



Asheboro Planning Board
Monday, May 5, 2014
7:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes (April 7, 2014)
- III. Review of Cases
- IV. RZ-14-04: Richard S. Stockner: 609 and 617 NC Hwy. 42 North (Rezone from R7.5 and R10 Medium-Density Residential to OA6 Office-Apartment) **(Old Business)**
- V. Review of Final Plat: Olde Towne Village, Section II, Phase II
- VI. Consideration of Annual Report Summarizing 2013 Planning Board Activities
- VII. Items Not on the Agenda
- VIII. Adjournment

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MEETING OF THE ASHEBORO PLANNING BOARD
COUNCIL CHAMBERS, 146 N. Church St.
MONDAY, APRIL 7, 2014
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

Lynette Garner)
David Henderson) - Members Present
Thomas Rush)
Dave Whitaker)

Ritchie Buffkin) - Member Absent

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

One (1) citizen was present at this meeting.

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES (March 3, 2014)

Mr. Rich inquired to the Board if the March 3, 2014 minutes were correct and if so they would be approved as presented. There were no corrections.

III. REVIEW OF CASES

Mr. Justin Luck discussed last month's City Council cases.

IV. RZ-14-04: RICHARD S. STOCKNER: 609 AND 617 NC HWY 42 NORTH (REZONE FROM R7.5 AND R10 MEDIUM DENSITY RESIDENTIAL TO OA6 OFFICE APARTMENT)

Mr. John Evans reported on this rezoning case. He stated the applicant was not present but the applicant's agent, Carol Burrow, was present. He listed the parcel information for the properties and stated the intent of the rezoning was to go from medium density residential to the OA6 office apartment zoning jurisdiction. He showed maps of the property as well as photos from all directions, and listed the surrounding uses. He then gave an analysis of the property, mentioning that it was inside the corporate city limits and that all city services are available. He also mentioned that NC Hwy 42 is a state-maintained major thoroughfare. He then gave the intent of the OA6 district, and listed some of the permitted uses in said district. He stated that the Land Development Plan (LDP) called for neighborhood residential on the proposed land use map and was in a primary growth area according to the growth strategy map. He went over some of the LDP goals and policies that were in support and those that were not in support of the request. He then gave the staff's recommendation to deny the request and gave a consistency statement.

Mr. Thomas Rush asked if all the residents and businesses in the area were notified of this request. Mr. Evans stated that all the adjoining property owners were notified. Mr. David Henderson had questions on the staff's recommendation because the request seemed to fit with the existing uses in the area. Mr. Evans stated that the Comprehensive Transportation Plan shows that NC Hwy 42 is over capacity and certain commercial uses may make the problem worse. Ms. Carol Burrow spoke on the LDP, stating that it was adopted in 2000 and there may need to

be an update and change in the designation. After much discussion on the idea of a Conditional Use zoning district, Mr. Trevor Nuttall explored the possibility of a continuance which would allow the agent to speak with the applicant and determine if they want to come back with a more restrictive district that would let the City Council review a site specific plan once the zoning was in place. Mr. Jeff Sugg outlined the two (2) step process involved in conditional use zoning and permitting.

Ms. Garner made a motion to continue the case until the applicant and agent could speak more in depth about the conditional use aspect. Mr. Whitaker seconded the motion and the motion carried unanimously. The Case will be revisited at the May 5, 2014 meeting.

V. CONSIDERATION OF RESOLUTIONS HONORING RECENTLY RETIRED BOARD MEMBERS

Mr. Nuttall stated that resolutions had been drafted for Mr. Luther Hollingsworth, Mr. Darrell Lewis, Mr. Ben Tuggle and Mr. Tom White, who had recently relinquished their positions on the Planning Board due to the recent reduction in the Extra-Territorial Planning Jurisdiction. He stated that these resolutions would be presented to the recently retired members at a service luncheon, which would be held at a later date.

VI. ITEMS NOT ON THE AGENDA

No items were discussed at this time.

VII. ADJOURNMENT

There being no further business, this meeting of the Planning Board was adjourned.

