Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, March 5, 2018
7:00 PM
AMENDED AGENDA

I. Call to Order

II. Welcome of New Planning Board Member Michael O'Kelley

III. Approval of Minutes from February 5, 2018 Meeting

IV. Review of Cases

V. RZ-18-04: Rezone from I3 (Limited Industrial) to B2 (General Commercial): 409 West Central Avenue

Staff Note: The applicant has withdrawn this request.

VI. Report on North Carolina Legislation Related to Planning and Development Regulation

VII. Items Not on the Agenda

VIII. Adjournment

CITY OF ASHEBORO
NORTH CAROLINA

RZ-18-04: Request to rezone from Limited Industrial (I3) to B2 (General Commercial)

(409 West Central Avenue)

Staff Report

2/28/18

I respectfully request to withdraw the request for Rezoning of 409 W. Central Ave

Doyle Allen

JHA INVESTMENTS, LLC
member

Rezoning Staff Report

RZ Case # **RZ-18-04** **Date** 3/5/2018 PB
4/5/2018 City Council

General Information

Applicant HR Gallimore, Agent for JHA Investments, LLC (property owner)
Address 231 S. Fayetteville St.
City Asheboro NC 27203
Phone 336-626-5560
Location 409 W Central Avenue

Requested Action Rezone from I3 (Limited Industrial) to B2 (General Commercial)

Existing Zone I3 **Existing Land Use** Contractor's Office (vacant)
Size 1.86 acres +/- **Pin #** 7753807273

Applicant's Reasons as stated on application

Long standing office which was separated from the industrial building sharing the same parcel. Built and has always been used as a multiple staff office building. Vibrant corridor building located with easy access to I-73, I -74 capable of providing many office functions and services. Property has existed in its current form since early 1980's and blends well in the sector.

Surrounding Land Use

North Industrial (Manufacturing, Processing, & Assembly) **East** Industrial (Warehouse)

South North Asheboro Park **West** Single-family residential

Zoning History In 2014, an application was filed to rezone the property from I3 (Limited Industrial) to I2 (General Industrial). However, this was withdrawn prior to being considered by the Planning Board or City Council.

Legal Description

The property of JHA Investments, LLC, located at 409 W. Central Avenue, totaling approximately 1.86 acres +/- and more specifically defined by Randolph County Parcel Identification Number 7753807273.

Analysis

1. The property is located inside the city limits.
2. West Central Avenue is a state-maintained minor thoroughfare at this location. The property is located approximately 2/3 mile east of the interchange of West Central Avenue and I-73/I-74.
3. The existing I3 district is to produce areas which are protected from undesirable commercial and incompatible residential uses, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.
4. The requested B2 (General Commercial) district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
5. The request, if approved, would allow any use permitted by right in a B2 zoning district.
6. The Land Development Plan Land Category Description further describes industrially designated areas as "areas designed for the manufacturing and processing of goods, characterized by the need for larger sites and access to major transportation corridors."
7. The area along West Central Avenue consists primarily of industrial uses, with some residential uses. The nearest commercial (B2) zoning is approximately 2,000 ft. from the subject property, near the intersection of North Fayetteville Street.

Rezoning Staff Report

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	Industrial
Small Area Plan	Northeast
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: Complies with Growth Strategy Map

Checklist Items 12, 13, and 14: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%.

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with LDP proposed land use map.

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

Checklist Item 7: Rezoning is not compliant Small Area Plan (Northeast)

