



**Asheboro Planning Board  
Asheboro City Hall (146 N. Church Street)**

Monday, October 5, 2015

**7:00 PM**

**AGENDA**

- I. Call to Order
- II. Approval of Minutes from September 17, 2015
- III. Review of Cases
- IV. RZ-15-08: Rezone property located south of 879 McDowell Road (Randolph Electric Membership Corporation) that was recently annexed into the City of Asheboro from Randolph County Zoning (Light Industrial- LI) to I2 (General Industrial)
- V. RZ-15-09: Rezone property located at 1801, 1827, and 1831 South Fayetteville Street from Conditional Use General Commercial (CU-B2) and Medium-Density Residential (R10) to B2 (General Commercial)
- VI. Presentation of and request for recommendation to adopt final draft of Asheboro 2020 Land Development Plan updates
- VII. Items Not on the Agenda-
- VIII. Adjournment

#####

**MEETING OF THE ASHEBORO PLANNING BOARD  
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.  
MONDAY, SEPTEMBER 14, 2015  
7:00 p.m.**

\*\*\*\*\*

This being the time and place for the regular meeting of the Asheboro Planning Board, a meeting was held with the following officials and members present:

James Lindsey ) - Vice Chair

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

Van Rich ) - Members Absent  
Ritchie Buffkin )

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

No citizens were present at this meeting.

**I. CALL TO ORDER**

Mr. James Lindsey, Vice-Chair, called the Asheboro Planning Board to order due to the absence of Chairman Rich.

**II. APPROVAL OF MINUTES FROM AUGUST 3, 2015 MEETING**

Upon motion by Ms. Lynette Garner and seconded by Mr. David Henderson, the board unanimously voted to approve the August 3, 2015 regular meeting minutes.

**III. REVIEW OF CASES**

Mr. Justin Luck informed the board of the zoning related cases that the City Council heard in August.

**IV. PLANNING BOARD FUNCTIONING AS BOARD OF ADJUSTMENT (CASE NO. BOA-15-03):  
VARIANCE FROM SIDEWALK REQUIREMENTS (ASHEBORO ZONING ORDINANCE,  
SECTION 322A): 1202 SOUTH COX STREET**

At this time, Mr. Lindsey opened the public hearing. Mr. Luck was then sworn in to provide his testimony on the case. He read an email from Mr. Rodger Chriscoe, applicant, which requested a continuance for this case until the regular November 2, 2015 Planning Board meeting. Mr. Luck stated that staff joined Mr. Chriscoe in the request to continue. Upon motion by Mr. Henderson and seconded by Mr. David Whitaker, the board unanimously voted to approve the request for continuance of the public hearing and variance case until the regular November 2, 2015 meeting.

**V. ITEMS NOT ON THE AGENDA**

There were no items to discuss at this time.

**VI. ADJOURNMENT**

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

\_\_\_\_\_  
Bradley Morton, Secretary, Planning Board

\_\_\_\_\_  
Van Rich, Planning Board Chairman



**RZ-15-08: Rezone from Randolph County Zoning (LI Light Industrial) to  
City of Asheboro Zoning (I2 General Industrial)**

(City of Asheboro: South of 879 McDowell Road (REMC property))

**Staff Report**

# Rezoning Staff Report

RZ Case # **RZ-15-08**

Date 10/5/2015 PB  
11/5/2015 City Council

## General Information

**Applicant** City of Asheboro  
**Address** 146 North Church Street  
**City** Asheboro NC 27203  
**Phone** 336-626-1201  
**Location** South of 879 McDowell Road

**Requested Action** Rezone from Randolph County (LI- Light Industrial) zoning to I2 (General Industrial)

**Existing Zone** Randolph Co. Zoning      **Existing Land Use** Public Use Facility  
**Size** 17.53 acres (+/-)      **Pin #** 7659184659

## Applicant's Reasons as stated on application

This rezoning was filed in anticipation of the property being annexed into the City of Asheboro. The proposed zoning reflects the most appropriate district supported by the Land Development Plan. NC General Statutes require that the City designate zoning property within 60 days of annexation.

## **Surrounding Land Use**

**North** Commercial      **East** I-73/I-74 (US 220 Bypass)  
**South** Undeveloped      **West** Undeveloped

**Zoning History** November, 2000: RZ-01-12: The property was rezoned from R40 to B2  
January, 2013: Property released from City ETJ (see #4 below)

## **Legal Description**

The property of Randolph Electric Membership Corporation, located immediately south of 879 McDowell Road, totaling approximately 17.53 acres and more specifically identified by Randolph County Parcel Identification Number 7659184659.

## **Analysis**

1. A portion of the subject property has frontage on McDowell Road, a state-maintained minor thoroughfare. The property also has frontage on I-73/I-74 (US 220 Bypass), an interstate highway.
2. City water is being installed to provide service to a new structure on the property. The property also has access to city sewer via a private pump station, which pumps to a city maintained pump station on the east side of I-73/I-74.
3. The area includes a mix of commercial, residential, and institutional/governmental uses.
4. The property was previously within the City of Asheboro's extraterritorial zoning jurisdiction and zoned B2 (General Commercial). The City relinquished this property from its ETJ on January 1, 2013. Once the property was placed within Randolph County's Zoning jurisdiction, the County applied LI (Light Industrial) zoning.
5. The property was recently annexed into the City, effective on September 17, 2015. State statutes require that the City apply zoning to the property within sixty (60) days of its annexation.
6. The property is located in the I-73/I-74 Overlay zone (formerly called US 220 Bypass Overlay zone), which has supplemental landscaping requirements along the frontage of I-73/I-74. Recent amendments to the zoning ordinance allow staff review of developments for compliance with Overlay Zone requirements.

# Rezoning Staff Report

RZ Case # RZ-15-08

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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** Industrial  
**Small Area Plan** Southwest  
**Growth Strategy Map Designation** Economic Development

## LDP Goals/Policies Which Support Request

**Checklist Item 1.** Rezoning is compliant with the Proposed Land Use Map.

**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 4:** The proposed rezoning is compatible with surrounding land uses.

**Checklist Item 5:** The request is compliant with the Growth Strategy Map.

**Checklist Item 7:** The proposed rezoning is compatible with the applicable Small Area Plan.

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

**Checklist Items 12, 13, and 14:** 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%.

# Rezoning Staff Report

RZ Case # RZ-15-08

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## LDP Goals/Policies Which Do Not Support Request

**Checklist Item 15:** Rezoning is not located on poor soils. Note: This is due to a small amount of its western boundary being located in a wetlands area as identified by U.S. Fish and Wildlife Service.

The LDP also indicates a small western portion of the property (in the same general location) has poor soils.

## Recommendation **Approve**

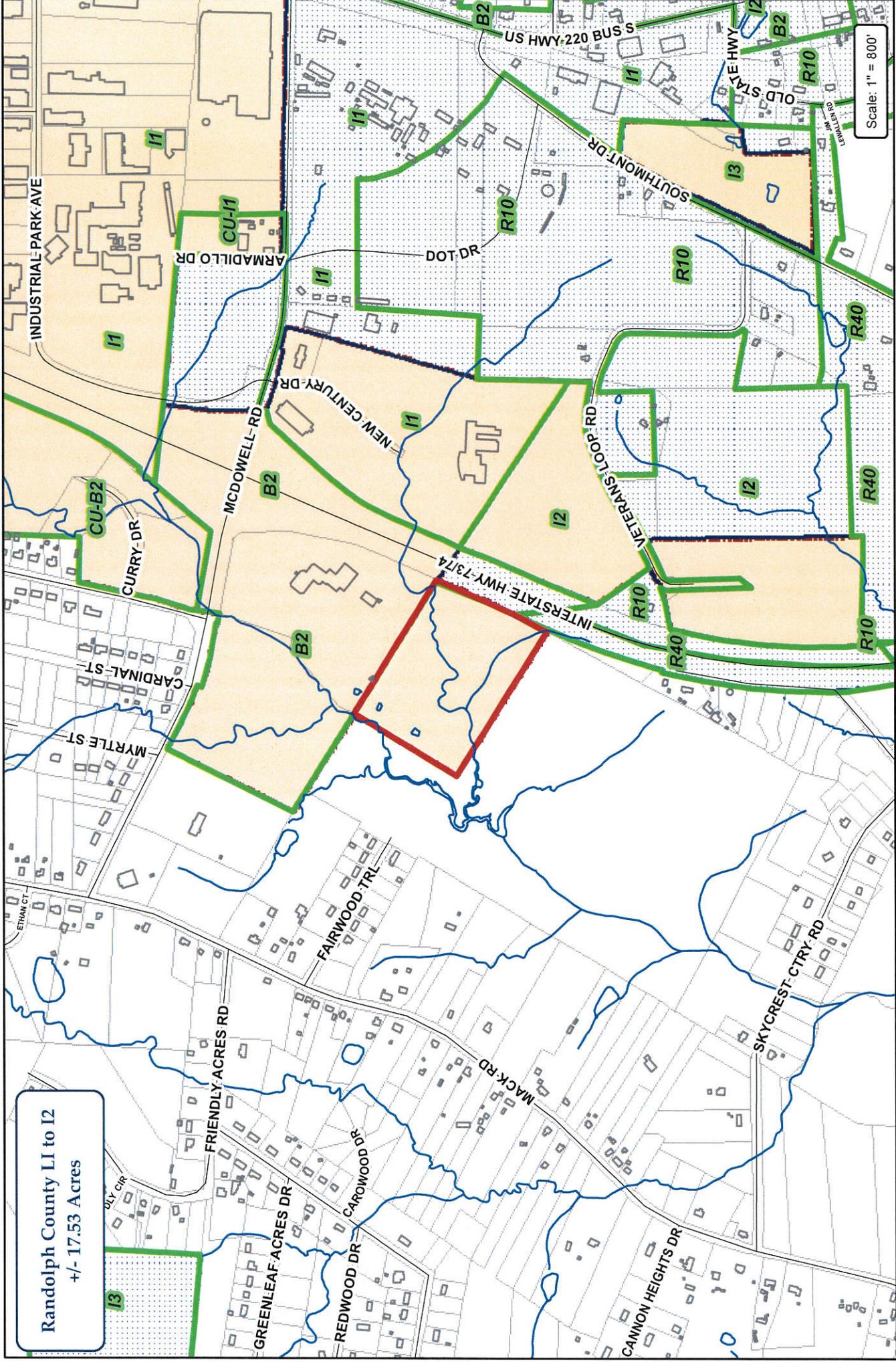
### Reason for Recommendation

The proposed I2 zoning district reflects the Land Development Plan's designation of the property for industrial use, making the proposed I2 General Industrial district the most appropriate designation of the property.

