



MEMO

To: Asheboro Redevelopment Commission
From: John N. Ogburn, III, City Manager 
Date: January 27, 2016
RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, February 1, 2016, at 9:00 a.m.** at City Hall, located at 146 North Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
Monday, February 1, 2016
9:00 AM

- I. Call to order
- II. Approve minutes of last meeting (January 4, 2015)
- III. 2016 All America City update
- IV. 2015 Urgent Repair Program (URP15) update
- V. Review of proposed Zoning Ordinance amendments regarding facade improvements in the Center City Planning Area
- VI. Winter storm update
- VII. Items not on the agenda
- VIII. Adjourn

Minutes
Asheboro Redevelopment Commission
January 4, 2016
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, January 4, 2016, at 9:00 AM in the Council Chambers located at 146 North Church Street, Asheboro, NC 27203

Members Present:

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

Members Absent:

Cynthia Bailey

Also present were John Ogburn, City Manager; Ed Brown, Code Enforcement Officer; John Evans, Assistant Community Development Division Director; Bradley Morton, Planning Technician/Deputy City Clerk, 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 (December 7, 2015)

Upon motion by Mr. David Jarrell and seconded by Ms. Katie Snuggs, the commission unanimously voted to approve the minutes of the December 7, 2015 regular meeting.

Urgent Repair Program: Applicant Selection Process

Mr. Trevor Nuttall presented the commission with a review of eligible applications received for the 2015 Urgent Repair Program. He briefly went over the goals of the program to refresh the commission before they selected applicants. He also highlighted that the funds come from the Housing Trust Fund, which are dispersed by the NC Housing Finance Agency as forgivable loans up to the maximum of \$8,000. He gave a timeline of events that transpired, stating that the original closing date of

October 30 was extended to November 20 with the goal of receiving more applications. He stated that six (6) applications were received prior to October 30 and six (6) more were received after the deadline was extended. He included the priority ranking system and stated that per the policy, the commission is to rank applicants by January 15, 2016 so that we may move forward with formal agreements and service procurement. He listed the applicants and stated that half of the applicants fell under the 30% Annual Median Income of Randolph County. He stated that the policy requires seven (7) applicants to be selected and at least three (3) alternates. City staff provided a table of the seven (7) applicants that, based on the priority ranking system, were the top applicants. He then gave the commission options for selecting the applicants. He stated that the commission could adopt applicants based on preliminary scores calculated by staff and move forward with the process, or, that the commission could defer a decision until the consultant's reports (work write-ups) were received with Chairwoman Carter calling for a special meeting later next week if a quorum can be assured.

Upon motion by Mr. Jarrell and seconded by Ms. McGlohon, the commission voted unanimously to move forward and selected applicants based on the preliminary scores calculated by staff.

Discussion Of Possible Zoning Ordinance Amendments Regarding Facade Improvements in the Center City Planning Area

Mr. Ogburn gave an update on the Downtown Center City Planning Area. He stated that there may be a need to amend the zoning ordinance so that staff could first review changes that occur with respect to facade improvements or alterations in the Center City Planning Area. He stated that this change would preserve the character of the historic buildings downtown. Mr. Nuttall stated that the zoning ordinance currently prohibits high intensity colors. He mentioned a zoning ordinance amendment was being contemplated that would require a zoning compliance permit before any painting, staining, or covering any street fronting facade occurred. He also mentioned the contemplated amendment would state that any brick facade that has been historically left in its natural state shall not be painted. He mentioned that at the earliest, the City Council would address these amendments in February.

Update of Ongoing Code Enforcement Cases

Mr. Ed Brown gave a report on several enforcement cases with a long standing history. He stated that 436 West Salisbury, commonly known as the ice plant, was being purchased and that the plan according to the potential buyer is to tear down a portion of the building and salvage another part for an office with parking. He mentioned a few single family homes that were waiting on a final determination from the City Council to decide if the homes should be removed. There was some discussion about dilapidated structures in the Extra Territorial Planning Jurisdiction, however, the minimum housing code is not in effect in the ETJ. He then

stated that in 2016, there would be more of a focus on junked vehicles and having them removed from properties.

Adjournment

There being no further business to discuss, Ms. Carter adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission

