



Asheboro Planning Board
Asheboro Public Works Building, 1312 North Fayetteville Street
Monday, February 2, 2015
7:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes from January 5, 2015 meeting
- III. Review of Cases
- IV. Report concerning Land Development Plan Workshop held on January 27, 2015
- V. Discussion of Urgent Repair Program application to N.C. Housing Finance Agency
- VI. Items Not on the Agenda
- VII. Adjournment

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MEETING OF THE ASHEBORO PLANNING BOARD
COUNCIL CHAMBERS, 146 N. Church St.
MONDAY, JANUARY 5, 2015
7:00 p.m.

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

- Van Rich) - Chair
- James Lindsey) - Vice Chair
- Ritchie Buffkin)
- Lynette Garner)
- David Henderson) - Members Present
- Thomas Rush)
- Dave Whitaker)

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

Six (6) citizens were present at this meeting.

I. CALL TO ORDER

Mr. Van Rich called the Asheboro Planning Board to order.

II. APPROVAL OF MINUTES FROM DECEMBER 1, 2014 MEETING

Mr. Rich inquired if there were any corrections that needed to be made to the December 1, 2014 minutes. There being no corrections, the minutes were approved as presented.

III. REVIEW OF CASES

Mr. Justin Luck informed the board of the zoning related cases that went before the City Council in December.

IV. PLANNING BOARD FUNCTIONING AS BOARD OF ADJUSTMENT: APPROVAL OF FINDINGS OF FACT IN APPEAL OF DECISION OF ZONING ADMINISTRATOR CONCERNING STATUS OF VEHICLE TOWING OPERATIONS AND STORAGE FACILITY LOCATED AT 217 NC HIGHWAY 49 SOUTH

Mr. Jeff Sugg briefly covered the findings of fact for the December 1, 2014 appeal case concerning the property located at 217 NC Highway 49 South. He read the Conclusions of Law and the official order stating that the determination made by the Zoning Administrator in the Final Decision Letter is reversed, and a final determination is entered by the Board that the Vehicle Towing Operation and Storage Facility land use is a legal nonconforming use on the Zoning Lot. With no opposition present, Mr. Dave Whitaker made a motion to approve the findings of fact. Mr. David Henderson seconded the motion and the motion carried.

V. RZ-15-01: TERRY ADKINS: 160 HENLEY COUNTRY ROAD: REZONE FROM B2 (GENERAL COMMERCIAL) TO I2 (GENERAL INDUSTRIAL)

Mr. John Evans presented the rezoning case. He stated that the Parcel Identification Number was 7771267446 and that the property was approximately 1.35 acres. He listed the surrounding land uses and presented maps and photos of the property from all directions. He stated that the property was outside the corporate city limits and that city water was available but not city sewer. He stated that the property was designated as an economic development area by the growth strategy map and the Land Development Plan (LDP) proposed land use map more specifically called for an employment center. He went over the Goals and Policies of the LDP, mentioning that six (6) of them were in

support of the request and one (1) was negative to the request. He gave the staff's recommendation to approve the rezoning request and gave a consistency statement that the request, considering the factors mentioned, is in the public interest by allowing a reasonable use of the property and ensuring consistency with the LDP.

Mr. Terry Adkins, the applicant, briefly spoke on the request, noting that all of the adjoining property owners were contacted and there was no feedback from them.

Mr. Henderson made a motion to approve the rezoning request based on staff's recommendation and to approve the consistency statement which was also provided by staff. Ms. Lynette Garner seconded the motion and with no opposition, the motion carried. Voting slips were then sign by all of the board to confirm their votes.

VI. RZ-15-02: TROLLINGER INVESTMENT COMPANY: GOLD HILL ROAD, OLD CEDAR FALLS ROAD, LANSDOWNE ROAD (REZONE FROM R40 LOW-DENSITY RESIDENTIAL AND R10 MENIUM-DENSITY RESIDENTIAL TO I2 GENERAL INDUSTRIAL)

Mr. Evans presented the next rezoning case to the board. He stated that there are seven (7) different parcel numbers (7761569794, 7761670394, 7761670233, 7761579174, 7761671455, 7761660448, 7761569378) which include approximately 5.06 acres and are currently undeveloped. He stated that the properties are outside the corporate city limits. He mentioned that properties on Gold Hill Road lack access to both city water and sewer services, while properties on Old Cedar Falls Road and Lansdowne Road have access to only city water. He showed maps and photos of the properties from all directions. He stated that the properties are designated as an economic development area by the growth strategy map and the LDP proposed land use map calls for neighborhood residential use. He went over the Goals and Policies of the LDP, mentioning that five (5) of them were in support of the request and five (5) were negative to the request. He stated that staff's most significant concerns with the rezoning included that the property is designated for neighborhood residential use, and given the close proximity of an established residential neighborhood to the property, it would be impractical to ensure that development allowable by the general I2 district is compatible with the adjoining residential properties without a transition to soften the impact of development. He gave the staff's recommendation to deny the rezoning request and gave a consistency statement that the existing zoning, considering the factors mentioned, is in the public interest by allowing a reasonable use of the property and ensuring consistency with the LDP.

Mr. Mark Trollinger, applicant, spoke in favor of the rezoning request. He mentioned several Goals and Policies included in his application that staff did not mention. He also stated that Winningham Farms, the residential subdivision behind the properties in question was developed by his company and that Lansdowne Road has been closed. He also mentioned an earlier, similar rezoning to the current request as well as mentioning a pump station that was not in use at this time. He also contended that required landscaping (i.e. buffering/screening) between the subject property and adjoining residential uses would soften the impact of proposed development.

Mr. Whitaker asked how many houses were adjoining the subject properties. Mr. Trollinger mentioned four (4) properties on Coventry Place, and stated that, to his knowledge, none were opposed to the request and that he had mailed the adjoining property owners notification letters concerning the request.

Ms. Garner had questions on power line locations, which was then shown on several maps by Mr. Trollinger.

Mr. Henderson asked where the pump station was located. Mr. Trollinger showed on the aerial map where the station was located.

Mr. Al Morton spoke in favor of the request, stating that he felt it fit and was consistent with the plan.

After some discussion amongst the board, Mr. Whitaker made a motion to approve the rezoning request based on the increasingly industrial character of the area and also believed that it was unlikely the property would be developed for residential use. He made a consistency statement that the rezoning request is in the best interest of the public considering these factors. Mr. Henderson seconded the motion. The voting slips were signed with 6 approving the motion and Mr. Thomas Rush casting a dissenting vote.

VII. ANNOUNCEMENT OF LAND DEVELOPMENT PLAN UPDATE KICKOFF MEETING: RANDOLPH COUNTY-ASHEBORO PUBLIC LIBRARY MEETING ROOM (201 WORTH STREET), TUESDAY, JANUARY 27, 2015 BETWEEN 4:30 P.M. AND 6:30 P.M.

Mr. Nuttall handed out a flyer to the board and informed them of the meeting to publicly discuss any updates to the LDP that citizens may have concerns with. He stated that the meeting will be on a floating schedule starting at 4:30 p.m. and ending at 6:30 p.m. on Tuesday, January 27.

VIII. ADJOURNMENT

There being no further business to discuss, Mr. Rich adjourned the meeting.

Bradley Morton, Secretary, Planning Board

Van Rich, Planning Board Chairman