



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)**

Monday, May 2, 2016

**7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from April 4, 2016 meeting
- III. Review of Cases
- IV. RZ-16-04: Rezone property located at 322, 324, and 328 Greensboro Street from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment)
- V. RZ-16-05: Rezone property located at 331 Watkins St. from B1 (Neighborhood Commercial) and RA6 (High Density Residential) to RA6
- VI. RZ-16-06: Rezone property located at 112 and 116 Sunrise Avenue and 2029 Vincent Drive from R10 (Medium-Density Residential) to O&I (Office & Institutional)
- VII. RZ-16-07: Rezone property located at 159 S. Park Street and 420 Hill St. from RA6 (High Density Residential) to OA6 (Office-Apartment) and property located at 437 Sunset Avenue from RA6 and B2 (General Commercial) to B2
- VIII. Annual Report concerning Planning Board activities, expenditures, and budget estimates
- IX. Items Not on the Agenda
- X. Adjournment

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**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, APRIL 4, 2016
7:00 p.m.**

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

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

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

No 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 MARCH 7, 2016 MEETING

Mr. Rich inquired if there were any corrections to be made to the minutes of the March 7, 2016 regular meeting. 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 the City Council heard in March.

IV. UPDATE ON TRANSPORTATION PROJECTS:

a. Church Street resurfacing and restriping project

Mr. John Evans provided a visual presentation on this particular project. He noted that the resurfacing portion of the project was due to the poor road condition of Church Street. He stated that the restriping portion would reduce Church Street from four lanes (two lanes in each direction) to three, which would include a center turn lane. He mentioned that the project will extend from Sunset Avenue to West Walker Avenue and that resurfacing between Sunset Avenue and West Salisbury Street would need to occur at a later phase based on NCDOT guidelines. He stated that the reasoning behind this change was to reduce speed and hopefully prevent future crashes on Church Street. He discussed several types of crashes that have been prevalent, including rear end, sideswipe, and broadside collisions. He stated that there has been an unusually high rate of crashes on Church Street, especially when considering its capacity (92 between 2007 and 2011 including 6 disabling injuries and 2 fatalities), and that speed has been a factor in a lot of these particular incidents. He stated that the road is engineered to accommodate up to 10,200 vehicles per day but the actual traffic count is more like 5,600 vehicles per day based on 2012 data. He stated that the information provided was taken from the Speed Management Action Plan for Randolph County. He mentioned that sharrows would be stamped onto the pavement to indicate that bike travel is encouraged. He showed an image of a sharrow so that the board would have a better understanding. He stated that the street is not wide enough to do a dedicated bike lane, so the sharrow would be the other option for bike travel. He then showed an entire layout of the road design. He stated that there was an informational session last week wherein nine citizens were present, and feedback was generally positive. He spoke on a possible start date of the beginning of June and a

completion date at the beginning of the school year in August. Mr. Buffkin asked if parking on either side of the street would be an issue. Mr. Evans mentioned that if that became an issue "no parking" zone(s) could be designated, and City Council would make that determination. Mr. Henderson asked if there was a prediction of how many accidents would be reduced. Mr. Evans stated that while it was difficult to determine an exact number of accidents that would be reduced, and there is usually some fluctuation in accident occurrences, the impact of redesigning the road will have on reducing the speed of automobiles on Church Street should yield positive results in reducing accidents. Mr. Trevor Nuttall also spoke to this question and reiterated the positive benefits of the new roadway design on reducing speeds, and consequently crashes. There were no other comments at this time.

b. 2016-2025 State Transportation Improvement Program

Mr. Trevor Nuttall gave a visual presentation highlighting several transportation projects by NCDOT. He mentioned these projects were in effect due to the State Transportation Improvement Program (STIP), which is a 10 year State and Federal-mandated plan that identifies the construction funding for and scheduling of transportation projects throughout the state. The projected funded by the STIP included:

1. US Hwy. 64 Bypass
2. Mack Road realignment
3. US Hwy. 64 widening and reconstruction of US 64/NC 49 interchange
4. Zoo Parkway congestion improvements
5. Dedicated left turn additions and re-signalization of North Fayetteville St./Presnell St. intersection
6. NC Hwy. 42 N. widening and reconstruction of NC Hwy. 42 N at Dublin/Dublin Square Rd. intersection
7. Widening of each lane of travel/intersection radii on Pineview Street from the railroad to N. Fayetteville St.

He also discussed the sidewalk project from Elm St. to Dublin Rd. that is on the STIP program. While he mentioned that there was a consensus that this is a needed project, certain obstacles are likely going to mean this project will have to be deferred. First, unlike road projects, it requires the City of Asheboro to contribute a 20% match. The City would also have responsibility for engineering and utility relocation. Topography and the location of several homes on the corridor make construction much more difficult. It was also mentioned that since East Salisbury Street and NC Hwy. 42 North are already over capacity, it is likely a road widening project will have to be looked at in an upcoming cycle, which would mean if a sidewalk were constructed to fit the current road design, it would have to be redone when the road is widened. Mr. Nuttall stated that, for these reasons, it would be a better use of city resources to include this sidewalk in conjunction with a more comprehensive road widening project for this corridor.

He also listed two other projects that were not on the STIP, which were the Church Street resurface and restriping project from Sunset Avenue to Walker Avenue as well as a detour on Commerce Place with a temporary railroad crossing at Waketa Drive due to a storm sewer pipe replacement. Mr. Rush inquired on the cost of the Highway 64 project. Mr. Nuttall stated that it would be approximately \$245 million to complete. There were no other comments at this time.

V. ITEMS NOT ON THE AGENDA

There were no items at this time.

VI. ADJOURNMENT

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

Bradley Morton, Secretary, Planning Board

Van Rich, Planning Board Chairman



RZ-16-04: Rezone from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment)

(322, 324, and 328 Greensboro St.)

Staff Report

Rezoning Staff Report

RZ Case # RZ-16-04

Date 5/2/2016 PB

6/9/2016 CC

General Information

Applicant Mt. Zion Holy (Holiness) Church c/o Vanessa Thompson

Address PO Box 614

City Asheboro NC 27204

Phone 336-626-0001

Location 322, 324, 328 Greensboro Street

Requested Action Rezone from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment)

Existing Zone R7.5

Existing Land Use Church/undeveloped property

Size 0.61 acres (+/-)

Pin # 7751945555 and 7751946436

Applicant's Reasons as stated on application

See attached

Surrounding Land Use

North Residential

East Single-family Residence

South Office/Commercial

West Office/Commercial/Institutional (Place of Worship)

Zoning History N/A

Legal Description

The property of Mt Zion Holy (Holiness) Church located at 322, 324, and 328 Greensboro Street, totaling approximately 0.61 acres +/- and more specifically identified by Randolph County Parcel Identification Nos. 7751945555 & 7751946436.

Analysis

1. The property is within the city limits and all city services are available.
2. Greensboro Street is a city-maintained collector street at this location. Immediately north of the property, where North Cox Street intersects with Greensboro Street, Greensboro Street becomes a minor thoroughfare.
3. There is currently a place of worship (church) on one of the parcels. Tax records indicate the place of worship was constructed in 1940. The property that the church is located on totals approximately 0.44 acres (+/-).
4. The property located at 324 Greensboro Street is currently undeveloped. The single-family residence previously on this property (Parcel Identification Number 7751945555) has been removed.
5. The area includes a mix of residential, office, and commercial uses. Greensboro Street increasingly has become a transitional area between commercial uses on North Fayetteville Street and residential uses to the east.
6. The property is just outside of the Center City Planning Area.
7. The requested OA6 district permits single-family and multi-family residential uses, plus office, medical, institutional (such as places of worship, schools, and certain light commercial activities (such as banks and funeral homes)).

Rezoning Staff Report

RZ Case # RZ-16-04

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Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation	Urban Residential
Small Area Plan	Central
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

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

Checklist Item 5: The proposed rezoning is compliant with the growth strategy map

Checklist Items 8: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.

Checklist Items 12, 13, 14, and 15: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%. 15.) Rezoning is not located on poor soils

Rezoning Staff Report

RZ Case # RZ-16-04

Page 3

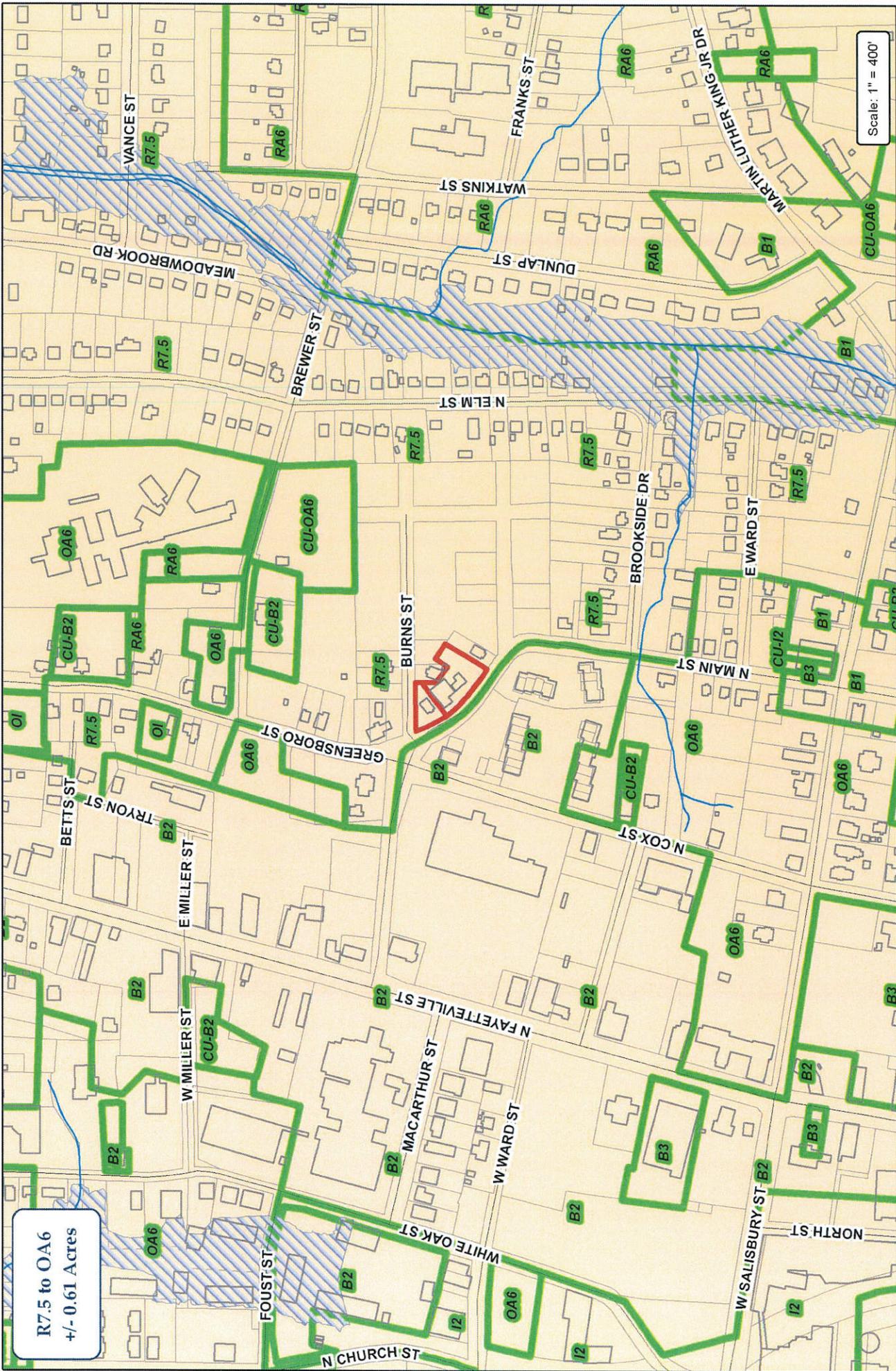
LDP Goals/Policies Which Do Not Support Request

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

The requested amendment (rezoning the property from R7.5 Medium Density Residential to OA6 (Office Apartment)) is consistent with the Land Development Plan because the proposed land use map designates the property as "urban residential" and the OA6 district allows residential uses (single, two, family and multi-family) that are consistent with the urban residential designation.