URP15 Application Summary
 Redevelopment Commission - January 4, 2016

Name	Street	Income	HH Size	Elderly HH	Disabled HH	Single-parent HH	30-50% Income	Less than 30% Income	NOV	Preliminary Score
S. Brown	Old Cedar Falls	\$12,398	1N	Y	Y	N	Y	N	N	9
L. Fonville	Glowing	\$10,640	1Y	N	N	N	N	Y	N	14
D. Neese	Flint	\$8,036	1N	Y	Y	N	N	Y	N	14
C. Cheek	N. Elm	\$9,012	1Y	Y	Y	N	Y	Y	N	18
D. Marsh	S. Main	\$13,726	1Y	Y	Y	N	Y	Y	N	13
A. Spencer	Tucker	\$11,483	2Y	N	N	N	N	Y	N	14
P. Jarrell	Unname	\$14,678	2Y	N	N	N	Y	N	N	9
E. O Lechuga	Lee St.	\$23,083	2Y	N	N	Y	Y	N	N	13
B. M. Otto	334 Lee St.	\$18,443 (TTED)	Y	N	N	N	Y	N	N	9
P. J. Taylor	Harrison	\$15,672	1Y	Y	Y	N	Y	N	N	13
G. Davis	Franks	\$10,308	1Y	Y	Y	N	N	Y	N	18
D. J. McCall	MLK Jr.	\$10,202	1Y	Y	Y	N	N	Y	N	18

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C. CHEEK N. ELM 1-A

D. J. McCall MLK JR. 1-B

G. DAVIS FRANKS 1-C

D. NEESE FLINT 2-A

L. FONVILLE GLOWING 2-B

A. SPENCER TUCKER 2-C

D. MARSH S. MAIN 3-A

P. J. TAYLOR HARRISON 4-A

E. O. LECHUGA LEE ST ALTERNATIVE = *

S. BROWN OLD CEDAR FALLS * 4-B

P. JARRELL UNNAME * 5-A

B. M. OTTO 334 LEE ST * 5-B

834 LEE ST * 5-C

P.T.R.C. WORK WRITE-UP
City of Asheboro URP- 2015

Owner: Claretta H. Cheek

Phone: 336-629-2793

Address: 604 N. Elm Street Asheboro 27203

Date: 12-1-2015

Case: COA #1-A

ROOF & CHIMNEYS (1)

- 1 _____ Install new roofing: remove existing roofing down to sheathing; repair/replace all defective rafters; re-nail all loose sheathing; replace all defective sheathing; install 15-lb. builders felt (30-lb. if between 2:12 & 4:12 pitch) (comply with code requirements), and 215 lb. fiberglass, asphalt, 3-tab, class A 25 yr. prorated shingles. **All chimneys to be flashed & counter flashed. Seal with silicone where counter flashing is let into the masonry.** Install new vent stack boots. Note: Roof to include all attached structures. Install metal eve strip at entire perimeter of roof. Install continuous shingle over ridge-vent as per manufacturers' specifications. Install a cricket/ saddle at chimneys.

- 2 _____ Replace rubber roofing with new to include all needed accessories including metal strips, seam sealer, specialty screws and hardware. Provide proper water proofing and sealing at shingle roof intersections with rubber roofing. Include replacement of any deteriorated sheathing.

- 3 _____ Install 5''seamless aluminum gutters: location: all eaves of structure; gutters to have white baked-on enamel finish; installation to include 3'' x 4'' downspouts and pre-cast concrete splash blocks only. **Note: Include p.v.c pipe from middle left downspout location past left side of house. Bury underground.**

- 4 _____ Provide and install perforated aluminum gutter guards, (i.e. thesmartscreen.com) secure with matching machine screws to maintain guards in place.

EXTERIOR PAINTING (18)

- 5 _____ Apply two (2) coats of solid stain to the handicapped ramp at front of house. (Owner's choice of color.) Include pressure washing all wood on ramp. Caution to be taken not to damage wood surfaces when pressure washing.

1-A



P.T.R.C. WORK WRITE-UP

City of Asheboro URP- 2015

Owner: Doris C. McCall

Phone: 336-628-4145

Address: 750 Martin Luther King Jr. Dr.

Date: Dec 1 2015

Case: COA # 1-B

ROOF & CHIMNEYS (1)

- 1 _____ Install 5'' seamless aluminum gutters: eaves of structure; gutters to have white baked-on enamel finish; installation to include 3'' x 4'' downspouts and pre-cast concrete splash blocks only. **Note: Install only on rear of house and length of carport adjacent to rear of house. Include repair of existing downspouts and splash blocks or drain pipe elbows to maintain water away from foundation.**

- 2 _____ Provide and install perforated aluminum gutter guards, (i.e. thesmartscreen.com) secure with matching machine screws to maintain guards in place. **Note: Only on location of new gutters.**

EXTERIOR WALL, SOFFIT, AND FASCIA (2)

- 3 _____ Repair exterior siding: re-nail all loose siding and corners; repair minor defects; replace all defective hardboard siding with matching material (stagger joints). Caulk and flash as applicable at all abutments.

FOUNDATIONS (6)

- 4 _____ Parge the foundation with fiberglass reinforced stucco (i.e. sure-wall). Repair foundation walls with applicable materials; parge entire foundation wall surface to include step walls and porch columns as applicable. **Note: Only at the rear of house. Include the two short length walls at the rear sitting room.**

- 5 _____ Repair and point up the foundation walls at all other locations of the house: close up all opening using matching materials. (Stucco material)

ELECTRICAL (11)

All work shall be performed by a licensed electrical contractor: All bulbs shall be bulbs L.E.D.

