



Asheboro Planning Board
Asheboro Public Works Building, 1312 North Fayetteville Street
Monday, March 2, 2015
7:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes from February 2, 2015 meeting
- III. Review of Cases
- IV. BOA-15-01: Planning Board Functioning as Board of Adjustment: Variance request from Front Yard Setback Requirements (Table 200-1) and Front Yard Averaging Requirements (Section 305): Humble Street and Cracklin Drive
- V. RZ-15-03: Schwarz, RJR, LLC: Rezone from CUI2 (Conditional Use General Industrial) to B2 (General Commercial): 309 Washington Avenue
- VI. RZ-15-04: Mc Mc Properties, LLC: Rezone from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment): 1129 South Cox Street
- VII. SUB-15-01: Subdivision Sketch Design: Olde Towne Village, Phase III
- VIII. SUB-14-01: Subdivision Preliminary Plat: Springwood Townhomes
- IX. Items Not on the Agenda
- X. Adjournment

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**MEETING OF THE ASHEBORO PLANNING BOARD
PUBLIC WORKS CONFERENCE ROOM, 1312 N. FAYETTEVILLE ST.
MONDAY, FEBRUARY 2, 2015
7:00 p.m.**

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

Van Rich) - Chair
James Lindsey) - Vice Chair

Ritchie Buffkin)
Lynette Garner) - Members Present
Thomas Rush)
Dave Whitaker)

David Henderson) - Members Absent

John Evans, Assistant Community Development Division Director
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. Van Rich called the Asheboro Planning Board to order.

II. APPROVAL OF MINUTES FROM JANUARY 5, 2015 MEETING

Mr. Rich inquired if there were any corrections that needed to be made to the January 5, 2015 minutes. There being no corrections, the minutes were approved as presented.

III. REVIEW OF CASES

Mr. Justin Luck informed the board of the zoning related cases that went before the City Council in January.

IV. REPORT CONCERNING LAND DEVELOPMENT PLAN WORKSHOP HELD ON JANUARY 27, 2015

Mr. Luck reported on the recent workshop held at the Randolph County Public Library on January 27, 2015. He stated that the idea behind the update to the Land Development Plan would be to extend the plan for approximately an additional five (5) years. He stated that the public was invited to take part and inform the city staff of smaller areas to focus on. He stated that the update process would more than likely take up to a year. He mentioned that there was a low attendance rate but the participants present did provide some valuable information that will help staff develop a more precise update. He stated that neighborhood meetings would take place in the upcoming months. He presented the board with a timeline of completion and encouraged the board members to stay after the meeting to add any comments on the plan that they felt were necessary.

V. DISCUSSION OF URGENT REPAIR PROGRAM APPLICATION TO N.C. HOUSING FINANCE AGENCY

Mr. Nuttall gave a report on a North Carolina Housing Finance Agency grant that the city applied for on January 26th which would assist in funding repairs to low income owner-occupied homes. He stated that the city has requested up to \$50,000 in funds which would provide assistance to around five (5) to eight (8) homeowners. He stated that sometime in the spring, the city would hear if they were awarded the funds.

VI. ITEMS NOT ON THE AGENDA

Mr. Luck mentioned that there would be a variance case at the March meeting.

VII. ADJOURNMENT

There being no further business to discuss, Mr. Whitaker made a motion to adjourn. Mr. Lindsey seconded the motion and with no objection, the motion carried and Mr. Rich adjourned the meeting.

Bradley Morton, Secretary, Planning Board

Van Rich, Planning Board Chairman



BOA 15-01:
Variance request from front yard setback required by Table 200-1 of
Asheboro Zoning Ordinance (AZO) and front yard averaging requirements
of Section 305 of AZO

(Humble Street and Cracklin Drive.: Donald W. Lanier)

Staff Report

Board of Adjustment Staff Report

Case: BOA 15-01

Date: March 2nd, 2015

Requested Action: Variance from Table 200-1 and Article 300, Section 305 of the Asheboro Zoning Ordinance, which regulates a minimum front yard setback of 30 feet in the R10 Residential district and front yard averaging respectfully.

GENERAL INFORMATION:

Applicant: Donald W. Lanier

Address: P.O. Box 383, Asheboro, NC 27204

Phone: (336) 460-0561

Location of Affected Property: Corner of Humble St. and Cracklin Dr.(PIN 7762149744)

Size: .23Acres **Existing Zone:** R10

Existing Land Use: Vacant

Surrounding Land Use:

North: Residential

East: Residential

South: Residential

West: Residential

Land Development Plan: Primary Growth/Neighborhood Residential

ANALYSIS

This lot was created in 2006 as part of Humble Ridge Subdivision. The lot meets both the minimum area and minimum road frontage required for a legal R10 lot. Being a corner lot, the Asheboro Zoning Ordinance requires a front yard setback along both Cracklin Dr. and Humble St. The minimum front yard setback in the R10 district is 30 feet. Furthermore, due to the front yard averaging provision of Section 305, a greater than 30 foot front yard setback may be required since the neighboring home to the south appears to be located further than 30 feet off Cracklin Dr. The applicant requests a variance to reduce the minimum front yard setback along Cracklin Dr. to 10 feet.

