

NOTICE

SPECIAL JOINT MEETING

Thursday, September 23, 2004

7:00 PM

Notice of a Special Joint Meeting of the City Council and the Planning Board of the City of Asheboro, North Carolina, is hereby given. Said meeting will be held at 7:00 PM, Thursday, September 23, 2004, in the Council Chamber at the Municipal Building, concerning updating the City Zoning Ordinance.

All officers of the City and any and all other persons whomsoever are hereby given notice that such meeting will be held.

This call is issued pursuant to the ordinance of the City of Asheboro relative to the time and place of holding meetings, both regular and special of the City Council of said City.

By order of the Mayor.

This the 16th day of September, 2004, at 9:00 AM.

S/ Carol J. Cole
Carol J. Cole, CMC, City Clerk

**SPECIAL JOINT MEETING
ASHEBORO CITY COUNCIL
ASHEBORO PLANNING BOARD
THURSDAY, SEPTEMBER 23, 2004
7:00 PM**

This being the time and place for a Special Meeting of the Mayor and City Council, a meeting was held with the following officials and members present:

- David Jarrell) Mayor Presiding
- Talmadge Baker)
- Linda Carter)
- Keith Crisco)
- Nancy Hunter) – Council Members Present
- John McGlohon)
- Archie Priest)
- David Smith)

- John N. Ogburn, City Manager
- Carol J. Cole, CMC, City Clerk
- Dumont Bunker, P. E., City Engineer
- Reynolds Neely, Planning Director
- Wendell Holland, Zoning Administrator
- Trevor Nuttall, Planner
- Holly Hartman, Legal Assistant
- Jeff Sugg, City Attorney

Also present were: Planning Board Members Van Rich, Chairman; Frank Havens, Darrell Lewis, Walker Moffitt, Phil Skeen, Charles Swiers, and Tom White. Redevelopment Commission Members Missy Rankin and Cynthia Bailey. Randolph Historical Society Member Pete Poteet and interested citizen Tim Woodle. Ginger Booker, assistant director, Piedmont Triad Council of Governments.

A quorum thus being present, Mayor Jarrell called the meeting to order for the transaction of business, and business was transacted as follows: (Chairman Van Rich called the planning board meeting to order.)

1. Review of Proposed Changes to Zoning Ordinance.

Mr. Neely reported that the first installment of proposed zoning ordinance changes has been completed, with input from the planning board, staff, and Ginger Booker with the Piedmont Triad Council of Governments. Mrs. Booker assisted with proposed zoning ordinance changes to give the city the zoning tools necessary to implement key provisions of its *2020 Land Development Plan*.

Mrs. Booker stated that their work started with the area designated in the Land Use Plan as the Central Planning Area, which consists of the city's downtown area and its immediate environs. This area was divided into three tiers: Central Business Overlay District (Tier 1); Central Fringe Overlay District (Tier 2); and Commercial and Employment Center Overlay District (Tier 3). Mrs. Booker provided color-coded maps showing the Center City Planning Area and the three tiers. Mrs. Booker reviewed the three tiers and their permitted and special uses; standards for buildings and building materials; sign requirements; parking and loading requirements; screening and landscaping requirements; etc.

Mrs. Booker reported that citizens from the community have expressed an interest in historic preservation in certain areas. North Carolina law establishes a thorough process for communities to establish a historic properties commission and to designate historic landmarks and historic districts. She reviewed sample zoning ordinance amendments which establish a historic preservation commission; set out the criteria and process for designating historic landmarks and districts; establish procedures for developing historic district guidelines; and lay out procedures for reviewing applications for certificates of appropriateness.

After some discussion, it was the consensus of the council to start the process for establishing a historic preservation commission and to place this item on the November city council agenda.

Mrs. Booker reported that the last major phase of bringing the zoning ordinance into alignment with the *Land Development Plan* will consist of:

- Reviewing and seeking feedback on two additional zoning ordinance provisions—Employment Centers and Traditional Neighborhood Developments. Both are provided for in the *Land Use Plan* and will be tools to guide new development in Asheboro.
- Making additional changes in the zoning ordinance such as reducing the number of industrial districts from three to two, revising the Table of Permitted Uses, changing the OA-6 District to Office and Institutional, etc; and
- Revising Asheboro's zoning map for consistency with the text changes.

Mayor Jarrell thanked Mrs. Booker, the planning board, and staff for all of the hard work they had put into the proposed zoning ordinance revisions.

2. Report on the Southern Loop.

Mr. Ogburn presented the NC Department of Transportation's map showing the 1,000-foot Southern Loop Corridor and asked Mr. Neely to report on the environmental impact it will have on Asheboro. Mr. Neely reported that he has been working with the DOT, and the corridor has not been established yet for the actual 300 feet of road and right-of-way. When the DOT gets this information to us, the staff will prepare its corridor protection proposal.

There being no further business, the meeting was adjourned at 9:15 PM.

Carol J. Cole, CMC, City Clerk

David H. Jarrell, Mayor