The I2 district allows both industrial and commercial activities, which are generally compatible with surrounding properties and the growth strategy map's designation of the property for economic development. The Southwest small area plan also supports industrial uses and economic development activities at appropriate locations on the Interstate corridor consistent with the I2 designation.

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

Considering the above factors detailed in the recommendation above, staff believes the General Industrial (I2) designation is in the public interest by allowing a reasonable use of the property and ensuring consistency with the LDP.

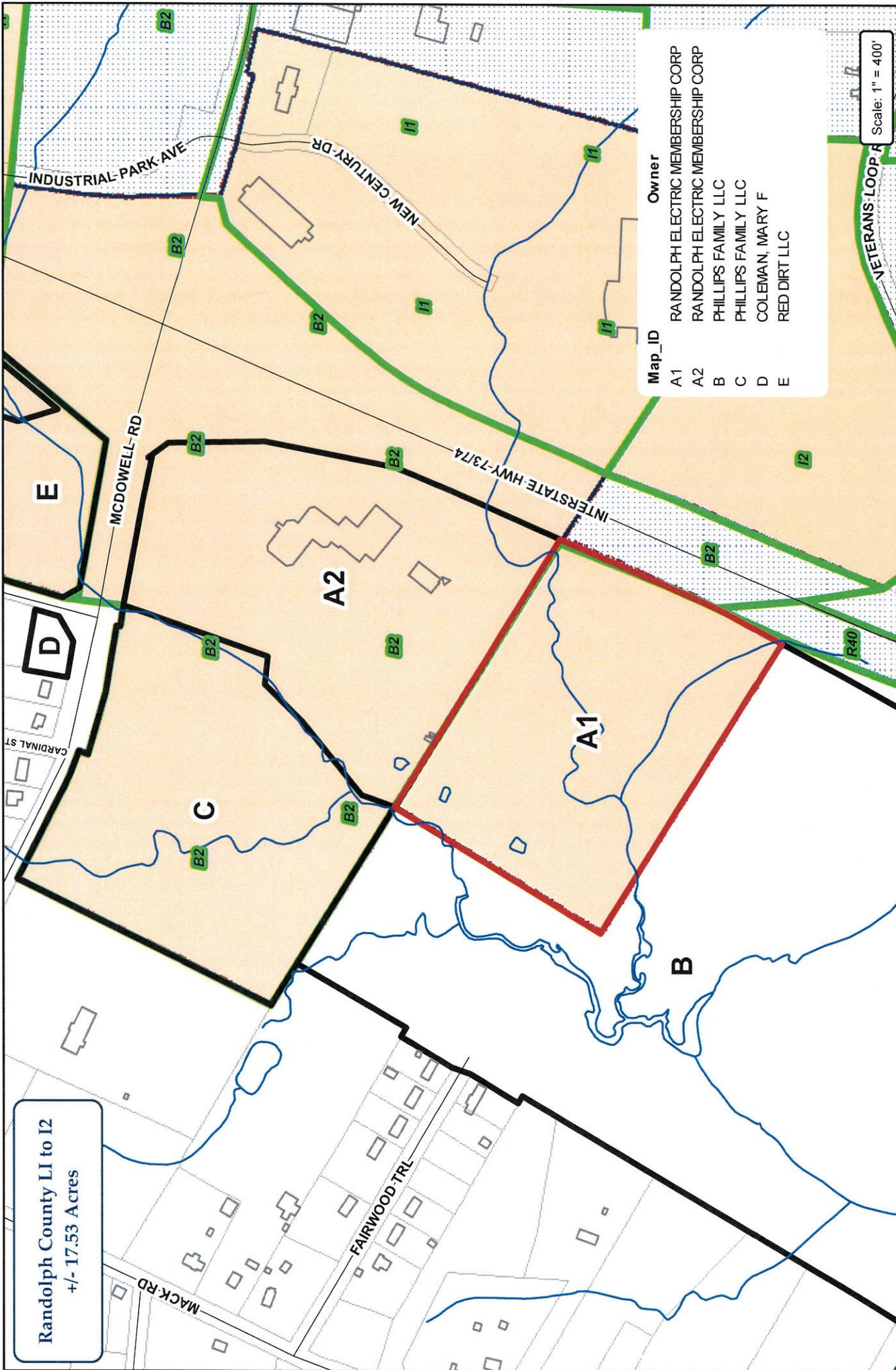


Subject Property  
 Zoning  
 City Limits  
 ETJ

City of Asheboro  
 Planning & Zoning Department  
 Rezoning Case: RZ-15-08  
 Parcels: 7659197181 (pt.)

Randolph County I1 to I2  
 +/- 17.53 Acres





Randolph County LI to I2  
 +/- 17.53 Acres

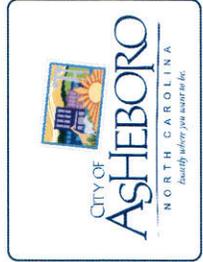
Map_ID	Owner
A1	RANDOLPH ELECTRIC MEMBERSHIP CORP
A2	RANDOLPH ELECTRIC MEMBERSHIP CORP
B	PHILLIPS FAMILY LLC
C	PHILLIPS FAMILY LLC
D	COLEMAN, MARY F
E	RED DIRT LLC

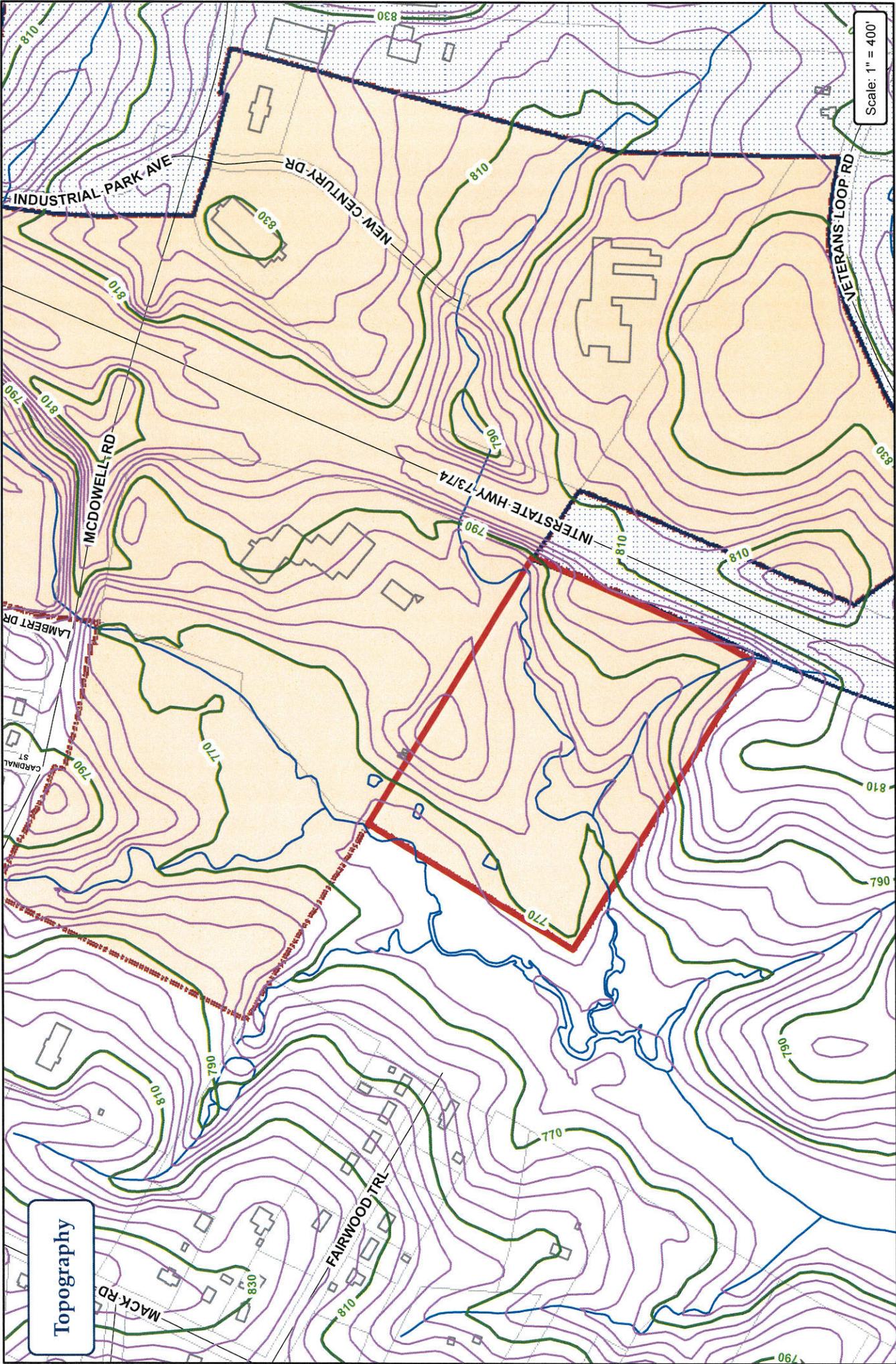
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Subject Property  
 Zoning  
 City Limits  
 ETJ

City of Asheboro  
 Planning & Zoning Department  
 Rezoning Case: RZ-15-08  
 Parcels: 7659197181 (pt.)





