



## MEMO

To: Asheboro Redevelopment Commission  
From: Trevor Nuttall, Community Development Division Director  
Date: September 30, 2015  
RE: Asheboro Redevelopment Commission Regular Meeting



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The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, October 5, 2015, at 9:00 a.m.** at City Hall, in the Council Chambers located at 146 N. Church Street.

AGENDA  
ASHEBORO REDEVELOPMENT COMMISSION  
Monday, October 5, 2015  
9:00 AM

- I. Call To Order
- II. Approve Minutes of Last Meeting (September 14, 2015)
- III. Report on the 2016 All America City Application Status
- IV. Reports on Nuisance Abatement and Minimum Housing Issues
- V. Report on the 2015 Land Development Plan Update
- VI. Items Not on the Agenda
- VII. Adjourn

**Minutes**  
**Asheboro Redevelopment Commission**  
**September 14, 2015**  
**9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Monday, September 14, 2015, at 9:00 AM in the Council Chambers located at 146 North Church Street, Asheboro, NC 27203

Members Present:

Linda Carter, Chair  
Cynthia Bailey, Vice Chair  
David Jarrell  
Tommy Lemonds  
Jonna Libbert  
Ann McGlohon  
Katie Snuggs  
Roger Spoon

Also present were Justin Luck, Zoning Administrator/Planner; Trevor Nuttall, Community Development Division Director.

No citizens were present at this time.

Ms. Linda Carter called the meeting to order.

**Approval Minutes of Last Meeting (June 1, 2015)**

Mr. David Jarrell made a motion to approve the June 1, 2015 regular meeting minutes. Ms. Katie Snuggs seconded the motion and the motion carried unanimously.

**Presentation on 2015 Urgent Repair Program Status and Processes**

Mr. Nuttall went over the 2015 Urgent Repair Program (URP-15) timeline and stated that several applications have been handed out. He stated that two (2) completed applications have been returned to staff. He went over the marketing process with the commission and stated that staff may attempt advertising again if we do not receive any more interest or completed applications. He informed the commission that they would need to read over the assistance policy before the January regular meeting, as the staff-selected applicants would come to them at that time, and they would need to be ready to make their final selections. He mentioned that the commission could award an applicant an extra three (3) points if they determined it to be an emergency case. He showed the commission a flow chart, outlining the entire process. Ms. Linda Carter asked if staff had mailed applications

to those who previously expressed interest in the program. Mr. Nuttall stated that this had been done. Ms. Carter also suggested that a visit to the community watch meetings could likely peak interest in the program.

### **Project Updates**

Mr. Nuttall mentioned the Land Development Plan updates. He also mentioned that the Farmer's Market has a new crosswalk. He mentioned that the Cranford Building has become an urgent issue, due to its dilapidated state, and that the city was looking into funding for demolition if possible. He mentioned the Technimark CDBG Rail Spur project. He stated that the Code Enforcement Officer will be conducting a hearing on September 15, 2015 regarding the properties located at 436 West Salisbury Street and 607 Tucker Street.

Ms. Libbert inquired about the Garner Florist building. Mr. Nuttall informed her that the Code Enforcement Officer was pursuing a cost share agreement with the property owner. Ms. Snuggs inquired about a property on Greensboro Street. Mr. Nuttall informed her that he would follow up regarding this property. Ms. Snuggs then asked why trash cans are not removed when houses are abandoned. Mr. Nuttall stated that he would follow up on this matter as well. There was also a question regarding 311 Armfield Street, to which, Mr. Nuttall stated that a hearing is set for next month and that the owner intends to demolish the property.

### **Summary of New Development Proposals**

Mr. Justin Luck briefed the commission members on the new developments and proposals in Asheboro. He mentioned Sleepy's Mattress store locating in between Tractor Supply and Wal-Mart. He stated that a potential site for East Coast Wings has been discussed. He mentioned a Technimark expansion as well as the George Washington Carver Academy proposal, the Randolph EMS building and Randolph Telephone moving to the old Chamber building. He mentioned that RCC's Cosmetology School would be in a new building on campus. He mentioned Dixie Workout Anytime would be a new gym in town and also Save a Lot Food Stores was moving into the old Fred's location. He mentioned Wendy's at the Randolph Mall undergoing facade changes and Hess stations were going to be changing their name to Speedway. He mentioned a proposed cell tower on Eckerd Street. He also stated that David's Restaurant's proposed a new drive thru. The commission did not have any questions for Mr. Luck at this time.

### **Items Not on the Agenda**

Several items were brought before staff for investigation, regarding housing violations, junk car violations and businesses operated out of residences, as well as temporary signage violations. Mr. Nuttall advised the commission that staff would look into the matters that were brought up. Mr. Spoon spoke on a property located on Farmer Road that has had several trees cut down. Ms. Bailey asked if regulations

exist that prohibit someone from parking their car on the wrong side of the street, or in other words, parking on street against the flow of traffic. Ms. Snuggs and other members voiced concerns about dogs at the summer concerts, and questioned if dogs could be prohibited from the events.