The requested rezoning to the OA6 district is also reasonable and in the public interest because the OA6 district is appropriate for the institutional use that has occurred since approximately 1940 (a place of worship). In this context, the non-residential component of the OA6 district is in harmony with the intent of the Land Development Plan by recognizing the historic development pattern of an established neighborhood. Second, the parcel is located in a transitional area between commercial areas to the west along North Fayetteville Street and residential areas to the east. Third, the property's location in the primary growth strategy area (with access to city services) and away from major environmental limitations, such as flood hazard areas or watershed areas, are conducive to both residential and non-residential uses characterized by the OA6 district. Finally, the review process required for future development or changes of use will ensure that buffering/screening and other requirements help mitigate potential impacts onto adjoining residentially zoned property.

Recommendation In light of the above analysis, staff's recommendation is **approval** of this request.



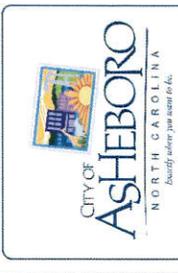
R7.5 to OA6
+/- 0.61 Acres

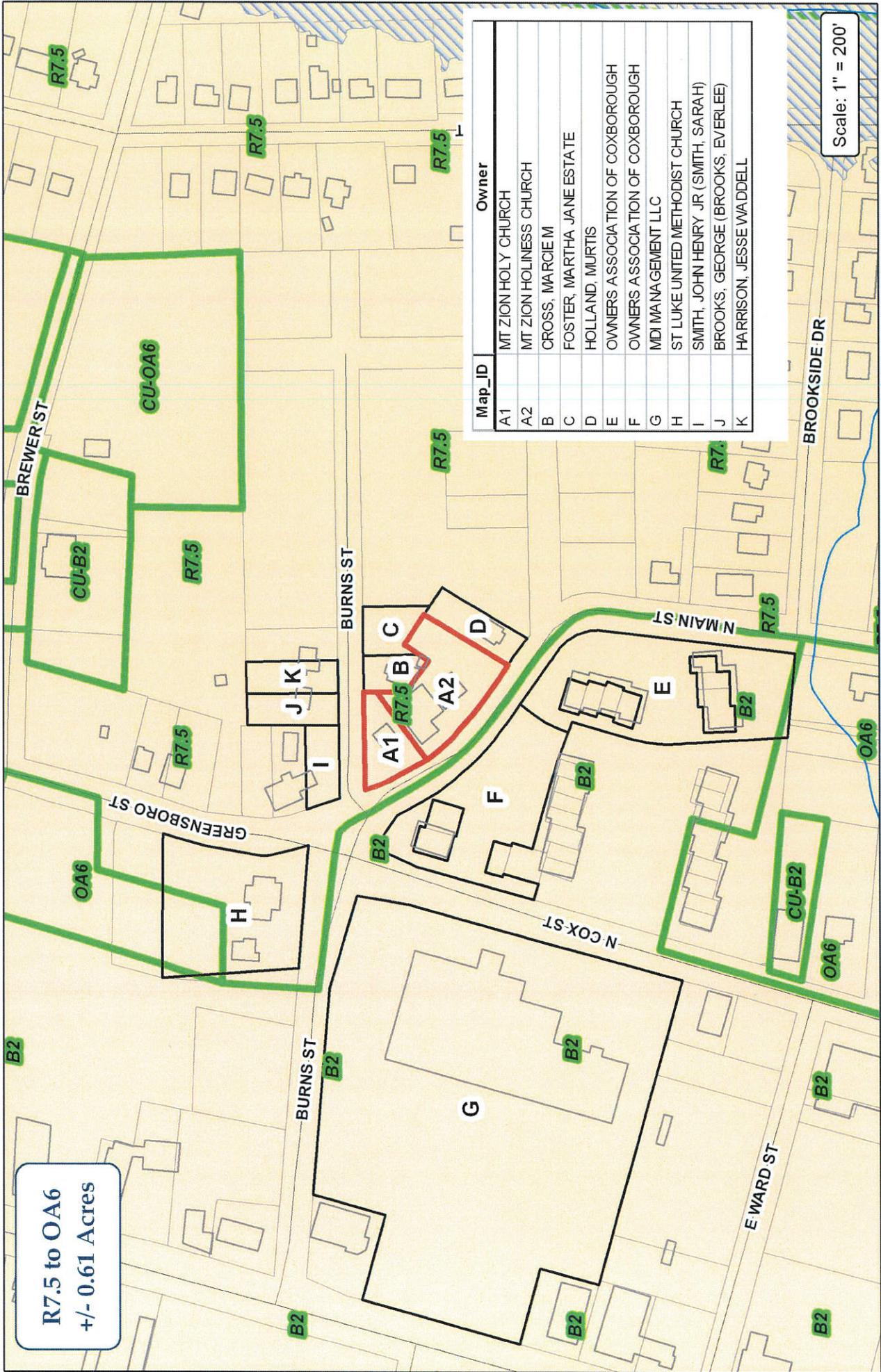


Scale: 1" = 400'

- Subject Property (Red outline)
- Zoning (Green outline)
- City Limits (Red dashed line)
- ETJ (Blue dashed line)

City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-16-04
 Parcels: 775194555 & 7751946436





R7.5 to OA6
+/- 0.61 Acres

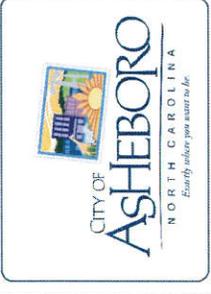
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C	FOSTER, MARTHA JANE ESTATE
D	HOLLAND, MURTIS
E	OWNERS ASSOCIATION OF COXBOROUGH
F	OWNERS ASSOCIATION OF COXBOROUGH
G	MDI MANAGEMENT LLC
H	ST LUKE UNITED METHODIST CHURCH
I	SMITH, JOHN HENRY JR (SMITH, SARAH)
J	BROOKS, GEORGE (BROOKS, EVERLEE)
K	HARRISON, JESSE WADDELL

Scale: 1" = 200'



-  Subject Property
-  Adjoining Properties
-  Zoning
-  City Limits

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-16-04
Parcels: 7751945555 & 7751946436





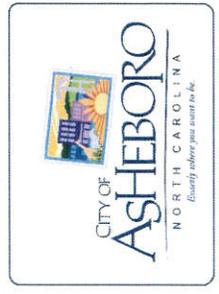
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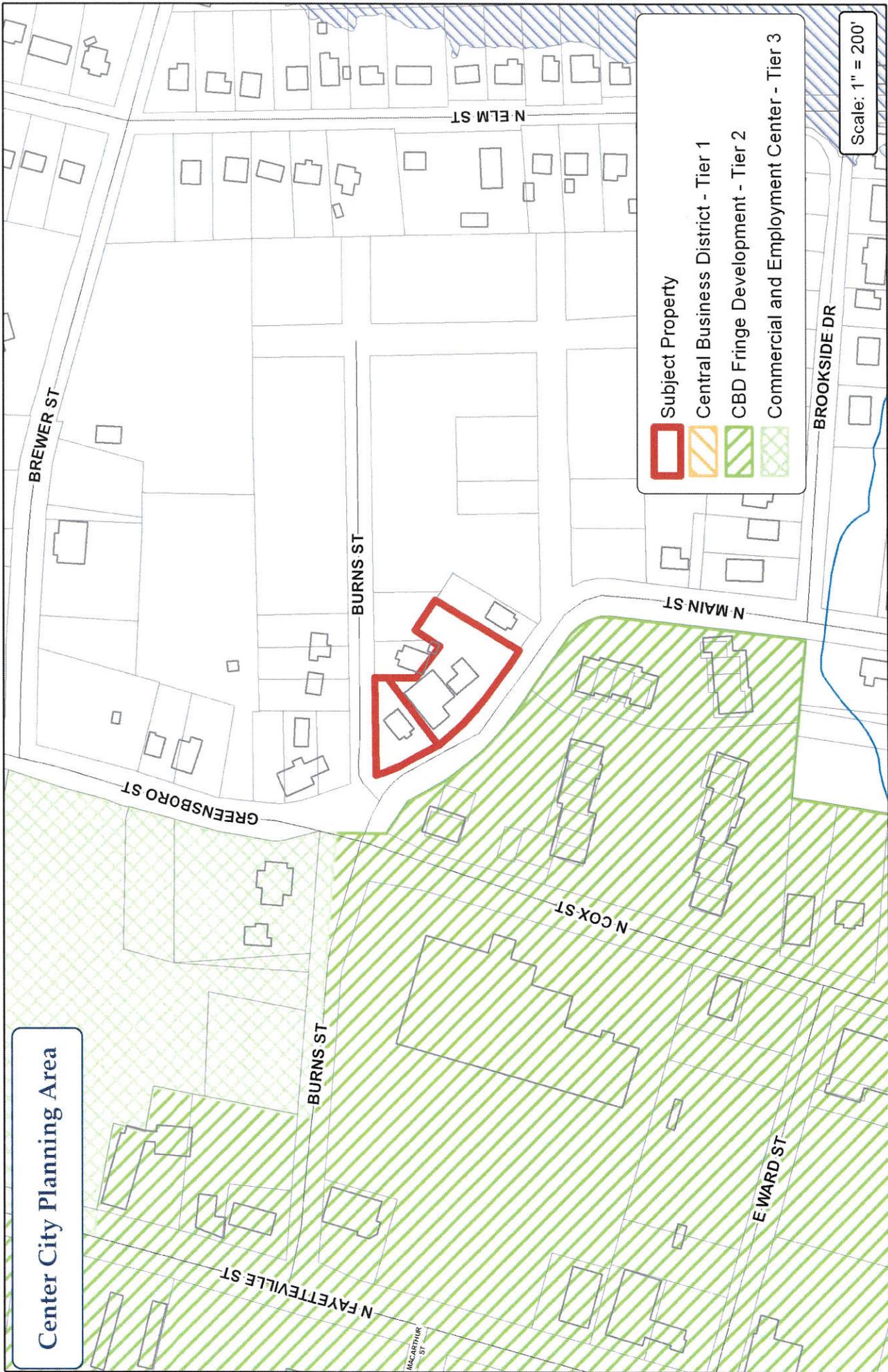
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Subject Property
Zoning

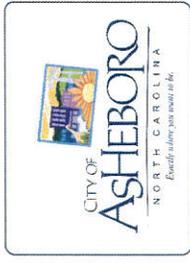
City of Asheboro
Planning & Zoning Department
 Rezoning Case: RZ-16-04
 Parcels: 7751945555 & 7751946436