Bradley W. Morton, Secretary, Planning Board

Van Rich, Planning Board Chair



**RZ-14-04 Rezone from R7.5 and R10 (Medium-Density Residential) to OA6
(Office-Apartment)**

(609/617 NC Hwy. 42 North: Richard S. Stockner, Carol Burrow, Agent)

Staff Report

Rezoning Staff Report

RZ Case # **RZ-14-04**

Date **5/5/2014 PB and
5/8/2014 CC**

General Information

Applicant Richard S. Stockner
Address 6601 Old NC Hwy 13
City Asheboro NC 27203
Phone 336-465-6525
Location 609 and 617 NC Hwy. 42 North
Requested Action Rezone from R7.5 and R10 (Medium-Density Residential) to OA6 (Office-Apartment)

Existing Zone R7.5 and R10

Existing Land Use Single-family residential (2 dwellings)

Size 1.79 acres

Pin # 7761322047, 7761321382, 7761312710, 7761322224

Applicant's Reasons as stated on application

Due to extremely high traffic on Dixie Drive, Hwy. 42 is used as a cut thru from Dixie Drive to Salisbury Street. The surrounding properties are already zoned commercial and office(s). Due to high traffic use on Hwy. 42 between Salisbury Street and Dixie Drive, we request that the properties be rezoned OA6.

Surrounding Land Use

North Undeveloped/Commercial/Single-family res.

East Commercial/Office

South Single-family residential

West Undeveloped residential/Church

Zoning History N/A

Legal Description

The property of Iris B. Stockner, located at 617 NC Hwy. 42 North, identified by Randolph County Parcel Identification Numbers 7761321382 and 7761322224, Richard S. Stockner and Robin S. Stockner, located at 609 NC Hwy. 42 N. identified by Parcel ID #7761322047 and Parcel ID #7761312710. These properties total approximately 1.79 acres (+/-).

Analysis

1. The property is inside the city limits. All city services are available.
2. NC Hwy. 42 North is a state-maintained major throughfare.
3. According to the Zoning Ordinance (Art. 200, Sec. 210): The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designed [sic] OA6 shall normally be located with access to a major or minor thoroughfare with access to local residential streets discouraged.
4. The west side of NC Hwy. 42 consists primarily of residential uses in this area except for two churches. On the east side of NC Hwy. 42 is Triangle Park, a 4 acre office and commercial complex.
5. The existing R7.5 and R10 residential districts permit single or two-family dwellings.
6. The OA6 district permits single-family and multi-family residential uses with a floor area ratio (FAR) of up to 17 percent and non-residential structures with a FAR of up to 30 percent. If this rezoning is approved, all uses permitted by right would be allowed, including residential development of up to approximately 13,255 square feet or non-residential development of up to approximately 23,391 square feet. In addition to single- and multi-family residential uses, other uses allowed by right include offices, churches, schools, and some services uses (such as laundry facilities, beauty/barber shops, and banks). Heavier commercial uses, such as retail, restaurants, sales of motor vehicles, etc. are not permitted in the OA6 district.

Rezoning Staff Report

RZ Case # RZ-14-04

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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.

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

LDP Goals/Policies Which Support Request

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 objectives of 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-14-04

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item #1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Item #7: Rezoning is not compatible with the Central Small Area Plan