Maps



Case: BOA-15-01

Date: March 2nd, 2015

The concurring vote of four-fifths of the Board shall be necessary to grant a variance. (904.2)

When unnecessary hardships would result from carrying out the strict letter of the zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

All of these findings of fact shall be made in the indicated order by the Board of Adjustment, which is not empowered to grant a variance without an affirmative finding of fact on all four categories above. Each finding of fact shall be supported by substantial evidence in the record of proceedings before the Board.

The Board may impose appropriate conditions upon the granting of any variance provided that the conditions are reasonably related to the variance. Violation of such conditions shall be a violation of this Ordinance. (905)

I have found all the findings of fact as listed above in favor of the applicant.

Member's Vote: Yes _____ No _____

Signature _____

STATEMENT BY APPELLANT/APPLICANT:

In the space provided below and/or on the back of this form, please state the facts and line of argument that you believe support your appeal, request for a variance, or request for an interpretation of the Zoning Ordinance. In providing this information, please state the precise action that you would like to see taken by the Board of Adjustment.

I am requesting this variance for Lot # 3 of Humble Ridge Subdivision in lieu of the fact that the subject lot is a corner lot, and thus needs (requires) two front setbacks of 30' each. Normally all lots (except corner lots) have one front setback, two side setbacks, and one rear setback. At the time of recordation, this requirement was not considered, and thus overlooked. It is my intent as an owner/applicant to place a site built home on the property that would be in compliance with the current zoning of R-10. My argument is that a variance to this setback requirement would allow the usability of this lot. I would like the board to change the setback requirement to allow a site built home.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Donald W Lanier

Signature of Applicant

STAFF USE

Received by: _____ Date: _____ Case Number: _____

30 Foot Front Yard Example, Red and Purple Zones Represent Front and Side Yards



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
 1 inch = 50 feet
 2/23/2015

10 Foot Front Yard on Cracklin Dr. Example, Red and Purple Zones Represent Front and Side Yards



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 50 feet
 2/23/2015



**RZ-15-03 Rezone from CU-I2 (Conditional Use General Industrial) to B2
(General Commercial)**

(Schwarz-RJR, LLC: 309 Washington Avenue)

Staff Report

Rezoning Staff Report

RZ Case # **RZ-15-03**

Date 3/2/2015 PB

4/9/2015 CC

General Information

Applicant Schwarz-RJR LLC

Address 1947 N. Fayetteville Street

City Asheboro NC 27203

Phone 336-625-6076

Location 309 Washington Avenue

Requested Action Rezone from CUI2 (Conditional Use General Industrial) to B2 (General Commercial)

Existing Zone CUI2

Existing Land Use Commercial/Industrial structure (vacant)

Size 0.32 acres +/-

Pin # 7750865352

Applicant's Reasons as stated on application

Dixie Dr. (Hwy. 64) is the largest commercial thoroughfare in the City of Asheboro and should not be restricted, as it is in its current state. By amending to B-2 zoning classification, it will allow more commerce into Asheboro.

No change to public health, safety, or general welfare. There is no reason that B-2 zoning should not be allowed on Hwy. 64. This was clearly an oversight and needs to be amended.

Surrounding Land Use

North Commercial/Industrial

East Industrial

South Residential (non conforming)/Commercial

West Residential (non conforming)/Commercial

Zoning History RZ/CUP-03-27 (April, 2003): The property was rezoned from B2 to CUI2 and a Conditional Use Permit for an Industrial Development with Multiple Uses and/or Structures was issued.

Legal Description

The property of Schwarz-RJR LLC, located at 309 Washington Avenue, totaling approximately 0.32 acres (+/-) and more specifically identified by Randolph County Parcel Identification Number 7750865352.

Analysis

1. The property has frontage on East Dixie Drive (a state-maintained major thoroughfare) and Third Street (a city-maintained street). Washington Avenue was formerly a city-maintained street but was closed in 1999. It is now a privately maintained street.
2. The property is inside the city limits. All city services are available.
3. In 2003, the subject property, and property to the east, was rezoned from B2 (General Commercial) to CUI2 (Conditional Use General Industrial). A conditional use permit (CUP) was issued for an industrial development with multiple uses. The CUP excluded certain uses that are permitted in the general I2 district.
4. The parcels on the east side of Third Street that were included in the CUI2 district and Conditional Use Permit are not part of this request.
5. The area includes a mix of commercial, industrial, and single-family residential uses.
6. The Asheboro Zoning Ordinance specifies that the B2 General Commercial District *is intended 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 major or minor thoroughfares, never local streets.*

Rezoning Staff Report

RZ Case # RZ-15-03

Page 2

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 Commercial
Small Area Plan Central
Growth Strategy Map Designation Primary Growth

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 proposed rezoning is compliant with the objectives of the Growth Strategy Map.

