

**AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, JULY 11, 2019, 7:00 PM**

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Mayor Smith will lead the recognition of Bennie S. Davis for his years of dedicated service to the City of Asheboro and its police department.
4. Consent agenda:
 - (a) Approval of the meeting minutes for the city council's regular meeting on June 6, 2019.
 - (b) Approval of the meeting minutes for the city council's special meeting on June 24, 2019.
 - (c) Acknowledgement of the receipt from the Asheboro ABC Board of its meeting minutes for June 3, 2019.
 - (d) Approval of a resolution appointing the Honorable J. Brooke Schmidly to a new 3-year term of office on the Asheboro ABC Board and confirming her on-going status as chair of the Asheboro ABC Board.
 - (e) Approval of an Interlocal Agreement for Law Enforcement Dispatch Services with Randolph County.
 - (f) Approval of a resolution authorizing the transfer of the balance of the Asheboro Parks Endowment to the Zoo City Sportsplex Fund.
 - (g) Approval to schedule for August 8, 2019, and to advertise a public hearing pertaining to the following land use cases:
 - (i) Quasi-Judicial Hearing: An application asking for a special intensity watershed allocation allowing an increase in the amount of impervious coverage up to 70% within the Watershed Balance area for property located at 2971 Taylor Drive (Randolph County Parcel Identification Number 7754702203).

(ii) Legislative Hearing: An application asking for the rezoning of property located at 531 Rock Crusher Road (Randolph County Parcel Identification Number 7761658018) from B1 (Neighborhood Commercial) to M (Mercantile).

5. Public comment period.

6. Community Development Director Trevor Nuttall will introduce the following community development items:

(a) Case No. RZ/CUP-19-09: A combined quasi-judicial hearing on an application to rezone property on the north side of Vision Drive and along Nottingham Street (South of 1595 Nottingham Street) from R15, RA6, and CU-I3 to CU-I2 zoning and to obtain a conditional use permit authorizing both an industrial development with multiple uses and/or structures and a special intensity watershed allocation allowing an increase in the amount of impervious coverage up to 70% within the Watershed Balance area. This property is more specifically identified by Randolph County Parcel Identification Numbers 7752655565, 7752547146, and 7752640158.

(b) Solicitation of public comments related to a pending application for grant funding under the State of North Carolina Recreational Trails Program.

(c) Consideration of a Resolution of Support for the Piedmont Legacy Trails Program.

(d) A request for authorization to engage the Piedmont Triad Regional Council for the development of updates to the Land Use Plan and the Parks and Recreation Plan.

7. Mayor Smith will announce the initiation of the notice procedure for filling a vacancy on the Asheboro Airport Authority.

8. Mayor Smith will lead a discussion of upcoming events and items not on the agenda.

9. Adjournment.

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on June 3, 2019

The Asheboro ABC Board met on Monday, May 6, 2019, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC.

Present were Chair Brooke Schmidly, Board Member Steve Knight, Board Member Bob Morrison, and General Manager Rodney Johnson (GM). A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

The Chair inquired as to any known conflict of interest, appearance of a conflict of interest, or objections concerning agenda items before the Board; after Board member(s) voiced having no conflict, and there being no objection, the agenda was adopted.

The Board reviewed and there being no objection, approved the minutes of the May 6, 2019, Board meeting.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent (sales and expenses) with sufficient operating capital on hand to make an additional disbursement to the City of Asheboro. Steve Knight moved that an additional \$125,000 be distributed to the City of Asheboro for FY 2018-2019.

A new bill payment system has been instituted where spirit vendor payments will be made by electronic funds transfer. All other vendors will be paid by automatic draft or check. Beginning July 1, 2019, to comply with board policy requiring two authorizations for all disbursements, all payments made by draft or funds transfer will be listed in a report for review and ratification by the Board at its regular meetings.

The GM updated the board concerning legislation affecting ABC board operations.

On May 16, 2019, the GM submitted an amended FY 2018-2019 budget to each Board member, the City of Asheboro and the ABC Commission. The Board reviewed the amended budget and upon motion by Bob Morrison ratified the amended budget as authorized by GS 18B-702(h).

Budget Hearing (§18B-702):

Board members acknowledged receipt of the Budget Message and Proposed Budget for Fiscal Year 2019-2020 sent by the GM via email May 20, 2019. The GM confirmed public notice of the Board's June 3, 2019, budget hearing was submitted to the Courier-Tribune and posted outside the Board's office door providing the notice required by §18B-702(e).

No members of the public were present at the Budget Hearing and the GM reported no members of the public had contacted the GM concerning the budget prior to the hearing.

The Board reviewed the proposed budget and the GM discussed adjustments. The budget anticipates revenues increasing by 4.6% during FY 2019-2020; increases regular distributions to the City of Asheboro by \$1000.00 per month (from \$17,000 to \$18,000 per month), plus additional amounts as operating capital surpluses accrue; provides a 4.5% maximum merit increase for employees based on performance; and anticipates a 4.3% increase in operating expenses.

Upon motion by the Chair, the Board unanimously approved and adopted the budget as presented. A copy of the approved budget is attached hereto and incorporated herein by reference as "Asheboro ABC Board Budget for Fiscal Year 2019-2020."

The FY 2019-2020 Asheboro ABC Board Meeting Schedule was set and will be posted outside the Board's office door.

The Board heard reports from the General Manager concerning the following issues:

1. Asheboro ABC sales statistics comparing:

- May 2019 sales with the previous month indicate:
 - An overall +3.5% change (all sales and tax collections)
- May 2019 sales with sales from the same month last year indicate:
 - Retail Sales +8.2% (\$262,053.87)
 - Mixed Beverage Sales: +3.9% (\$36,740.11)
 - Sales Tax Collections: +8.2% (\$18,364.76)
 - Overall Collections: +7.65% (\$317,158.74)
- May 2019 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: +7.4%
 - Mixed Beverage Bottle Sales: +3.3%
 - Overall Bottle Sales: +7.1%

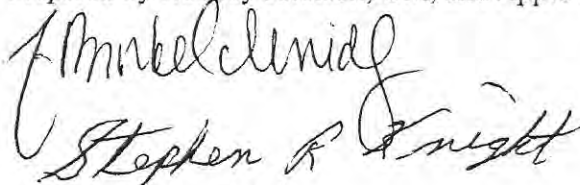
The next regular Asheboro ABC Board meeting will be held Monday, July 1, 2019, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board

7-1-19

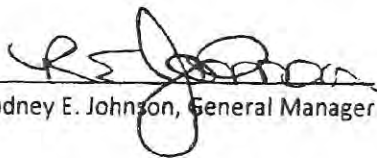

GM




ASHEBORO ABC BOARD
Budget for Fiscal Year 2019-2020

Sales	3,521,650.00
Other Income	50.00
Total	\$3,521,700.00
Less Taxes	809,991.00
Net Sales	\$2,711,709.00
Less Cost of Sales	1,845,370.80
Gross Profit	\$866,338.20
Less:	
<u>Operating Expenses</u>	
Salaries, benefits and fees	332,310.00
Payroll taxes	26,584.80
Rent	64,800.00
Repairs and maintenance	5,000.00
Utilities	15,180.00
Insurance - general and bonds	15,500.00
Supplies and janitorial	8,980.00
Travel and training	2,500.00
Professional services	11,000.00
Dues and subscriptions	550.00
Bank fees and charges	39,000.00
Miscellaneous & Contingencies	7,920.00
Total Operating Expenses	\$529,324.80
Operating Income	\$337,013.40
Less:	
<u>Capital Expenditures</u>	
Future Facility Fund	40,000.00
Capital Improvements	20,001.90
Total Capital Expenditures	\$60,001.90
Net Income before Distributions	\$277,011.50
Less:	
<u>Distributions</u>	
Law Enforcement	15,235.63
Alcohol Education and Rehab	20,775.86
City of Asheboro General Fund	241,000.00
Total Distributions	\$277,011.50
Net Income after Distributions	\$0.00

Adopted by the Asheboro ABC Board this 3rd day of June 2019.