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

Recommendation

Deny

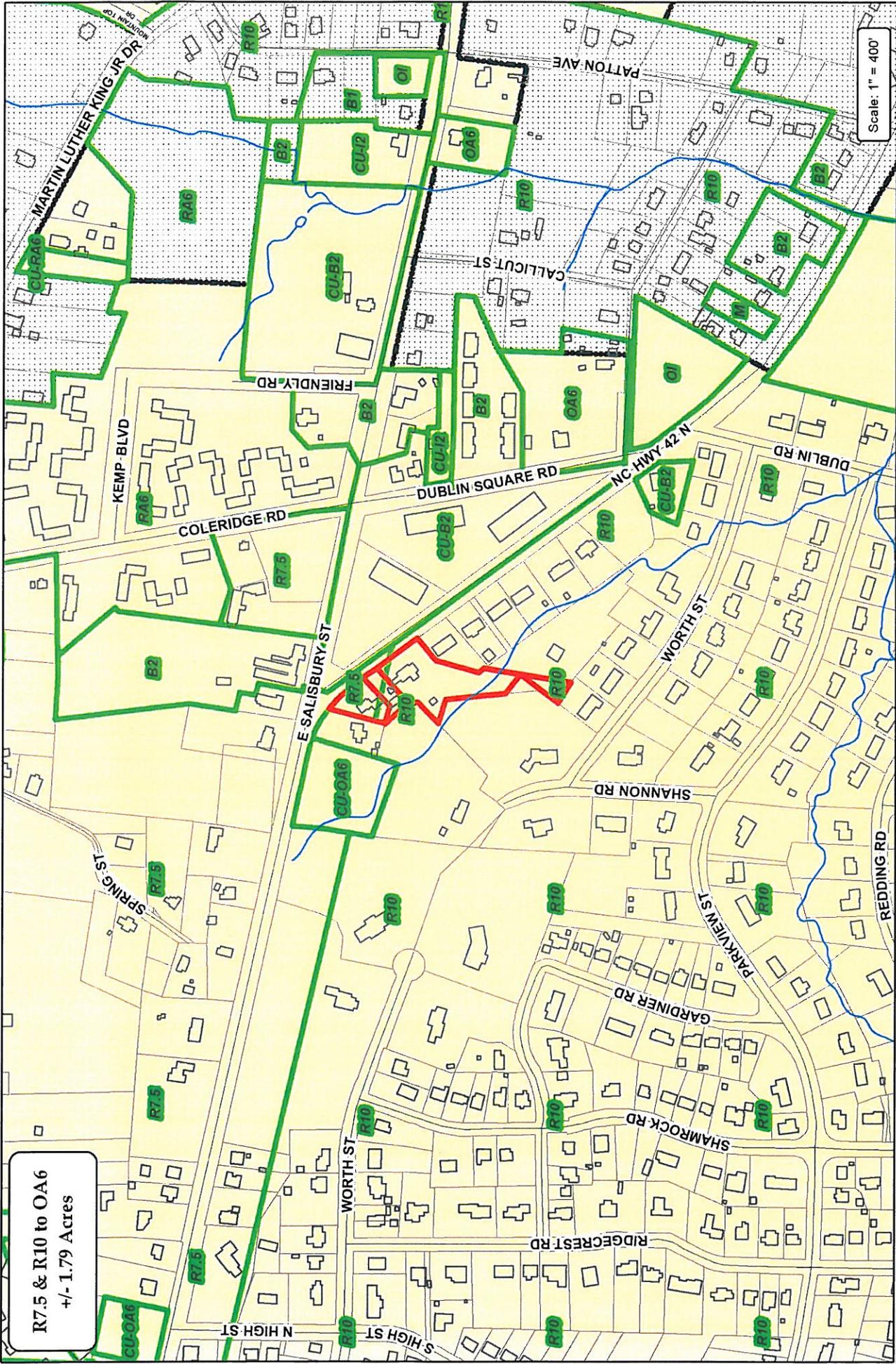
Reason for Recommendation

There are a number of goals and policies supporting the request. The property is located on a major thoroughfare (NC Hwy. 42 N.) near its intersection with another major thoroughfare (E. Salisbury St.) and is adjacent to or near commercial, office, and institutional uses. The OA6 district can be an appropriate transition between commercial and residential uses.

However, several LDP goals and policies do not support the request. The proposed land use map designates the property for neighborhood residential use, which encourages residential development of density similar to existing neighborhoods while limiting multi-family development. The neighborhood residential designation doesn't encourage non-residential development outside of designated neighborhood commercial centers and the Central Small Area plan emphasizes preservation of existing residential neighborhoods. Additionally, the city's draft Comprehensive Transportation Plan identifies NC Hwy. 42 N. as needing improvement. The ability to effectively address adverse impacts, such as mitigating worsening traffic congestion through access management, becomes impractical without the ability to review a site-specific development plan.

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

After considering the above factors, staff believes the existing zoning designation will allow a reasonable use of the property and ensure consistency with the Land Development Plan.



