Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, July 11, 2022
7:00 PM
AGENDA

I. Call to Order

II. Approval of Minutes from June 6, 2022

III. Review of Cases and Service of Final Decision Document

IV. New Business:

a.) Case No. RZ-22-09: Request to rezone 467 and 471 East Dorsett Avenue from B2 (CZ) General Commercial Conditional Zoning to I1 (CZ) Light Industrial Conditional Zoning for Manufacturing, Processing, and Assembly (Light) and Warehouse
[WITHDRAWN BY APPLICANT]

b.) Case No. SUB-22-01: Request for a subdivision sketch design for Windcrest Acres, Section 4

c.) Case No. SUB-22-04: Request for a subdivision sketch design for Estates of Cedar Falls, Phase 3

V. Items not on the agenda

VI. Adjournment

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MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JUNE 6, 2022
7:00 p.m.

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This being the time and place for the regular meeting of the Asheboro Planning Board, a meeting was held with the following officials and members present:

Michael O'Kelley) – Chair
Pamela Vuncannon) – Vice Chair

Harold Anderson)
Ritchie Buffkin)
David Henderson) - Members Present
Van Rich)
Thomas Rush)

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

CALL TO ORDER

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

APPROVAL OF MINUTES FROM MAY 2, 2022

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

APPROVAL OF FINDINGS OF FACT FOR BOA-22-01: APPEAL FROM A FINAL ADMINISTRATIVE DECISION REGARDING THE VALIDITY OF SPECIAL USE PERMIT CUP-18-10 FOR PROPERTY IDENTIFIED BY RANDOLPH COUNTY PIN#: 7762740259

Mr. Sugg put on the record and read the conclusions of law and the order for the above referenced Findings of Fact for BOA-22-01. There were no questions for Mr. Sugg. Mr. Rich moved to adopt the findings of fact for BOA-22-01. Ms. Vuncannon seconded the motion and the motion carried unanimously.

REVIEW OF CASES

Mr. Luck went over the land use cases that the City Council heard at their May Regular Meeting.

NEW BUSINESS

RZ-22-06: REQUEST BY PARKWAY SOUTH TOWNHOMES HOA TO REZONE FROM RA6 (CZ) HIGH-DENSITY RESIDENTIAL TO RA6 (CZ), FOR A PUD MODIFICATION TRANSFERRING STREET MAINTENANCE TO THE CITY OF ASHEBORO

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

Applicant: Parkway South Homeowners' Association
Location: 3140 Zoo Parkway
Request: Request to rezone from RA6 (CZ) High-Density Residential to RA6 (CZ), requesting city maintenance of currently private streets within existing Residential Planned Unit Development
Randolph County Parcel ID: There are a total of 38 parcels involved in the request (see application)
Size: 7.62 acres +/-
Existing Land Use: Residential Planned Unit Development and City lift station

He showed overview, rezoning, topographic/utilities, and aerial maps, the proposed site plan, as well as photographs of the subject property from all directions. He then went over the analysis:

1. The property is inside the city limits.
2. Zoo Parkway (NC 159) is a state-maintained major thoroughfare.
3. The current use of the property is a residential planned unit development (Parkway South), consisting of 35 residential townhome units.
4. This request does not include construction of any new dwellings or structures or new construction. The primary question presented by the application is whether the City will assume maintenance and ownership of the private streets within the development. The request does, however, also require Council to consider and approve new building setbacks from the proposed public right-of-ways within the development.
5. After receiving the application, staff contacted other city departments about the request. Departments have reviewed the application and offered input; no objection related to a conversion of the streets to public has been raised but the following comments have been offered:
(a) The road design is inadequate for individual sanitation can pickup; dumpster service will continue to be necessary.
(b) Council will need to separately consider any request for a reduced speed limit and any request for an ordinance specifically prohibiting on-street parking.
(c) The streets will need to be named if the application is approved. This will lead to properties being readdressed.
All dwellings are currently assigned a single Zoo Parkway address and individual unit numbers.
6. The property is part of a Village Activity Center, which emphasizes a pedestrian friendly mix of compatible land uses. Sidewalks are not included within the development, as the development was constructed before sidewalks were required within Residential Planned Unit Developments.
7. Public streets are typically 28 feet wide from gutter to gutter, with a 50 ft. public right-of-way. Streets within this development are approximately 19 feet of asphalt plus valley curbing. The proposed public right-of-way is from the back of the curb to the back of the curb, with easements proposed for city utilities and street signs.

He then gave the Land Development Plan (LDP) Recommendations:

Proposed Land Use Map: Activity Center (Village)
Small Area Plan: Southeast
Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (3):

- Goal 3.1: Enhancement, maintenance, and preservation of the built environment
- LDP Toolkit Description of Primary Growth Area (PGA)

- Goal 5.1: Cost effective, efficient, and coordinated infrastructure in appropriate locations

Goals/Policies Not Supporting Request (1):

- (d) Policy 5.3.2 The City will amend the Zoning and Subdivision Ordinances to discourage development patterns (i.e. excessive use of cul-de sacs, lack of connectivity within and between developments) that result in the City (and its taxpayers) incurring unnecessary infrastructure costs.

He then went over the proposed conditions, stating that staff continues to work with the applicant on suggested conditions based on the latest site plan. Additional conditions may be proposed prior to Council review:

(A) The use approved shall be a Residential Planned Unit Development.
(B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
(C) Solid waste collection must be done via dumpster service. The City of Asheboro will not pick up individual cans within the development. The final plat publicly dedicating the street right-of-way shall state that the City of Asheboro will not pick up individual cans for the development.
(D) The following shall be established, by the applicant, prior to the City of Asheboro's acceptance of streets within the development as public streets:
(i) Any signs, excluding governmental regulatory/traffic signs, shall be removed from the public right-of-way by the homeowners' association.
(ii) On-street parking shall be prohibited.
(E) Prior to the recording of a final plat consistent with the Conditional Zoning district, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He then gave the final analysis:

- City staff has reviewed the request and has identified no significant maintenance issues related to the condition of the street or utilities. Conditions are suggested to address matters that have been identified during the review process. If approved, the city will assume maintenance costs associated with the roadway and street lighting within the proposed right-of-way.
- While Planned Unit Developments built under the current code require sidewalk construction, this development predates that requirement and acceptance of the streets for maintenance will not increase the extent of that nonconformity.

He stated that staff's recommendation is to approve the application, subject to acceptance of the suggested conditions. He stated that the next steps is for City Council to consider the rezoning request on Thursday, July 14th.

He then asked if there were any questions from the board. There was a question pertaining to garbage pickup for the Homeowner's Association. Ms. Denise Summerell, speaking in favor of the request, stated that the city picks up garbage currently. Mr. O'Kelley asked about the maintenance of street lighting and if the city would maintain this. Mr. Nuttall stated that the city would assume maintenance on the within what is proposed to be city-maintained right of way. Ms. Summerell mentioned that notices were sent to adjoining property owners on May 16, 2022. There were no other questions at this time for Mr. Evans, Ms. Summerell or Mr. Nuttall. Mr. O'Kelley inquired if there was anyone in opposition to the request. There was no one in opposition to the request.

Mr. Anderson moved to recommend approval of Case No. RZ-22-06. Ms. Vuncannon seconded the motion and the motion carried unanimously.

RZ-22-07: REQUEST BY DARREN LUCAS CONCERNING PROPERTY LOCATED ON THE WEST SIDE OF ZOO PARKWAY APPROXIMATELY 225 FEET SOUTH OF RIDGE STREET: REZONE FROM R10 MEDIUM-DENSITY RESIDENTIAL TO R7.5 (CZ) MEDIUM-DENSITY CONDITIONAL ZONING FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT

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

Applicant: Darren Lucas
Location: West side of Zoo Parkway (approx. 225' S. of Ridge St.)
Request: Request to rezone from R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development
Randolph County Parcel ID: 7750943464
Size: 2.51 acres +/- (exclusive of NC 159 R/W)
Existing Land Use: Undeveloped

He showed overview, rezoning, topographic/utilities, and aerial maps, the proposed site plan, proposed building elevations, as well as photographs of the subject property from all directions. He then went over the analysis:

1. The application indicates that the requested district would accommodate townhomes. Under the zoning ordinance, such a project is viewed as a Residential Planned Unit Development.
2. The property is inside the city limits.
3. Zoo Parkway (NC 159) is a state-maintained major thoroughfare at this location.
4. The Planned Unit Development would consist of 16 lots accessed via a private street or driveway. One entrance to the development is proposed from Zoo Parkway.
5. Plans submitted indicate homes would be single-story and between 825-855 square feet each.
6. The site plan shows a mixture of new plantings and preserved vegetative buffers, 40 parking spaces, internal sidewalks, a dumpster and recreation space. Staff is currently working with the applicant on providing details for that area.
7. The proposed density of the development is approximately 7 dwellings per acre when deducting land area for the private drive. Single-family dwellings are permitted in the current R10 zoning district in conventional subdivisions lots at least 10,000 s.f. in size; duplex dwellings can be built in the R10 district on lots at least 15,000 s.f. in size. It is estimated that a maximum of 8 single-family dwellings or 5 duplex dwellings could be developed on the property under the current zoning district.
8. The request R7.5 district is described as "intended to provide regulations which will produce a moderate intensity of residential uses, usually single family and no more than two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living."
9. The neighborhood residential designation of the property is described by the Land Development Plan's Land Category Description as intended "to accommodate existing medium-density, single family residential neighborhoods, while encouraging new neighborhoods of similar density to provide a greater sense of community."

He then gave the Land Development Plan (LDP) Recommendations:

Proposed Land Use Map: Neighborhood residential
Small Area Plan: Central
Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (4):

- Checklist Item 3: Fits intent of development ordinance
- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Item 12-13: Outside of flood zone and outside of watershed area

Goals/Policies Not Supporting Request (3):

- Checklist Item 1: Not compliant with LDP proposed land use map
- Checklist Item 13: Part of property has slopes of > 20%
- Checklist Item 15: Not consistent with Land Category Descriptions

He then went over the proposed conditions for consideration if the Planning Board and/or City Council wish to recommend approval and/or approve the request:

(A) The use approved shall be a Residential Planned Unit Development.
(B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
(C) Prior to recording a plat for any phase of the development, homeowners' association documents, which contain provisions consistent with this order, shall be recorded in the office of the Randolph County Register of Deeds. Such homeowners' documents shall include, but not be limited to, maintenance responsibilities of the association, a release of City of Asheboro from liability due to utility maintenance on private streets (if applicable), indication that walls between units are party walls, and prohibition of parking recreational vehicles (boats, campers, travel trailers, etc.) outdoors.
(D) Maintenance of all recreation areas, parking lots, 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.
(E) The plat to be recorded shall reflect that the front property line is at the public right-of-way line of NC Highway 159/Zoo Parkway.
(F) Prior to the issuance of a zoning compliance permit, plans concerning water, including provisions for fire hydrants, and sanitary sewage that complies with city policies, shall be submitted. Surveying of any required city easements shall be the responsibility of the property owner.
(G) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
(i) Driveway permit from NCDOT
(ii) Erosion control approval from NC Department of Environmental Quality
(H) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He then gave the final analysis:

The Land Development Plan's (LDP) "Neighborhood Residential" designation calls for residential uses of similar density to surrounding land uses and does support a variety of housing options, including townhomes. However, the proposed number of units significantly exceeds the density of the surrounding neighborhoods and is higher than the Neighborhood Residential designation can support. While an R7.5 district could be consistent with the LDP, the R7.5 normally would not permit 16 units on 2.5 acres. This application is more consistent with an Urban Residential designation. Staff, therefore, believes an approval of the request would not be reasonable or in the public's interest and recommends denial of the application.

He stated that the next steps will be for City Council to consider the rezoning request on Thursday, July 14, 2022. He then asked the board if there were any questions. There were no questions for Mr. Evans.