Checklist Item 10: Rezoning is not consistent with Land Category Descriptions

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

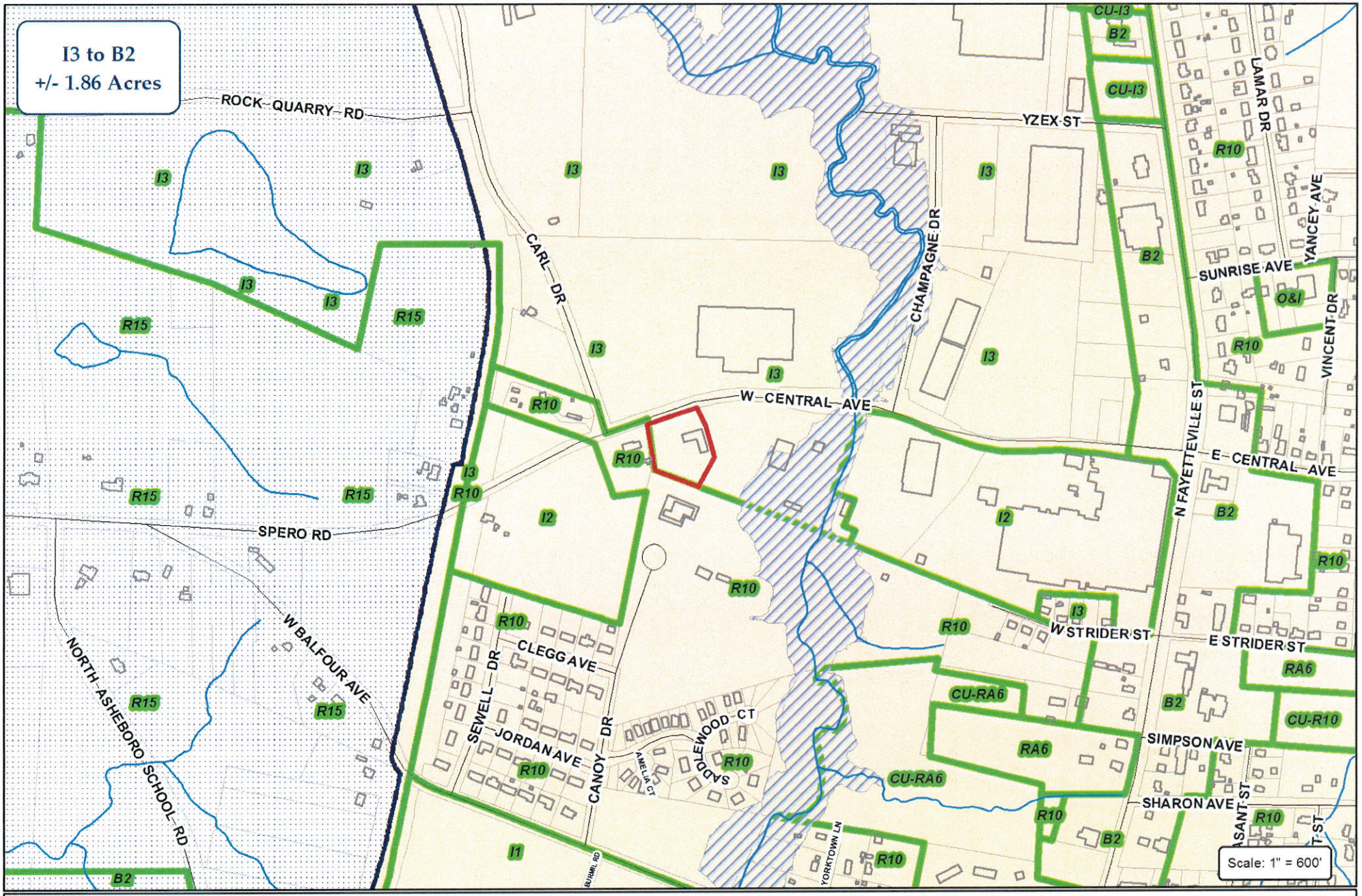
The Land Development Plan Northeast Small Area Plan emphasizes accommodation and expansion of industrial uses, but limited expansion of commercial uses. The Small Area Plan's recommendation to limit expansion of commercial uses is also a concern in light of the absence of commercial zoning along West Central Avenue. Industrially designated properties are described by the Land Development Plan (LDP) as sites for non-commercial development with access to major transportation corridors. Rezoning property located on a corridor that is primarily industrial to a non-industrial designation without an underlying rationale supported by the LDP raises concerns about the request meeting this intent.

The zoning ordinance states the intent of the existing I3 (Limited Industrial), which also adjoins the property on two sides, is to exclude undesirable commercial uses. The requested general B2 zoning district does not allow the ability to review a specific use or development plan to ensure that this intent is met.

-

Recommendation

In light of the above analysis, staff's recommendation is to deny the request.



