



**Asheboro Planning Board**  
**Asheboro City Hall (146 N. Church Street)**  
Monday, May 4, 2015  
**7:00 PM**  
**AGENDA**

- I. Call to Order
- II. Approval of minutes from April 6, 2015 meeting
- III. Review of Cases
- IV. Subdivision Case SUB-15-01: Olde Towne Village Phase III (Preliminary Plat)
- V. Subdivision Case SUB-15-02: New Century Drive (Sketch Design)
- VI. Rezoning Case RZ-15-05: General Text Amendments to the Zoning Ordinance
- VII. Report of Award from North Carolina Housing Finance Agency for inclusion in 2015 Urgent Repair Program
- VIII. Report summarizing community workshops related to the update of the Land Development Plan's maps
- 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 6, 2015  
7:00 p.m.**

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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
- 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  
Jeff Sugg, City Attorney

No citizens were present at this meeting.

**I. CALL TO ORDER**

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

**II. CONSENT AGENDA ITEMS**

Upon motion by Mr. Whitaker and seconded by Mr. Henderson, the Planning Board voted unanimously to approve/adopt the following consent agenda items.

- a) **Approval of Minutes from March 2, 2015 meeting**
- b) **Approval of Findings of Fact for Board of Adjustment Case Number BOA-15-01 (Variance from front yard setback in Table 200-1 and Front Yard Averaging requirements in Section 305: Humble Street and Cracklin Drive)**

**III. REVIEW OF CASES**

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

**IV. DISCUSSION OF UPCOMING COMMUNITY MEETINGS FOR LAND DEVELOPMENT PLAN (LDP) PROPOSED LAND USE MAP UPDATE**

Mr. John Evans presented a schedule for the LDP updates, including neighborhood meetings on April 14th at the Kingdom Life Community Church and April 23rd at Asheboro United Church of Christ. He stated that they were seeking community wide comments but would focus on the two (2) areas of interest at this time due to the larger amount of activity in said areas, located just east and west of the Central Business District. The areas were also selected due to zoning map amendments and designations that were different than what the 2000 LDP proposed land use map called for. He stated that over 1200 invitations were mailed out to citizens, including property owners and occupants within the boundaries of the two areas, to encourage the maximum amount of community involvement. He then outlined the meeting agenda. Ms. Garner asked if these were the only areas up for review. Mr. Evans stated they were not but they were areas that stood out the most regarding rezoning activity.

## **V. GENERAL OVERVIEW OF POTENTIAL ZONING ORDINANCE UPDATES**

Mr. Evans presented a list of items that city staff is reviewing for an update to the current Zoning Ordinance. He stated that the update may touch on many items including, but not limited to, better distinguishing the building envelope and front yard averaging, the US 220 Overlay District review process, reformatting the table of uses section, and updating the home occupation language. He also mentioned that the sign ordinance was in need of some updates regarding clarity of the language and consistency. He also mentioned that the definitions section of the Zoning Ordinance has some inconsistencies in that certain uses in Table 200-2 have not been defined and certain definitions need to be updated to reflect recent legislation. The Board had no questions for Mr. Evans.

## **VI. DISCUSSION OF POTENTIAL STATEWIDE LEGISLATION RELATED TO DEVELOPMENT REVIEW PROCESSES**

Mr. Evans presented the board with a summary of a proposal from the NC Bar Association regarding certain changes to North Carolina legislation, which are also on the NC Bar Association's website. He mentioned that many of these changes were clerical in nature. He stated that the NC Bar Association reached out to planning and zoning officials as well as land attorneys across North Carolina to get an understanding of what could be updated. He stated that one of the more significant components of the Bar Association proposal could possibly replace the quasi-judicial conditional use permit process that is required for development located in a conditional use zoning district with legislative conditional zoning. He went over a handout from the UNC School of Government describing conditional zoning in some detail and described how this proposal would affect the Board by giving it a role in recommending legislative, site-specific development conditions (i.e. buffering, setbacks, etc.) for conditional zoning districts. He also mentioned that the NC Bar Association's proposal would leave the protest petition, which may be filed by a certain percentage of property owners either adjacent to or within an area proposed for rezoning. However, other bills have been proposed either weakening or eliminating the protest petition, which may be filed by adjoining property owners in response to a rezoning request, requiring a supermajority vote for the rezoning request to be approved. The Board had no questions for Mr. Evans.

## **VII. ITEMS NOT ON THE AGENDA**

Mr. Luck stated that no Board of Adjustment variances had been filed. He also mentioned Sunset Avenue being designated a Great Main Street from the American Planning Association. He mentioned that Asheboro has been selected as a finalist for the All America City award. He mentioned wayfinding signage has been erected around town, specifically some new signage on Dixie Drive. He mentioned that the Downtown Out and About Gathering would take place the third Friday of every month from April to October. He also mentioned that Four Saints Brewery should be opening within the next month.

## **VIII. ADJOURNMENT**

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

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Bradley Morton, Secretary, Planning Board

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Van Rich, Planning Board Chairman



**SUB-15-01: Preliminary Plat for Residential Planned Unit Development**

(Olde Towne Village Phase III: Carolina Bank)

**Staff Report**

**SUBDIVISION STAFF REPORT**  
Preliminary Plat

**CASE #** SUB-15-01

**Date** 5/4/15 PB, 5/7/15 CC

**GENERAL INFORMATION**

**Subdivision Name** Olde Towne Village (Phase III)  
**Requested Action** Subdivision Preliminary Plat  
**Applicant** Carolina Bank  
**Address** 335 South Fayetteville Street: Asheboro, NC 27203  
**Phone** 336-318-1381  
**Location** Southern Terminus of Olde Towne Parkway

**PARCEL INFORMATION**

**PIN** 7741971724

**Size** 6.03 acres (+/-) plus 12 acre  
future development area

**Number of Lots** 5 + common area

**Existing Zoning** R15

**Average Lot Size** 3,503 square ft. +  
common area

**Existing Land Use** Undeveloped

**Surrounding Land Use**

**North** Residential PUD

**East** Low-density residential/undeveloped

**South** Undeveloped

**West** Low-density residential/ R15  
Subdivision

**LAND DEVELOPMENT PLAN**

**Growth Strategy Map** Long-Range Growth

**Proposed Land Use Map** Suburban Residential

**Small Area Plan Map** Northwest

**Identified Activity Center?** No

**Development Issues** In March, 2015, a Special Use Permit and subdivision sketch design were approved for this Residential Planned Unit Development consisting of five (5) single family detached dwellings.

This approval included a variance from the requirement for recreation space mandated by the Asheboro Subdivision Ordinance for this phase of the development only.