Mr. Darren Lucas, owner and developer, spoke in favor of the request, noting that 10 units could be permitted by right and that these could be single family or duplex units (10 Single-Family Dwellings or 5 Duplex Structures). He stated that he wanted to make the development consist of townhomes. He mentioned developing townhomes off of Meadowbrook Road that were approved in 2010 and that the new proposal would be similar in design and landscaped areas. He stated that if there were any questions from the board he would answer them. There were general comments and discussion regarding the consistency of the development with the area as well as ingress and egress for emergency services vehicles. Mr. Evans

did state that the plans were routed to the Asheboro Fire and Rescue Department and no comments came back with concerns for ingress and egress. There were no further questions.

Richard and Nancy Caveness spoke in opposition to the request. They stated that they received the notification by mail and they believe that the density of the development is greater than it should be. They were also concerned with more traffic along Zoo Parkway due to this development.

There was further discussion as to the current proposed land use map designations. There was no other discussion, questions, or comments at this time.

Mr. Henderson moved to recommend denial of rezoning request RZ-22-07. Mr. Rush seconded the motion and the motion carried. Board members O'Kelley, Vuncannon, Anderson, Henderson, Rich, and Rush voted aye. Board member Buffkin voted nay.

RZ-22-08: REQUEST BY KEN GALLIMORE CONCERNING PROPERTIES LOCATED AT 1352 AND 1420 EAST SALISBURY STREET, 342 AND 358 PATTON AVENUE; TO REZONE FROM AN I2 (CZ) GENERAL INDUSTRIAL CONDITIONAL ZONING AND OA6 OFFICE-APARTMENT TO A NEW I2 (CZ) DISTRICT AND AN OA6 (CZ) OFFICE-APARTMENT CONDITIONAL ZONING DISTRICT

Mr. Nuttall gave a visual presentation of the above referenced case. He gave an overview:

Applicant: Ken & Bridget Gallimore

Location: 1352 and 1420 East Salisbury Street, 342 Patton Avenue

Requests:

1. Rezone 1420 East Salisbury Street from I2 (CZ) General Industrial Conditional zoning for modifications to existing motor vehicle repair (major) and rental/sales of domestic motor vehicles uses.
2. Rezone 342 Patton Avenue from R10 to OA6 (CZ) Office-Apartment Conditional Zoning for Business, Personal, and/or Professional Services.
3. Rezone 1352 E. Salisbury St. from OA6 Office-Apartment to OA6 (CZ) Office-Apartment Conditional Zoning for Business, Personal and/or Professional Services and vehicle parking/storage lot associated with automotive land uses located at 1420 E. Salisbury St.

Randolph County Parcel ID: 7761510840, 7761512555, 7761513992
Size: 6.19 acres +/-
Existing Land Use: Single-family dwelling (2), Motor vehicle repair (major) and sales/rental of domestic motor vehicles

He then showed overview, rezoning, topographic/utilities, and aerial maps, as well as the proposed site plan and photographs of the subject property from all directions.

He then gave the analysis:

1. A portion of the property (1420 E. Salisbury St., & northern portion of 1352 E. Salisbury St.) is located inside the city limits.
2. E. Salisbury St. is a state-maintained minor thoroughfare. Patton Avenue is a state-maintained road.
3. The OA6 zoning district is described as "intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged. The I2 description 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."
4. The applicant presented an updated site plan on 6/2/22, which is still under review, showing the following:
(a) On the property located at 1420 East Salisbury Street, which was previously rezoned to an I2 (CZ) Conditional General Industrial district to allow for motor vehicle repair-major and rental/sales of domestic motor vehicles, the draft site plan is proposing an additional driveway to this property along Patton Ave and landscaping changes.
(b) On property located at 342 Patton Avenue, the applicant proposes converting the existing residential dwelling into a business, personal, and/or professional services use.
(c) On the property at 1352 East Salisbury Street (west of Patton Avenue), the applicant is requesting rezoning the property from OA6 to OA6 (CZ) to allow conversion of the existing residential dwelling to a business, personal, and/or professional services use as well as an overflow parking area associated with business at 1420 East Salisbury Street. Staff notes that while business, professional, and personal services are all permitted by right within the existing OA6 district, parking and vehicle storage associated with major automobile repair and rental/sales of domestic motor vehicles would not be permitted in a general OA6 district.
5. The pavement width of Patton Avenue is 15 to 16 feet in front of the property. NCDOT has indicated that improvements to Patton Ave. and/or additional right-of-way for Patton Avenue may be required.
6. The parking location for the proposed office uses at 1352 E. Salisbury St. is marginally divergent from the typical ordinance requirement due to its location within the front yard setback. Conditions are proposed to address this deviation.

He then gave the LDP Recommendations:

Proposed Land Use Map: Urban Residential & Office/Institutional
Small Area Plan: Central
Growth Strategy Map: Primary Growth (inside city limits);
Adjacent Developed (outside city limits)

Goals/Policies Supporting Request (3):

- Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map. (except as stated below)
- 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) (except for 342 Patton Avenue)
- 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 (related to the property at 342 Patton Avenue).

Goals/Policies Not Supporting Request (2):

- Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map. Relates to having a supportive use typically associated with an I1 or I2 zoning district in a proposed OA6 (CZ) district, located at 1320 East Salisbury Street.
- 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) (342 Patton Avenue)

He then listed the proposed conditions. These conditions are based on the latest site plan. Additional conditions may be proposed prior to Council review.

(A) The uses approved shall be as follows:

i. 1420 East Salisbury Street: Motor vehicle repair (major) and rental/sales of domestic motor vehicles

ii. 1352 East Salisbury Street: Business Services, Personal Services, and/or Professional Services, and overflow parking for Motor vehicle repair (major) and rental/sales of domestic motor vehicles located at 1420 East Salisbury St., and parking for 342 Patton Avenue.
iii. 342 Patton Avenue: Business Services, Personal Services, and/or Professional Services

(B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
(C) All current zoning conditions and site improvement requirements that apply to 1420 East Salisbury Street shall remain in effect except that a new driveway shall be permitted to Patton Ave. if allowed by NCDOT and that no protective yard shall be required between 1420 E. Salisbury St. and 342 Patton Ave.
(D) In addition to front yard landscaping, a row of evergreen shrubs, 5' on center, shall be installed, between the parking area and the right-of-way serving the structure at 1352 E. Salisbury Street.
(E) All front yard landscaping, building and parking area separation, and parking/maneuvering areas shall, at minimum, comply with the city's zoning standards.
(F) In the event a dumpster, new lighting, or mechanical equipment is proposed, plans shall be submitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council.
(G) A 6' tall opaque privacy fence shall be allowed to be substituted for the privacy landscaping adjacent to the Cranford property.
(H) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He then gave the final analysis:

- Given the existing I2 (CZ) district for the automotive uses located at 1420 E. Salisbury Street, the request for a new I2 (CZ) district to allow a secondary driveway and change the buffering requirement against the structure at 342 Patton Ave, which is now owned by the applicant, is reasonable.
- The transitional nature of the area and mixture of current uses in the vicinity lends validity to an OA6 (CZ) district for the offices and parking/storage lot uses, provided adequate landscaping and screening is installed and appropriate conditions established to ensure compatibility with adjoining properties and consistency with the Land Development Plan.

He stated that staff's recommendation is to approve the request, subject to the applicant's acceptance of the proposed conditions which staff believes are necessary to ensure alignment with the Land Development Plan, finding the request reasonable and in the public's interest. He then asked the board if they had any questions. There were no questions for Mr. Nuttall.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. HR Gallimore, realtor with ReMax Central Realty, spoke on behalf of the applicant in favor of the request. He thanked staff for their help with the request. He stated that mailed notifications were sent to adjoining property owners. He stated that the property to the south isn't intended to be used for residential purposes anymore and it is the intent to combine it to the overall property "campus" due to the continuously growing business. He asked the board if there were any questions.

Mr. O'Kelley inquired on if the parking could be placed on the side of the property. Mr. Nuttall stated that a widening could impact the area but the request is not far off from the requirements of the ordinance and that a landscaping screen will help ensure limited view of the parking area. He also mentioned that the owners have the ability to relocate the parking in the event of a widening. Mr. O'Kelley asked why the lot to the south of the property at 1420 E. Salisbury wasn't combined to make one lot. Mr. Nuttall stated that there's no zoning requirement to combine them. Ms. Vuncannon asked how many feet there are from the

entryway of the building to the street and to the adjacent parking on Patton Ave. Mr. Gallimore didn't have the particular number due to the engineer not being present at the meeting but stated there would be no customers in that area. Ms. Vuncannon asked about the structure behind the body shop behind Patton Avenue, to which Mr. Gallimore stated that this is an existing storage area. There were no other questions from the board.

Mr. O'Kelley inquired if there was anyone to speak in opposition of the request. There was no one to speak in opposition to the request.

Mr. Rich moved to recommend approval of RZ-22-08. Mr. Henderson seconded the motion and the motion carried unanimously.

SUB-22-03: TIMBER RIDGE PRELIMINARY PLAT (EAST ALLRED STREET)

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

Applicant: Davidson Land Development
Request: Preliminary Plat for Conventional Subdivision
Size: 20.44 acres +/-
Parcel ID #: 7762401107
Number of Lots: 36
Average Lot Size: 0.47 acres

He showed overview, topographic/utilities, and aerial maps along with the proposed preliminary plat. He then stated the development issues:

1. The property is outside the city limits. Access to city services (water/sewer) requires annexation of the property.
2. The subdivision plat does not include sidewalks. While the subdivision ordinance encourages sidewalks, it does not require them for a residential subdivision that is not a planned unit development.
3. The property includes one point of access from East Allred Street.
4. The physical characteristics and development patterns of the adjoining properties make having a future connection impractical.
5. This property was part of a previously submitted and approved sketch (2017). That included additional property to the north. A revised sketch design was approved by City Council on April 7, 2022.

He then listed department comments:

Engineering: A plat correction has been addressed. A plat correction has been addressed. No comments related to engineering plans were returned.
Public Works: Public Works had no comments related to the plat or engineering plans.
Planning:
1. Plat and Engineering plans and profiles were routed to city departments.
2. Road names have been approved by Randolph County Emergency Services.
3. Plat corrections have been addressed.
4. Proposed Condition: Connection to city utilities (water and sewer) requires annexation. After NCDEQ approval, grading and other state permitting can proceed but utility work cannot begin until annexation is approved.

Other:

1. NCDOT asked that the property be staked to ensure driveway location complies with NCDOT requirements.

2. The US Post Office indicated that a community mail box unit (CBU) is required. NCDOT requires that such CBU be located at least 200 feet from the intersection of East Allred Street and Oliver Branch Road, which provides access into the development. The plat shows a CBU location compliant with these requirements.

3. The Fire & Rescue Departments confirmed that the number and locations of hydrants are adequate.

He stated that staff's recommendation was to approve noting the previously mentioned condition regarding annexation and comments. Mr. Nuttall noted that the applicant's annexation petition and annexation survey have been received and needs to go through the proper process.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. Bobby Kivett with Summey Engineering spoke in favor of the request on behalf of the applicant. There were no questions for Mr. Kivett at this time.

Mr. O'Kelley inquired if there was anyone to speak in opposition of the request. There was no one to speak in opposition of the request.

Mr. Rush moved to recommend approval of SUB-22-03. Mr. Henderson seconded the motion and the motion carried unanimously.

SUB-95-06: WINDCREST ACRES, SECTION 3 FINAL PLAT (CENTRAL FALLS ROAD; OAK MEADOW DR., BENNETT ST.)