- 6 _____ Install a waterproof outdoor light fixture at rear exit(s). Complete with LED bulbs and glassware. **Note: Replace light fixture only.**
- 7 _____ Install electric smoke detector(s) and carbon monoxide detector with battery backup: one in each bedroom, hallway outside bedrooms, basement (if applicable), and each level of home separated by 4 or more steps. To apply with applicable code requirements; permanently wired into house current. Detector to have test capability and LED power indicator.

PORCHES (5)

- 8 _____ Install a new deck landing at the complete: Deck sized (approx. 6x6) to match existing porch. Deck band to rest on pressure treated 4"x 4" posts embedded in concrete. Install new steps and handrails all around. Detail specifications: (All lumber shall be pressure treated); deck sills: doubled 2" x 10" s bolted to sill plate of structure; joists: 2" x 6"s; flooring: 5/4 decking; deck guard-rails : top and bottom 2"x 4"s with 2" x 2"s pickets set on centers so that a 4" sphere cannot pass between any opening, height to be 36"; steps: 42" width; stringers: three 2" x 12" stringers set on masonry/concrete; treads: two 2"x 6"s spaced 1/4" apart; maximum riser: 7 1/2"; step handrails: 4"x 4" posts embedded in concrete and top and bottom 2" x 4"s with 2" x 2"s pickets set on centers so that a 4" sphere cannot pass between any opening. Use galvanized hanger or approved equivalent for all connections. **Location: Front porch existing exit.**

COA#1-B



P.T.R.C. WORK WRITE-UP
City of Asheboro URP 2015

Owner: Garland Davis

Phone: 917-376-1567

Address: 717 Franks Street Asheboro 27203

Date: 12-1-2015

Case: COA # 1-C

ROOF & CHIMNEYS (1)

- 1 _____ Install new roofing: remove existing roofing down to sheathing; repair/replace all defective rafters; re-nail all loose sheathing; replace all defective sheathing; install 15-lb. builders felt (30-lb. if between 2:12 & 4:12 pitch) (comply with code requirements), and 215 lb. fiberglass, asphalt, 3-tab, class A 25 yr. prorated shingles. **All chimneys to be flashed & counter flashed. Seal with silicone where counter flashing is let into the masonry.** Install new vent stack boots. Note: Roof to include all attached structures. Install metal eve strip at entire perimeter of roof. Install continuous shingle over ridge-vent as per manufacturers' specifications. Install a cricket on any chimney over 24" wide. **Note: Remove existing chimney(s) below roof decking.**
- 2 _____ Install 5" seamless aluminum gutters: location: all eaves of structure; gutters to have white baked-on enamel finish; installation to include 3" x 4" downspouts and pre-cast concrete splash blocks only. Include drain pipe as needed on right side of house.
- 3 _____ Provide and install perforated aluminum gutter guards, (i.e. theSMARTSCREEN.COM) secure with matching machine screws to maintain guards in place.

EXTERIOR WALL, SOFFIT, AND FASCIA (2)

- 4 _____ Replace all defective soffit and fascia: repair any minor surface damage, re-nail and caulk. Include loose siding on the right side of house.

FLOORS AND STAIRS (16)

- 5 _____ Jack up sagging floors: install laid masonry piers on dug footings and pressure treated girders under main span of the room, perpendicularly to joists. footing and pier specs to meet code requirements, girders to be doubled 2"x8" p.t. Ref. Sec. (6) **Location(s): Kitchen floor.**



P.T.R.C. WORK WRITE-UP
City of Asheboro URP-2015

Owner: Debra Neese

Phone: 336-493-6724

Address: 1720 Flint St. Asheboro 27203

Date: 12-1-2015

Case: COA # 2-A

PORCHES (5)

- 1 _____ Install a new porch, roof and deck at the front entrance, complete. Deck sized to match existing porch. Deck band to rest on pressure treated 4"x 4" posts embedded in concrete. Install new steps and handrails all around. Detail specifications: (All lumber shall be pressure treated); deck sills: doubled 2" x 10" s bolted to sill plate of structure; joists: 2" x 6"s; flooring: 5/4 decking; deck guard-rails : top and bottom 2"x 4"s with 2" x 2"s pickets set on centers so that a 4" sphere cannot pass between any opening, height to be 36"; steps: Install 1 step 42" width; maximum riser: 7 1/2"; step handrails: 4"x 4" posts embedded in concrete and top and bottom 2" x 4"s with 2" x 2"s pickets set on centers so that a 4" sphere cannot pass between any opening. Use galvanized hanger or approved equivalent for all connections. **Note #1: Include new roofing shingles or standing seam metal roof and provide water tight connection between trailer and new porch roof. Note #2: Rear Deck- provide 2 new handrails with pickets, replace treads on existing steps, replace missing railing at deck and include replacement of deteriorated deck boards.**