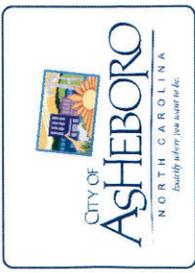
Topography

Scale: 1" = 400'



Subject Property  
 City Limits  
 ETJ

City of Asheville  
 Planning & Zoning Department  
 Rezoning Case: RZ-15-08  
 Parcels: 7659197181 (pt.)



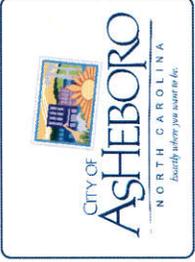


Scale: 1" = 400'



City of Asheboro  
 Planning & Zoning Department  
 Rezoning Case: RZ-15-08  
 Parcels: 7659197181 (pt.)

Aerial





U.S. Fish and Wildlife Service

# National Wetlands Inventory

## REMC Wetlands

Sep 22, 2015



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



**RZ-15-09: Rezone from Medium-Density Residential (R10) and Conditional Use General Commercial (CU-B2) to B2 (General Commercial)**

(Margie Trogdon and Michael Foley: 1801, 1827, and 1831 South Fayetteville Street)

**Staff Report**

# Rezoning Staff Report

**RZ Case #** RZ-15-09

**Date** 10/5/2015 PB

11/5/2015 City Council

## General Information

**Applicant** Margie Trogdon and Michael Foley

**Address** 329 Newbern Ave. Asheboro, NC 27205 (Trogdon) and PO Box 7348 Greensboro, NC 27417 (Foley)

**City** SEE ABOVE

**Phone** 336-302-2630 (Trogdon); 336-314-5026 (Foley)

**Location** 1801, 1827, and 1831 South Fayetteville Street

**Requested Action** Rezone property from CU-B2 (Conditional Use General Commercial) and R10 (Medium-Density Residential) to B2 (General Commercial)

**Existing Zone** CUB2/R10

**Existing Land Use** Single-family residence/Indoor Commercial Recreation

**Size** 4.05 acres (total in both tracts)

**Pin #** 7750734715 & 7750733691

## Applicant's Reasons as stated on application

No errors- B2 zoning will allow more flexibility with marketing the property. B2 is a more appropriate zoning for this area and meets the intent of the Land Development Plan. This will reclassify this property as commercial which is consistent with the intent of the Land Development Plan. We believe that this will help market and occupy the property.

## Surrounding Land Use

**North** Commercial/Single- and Multi-family residential **East** Single-family residential/Industrial (manufacturing)

**South** Commercial

**West** Industrial/Commercial

**Zoning History** RZ-86-29 (1986): 1801 South Fayetteville Street was rezoned from RA6 (High Density Residential) to CUB2 (Conditional Use General Commercial) and a conditional use permit was issued for skating rink.

## Legal Description

The property of Michael Foley located at 1801 S. Fayetteville St., totaling approximately 2.19 acres (+/-) and more specifically identified by Randolph County Parcel Identification Number (PIN) 7750737415 and the property of Margie M. and James P. Trogdon, located at 1827 and 1931 South Fayetteville St. totaling approximately 1.86 acres and more specifically identified by Randolph County PIN 7750733691.

## Analysis

1. The property is located outside of the city limits. City water and sewer are available to the existing structures. New development proposed to connect to city services will require the entire tax parcel(s) to be annexed.
2. South Fayetteville Street is a state-maintained major thoroughfare. Foster Street is a state-maintained road.
3. The existing B2 zoning on both parcels currently extends approximately 220' to 250' from the public right-of-way into the property.
4. The portion of the property located at 1827 South Fayetteville Street that is zoned B2 was previously used for a small child day care center and for single-family residential purposes. A separate structure on the property (1831 South Fayetteville Street) has been removed.
5. South Fayetteville Street consists of primarily commercial uses, with some industrial uses on the west side of the corridor. Residential uses (primarily single-family with some two- and multi-family dwellings) are to the east of the subject property.
6. The intent of the B2 district is "to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."

# Rezoning Staff Report

RZ Case # RZ-15-09

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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.*

<b>Proposed Land Use Map Designation</b>	Commercial
<b>Small Area Plan</b>	Central
<b>Growth Strategy Map Designation</b>	Adjacent Developed

## LDP Goals/Policies Which Support Request

**Checklist Item 1:** Rezoning is compliant with the Proposed Land Use Map.

**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 7:** The proposed rezoning is compatible with the applicable Small Area Plan.

**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-15-09

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## LDP Goals/Policies Which Do Not Support Request

### **Recommendation** Approve

#### **Reason for Recommendation**

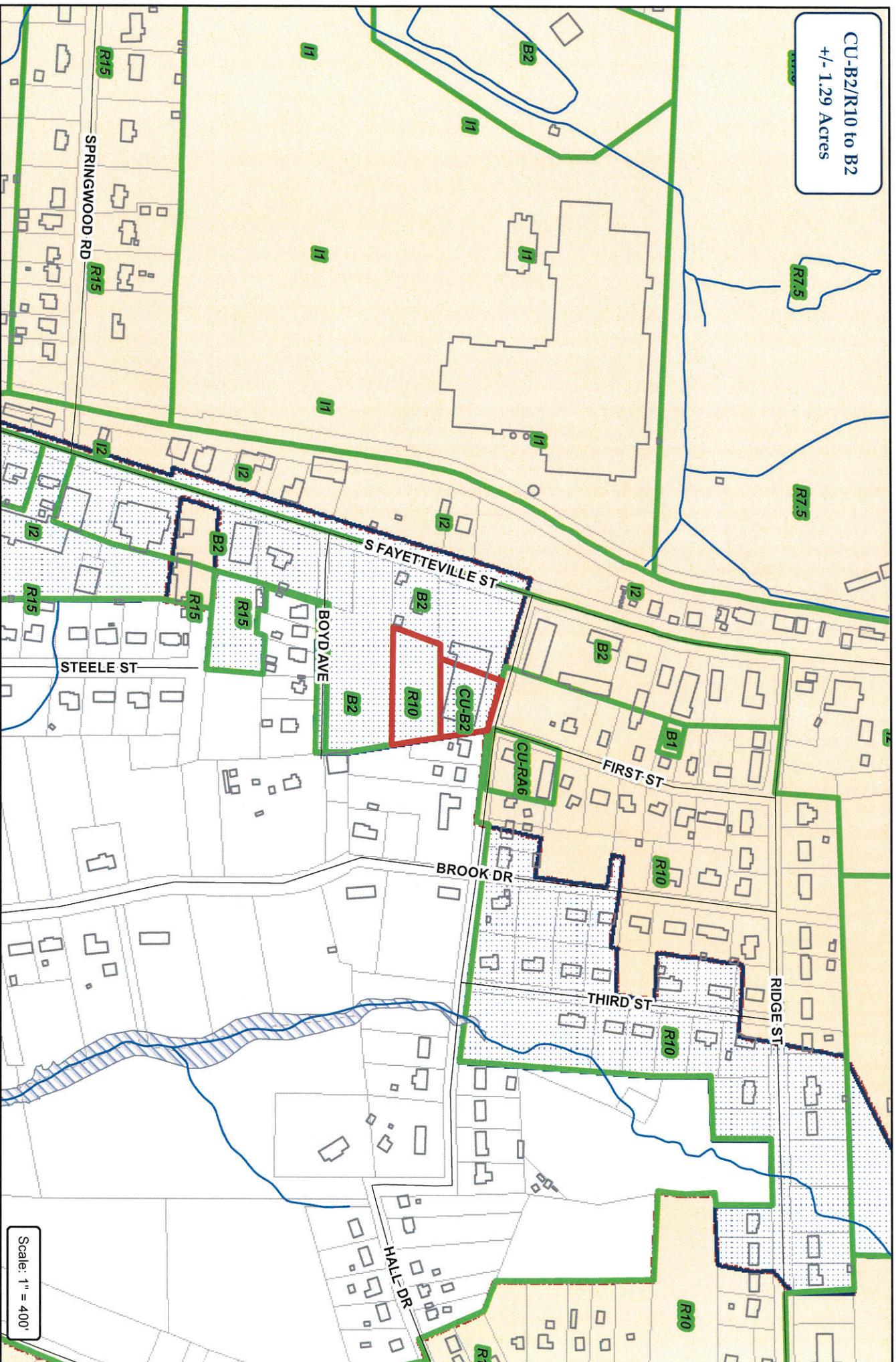
Several factors support the B2 (General Commercial) rezoning request. The Land Development Plan proposed land use map designates the property for commercial use. Much of the property is currently zoned B2 or CU-B2 (Conditional Use General Commercial) and has a history of non-residential use.