### **Adjournment**

Ms. Cynthia Bailey made a motion to adjourn. Ms. Snuggs seconded the motion and the motion carried unanimously. There being no further business to discuss, Ms. Carter adjourned the meeting.

Brad Morton, Secretary  
Asheboro Redevelopment Commission

# Land Development Plan Update Schedule

## January:

Announce public workshop to Planning Board and Council - **COMPLETE**  
Mail invitations to stakeholders and 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 - **COMPLETE**  
Take comments from meetings, generate first draft of revised proposed land use map  
Update supplemental maps (environmental, transportation, etc.) - **COMPLETE**

## June:

Schedule and announce information to display first draft of revised maps to public - **COMPLETE**  
**Information Session #1:** Thursday, June 18th 5:00 - 7p.m. - **COMPLETE**  
North Ridge Church - 115 Waketa Dr.  
**Information Session #2:** Thursday, June 25th 5:00 - 7p.m. - **COMPLETE**  
Guy B. Teachey Elementary - 294 New Bern Ave.

## July - October:

Present first draft of all updated maps to Planning Board and Council - **COMPLETE**  
Take comments from workshops, Planning Board, and Council and make final draft - **COMPLETE**  
Present final draft to Planning Board and Council for adoption - **Oct. 5, 2015 Planning Board Meeting**  
**Oct. 8, 2015 City Council Meeting**

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



# Asheboro

Home of the North Carolina Zoo



## 2020

# Land Development Plan

July 2000  
*Updated October 2009*  
*Updated October 2015*



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# City of Asheboro

## 2020 Land Development Plan

The City of Asheboro 2020 Land Development Plan has been developed with the cooperation of the citizens of Asheboro, the City Council, the City Planning and Zoning Board, the City staff, and the Asheboro Land Development Plan Advisory Committee. This plan will serve as a guide for the community in making land development decisions and will help to provide for the orderly growth and development of the City. The plan will be reviewed and revised periodically by the City Council after formal adoption, as conditions within the City's planning jurisdiction evolve.

**Adopted this 13th day of July, 2000  
by the Asheboro City Council**

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### **City Council Members**

W.J. Joe Trogdon - Mayor  
David Jarrell - Mayor Pro Tem  
Talmadge Baker  
Nancy Hunter  
John McGlohon  
Mack Priest  
David Smith  
Paul Trollinger

### **Planning and Zoning Board Members**

Van Rich - Chairman  
Phil Skeen - Vice Chairman  
Charles Swiers  
John Wicker  
Eddie Swicegood  
Tom White  
William Smith  
Walker Moffitt  
Frank Havens

### **Project Staff**

Reynolds Neely – Planning Director

### **LDP Advisory Committee Members**

Talmadge Baker – City Council & Committee Chair  
Linda Carter – Redevelopment Commission  
Clarence Davis – Citizen  
George Gusler – Chamber of Commerce  
Michelle Hines – Courier Tribune  
David Jarrell – Chamber of Commerce  
Hal Johnson - Randolph County Planning Director  
Earl Jones – Citizen

David Leonard – Asheboro City Manager  
Walker Moffitt – Planning Board  
Lynn Priest – Asheboro Community Development Director  
Mary Joan Pugh – North Carolina Zoological Park  
Jackie Reeder – Citizen  
Darrell Rich – Asheboro Finance Director  
JoAnne Sanders – Asheboro Planning Department  
Phil Skeen – Planning Board  
Eddie Swicegood – Planning Board  
Tom White – Planning Board  
Dumont Bunker – Asheboro City Engineer  
Barbara Williams – Asheboro Planning & Community Development Departments and Committee Secretary

### **Project Consulting Staff**

Paul M. Kron - PTCOG  
Ed Wilson – PTCOG

### **2009 Update Team**

Reynolds Neely – Planning Director  
Wendell Holland – Zoning Administrator  
John Evans – Planner  
Barbara Wagner – Planning Technician  
Edsel Brown – Enforcement Officer  
Richard Cox, Jr. – Intern  
Justin Luck – Intern

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## **2015 Update Team**

### **City Council Members**

David Smith - Mayor  
Talmadge Baker - Mayor Pro Tem  
Clark Bell  
Eddie Burks  
Linda Carter  
Katie Snuggs  
Walker Moffitt  
Charles Swiers

### **Planning Board Members**

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

### **Redevelopment Commission Members**

Linda Carter, Chair  
Cynthia Bailey, Vice Chair  
David Jarrell  
Tommy Lemonds  
Jonna Libbert  
Ann McGlohon  
Katie Snuggs  
Roger Spoon