- 2 _____ Install 5''seamless aluminum gutters: location: all eaves of structure; gutters to have white baked-on enamel finish; installation to include 3'' x 4'' downspouts and pre-cast concrete splash blocks only. **Location: Only at new front porch.**

- 3 _____ Provide and install perforated aluminum gutter guards, (i.e. thesmartscreen.com) secure with matching machine screws to maintain guards in place. **Location: Only at new front porch.**

PLUMBING (10)

All work shall be performed by a licensed plumbing contractor: If the scope of work includes the installation of a new bathroom or replacement of existing bathroom fixtures, all fixtures must meet or exceed the water usage standards given at Volume VII, section P-2413 of the NC State Building Code.

- 4 _____ Install tub surround kit with integrally molded soap dish and grab bar. Must be medium to better quality with minimum unit cost of \$150.00. Install per manufacturer's specifications to be left clean and defect free. **Note #1: Include the same water impervious material for the tub plywood base. Install to provide watertight application. Seal with tub/shower caulking. Note #2: Provide new washer box with supply and drain line.**

- 5 _____ Install high boy vitreous low flow water saver (1.5 - 1.6 gal. per flush) china water closet complete with seat, supply line and cut-off valve.

FLOORS AND STAIRS (16)

- 6 _____ Install underlayment and vinyl flooring: Underlayment to be (1/4" luan) sand and fill to obtain smooth surface; install vinyl flooring with 10 mil. Wear layer. No seams allowed unless room size exceeds stock vinyl. **Location: At tub & toilet area.**

EXITS (3)

- 7 _____ Rework existing exit door. Work to include installation of new brick molding; weather-stripping, adjustable threshold, and door stop. Install peep hole if applicable. As necessary re-hinge, repair jamb, casing, sill, and stop to be structurally sound and free of defects. Install hinge or baseboard mounted door stops as needed. Note: Include removal and reinstallation of existing storm door. Provide any needed adjustment of storm door after reinstallation. **Location(s): Front Entry.**



P.T.R.C. WORK WRITE-UP
City of Asheboro URP - 2015

Owner: Lennie Fonville

Phone: 336-629-0474

Address: 439 Glovinia St. Asheboro 27203

Date: 12-1-2015

Case: COA # 2-B

ROOF & CHIMNEYS (1)

- 1 _____ Install new roofing: remove existing roofing down to sheathing; repair/replace all defective rafters; re-nail all loose sheathing; replace all defective sheathing; install 15-lb. builders felt (30-lb. if between 2:12 & 4:12 pitch) (comply with code requirements), and 215 lb. fiberglass, asphalt, 3-tab, class A 25 yr. prorated shingles. **All chimneys to be flashed & counter flashed. Seal with silicone where counter flashing is let into the masonry.** Install new vent stack boots. Note: Roof to include all attached structures. Install metal eve strip at entire perimeter of roof. Install continuous shingle over ridge-vent as per manufacturers' specifications. Install a cricket on any chimney over 24" wide.
- 2 _____ Install 5" seamless aluminum gutters: location: all eaves of structure; gutters to have white baked-on enamel finish; installation to include 3" x 4" downspouts and pre-cast concrete splash blocks only.
- 3 _____ Provide and install perforated aluminum gutter guards, (i.e. thesmartscreen.com) secure with matching machine screws to maintain guards in place.

EXITS (3)

- 4 _____ Install (2) lite Energy Star Rated (minimum R7) steel insulated door unit(s): pre-hung, with keyed alike entrance and single or double cylinder deadbolt lever handle locksets (per owner's request). Install drip-cap as applicable. Install hinge or baseboard mounted door stops as needed. Include removal & reinstallation of existing storm door. **Location(s): Front Entry.**
- 5 _____ Rework (1) existing exit doors. Work to include installation of new entrance and deadbolt lever handle locksets; weather-stripping, adjustable threshold, doorstop. Install peep hole if applicable. As necessary re-hinge, repair jamb, casing, sill, and stop to be structurally sound and free of defects. Install hinge or baseboard mounted door stops as needed. **Location(s): Rear Entry Door.**

- 6 _____ Install (1) self-storing storm/screen door(s): **Screen are required when installed over metal doors**, with pneumatic closer, safety chain, lockset, two panes, one screen, and lockset; Caulk top and side flanges at installation with a paintable silicone caulk. Safety chain shall be adjusted to ensure that there is no movement of the closer stem when the door is fully extended and the chain engages. Minimum unit cost \$150.00. **Location(s): Rear Entry.**

FOUNDATIONS (6)

- 7 _____ Parge (stucco) the foundation: repair foundation walls with applicable materials; parge entire foundation wall surface to include step walls and porch columns as applicable. **Note: Product type to be: i.e. (Sure-wall or having fiberglass reinforced fibers).**

ELECTRICAL (11)

All work shall be performed by a licensed electrical contractor: **All new bathroom ventilation fans (80 cfm minimum) and kitchen range hoods (150 cfm minimum) shall be energy star rated.** All bulbs shall be compact fluorescent bulbs (led or c.f.l).