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

Applicant: Davidson Land Development
Request: Final Plat for Conventional Subdivision
Size: 19.13 acres +/- of 69.13 acres +/-
Parcel ID #: 7762369298
Number of Lots: 46
Average Lot Size: 14,434 SF (0.33 acres)

He showed overview, topographic/utilities, and aerial maps along with the proposed final plat. He then stated the development issues:

1. This preliminary plat was approved in 2021. Changes proposed since the approval of the preliminary plat include the following:
    a. Elimination of an optional future connection to the southeast. The development provides two connections: one to Central Falls Road via existing sections of the subdivision; another connection to Bennett Street.
    b. Relocation of future phase line & reduction of Phase 3 acreage from 21.47 acres +/- to 19.13 acres +/-.
    c. Reduction from 47 to 46 lots.
2. The first two sections of the development include 27 lots. Additional future development area on the property may be developed at a later time, with submittal of the required sketch design that meets development requirements in effect at the time of submittal. However, neither the number of lots nor the design for the future phase has been identified at this time.
3. When the sketch design plat was approved in 1995, curb and gutter streets were not required. The sketch plan did not indicate curb and gutter streets for any phases of the development. The first two phases do not have curb and gutter.

4. A small portion of the property is within a Special Hazard Flood Area. Development around streams is also subject to NC Department of Environmental Quality permitting requirements.
5. A deceleration/turning lane was installed along Central Falls Road when the previous sections of the development were built.

He then listed department comments:

Engineering:

The plat was routed to the Engineering Department. After review, they had no corrections needed.

Public Works:

1. Due to design and storm water issues with combining streets with and streets without curb and gutter, Public Works did not recommend curb and gutter be included in the proposed phases of the development, and therefore, this requirement was not applied.
2. Punch list items are pending.

Planning:

The developer has provided:

1. Professional estimate and financial guarantee for paving (under review).
2. One-year warranty for maintenance and defects.

Other:

1. There was a recommendation given at the Council meeting approving the preliminary plat to upsize the 3 inch water line to a 6-inch line with a fire hydrant at the end of the cul-de-sac on Fox Laurel Court. This recommendation was made in order to help with the extension of that water line based on the future development that was proposed at that time. The future development is no longer proposed at that location.
2. The Fire & Rescue Department has deemed that hydrants are adequate.

He stated that staff's recommendation was to approve noting the previously mentioned comments.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. The applicant and their engineering representative were present and in favor of the request. There were no questions for the applicant or his representative.

Mr. O'Kelley inquired if there was anyone to speak in opposition of the request. There was no one to speak in opposition of the request.

Mr. Anderson moved to recommend approval of SUB-95-06. Ms. Vuncannon seconded the motion and the motion carried unanimously.

SUB-22-04: ESTATES AT OLD CEDAR FALLS: SKETCH DESIGN (OLD CEDAR FALLS RD.)

Mr. Nuttall gave a visual presentation of the above referenced subdivision case. He gave an overview:

Applicant: Brian Thomas
Request: Sketch Design for Conventional Subdivision
Size: 56.13 acres +/-
Parcel ID #: 7772117810 (portion)

Number of Lots: 65 + larger tract & future development area (final number of lots may vary based on comments)
Average Lot Size: 0.30 acres

He showed overview, topographic/utilities, and aerial maps along with the proposed sketch design. He then stated the development issues:

1. This is a conventional subdivision. While the Subdivision Ordinance encourages sidewalks, they are not required in a development that is not a Planned Unit Development.
2. Unlike a Planned Unit Development that was approved in Phase 1, a conventional residential subdivision is permitted by right in a residential zoning district, subject to meeting the requirements of the subdivision ordinance.
3. There is a small area of 100 year floodplain on the northwestern side of the development, affecting 3 of the lots. However, this floodplain is not within the footprint of where residential structures would be placed.
4. One entrance is proposed from Old Cedar Falls Road. The development does not include a connection to the previously approved Thomas Estates PUD.
5. As of June 6, 2022, staff is working with the applicant on having the sketch design show future connections from the development to adjoining property.

He then listed department comments:

Engineering:

This plan was routed to the Engineering Department. After review, they had no corrections needed.

Public Works:

The plan was routed to Public Works, who have no comments at this time.

Planning:

1. A revised plat was received on June 1, 2022. Review is pending.
2. Depending on proposed phasing, a temporary turnaround may be required.

Other:

The Plan has been routed to the NC Department of Transportation, Asheboro City Schools, and the US Post Office. NCDOT has indicated that site drive location may need to be adjusted and/or clearing of dedicated R/W to obtain minimum sight distance. Roadway improvements may be required.

Fire hydrant locations will need to be approved by Fire Department with preliminary plat.

He stated that staff's recommendation was to approve noting the previously mentioned comments. Mr. O'Kelley inquired if the future connection needs to be included in the motion. There was general discussion regarding several future connection scenarios. Mr. Nuttall recommended that the board could condition an approval subject to connection being provided to the eastern future development area by way of the northern portion of the property.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. Bobby Kivett with Summey Engineering spoke in favor of the request on behalf of the applicant. There were no questions for Mr. Kivett.

Mr. O'Kelley inquired if there was anyone to speak in opposition of the request. There was no one to speak in opposition of the request.

Mr. Henderson moved to approve the request including a condition to add northern connection points to the east and to the north. Ms. Vuncannon seconded the motion and the motion carried unanimously.

OLD BUSINESS

RZ-22-05: REQUEST BY CITY OF ASHEBORO PERTAINING TO SIGN REGULATIONS IN THE ZONING ORDINANCE, INCLUDING WITHOUT LIMITATION SIGN DEFINITIONS, PERMISSIBLE TYPES AND AREA, AND ILLUMINATION STANDARDS

Mr. O'Kelley moved old business to the end of the agenda with no objection from any board members.

Mr. Nuttall gave a visual presentation on the above referenced agenda item. He stated staff's analysis:

1. The zoning ordinance related to signs was last updated in 2021, which was prompted by changes in federal case law (Reed v. Town of Gilbert).
2. It was recently noted at a City Council meeting that questions had arisen about permissible sign types, sizes and illumination. Staff was directed to present the City Council with a report on sign issues that had emerged since adoption of the 2021 amendments and to provide an opportunity to change sign ordinance elements that were determined to not align with public expectations.
3. Sign regulations are for "ensuring the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment on historic convenience to citizens and encouraging economic development."
4. After receiving feedback from the Planning Board during its May 2, 2022 meeting and considering legal and operational impacts of potential changes, staff has proposed draft amendments for the Planning Board's consideration. The amendments specifically alter the permissible amount of Electronic Changeable Copy Sign area and establish maximum daytime and nighttime brightness levels. Under the proposal, area allowances would be determined by a property's zoning district instead of regulated uniformly across districts. The proposal also returns the maximum sign area for multi-use development from 300 s.f. to 200 s.f. Only one permit request has been made utilizing the 300 s.f. provision; reverting the maximum area to 200 s.f. increases the likelihood that such signage will be utilized for on-premise advertising and should accommodate the vast majority of permit requests given application history.
5. The proposal maintains the current code's neutral stance with regard to utilizing content for determine on or off premise advertising allowances.

He went over the LDP Recommendations.

Goals/Policies Supporting Request (3):

- Goal 2.1.1: Periodic review of the zoning ordinance
- 3.2.3: The City will require signs that blend harmoniously with the surrounding streetscape and other architectural elements of a site, such as requiring monument style signs that match building architecture, landscaping around signs, and unified sign plans for large-scale developments
- Design Principle #1 (LDP Design Principles) states that commercial centers need to have "signs and buildings at a more human scale."

He then went over staff's recommendation:

The Land Development Plan supports periodic review of zoning provisions to ensure that emerging issues, including those related to signs, reflect community expectations and that regulations are fair and align with state and federal law. Subsequent to the US Supreme Court case that prompted the 2021 amendments, the Court issued a decision in April, 2022 (City of Austin, Texas v. Reagan National Advertising of Austin,

LLC) clarifying constitutional issues relative to sign regulations and that decision also has informed the proposed amendments. In addition, the recommended amendments are presented following staff's analysis of LDP goals and policies, review of codes from other jurisdictions, consideration of enforceability, and discussion that occurred at the May 2, 2022 Planning Board meeting.

There were no further questions or items of discussion at this time. Mr. Rich moved to approve RZ-22-05. Mr. Henderson seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. Nuttall mentioned the Asheboro Transportation survey in partnership with the City of Asheboro, PART NC and RCATS. Mr. Sugg mentioned that the Superior Court affirmed the Board of Adjustment's decision for the Tricor case but it likely could be appealed to the NC Court of Appeals and will keep the board informed when he has more information.

ADJOURNMENT

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

_____ _____

Bradley Morton, Planning Board Secretary Michael O'Kelley, Planning Board Chair

CERTIFICATE OF SERVICE

This Certificate of Service is provided to certify that the undersigned has this day served via first-class mail, in compliance with 160D-406, the attached Final Decision Document on the parties listed below by depositing a copy hereof in a postage-paid wrapper, addressed as follows, in a post office depository under the exclusive care and custody of the United States Postal Service:

Hilda DeCortez
1591 East Allred St.
Asheboro, NC 27203

Davidson Land Development LLC
896 Shiptontown Rd.
Lexington, NC 27292

This the 7 day of June, 2022.

Justin T. Luck, Planning & Zoning Administrator
City of Asheboro
Post Office Box 1106
Asheboro, North Carolina 27204-1106
Telephone: (336) 626-1201, Extension 292
Email: jluck@ci.asheboro.nc.us

RECEIVED
JUN 07 2022

Case No. BOA-22-01
Board of Adjustment
City of Asheboro, North Carolina

IN THE MATTER OF THE APPEAL FROM A FINAL ADMINISTRATIVE DECISION PERTAINING TO THE VALIDITY OF A SPECIAL USE PERMIT ISSUED UNDER FILE NO. CUP-18-10

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER AFFIRMING THE FINAL ADMINISTRATIVE DECISION ISSUED BY THE ZONING ADMINSTRATOR ON DECEMBER 30, 2021

THIS FINAL DECISION DOCUMENT contains the findings, conclusions, and order adopted by the City of Asheboro Board of Adjustment (the "Board") in response to an appeal of an administrative development decision. The appeal was heard during a properly advertised quasi-judicial hearing conducted on April 4, 2022. Having considered all competent evidence and argument, the Board, on the basis of competent, material, and substantial evidence, hereby enters the following:

FINDINGS OF FACT

1. On February 22, 2022, Hilda DeCortez filed an appeal from a written final administrative development decision dated December 30, 2021, (the "Administrative Decision") that was issued by City of Asheboro Planning and Zoning Administrator Justin Luck, AICP (the "Zoning Administrator").

2. The Administrative Decision memorialized the Zoning Administrator's conclusion that Special Use Permit CUP-18-10 retains its validity.

3. Hilda DeCortez (the "Appellant") contends that the Zoning Administrator's decision to affirm the continuing validity of Special Use Permit CUP-18-10 has exposed the Appellant to special damages as the owner of real property contiguous to the zoning lot upon which the referenced permit has authorized a residential planned unit development.

4. The Special Use Permit under appeal was initially issued as a Conditional Use Permit under file no. CUP-18-10. The Asheboro City Council (the "Council") granted preliminary approval for the Conditional Use Permit on August 9, 2018, and adopted a final decision document authorizing the Conditional Use Permit on September 6, 2018. The final decision document provided as follows:

Case Nos. CUP-18-10 and SUB-18-02
Final Decision Document
City Council of the City of Asheboro, North Carolina

IN THE MATTER OF MCDOWELL TIMBER COMPANY'S APPLICATION FOR A CONDITIONAL USE PERMIT, INCLUDING SUBDIVISION SKETCH DESIGN APPROVAL, AUTHORIZING A RESIDENTIAL PLANNED UNIT DEVELOPMENT KNOWN AS CANE CREEK TOWNHOMES

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER GRANTING, WITH CONDITIONS, THE REQUESTED LAND USE APPROVALS

THIS LAND USE CASE *came before the Asheboro City Council (the "Council") for a properly advertised quasi-judicial hearing on August 9, 2018. During this hearing, the Council received evidence, including sworn testimony, and considered all competent evidence and argument. On the basis of competent, material, and substantial evidence, the Council does hereby enter the following:*

FINDINGS OF FACT

1. *McDowell Timber Company (the "Applicant") has properly applied for a Conditional Use Permit (a "CUP") authorizing a residential planned unit development (a "PUD") with 10 dwelling units. This PUD is to be known as Cane Creek Townhomes. Along with the PUD application, the Applicant properly submitted the mandated subdivision sketch design plat for review and approval.*

2. *The PUD is proposed for a parcel of land (the "Zoning Lot") owned by the Applicant and located on the north side of East Allred Street, immediately west of 1591 East Allred Street. The Zoning Lot is approximately 4.04 acres in size and is more specifically identified by Randolph County Parcel Identification Number 7762740259.*

3. *In a legislative act, the Council placed the Zoning Lot in a CU-RA6 (Conditional Use High-Density Residential) zoning district before deliberating about the requested CUP.*

4. *Section 102 of the City of Asheboro Zoning Ordinance (the "Ordinance") describes a Conditional Use District as follows:*

Each Conditional Use District corresponds to a related district in this Ordinance. Where certain types of zoning districts would be inappropriate under certain conditions, and the rezoning applicant desires rezoning to such a district, the CU District is a means by which special conditions can be imposed in the furtherance of the purpose of this Ordinance.