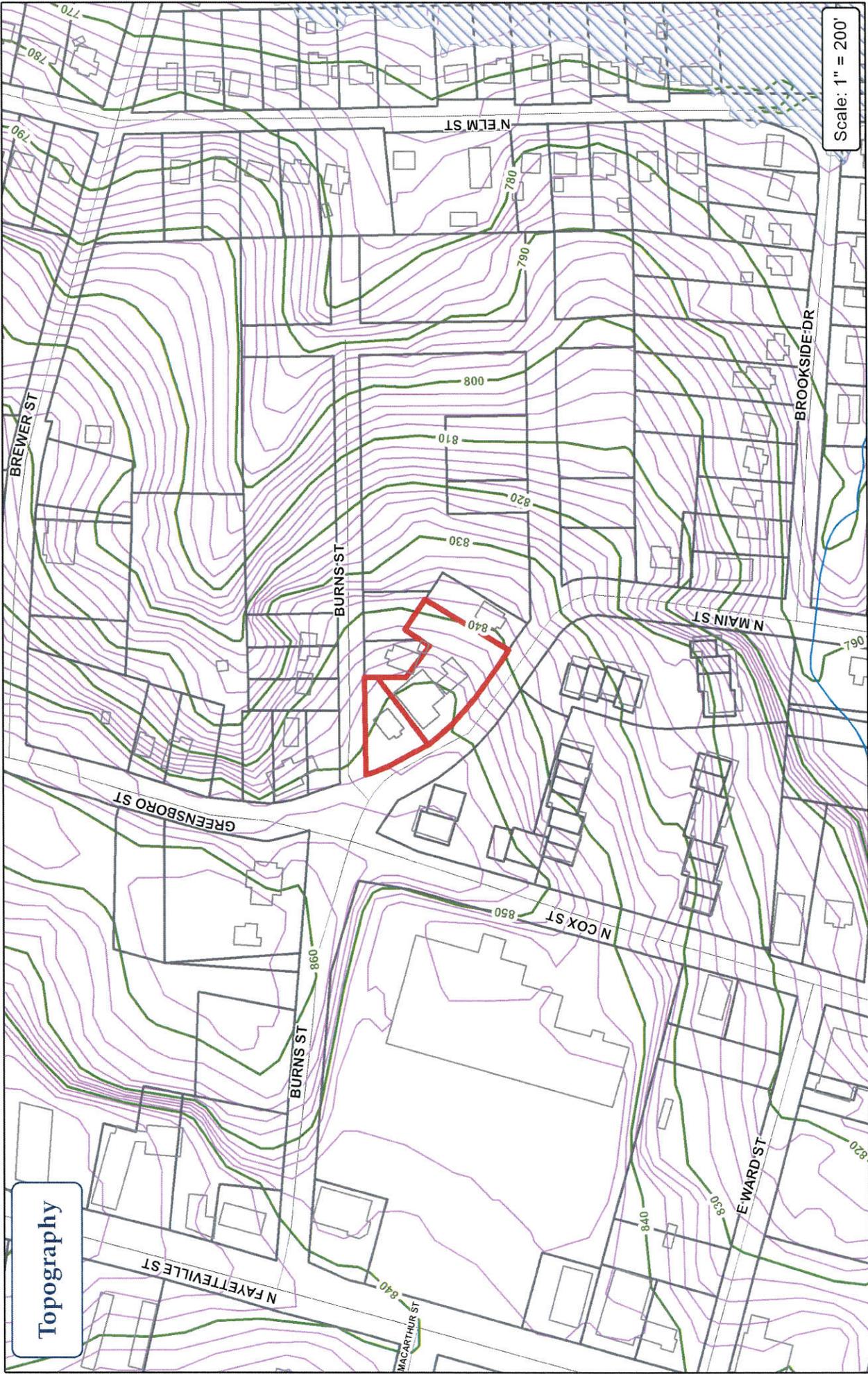




Center City Planning Area

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-16-04
Parcels: 7751945555 & 7751946436





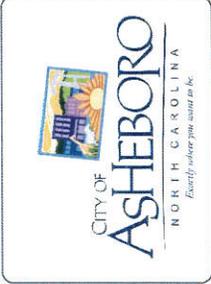
Topography

Scale: 1" = 200'



Subject Property

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-16-04
Parcels: 7751945555 & 7751946436





RZ-16-05: Rezone from B1 (Neighborhood Commercial) and RA6 (High-Density Residential) to RA6

(331 Watkins St.)

Staff Report

Rezoning Staff Report

RZ Case # RZ-16-05

Date 5/2/2016 PB

6/9/2016 CC

General Information

Applicant Gwendolyn Williams (Wilson Realty & Construction, Agent)

Address 1312 Plantation Circle

City Asheboro NC 27203

Phone 336-629-3429

Location 331 Watkins St.

Requested Action Rezone from B1 Neighborhood Commercial to RA6 High-Density Residential

Existing Zone B1/RA6

Existing Land Use Single-family residence

Size 0.64 acres (+/-)

Pin # 7761130704

Applicant's Reasons as stated on application

One-half property zoned Business and one-half zoned residential. Convert to residential duplex. Will comply with City zoning. Lending institutions would be reluctant to make a loan.

Surrounding Land Use

North Single-family residential

East Single-family residential

South Commercial

West Multi family residential

Zoning History N/A

Legal Description

The property of Gwendolyn Williams, located at 331 Watkins St., totaling approximately 0.64 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761130704.

Analysis

1. The property is inside the City limits. All City services are available.
2. The property faces Watkins Street and also has frontage on Dunlap Street. Both Watkins and Dunlap Streets are city-maintained local streets.
3. The property currently has both RA6 (High-Density Residential) and B1 (Neighborhood Commercial) zoning. Approximately 0.26 acres (+/-) of the 0.64 acre (+/-) parcel is zoned RA6. The remainder is zoned B1.
4. There is currently a single-family residential dwelling on the property, which tax records indicate was constructed in 1957.
5. There is no known history of business activity on this property.
6. The area includes a mix of single-family, multi-family and commercial uses.
7. The single-family dwelling is located on the portion of the property that is zoned B1, making it a legal conforming use. As a legal non conforming use and subject to the Asheboro Zoning Ordinance, the single-family residential use may continue. However, expansion, such as additions to the dwelling(s) or new accessory structure(s), is restricted.

Rezoning Staff Report

RZ Case # RZ-16-05

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Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

Checklist Item 4: The proposed rezoning is compatible with surrounding land uses.

Checklist Item 6: Existing infrastructure is adequate to support the desired zone. (water, sewer, roads, schools, etc.)

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

Checklist Items 12, 13, 14, and 15: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%. 15.) Rezoning is not located on poor soils

Rezoning Staff Report

RZ Case # RZ-16-05

Page 3

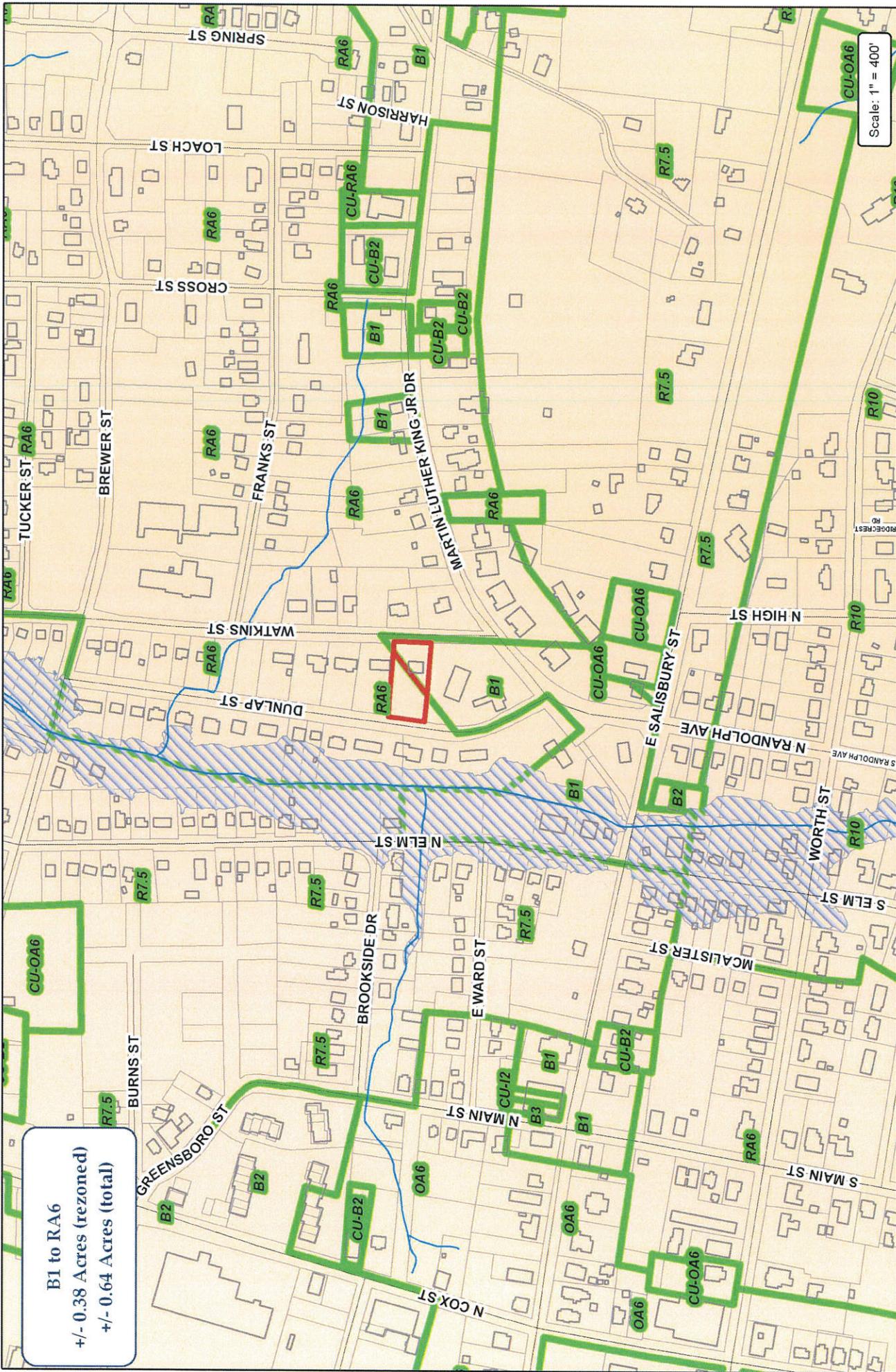
LDP Goals/Policies Which Do Not Support Request

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

The requested amendment (rezoning a portion of the property that is zoned B1 (Neighborhood Commercial) to RA6 (High-Density Residential) is consistent with the Land Development Plan because the proposed land use map designates the property as "neighborhood residential", which encourages development to complement surrounding neighborhoods. Given the RA6 zoning that is consistently applied through much of this area, the RA6 district fits the intent of the property's "neighborhood residential" designation.

The requested rezoning to the RA6 district is also reasonable and in the public interest in this context because it recognizes the existing residential use that has been in place since approximately 1957. As emphasized by the Central Small Area Plan, preservation of existing residential neighborhoods is encouraged. The RA6 district reiterates the residential nature of the property and surrounding properties. Recognizing a legal non conforming use that is compatible with surrounding land uses also allows continued investment and viability of a long standing residential property. The existing infrastructure, specifically the street network accessible to the property (two local, primarily residential streets) is also generally better suited to serve a residential than a commercial use. Finally, the property's location away from major environmental limitations, such as flood hazard areas or watershed areas, are conducive to continued residential uses characterized by the RA6 district.

Recommendation In light of the above analysis, staff's recommendation is **approval** of this request.



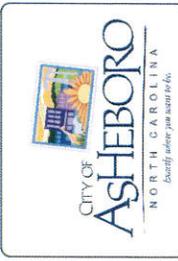
B1 to RA6
 +/- 0.38 Acres (rezoned)
 +/- 0.64 Acres (total)



Scale: 1" = 400'

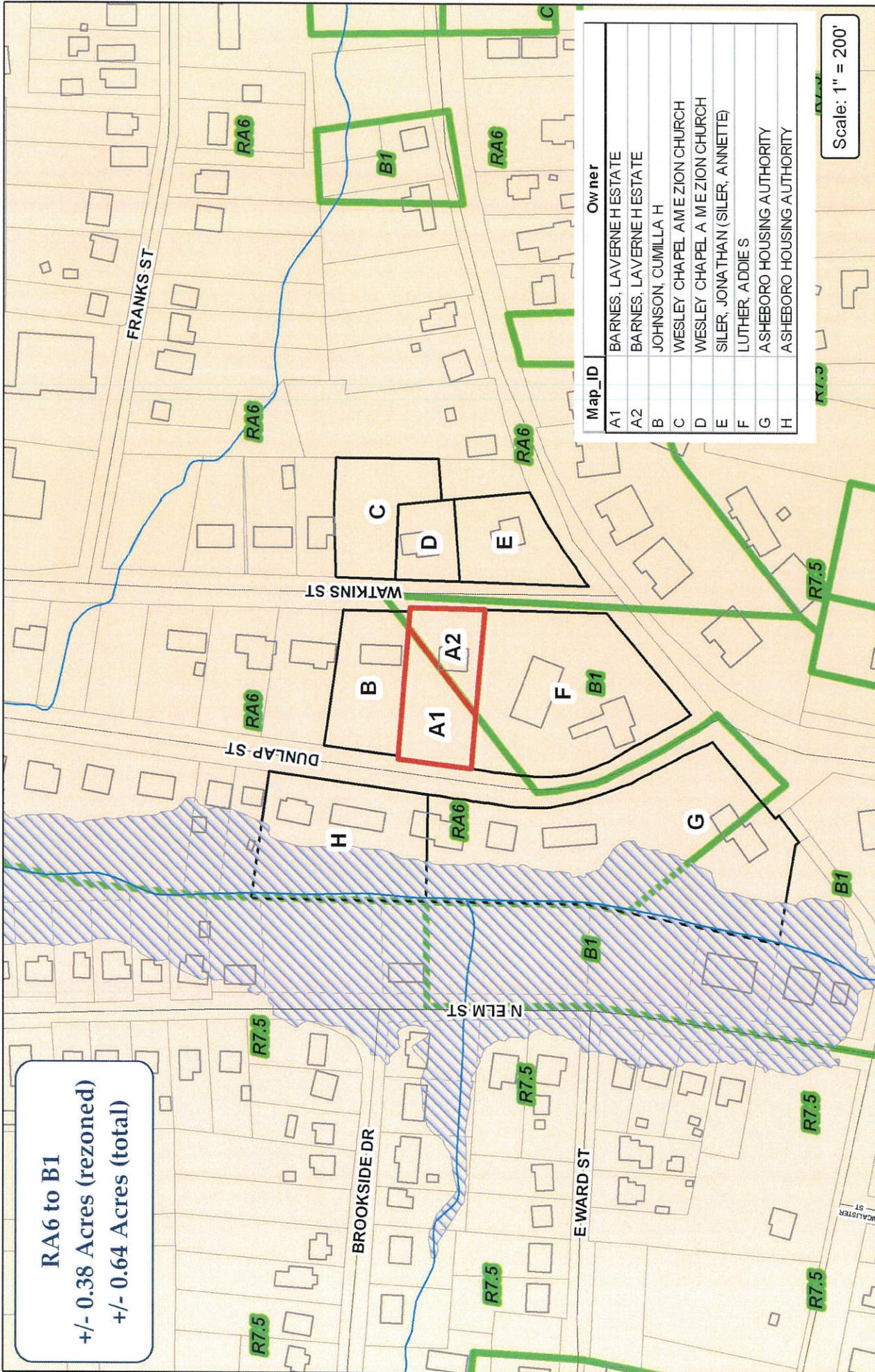
Subject Property
 Zoning
 City Limits
 ETJ