R7.5 & R10 to OA6
 +/- 1.79 Acres

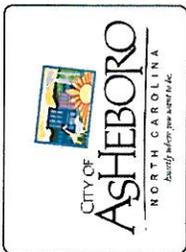
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Subject Property
 Zoning
 City Limits
 ETU

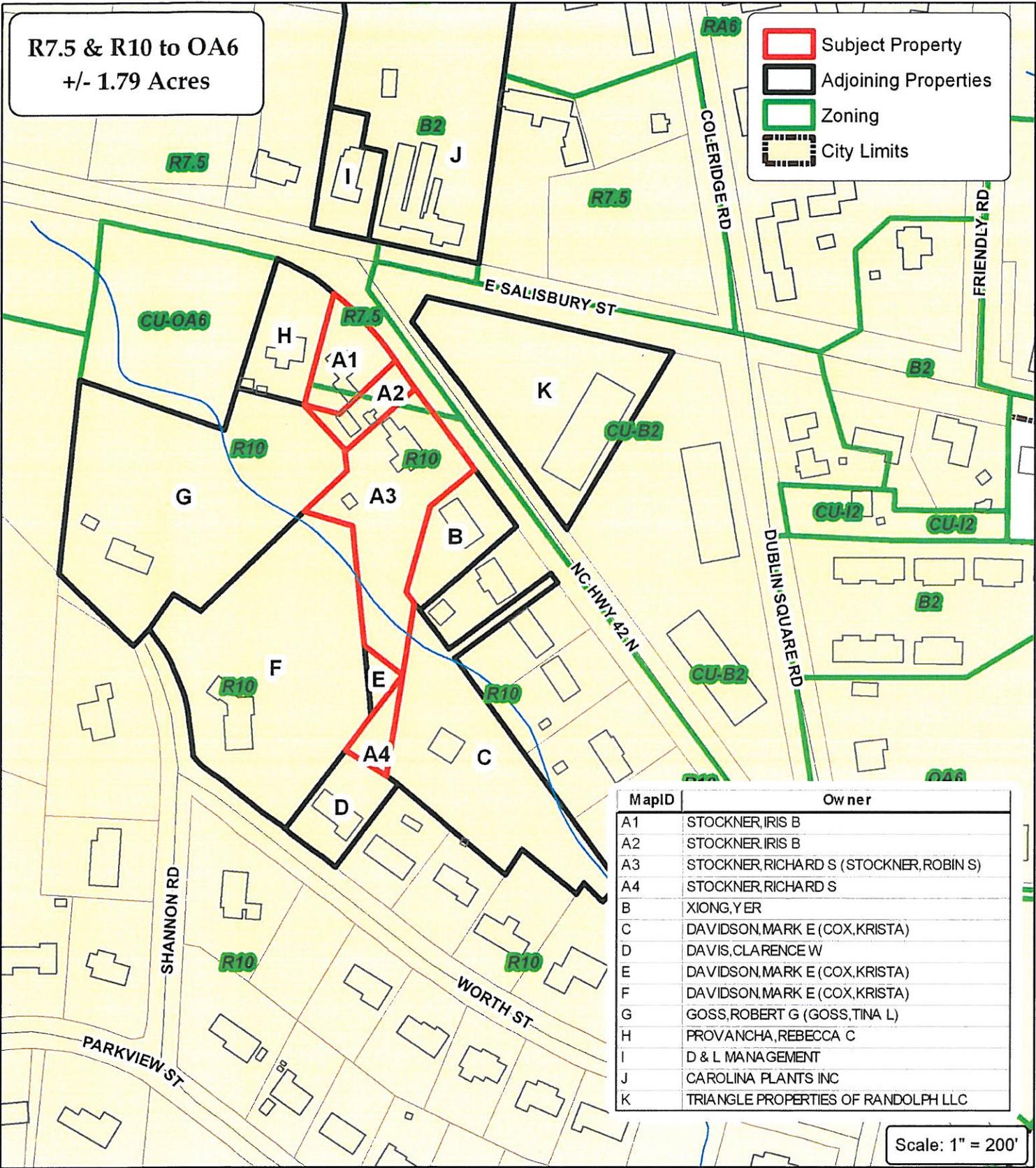
City of Asheville
 Planning & Zoning Department
 Rezoning Case: RZ-14-04

Parcels: 7761321382, 7761322047, 7761312710 & 7761322224



R7.5 & R10 to OA6
 +/- 1.79 Acres

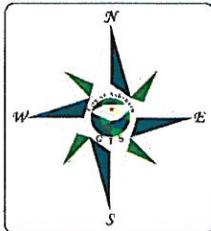
 Subject Property
 Adjoining Properties
 Zoning
 City Limits