The property is located along South Fayetteville Street, which the Central Small Area Plan acknowledges is suited for commercial development. Furthermore, designating the property with one zoning district (B2) will allow greater flexibility to develop the property while buffer/screening requirements will ensure any potential negative impacts to adjoining residential properties are mitigated.

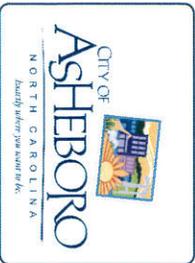
#### **Evaluation of Consistency with Adopted Comprehensive Plans/Reasonableness and Public Interest**

Considering the above factors detailed in the recommendation above, staff believes the General Commercial (B2) designation is in the public interest by allowing a reasonable use of the property and ensuring consistency with the LDP.

CU-B2/R10 to B2  
+/- 1.29 Acres



Scale: 1" = 400'



City of Asheboro  
Planning & Zoning Department  
Rezoning Case: RZ-15-09  
Parcels: 7750734715 (pt.) & 7750733691 (pt.)

Subject Property

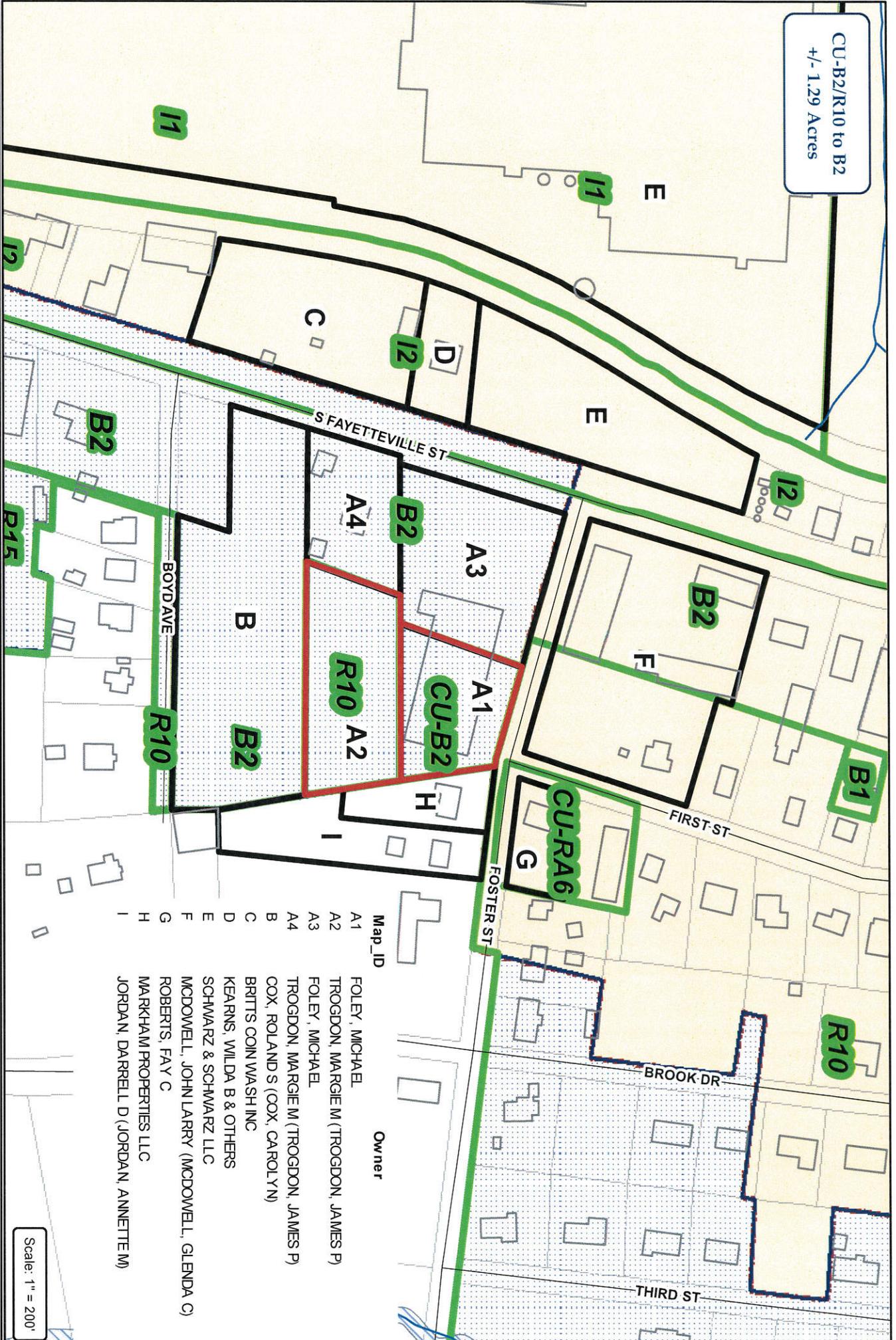
Zoning

City Limits

ETJ

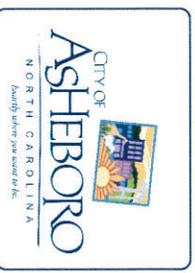


CU-B2/R10 to B2  
+/- 1.29 Acres



Map_ID	Owner
A1	FOLEY, MICHAEL
A2	TROGDON, MARGIE M (TROGDON, JAMES P)
A3	FOLEY, MICHAEL
A4	TROGDON, MARGIE M (TROGDON, JAMES P)
B	COX, ROLAND S (COX, CAROLYN)
C	BRITTS COIN WASH INC
D	KEARNS, WILDA B & OTHERS
E	SCHWARZ & SCHWARZ LLC
F	MCDOWELL, JOHN LARRY (MCDOWELL, GLENDA C)
G	ROBERTS, FAY C
H	MARKHAM PROPERTIES LLC
I	JORDAN, DARRELL D (JORDAN, ANNETTE M)

Scale: 1" = 200'



City of Asheboro  
Planning & Zoning Department  
Rezoning Case: RZ-15-09  
Parcels: 7750734715 (pt.) & 7750733691 (pt.)

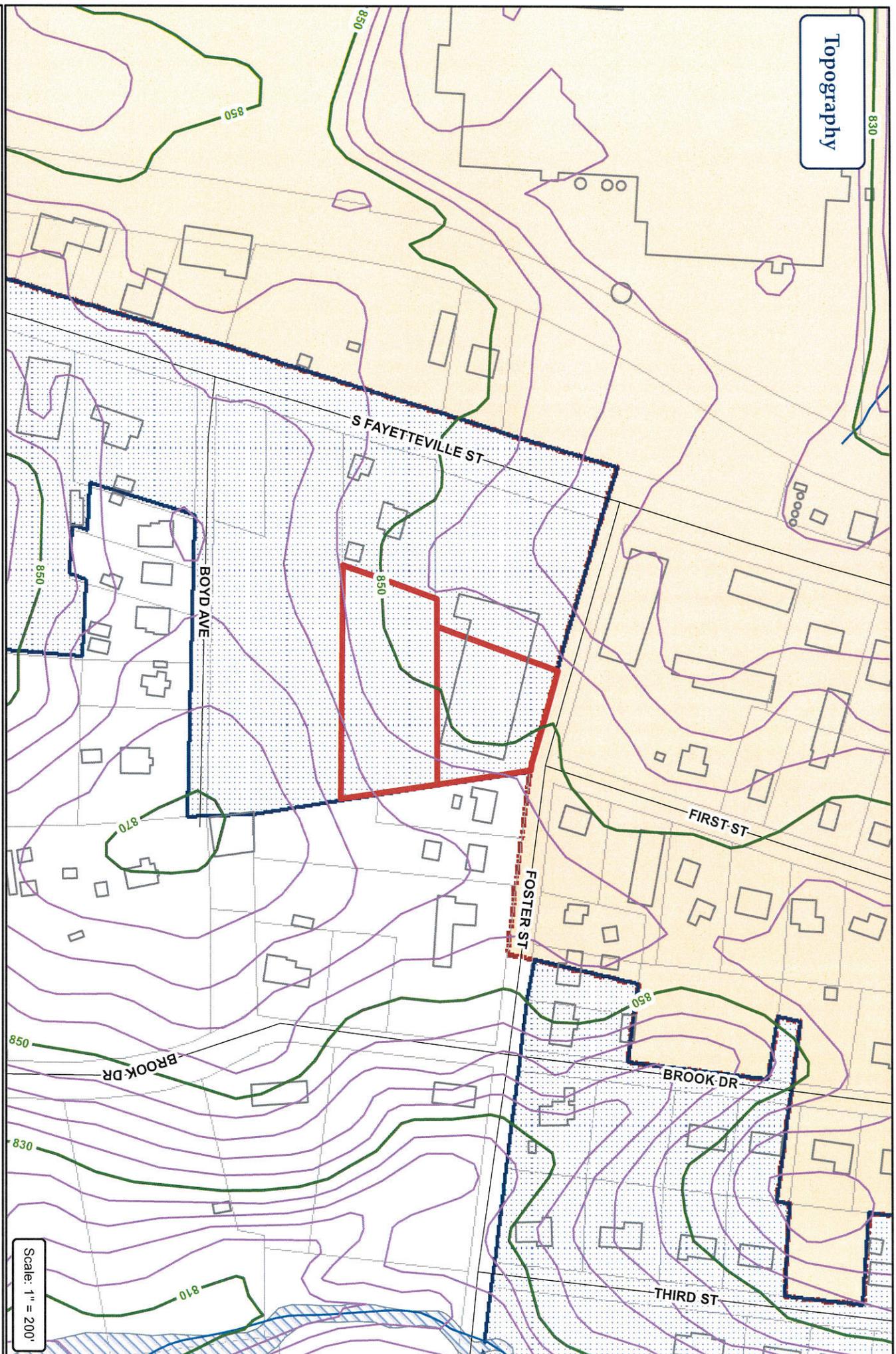
Subject Property

Zoning

City Limits

ETJ

Topography



Scale: 1" = 200'



