineer's Certification and an Applicant's Certification specifying the portion of the referenced project that has been completed. The Engineer's Certification describes the project as **"PHASE IV (LOTS 144-195)** Covering lots 144-166".

The Engineer's Certification verifies that the portion of the project described above was completed in accordance with the engineering plans and specifications approved under Department Serial Number 08-01142. The Applicant's Certification verifies that an Operation and Maintenance Plan and Emergency Management Plan have been completed and are accessible to the operator at all times and available to the department upon request and that the system will have a certified operator as required by 15A NCAC 18C .1300.

Final approval will be issued upon certifying the remaining portions not covered by this **partial approval**. Note that the "Authorization to Construct" is valid for thirty-six (36) months from the issue date and the remaining construction must be completed within this period in accordance with Rule .0305(a).

The Department has determined that the requirements specified in 15A NCAC 18C .0303(a) and (c) have been met, and therefore, issues this **Partial Final Approval** in accordance with Rule .0309(a).

Sincerely,

RBSadosky

Rebecca Sadosky, Ph.D., Chief
Public Water Supply Section
Division of Water Resources, NCDEQ

cc: SHAWN FOX, Regional Engineer
Randolph County Health Department
SUMMEY ENGINEERING ASSOCIATES

Division of Environmental Health

Division of Environmental Health
Terry L. Pierce, Director

Public Water Supply Section
Jessica G. Miles, Section Chief

State of North Carolina
Michael F. Easley, Governor

Department of Environment and Natural Resources
William G. Ross, Secretary

December 9, 2008

WALKER MOFFITT
P O BOX 4805,
ASHEBORO, NC 27204

Re: **Authorization to construct**
PHASE IV (LOTS 144-195)
RICHLAND VILLAGE MHP
RANDOLPH County, NC0276201

Authorization to Construct (This is not a Final Approval)

Dear Applicant:

This letter is to confirm that a complete Engineer's Report and a Water System Management Plan have been received, and that engineering plans and specifications have been approved by the Department for **PHASE IV (LOTS 144-195), DEH Serial No. 08-01142.**

The Authorization to Construct is valid for 24 months from the **Issue Date** (refer to next page). Authorization to Construct may be extended if the Rules Governing Public Water Supplies and site conditions have not changed (see Rule .0305). The Authorization to Construct and the engineering plans and specifications approval letter shall be posted at the primary entrance of the job site before and during construction.

Upon completion of the construction or modification, and **prior to placing the new construction or modification into service,** the applicant must submit an Engineer's Certification and Applicant Certification directly to **SHASHI BHATTA** of this office.

- **Engineer Certification:** in accordance with Rule .0303 (a), the applicant shall submit a certification statement signed and sealed by a registered professional engineer stating that construction was completed in accordance with approved engineering plans and specifications, including any provisions stipulated in the Department's engineering plan and specification approval letter.
- **Applicant Certification:** in accordance with Rule .0303 (c), the applicant shall submit a signed certification statement indicating that the requirements for an Operation and Maintenance Plan and Emergency Management Plan have been satisfied in accordance with Rule .0307 (d) and (e) and that the system has a certified operator in accordance with Rule .1300. The "Applicant Certification" form is available at http://www.deh.enr.state.nc.us/pws/ (click on Plan Review Forms, under Plan Review heading).

If this Authorization to Construct is for a new public water system, the owner must submit a completed **application for an Operating Permit** and the appropriate fee. For a copy of the application for an Operating Permit please call (919) 715-3214.

Once the certifications and permit application and fee, (if applicable), are received and determined adequate, the Department will issue a Final Approval letter to the applicant. In accordance with Rule .0309 (a), **no portion of this project shall be placed into service until the Department has issued Final Approval.**

If Public Water Supply Section can be of further assistance, please call (919) 733-2321.

Sincerely,

Tony C. Chen, P.E.
Technical Services Branch
Public Water Supply Section

TCC:SMB
cc: LEE G. SPENCER, P.E, Regional Engineer
SUMMEY ENGINEERING ASSOCIATES

815 2235 Rid Ave Asheboro, NC 258

PREPARED BY H. WADE YATES, ATTORNEY, 138 LAW BUILDING ASHEBORO, N. C., TELEPHONE 625-3268

This Deed, Made this the 24th day of March, A. D. 1976

by Harold V. Moffitt and wife, Minerva Moffitt,

of Randolph County, North Carolina, parties of the first part (whether one or more persons) to

Moffitts, Inc., a corporation organized and existing under the laws of the State of North Carolina,

of Randolph County, North Carolina, parties of the second part (whether one or more persons). Witnesseth, That the said parties of the first part in consideration of Ten Dollars and other good and valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto the said parties of the second part and ~~their heirs~~ its successors and assigns a tract or parcel of land, in Grant Township, Randolph County, North Carolina, described as follows:

Adjoining the lands of P. B. Humble, W. A. Humble, A. C. Cox, Humble's Mill Pond, et al., and more particularly described as follows:
BEGINNING at a Black Oak; thence South 24 deg. W. 19-1/2 chains to a Black Oak on the North Bank of Richland Creek; thence down said creek, the various courses, 23 chains to a sycamore on the North bank of said creek; thence North 63 deg. to a gum bush in the edge of factory road (distance not known); thence North 73 deg. East along said road 5 chains and 50 links to a stone corner in Able Cox's line; thence West 34 chains and 25 links to a sourwood; thence South 11 chains and 75 links to the BEGINNING, containing 127 acres, more or less.

SAVE AND EXCEPT that 1-1/2 acres and right of way conveyed to Randolph County as appears of record.

This deed is subject to that deed of trust, which appears of record.

et ux.

The above land was conveyed to grantor (s) by Benjamin B. Moffit, Jr See Book No. 932, Page 532

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said parties of the second part and ~~their heirs~~ its successors and assigns forever.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from incumbrances; and that they will warrant and defend the said title to same against the claims of all persons whomsoever.

In Testimony Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Witness: Ann T. Jester

Harold V. Moffitt (SEAL)

Minerva Moffitt (SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA -- Randolph County

I, Ann T. Jester, a Notary Public of said County, do hereby certify that Harold V. Moffitt and wife, Minerva Moffitt,

grantors, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and seal, this the 29th day of March, 19 76.

My commission expires October 24, 1980 Ann T. Jester N. P. (SEAL)

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of Ann T. Jester, Notary Public of Randolph County, N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1080 Page 815 This 13 day of April, 1976 at 4:30 o'clock P M.

By Annie Shaw Register of Deeds