City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-16-05
 Parcels: 7761130704



RA6 to B1

+/- 0.38 Acres (rezoned)
+/- 0.64 Acres (total)



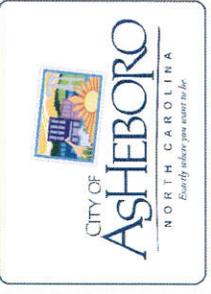
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A2	BARNES, LAVERNE H ESTATE
B	JOHNSON, CUMILLA H
C	WESLEY CHAPEL AME ZION CHURCH
D	WESLEY CHAPEL AME ZION CHURCH
E	SILER, JONATHAN (SILER, ANNETTE)
F	LUTHER, ADDIE S
G	ASHEBORO HOUSING AUTHORITY
H	ASHEBORO HOUSING AUTHORITY

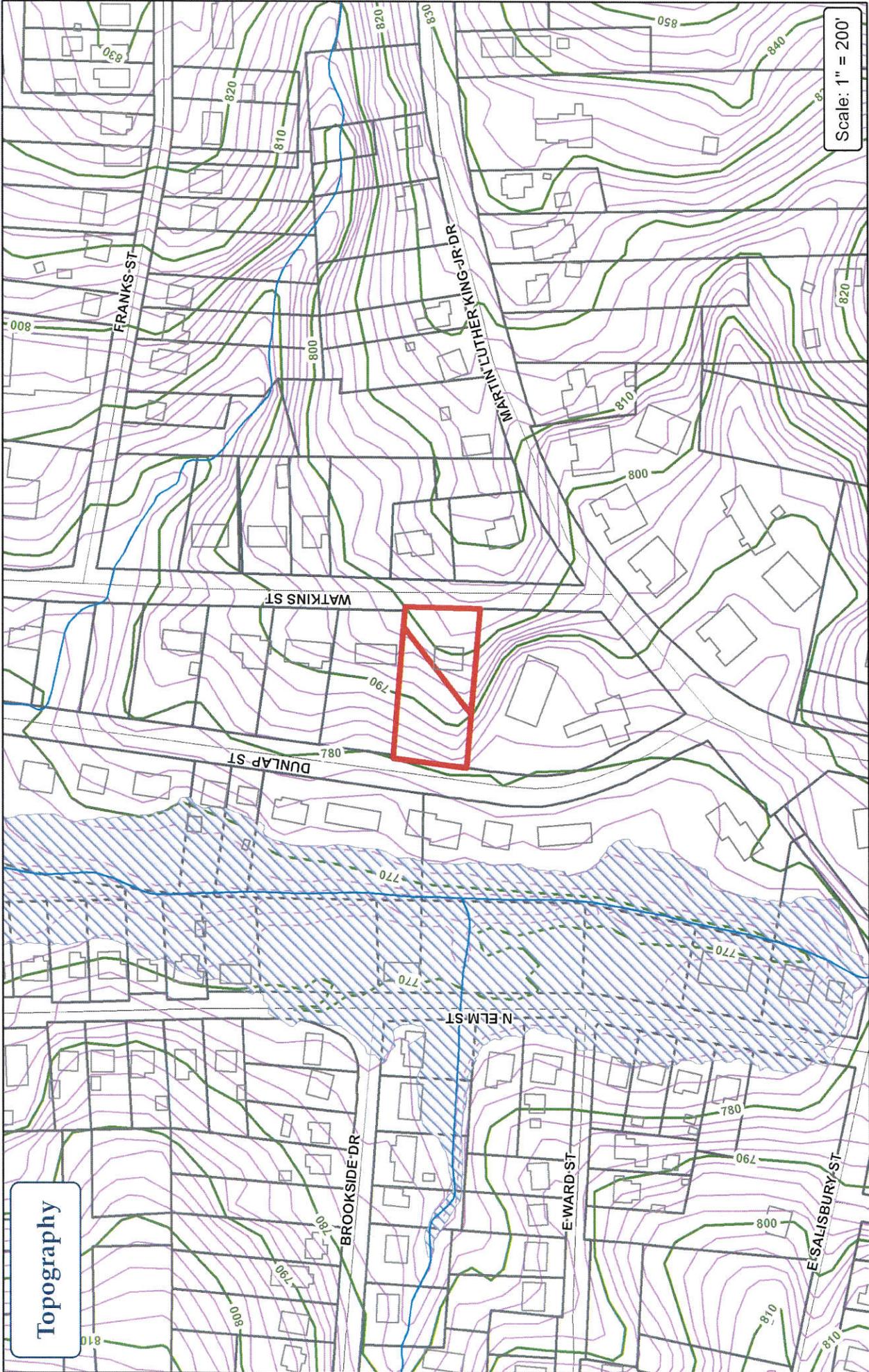
Scale: 1" = 200'



-  Subject Property
-  Adjoining Properties
-  Zoning
-  City Limits

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-16-05
Parcels: 7761130704 (pt.)

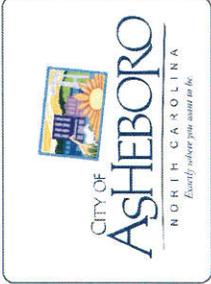


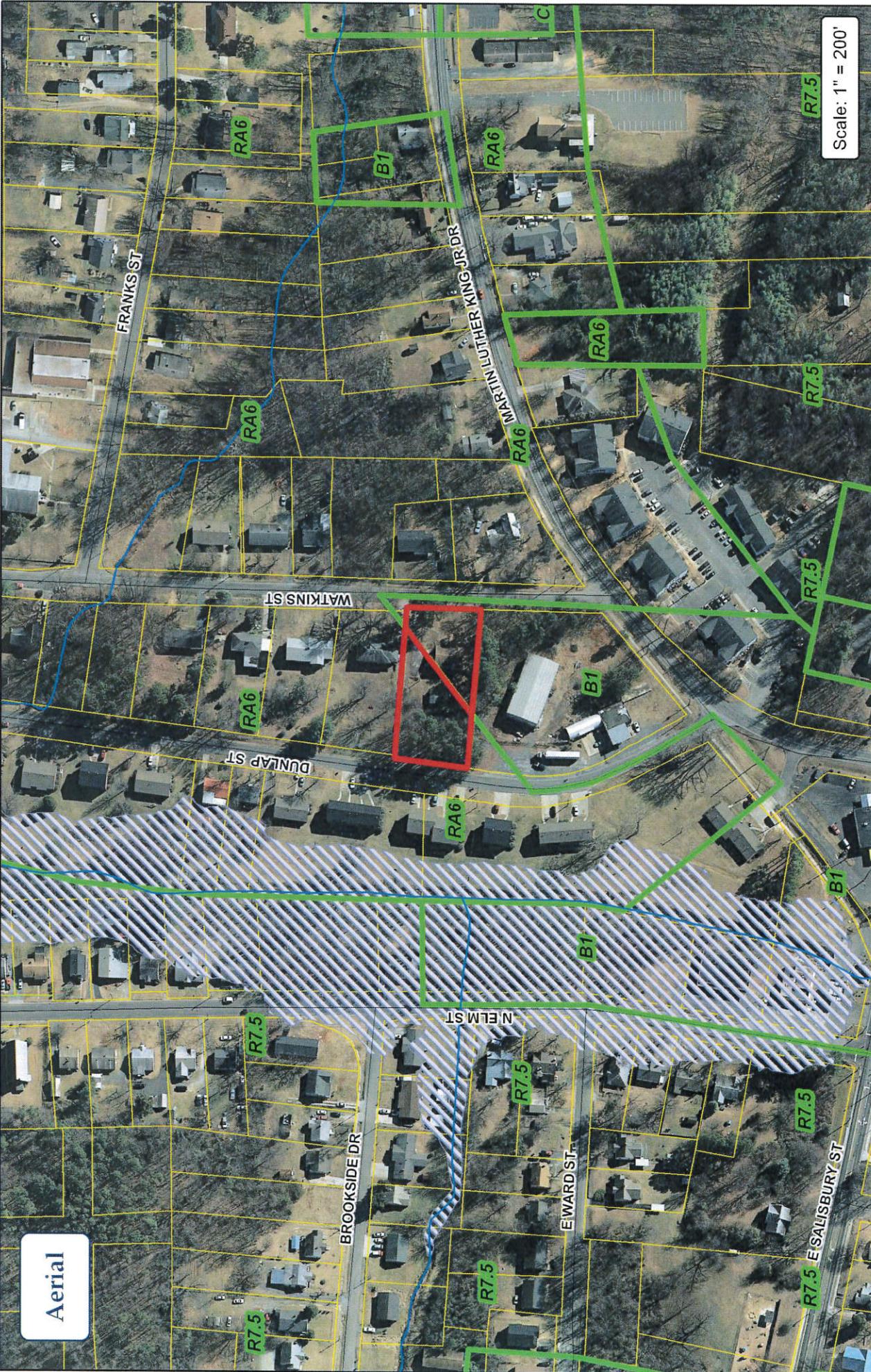


Subject Property



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-16-05
Parcels: 7761130704





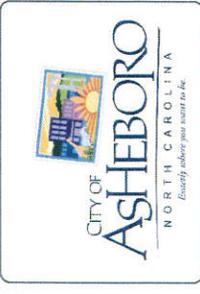
Aerial

Scale: 1" = 200'



Subject Property
Zoning

City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-16-05
 Parcels: 7761130704





**RZ-16-06: Rezone from R10 (Medium-Density Residential) to O & I
(Office & Institutional)**

(112 and 116 Sunrise Avenue and 2029 Vincent Drive)

Staff Report

Rezoning Staff Report

RZ Case # RZ-16-06

Date 5/2/2016 PB

6/9/2016 CC

General Information

Applicant Freedom Life Church of God, Pastor Ben Chavis

Address 116 Sunrise Ave.

City Asheboro NC 27203

Phone 336-963-3578

Location 112 and 116 Sunrise Avenue and 2029 Vincent Drive

Requested Action Rezone from R10 (Medium-Density Residential) to O & I (Office and Institutional)

Existing Zone R10

Existing Land Use Church/Single Family residence

Size 2.34 acres +/-

Pin # 7763106759, 7763106913, 7763104846

Applicant's Reasons as stated on application

Zoning needs to reflect current use of property (church). We have been good neighbors and will continue to enhance the neighborhood with the requested change.

Surrounding Land Use

North Single-family residential

East Single-family residential

South Single-family residential

West Single-family residential

Zoning History N/A

Legal Description

The property of Freedom Life Church of God, located at 112 Sunrise Ave, and Randolph Church of God, located at 116 Sunrise Ave. and Sunrise Church of God, located at 2219 Vincent Dr. This property totals approximately 2.34 acres +/- and is more specifically identified by Randolph County Parcel Identification Numbers 7763106759, 7763106913, and 7763104846.