- 8 _____ Conduct electrical system check. Check all circuits and repair/replace all defective wiring. Eliminate any wiring hazard. Conceal all exposed wiring per code. Note: Light switch in living room has a short and need a light switch in kitchen for outside light at rear deck.

2014/11/2



LENNIE FOXVILLE URP-2015
439 GLOVINGIA ST 11/10/15



P.T.R.C. WORK WRITE-UP
City of Asheboro URP-2015

Owner: Annie Spencer

Phone: 336-953-3916

Address: 603 Tucker St. Asheboro 27203

Date: 12-1-2015

Case: COA # 2-C

ROOF & CHIMNEYS (1)

- 1 _____ Install new roofing: remove existing roofing down to sheathing; repair/replace all defective rafters; re-nail all loose sheathing; replace all defective sheathing; install 15-lb. builders felt (30-lb. if between 2:12 & 4:12 pitch) (comply with code requirements), and 215 lb. fiberglass, asphalt, 3-tab, class A 25 yr. prorated shingles. **All chimneys to be flashed & counter flashed. Seal with silicone where counter flashing is let into the masonry.** Install new vent stack boots. Note: Roof to include all attached structures. Install metal eve strip at entire perimeter of roof. Install continuous shingle over ridge-vent as per manufacturers' specifications. Install a cricket on any chimney over 24" wide.

PORCHES (5)

- 2 _____ Repair existing front porch roof structure complete. Include removal of all lateral supports, posts or columns that are deteriorate or inadequate. Provide proper structural connection to main house structure with proper galvanized hardware. Include replacement of defective soffit, fascia and siding at gable end at front of house: repair any minor surface damage, re-nail and caulk.

PLUMBING (10)

All work shall be performed by a licensed plumbing contractor: If the scope of work includes the installation of a new bathroom or replacement of existing bathroom fixtures, all fixtures must meet or exceed the water usage standards given at Volume VII, section P-2413 of the NC State Building Code.

- 3 _____ Install tub surround kit with integrally molded soap dish and grab bar. Must be medium to better quality with minimum unit cost of \$150.00. Install per manufacturer's specifications to be left clean and defect free. **Note: Include closing up bathroom window. Match exterior siding as close as possible.**

ELECTRICAL (11)

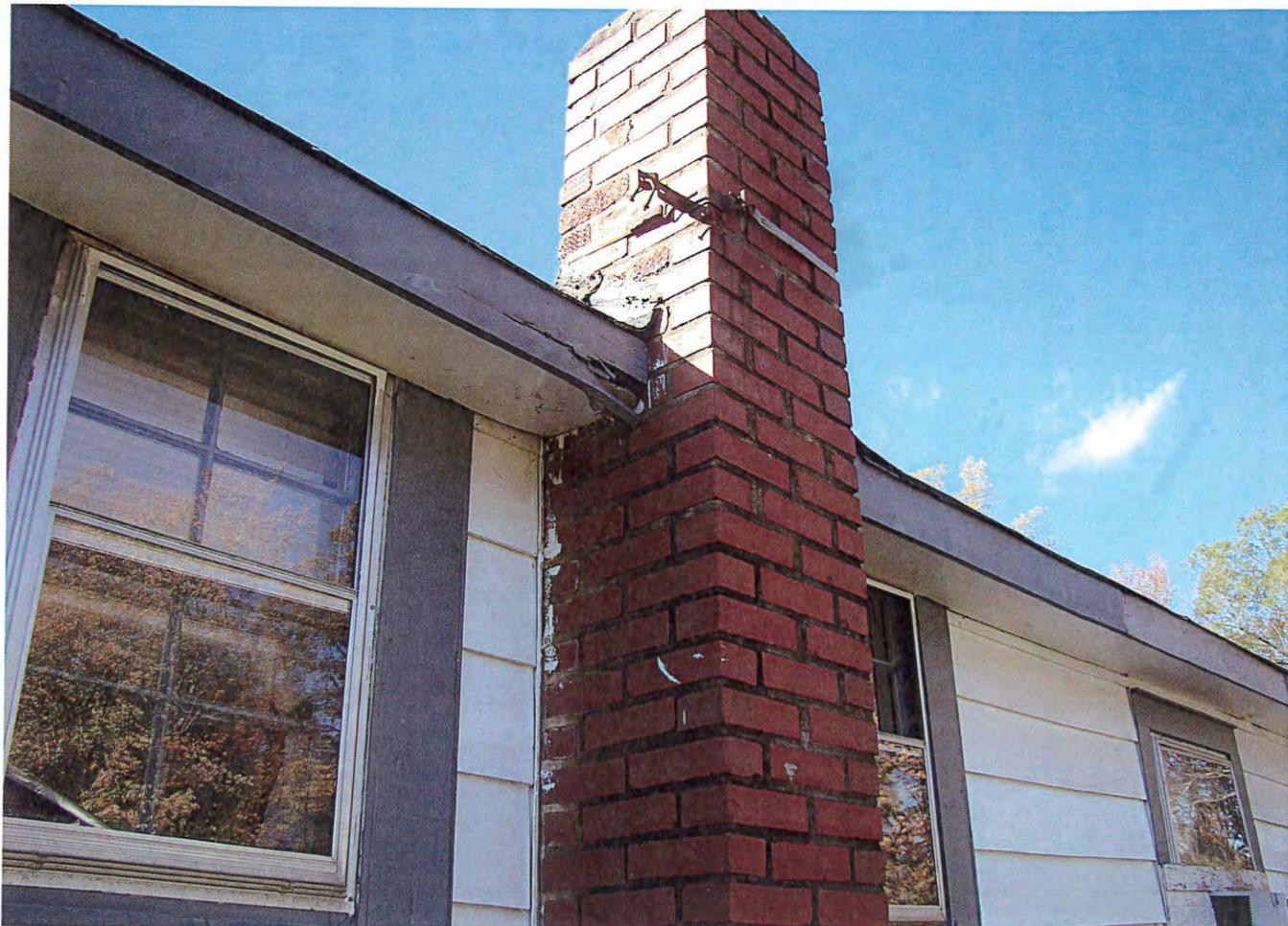
All work shall be performed by a licensed electrical contractor: **All new bathroom ventilation fans (80 cfm minimum) and kitchen range hoods (150 cfm minimum) shall be energy star rated.** All bulbs shall be compact fluorescent bulbs (led or c.f.l).