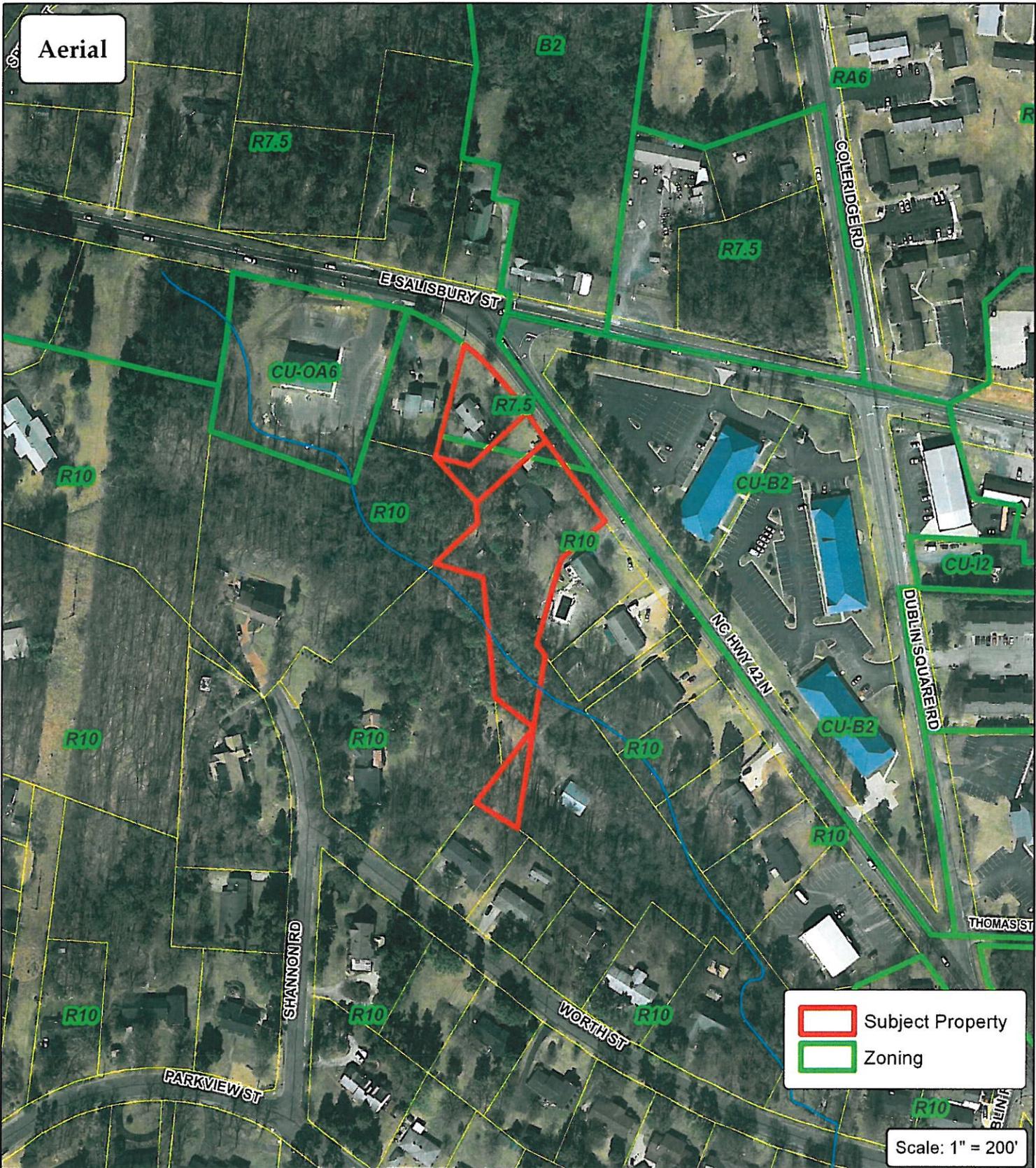
MapID	Owner
A1	STOCKNER, IRIS B
A2	STOCKNER, IRIS B
A3	STOCKNER, RICHARD S (STOCKNER, ROBIN S)
A4	STOCKNER, RICHARD S
B	XIONG, Y ER
C	DAVIDSON, MARK E (COX, KRISTA)
D	DAVIS, CLARENCE W
E	DAVIDSON, MARK E (COX, KRISTA)
F	DAVIDSON, MARK E (COX, KRISTA)
G	GOSS, ROBERT G (GOSS, TINA L)
H	PROVANCHA, REBECCA C
I	D & L MANAGEMENT
J	CAROLINA PLANTS INC
K	TRIANGLE PROPERTIES OF RANDOLPH LLC