City of Asheboro

Planning & Zoning Department

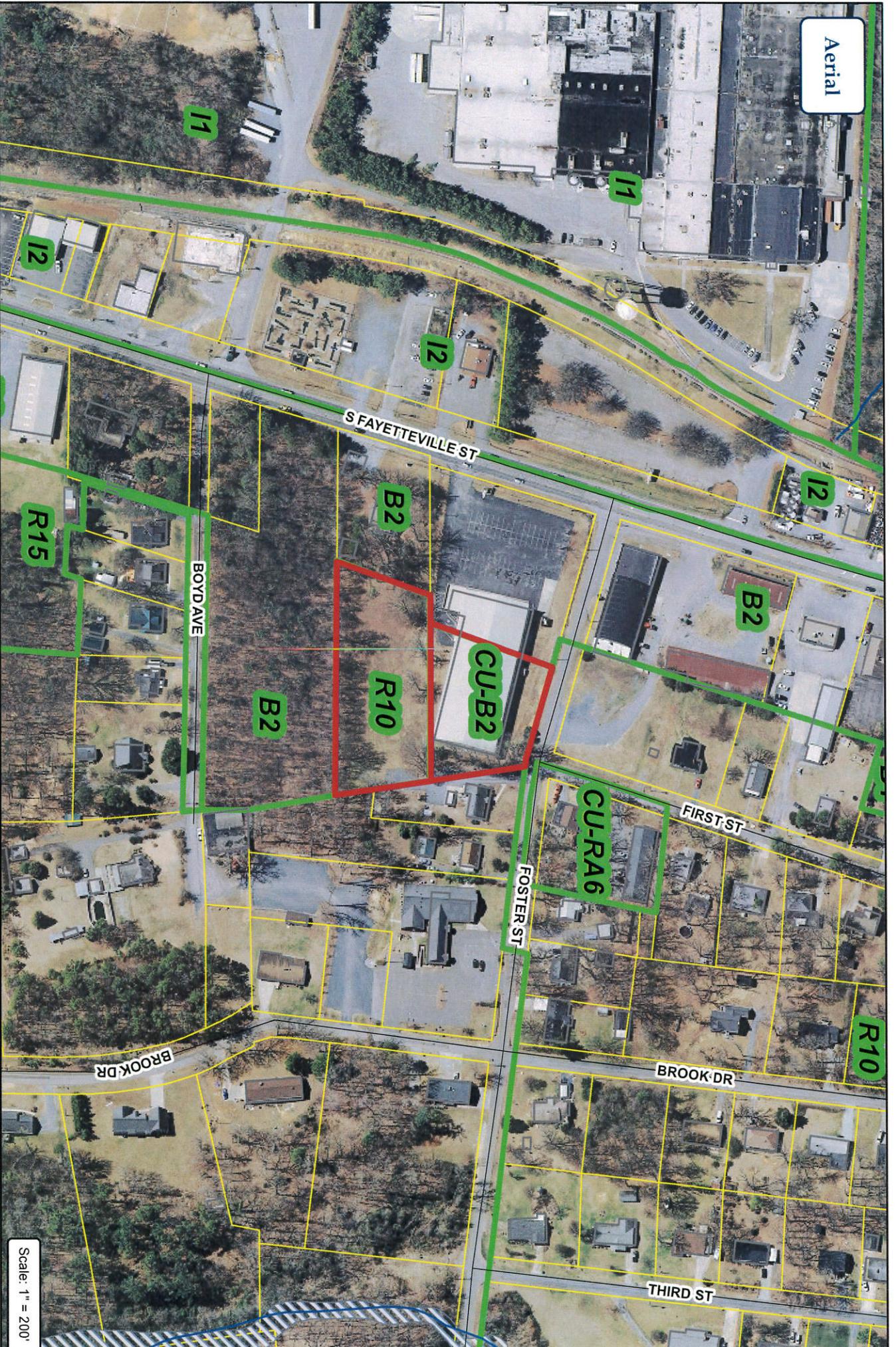
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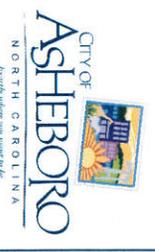
 Subject Property  
 City Limits  
 ETJ



Aerial



Scale: 1" = 200'



City of Asheboro

Planning & Zoning Department

Rezoning Case: RZ-15-09

Parcels: 7750734715 (pt.) & 7750733691 (pt.)





**Presentation of and request for recommendation to adopt final draft of  
Asheboro 2020 Land Development Plan updates (text and maps)**

Larger copies of the proposed maps are available online at [www.asheboronc.gov](http://www.asheboronc.gov) (on the right hand side under "News & Events")

Hard copies of the proposed maps will also be available at the  
October 5, 2015 Planning Board meeting.

# 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**

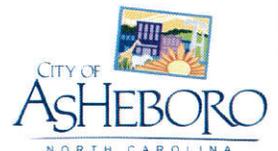
## June:

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

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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**

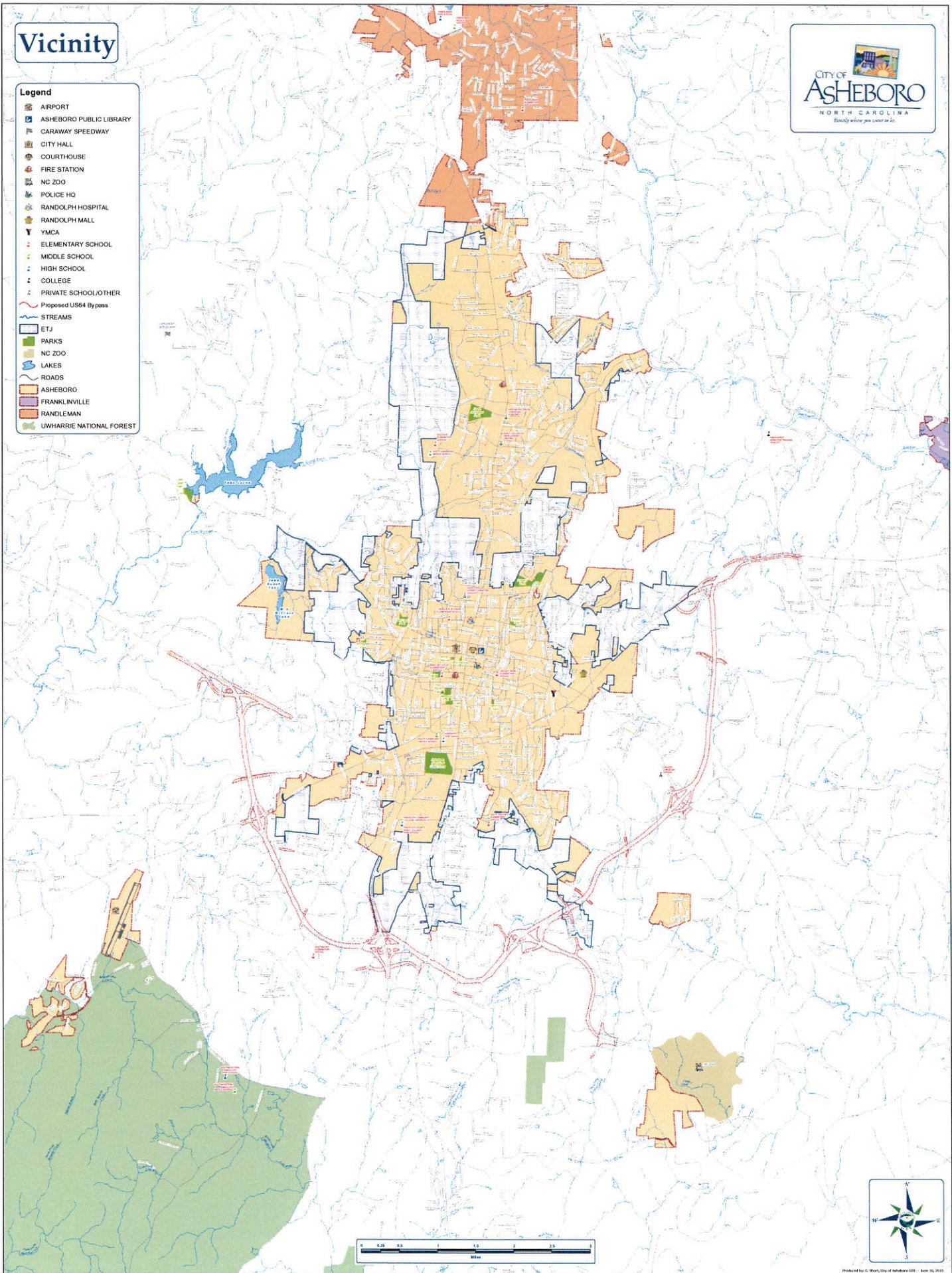
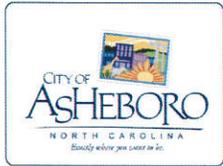
- All maps have been altered to reflect the current corporate and extra-territorial planning jurisdiction limits.
- Final US64 Bypass alignment has been added to several maps.
- Existing Water and Sewer maps have been updated to reflect the current system.
- Floodplain and Watershed map has been updated 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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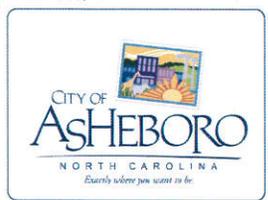
**2015 Revised Land Development Plan Maps**