**SUBDIVISION STAFF REPORT**  
Preliminary Plat

**DEPARTMENT COMMENTS**

**Engineering**      Plat comments have been addressed.

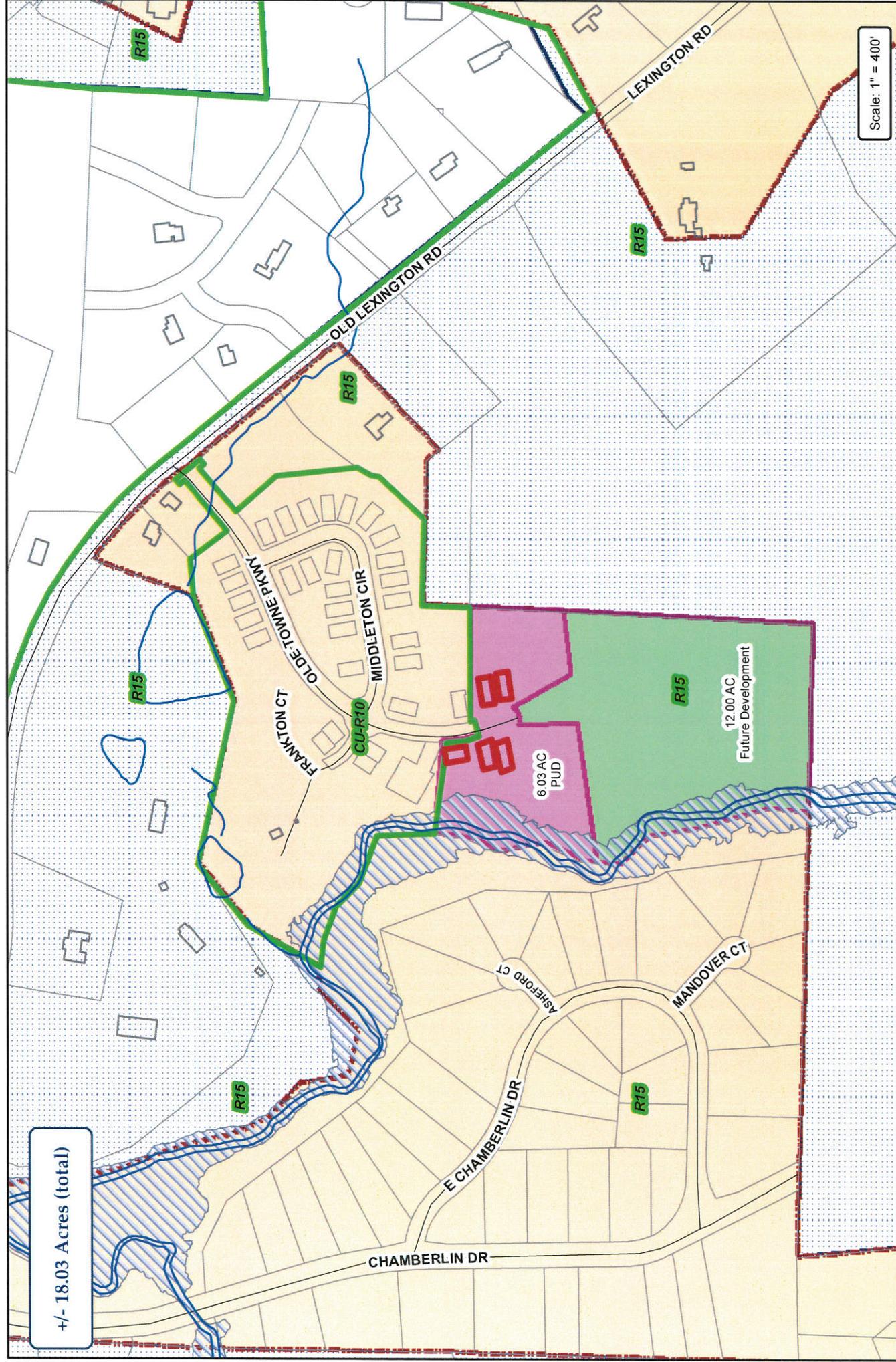
**Public Works**      Plat comments have been addressed.

**Planning**      Plat comments are pending.  
  
HOA documents (including prohibition of recreational vehicles) will be recorded with the final plat.

**Other**

**Staff Recommendation**      Approve noting above comments.

**Planning Board Recommendation**      The Planning Board will consider this request during its May 4, 2015 meeting.



+/- 18.03 Acres (total)

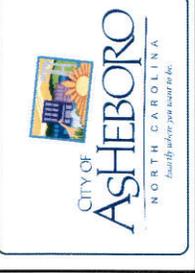
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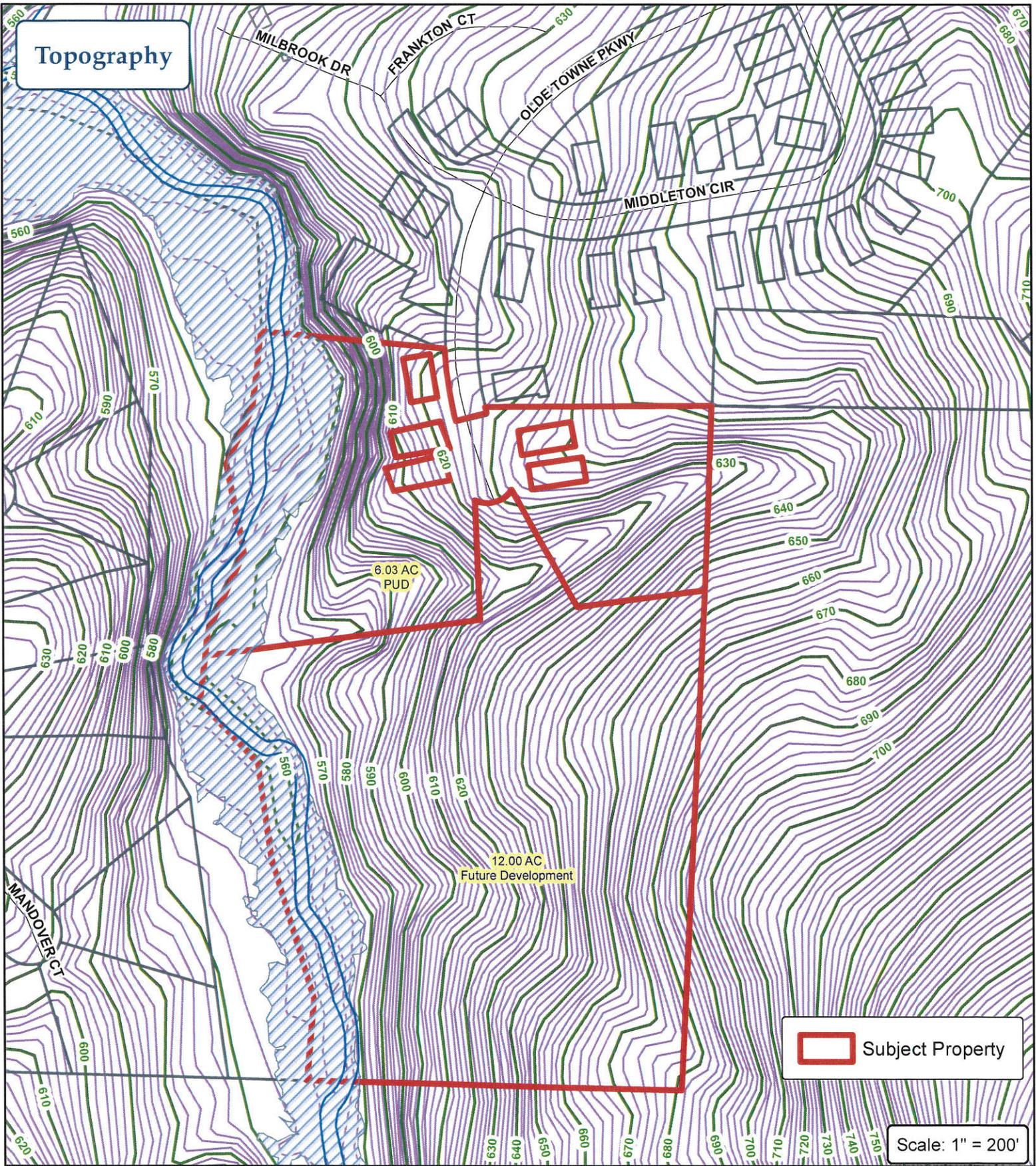
Subject Property  
 Zoning  
 City Limits  
 ETJ