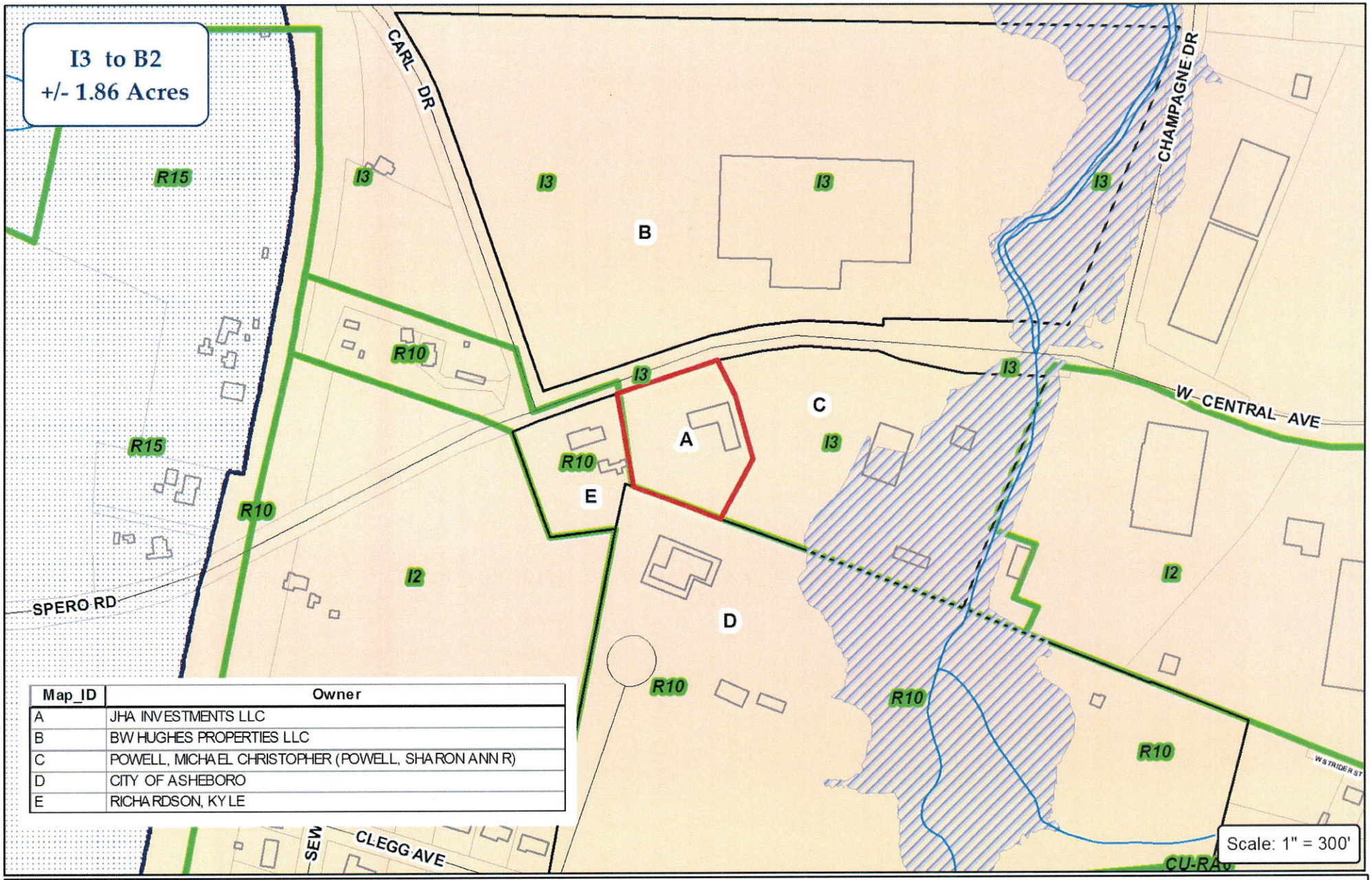
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-04

Parcel: 7753807273

City Limits
ETJ

Subject Property
Zoning



Map_ID	Owner
A	JHA INVESTMENTS LLC
B	BW HUGHES PROPERTIES LLC
C	POWELL, MICHAEL CHRISTOPHER (POWELL, SHARON ANN R)
D	CITY OF ASHEBORO
E	RICHARDSON, KYLE