Scale: 1" = 200'

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-14-04
Parcels: 7761321382, 7761322047,
7761312710 & 7761322224



Aerial



Subject Property
Zoning

Scale: 1" = 200'



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-14-04
Parcels: 7761321382, 7761322047,
7761312710 & 7761322224





SUB-12-01: Olde Towne Village, Section II, Phase II

(Final Plat Certification)

Staff Report

SUBDIVISION STAFF REPORT
Final Plat

CASE # SUB-12-01

Date 5-5-2014 PB
5-8-2014 CC

GENERAL INFORMATION

Subdivision Name Olde Towne Village Section II, Phase II
Requested Action Final Plat Approval
Applicant Carolina Bank
Address PO Box 10209; Greensboro, NC 27404
Phone 336-318-1381
Location South side of Old Lexington Road

PARCEL INFORMATION

PIN 7741980250 (portion)
Size 0.49 acres (+/-) of 21.61 acres +/- total; **Number of Lots** None/Right-of-way only
Average Lot Size N/A

Existing Zoning CU-R10

Existing Land Use Residential PUD

Surrounding Land Use

North	Low-density residential	East	Low-density residential
South	Undeveloped	West	Low-density residential

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

1. The current request for this phase of development includes the completion of Middleton Circle (street, sidewalks, water/sewer). Completion of Middleton Circle will allow staff to review and administratively approve the minor subdivision of lots along this portion of the street. No lots are included with this final plat; only street right-of-way.
2. The planned turnaround at the end of Olde Towne Parkway as shown on the approved preliminary plat is not included with this final plat. This turnaround must be constructed before a dwelling on future lot 52 is issued a Certificate of Occupancy or the lot is platted. The city may also require the turnaround to be constructed prior to issuance of a Certificate of Occupancy or final plat approval related to future lot 51 depending on an evaluation of conditions at the time of the request.

SUBDIVISION STAFF REPORT
Final Plat

DEPARTMENT COMMENTS

Engineering N/A

Public Works Infrastructure for this phase of development (final layer of asphalt, sidewalks, street seeding) has been guaranteed.