### **Project Staff**

Trevor Nuttall - C.D. Division Director  
John Evans - Assistant C.D. Director  
Justin Luck - Zoning Administrator/Planner  
Brad Morton - Planning Technician/Deputy City Clerk  
Edsel Brown - Code Enforcement Officer  
Curtis Short - GIS Technician

<b>□ SECTION 1 – INTRODUCTION AND OVERVIEW.....</b>	<b>1</b>
□ 1.1 PURPOSE OF THE PLAN.....	1
□ 1.2 ORGANIZATION OF THE PLAN .....	1
□ 1.3 HISTORY OF LAND DEVELOPMENT IN ASHEBORO .....	1
□ 1.4 HISTORY OF LAND DEVELOPMENT PLANNING IN ASHEBORO.....	2
□ 1.5 THE PRESENT LAND DEVELOPMENT PLANNING APPROACH.....	3
□ 1.6 THE PLANNING PROCESS AND METHODOLOGY .....	3
□ 1.7 SUMMARY OF THE LAND DEVELOPMENT PLAN.....	4
□ 1.8 THE STUDY AREA .....	4
MAP: Asheboro Vicinity.....	5
<b>□ SECTION 2 – EXISTING CONDITIONS .....</b>	<b>6</b>
□ 2.1 ANALYSIS OF DEMOGRAPHIC GROWTH FACTORS .....	6
□ 2.2 ANALYSIS OF ECONOMIC GROWTH FACTORS.....	19
□ 2.3 ANALYSIS OF URBAN SERVICE GROWTH FACTORS .....	29
MAP: Existing Water System .....	31
MAP: Existing Sewer System .....	32
□ 2.4 ANALYSIS OF ENVIRONMENTAL GROWTH FACTORS .....	33
<i>Existing Land Uses</i> .....	33
MAP: Existing Land Use .....	37
MAP: Historic Land Development.....	38
MAP: Land Development Since 1985.....	39
<i>Existing Land Development Policies</i> .....	40
MAP: Existing Zoning .....	45
MAP: Existing Zoning Within Vacant Areas.....	46
<i>Associated Planning Efforts</i> .....	47
MAP: NCDOT Deficiency Analysis .....	54
MAP: Proposed Thoroughfare Plan .....	55
<i>Land Development Suitability Analysis</i> .....	56
MAP: Topography and Hydrography.....	60
MAP: Topography and Hydrography.....	60
MAP: Steepness of Slope.....	61
MAP: Physical Development Limitations.....	62
<b>□ SECTION 3 – FUTURE CONDITIONS .....</b>	<b>63</b>
□ 3.1 PROJECTED POPULATION GROWTH RATE.....	63
□ 3.2 PROJECTED LAND CONSUMPTION RATE .....	63
□ 3.3 ALTERNATIVE GROWTH SCENARIOS .....	63
□ 3.4 PROJECTED LAND DEMAND.....	64
□ 3.5 CONCLUSIONS .....	64
<b>□ SECTION 4 – COMMUNITY VALUES .....</b>	<b>65</b>
□ 4.1 PUBLIC INVOLVEMENT .....	65
□ 4.2 THE TOWN MEETING.....	65
□ 4.3 LIKES AND DISLIKES OF COMMUNITY FEATURES.....	68
<b>□ SECTION 5 – THE LAND DEVELOPMENT PLAN.....</b>	<b>69</b>
□ 5.1 VISION STATEMENT .....	69
□ 5.2 GOAL AND POLICY FRAMEWORK .....	70
□ 5.3 LAND DEVELOPMENT TOOLKIT.....	76
<i>Growth Strategy Map</i> .....	76
MAP: Growth Strategy.....	77
<i>Proposed Land Use Map</i> .....	78
MAP: Proposed Land Use.....	79
<i>Land Development Categories</i> .....	80
<i>Design Principles</i> .....	90
<i>Small Area Plans</i> .....	95
MAP: Small Area Plans .....	102

---

<i>Zoning Amendment Checklist</i> .....	103
<b>□ SECTION 6 – PLAN IMPLEMENTATION</b> .....	<b>107</b>
<input type="checkbox"/> 6.1 HOW TO USE THE PLAN .....	107
<input type="checkbox"/> 6.2 MONITORING AND REVISING THE PLAN .....	108
<b>APPENDIX A – DETAILED PROJECTED LAND CONSUMPTION RATES</b> .....	<b>109</b>
<b>APPENDIX B - 2015 MAPS UPDATE</b> .....	<b>111</b>
<input type="checkbox"/> <b>B.1 BACKGROUND</b> .....	111
<input type="checkbox"/> <b>B.2 PROCESS</b> .....	111
<input type="checkbox"/> <b>B.3 PUBLIC INPUT RECEIVED</b> .....	111
<input type="checkbox"/> <b>B.4 MAP ALTERATIONS SUMMARY</b> .....	112
2015 Revised Land Development Plan Maps.....	113