Rodney E. Johnson, General Manager

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION APPOINTING THE HONORABLE J. BROOKE SCHMIDLY TO A NEW THREE-YEAR TERM OF OFFICE ON THE ASHEBORO ABC BOARD AND CONFIRMING HER CONTINUING DESIGNATION AS CHAIR OF THE ASHEBORO ABC BOARD

WHEREAS, in accordance with Section 18B-700 of the North Carolina General Statutes, the Asheboro ABC Board consists of three members that are appointed by the Asheboro City Council; and

WHEREAS, Section 18B-700(a) of the North Carolina General Statutes provides in pertinent part as follows:

One member of the initial board of a newly created ABC system shall be appointed for a three-year term, one member for a two-year term, and one member for a one-year term. As the terms of the initial board members expire, their successors shall each be appointed for three-year terms. The appointing authority shall designate one member of the local board as chairman; and

WHEREAS, the Honorable J. Brooke Schmidly was first appointed to the Asheboro ABC Board for a two-year term on August 12, 2008, when the initial local board was appointed by the Asheboro City Council; and

WHEREAS, at the conclusion of the initial two-year term, she was appointed, effective August 12, 2010, to a three-year term of office on the Asheboro ABC Board; and

WHEREAS, when the initial Board Chair, the Honorable Russell G. Walker, Jr., announced that he did not wish to be reappointed to the Asheboro ABC Board for another term, this Council designated, effective August 13, 2012, Board Member J. Brooke Schmidly to serve as Board Chair; and

WHEREAS, since that time, Board Chair Schmidly has been appointed to serve two additional three-year terms of office on the Asheboro ABC Board; and

WHEREAS, from the time of its initial creation to the present, the Asheboro ABC Board has performed its duties in a very efficient and professional manner; and

WHEREAS, the Asheboro City Council believes that it is in the best interest of the Asheboro ABC system and the municipal corporation to reappoint Board Chair Schmidly to the Asheboro ABC Board for another three-year term and to continue her designation as Board Chair; and

WHEREAS, the Board Chair has expressed a willingness to continue her service on the Board.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that, effective August 12, 2019, the Honorable J. Brooke Schmidly is appointed to a new three-year term of office on the Asheboro ABC Board; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that, effective August 12, 2019, the continuing validity of the designation of the Honorable J. Brooke Schmidly as the Chair of the Asheboro ABC Board is confirmed.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on the 11th day of July, 2019.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

INTERLOCAL AGREEMENT FOR
LAW ENFORCEMENT DISPATCH SERVICES

This Interlocal Agreement (this “**Agreement**”) is made and entered into as of the date of the last signature affixed hereto, by and between the City of Asheboro (“**CITY**”) and Randolph County (“**COUNTY**”). (CITY and COUNTY are hereinafter collectively referred to as the “**Parties.**”)

WITNESSETH:

THAT WHEREAS, CITY desires to enter into a contract with COUNTY for it to provide law enforcement dispatch services for the CITY’s police department.

WHEREAS, COUNTY desires to provide CITY with law enforcement dispatch services on the terms and conditions provided herein.

NOW, THEREFORE, the Parties do agree and contract as follows:

ARTICLE 1. TERM OF AGREEMENT

1.1 Term of Agreement. The term of this Agreement is for one (1) year beginning on July 1, 2019 and terminating on June 30, 2020.

ARTICLE 2. INDEPENDENT CONTRACTOR STATUS AND SERVICES TO BE PROVIDED BY THE RANDOLPH COUNTY

2.1 Independent Contractor Status. At all times when COUNTY and its personnel are rendering services pursuant to this Agreement they shall have the status of independent contractors with respect to CITY. The personnel provided for herein shall at all times be employees of COUNTY and not be employees of CITY. COUNTY shall be sole responsible for the supervision, control, and discipline of its personnel and for the direction of their work activities and assignments. COUNTY shall be sole responsible for the compensation of the personnel including all employee benefits. COUNTY shall be sole responsible for any injury to its personnel and their property.

2.2 Training, Equipping, Supervising, Credentialing. COUNTY is responsible for training, equipping, supervising, and credentialing the personnel provided for herein in a manner that complies with all applicable laws and rules and ensures that they are able to perform services under this Agreement.

2.3 Services to be Provided by COUNTY. COUNTY shall provide law enforcement dispatch services for CITY as provided in Attachment A, Scope of Services, attached to this Agreement and fully incorporated herein by reference.

ARTICLE 3. OBLIGATIONS OF CITY

3.1 Compensation. CITY shall pay COUNTY wages and associated benefits for four (4) full-time telecommunicator positions as provided in paragraph (a) below.

(a) CITY shall remit to COUNTY monthly the sum of Nineteen Thousand Two Hundred Fifty-Four Dollars (\$19,254.00) for services rendered pursuant to this Agreement.

(b) In no event shall the amount remitted by the CITY under this Agreement be more than Two Hundred Thirty-One Thousand Forty-Eight and no/100 Dollars (\$231,048.00).

ARTICLE 4. GENERAL PROVISIONS

4.1 Time of Essence. Time is of the essence in performing all obligations under this Agreement.

4.2 Compliance with Laws: COUNTY shall comply with all laws, ordinances, codes, rules, regulations, and licensing requirements that are applicable to the conduct of its activities, including those of federal, state, and local agencies having jurisdiction or authority.

4.3 Subcontracting. COUNTY shall not subcontract the performance of its obligations.

4.4 Termination. Either Party may terminate this Agreement at any time by giving one hundred twenty (120) days' notice in writing to the other Party. Upon such termination, CITY shall pay COUNTY for unpaid services completed.

4.5 Assignment. COUNTY shall not assign this Agreement or any interest herein.

4.6 Amendments: This Agreement shall not be amended orally or by performance, but only by written amendments executed by the COUNTY and CITY.

4.7 Entire Agreement: This Agreement, including any exhibits hereto, is the entire agreement between the Parties and supersedes all prior oral or written communications and agreements.

4.8 Survival Clause. The following shall survive the termination or expiration this Agreement: (a) all obligations and liabilities that accrue under this Agreement before the termination or expiration of this Agreement, (b) all obligations under this Agreement to provide reports, documentation, or information to the other Party or to third parties, (c) all indemnity obligations imposed by this Agreement, (d) all provisions of this Agreement that impose an obligation after termination or expiration of this Agreement, and (e) all obligations under this

Agreement which by their nature or context are intended to be performed after the termination or expiration of this Agreement.

4.9 Iran Divestment. Pursuant to N.C. Gen. Stat. §147-86.59, the Parties each certify that it is not identified on a list created by the North Carolina State Treasurer pursuant to N.C. Gen. Stat. §147-86.58 as a person engaging in investment activities in Iran. Contractor further certifies that in the performance of this Contract it shall not use any contractor or subcontractor that is identified on such a list.

4.10 E-Verify. Each party to this Agreement hereby attests that it currently complies with and shall continue to comply with, for the duration of this Agreement, Article 2 of Chapter 64 of the North Carolina General Statutes (commonly referred to as “E-Verify”) and further attests that it ensures and continues to ensure that any subcontractors utilized by said party also comply with said Article.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, CITY and COUNTY have each executed this Agreement in duplicate originals.

COUNTY OF RANDOLPH

(SEAL)

Attest:

By: _____
Darrell L. Frye, Chairman
Randolph County Board of
Commissioners

Dana Crisco, Clerk to the Board

I, _____, a Notary Public of the County of Randolph, State of North Carolina, do hereby certify that Dana Crisco, who is personally known to me, appeared before me this day and acknowledged that she is the Clerk to the Board for the County of Randolph and that, by authority duly given and as the act of the County of Randolph, the foregoing instrument was voluntarily executed on behalf of the County by Darrell L. Frye, the Chairman of its Board of Commissioners, sealed with the County's corporate seal, and attested by her as Clerk to the Board for the purposes stated therein.

Witness my hand and official stamp or seal, this _____ day of _____, 2019.

Notary Public

My Commission expires: _____.

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

William Massie, Finance Officer
Randolph County

CITY OF ASHEBORO

(SEAL)

Attest:

By: _____
David H. Smith, Mayor
City of Asheboro

Holly H. Doerr, City Clerk

I, _____, a Notary Public of the County of Randolph, State of North Carolina, do hereby certify that Holly H. Doerr, who is personally known to me, appeared before me this day and acknowledged that she is the City Clerk for the City of Asheboro and that, by authority duly given and as the act of the City of Asheboro, the foregoing instrument was voluntarily executed on behalf of the City by David H. Smith, the Mayor, sealed with the City's seal, and attested by her as Clerk for the purposes stated therein.