# Vicinity

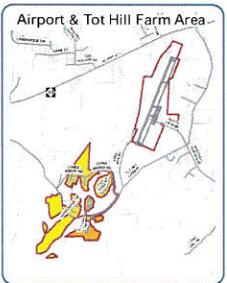
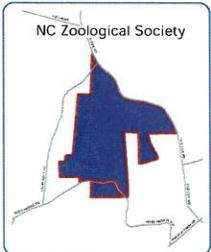
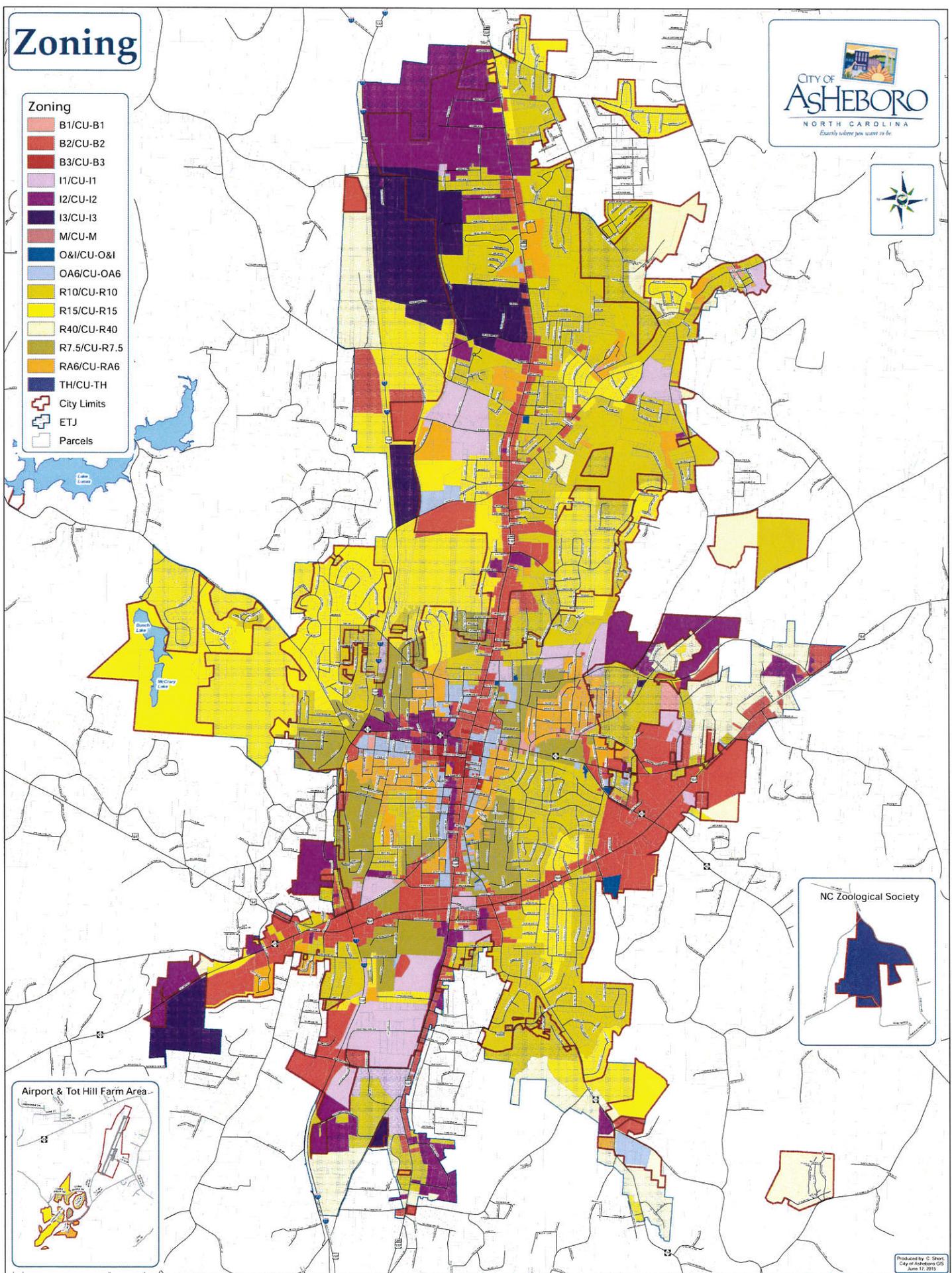
- Legend**
- AIRPORT
  - ASHEBORO PUBLIC LIBRARY
  - CARAWAY SPEEDWAY
  - CITY HALL
  - COURTHOUSE
  - FIRE STATION
  - NC ZOO
  - POLICE HQ
  - RANDOLPH HOSPITAL
  - RANDOLPH MALL
  - YMCA
  - ELEMENTARY SCHOOL
  - MIDDLE SCHOOL
  - HIGH SCHOOL
  - COLLEGE
  - PRIVATE SCHOOL/OTHER
  - Proposed US64 Bypass
  - STREAMS
  - ETJ
  - PARKS
  - NC ZOO
  - LAKES
  - ROADS
  - ASHEBORO
  - FRANKLINVILLE
  - RANDLEMAN
  - UWHARRIE NATIONAL FOREST



# Zoning



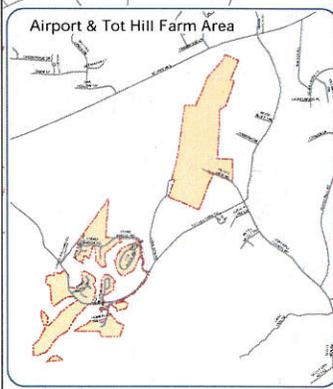
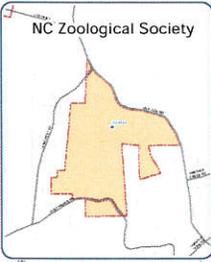
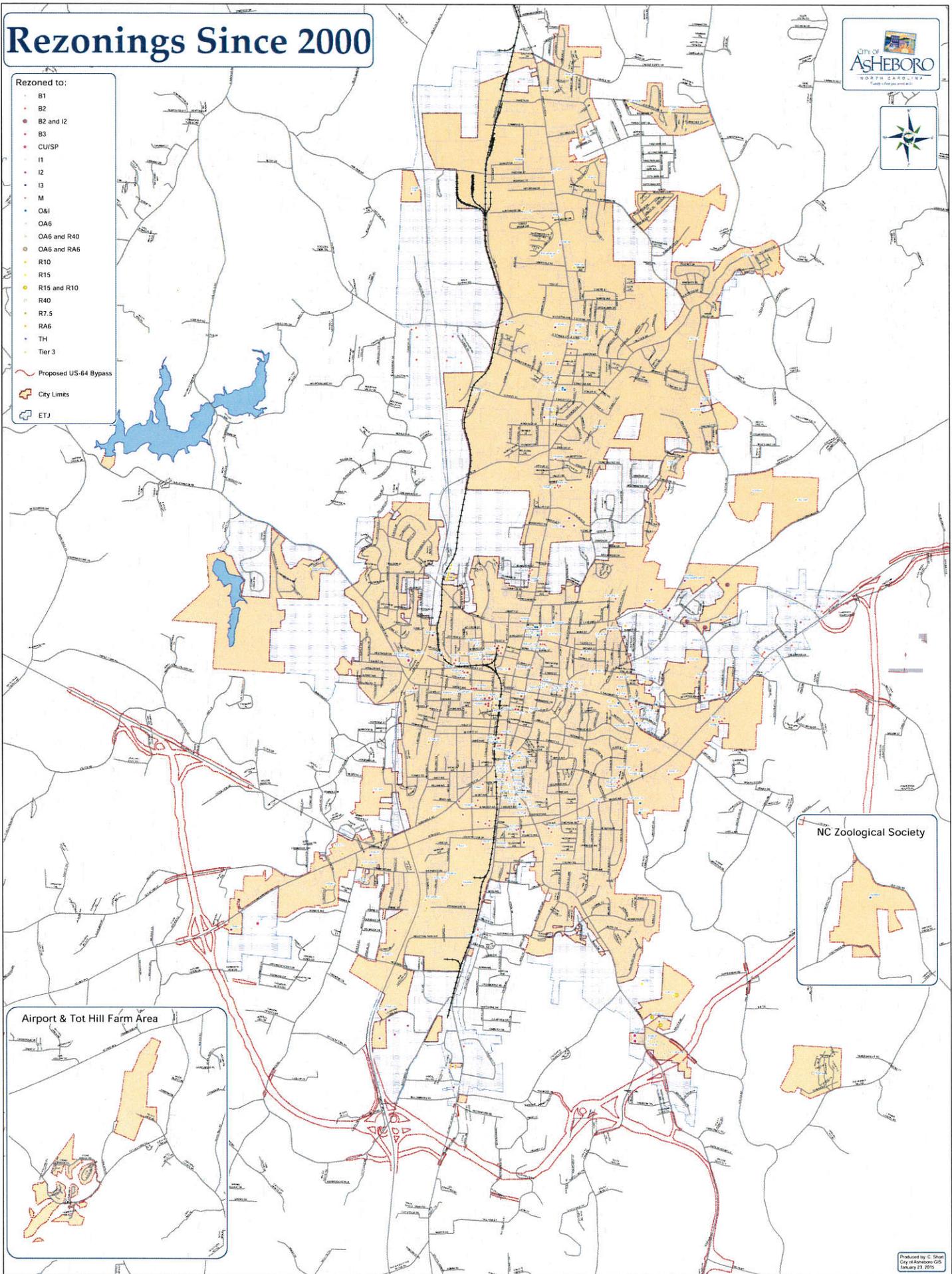
- Zoning
- B1/CU-B1
  - B2/CU-B2
  - B3/CU-B3
  - I1/CU-I1
  - I2/CU-I2
  - I3/CU-I3
  - M/CU-M
  - O&I/CU-O&I
  - OA6/CU-OA6
  - R10/CU-R10
  - R15/CU-R15
  - R40/CU-R40
  - R7.5/CU-R7.5
  - RA6/CU-RA6
  - TH/CU-TH
  - City Limits
  - ETJ
  - Parcels