- 4 _____ Conduct electrical system check. Check all circuits and repair/replace all defective wiring applicable to existing electrical shorts identified by the homeowner (pink & yellow rooms. Eliminate any wiring hazard. Conceal all exposed wiring per code.

SC# 14/2



ANNIE SPENDER 603 TUCKER ST
URP-2015 11/10/15



CASE # 02

P.T.R.C. WORK WRITE-UP
City of Asheboro URP-2015

Owner: Doris Marsh

Phone: 336-626-3616

Address: 134 S. Main St. Asheboro 27203

Date: 12-1-2015

Case: COA # 3-A

ROOF & CHIMNEYS (1)

- 1 _____ Rework flashing & counter flashing on all chimneys. Seal with silicone where counter flashing is let into the masonry. Install new vent stack boots.

- 2 _____ Repair aluminum gutters: location: all eaves of structure; gutters to have white baked-on enamel finish; installation to include 3" x 4" downspouts and pre-cast concrete splash blocks only.

- 3 _____ Provide and install perforated aluminum gutter guards, (i.e. thesmartscreen.com) secure with matching machine screws to maintain guards in place.

EXITS (3)

- 4 _____ Rework existing exit door. Work to include installation of new weather-stripping, adjustable threshold, and doorstop. Install peep hole if applicable. As necessary re-hinge, repair jamb, casing, sill, and stop to be structurally sound and free of defects. Replace molding and re-glaze to provide leak-free installation. Install hinge or baseboard mounted door stops as needed.
Location(s): Rear double hung patio door.

WINDOWS (4)

- 5 _____ Replace existing brick molding at rear left window location. Seal all holes and gaps around exterior casing and caulked. Include a coat of primer sealer and 1 coat of exterior grade semi-gloss paint.

PLUMBING (10)

All work shall be performed by a licensed plumbing contractor: If the scope of work includes the installation of a new bathroom or replacement of existing bathroom fixtures, all fixtures must meet or exceed the water usage standards given at Volume VII, section P-2413 of the NC State Building Code.

- 6 _____ Install energy efficient (40) gallon upright electric water heater with energy factor of 0.95, (.93 with R-6 min. insulating blanket) complete with T & P valve and necessary piping and wiring. Submit documentation of the brand, model number and Energy Factor for the water heater and set thermostat to 120 degrees Fahrenheit. Include over flow pan. Note: Set on approved stand or solid masonry.