Witness my hand and official stamp or seal, this _____ day of _____, 2019.

Notary Public

My Commission expires: _____.

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Deborah P. Reaves, Finance Officer
City of Asheboro

ATTACHMENT A SCOPE OF SERVICES

1. Answer incoming non-emergency seven-digit telephone line calls for the cities and towns – assisting callers with related questions or issues.
2. Provide safety checks for the officers via radio while on calls, traffic stops, follow-up investigations, etc...
3. Provide cross-communication functions with other public-safety agencies and coordinate appropriate actions to assist the field officers.
4. Contact the Magistrate or other (outside) public-safety officers to assist with related calls or needs within the CITY.
5. Arrange locations for officers to meet other outside officers regarding warrant, suspect, or detainee transactions.
6. Provide cross-communication and coordination with outside agencies and provide constant radio contact with all agencies involved during a vehicle or foot pursuit as it enters or exits the CITY limits.
7. Call utility services, business/property owners, alarm companies, etc... as needed and/or requested by field officers.
8. Call wrecker services and maintain wrecker rotation log for the CITY-approved wrecker services.
9. Radio log all movements and actions of all officers to include traffic stops, business/property checks, meal breaks, funeral processions, school traffic, suspicious person or vehicle checks (officer initiated), etc...
10. Provide requested services for any officer initiated actions not involving a call entry.
11. Division of Criminal Information services provided 24/7:
 - Local, state, national and international wanted checks, to include (NCAWARE, NCIC & III)
 - Communicating with other agencies to arrange pick-up, delivery, or to serve an individual who is wanted and to arrange extradition
 - Provide entries for:
 - Missing/wanted persons
 - Endangered or runaway
 - Stolen vehicles, securities, articles or items
 - Sending attempt to locate messages to other public-safety agencies around the state or nation.
 - Provide clears for:
 - Missing/wanted persons
 - Stolen vehicles, securities, articles, or items
 - Conducting hit confirmations and locate services
 - Entering and/or clearing Silver, Blue and Amber Alerts.
 - Inquiries for valid / invalid concealed carry notifications.
 - Inquiries for driver history / vehicle owner history & identification
 - Inquiries for guns and other registered weapons
 - Accurately maintain the dispatch DCI audit of records for all transactions under the appropriate DCI terminal.
 - Provide officer with appropriate print-outs of driving histories, vehicles histories, criminal histories and the like.

12. Allow citizens to use the 9-1-1 system to report and for a Telecommunicator to provide answering services for animal control, water/sewer, street department, or traffic signal malfunctions (owned by the CITY), or other CITY-specific services after-hours, on weekends and holidays.
13. Contact on-call detectives, alert team, fleet maintenance, and traffic officers after-hours.
14. Maintain audio recordings of all radio traffic on the two primary radio channels for court and public documentation purposes.
15. Provide one additional Telecommunicator during driver check-points.

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION AUTHORIZING THE TRANSFER OF THE BALANCE
OF THE ASHEBORO PARKS ENDOWMENT TO THE
ZOO CITY SPORTSPLEX FUND**

WHEREAS, based on a review conducted by the finance director and the city manager of the funds currently held for the City of Asheboro with the North Carolina Community Foundation, it has been determined that the Asheboro Parks Endowment is below the minimum required by the North Carolina Community Foundation; and

WHEREAS, the Asheboro Parks Endowment is no longer active; and

WHEREAS, the purposes for the Asheboro Parks Endowment and the Zoo City Sportsplex Fund are similar in nature; and

WHEREAS, the finance director and the city manager have recommended transferring the balance of the Asheboro Parks Endowment to the Zoo City Sportsplex Fund and thereby closing the Asheboro Parks Endowment; and

WHEREAS, the Asheboro City Council concurs with this recommendation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the balance of the Asheboro Parks Endowment shall be transferred to the Zoo City Sportsplex Fund; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the governing board hereby acknowledges and agrees that this transfer of the balance of the Asheboro Parks Endowment to the Zoo City Sportsplex Fund will result in the closure of the Asheboro Parks Endowment; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the city's officers and employees are hereby authorized and directed to take all of the administrative steps necessary to implement the actions described herein.

**[The remainder of this page has been intentionally left blank.
The signature blocks are on the immediately following page.]**

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on the 11th day of July, 2019.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk



RZ-CUP-19-09

Requests concerning property located on north side of Vision Drive, along Nottingham St., and south 1595 Nottingham St. (Randolph County Parcel Identification Numbers 7752655565, 7752547146, 7752640158)

1. **RZ-19-09**: Request to rezone this property from CUI-3 (Conditional Use Limited Industrial), R15 (Low-Density Single-Family Residential), and RA6 (High-Density Residential) to CU-I2 (Conditional Use General Industrial)

Planning Board Recommendation and Staff Report

2. **CUP-19-09**: Request for Conditional Use Permit for Industrial Development with Multiple Uses and Structures and Special Intensity Watershed Allocation

Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-19
-09**

Date 6/3/2019 PB

Applicant John Thompson, JB Davis, & Jerry Holder
OSOTT, LLC

Legal Description

The properties of Osott, LLC & JB Davis & Sons Ventures, LLC, located on the East of I-73/74, north of Vision Dr. & south of 1595 Nottingham St., and east of 1595 & 1599 Nottingham St., opposite the Norfolk Southern Railroad. These properties are identified by Randolph County Parcel ID #s7752655565, 7752547146, 7752640158 & total approximately 62.23 acres +/-.

Requested Action Rezone from R15 (Low-Density Single-Family Residential) and RA6 (High-Density Residential) to CU-I2 (Conditional Use General Industrial)

Existing Zone R15/RA6/CU-I3

Land Development Plan See Rezoning staff report

Planning Board Recommendation

Approve.

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-19-09

Date 7-11-19 City Council

General Information

Applicant Osott, LLC (c/o John Thompson, JB Davis, & Jerry Holder)

Address 130 Wright Way

City Troy NC 27371

Phone 910-220-1052

Location north side of Vision Drive/Nottingham Drive

Requested Action Rezone from CU-I3 (Conditional Use Limited Industrial), RA6 (High-Density Residential) and R15 (Low-Density Single-Family Residential) to CU-I2 (Conditional Use General Industrial)

Existing Zone CU-I3, RA6, R15

Existing Land Use Undeveloped

Size 62.34 acres +/-

Pin # 7752655565, 7752547146, 7752640158

Applicant's Reasons as stated on application

Area is well suited for Warehouse & Industrial Uses. The amendment would allow for a development of this type in a safe area where there is a need for warehousing in Asheboro. A dedicated industrial area is safer than being spread out in various locations around the City. A portion of the property is designated as an Employment Center & has rail service. Another portion of the property is located in an Economic Development area. This meets the intent of the LDP. The property is ideal for this type development due to it having access to rail service and located along the Interstate corridor.

Surrounding Land Use

North Single-family/Schools/Undeveloped

East Railroad/Single-Family

South Undeveloped property

West I-73/I-74/Single-Family

Zoning History May, 1986 (Case No. RZ-86-34): A portion of the property (west of Norfolk Southern Railroad) was rezoned from R15 to CU-I3, but no specific development has been approved for the property.