City of Asheboro  
 Planning & Zoning Department  
 Subdivision Case: SUB-15-01  
 Special Use Permit: SUP-15-02  
 Parcel: 7741971724

Future Development  
 PUD



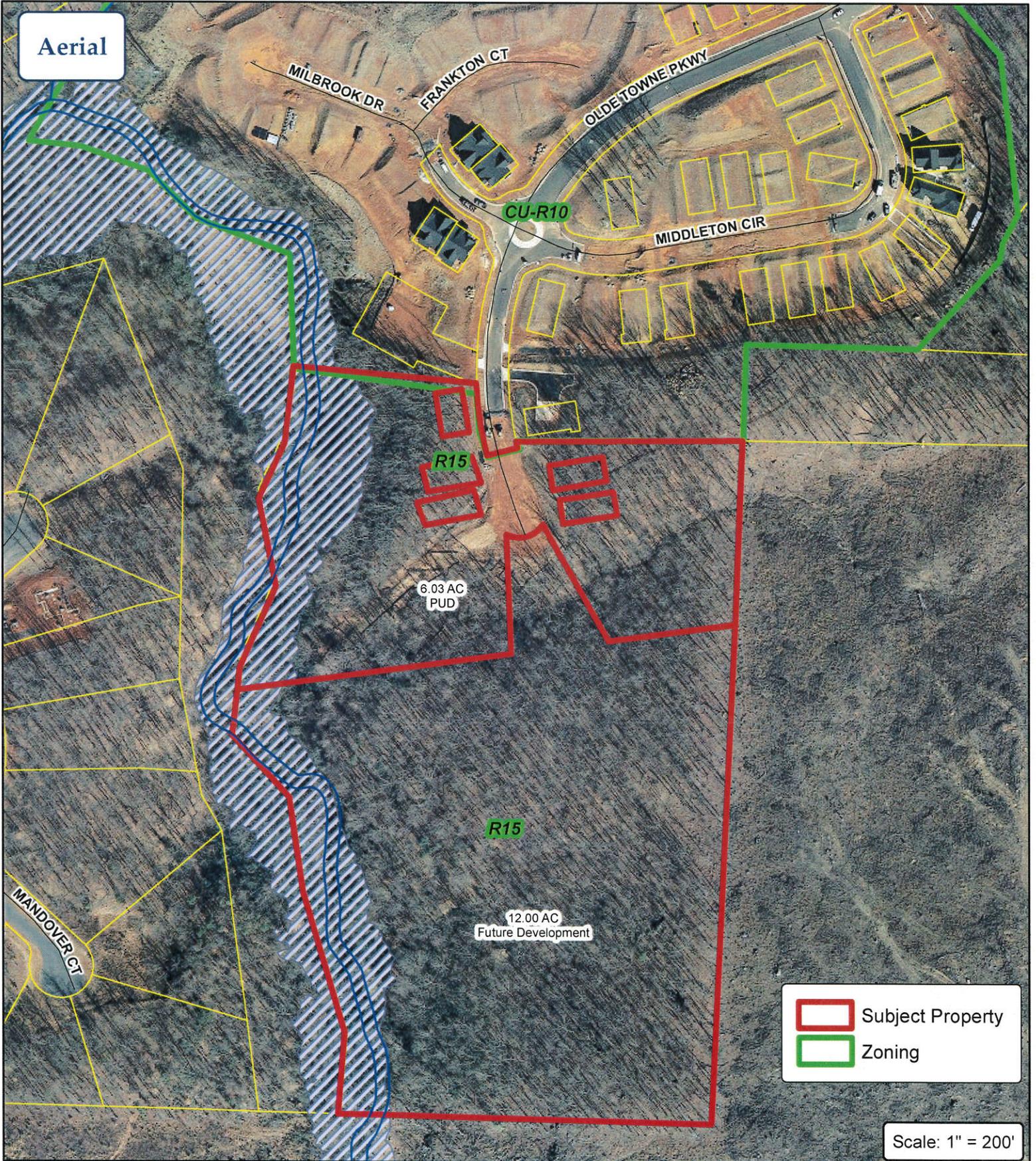
Topography



**City of Asheboro**  
**Planning & Zoning Department**  
**Subdivision Case: SUB-15-01**  
**Special Use Permit: SUP-15-02**  
**Parcels: 7741971724**

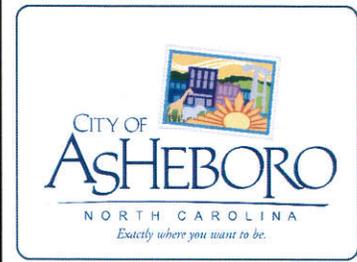


Aerial



 Subject Property  
 Zoning

Scale: 1" = 200'



**City of Asheboro**  
**Planning & Zoning Department**  
**Subdivision Case: SUB-15-01**  
**Special Use Permit: SUP-15-02**  
**Parcel: 7741971724**









**SUB-15-02: Sketch Design Plat**

(New Century Industrial Center: Larry McKenzie)

**Staff Report**

**SUBDIVISION STAFF REPORT**  
Sketch Design

**CASE #** SUB-15-02

**Date** 5/4/15 PB, 5/7/15 CC

**GENERAL INFORMATION**

**Subdivision Name** New Century Industrial Center  
**Requested Action** Subdivision Sketch Design  
**Applicant** Mr. Larrv McKenzie  
**Address** 126 Lanier Avenue  
**Phone** 336-953-2913  
**Location** New Century Drive (south of McDowell Road, extending to Veterans Loop Road)

**PARCEL INFORMATION**

**PIN** 7659273991 (portion east of I-73/I-74) and 7659288862

**Size** 18.982 acres (+/-)      **Number of Lots** 2 + residual (existing) lot

**Existing Zoning** I2 (subject) /I1(residual)      **Average Lot Size** 8.96 acres

**Existing Land Use** Undeveloped/Public Use facility (on residual portion)

**Surrounding Land Use**

**North** Public Use Facility (PART)

**East** Low-density residential

**South** Industrial

**West** I-73/I-74/US Hwy. 220 Bypass

**LAND DEVELOPMENT PLAN**

**Growth Strategy Map** Economic Development

**Proposed Land Use Map** Industrial

**Small Area Plan Map** Southeast

**Identified Activity Center?** No

**Development Issues** The proposal will extend New Century Drive approximately 1772 feet from its current terminus south of McDowell Road (adjacent to Randolph County Office Building and Randolph County Jail) to Veterans Loop Road.