5. *Section 102 of the Ordinance also provides:*

Within a CU District, only those uses specifically permitted in the zoning district to which the CU District corresponds (i.e., R15 and CUR15) shall be permitted, and all other requirements of the corresponding district shall be met. It is the intent of this ordinance that all requirements within a CU District be equal to or more stringent than those in a corresponding non-CU District.

In addition, within a CU District no use shall be submitted except as pursuant to a Conditional Use Permit authorized by the City Council, which shall specify the use or uses authorized. Such permit may further specify the location on the property of the proposed use or uses, the number of dwelling units or Floor Area Ratio, the location and extent of supporting facilities including but not limited to parking lots, driveways and access streets, the location and extent of buffer areas and other special purpose areas, the timing of development, the location and extent of rights-of-way and other areas to be dedicated for public use, and other such matters as the applicant may propose as conditions upon the request. In granting a Conditional Use Permit, the Council may impose such additional reasonable and appropriate safeguards upon such permit as it may deem necessary in order that the purpose and intent of this Ordinance are served, public welfare secured and substantial justice done.

The authorization of a Conditional Use Permit in any CU District for any use which is permitted only as a Special Use in the zoning district which corresponds to the CU District shall preclude any requirement for obtaining a Special Use Permit for any such use from the City Council.

6. *Section 1013.2 of the Ordinance establishes the following standards for the issuance by the Council of a CUP:*

In considering an application for a Conditional Use Permit, the City Council shall give due regard that the purpose and intent of this ordinance shall be served, public safety and welfare secured and substantial justice done. If the City Council should find, after a public hearing, that the proposed Conditional Use Permit should not be granted, such proposed permit shall be denied. Specifically the following general standards shall be met:

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.*

3. *That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity, and,*

4. *That the location and character of the use if developed according to the plan as submitted and approved will be 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.*

7. *Section 210 of the Ordinance contains a statement of intent for the RA6 residential zoning district, and this statement of intent provides as follows:*

The RA6 Residential District is intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.

8. *A PUD is permitted by special use permit in an RA6 zoning district.*

9. *Section 630, Subsection A of the Ordinance lists the following specific requirements for the issuance of a special use permit, which will be a CUP in this case, allowing a PUD:*

    1. *Residential Planned Unit Developments may be permitted in any R40, R15, R10, R7.5, RA6 or OA6 zoning district as long as the proposed development contains a minimum of 2 acres. Those uses ordinarily permitted by right, by SUP, or as an accessory within the district (where) the development is to be located may be included in the development.*

    2. *Review of an application for a PUD SUP shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the PUD requires review as a "major" subdivision the Sketch Design Plat shall be properly submitted, reviewed and recommended by the Planning Board for the City Council's consideration as the PUD SUP. 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. If the PUD requires a minor subdivision the required subdivision plat shall be properly submitted for approval. Approval shall be subject to any conditions of the PUD SUP and granted only after approval of the SUP by the City Council.*

    3. *Residential PUDs may have direct access to City streets or State roads which are not major or minor thoroughfares, provided such access will not create safety hazards due to design or congestion.*

    4. *Streets within a PUD may be public or private according to the regulations of the Asheboro Subdivision Ordinance.*

    5. *The yard and height regulations set forth in Table 200-1 may be modified for a PUD, provided that, for such development as a whole, excluding public street right-of-ways or the area dedicated to private streets*

but including individual lots, common areas, 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.

6. *Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.*

7. *Provisions and plans for garbage and waste collection shall be included with the application.*

8. *Buffers and/or screening shall be installed and maintained based on the types of individual uses contained within the development as per Article 304A.*

9. *Signs will be regulated as per Article 500.*

10. *Off street parking shall be provided as per Article 400.*

11. *General landscaping shall be installed and maintained. Plans indicating all required and non-required landscaping shall be submitted as part of the application.*

10. *The land uses surrounding the Zoning Lot are as follows:*

North:	*Medium-Density Residential*	***East:***	*Medium-Density Residential*
South:	*Undeveloped Residential*	***West:***	*Medium-Density Residential*

11. *With regard to the city's comprehensive development plans, the growth strategy map identifies the area in which the Zoning Lot is located as a primary growth area, and the proposed land development plan map designates the area as neighborhood residential.*

12. *The Zoning Lot's existing land use is classified as undeveloped.*

13. *The Zoning Lot is located inside the city's corporate limits.*

14. *East Allred Street is a state-maintained minor thoroughfare.*

15. *The underlying RA6 zoning district allows single, two-family, and multi-family dwellings.*

16. *The western portion of the Zoning Lot (approximately 1.6 acres of land) is located within a flood hazard area.*

17. *The Zoning Lot was previously zoned CU-RA6 with a permit issued for 11 residential dwelling units. This permit expired, and the Zoning Lot was rezoned back to R10 in 2015.*

18. *Portions of the Zoning Lot are within a flood area, including a part of the proposed turnaround for emergency vehicles. Although the dwelling units appear to be outside of the flood hazard area, Units 8 and 9 are immediately adjacent to the flood area. Confirmation that dwellings and other development activity requiring a flood permit are either completely outside of the flood area or meet flood ordinance requirements (including any required flood development permit(s)) will be needed prior to the issuance of a Zoning Compliance Permit(s).*

19. *The Applicant's site plan indicates that the units will have a minimum of 1,200 square feet. There are three residential structures. Two of the structures contain four dwelling units each. The third structure contains two dwelling units. The proposed design includes single-story units with a one-car garage provided for each of the units.*

20. *The North Carolina Building Code requires a two-hour rated firewall for the structures with two dwellings. The structures with four dwellings require a one-hour rated firewall plus a sprinkler system.*

21. *A recreational area is proposed for the west side of the Zoning Lot.*

22. *The Applicant proposes to use a combination of planted buffering/landscaping, existing vegetation, and an evergreen screen between the proposed public street and the adjoining residential use to the east.*

23. *Mr. Barron Thompson, Esq. was placed under oath and provided testimony on behalf of the Applicant. As part of his testimony, Mr. Thompson expressed agreement with the following conditions that*

were recommended by the city's planning staff for attachment to the requested Conditional Use Permit in order to ensure long-term compliance of the proposed development with the Ordinance:

(A) The site plan shows preservation of the existing vegetation, outside of areas of necessary site disturbance, along the western and northern portions of the Zoning Lot. If the vegetation is not preserved in this area, a Type A Buffer or Screen shall be installed by the developer.

(B) The site plan shows a combination of preserved existing vegetation and planted vegetation, outside of areas of necessary site disturbance, within the front yard along East Allred Street. At a minimum, the vegetation required by Section 308A of the Ordinance shall be installed and maintained within the front yard along East Allred Street.

(C) The enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings outside of the common area will not be considered a modification that requires a new permit.

(D) Units shall possess a minimum of 1,200 square feet of heated space.

(E) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the Applicant shall submit documentation detailing the following approvals:

(1) Driveway permit(s) from the North Carolina Department of Transportation.
(2) Erosion control approval(s) from the North Carolina Department of Environmental Quality.

(F) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City

Attorney for the purpose of placing notice of the conditions attached to the Conditional Use Permit in the chain of title for the Zoning Lot.

24. *The proposed street is 457 linear feet in length and includes a public service vehicle turnaround. This length meets the requirement that permanent dead-end streets not exceed 500 feet unless topography or property configuration necessitates their use. The presence of extensive flood plain and adjacent development patterns support the subdivision's street layout.*

25. *The proposed PUD does not pose any elevated risk of generating health and safety concerns.*

26. *No testimony was offered in opposition to either the Applicant's request or the testimony/evidence introduced during the hearing of this land use case.*

Based on the foregoing findings of fact, the Council hereby enters the following:

CONCLUSIONS OF LAW

1. *When an applicant has produced competent, material, and substantial evidence tending to establish the existence of the facts and conditions that the Ordinance requires for the issuance of a conditional use permit, prima facie the applicant is entitled to the permit. A denial of the permit has to be based upon findings contra that are supported by competent, substantial, and material evidence appearing in the record.*

2. *In this case, the Applicant properly submitted an application for a conditional use permit authorizing a PUD on the Zoning Lot that is located in a CU-RA6 zoning district.*

3. *In light of the evidence and the Applicant's acceptance of the conditions attached to the conditional use permit by the Council, the Applicant's proposed land use is compliant with the applicable requirements of the Ordinance.*

4. *On the basis of substantial evidence in the record, the Council has concluded that, with the clarifications and protections provided by the conditions attached to this permit, the proposed land use meets the four general standards for granting the requested conditional*

use permit. The proposed land use will not materially endanger the public health or safety, meets all required conditions and specifications of the Ordinance, will not substantially injure the value of adjoining or abutting property, and will be in harmony with the area in which it is to be located and is in general conformity with Asheboro's plan of development.

5. *The Applicant's subdivision sketch design review application, with the comments/conditions noted herein, is compliant with the applicable land use regulations.*

Based on the above-recited findings of fact and conclusions of law, the Council hereby enters the following:

ORDER

Part 1 – Conditional Use Permit

Subject to the following conditions, a Conditional Use Permit authorizing the proposed residential planned unit development on the Zoning Lot is hereby approved and issued to the Applicant and the Applicant's heirs, successors, and assigns. The continuing validity of this Conditional Use Permit is hereby made expressly contingent upon the Applicant and the Applicant's heirs, successors, and assigns complying at all times with the applicable provisions of the Asheboro Zoning Ordinance, the approved site plan, and the following supplementary conditions:

(A) *The site plan shows preservation of the existing vegetation, outside of areas of necessary site disturbance, along the western and northern portions of the Zoning Lot. If the vegetation is not preserved in this area, a Type A Buffer or Screen shall be installed by the developer.*

(B) *The site plan shows a combination of preserved existing vegetation and planted vegetation, outside of areas of necessary site disturbance, within the front yard along East Allred Street. At a minimum, the vegetation required by Section 308A of the Ordinance shall be installed and maintained within the front yard along East Allred Street.*

(C) *The enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings outside of the*

common area will not be considered a modification that requires a new permit.

(D) Units shall possess a minimum of 1,200 square feet of heated space.

(E) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the Applicant shall submit documentation detailing the following approvals:

(1) Driveway permit(s) from the North Carolina Department of Transportation.
(2) Erosion control approval(s) from the North Carolina Department of Environmental Quality.

(F) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to the Conditional Use Permit in the chain of title for the Zoning Lot.

Part 2 – Subdivision Sketch Design Approval

The subdivision sketch design plat submitted under Case No. SUB-18-02 for the residential planned unit development known as Cane Creek Townhomes is hereby approved with the comment/condition that homeowners' documents with restrictions concerning recreational vehicle parking and maintenance mechanisms for the common area must be recorded with the final subdivision plat.

The foregoing final decision document was adopted by the Asheboro City Council in open session during a regular meeting held on the 6th day of September, 2018.