Legal Description

The properties of Osott, LLC & JB Davis & Sons Ventures, LLC, located on the East of I-73/74, north of Vision Dr. & south of 1595 Nottingham St., and east of 1595 & 1599 Nottingham St., opposite the Norfolk Southern Railroad. These properties are identified by Randolph County Parcel ID #s 7752655565, 7752547146, 7752640158 & total approximately 62.23 acres +/- **Legal notices were mailed to adjoining property owners on Thursday, June 27, 2019.**

Analysis

1. A portion of the property is inside the city limits (Parcel Identification #7752655565 east of Norfolk Southern Railroad). The remaining property is within the City extraterritorial zoning jurisdiction (ETJ), but is outside the city limits.
2. Vision Dr. is a state-maintained boulevard with fully controlled access in this location. Nottingham St. is a state-maintained road. The property also has frontage along I-73/I-74, an interstate highway.
3. The portion of the property (49.2 acres +/- of 62.34 acres +/- total) west of the Norfolk Southern Railroad is zoned CU-I3 Conditional Use General Industrial and is designated as an Employment Center by the Land Development Plan (LDP). The remainder of the property is zoned RA6 (High-Density Residential) and R15 (Low-Density Single-Family Residential) and is designated for Urban Residential use.
4. The LDP Growth Strategy Map designates the property west of the railroad as an Economic Development area and property east of the railroad as a Primary Growth Area.
5. The I2 description in the zoning ordinance states the intent of the district "is to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts." In the requested CU-I2 district, City Council must approve all proposed development.
6. A portion of the property is located within the Watershed Balance area, which restricts the coverage of impervious surfaces (i.e. buildings, parking) for non-residential uses to 12 percent of a property's land area, unless City Council approves a Special Intensity Allocation (SNIA). A SNIA may allow up to 70 percent impervious coverage on a zoning lot. Along with a Conditional Use Permit (CUP) for an Industrial Development with Multiple Uses and Structures, the applicant's CUP request includes a request for a SNIA.
7. A small portion of the property closest to Vision Drive is located in a Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # RZ-19-09

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Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation	Employment Center/Urban Residential
Small Area Plan	Northeast
Growth Strategy Map Designation	Economic Development/Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map (portion)

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

Checklist Item 5: Complies with Growth Strategy Map

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

Checklist Item 10: Rezoning is consistent with Land Category Descriptions

Rezoning Staff Report

RZ Case # RZ-19-09

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LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Does not comply with LDP proposed land use map (portion)

Checklist Items 12-14: 12.) Property is located outside of watershed 13.) Property is located outside of Special Hazard Flood Area. 14.) Property is located on steep slopes of greater than 20%.

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

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

This Land Development plan designates the majority of this property as an Employment Center, due to its location on a major transportation corridor. In addition to the property's location adjacent to an Interstate interchange, the property also adjoins the Norfolk Southern Railroad. The Northeast Small Area plan also cites having an employment center at the interchange of I-73/I-74 and Vision Dr. as a key issue.

As described by the LDP, industrial uses are an integral component of an Employment Center, along with other non-residential uses. The subject property is situated among commercial & office/institutional land uses and zoning that exist in this area along Vision Drive. Additionally, the majority of the property currently has an industrial zoning designation.

Although the property is adjacent to residential uses, close to two public schools, and has some environmental challenges, including portions of the property being located within watershed and flood hazard area, the Conditional Use permitting process supplements general zoning ordinance requirements and offers an opportunity for closer review and public input concerning specific uses, site design, and access.

Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest

Recommendation In light of the above analysis, staff's recommendation is to approve the CU-I2 district request.

CU-I3, RA6 & R15 to CU-I2
+/- 62.34 Acres

Scale: 1" = 1200'



City of Asheboro
NORTH CAROLINA
Beauty where you want to be.

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-09

Conditional Use Permit: CUP-19-09

Parcel: 7752655565, 7752547146 & 7752640158



Subject Property

Zoning

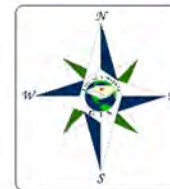
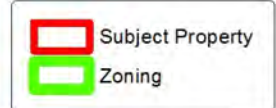




City of Asheboro Planning & Zoning Department

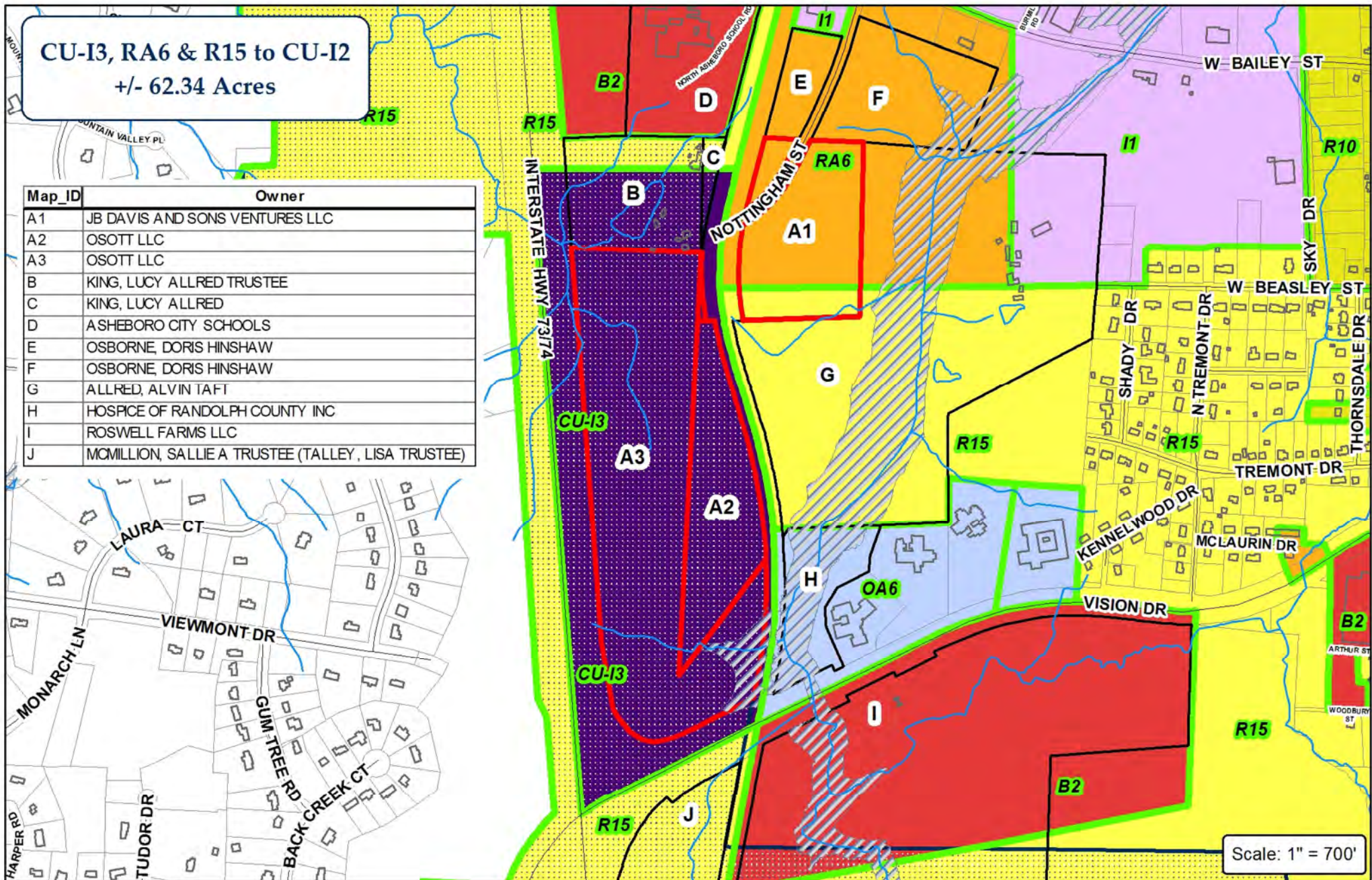
Rezoning Case: RZ-19-09
Conditional Use Permit: CUP-19-09

Parcel: 7752655565, 7752547146 & 7752640158



CU-13, RA6 & R15 to CU-12
+/- 62.34 Acres

Map_ID	Owner
A1	JB DAVIS AND SONS VENTURES LLC
A2	OSOTT LLC
A3	OSOTT LLC
B	KING, LUCY ALLRED TRUSTEE
C	KING, LUCY ALLRED
D	ASHEBORO CITY SCHOOLS
E	OSBORNE, DORIS HINSHAW
F	OSBORNE, DORIS HINSHAW
G	ALLRED, ALVIN TAFT
H	HOSPICE OF RANDOLPH COUNTY INC
I	ROSWELL FARMS LLC
J	MC MILLION, SALLIE A TRUSTEE (TALLEY, LISA TRUSTEE)