The property is less than one mile north of the future interchange of I-73/I-74 (US Hwy. 220 Bypass) and US Hwy. 64 Bypass.

This property lies within the US Hwy. 220 Overlay District.

NCDOT review and approval will be required prior to construction.

**SUBDIVISION STAFF REPORT**  
Sketch Design

**DEPARTMENT COMMENTS**

**Engineering**      Plat comments are pending (as of 4-29-15).

As specified by Article IX, Section E of the Subdivision Ordinance (Required Improvements and Design Standards- Water and Sewerage Systems), additional detail concerning utility services (i.e. water/sewer) will be required with preliminary plat.

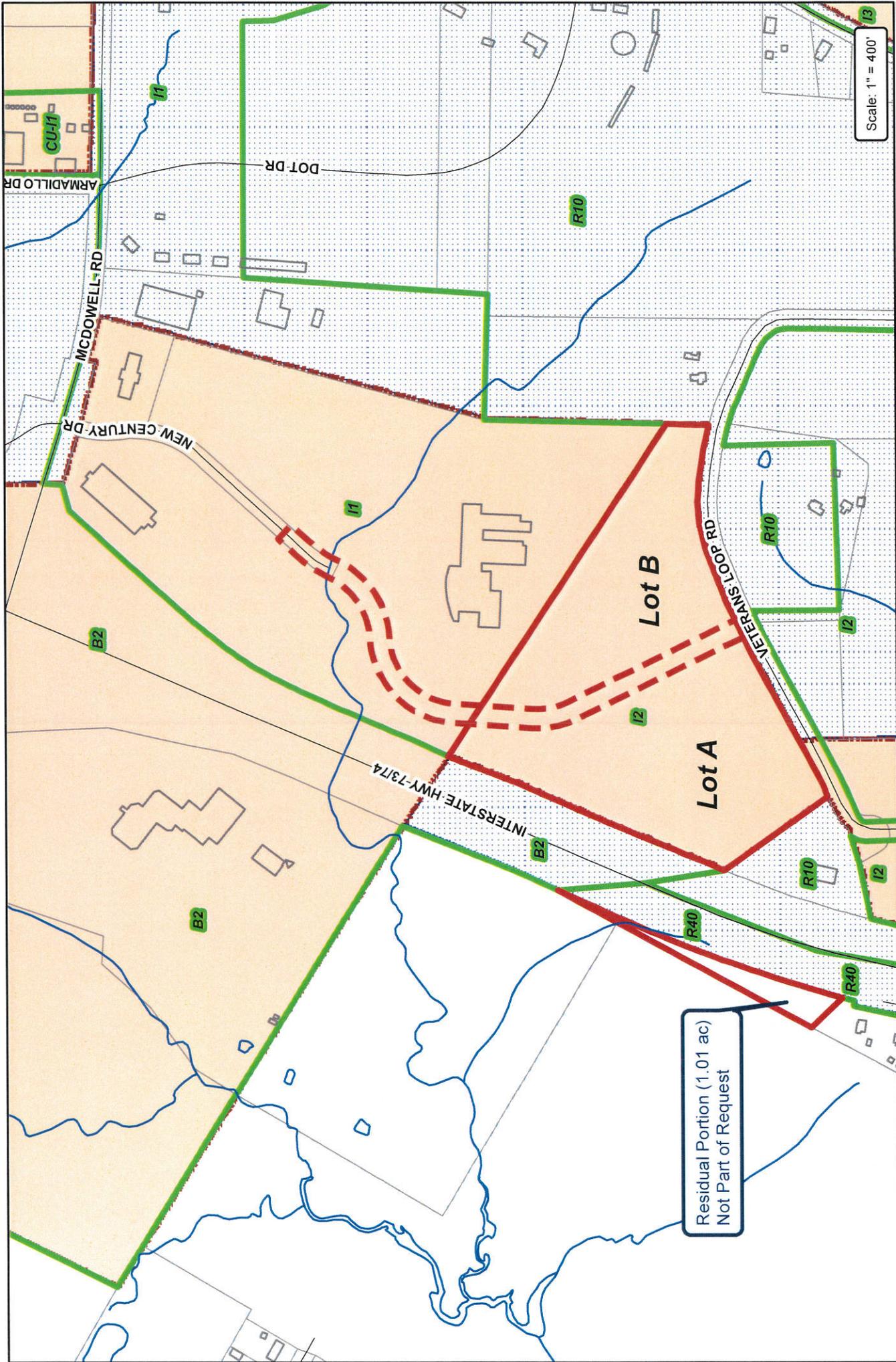
**Public Works**      Plat comments are pending (as of 4-29-15).

**Planning**      Plat comments are pending (as of 4-29-15).

**Other**      Fire hydrant location(s) shall be coordinated with the Fire Department. Additional detail will be required with the preliminary plat and as each lot develops, depending on the specific use(s).

**Staff Recommendation**      Approve noting above comments.

**Planning Board Recommendation**      The Planning Board will consider this request during its May 4, 2015 meeting.



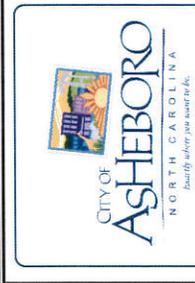
Scale: 1" = 400'