5. The Asheboro City Council has adopted, effective July 1, 2021, an amended City of Asheboro Zoning Ordinance (the "AZO") in order to conform Asheboro's zoning ordinance to Chapter 160D (Local Planning and Development Regulation) of the General Statutes of North Carolina. Section 4.05(E) of the amended AZO provides as follows:

On and after July 1, 2021 (for purposes of this subsection, the "Effective Date"), consistent with state law, the utilization of conditional use districts within the territorial jurisdiction of the City of Asheboro will no longer be authorized. Zoning districts designated as conditional use districts and any existing Conditional Use Permits will be treated by this Ordinance as follows:

(1) On and after the Effective Date, all existing conditional use districts will be deemed, by operation of law, to be conditional zoning districts; and

(2) On and after the Effective Date, all existing Conditional Use Permits will be deemed, by operation of law, to be Special Use Permits.

6. Accordingly, the Conditional Use Permit initially identified by file number CUP-18-10 is currently designated as Special Use Permit CUP-18-10.

7. When the Board heard this case, the parcel of land at issue in Special Use Permit CUP-18-10 remained undeveloped (this parcel of land, which is identified by Randolph County Parcel Identification Number 7762740259, will be hereinafter referred to as the "Zoning Lot").

8. The Zoning Lot is located in an RA6 (CZ) zoning district.

9. However, the owner of the Zoning Lot has changed. By means of a North Carolina General Warranty Deed recorded on October 13, 2020, in Book of Record 2723, Page 506 in the Office of the Register of Deeds for Randolph County, North Carolina (the "Randolph County Registry"), McDowell Timber Company conveyed the Zoning Lot to Davidson Land Development, LLC.

10. On November 23, 2021, Davidson Land Development, LLC, by and through Summey Engineering Associates, PLLC, requested of the Zoning Administrator a determination of the status of Special Use Permit CUP-18-10.

11. In responding to this request, the Zoning Administrator first identified AZO Section 1013.8 as the relevant zoning ordinance provision. This provision was in effect when the Conditional Use Permit was initially issued and remained in effect until July 1, 2021. AZO Section 1013.8 provided as follows:

1013.8 *Discontinuance of Permitted Activity or Failure to Act on a Conditional Use Permit*

If any Conditional Use 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. The owner shall demonstrate that the Conditional Use has not been discontinued for a period exceeding 180 days; the project has been started within 180 days; or has not been replaced by a use otherwise permitted to maintain a ***valid*** *Conditional Use Permit. (7/10/97)*

12. For purposes of comparison, Section 2.03(B)(2)(f) of the AZO, effective July 1, 2021, provides as follows:

Discontinuance of Permitted Activity or Failure to Act on a Special Use Permit

If any Special Use is discontinued for a period of 12 months; or the permit is not initiated within 12 months; or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and the Special Use Permit shall be null and void and of no effect. The owner shall demonstrate that the Special Use has not been discontinued for a period exceeding 12 months; the project has been started; or has not been replaced by a use otherwise permitted to maintain a valid Special Use Permit.

13. Applying the relevant AZO provisions to the facts of the case, and after reviewing the documentation provided by representatives for Davidson Land Development, LLC along with other documentation available as a matter of public record, the Zoning Administrator established the following time line of events:

(A) In compliance with the Conditional Use Permit issued under file number CUP-18-10, McDowell Timber Company properly executed a Memorandum of Land Use Restrictions, and this legal instrument was recorded in Book of Record 2615, Page 1004, Randolph County Registry on September 21, 2018;

(B) On October 26, 2018, McDowell Timber Company made an expenditure of $2,997.50 to Summey Engineering Associates, PLLC for professional services, including site plan revisions for file number CUP-18-10;

(C) On December 10, 2018, at the request of Summey Engineering Associates, PLLC, Survey Carolina performed surveying services related to the Zoning Lot;

(D) On March 23, 2019, McDowell Timber Company listed the Zoning Lot for sale (The Triad MLS, Inc. listing specifically referenced 10 townhomes, consistent with the approval granted by the city under file number CUP-18-10, and included a map showing the site plan configuration approved under file number CUP-18-10); and

(E) After the above-referenced listing, the Zoning Lot was continuously marketed by McDowell Timber Company until the parcel of land was sold to Davidson Land Development, LLC by means of the previously referenced North Carolina General Warranty Deed recorded on October 13, 2020, in Book of Record 2723, Page 506, Randolph County Registry.

14. The Administrative Decision footnotes correctly cited blog posts by UNC School of Government professors indicating North Carolina courts have taken a broad view of what constitutes the type of "work" necessary to maintain the validity of a land development permit. For example, a 2011 North Carolina Supreme Court case, Morris Communications Corp. v. City of Bessemer City Zoning Board of Adjustment, demonstrated that a broad range of activities beyond on-site construction work will suffice when evaluating the continuing validity of a permit. Earlier, in a 1989 case identified as Flowerree v. City of Concord, the North Carolina Court of Appeals indicated that, with regard to rental property, property owner actions to find tenants and to make repairs were sufficient to avert a determination that a cessation of the use of the property had occurred.

15. Section 4.40.(b) in North Carolina Session Law 2020-3, effective when it became law on May 4, 2020, provided as follows:

> *For any development approval that is current and valid at any point during the period beginning March 10, 2020, and ending April 28, 2020, the expiration date of the period of the development approval and associated vested right under G.S. 153A-344.1 or G.S. 160A-385.1 is extended for five months.*

16. Section 2.21 in North Carolina Session Law 2021-3, effective when it became law on March 11, 2021, and applied retroactively to vested rights existing on and after September 4, 2020, rewrote Section 3.21 of Session Law 2020-97 to provide as follows:

REEXTEND CERTAIN LOCAL GOVERNMENT APPROVALS AFFECTING THE DEVELOPMENT OF REAL PROPERTY WITHIN THE STATE

...

SECTION 3.21.(b) *For any development approval that is current and valid at any point during the period beginning September 2, 2020, and ending 30 days after Executive Order No. 116 is rescinded, the expiration date of the period of the development approval and associated vested right under G.S. 160D-108 or G.S. 160D-108.1 is automatically extended ~~120~~ 150 days from the ~~expiration date.~~ date the Executive Order is rescinded.*

...

SECTION 3.21.(g) *This section is effective when it becomes law and expires 30 days after Executive Order No. 116 is rescinded. Any development approval extended in accordance with subsection (b) of this section shall remain in effect until ~~its expiration date~~ 150 days from the date the Executive Order is rescinded in accordance with subsection (b) of this section.*

17. As of the date of the Board's adoption of this Final Decision Document, Executive Order No. 116 has not been rescinded.

18. On February 14, 2022, notice of the Administrative Decision was posted on the Zoning Lot by the property owner in compliance with Section 160D-403(b) of the North Carolina General Statutes.

19. While witnesses did appear before the Board and expressed opposition to the original issuance of Special Use Permit CUP-18-10, no credible testimony or other form of evidence was entered to call into question the accuracy of the time line of events contained within the Administrative Decision.

Based on the foregoing findings of fact, the Board hereby enters the following:

CONCLUSIONS OF LAW

1. The Appellant has standing to appeal the Administrative Decision.

2. Within 180 days of the issuance of Special Use Permit CUP-18-10, steps were taken by the Zoning Lot's owner to initiate or act upon the land use authorization contained within the permit.

3. Land development actions taken by the Zoning Lot owners in reliance upon Special Use Permit CUP-18-10 have not, at any point, been discontinued for a period of 180 days.

4. The land use authorized for the Zoning Lot by Special Use Permit CUP-18-10 has not been replaced by any use otherwise permitted in the zoning district.

5. Special Use Permit CUP-18-10 has not expired and, as of the date of the entry of this Final Decision Document, is valid.

Based on the above-recited findings of fact and conclusions of law, the Board hereby enters the following:

ORDER

The Administrative Decision dated December 30, 2021, is hereby affirmed.

The foregoing findings of fact, conclusions of law, and order were adopted by the Board in open session during a regular meeting held on the 6th day of June, 2022.

Michael O'Kelley, Board Chair

ATTEST:

Bradley Morton, Secretary to the Board

Case No. SUB-22-01: Request for a Subdivision Sketch Design (Windcrest Acres, Section 4, Bennett Street):

Staff Report

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-22-01 **Date** 7/11/22 Planning Board and 7/14/22 City Council

GENERAL INFORMATION

Subdivision Name	Windcrest Acres Section 4
Requested Action	Subdivision Sketch Design
Applicant	Davidson Land Development, LLC
Address	896 Shiptontown Rd.; Lexington, NC 27292
Phone	336-746-5115
Location	Off Bennett Street/South of Central Falls Road and East of Old Liberty Road

PARCEL INFORMATION

PIN	7762369298 (portion)		
Size	19.91 acres +/-	**Number of Lots**	34
Existing Zoning	R10* (See No. 5 below)	**Average Lot Size**	0.48 acres +/-
Existing Land Use	Undeveloped		

Surrounding Land Use

North	Windcrest Acres, Ph. 3	**East**	Future Development area
South	Manufactured Home Park	**West**	Single/Two Family/Multi Family Residential/commercial

LAND DEVELOPMENT PLAN

Growth Strategy Map	Primary Growth/Adjacent Developed
Proposed Land Use Map	Neighborhood Residential
Small Area Plan Map	Northeast
Identified Activity Center?	No

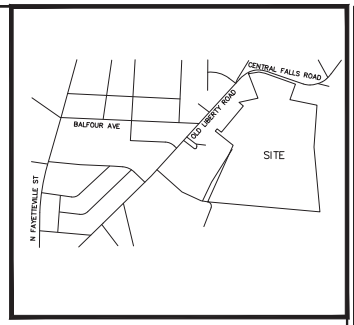
Development Issues

1. A portion of the property is outside the city limits. Connection to city services (water/sewer) requires annexation of the property.
2. The subdivision plat does not include sidewalks. While the subdivision ordinance encourages sidewalks, it does not require them for a residential subdivision that is not a planned unit development.
3. While previous phases of the development did not include curb and gutter due to different city requirements in place at the time of that development, this phase will require streets to possess curb and gutter to meet the city's public street design standard.
4. The property includes three points of access. Two are from Bennett Street and one is from Phase 3 to the north.
5. There is a small portion of RA6 zoning that appears on the city's zoning map. Staff believes this to be incorrect and is taking steps to further investigate and, if necessary, correct this error.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering	Engineering reviewed and had no corrections at this time.
Public Works	Public Works suggested locating the 2" waterline at the end of Bennett St. to Windcrest Road to create a loop. More details on utility locations will be reviewed with the preliminary plat.
Planning	Plat corrections and additional detail is pending.
Other	1. Plans were sent to the following departments and agencies but they had no comment at this time: (a) Asheboro Fire Department (b) Asheboro City Schools (c) United States Postal Service 2. NCDOT has indicated improvements may be required to the intersection of Old Liberty Road and Turner Street due to the additional traffic that will be generated. The applicant is currently working with NCDOT to determine the extent and timing of any improvements.
Staff Recommendation	Staff's recommendation is pending at this time.
Planning Board Recommendation	



VICINITY MAP
N.T.S.