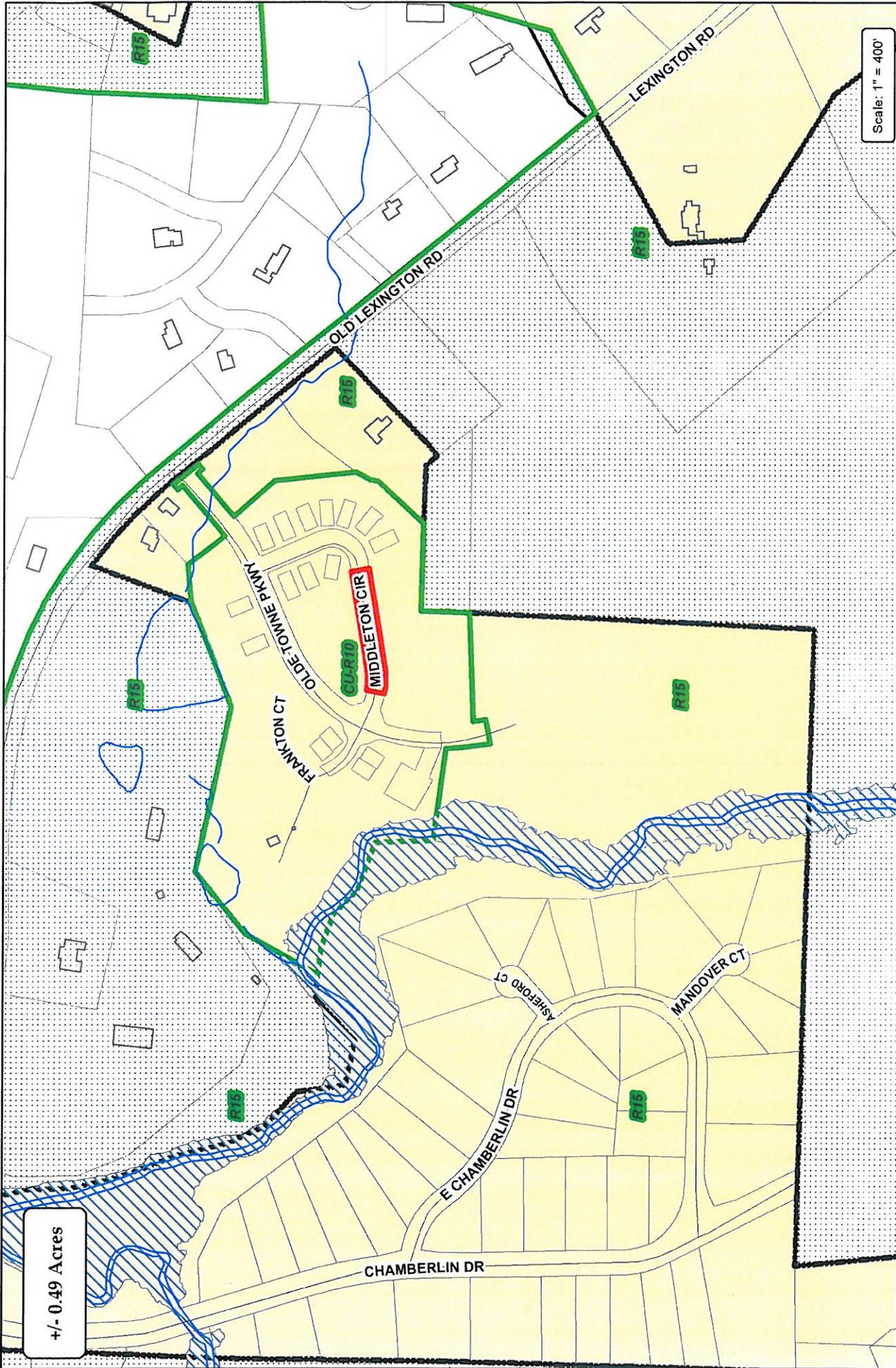
Planning Staff has received a guarantee required for this phase (Ph. II) of the development. The guarantee is combined with the previously submitted guarantee for incomplete improvements in the first phase of the development. An Engineer's estimate of outstanding Phase I and Phase II improvements is included with this report.

Minor plat corrections needed (as of 5-1-2014)

Other N/A

Staff Recommendation Approve pending staff approval of plat corrections.

**Planning Board
Recommendation** Recommendation pending.



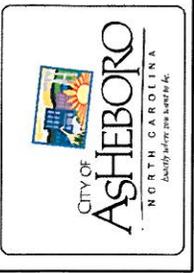
+/- 0.49 Acres

Scale: 1" = 400'