Subject Property  
 Zoning  
 City Limits  
 ETJ

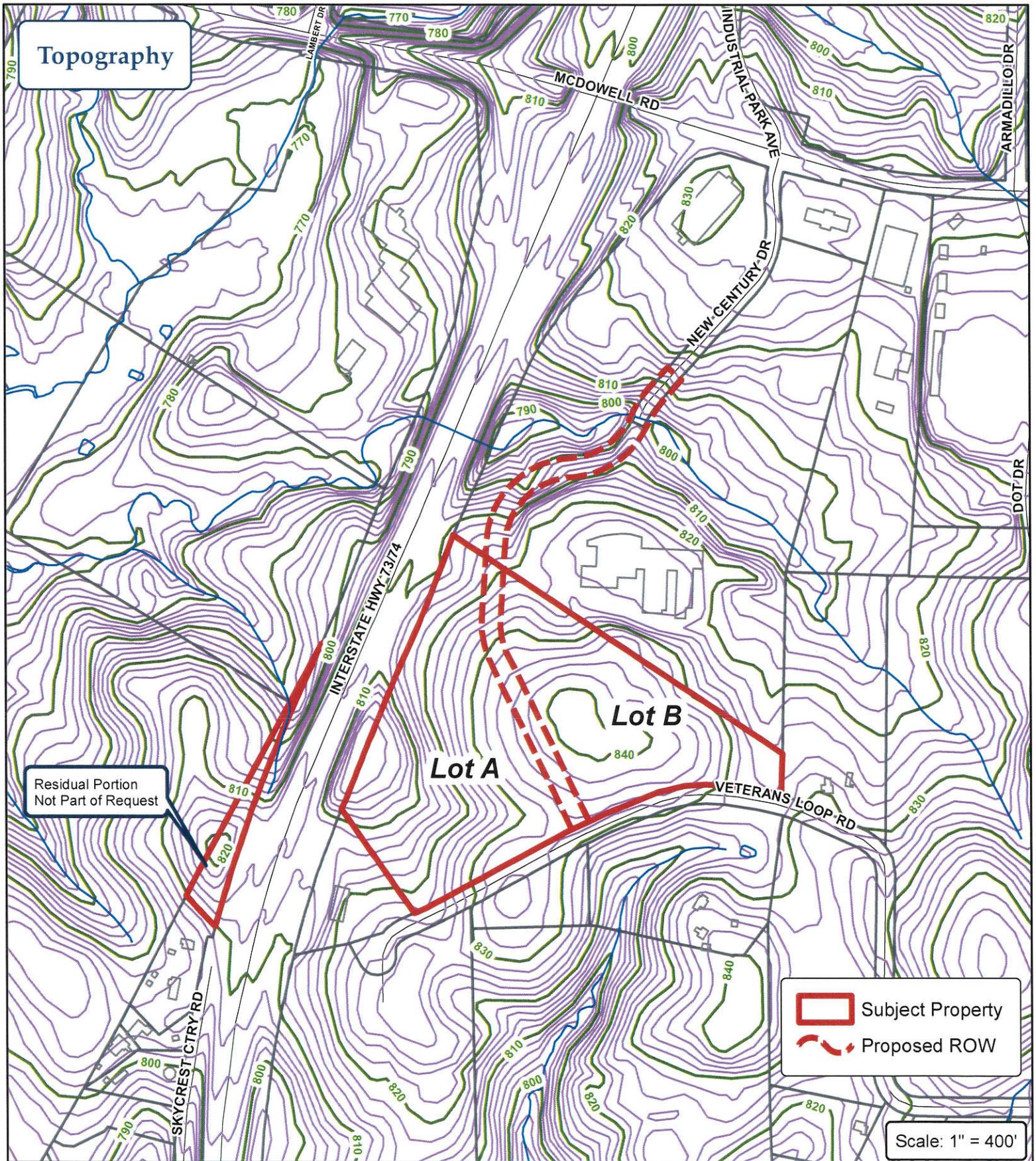
City of Asheboro  
 Planning & Zoning Department  
 Subdivision Case: SUB-15-02  
 Parcel: 7659273991

Proposed  
 New Century Drive  
 Extension



Residual Portion (1.01 ac)  
Not Part of Request

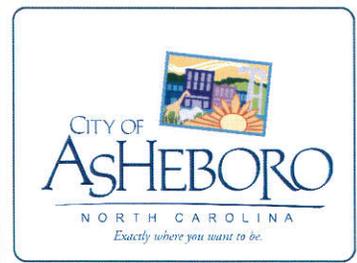
Topography



Residual Portion  
Not Part of Request

 Subject Property  
 Proposed ROW

Scale: 1" = 400'



City of Asheboro  
Planning & Zoning Department  
Subdivision Case: SUB-15-02

Parcels: 7659273991



Aerial



City of Asheboro  
Planning & Zoning Department  
Subdivision Case: SUB-15-02

Parcel: 7659273991



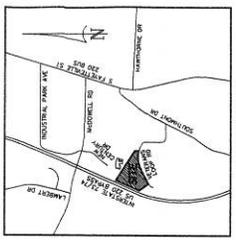


**Summy Engineering Associates, PLLC**  
 Engineering - Land Planning - Consulting  
 1015 NORTH STREET  
 R.D. BOX 404  
 ASHEBORO, NC 27805  
 Phone: 919-232-0901 Fax: 919-232-0922  
 Email: ms@summyeng.com

Project and City of Ashboro review  
 Date: \_\_\_\_\_  
 Description: \_\_\_\_\_  
 Scale: \_\_\_\_\_

**NEW CENTURY INDUSTRIAL CENTER**  
 SKETCH DESIGN PLAN  
 NEW CENTURY ROAD, ASHEBORO, NC 27805  
 RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Sheet No. **C-1** of 1  
 Scale: 1" = 120'  
 Date: APRIL 15, 2015  
 Drawn by: JCR/KK  
 Checked by: HWSL  
 Job No.: E-2048