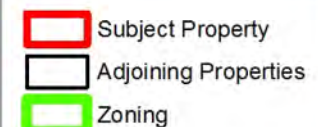


City of Asheboro Planning & Zoning Department

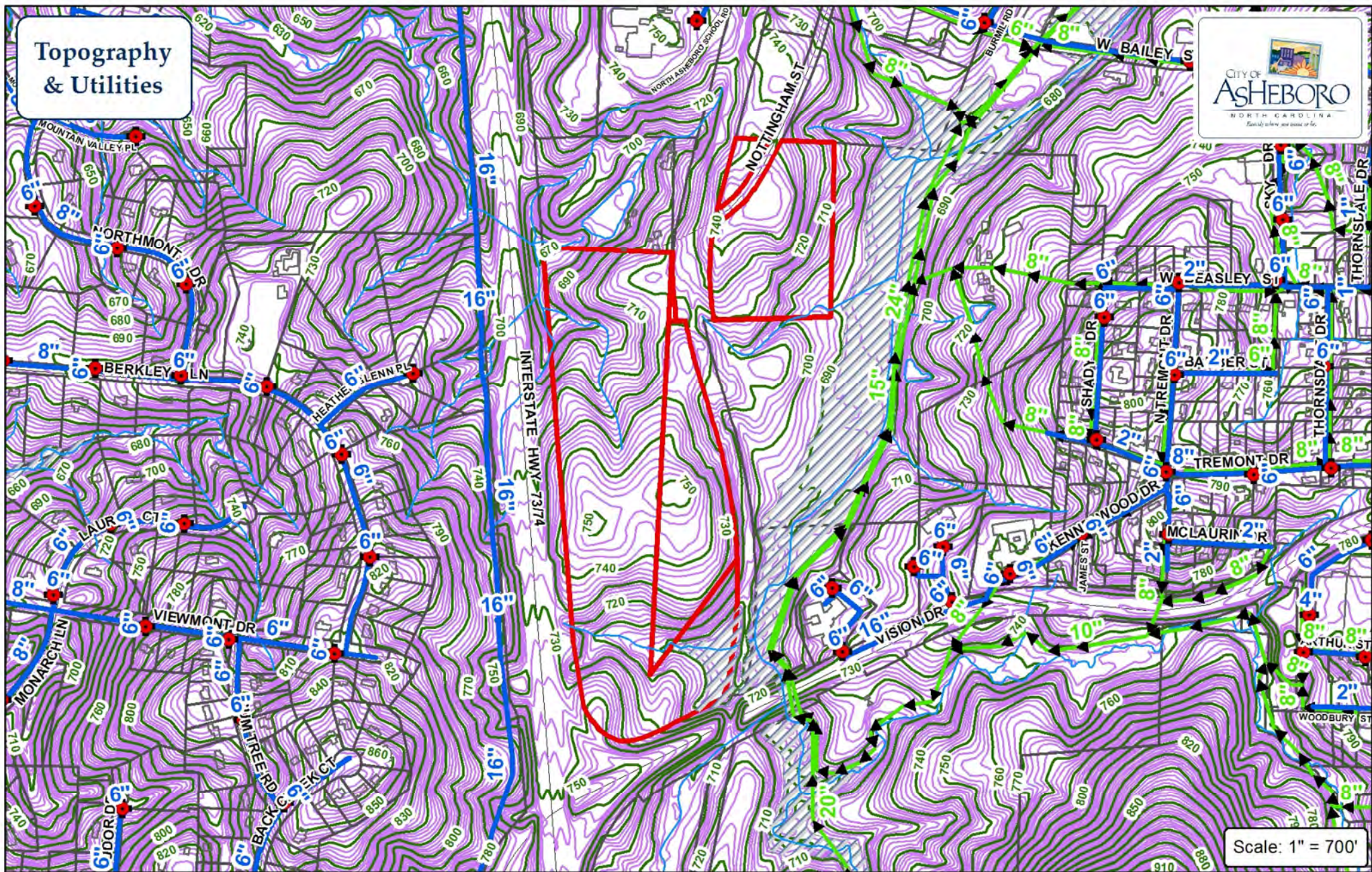
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Topography & Utilities



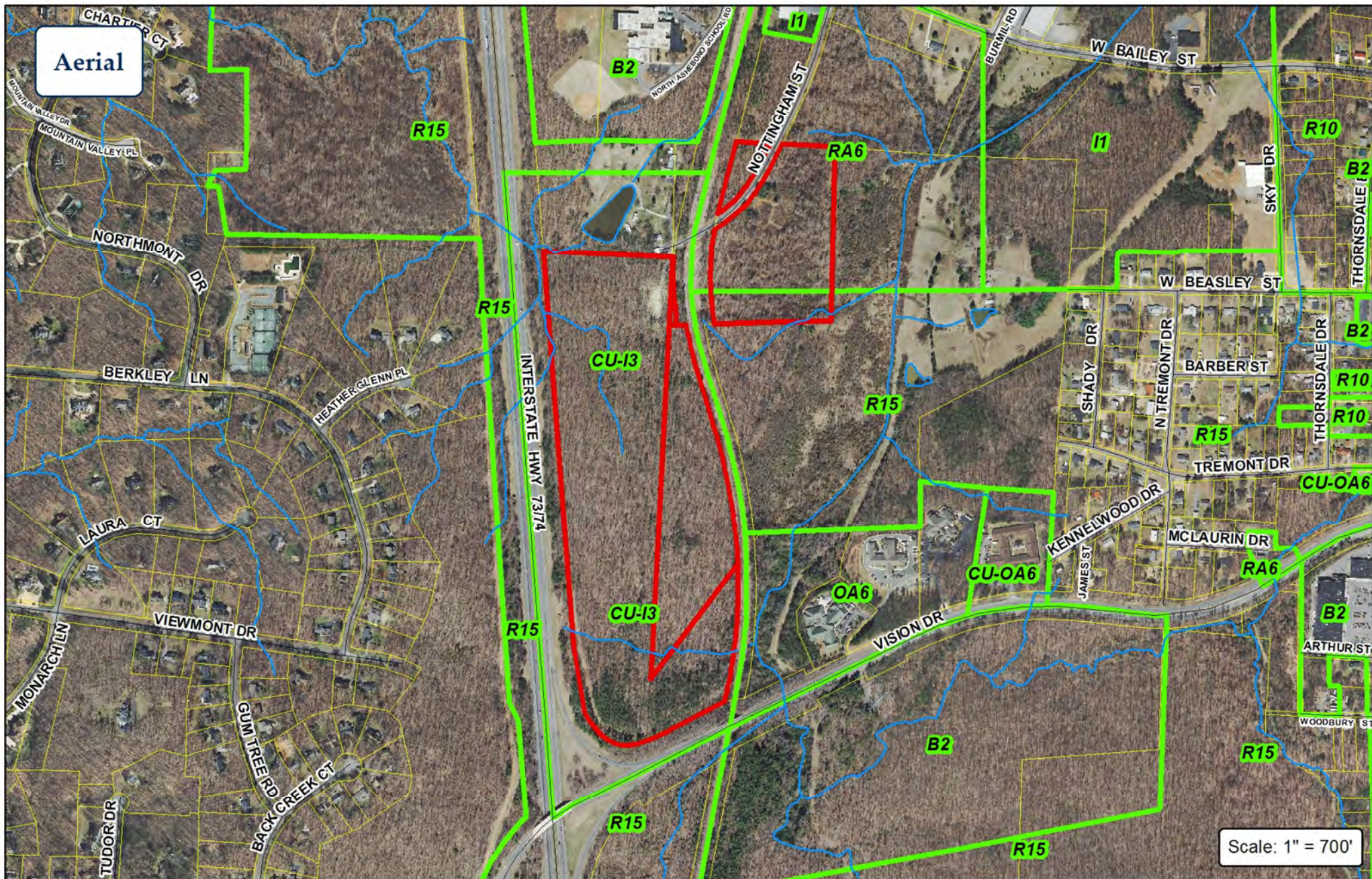
Scale: 1" = 700'

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

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-19-09
Conditional Use Permit: CUP-19-09
Parcel: 7752655565, 7752547146 & 7752640158