# Rezoning Since 2000



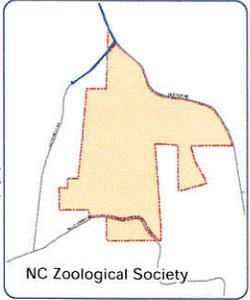
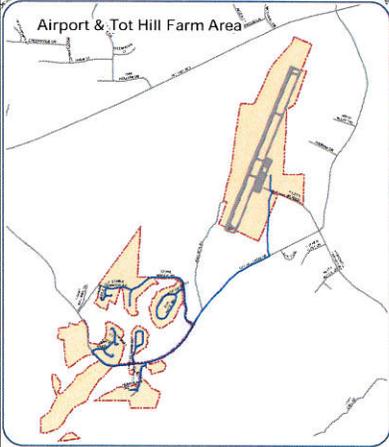
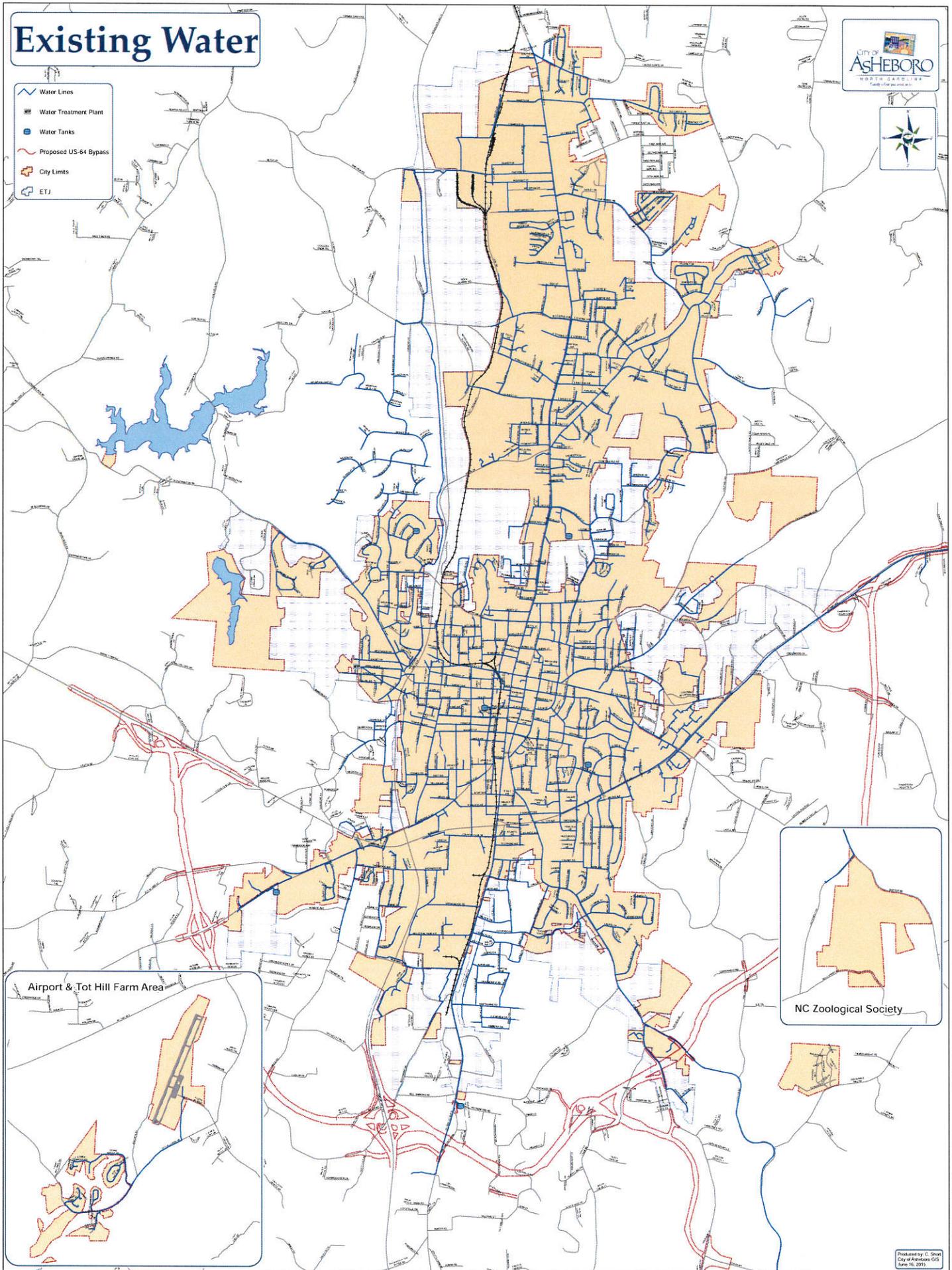
- Rezoned to:
- B1
  - B2
  - B2 and I2
  - B3
  - CU/SP
  - I1
  - I2
  - I3
  - M
  - O&I
  - OA6
  - OA6 and R40
  - OA6 and RA6
  - R10
  - R15
  - R15 and R10
  - R40
  - R7.5
  - RA6
  - TH
  - Tier 3
- Proposed US-64 Bypass
- City Limits
- ETJ



# Existing Water

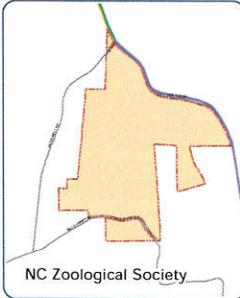
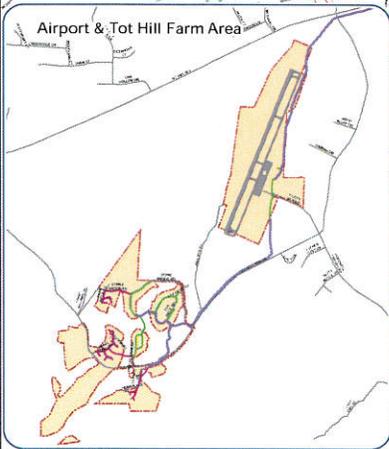


- Water Lines
- Water Treatment Plant
- Water Tanks
- Proposed US-64 Bypass
- City Limits
- ETJ