SITE NOTES:

1. PROPERTY INFORMATION

OWNER/DEVELOPER:	DAVIDSON LAND DEVELOPMENT, LLC
PIN NUMBERS:	7762369298
EXISTING ZONING:	R10 / RA6
EXISTING LAND USE:	VACANT
OWNER ADDRESS:	896 SHIPTONTOWN RD LEXINGTON, NC 27292
NUMBER:	336-746-5115

2. THE PROJECT IS LOCATED WITHIN THE CITY OF ASHEBORO
3. PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY RECIEVED FROM SURVEY CAROLINA, PLLC
4. PROPOSED USE: RESIDENTIAL
5. LOT INFORMATION
   - NUMBER OF LOTS:
   - EXISTING 1-27 (SECTION 1 AND 2) 28-74 (46) (SECTION 3)
   - PROPOSED 1-35 (SECTION 4)
   - TOTAL TRACT AREA: 69.13 AC
   - SITE AREA IN CURRENT DEVELOPMENT: 19.91 AC
   - AVERAGE LOT SIZE IN CURRENT DEVELOPMENT: 0.48 AC
   - PROPOSED R/W AREA: 3.09 AC
   - SETBACKS:
     FRONT= 30 FT (UNLESS MODIFIED BY FRONT YARD AVERAGING REQUIREMENT)
     SIDE= 10 FT
     REAR= 25 FT
   - MIN. LOT SIZE 10,000 SF
   - MIN. LOT WIDTH 75'
6. PROPOSED STREET INFORMATION
   - COPPERFIELD COURT 830 LF
   - SMOKEY RIDGE ROAD 1150 LF
   - IRONWOOD COURT 220 LF LF
   - 60' R/W
7. MAINTENANCE NOTES
   - MUNICIPALITY TO MAINTAIN ALL STORM SEWER, SANITARY SEWER, AND WATER LINES WITHIN PUBLIC R/W
8. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
9. CONFIRM UTILITY TIE INS WITH CITY PRIOR TO CONSTRUCTION.
10. NO STREET LIGHTING IS PROPOSED PER THIS DESIGN

PRELIMINARY CIVIL SITE DEVELOPMENT PLANS

DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SETBACK LINES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- PERENNIAL STREAM
- EXISTING STORM PIPE

0' 100' 200' 300'
DRAWING SCALE
1" = 100'