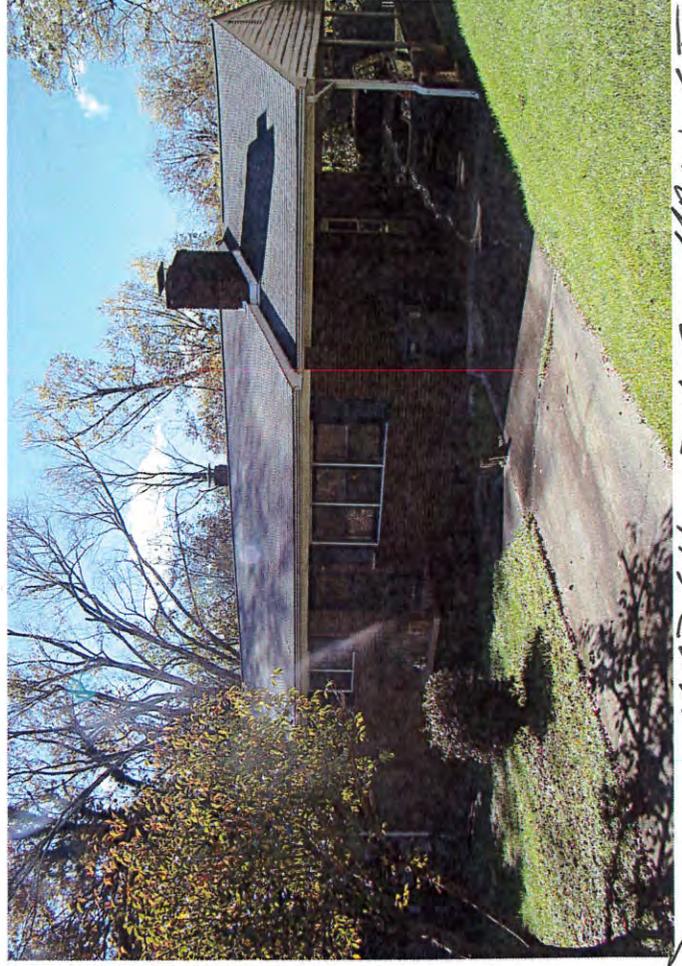
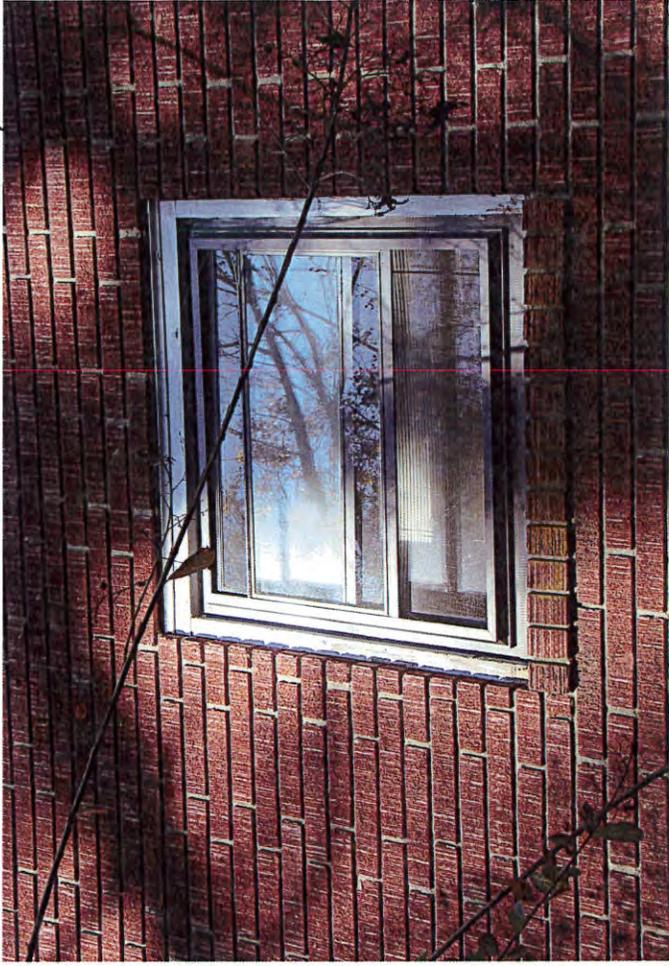
- 7 _____ Install tub surround kit with integrally molded soap dish and grab bar. Must be medium to better quality with minimum unit cost of \$150.00. Install per manufacturer's specifications to be left clean and defect free. Include existing window ledge to be wrapped with impervious material to prevent water infiltration.

ELECTRICAL (11)

All work shall be performed by a licensed electrical contractor: **All new bathroom ventilation fans (80 cfm minimum) and kitchen range hoods (150 cfm minimum) shall be energy star rated.** All bulbs shall be compact fluorescent bulbs (led or c.f.l).

- 8 _____ Install new mast, weather head, service entrance, service panel with capacity equal to Code requirements for the electrical demand of the dwelling unit including all specified upgrades (200 amp minimum): minimum 30 standard size circuit breaker capacity with main disconnect. **Arc-Fault Protection shall be provided in all rooms as required by Article 210.12 (A) of the 2011 National Electric Code when installing a new circuit.** Disconnect and remove all abandoned boxes. Run all appliances on separate circuits; check all circuits and repair/replace all defective wiring; eliminate any wiring hazards; conceal all exposed wiring per code; index circuits for easy reference. Tie in complete.