Analysis

1. The property is located inside of the city limits. All city services are available.
2. Sunrise Avenue can be viewed as a city-maintained collector street, a higher classification street than a local street. Vincent Drive (on the east side of the property) is a city-maintained local street. The pavement surface of Sunrise Avenue is approximately 18' to 19' wide in this location. The pavement surface of Vincent Avenue is approximately 13' wide.
3. The property is surrounded by single-family residences.
4. The request is for a general district O&I (Office & Institutional District rezoning) which permits office (including medical) and institutional (such as places of worship, schools) uses, and certain light commercial activities (such as banks and funeral homes) by right.
5. Tax records indicated the place of worship (i.e. church) was constructed in 1960. When located in a residential district, a place of worship also has the option to obtain a Special Use Permit if significant expansion or modifications are proposed.
6. The request is filed due to the church's acquisition of 112 Sunrise Avenue in Dec. 2015 and its desire to use the property in conjunction with the rest of the church's property. Staff discussed with the applicant the options available to utilize 112 Sunrise Ave., including the option to pursue a Special Use Permit. The applicant decided that a rezoning request was in its best interest.
7. There is a single-family residence on one of the parcels. As a stand-alone use, the single-family residence becomes a legal non-conforming use if rezoned to O & I, and may continue, but expansion and additions are restricted.
8. The closest commercial (which is B2 General Commercial) zoning is on the west side of North Fayetteville St. across the intersection of North Fayetteville St. and Sunrise Ave. This is approximately 325' from the subject property, and separated by three residences on the south side of Sunrise Ave. and two residences on the north side of Sunrise Ave.

Rezoning Staff Report

RZ Case # RZ-16-06

Page 2

Consistency with the 2020 LDP Growth Strategy designations

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Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan Northeast

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: The proposed rezoning is compliant with the growth strategy map

Checklist Items 12, 13, 14, and 15: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%. 15.) Rezoning is not located on poor soils

Rezoning Staff Report

RZ Case # RZ-16-06

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

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

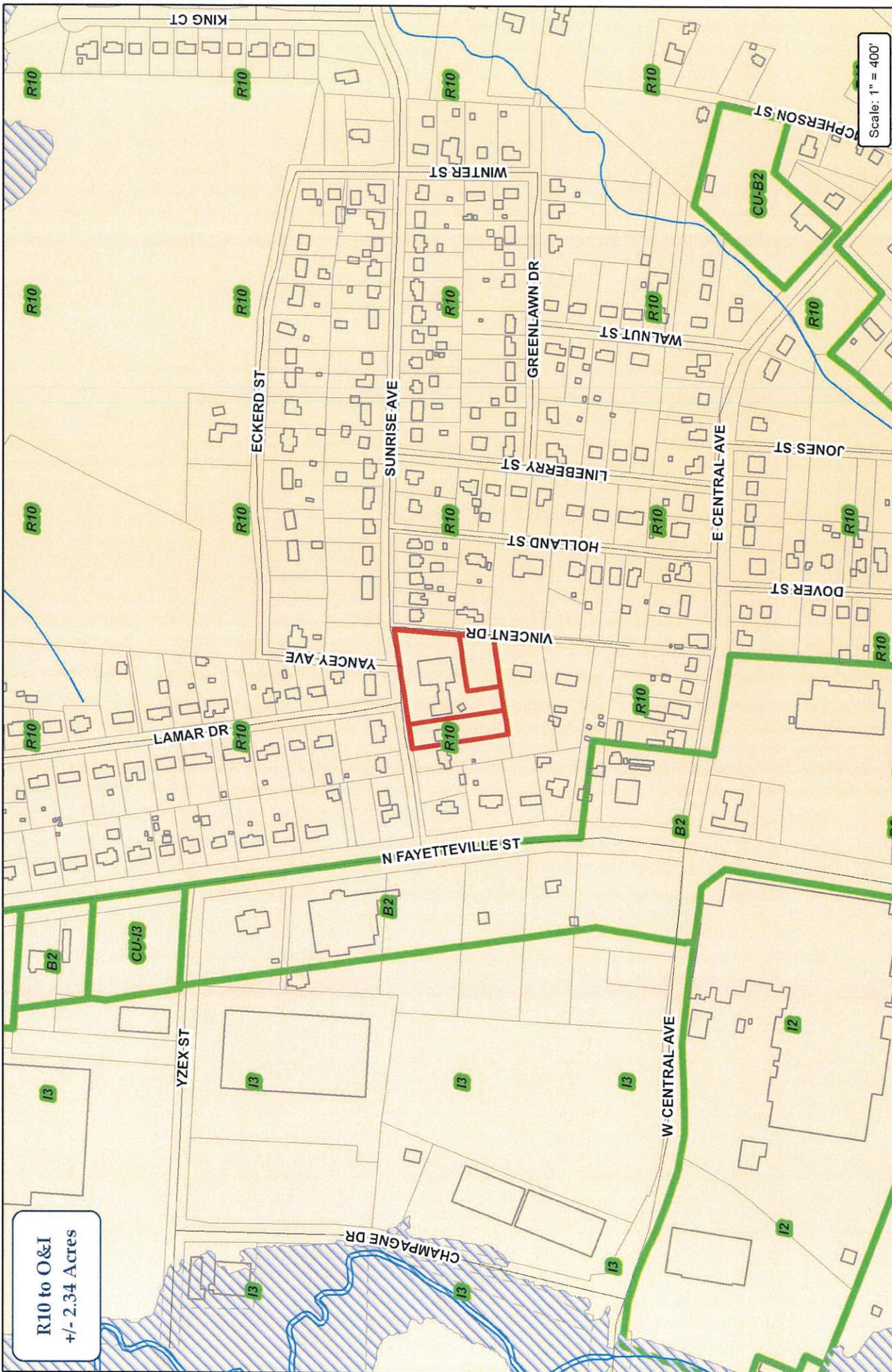
Checklist Item 6: Existing infrastructure is adequate to support the desired zone. (water, sewer, roads, schools, etc.)

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

Staff recognizes that there is validity in certain aspects of the request. The use of the property has been for a place of worship since approximately 1960 and has become a recognized component of the neighborhood's character. The Office and Institutional (O & I) district generally allows only non-residential uses that impose lesser potential negative impacts on adjoining residential uses than most non-residential zoning districts. The property's lack of substantial, known environmental impediments are also a positive factor in evaluating this request.

Staff's concerns in granting this request are based on the wider range of permitted uses in the district that may not be compatible with the property's location, which is completely surrounded by single-family residential uses and removed from commercial uses to the west along North Fayetteville Street. The property itself, along with adjoining properties, are designated for "neighborhood residential use" by the LDP, with no other property in the vicinity having O & I zoning. The lack of access to a minor thoroughfare or higher classification street raises concerns over the ability for the existing street network to accommodate possibly more intensive use of the property than what presently exists. There is also a concern over spot zoning, due to the absence of other nearby properties with O & I zoning, the "neighborhood residential" LDP designation, and the inability to review a site specific development plan that would be possible with a Special Use Permit or Conditional Use District and Permit. For these reasons, staff believes the existing R10 zoning is consistent with the adopted comprehensive plan, and therefore reasonable and in the public interest.

Recommendation In light of the above analysis, staff's recommendation is **denial** of this request.



R10 to O&I
+/- 2.34 Acres

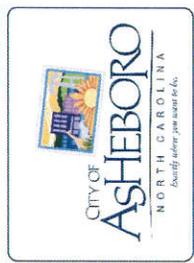
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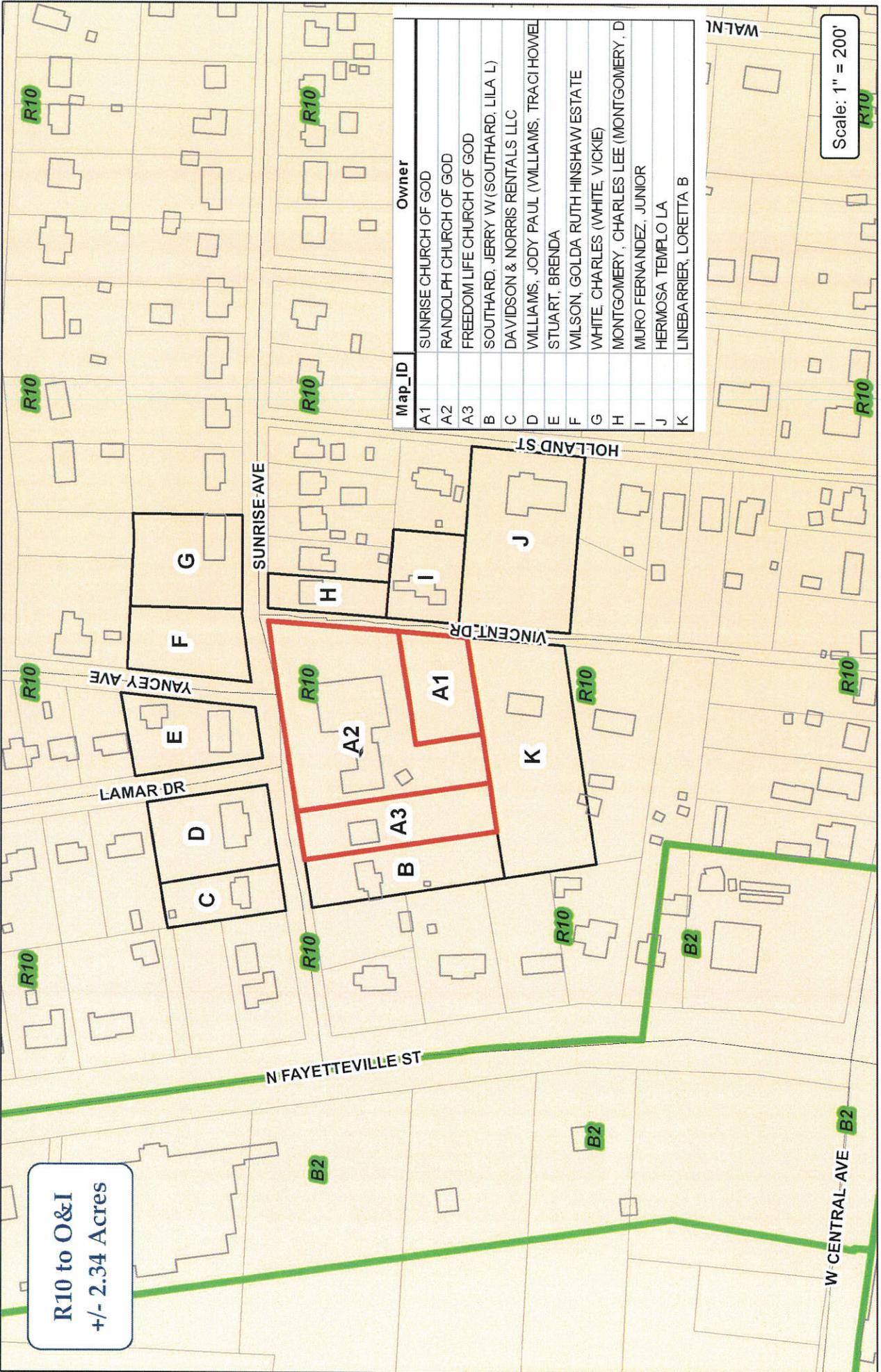


Subject Property
Zoning
City Limits
ETJ

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-16-06

Parcels: 7763106759, 7763106913 & 7763104846





R10 to O&I
+/- 2.34 Acres

Map_ID	Owner
A1	SUNRISE CHURCH OF GOD
A2	RANDOLPH CHURCH OF GOD
A3	FREEDOM LIFE CHURCH OF GOD
B	SOUTHARD, JERRY W (SOUTHARD, LILA L)
C	DAVIDSON & NORRIS RENTALS LLC
D	WILLIAMS, JODY PAUL (WILLIAMS, TRACI HOWEL
E	STUART, BRENDA
F	WILSON, GOLDA RUTH HINSHAW ESTATE
G	WHITE, CHARLES (WHITE, VICKIE)
H	MONTGOMERY, CHARLES LEE (MONTGOMERY, D
I	MURO FERNANDEZ, JUNIOR
J	HERMOSA TEMPLO LA
K	LINEBARRIER, LORETTA B

Scale: 1" = 200'