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## APPENDIX B - 2015 Maps Update

### □ B.1 Background

On July 13, 2000, the Asheboro City Council adopted the 2020 Land Development Plan. Pursuant to Section 7.3 (now section 6.2) *Monitoring and Revising the Plan*, The Land Development Plan was revised on October 8th, 2009. Adopted as part the 2009 revision, Policy 2.2.3 states: *The City will periodically update maps in the Land Development Plan to ensure they accurately represent current conditions in our city and are consistent with the goals and policies.* In accordance with Policy 2.2.3, The Planning and Zoning Department began the process of updating the map portion of the 2020 Land Development Plan in January of 2015.

### □ B.2 Process

Upon announcing the update process and first public workshop to be held at the Asheboro Public Library to appointed and elected boards, Asheboro Planning & Zoning staff mailed personal invitations to target stakeholders, including developers, real estate agents and governmental agencies, invited non-profit agencies serving the community (particularly those addressing housing needs throughout the community) and ran advertisements in the *Courier-Tribune*. No drafts or proposals were presented by staff at the workshop, however, comments and suggestions were received from the public after examination of the existing maps. To solicit more focused input, staff identified two areas that warranted special focus due to new development and rezoning activity since the original adoption of the plan. Staff partnered with neighborhood churches to conduct two community workshops, both of which were well attended and successful in gathering data. Residents were particularly thankful for hosting workshops within neighborhoods, as opposed to city facilities. Notice of these meetings was accomplished through mailing informational post cards to all properties and property owners within the two target areas and with help from the Asheboro Police Department-sponsored community watch groups. Combining the information acquired with internal analysis, staff generated a first draft of all maps to be updated, with a particular focus on the Proposed Land Use map. These drafts were presented to the public through two more community workshops, held at a neighborhood church and an elementary school. Drafts were also presented to appointed and elected boards for comment. Taking account of all input, final drafts were prepared for adoption by the City Council through a public hearing on October, 8th 2015.

### □ B.3 Public Input Received

Citizens identified several issues as important to the future of Asheboro land development in the coming years. The following issues, listed by meeting, emerged as most paramount.

#### Public Workshop 1: Asheboro Public Library

- Presnell St. and Greensboro St. should be reevaluated to reflect existing office uses and to accommodate future expansion

#### Community Workshop 1: Kingdom Life Community Church

- Concern exists 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
- Lack of city infrastructure, especially sewer, are limiting development opportunities, along Booker T. Washington Avenue and Kidd Drive in particular
- General support exists for more sidewalks in the neighborhood, as well as expanded public bus or shuttle transportation

- 
- Worry about public safety and alleged criminal activities occurring in the area, including Eastside Park

#### Community Workshop 2: Asheboro United Church of Christ

- Historic integrity of the Fisher Estate neighborhood is a community asset. Possible ways to preserve historic integrity should be researched and encouraged
- The area could support additional limited retail for basic needs and residents 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. 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
- Support exists 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
- Residents expressed general support for more sidewalks in the area, especially around Frazier Park and Loflin Elementary School and along designated walking/running routes, as well as several road intersection and traffic improvements. Sidewalks were also desired along West Wainman Avenue to better connect these uses to residents

#### Community Workshops 3 & 4: North Ridge Church and Teachey Elementary School

- Attendees of Community Workshop 1 supported staff's proposed changes and reiterated the concern of encroaching non-residential development in the Workshop 1 target area
- Community appearance was raised as a concern and should be consistently enforced

### **□ B.4 Map Alterations Summary**

- All maps have been altered to reflect the current corporate and extra-territorial planning jurisdiction limits.
- Final US64 Bypass alignment has been added to several maps.
- Existing Water and Sewer maps have been updated to reflect the current system.
- Floodplain and Watershed map has been updated to reflect changes in FEMA 100 Year Floodplain boundaries.
- Growth Strategy map now reflects properties annexed since 2000 as "Primary Growth" areas.
- Vicinity map has been updated to include new labels for important features, such as schools and parks.
- A new map, "Rezoning Since 2000", has been added to show land development since plan adoption.
- Zoning map has been updated to reflect current designations.
- Proposed Land Use map has undergone many category changes, reflecting growth since plan adoption and public input. Significant changes include:
  - Greensboro Street area to reflect Office and Institutional
  - Dublin Road and NC Hwy 42 intersection area to reflect Office and Institutional
  - South US 220 Business and McDowell Rd areas to reflect Employment Center and Village Activity Center
  - Zoo Parkway/Cross Roads Retirement Home area to reflect Village Activity Center
  - North US 220 Business area to reflect Park and Commercial
  - Other areas to reflect current zoning and/or present land use

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## 2015 Revised Land Development Plan Maps