**CURVE TABLE**

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28	100.00	S 89.00° E 100.00	100.00	S 89.00° E 100.00
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65	100.00	S 89.00° E 100.00	100.00	S 89.00° E 100.00
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69	100.00	S 89.00° E 100.00	100.00	S 89.00° E 100.00
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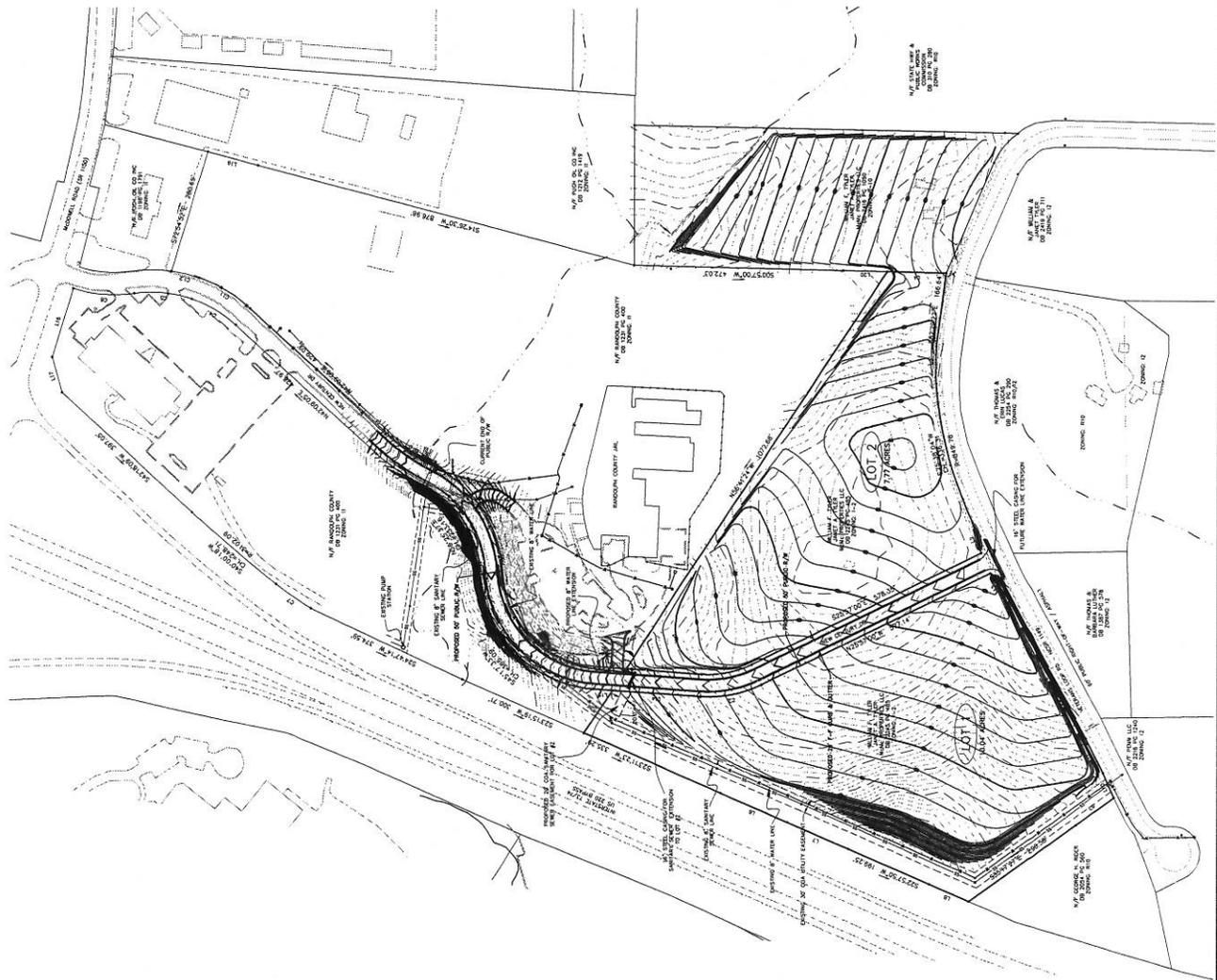
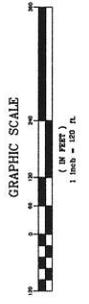
- GENERAL SITE NOTES:**
1. SURVEY CURVE DATA GEOMETRY OBTAINED FROM 1015 NORTH STREET, ASHEBORO, NC 27805. 238'-480'-628'
  2. DEED REFERENCE: DE 2245 PG 465
  3. TOTAL TRACT AREA = 19.982 ACRES
  4. AREA IN NEWLY DEDICATED R/W = 1.849 ACRES
  5. AVERAGE LOT SIZE: 8.9 ACRES
  6. AREA IN NEWLY DEDICATED R/W = 1.849 ACRES
  7. LINEAR FEET OF STREET: 1772'
  8. EXISTING LAND USE: MOUNTAIN VIEW
  9. EXISTING LAND USE: MOUNTAIN VIEW
  10. PIN NO. 785927899

**PROPERTY OWNERS**

WILLIAM F. TYLER/JANET A. TYLER  
 ASHEBORO, NC 27805  
 Phone: (919) 318-9120

LARRY W. MCHENRY, LLC  
 ASHEBORO, NC 27805  
 Phone: (919) 955-2913

1197 LAZEL, MCGANNON  
 ASHEBORO, NC 27805  
 1500 Cooper Wood Road  
 ASHEBORO, NC 27805





## **RZ-15-05 General Text Amendments to the Zoning Ordinance**

(City of Asheboro)

### **Staff Report**

**Staff Note:** As stated in the staff report, a continuance is being requested on this case until the June 1, 2015 Planning Board meeting. During the Planning Board's regularly scheduled meeting on May 4, 2015, staff will provide additional information concerning this case.

# Rezoning Staff Report

RZ Case # **RZ-15-05**

Date 5/4/15 and 6/1/15 PB  
6/4/15 CC (**tentative**)

## General Information

**Applicant** City of Asheboro

**Address** 146 North Church Street

**City** Asheboro NC 27203

**Phone** 336-626-1201

**Location** N/A

**Requested Action** General Text Amendments to the Zoning Ordinance (see description in "Analysis" section)

**Existing Zone** N/A

**Existing Land Use** N/A

**Size** N/A

**Pin #** N/A

## Applicant's Reasons as stated on application

The amendments are proposed to update outdated language, improve language that is potentially conflicting, and improve the administration concerning various items in the Zoning Ordinance. The amendments will ensure that the Zoning Ordinance is up-to-date with current statewide legislation and current land use trends. This is the first phase of the proposed amendments and includes Articles 100-500, and related amendments to Article 1100. Remaining article amendments will be presented as the second phase at a later date.

## Surrounding Land Use

**North** N/A

**East** N/A

**South** N/A

**West** N/A

**Zoning History** Various sections of the Zoning Ordinance with proposed amendments have been periodically updated since the early 1990's.

## Legal Description

General text amendments throughout the Zoning Ordinance. Staff Note: The analysis below lists sections of the Zoning Ordinance that are proposed to be amended as of April 29, 2015, but the final text amendments are subject to additions, deletions, or changes. A final legal description will be available by the time the legal ad is published.

## Analysis

### **Updates are proposed to the following sections of the zoning ordinance. Highlights include:**

Article 100: Provisions for special purpose lots (i.e. for public facilities such as sewer pump stations, etc.).

Article 200: Reformat Table of Uses 200-2 to improve cross referencing of supplemental regulations for specific uses and visual clarity. Update certain uses and make necessary clerical corrections, Update Notes to Table 200-2 listing supplemental regulations for certain uses (overflow/RV parking for multi family dwellings, home occupations).

Article 200A: An amendment is proposed to address facade transparency based on a building's setback.

Article 300: Amendments are proposed concerning front yard averaging and the Airport Overlay.

Article 300A: Make clerical changes, and changes regarding requirements for mechanical equipment screening, changes to front yard landscaping requirements, and allow staff review of development within US 220 Overlay.

Article 400: Account for site constraints in determining required driveway widths.

Article 500: (includes Notes and Sign Table 500-1): Eliminate conflicting definitions and provisions and ensure a consistent rationale for permissible sign sizes and types.

**Note: A first draft of Articles 600 through 1100 will be presented at a later date.**

# Rezoning Staff Report

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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** N/A

**Small Area Plan** N/A

**Growth Strategy Map Designation** N/A

## LDP Goals/Policies Which Support Request

**Goal 2.1:** Development that enhances our city's character and sense of community

**2.1.1** The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.

**Goal 2.2:** Development that is located in appropriate locations

**Goal 3.1:** Enhancement, maintenance, and preservation of the built environment

**3.2.4** The City will limit the visual presence of mechanical equipment, utility farms and outdoor storage by requiring that these uses (where permitted) incorporate effective screening and be oriented away from public view and streetscapes.

## Rezoning Staff Report

RZ Case # RZ-15-05

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### LDP Goals/Policies Which Do Not Support Request

**Recommendation Continue until the June 1, 2015 Planning Board meeting.**

**Reason for Recommendation**

Staff is still completing the process of developing these general amendments for consideration, and requests that this case be continued to the June Planning Board meeting to allow staff time to provide a more finalized version of this proposal and to provide the Planning Board more time to review and offer input into the proposed amendments.