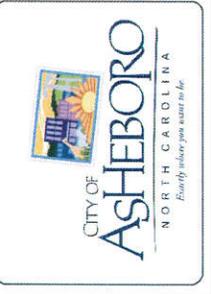


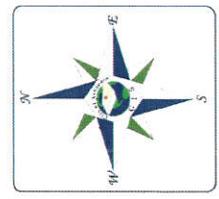
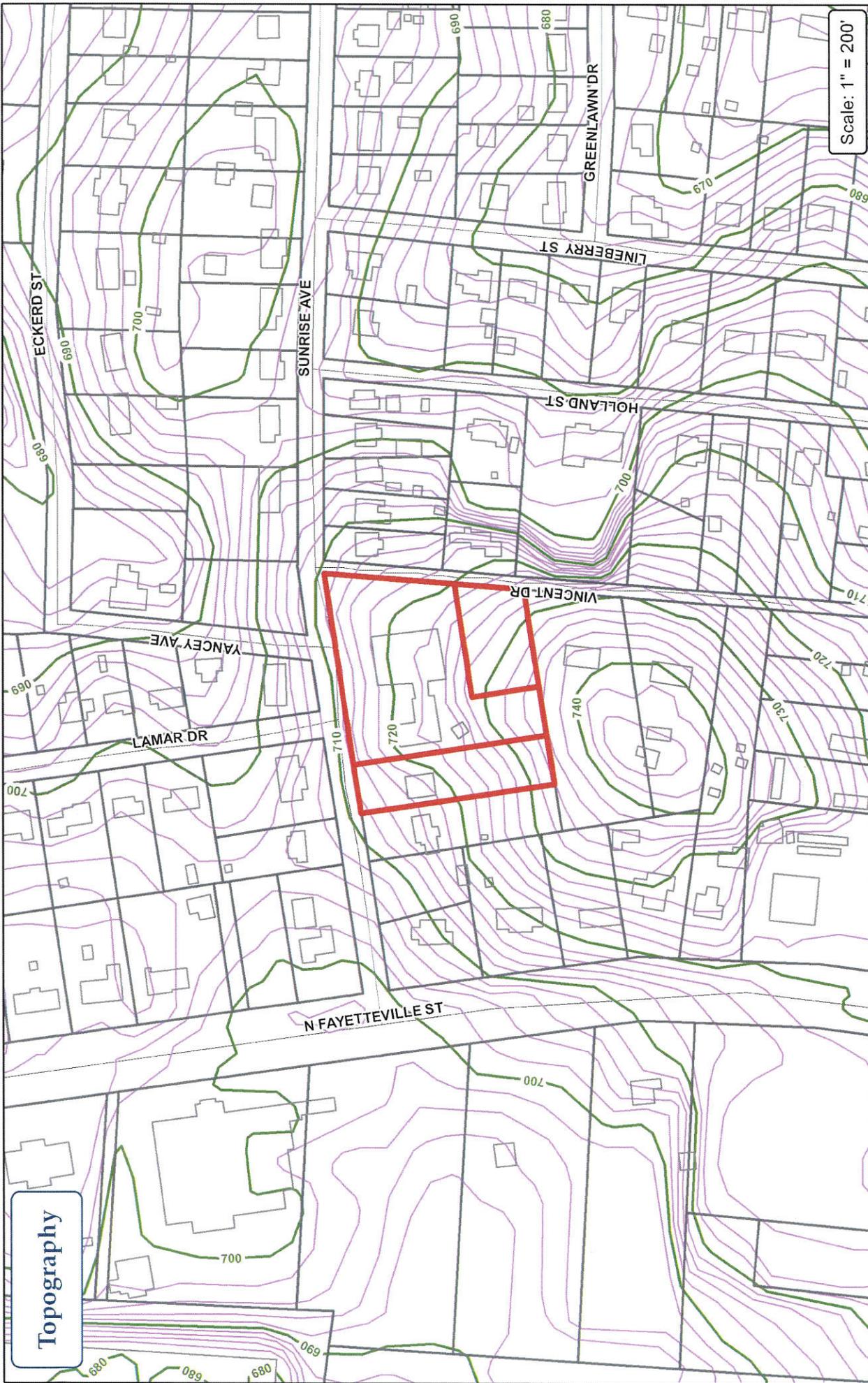
 Subject Property
 Adjoining Properties
 Zoning
 City Limits

City of Asheboro
Planning & Zoning Department

Rezoning Case: RZ-16-06

Parcels: 7763106759, 7763106913 & 7763104846



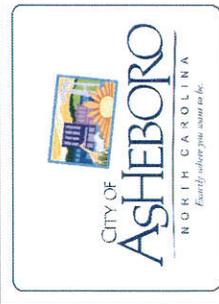


Subject Property



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-16-06

Parcels: 7763106759, 7763106913 & 7763104846





Scale: 1" = 200'



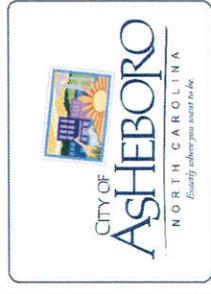
Subject Property
Zoning

Subject Property

Zoning

City of Asheboro
Planning & Zoning Department
 Rezoning Case: RZ-16-06
 Parcels: 7763106759, 7763106913 & 7763104846

Aerial





RZ-16-07: Rezone from RA6 (High Density-Residential) to OA6 (Office Apartment) and B2 (General Commercial)

(437 Sunset Ave.: RA6 to B2; 159 S. Park St. and 420 Hill St.: RA6 to OA6)

Staff Report

Rezoning Staff Report

RZ Case # RZ-16-07

Date 5/2/2016 PB

6/9/2016 CC

General Information

Applicant McJed (A NC General Partnership) Ben C. Morgan, Attorney (Agent)

Address 150-A Scarboro Street

City Asheboro NC 27203

Phone 336-629-7000

Location 159 S. Park St., 420 Hill St., 437 Sunset Avenue

Requested Action

- 1.) Rezone 159 S. Park Street from RA6 to OA6.
- 2.) Rezone 420 Hill St. from RA6 to OA6.
- 3.) Rezone the portion of 437 Sunset Ave. that is zoned RA6 from RA6 to B2.

Existing Zone RA6

Existing Land Use Single-family residences (2), Funeral home

Size 2.65 acres +/- total

Pin # 7751624365, 7751626400, 7751626653

Applicant's Reasons as stated on application

159 S. Park St.: The property has evolved in this area from residential to office space. The parcel is located in the city activity center. A change in zoning would be compatible with other adjacent property uses.

420 Hill St.: South Park St. and Hill Street both are transitioning from Residential to Office Uses. The parcel is located in the City Activity Center. A change in zoning would be compatible with other adjacent property uses.

437 Sunset Ave.: The area is used almost exclusively for business. This application seeks to correct any confusion concerning the Southern most portion of the parcel. The applicant is seeking B2 classification for the entire parcel to bring uniformity to the parcel.

Surrounding Land Use

North Office/Commercial

East Commercial/Office/Single-family residential

South Single and Multi-family residential

West Single-family residential/Office

Zoning History N/A

Legal Description

The properties of McJed (A North Carolina General Partnership), located at 159 S. Park St., 420 Hill St., and 437 Sunset Ave., totaling approximately 2.65 acres (+/-) and more specifically identified by Randolph County Parcel Identification Numbers 7751624365, 7751626400, and 7751626653.

Analysis

1. The property (with parcels adjoining each other) is located in the City limits & all City services are available.
2. Sunset Ave. & S. Park St. are both state-maintained minor thoroughfares. Hill St. is a city-maintained local street.
3. 159 S. Park St. and 420 Hill St. are currently single-family residences. 437 Sunset Ave. is a funeral home, which also contains a crematorium.
4. 437 Sunset Avenue and 159 S. Park Street are located in Tier 2 (Central Fringe Planning Area) of the Center City Planning Area (CCPA). 420 Hill St. is located in Tier 1 (Central Business Planning Area) of the CCPA.
5. The property is located near a mix of uses. Sunset Avenue includes various commercial, and offices uses in the vicinity, with the Central Business District to the east of the subject property and residential uses to the west. South Park St. includes a mix of residential (primarily single-family with scattered multi-family) and office activities, particularly in the vicinity of the subject property and to the north. Hill Street is primarily residential, except for near its intersections with S. Church and S. Park Streets.
6. The rezoning request for a 0.43 acre +/- portion of 437 Sunset Ave. is included because a question has arisen as to the status of a portion of the property's zoning district classification. Despite extensive staff research, the determination of whether the southern portion of the property is zoned RA6 or B2 cannot be conclusively determined.
7. The requested OA6 district permits single-family and multi-family residential uses, plus office, institutional (such as places of worship, schools, and certain light commercial activities (such as banks and funeral homes)).

Rezoning Staff Report

RZ Case # RZ-16-07

Page 2

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation City Activity Center
Small Area Plan Central
Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map (**supporting item only applies to 159 S. Park St. and 437 Sunset Ave.**)

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*) (**supporting item only applies to 159 S. Park St. and 437 Sunset Ave.**)

Checklist Item 4: The proposed rezoning is compatible with surrounding land uses. (**supporting item only applies to 159 S. Park St. and 437 Sunset Ave.**)

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan (**supporting item only applies to 159 S. Park St. and 437 Sunset Ave.**)

Checklist Items 12, 13, 14, and 15: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%. 15.) Rezoning is not located on poor soils (**Supporting item applies to all three properties**)

Policy 2.1.5: 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. (**Supporting item only applies to 159 S. Park St.**)

Rezoning Staff Report

RZ Case # RZ-16-07

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map (**non-supporting item only applies to 420 Hill St.**)

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*) (**non-supporting item only applies to 420 Hill St.**)

Checklist Item 4: The proposed rezoning is not compatible with surrounding land uses. (**non-supporting item only applies to 420 Hill St.**)

Checklist Item 6: Existing infrastructure is adequate to support the desired zone. (water, sewer, roads, schools, etc.) (**non-supporting item only applies to 159 S. Park St. and 420 Hill St.**)

Checklist Item 7: The proposed rezoning is not compatible with the applicable Small Area Plan (**non-supporting item only applies to 420 Hill St.**)

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

All three parcels have a "City Activity Center" designation on the proposed land use map, a designation which promotes a mix of complementary uses, and as the historic core of Asheboro, emphasizes the importance of context unique to each property when evaluating rezoning requests. Therefore, staff's specific recommendations are as follows:

437 Sunset Ave.: Considering the property's long-term commercial history, its location on a section of Sunset Ave. that is primarily commercial, and a lack of significant environmental impediments to commercial zoning, staff finds that the B2 zoning on the entirety of this property is consistent with the LDP and is therefore reasonable and in the public interest.