 Subject Property



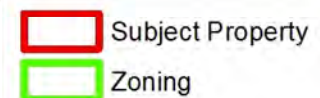


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-09

Conditional Use Permit: CUP-19-09

Parcel: 7752655565, 7752547146 & 7752640158



Conditional Use Permit Staff Report

CUP Case No. CUP-19-09

7/11/19 City Council

General Information

Name Osott, LLC (c/o John Thompson, JB Davis, & Jerry Holder)

Address 130 Wright Way
Troy NC 27371

Phone 910-220-1052

Pin # 7752655565, 7752547146, 7752640158

Location north side of Vision Drive/Nottingham Drive

Requested Action: Conditional Use Permits for Industrial Development with Multiple Use/Structures & SNIA Watershed Allocation

Existing Zone CU-I3

Existing Land Use Undeveloped

Size 62.34 acres +/-

Applicant's Reason as stated on application

Multi-use industrial development

Surrounding Land Use

North Single-family/Schools/Undeveloped

East Railroad/Single-Family

South Undeveloped property

West I-73/I-74/Single-Family

Zoning History May, 1986 (Case No. RZ-86-34): A portion of the property (west of Norfolk Southern Railroad) was rezoned from R15 to CU-I3, but no specific development has been approved for the property.

Growth Strategy Map Economic Development/
Primary Growth

Proposed L D P Map Employment Center/Urban Residential

Legal Description

The properties of Osott, LLC & JB Davis & Sons Ventures, LLC, located on the East of I-73/74, north of Vision Dr. & south of 1595 Nottingham St., and east of 1595 & 1599 Nottingham St., opposite Norfolk Southern Railroad. These properties are identified by Randolph County Parcel ID #s 7752655565, 7752547146, 7752640158 & total 62.23 acres +/-.

Legal notices mailed to adjoining property owners: June 27, 2019

Analysis

1. The request includes two components: Industrial Development with Multiple Uses and Structures and a Special Non-Residential Intensity Watershed Allocation (SNIA).
2. One entrance from Nottingham St., a state-maintained road, is proposed. Based on NCDOT feedback, access from Vision Dr. will not be permitted due to the section adjacent to the property being fully controlled. NCDOT will be responsible for Nottingham St. driveway permitting.
3. The project includes a potential rail spur. Norfolk Southern Railroad is responsible for reviewing and approving the final rail spur alignment and any improvements within the railroad right-of-way.
4. An industrial development with multiple uses and/or structures allows uses permitted in the underlying zoning district. However, review of the Conditional Use Permit (CUP) request can allow use restrictions and the applicant has offered restrictions on certain uses.
5. The property is located within the balance of the Back Creek/Lake Lucas Watershed area. Permissible built upon area is capped at 12 percent of the land area unless a SNIA authorizing additional built-upon-area, up to 70%, is approved.
6. Ten percent of the watershed area may be designated as a Special Intensity Allocation area. Within the Back Creek/Lake Lucas Watershed balance area, 193.48 acres of special allocation area currently exists. If the requested SNIA is granted, this project would use 13.76 acres of the allocation area, reducing the available allocation area to 179.72 acres.
7. Approval of a SNIA has no effect on general watershed development regulations intended to protect water quality.

LDP Conformity Issues

Conditional Use Permit Staff Report

CUP Case No. CUP-19-09

Page 2

Staff Comments

Suggested Conditions

See attached **draft** conditions proposed by staff.

For Conditional Use Permit Hearings:

The following tests shall be found in favor of the applicant by the City Council.

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
2. That the use meets all required conditions and specifications of the Asheboro Zoning Ordinance.
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity,
4. That the location and character of the use if developed according to the plan as submitted and approved is in harmony with the area in which it is to be located and in general conformity with the plan of development of Asheboro and its environs.

If any Conditional Use Permit is discontinued for a period of 180 days; or the permit is not initiated within 180 days; or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and the Conditional Use Permit shall be null and void and of no effect.

Conditional Use Permit Staff Report

Requirements for Permit

Page 3

CUP-19-09

310B.3 Back Creek Lake Watershed -- Balance of Watershed UT to Cedar Creek -- Balance of Watershed WS-II-BW

B. Density and Built-upon Limits:

...2. All other residential and nonresidential development shall not exceed twelve (12%) percent built-upon area on a project by project basis except that up to ten percent (10%) of the balance of the watershed may be developed for nonresidential uses to seventy percent (70%) built upon area on a project by project basis. For the purpose calculating built-upon area, total project area shall include total acreage in the tract on which the project is to be developed.

647 Watershed SNIA (12/02)

647.1 All applications for a SNIA shall include the following:

- a. Projects must minimize built upon surface area.
- b. Projects must direct stormwater away from surface waters.
- c. Projects must incorporate Best Management Practices to minimize quality impacts.
- d. Projects must be connected to City of Asheboro water and sewer.
- e. Projects must provide a positive economic benefit to the community.

(A) The use approved shall be an “Industrial Development with Multiple Uses and/or Structures”, excluding the uses below:

(i) Any type of Adult Establishment; (ii) Amusement Parks; (iii) Brew Pubs; (iv) Bus terminal; (v) Cemetery (human or pet); (vi) Child Care Center; (vii) Circus, fair, or carnival; (viii) Correctional facilities; (ix) Farmer’s Market; (x) Flea Market; (xi) Government land reserve; (xii) Junkyards; (xiii) Kennels; (xiv) Landfills; (xv) Liquor store; (xvi) Lumberyard; (xvii) Mini Warehouse; (xviii) Mobile home sales; (xix) Sludge applications; (xx) Storage of hazardous wastes; (xxi) Vehicle Towing Operation and/or Storage Facility (xxii) Any use prohibited by Watershed Protection Regulations, Article 300B.

(B) As allowed by the zoning ordinance, existing vegetation may be preserved to count towards buffer and landscaping shown on the site plan.

(C) Should the number of parking spaces required to serve the proposed development be determined to be more or less than the amount of parking shown on the site plan, a change to the amount of parking shall not be considered a modification of the project requiring Council approval. The applicant shall submit a revised site plan for review by city staff for inclusion into the file.

(D) Actions identified in Article 1000, Section 1013.5.B (1) and (2) related to the size of the proposed structure(s) shall be considered minor changes and not permit modifications requiring Council review.

(E) Prior to the storage of any hazardous material, a spill prevention, containment, and control plan (SPCC) prepared by a professional competent in SPCC. Any SPCC-required spill containment structures must be designed by a North Carolina registered professional engineer or architect.

(F) A stormwater management plan identifying details of the stormwater BMP to be utilized shall be submitted prior to any zoning compliance permit authorizing built-upon area to exceed 12% of the watershed balance area on the zoning lot. Prior to the issuance of a certificate of zoning compliance, certification from a professional engineer stating that the stormwater BMP has been installed as designed shall be provided. Any open water retention or drainage areas shall be sprayed regularly for mosquito control. The continued maintenance of all runoff control measures shall be the responsibility of the property owner.

(G) All land uses shall continually remain in good standing with NC Department of Environmental Quality and/or other regulatory entities charged with enforcing air quality requirements. As a point of illustration and not limitation, this shall mean that the land use remains free of any notice of violation and/or of non-compliance from NCDEQ.