**Evaluation of Consistency with Adopted Comprehensive Plans/Reasonableness and Public Interest**

**Note:** The final consistency statement is pending staff's final recommendation on this item.



**Report of Award from North Carolina Housing Finance Agency for inclusion  
in 2015 Urgent Repair Program**



April 14, 2015

A self-supporting  
public agency

Mr. John Ogburn, III, City Manager  
City of Asheboro  
PO Box 1106  
Asheboro, NC 27204

A. Robert Kucab  
Executive Director

Dear Mr. Ogburn:

PO Box 28066  
Raleigh, NC  
27611-8066

I am pleased to inform you that the City of Asheboro has been conditionally approved to receive an amount not to exceed \$50,000 under the 2015 cycle of the Urgent Repair Program (URP15).

3508 Bush Street  
Raleigh, NC  
27609-7509

The URP15 Program attracted applications from a broad variety of housing providers across the state. Forty applications were received, with funding requests totaling \$4.8 million. Our total commitment to URP15 of \$3.5 million funded thirty-three projects this year (83% of all applicants) and will provide urgently needed repairs or modifications to the homes of 592 households in 51 counties. Success in this competition reflects your organization's commitment and capacity to respond to the need for urgent repair assistance in your service area.

TEL: 919-877-5700  
FAX: 919-877-5701  
www.nchfa.com

A one-day Implementation Workshop is scheduled for June 9, 2015 in Raleigh. Detailed workshop information will be emailed to you and the person identified in your application as the Program contact. An URP15 Funding Agreement will be sent to you after you submit some required post-approval documentation and key staff have attended the workshop. Please do not begin work on your project until a Funding Agreement has been forwarded to you and properly executed.

On behalf of the Agency, I congratulate you on your successful application. If you have any questions regarding this award, please contact Mike Handley at (919) 877-5627.

Sincerely,

A handwritten signature in blue ink that reads "Bob".

A. Robert Kucab  
Executive Director

ARK: mgh

cc: Mr. Trevor Nuttall, Community Development Director



**Report summarizing community workshops related to the update of the Land Development Plan's maps**

# Land Development Plan Update Schedule

## January:

Announce public workshop to Planning Board and Council - **COMPLETE**

Mail invitations to stakeholders - **COMPLETE**

Advertise in Courier/Randolph Guide - **COMPLETE**

Public workshop at Asheboro Public Library - **COMPLETE**

## February/March:

Report workshop summary to Planning Board and Council - **COMPLETE**

Gather and review public comments - **COMPLETE**

Identify areas and neighborhoods of focus - **COMPLETE**

## April:

**Community Workshop #1:** Tuesday, April 14th 6:30 - 8p.m. (Presentation at 6:30) - **COMPLETE**  
Kingdom Life Community Church - 539 Cross St.

**Community Workshop #2:** Thursday, April 23rd 6:00 - 8p.m. (Presentation at 6:00) - **COMPLETE**  
Asheboro United Church of Christ - 801 Sunset Ave.

## May:

Report workshop summary(s) to Planning Board and Council

Take comments from meetings, generate first draft of revised proposed land use map

Update supplemental maps (environmental, transportation, etc.)

## June:

Schedule and announce public workshop to Boards and public

Hold public workshop to display first draft of revised maps

## July:

Present first draft of all updated maps to Planning Board and Council

## August:

Take comments from workshop, Planning Board, and Council and generate final draft

## September:

Present final draft to Planning Board and Council for adoption

For more information, please call Justin Luck,  
Zoning Administrator/Planner, at  
(336) 626-1201, x292.





*2015 Land Development Plan Update  
Area #1 Community Meeting Notes  
Kingdom Life Community Church  
April 14th, 2015*

Total Attendance: 32 Adults, 2 Children

- 1. Meeting Location:** Staff was thanked for holding the meeting within the community, as opposed to hosting at a city facility. Bishop Barney Trogdon, who served on the LDP advisory committee in 1999/2000, stated that an in-community meeting was not done in the original creation of the plan and that many residents are reluctant to attend large, general meetings at city facilities. Other attendees expressed interest in further in-community meetings, particularly "Town Hall" type meetings with elected officials.
- 2. The Development Process:** Questions were asked of who makes the request to rezone residential property and redevelop the property for commercial use; Greensboro Street was of particular interest. Staff answered that rezonings and the resulting development are the result of private property owners and private developers. Staff also discussed the rezoning process in general details, including who makes the application, how the rezoning is advertised and how residents may impact a rezoning decision. Opportunity exists to further educate residents on the development process and their role within the process.
- 3. Affects of Non-Residential Development:** Many citizens expressed concerns over encroachment of commercial/office uses and the impact of rising property values/property taxes. Some residents feel as if they are being "squeezed out" of established residential areas.
- 4. Annexation & Infrastructure:** Much of the night's discussion revolved around the lack of sewer infrastructure, along Booker T. Washington Avenue and Kidd Drive in particular, and the question of how infrastructure can be extended. Residents feel the lack of city infrastructure, especially sewer, are limiting development opportunities in the ETJ portion of the study area. The annexation process was discussed in depth, with staff detailing the differences between voluntary and involuntary annexation, recent changes at the state level with respect to annexation laws, how annexation alone does not extend infrastructure, but is a cost generally born by the property owners requesting services, and how to complete a City of Asheboro annexation application for consideration by the City Council.
- 5. Sidewalks:** Questions were raised as to why some areas have sidewalks and others do not. Staff addressed this question by stating that it can be a function of funds available at the time of street construction or improvements as well as availability of public right-of-way. Residents expressed general support for more sidewalks in the area.
- 6. Transportation:** Residents expressed support for expanded transportation options, including public bus or shuttle. Staff stated that this has been recognized as a need by services such as RCATS and PART,

which have investigated feasibility. It would be beneficial to share the meeting results with these organizations.

**7. Eastside Park:** Residents raised concerns about maintenance of park facilities, such as restrooms, but also conceded that City employees have been prevented from servicing the park due to threats and harassment. Further investigation should be given to how the City can safely maintain the park.

**8. Public Safety:** Residents expressed concern over drug activity in the area. Residents acknowledged that such activity had been eliminated from several "drug house" properties, but stated that vigilance was needed to prevent it from continuing to be a problem in the area, on both private property and public facilities, such as Eastside Park.

**9. Coming Together as a Community:** Residents recognized the need to establish a unified community voice. The need to take greater ownership of community problems and address them as a community was also established. Residents are interested in becoming more involved in City government, including greater attendance at City Council meetings and reaching out to Council members. In discussions with staff, residents were encouraged to establish neighborhood leadership, generate detailed plans to accomplish realistic, attainable projects with the resources available and to work steadily and consistently towards projects. Opportunity exists to further educate residents on the operations of the City, including how City Council meetings function and how residents may properly express their concerns, such as through staff's report on neighborhood meetings like this one and by way of the public comment period at City Council meetings.