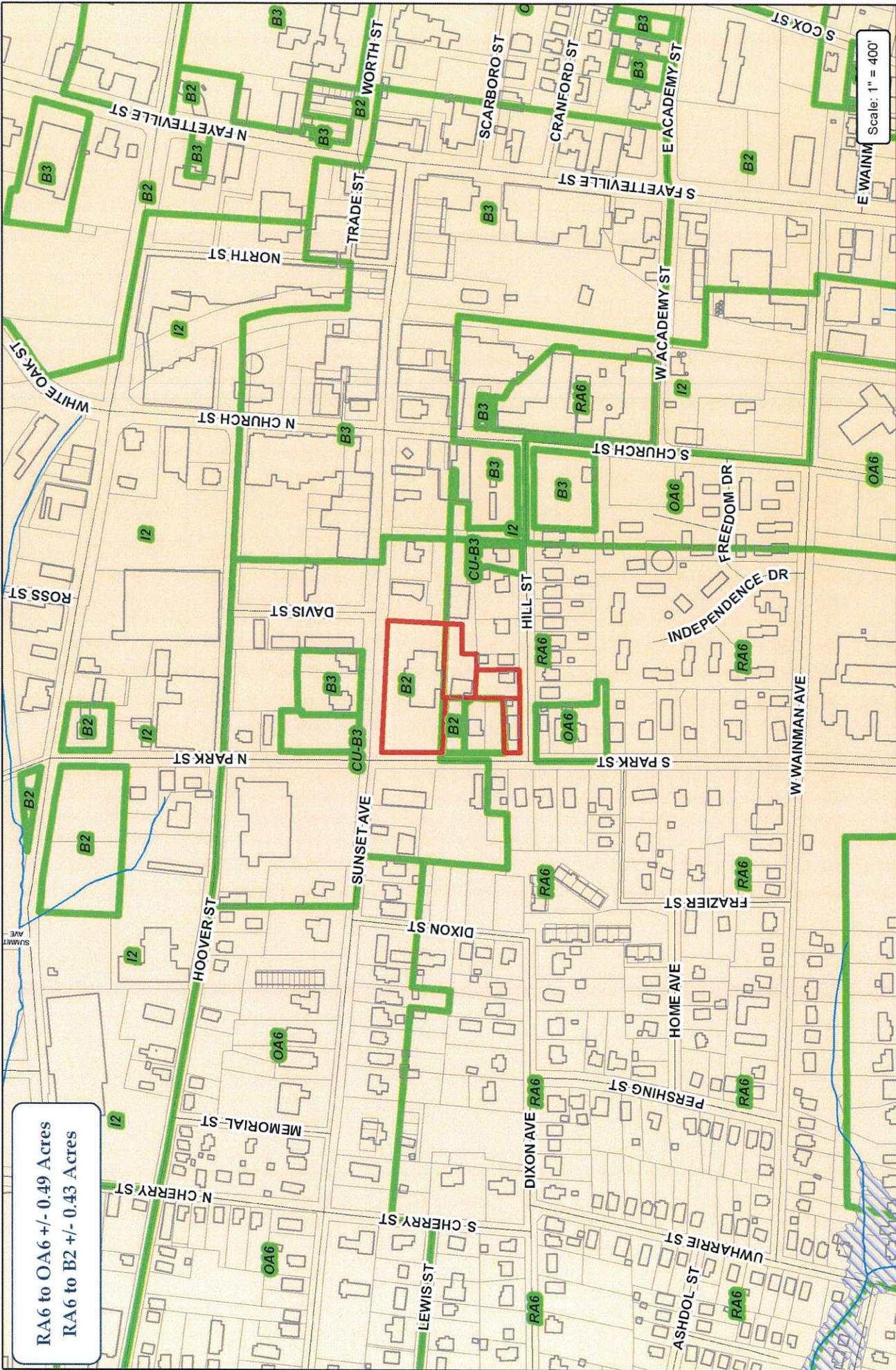
159 S. Park St.: This area has seen an increasing number of office, institutional, and most recently, medical activities mixed with residential uses, and properties along this segment of S. Park St. have become increasingly transitional between the primarily residential areas to the south and west, commercial areas to the north, and central business district to the northeast. The OA6 district allows continued viable residential use of the property and the property is located outside of areas of significant environmental concern. The only negative factor (Checklist Item 6) is due to the limited size of the property, and limited on-street parking in the vicinity, which may preclude certain uses requiring significant off-street parking to stand on their own without reciprocal parking from an adjoining property. However, staff believes the OA6 zoning on this parcel is overall consistent with the Land Development Plan and the context of the area in which it is located. Therefore, staff believes the requested rezoning for this parcel is reasonable and in the public interest.

420 Hill St.: The Land Development Plan and specifically the Central Small Area plan emphasize preservation of residential neighborhoods, and, while continuing to accommodate residential uses, the extension of OA6 zoning along Hill Street may also introduce land uses that are incompatible with surrounding land uses, especially without a site-specific development plan. The Zoning Ordinance Statement of Intent also discourages the application of OA6 zoning to lower classification residential streets. Considering these factors, staff believes that the existing RA6 zoning is consistent with the adopted LDP and is therefore reasonable and in the public interest.

Recommendation In light of the above analysis, staff recommends the following:
Approval of the request to rezone property located at 437 Sunset Ave. from RA6 to B2.
Approval of the request to rezone property located at 159 S. Park St. from RA6 to OA6.
Denial of the request to rezone property located at 420 Hill St. from RA6 to OA6.

Summary of staff's analysis concerning rezoning request for 437 Sunset Ave., 159 S. Park St., and 420 Hill St. (RZ-16-07)
Goals, Policies, and Recommendations for each property

Property	LDP Goals/Policies Supporting request	LDP Goals/Policies not supporting request	Overall recommendation
437 Sunset Ave.	Checklist items 1, 3, 4, 7, 12-15	N/A	Approve
159 S. Park St.	Checklist items 1, 3, 4, 7, 12-15, 2.1.5	Checklist Item 6	Approve
420 Hill St.	Checklist Items 12-15	Checklist Items 1, 3, 4, 6, and 7	Deny

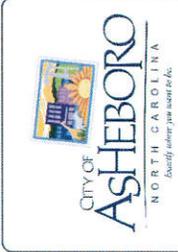


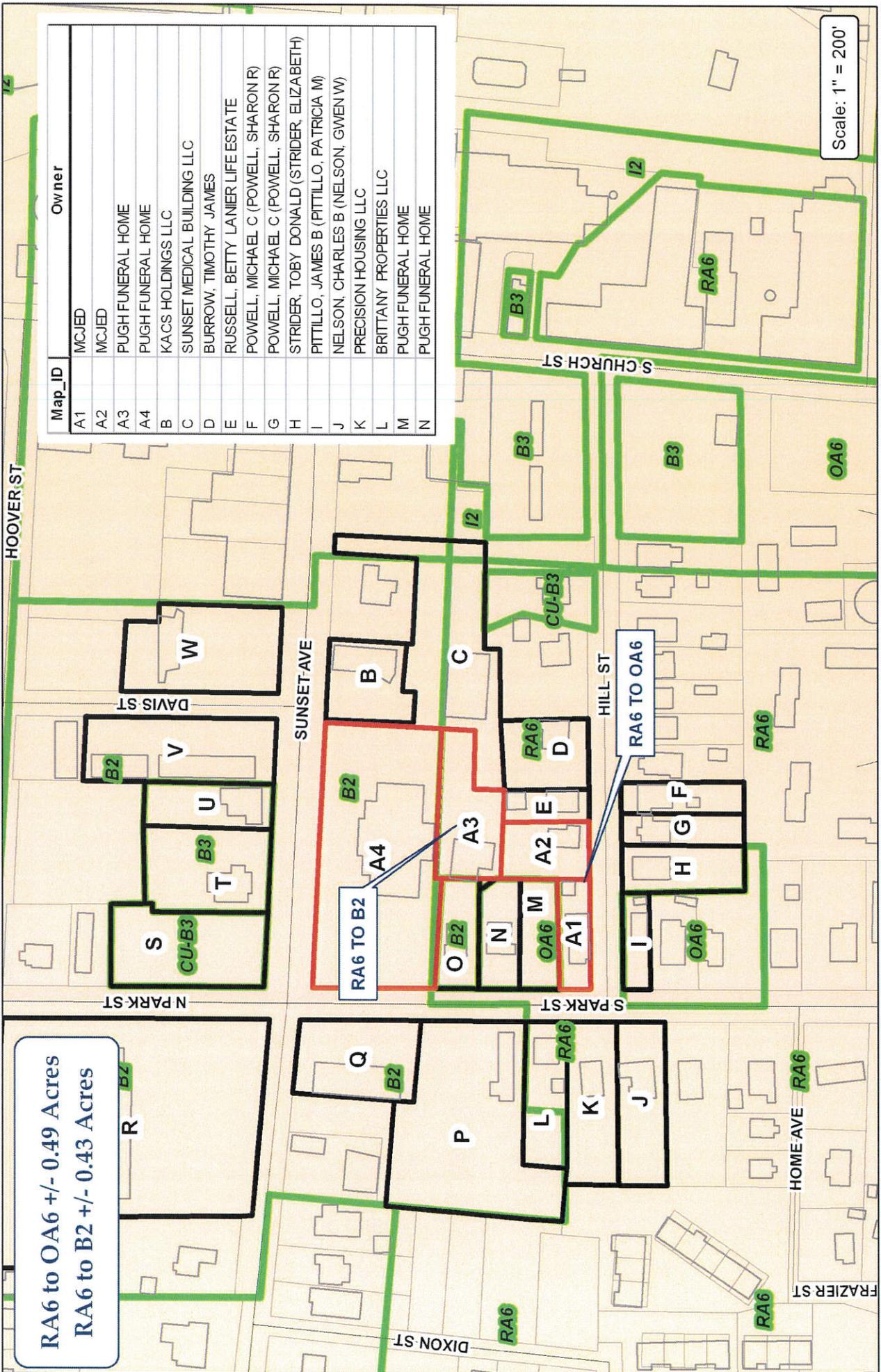
RA6 to OA6 +/- 0.49 Acres
 RA6 to B2 +/- 0.43 Acres



Subject Property
 Zoning
 City Limits
 ETJ

City of Asheville
 Planning & Zoning Department
 Rezoning Case: RZ-16-07
 Parcels: 7751624365, 7751626400 & 7751626653 (pt.)





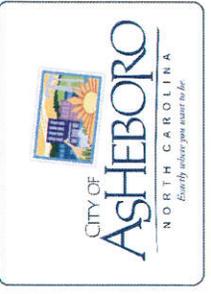
Map_ID	Owner
A1	MC-IED
A2	MC-IED
A3	PUGH FUNERAL HOME
A4	PUGH FUNERAL HOME
B	KACS HOLDINGS LLC
C	SUNSET MEDICAL BUILDING LLC
D	BURROW, TIMOTHY JAMES
E	RUSSELL, BETTY LANIER LIFE ESTATE
F	POWELL, MICHAEL C (POWELL, SHARON R)
G	POWELL, MICHAEL C (POWELL, SHARON R)
H	STRIDER, TOBY DONALD (STRIDER, ELIZABETH)
I	PITTILLO, JAMES B (PITTILLO, PATRICIA M)
J	NELSON, CHARLES B (NELSON, GWEN W)
K	PRECISION HOUSING LLC
L	BRITTANY PROPERTIES LLC
M	PUGH FUNERAL HOME
N	PUGH FUNERAL HOME

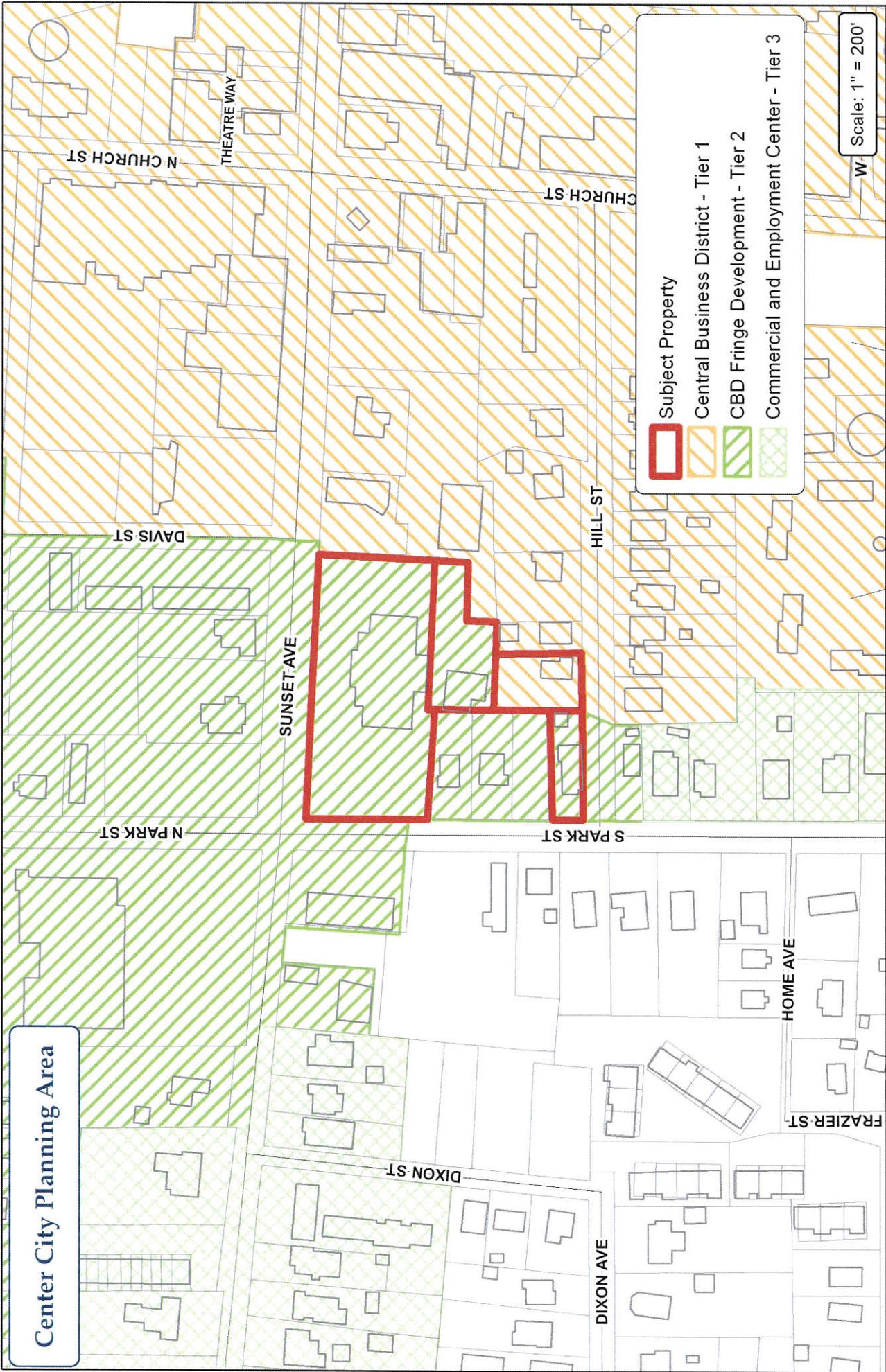
Scale: 1" = 200'



Subject Property
 Adjoining Properties
 Zoning
 City Limits

City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-16-07
 Parcels: 7751624365, 7751626400 & 7751626653 (pt.)