HUNDRED FOOT CURVE

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 26447 MACK SUMMEY

SEA

Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. P-3598

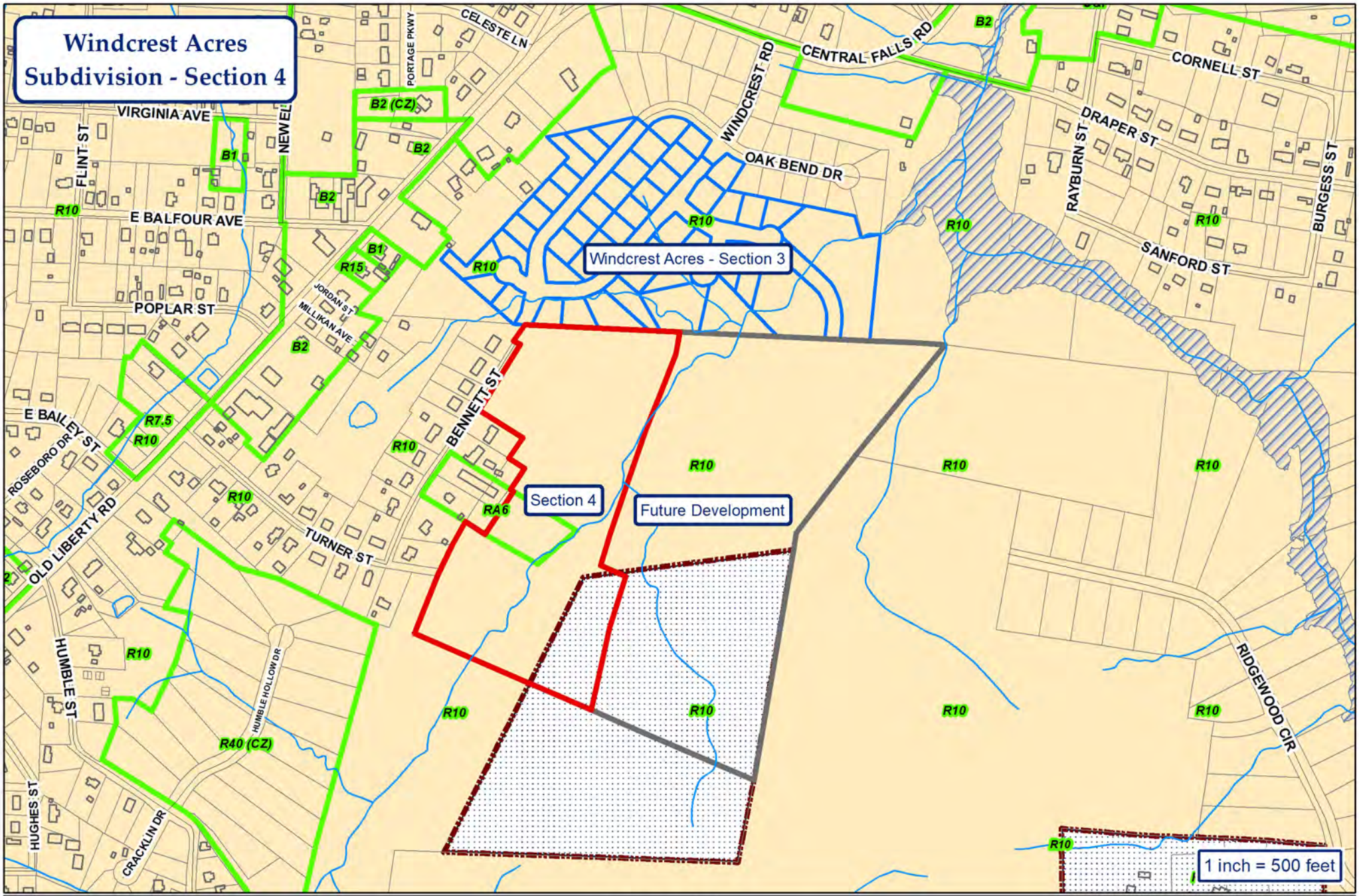
No.	Date:	Description:	By

SKETCH PLAN
WINDCREST ACRES SUBDIVISION SECTION 4

WINDCREST RD
ASHEBORO - RANDOLPH COUNTY - NC

Scale:	AS NOTED
Date:	NOV. 2020
Drawn By:	CV
Checked By:	PWSL
Job No.	E-7610

Sheet No.
C-1

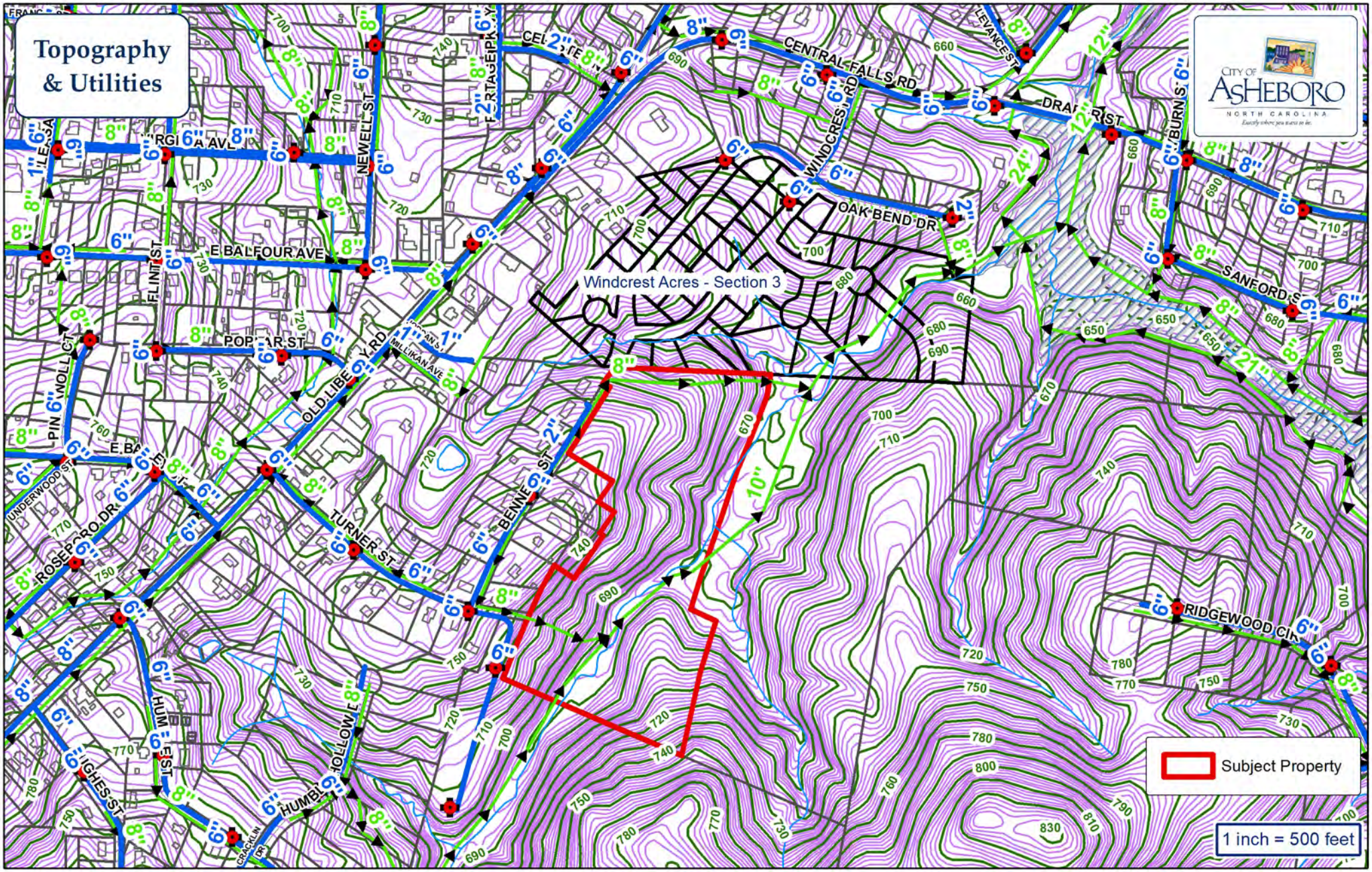


City of Asheboro
Planning & Zoning Department

Subdivision Case: SUB-22-01

Parcel: 7762369298

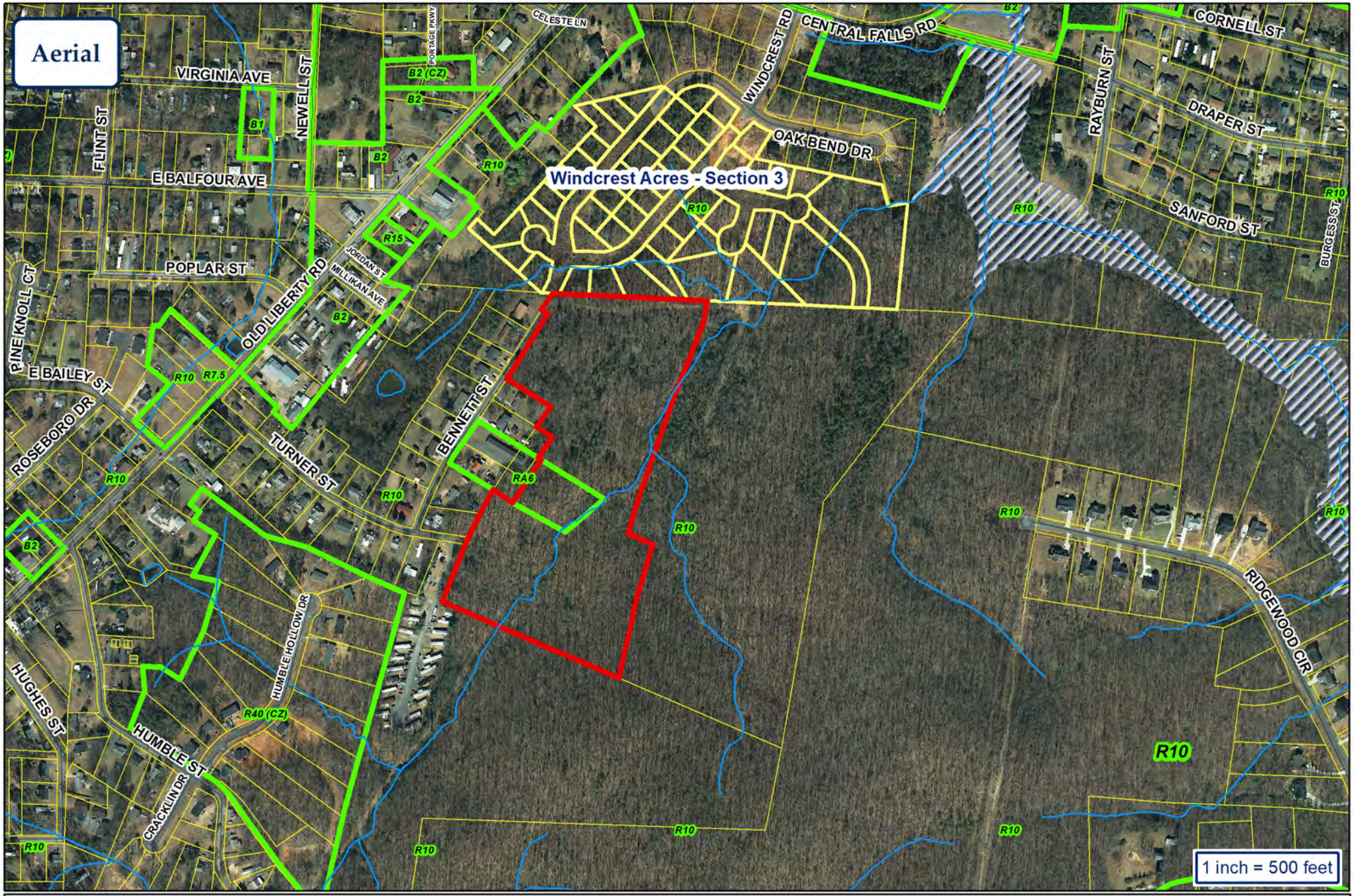
Subject Property
Zoning
City Limits
ETJ



City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-22-01

Parcel: 7762369298



City of Asheboro
Planning & Zoning Department

Subdivision Case: SUB-22-01

Parcel: 7762369298

Subject Property
Zoning

Case No. SUB-22-04: Request for a Subdivision Sketch Design (Estates of Cedar Falls, Phase 3: Old Cedar Falls Road):

Staff Report

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-22-04 **Date** 7/11/22 Planning Board and 7/14/22 City Council

GENERAL INFORMATION

Subdivision Name	Estates of Cedar Falls, Phase 3
Requested Action	Sketch Design for conventional subdivision
Applicant	Brian Thomas
Address	2513 Old Cedar Falls Rd., Asheboro, NC 27203
Phone	727-243-0887
Location	East of 2513 Old Cedar Falls Road

PARCEL INFORMATION

PIN	7762369298 (portion)		
Size	13.36 acres +/- of 56.73 acres +/-	**Number of Lots**	38
Existing Zoning	R10	**Average Lot Size**	Pending
Existing Land Use	Undeveloped		

Surrounding Land Use

North	Low-density res./agricultural	**East**	Low-density res./agricultural
South	Low-density res./agricultural	**West**	Proposed conventional residential subdivision & PUD

LAND DEVELOPMENT PLAN

Growth Strategy Map	Primary Growth
Proposed Land Use Map	Neighborhood Residential
Small Area Plan Map	East
Identified Activity Center?	No

Development Issues

1. This is a conventional subdivision. While the Subdivision Ordinance encourages sidewalks, they are not required in a development that is not a Planned Unit Development.
2. Unlike the Planned Unit Development previously approved to the west of subject property, a conventional residential subdivision is permitted by right in a residential zoning district, subject to meeting the requirements of the subdivision ordinance.
3. Access to this subdivision is proposed via the street connection provided in the adjoining Phase
4. The development does not include a connection to the previously approved Thomas Estates Planned Unit Development or a separate connection to Old Cedar Falls Road.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering

The plan was routed to Engineering. They have noted necessary corrections, which have been returned to the applicant.

Public Works

The plan was routed to Public Works, who have no comments at this time.

Planning

1. Corrections are being reviewed as of July 6, 2022.
2. The development layout implements the proposal made to Council with Phases 1 and 2 regarding the provision of access to the adjoining property to the north. No future access to the adjoining property to the east is shown. The applicant has indicated that projected site grading and topography make such a connection impractical. Generally, the city looks for access to be provided to adjacent properties where future development could occur.
3. Certain provisions of the NC Fire Code can seek to limit development with only one fire apparatus access road to less than 100 dwellings. In this instance, that provision is not applicable due to the review and approval process utilized for this subdivision. The layout as proposed complies with fire apparatus access road requirements.

Other

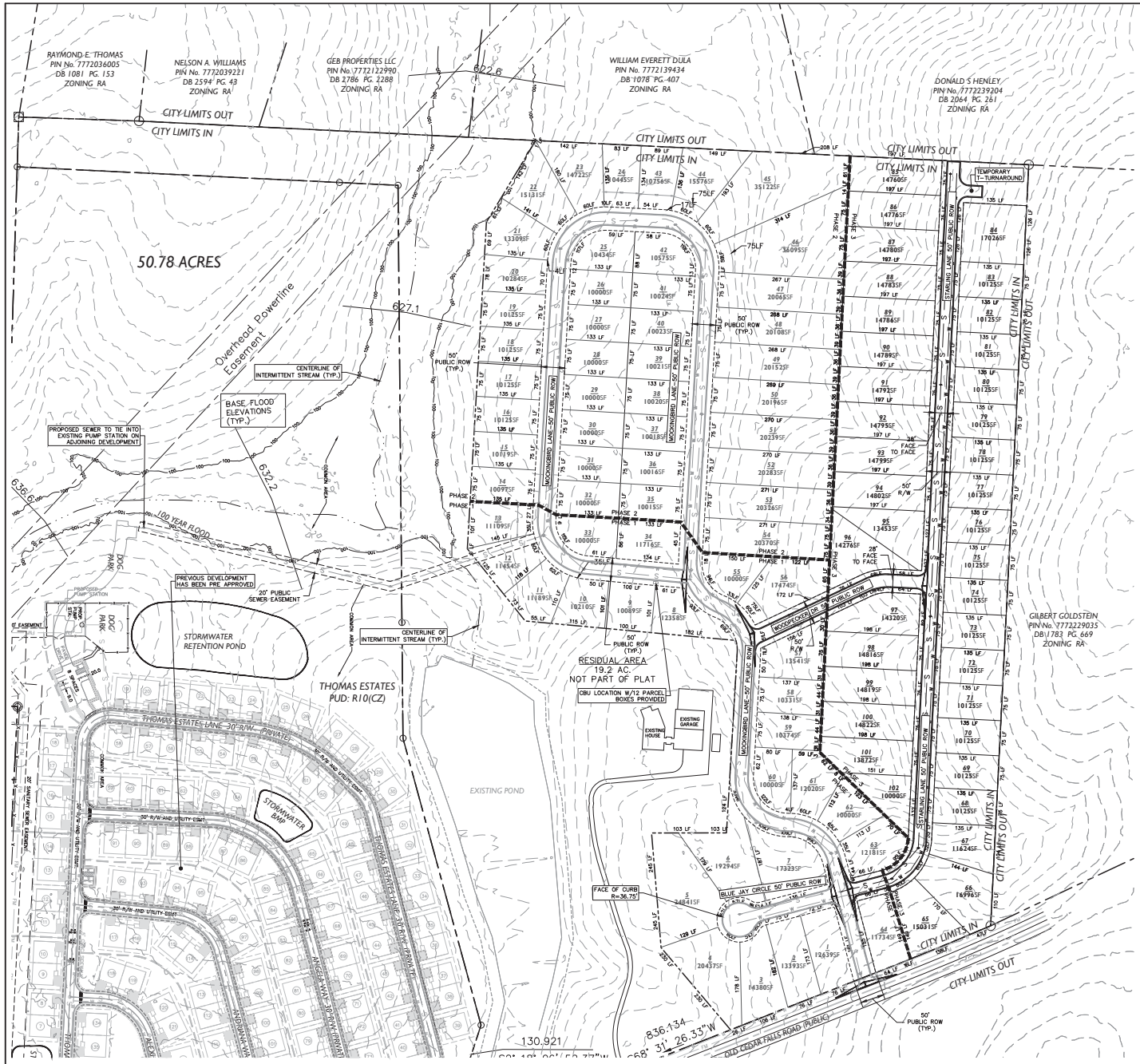
1. The Plan has been routed to the NC Department of Transportation, Asheboro City Schools, and the US Post Office. NCDOT has indicated that site drive location may need to be adjusted and/or clearing of dedicated R/W to obtain minimum sight distance. Roadway improvements may be required.

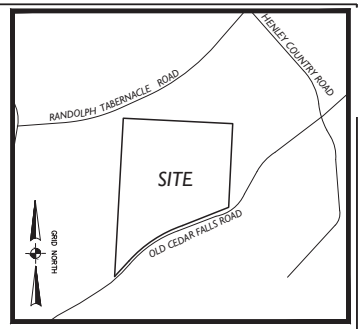
2. Fire hydrant locations will need to be approved by Fire Department with the preliminary plat.

Staff Recommendation

As of July 1, 2022, staff's recommendation is pending.

Planning Board Recommendation





VICINITY MAP
1":1,000'

SITE NOTES:

OWNERS: PHYLLIS E. THOMAS
PIN NUMBERS: 7772117810
EXISTING ZONING: R10
EXISTING LAND USE: VACANT
SITE ADDRESS: 2513 OLD CEDAR FALLS ROAD ASHEBORO, NC
OWNER ADDRESSES: 2965 UPPER RIDGE ROAD PENNSBURG, PA.
OWNER PHONE: (727) 243-0887

THE PROJECT IS LOCATED WITHIN THE CITY OF ASHEBORO.

PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY SURVEY CAROLINA, PLS

PROPOSED USE: RESIDENTIAL

LOT INFORMATION

- PHASE 1 & 2: LOTS 1 – 64
- PHASE 3: LOTS 65 – 102
- TOTAL PHASE 3 AREA: 13.36 AC.
- PHASE 3 LOT AREAS: 11.04 AC.
- PHASE 3 R/W AREA: 2.32 AC.
- NUMBER OF PH. 3 LOTS: 38 LOTS
- AVERAGE LOT SIZE: 0.30 AC

- R 10 SETBACKS:
  FRONT= 30 FT (SUBJECT TO FRONT YARD AVERAGING)
  SIDE= 10 FT
  REAR= 25 FT
- MIN. LOT SIZE 10,000 SF
- MIN. LOT WIDTH 75

2. PROPOSED STREET INFORMATION
   - WOODPECKER DRIVE – 389 LF
   - STARLING LANE – 1,654 LF
   - ALL STREETS 50' R/W

3. MAINTENANCE NOTES
   - MUNICIPALITY TO MAINTAIN ALL STORM SEWER, SANITARY SEWER, AND WATER LINES WITHIN PUBLIC R/W

4. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.

5. CONFIRM UTILITY TIE INS WITH CITY PRIOR TO CONSTRUCTION.

6. FINAL PUMP STATION LOCATION IS SUBJECT TO CHANGE WITH FIELD CONDITIONS DUE TO ROCK, TOPOGRAPHY, ETC.

7. CORNER LOTS AND THROUGH LOTS ARE SUBJECT TO FRONT YARD AVERAGING ON BOTH (OR THREE) STREETS. CORNER LOTS AND THROUGH LOTS HAVE NO REAR SETBACK BUT ONLY FRONT AND SIDE SETBACKS.

DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- RIGHT OF WAY LINE
- EXISTING STREAM CENTERLINE
- 100 YEAR FLOOD LINE

GRID NORTH

0' 100' 200' 300'
DRAWING SCALE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

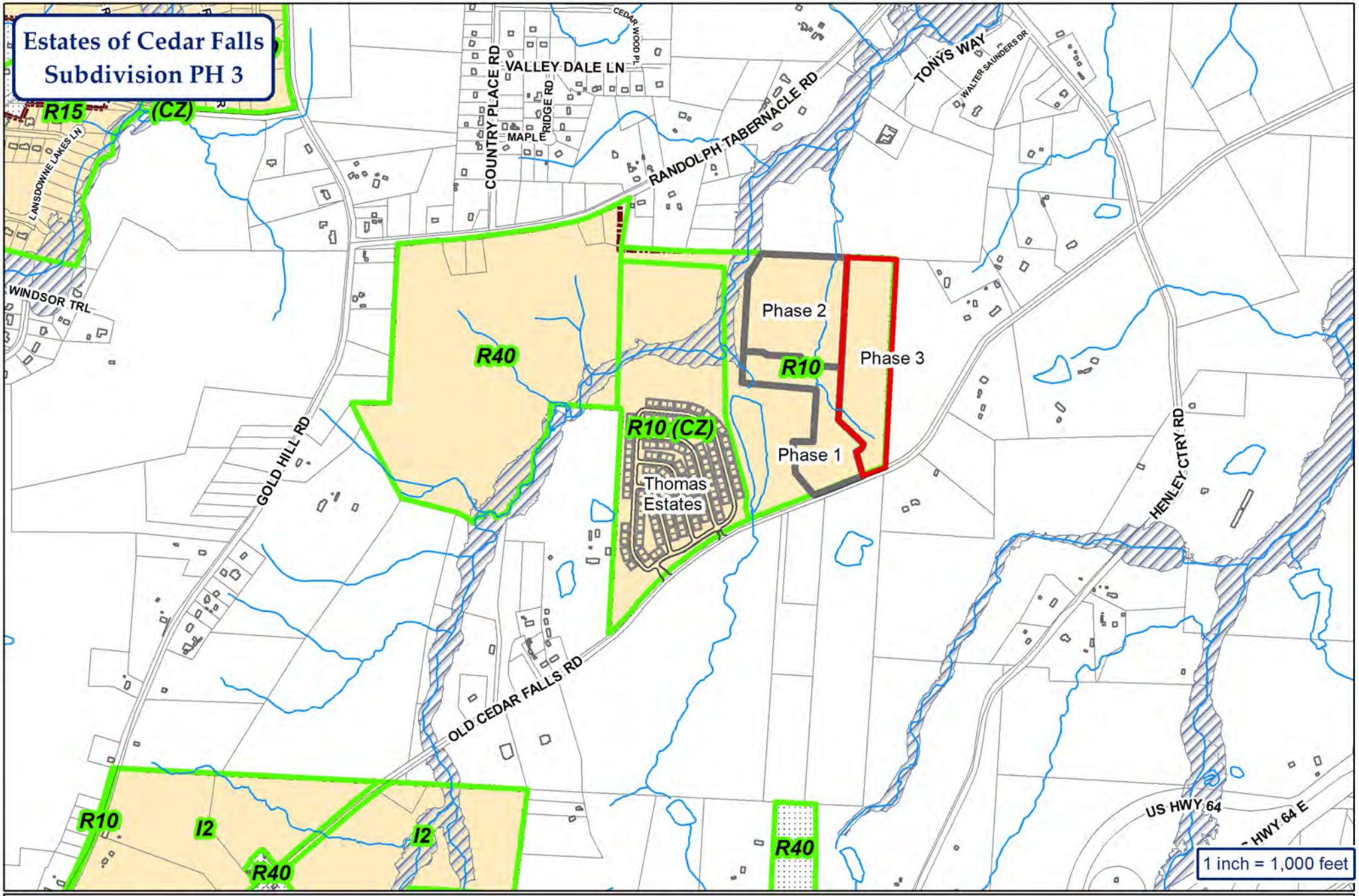
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
E-mail - info@summeyengineering.com
NC Professional Engineering Firm License No. P-3316

No.	Date:	Description:	By:

MASTER SKETCH PLAN
ESTATES OF CEDAR FALLS - PHASE 3
2513 OLD CEDAR FALLS ROAD
ASHEBORO - RANDOLPH COUNTY - NORTH CAROLINA

Scale:	AS NOTED
Date:	MAY 2022
Drawn By:	PJB
Checked By:	PWSJ
Job No.:	E-8028

Sheet No.
C-3



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

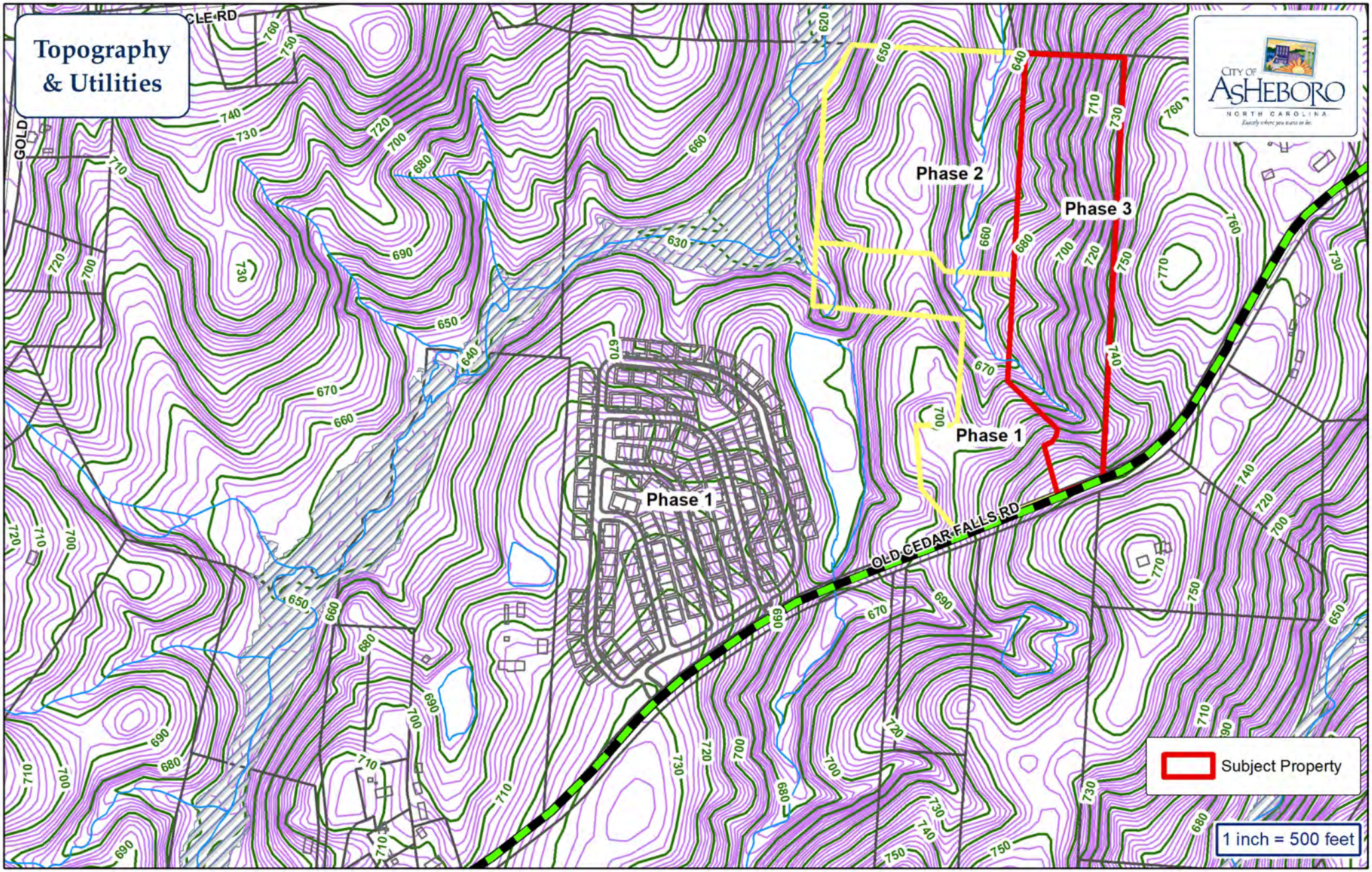
City of Asheboro
Planning & Zoning Department

Subdivision Case: SUB-22-04

Parcel: 7772117810 (pt.)

Subject Property
Zoning
City Limits
ETJ

N
W
E
S

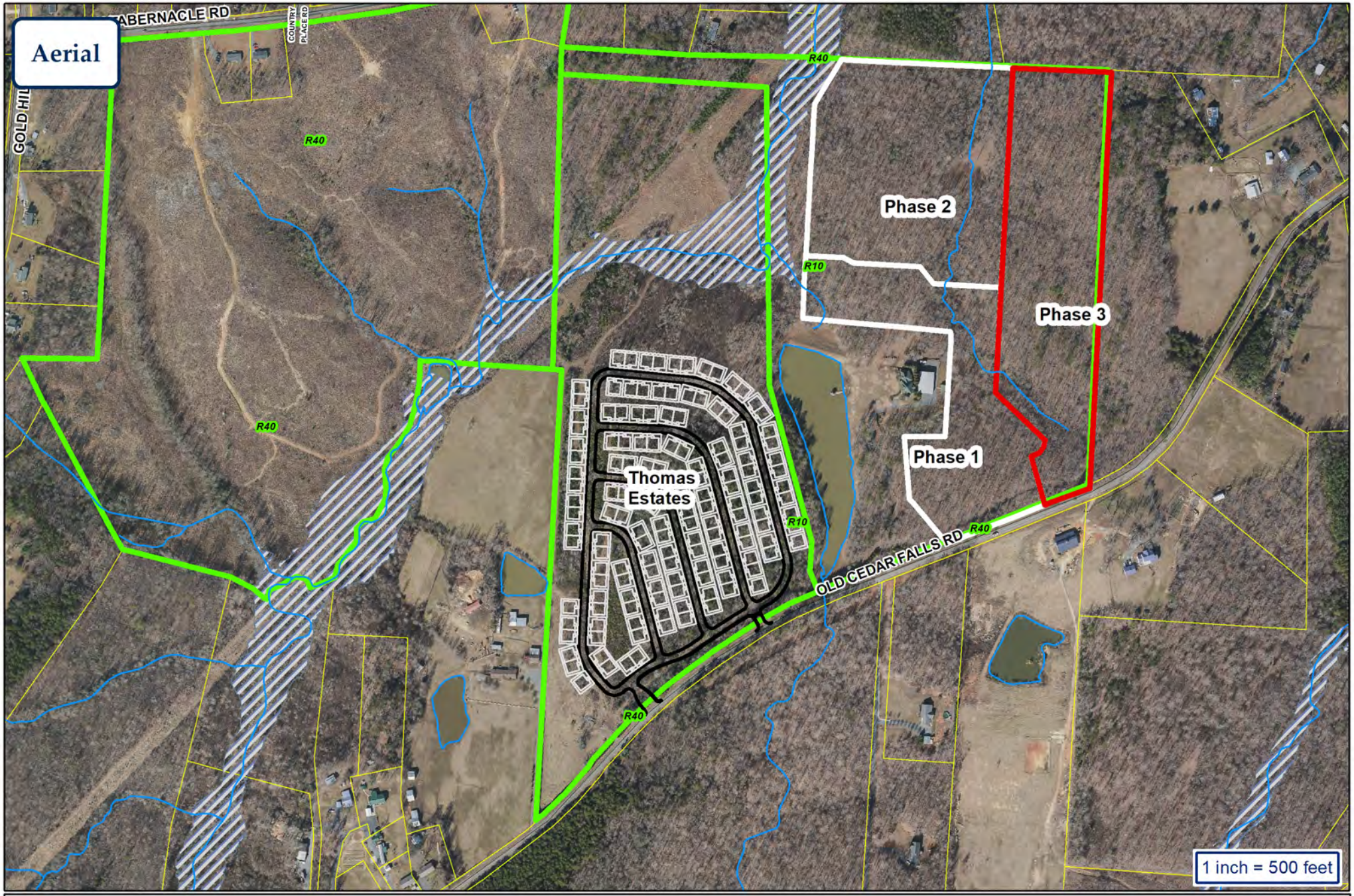


Force Main
Water Main
Sewer Main
Fire Hydrant
PS Pump Station

City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-22-04

Parcel: 7772117810 (pt.)



City of Asheboro
Planning & Zoning Department

Subdivision Case: SUB-22-04

Parcel: 7772117810 (pt.)

Subject Property
Zoning