2015 Land Development Plan Update  
 Area #1 Community Meeting Notes  
 Kingdom Life Community Church  
 April 14th, 2015

During a break in the meeting, participants were asked to offer feedback on community characteristics. Two boards were used to collect thoughts related to community characteristics participants believed were either community assets or community needs. The characteristics were written by staff prior to the meeting and are usually common themes people express interest in during community meetings although there are many others as well. In order to allow participants to suggest other characteristics, rows entitled "Other" were provided and participants were able to write-in any characteristics they desired. "Sewer" and "sidewalks" were two characteristics noted by participants and are reflected below.

	ASSET	NEED
<b>Environment</b>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<b>Appearance</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Housing</b>		<input checked="" type="checkbox"/>
<b>Sense of Community</b>		<input checked="" type="checkbox"/>
<b>Transportation</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Businesses</b>		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<b>Public Facilities</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Other</b>		<input checked="" type="checkbox"/>
<b>Sidewalks</b>		<input checked="" type="checkbox"/>

*2015 Land Development Plan Update  
Area #2 Community Meeting Notes  
United Church of Christ  
April 23rd, 2015*

Total Attendance: 16 adults, 2 children, plus one elected official (Councilman Eddie Burks)

The workshop was held in conjunction with a regularly scheduled Community Watch meeting. Notes below include discussion and a summary of written comments that were submitted to staff following the presentation.

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**1. Historic Preservation/Architectural Compatibility:** Citizens expressed that the historic integrity of the Fisher Estate neighborhood is a community asset. Possible ways to preserve historic integrity were discussed (i.e. historic district, landmark designations, incentives).

Architectural design was also mentioned. For example, the building's front façade should be appropriately designed so that the building's front along the street is visually appealing, and what appears to the functional "back" of the building should not face the street.

**2. General land use comments:** Access to retail within the neighborhood was one theme of the discussion. Residents feel the area could support additional limited retail for basic needs and generally dislike having to go to Dixie Drive, North Fayetteville Street or Highway 49 South to purchase household item, especially groceries. A properly scaled grocery store was mentioned by several people, noting that a grocery store used to be part of the community along Salisbury, McCrary and Hoover Streets. One of the comment cards also expressed the desire for a drug store.

While a written comment received stated "no businesses in residential areas", there was generally support for limited commercial activity on Sunset Avenue within the City's Activity Center. Another written comment expressed support for conditional-use zoning districts.

There seemed to be some support for appropriately sited and well maintained higher-density housing options in the area (i.e. townhomes) to complement the single-family homes in the area. Yet there also was concern over the long-term maintenance of apartments and duplexes, and beliefs were expressed that upkeep declines as these properties age (see (3) below).

**3. Property maintenance and landlord responsibility:** As stated in (2) above, concerns were raised over the upkeep of residential properties, especially rental properties with absentee landlords. It was mentioned that certain apartments, duplexes, and single-family residences need more regular lawn mowing and general maintenance and repairs. Excessive noise sometimes is a problem as well. Additionally, concerns were raised over landlords being more responsible with upkeep and selection of tenants who take care of properties they are renting, and don't engage in criminal activities, such as drug activity.

Code Enforcement Officer Ed Brown fielded questions related to property maintenance, and provided information concerning the City's ordinances related to property maintenance, the efforts of the City to partner with property owners to keep properties maintained, and enforcement mechanisms in place when property owners neglect property maintenance.

**4. Transportation Issues:** Various transportation/safety/road circulation issues were discussed. There was a concern raised about the speed limit along I-73/I-74, which increased from 55 mph to 65 mph when US Hwy. 220 was upgraded to an interstate. More specifically, there was a safety concern for traffic having to merge from the exit ramp off Sunset Avenue into the faster traffic of the left lane of the interstate. There was also the desire to upgrade roads along the Mayor's Fitness Route walking trail, and the Randolph Road Runners routes. Comments were made concerning the awkward configuration of the Uwharrie Street/Dixon Avenue and South Cherry Street intersection. Participants listed a stop sign as a possible improvements to this intersection. It was also suggested that a signal light may be warranted at Sunset Avenue and Cherry Street.

Other transportation concerns included:

- Poor traffic circulation on West Salisbury Street, and poor design of the entry/exit to Walgreen's on West Salisbury Street.
- Lack of awareness of the stop sign at Dixon Avenue and Dixon Street in front of Regency Square Townhomes and the lack of sight distance at the intersection. Insufficient illumination at this intersection was also discussed and it was suggested that a street light may help improve safety.
- Inadequate street width on a portion of Dixon Avenue
- Speeding traffic along West Wainman Avenue
- On-street parking on Pershing Street creates difficulty in driving along this street.

**5. Sidewalks/Pedestrian Concerns:** It was acknowledged that the area sees quite a bit of pedestrian activity, particularly in light of its mix of land use and proximity to downtown. Residents expressed general support for more sidewalks in the area, especially around Frazier Park and Loflin Elementary School and along designated walking/running routes. Sidewalks were also desired along West Wainman Avenue to better connect these uses to residents.

**6. Frazier Park:** Residents acknowledged that Frazier Park was heavily utilized and that parking is sometimes scarce and congested. Swings may also need to be lubricated to stop the loud squeaking.

#### **7. Public Safety:**

Asheboro Police Sergeant Hill inquired about whether the City's development review process accounted for Crime Prevention Through Environmental Decision (CPTED) techniques, which take public safety into account when designing buildings and parking areas, for example. Community Development staff stated that while this technique is not explicitly noted in the City's zoning ordinance, staff does work with property owners in accommodating safety-related

requests (through landscaping design, lighting, etc.). It was discussed that the development review process often has what seems like competing interests. For example, while vegetation/landscaping is important for community aesthetics, it sometimes can provide cover for criminals. Likewise, lighting standards aim to prevent nuisance to adjoining land uses while still achieving site illumination for security and safety purposes and occasionally the desired balance is not accomplished.

During the Community Watch portion of the discussion led by the APD, Officer Burrow emphasized the importance of neighbors knowing and looking out for one another. He discussed how each officer strives to be familiar with various parts of the city. He also wanted to encourage citizens to contact the Police Department if they see any suspicious activity. He emphasized that if the complainant calling 911 wished to remain anonymous due to fear of retaliation from the perpetrator(s), the officers would not reveal who called when questioning or apprehending someone. He also mentioned that if anyone finds drug paraphernalia to contact the Police Department to retrieve it. In response to an inquiry about the sex offender registry and the proximity of some registered offenders' dwellings to Frazier Park and Loflin Elementary, Officer Burrows indicated that the Sheriff's Department actively manages that program and enforces applicable state laws.

**8. Attraction of Community to Retirees:** A comment card stated the following:

"This area would be good for a retirement community to be developed. It is close to uptown, hospital, Highway 64, medical offices."

**9. Community Involvement in City Government:** Councilman Burks stated that citizens were invited and encouraged to participate in City government, including attending Council meetings and sharing their concerns during the Public Comment period, which occurs at every regular Council meeting. He stated that it is important for citizens to share their concerns so that citizens, elected officials, and staff can work together to address concerns and improve the community.