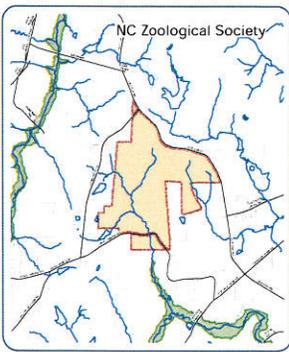
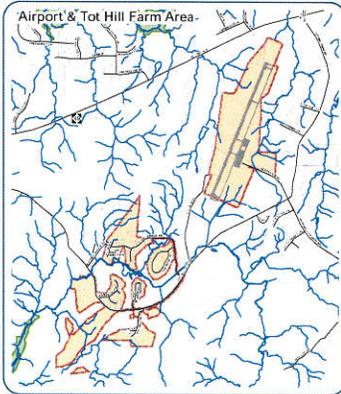
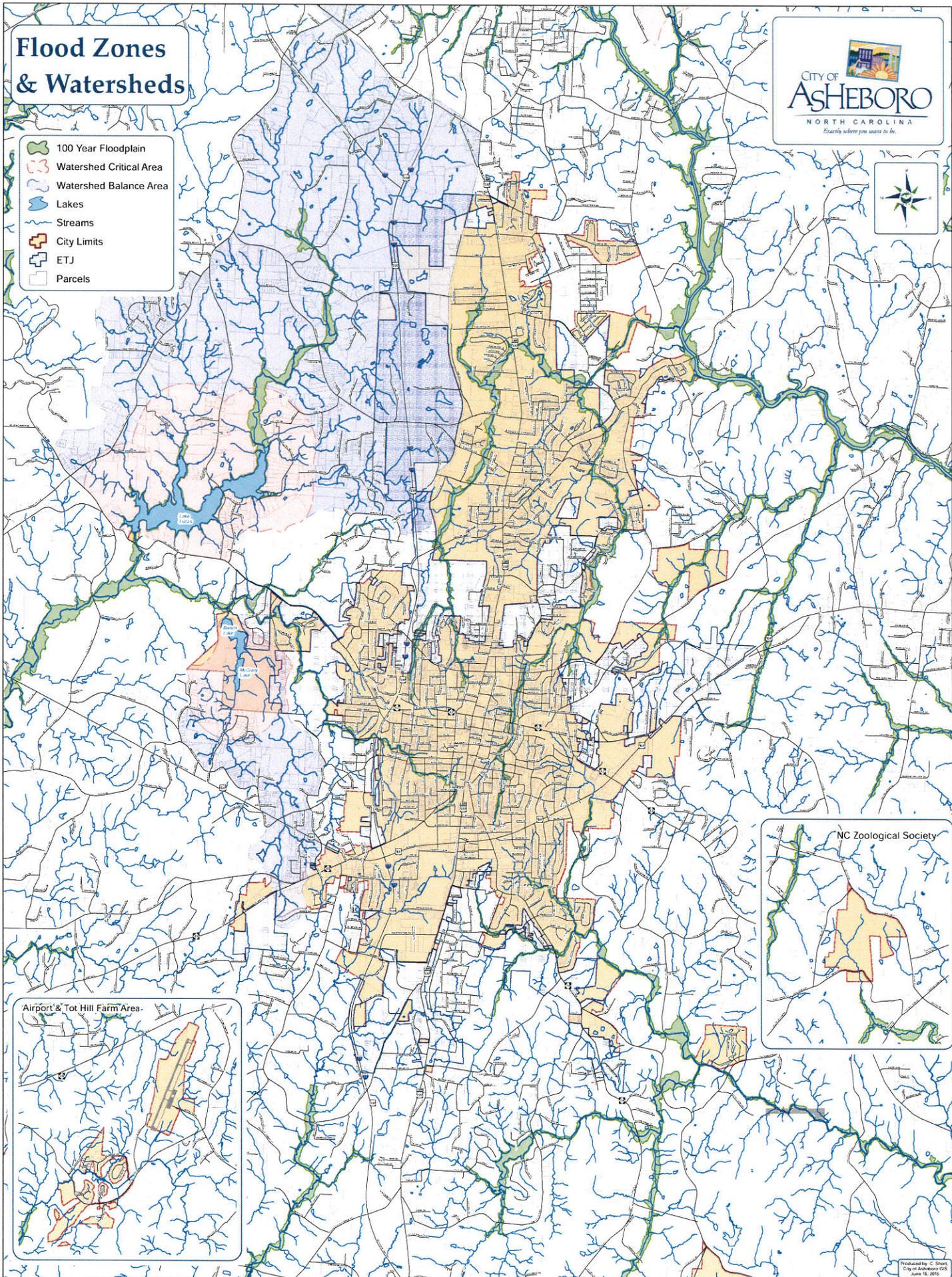
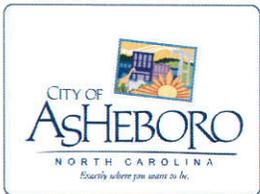
# Existing Sewer

- 10-inch or larger Sewer Main
- 8-inch or smaller Sewer Main
- Force Main
- Low Pressure Sewer
- Waste Water Treatment Plant
- Pump Stations
- Proposed US-64 Bypass
- City Limits
- ETJ



# Flood Zones & Watersheds

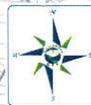
- 100 Year Floodplain
- Watershed Critical Area
- Watershed Balance Area
- Lakes
- Streams
- City Limits
- ETJ
- Parcels



# Growth Strategy

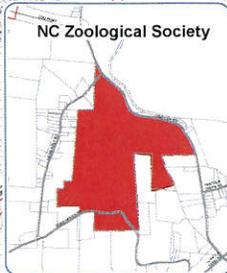
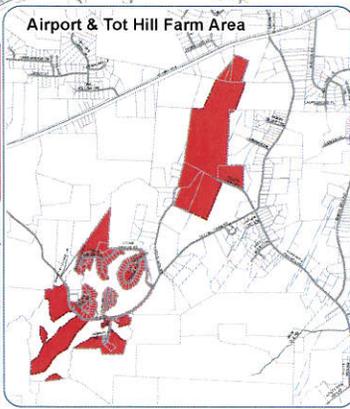
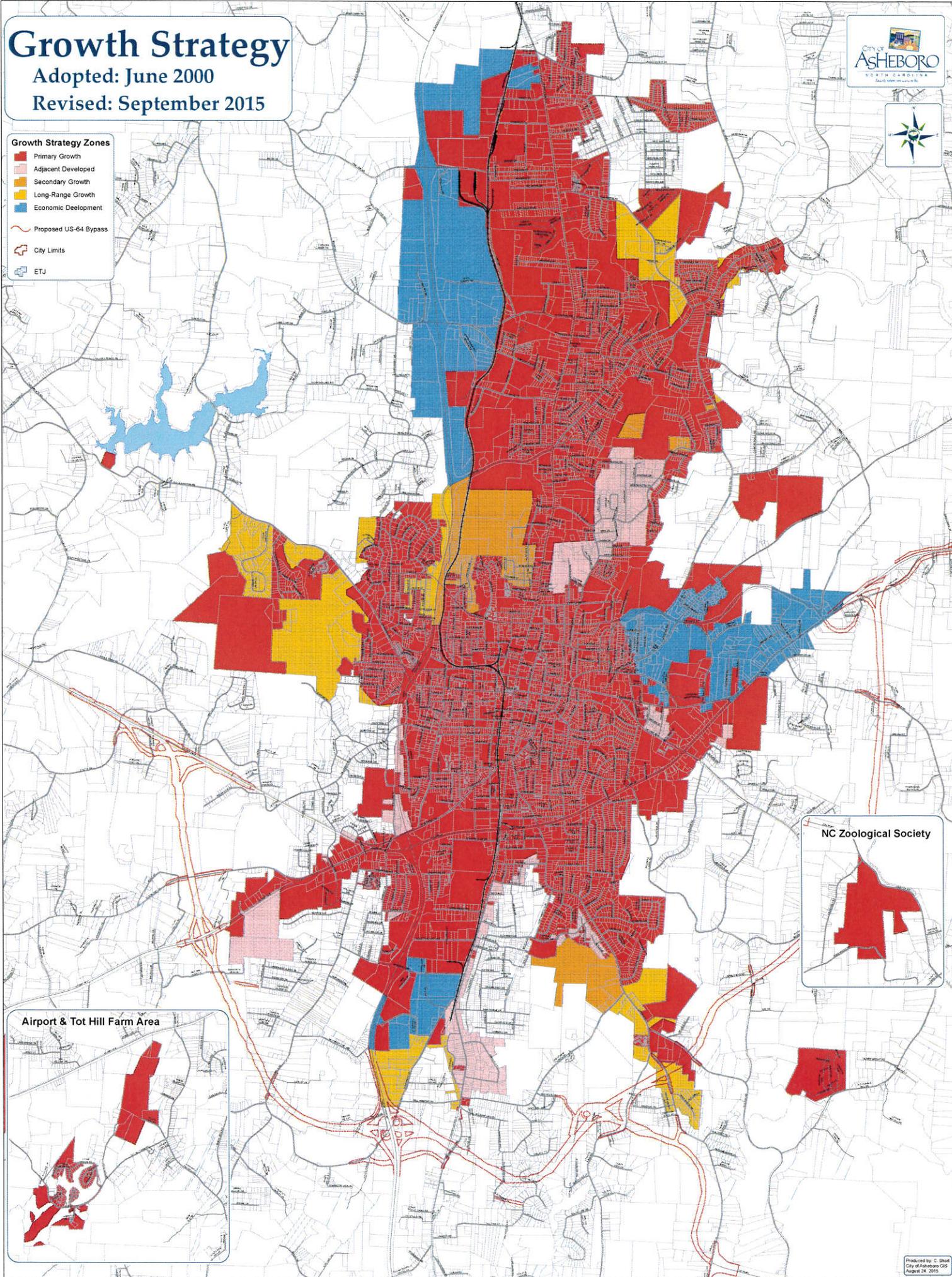
Adopted: June 2000

Revised: September 2015



## Growth Strategy Zones

- Primary Growth
- Adjacent Developed
- Secondary Growth
- Long-Range Growth
- Economic Development
- Proposed US-64 Bypass
- City Limits
- ETJ



# Proposed Land Use

Adopted: June 2000

Revised: September 2015



Proposed Changes to LDP outline

## Proposed Land Use

- Commercial
  - Conservation Residential
  - Employment Center
  - Industrial
  - Neighborhood Residential
  - Office & Institutional
  - Parks
  - Suburban Residential
  - Urban Residential
  - Watershed Residential
  - Town Activity Center
  - Village Activity Center
  - Neighborhood Activity Center
- Proposed US-64 Bypass
- City Limits
- ETJ