CITY OF ASHEBORO
NORTH CAROLINA

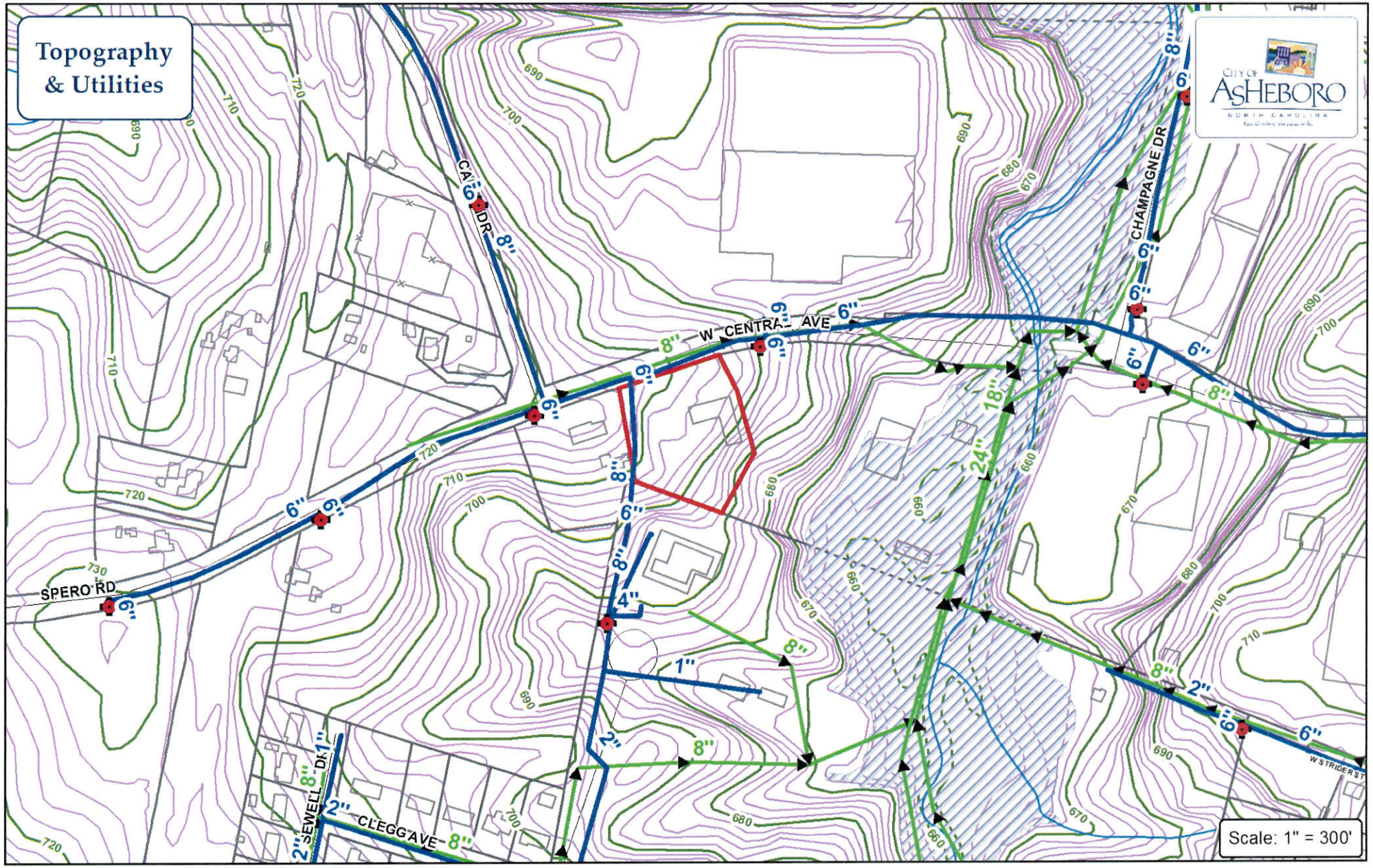
City Limits
ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-04

Parcel: 7753807273

Subject Property
Adjoining Properties
Zoning


Topography & Utilities
CITY OF ASHEBORO NORTH CAROLINA
W CENTRAL AVE
CHAMPAGNE DR
SPERO RD
SEWELL DR
CLEGG AVE
W STRIDER ST
Scale: 1" = 300'
Water Main
Sewer Main
Force Main
Fire Hydrant
Pump Station
PS
City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-18-04
Parcel: 7753807273
Subject Property

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-07

Parcel: 7753807273

Subject Property
Zoning

N
W
E
S