SC# 13/3



DORIS MARSH 134 S. MAIN ST
11/10/15 URP-2015

CASE # 01

P.T.R.C. WORK WRITE-UP
City of Asheboro URP-2015

Owner: Phillip J. Taylor

Phone: 336653-3115

Address: 316 Harrison St. Asheboro 27203

Date: 12-1-2015

Case: COA # 4-A

ROOF & CHIMNEYS (1)

- 1 _____ Install new roofing: remove existing roofing down to sheathing; repair/replace all defective rafters; re-nail all loose sheathing; replace all defective sheathing; install 15-lb. builders felt (30-lb. if between 2:12 & 4:12 pitch) (comply with code requirements), and 215 lb. fiberglass, asphalt, 3-tab, class A 25 yr. prorated shingles. **All chimneys to be flashed & counter flashed. Seal with silicone where counter flashing is let into the masonry.** Install new vent stack boots. Note: Roof to include all attached structures. Install metal eve strip at entire perimeter of roof. Install continuous shingle over ridge-vent as per manufacturers' specifications. Install a cricket on any chimney over 24" wide.

- 2 _____ Install 5" seamless aluminum gutters: location: all eaves of structure; gutters to have white baked-on enamel finish; installation to include 3" x 4" downspouts and pre-cast concrete splash blocks only.

- 3 _____ Provide and install perforated aluminum gutter guards, (i.e. theSMARTSCREEN.COM) secure with matching machine screws to maintain guards in place. **Note: Only at rear of the house.**

EXTERIOR WALL, SOFFIT, AND FASCIA (2)

- 4 _____ Replace all defective soffit and fascia: repair any minor surface damage, re-nail and caulk.



DRAFT AS OF 1-21-16

Table of Uses 200-2

Use	Buffer/Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	Supp. Reg.
Family Child Day Care Large Home (9 - 12 children)	1	S		S	S	S	P										Note 4; Section 616
Child Day-Care Center - Medium (30 - 79 children)	2								S		S		S	A	A	A	Note 4; Section 616
Child Day Care Center - Large (80+ children)	2										S		S	A	A	A	Note 4; Section 616
Child Day-Care Center - Small (13 - 29 children)	1						S	S		S	P		P	A	A	A	Note 4; Section 616
Family Child Day Care Home (8 or less children)		P	P	P	P	P	P										Note 4

Reason: Consistency with terminology in state statutes and other sections of zoning ordinance

ARTICLE 200A

(C)(4)(c) Existing Street Fronting Facades:

(i) For existing buildings, no openings on any portion of a wall oriented toward a public street shall be covered or blocked with any material so as to render the opening functionally obsolete (unable to be utilized for entry into the building) or inhibit transparency.

(ii) Security bars, panels, curtains, and like devices, whether retractable or permanent, shall not be constructed or used on the exterior portion of any building wall oriented toward a public street. Such devices may be installed on the interior of the building.

(iii) A zoning compliance permit shall be obtained prior to painting, staining, or covering any street front facade. Any street front facade of masonry buildings that has historically been left in a natural, uncovered state shall not be painted, stained or otherwise covered; this prohibition shall apply only to the masonry portion of the building and not to any non-masonry building trim or accents. This subsection shall not apply to single-or two family dwellings and/or decorative murals.

Reason: Preserve and enhance the visual appeal and historic integrity of Asheboro's core

ARTICLE 300

317A Performance Standards for all Commercial Districts

Delete standards related to an Existing Residential or Commercial Front Setback Line, including Sections 317A.D.g, 317A.E.l and 317A.F.l.

Reason: Previously approved amendments (August 2015) modified how front setback averaging is determined.

317A, Subsection G.1.a (Design Standards for B2 Commercial Districts)

All principal structures shall have at least one entrance oriented towards the street

317A, Subsection H.1 (Design Standards for B3 Commercial Districts)

All principal structures shall have at least one entrance oriented towards the street

Reason: Correction of clerical error inadvertently omitting word "entrance" and consistent with requirements in other commercial districts.

ARTICLE 400 OFF-STREET PARKING REQUIREMENTS

Place of Worship Church / Synagogue *NOT Places of Assembly 0.3 per seat in sanctuary/main assembly area

Reason: The use "church/synagogue" was recently changed to "Place of Worship" in Table of Uses 200-2. Staff also proposes more precisely clarifying the interpretation that the parking requirement is based on seating within the sanctuary/main assembly area, which reflects the interpretation that has been made since this provision's inception. Staff also notes that Section 406B also guides staff in determining parking requirements for places of worship and other uses without fixed seating.

409, Subsection B.2 Landscaping Standards for Off Street Parking: Correct reference to approved materials list for landscaping (change from "Appendix 1" to "Article 300A, Appendix A").