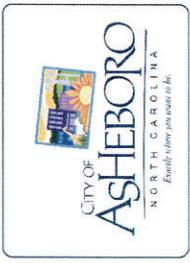
Center City Planning Area

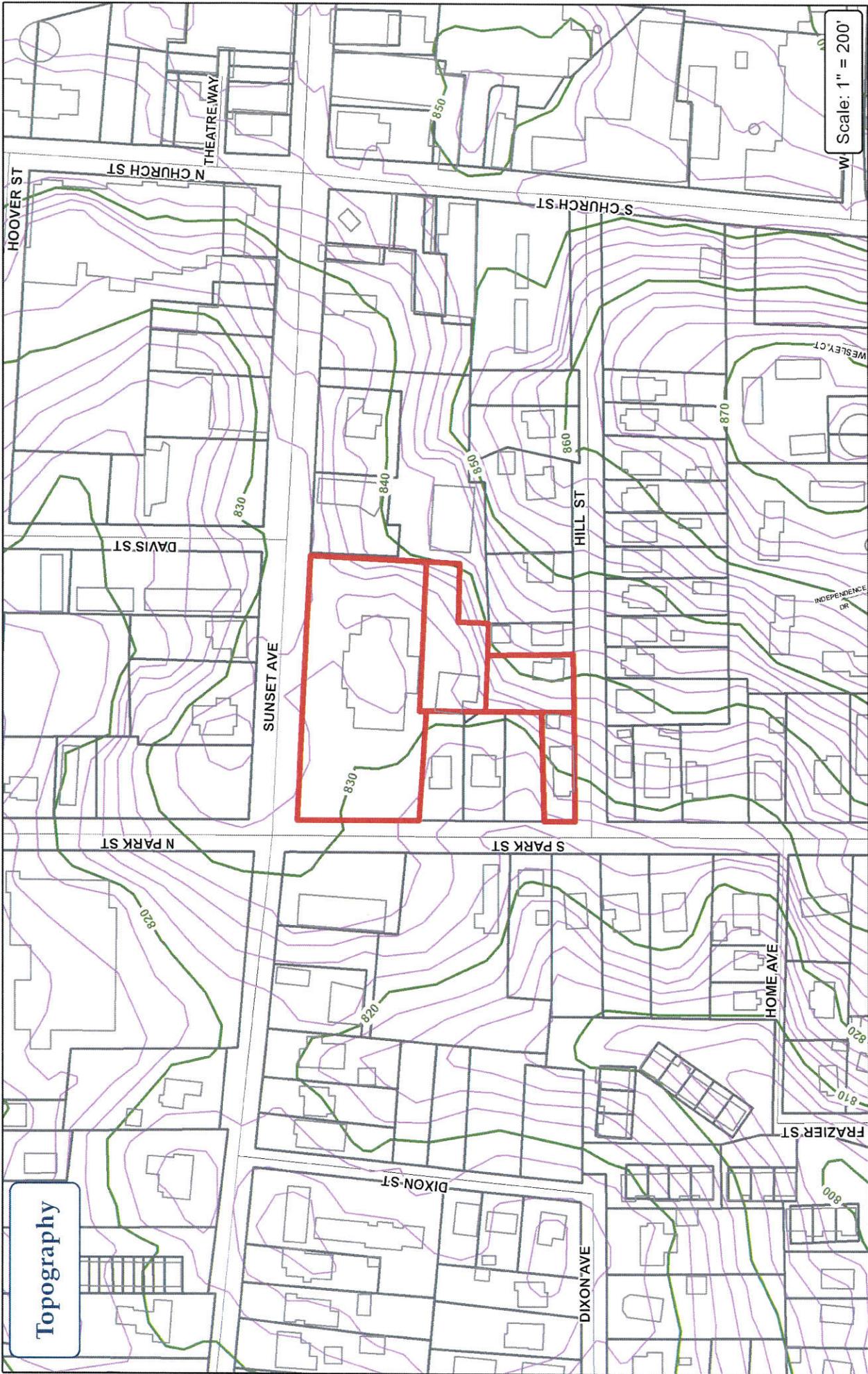


Scale: 1" = 200'

-  Subject Property
-  Central Business District - Tier 1
-  CBD Fringe Development - Tier 2
-  Commercial and Employment Center - Tier 3

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-16-07
 Parcels: 7751624365, 7751626400 & 7751626653 (pt.)





Topography

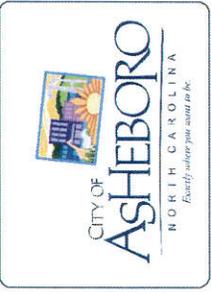
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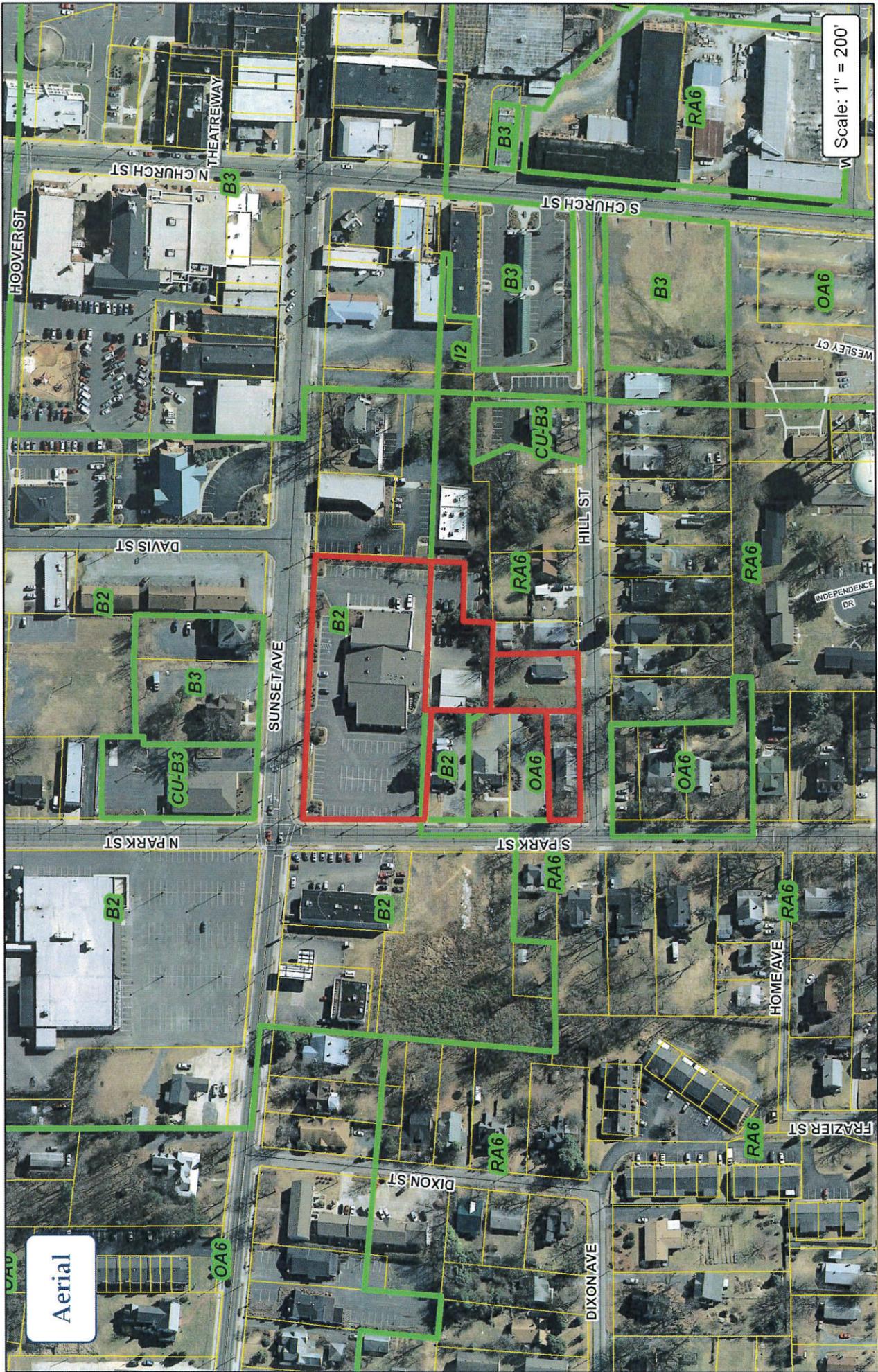


Subject Property

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-16-07

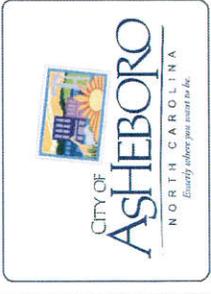
Parcels: 7751624365, 7751626400 & 7751626653 (pt.)





Subject Property
 Zoning

City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-16-07
 Parcels: 7751624365, 7751626400 & 7751626653 (pt.)





Annual Report concerning Planning Board activities, expenditures and budget estimates



TO: Asheboro City Council
FROM: Van Rich, Planning Board Chairman
DATE: 5-2-16
RE: Annual Report - Asheboro Planning Board

This memorandum provides a summary of the Planning Board's activities since July 1, 2015, an analysis of the expenditures to date for the current fiscal year and the anticipated funds needed for operation during the ensuing fiscal year. The Planning Board is comprised of seven (7) members, five (5) of whom reside in the corporate limits and two (2) who reside within the city's extraterritorial planning jurisdiction.

Summary of Activities

Through May 2, 2016, the Planning Board has reviewed a total of 14 cases. The 14 cases consisted of six (6) map amendments, three (3) text amendments, two (2) subdivisions, one (1) overlay district reviews and two (2) variances. The board also participated in the update to the city's Land Development Plan map elements over two public meetings.

In February 2016, the Board re-elected Mr. Van Rich Board Chair, Mr. James Lindsey Vice-Chair, and Mr. Bradley Morton Secretary. A current Board roster is attached to this memo for your reference.

Expenditures and Budget

The Board's only expenditure this fiscal year has been related to members' stipends. \$8,400 was budgeted for board stipends in FY15-16 and the same amount is requested for FY16-17. To date, current year expenditures are below the budgeted amount.

On behalf of the Planning Board, I thank you for your support. It is an honor to serve the Asheboro community.

**City of Asheboro Planning Board
(also serves as the Board of Adjustment)**

<u>Name/City or ETJ</u>	<u>Appointed/Expires</u>
Van Rich, Chair / City	2-6-86 / 1-1-21
James Lindsey, Vice-Chair / City	3-6-06 / 1-1-19
Ritchie Buffkin / City	2-7-13 / 1-1-20
Lynette S. Garner / City	6-25-12 / 1-1-17
David Henderson / ETJ	2-4-13 / 1-1-18
Thomas Rush / ETJ	2-3-14 / 2-1-19
Dave Whitaker / City	8-30-10 / 1-1-18