(H) Prior to the issuance of a zoning compliance permit for the construction of any phase of the development, the applicant shall:

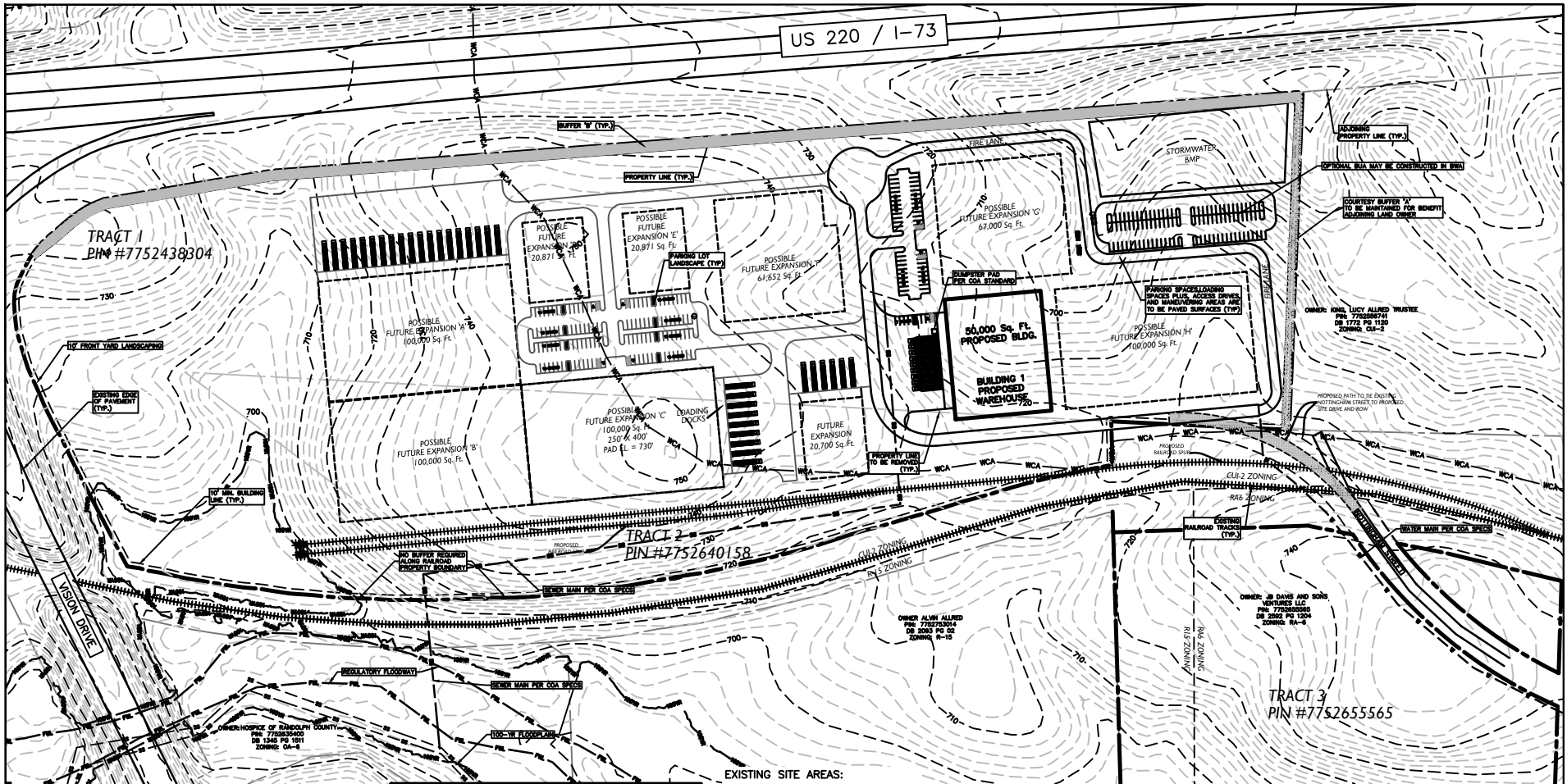
- (i) Provide evidence of NCDOT approval;
- (ii) Provide evidence of approval by Norfolk Southern Railroad for all proposed improvements to be located within area controlled by the railroad;
- (iii) Provide evidence of compliance with the city code and polices for and water and sewer extensions and connections, including annexation and the surveying of necessary easements for any lines required to be publicly maintained;
- (iv) Submit a revised site plan to city staff reflecting all prohibited uses in Condition (A) for inclusion into the file without further review by City Council;
- (v) 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 Use Permit in the chain of title for the Zoning Lot.

(I) Prior to the issuance of a zoning compliance permit for the proposed warehouse (Building 1), the following information shall be submitted on the site plan for inclusion in the file without further review by City Council.:

- (i) Addition of Randolph County Parcel Identification Number 7752655565 to General Site Note (3);
- (ii) Deletion of “and 317” from “Lighting note”;
- (iii) Additional lighting detail showing compliance with Performance Standards for Industrial District Section 316A;
- (iv) Labeling proposed building material on proposed elevation drawings;
- (v) Delineation of a Phase 1 boundary showing access, parking, and infrastructure serving the proposed 50,000 SF warehouse (Building 1) in a manner that meets all regulatory requirements, including adequate turn around space for emergency vehicles.

(J) Prior to issuance of a zoning compliance permit for future phases of the development, the following information shall be provided:

- (i) Additional lighting detail showing compliance with Performance Standards for Industrial District Section 316A;
- (ii) Information showing compliance with Section 307A (Central Solid Waste Storage Area), as needed, for future phases of the development;
- (iii) Building elevation details compliant with Article 300A, Section 316A.



- GENERAL SITE NOTES:**
1. PARCEL BOUNDARY INFORMATION OBTAINED FROM RANDOLPH COUNTY GIS
 2. TOPOGRAPHIC DATA PER ONE ONE MAP CONTOURS.
 3. EXISTING ROADWAYS AND TREELINES HAVE BEEN ESTIMATED PER AERIAL IMAGERY.
 4. OWNER: OSOTT LLC
 5. OWNER ADDRESS: 235 EAST PRESNELL ST ASHEBORO, NC 27203
 6. PIN# 7752438304/7752640158/7752655565
 7. DEED BOOK/PAGE: 5857/0230
 8. CURRENT ZONING: CU-2, R-15 & R-15 ENTIRE SITE TO BE REZONED TO CU-2 ZONING
 9. SETBACKS: FRONT= 10 FT / SIDE= 10 FT / REAR= 10 FT
 10. MAX BUILDING HEIGHT= 45 FT
 11. EXISTING LAND USE: VACANT
 12. PROPOSED LAND USE: INDUSTRIAL COMPLEX WITH MULTIPLE USES AND STRUCTURES
 13. SHOULD EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT ENGINEER IMMEDIATELY. ADDITIONAL WORK PERFORMED WITHOUT OWNER, ENGINEER, & ARCHITECTS KNOWLEDGE & APPROVAL WILL BE DEEMED INCIDENTAL WORK WITH NO EXTRA PAYMENTS MADE.
 14. LANDSCAPE REQUIREMENTS PER CITY STANDARDS.

LIGHTING NOTE:
ALL NEW SITE AND PARKING LIGHTING TO CONFORM TO SECTION 316A AND 317 OF THE CITY OF ASHEBORO ORDINANCE

PARKING NOTE:
164 SPACES REQUIRED 167 SPACES PROVIDED
6 HANDICAP SPACES REQUIRED
(7) HANDICAP SPACES PROVIDED (ALL VAN ACCESSIBLE)

PARKING NOTE BUILDING 1:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1A:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1B:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1C:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1D:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1E:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1F:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1G:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1H:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1I:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1J:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1K:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1L:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1M:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1N:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1O:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1P:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1Q:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1R:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1S:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1T:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1U:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1V:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1W:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1X:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1Y:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	
PARKING NOTE EXPANSION 1Z:	0.60-1.00 SPACES
-0.6 PER EMPLOYEE PER LARGEST SHIFT.	(1) SPACE
-VEHICLES USED IN CONDUCT TO MANUFACTURING	15+1-15 SPACES REQ'D
-TOTAL SPACES REQUIRED FOR PROPOSED BUILDING	

EXISTING SITE AREAS:

WOODS & GRASS: 2,136,130 S.F. (49.04 AC)

TOTAL AREA: 2,136,130 S.F. (49.04 AC)

PROPOSED SITE AREAS:

BALANCED WATERSHED AREA:
TOTAL AREA IN BWA: 1,033,700 S.F. (23.73 AC)
ALLOWABLE IMPERVIOUS 70%: 723,590 S.F. (16.61 AC)
PROPOSED IMPERVIOUS: 56,836 S.F. (12.94 AC)
OPTIONAL BWA: 13.22(MAX) ±37,790 S.F. (0.87 AC)
MSWP WILL BE SET TO TREAT 70% BUILT UPOON AREA

GENERAL WATERSHED AREA:
TOTAL AREA IN GWA: 1,102,429 S.F. (25.31 AC)
ALLOWABLE IMPERVIOUS 100%: 1,102,429 S.F. (25.31 AC)
PROPOSED IMPERVIOUS:

- THE REZONING OF THE PROPERTIES IN QUESTION WILL HAVE THE CONDITION THAT THE FOLLOWING USES MAY BE RESTRICTED BY THE CITY OF ASHEBORO:
- ANY TYPE OF ADULT ESTABLISHMENT
 - AMUSEMENT PARKS
 - BREW PUBS
 - BUS TERMINAL
 - CEMETERY (HUMAN OR ANIMAL)
 - CHILD CARE CENTER
 - CIRCUS, FAIR, OR CARNIVAL
 - CORRECTIONAL FACILITIES
 - FARMER'S MARKET
 - GOVERNMENT LAND RESERVE
 - JUNKYARDS
 - KENNELS
 - LANDFILLS
 - LIQUOR STORE
 - MOBILE HOME SALES
 - SLUDGE APPLICATIONS
 - STORAGE OF HAZARDOUS WASTES

LANDSCAPE NOTE:

EXISTING VEGETATION TO COUNT TOWARDS REQUIREMENTS FOR ALL PROPOSED BUFFERS AND PLANTING YARDS

SHRUB YARD LANDSCAPING (NORTH DRIVE)
12'-0" ONE TREE PER 30 LF OF STREET FRONTAGE 700 LF/25-350 TREES
ONE FLOWERING TREE PER 30 LF REQ'D
1 EVERGREEN SHRUB PER TEN LF 700 LF/70-70 SHRUBS
6.1 SQ. FT. OF LANDSCAPE REQUIRED PER PARKING SPACE
AND 80 FT MIN AREA REQ'D / 8 FT MIN WIDTH
USE PARKING LOT LANDSCAPE AREA WITH 1 CANOPY TREE AND GROUND COVER OR GRASS
1874-18 1353 SF REQ'D 1353/185- (8) LANDSCAPE ISLANDS REQ'D. (8) PROVIDED

SHRUB 1" MINIMUM 18 FEET WIDE STRIP WITH 1 CANOPY TREE, 4 UNDERSTORY TREES, AND 8 SHRUBS PER 100 LF

SHRUB 1" MINIMUM 30 FEET WIDE STRIP WITH 2 CANOPY TREES, 4 UNDERSTORY TREES, AND 8 SHRUBS PER 100 LF

SHRUB 1" MIN 30 FT WIDE WITH 2 CANOPY TREES, 6 UNDERSTORY TREES, AND 10 SHRUBS PER 100 LF

SHRUB 1" MIN 30 FT WIDE WITH 2 CANOPY TREES, 6 UNDERSTORY TREES, AND 10 SHRUBS PER 100 LF

SHRUB 1" MIN 30 FT WIDE WITH 2 CANOPY TREES, 6 UNDERSTORY TREES, AND 10 SHRUBS PER 100 LF

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BUILDING NOTE:

BUILDING LAYOUT AND DIMENSIONS ARE APPROXIMATE. FINAL BUILDING SIZE AND LAYOUT MAY BE ADJUSTED PER SPECIFIC USER'S NEED. ALL CITY OF ASHEBORO REQUIREMENTS WILL BE MET.

MODOT NOTE:

MODOT CIVIL PERMIT REQUIRED. ROAD TO BE MODOT STANDARD PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR BUILDING 1

MECHANICAL NOTE:

ROOFTOP UNITS PROPOSED ON ALL FUTURE EXPANSIONS. ALL UNITS TO BE SCREENED FROM RIGHT OF WAY PER CITY OF ASHEBORO ORDINANCE. MANUFACTURING AND PROCESSING FACILITIES EXCLUDED FROM THIS REQUIREMENT

DRAINAGE NOTE:

ALL PROPOSED PAVING TO BE HEAVY DUTY ASPHALT OR CONCRETE PAVING

EACH PHASE TO BE ENGINEERED AND CONSTRUCTED TO MEET THE NEEDS OF FUTURE DEVELOPMENTS.

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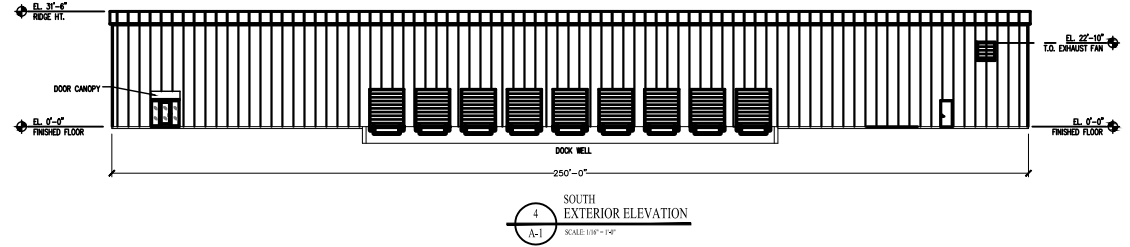
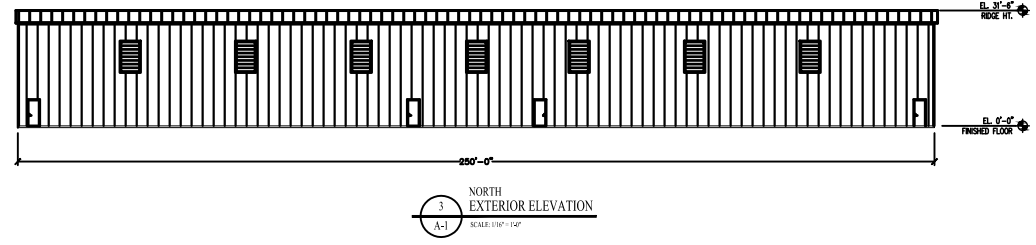
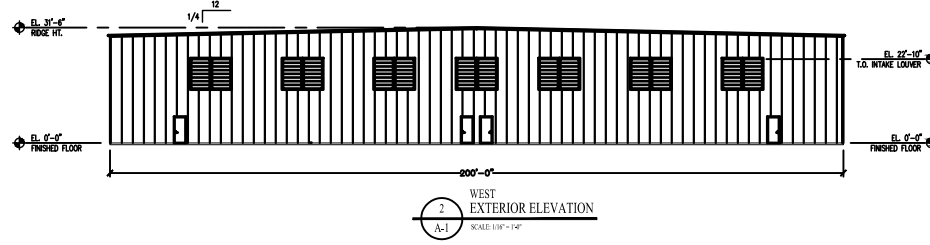
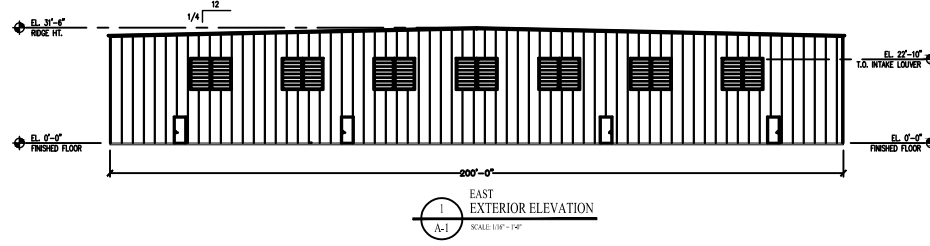


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Asheboro, NC 27203
Phone: 772.265.5565
Email: info@summey-engineering.com
NC Professional Engineering Firm License No. F-2335

By: [Signature]
Date: 10/26/2018
No. 1
Description: PRELIMINARY SITE PLAN
FOR CITY OF ASHEBORO COMMENTS: 2NCS

CONDITIONAL USE / SPECIAL USE
PRELIMINARY SITE PLAN
OSOTT, LLC
VISION DRIVE
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale: AS100E2
Date: 10/26/2018
Drawn By: ZTC
Checked By: HBS
Job No.: E-55559
Sheet No. C-3



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NC Professional Engineering Firm License No. F-2356

By	
Description	
Date	
No.	

CONDITIONAL USE / SPECIAL USE
BUILDING ELEVATIONS
OSOTT, LLC
VISION DRIVE
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale:	1" = 1'-0"
Date:	JUNE 2019
Drawn By:	PBC
Checked By:	HBS
Job No.:	E-5559

Sheet No.
A-1