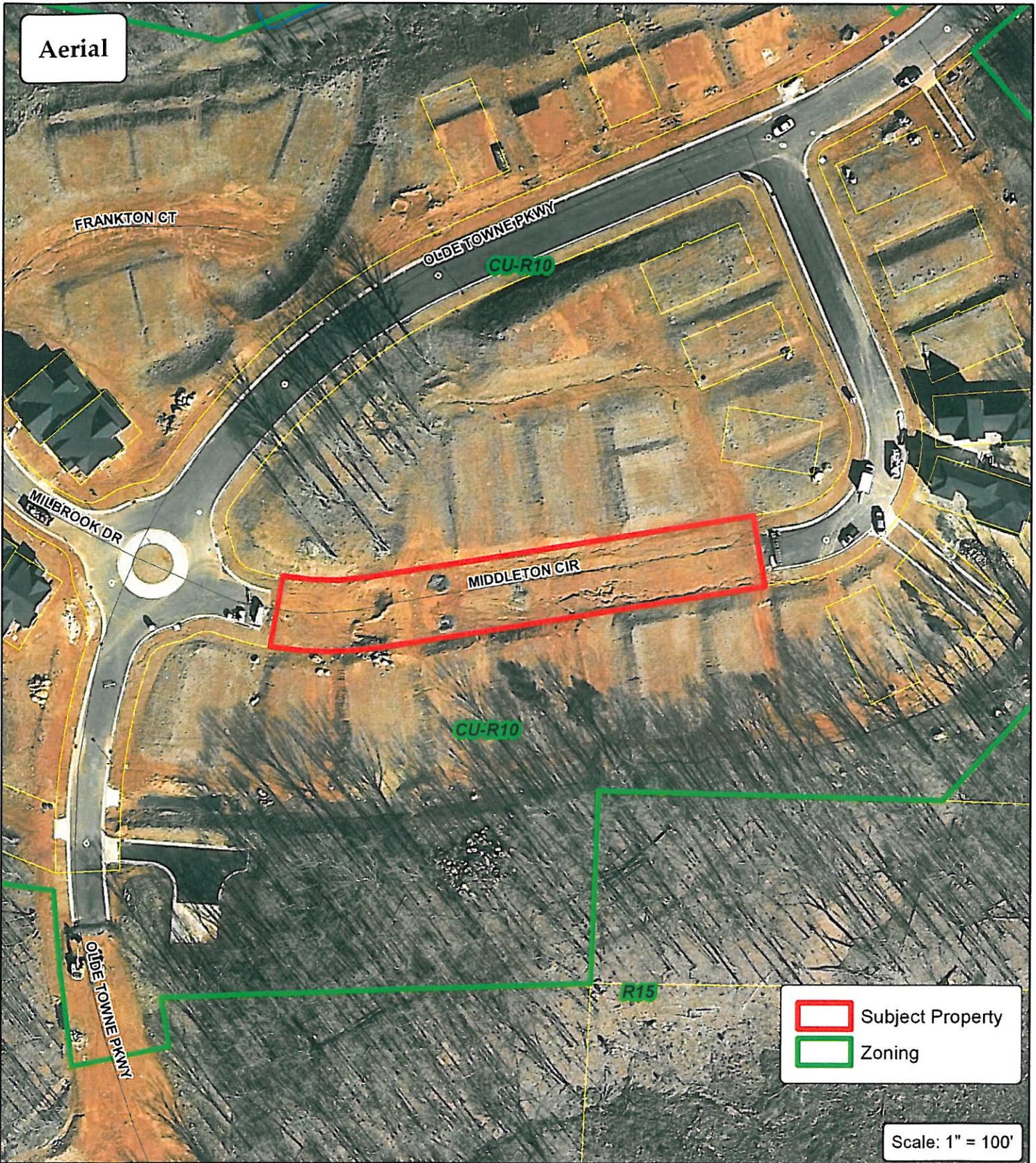


Subject Property
 Zoning
 City Limits
 ETJ

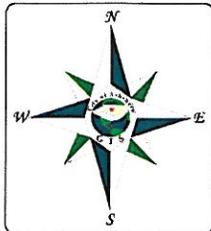
City of Asheboro
 Planning & Zoning Department
 Subdivision Case: SUB-12-01
 Parcel: 7741980250 (pt)



Aerial



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-12-01
Parcel: 7741980250 (pt)



By: Aden R. Stoltzfus, PE
 Stoltzfus Engineering, Inc.
 Date: 04/22/2014

SURETY ESTIMATE
 OLDE TOWNE VILLAGE

Quantities taken from plans as revised dated June 2012

PHASE 1 INFRASTRUCTURE, PHASE 2 MIDDLETON CIRCLE					
ITEM NUMBER	DESCRIPTION	QUAN.	UNITS	COST/UNIT	Totals
1	5 FT X 4" THK CONC. SIDEWALK, BACKFILL & FINE GRADE	1574	L.F.	\$16.70	\$26,285.80
2	1.25" SF 9.5A SURFACE COURSE	7605	SY	\$6.61	\$50,269.05
3	HANDICAP RAMPS	4	Ea.	\$630.00	\$2,520.00
4	FINAL PUMP STATION LANDSCAPING	1	LS	\$4,730.00	\$4,730.00
5	PERMANENT SEEDING	1	LS	\$1,500.00	\$1,500.00
TOTAL ESTIMATED SURETY					\$85,304.85

*Surety Estimate Revised to Include Middleton Circle