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-15-03

Page 3

LDP Goals/Policies Which Do Not Support Request

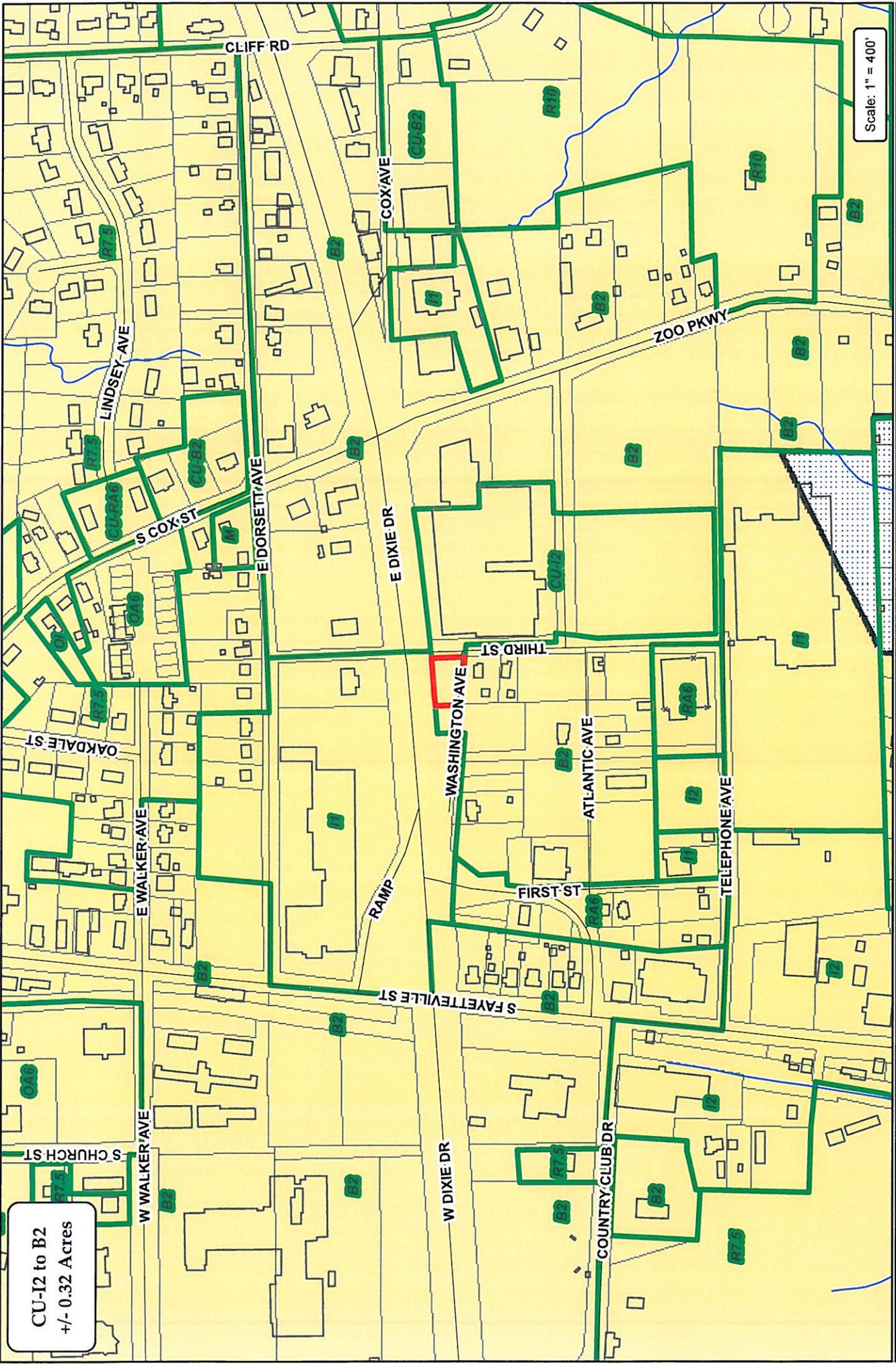
Recommendation Approve

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. Prior to being zoned Conditional Use General Industrial (CU-I2), the property was zoned B2 and the property has a history of commercial activity. The property is located along a commercial corridor (East Dixie Drive), and properties adjoining the subject property are used for commercial or industrial purposes and/or are zoned B2. The Central Small Area Plan further acknowledges the commercial nature of this corridor and supports accommodating commercial development in this location.

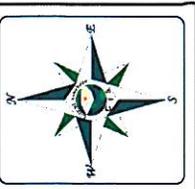
Evaluation of Consistency with Adopted Comprehensive Plans/Reasonableness and Public Interest

Considering the above factors, staff believes the B2 designation is in the public interest by allowing a reasonable use of the property and ensuring consistency with the Land Development Plan.



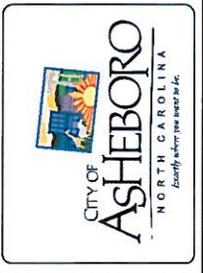
CU-12 to B2
+/- 0.32 Acres

Scale: 1" = 400'



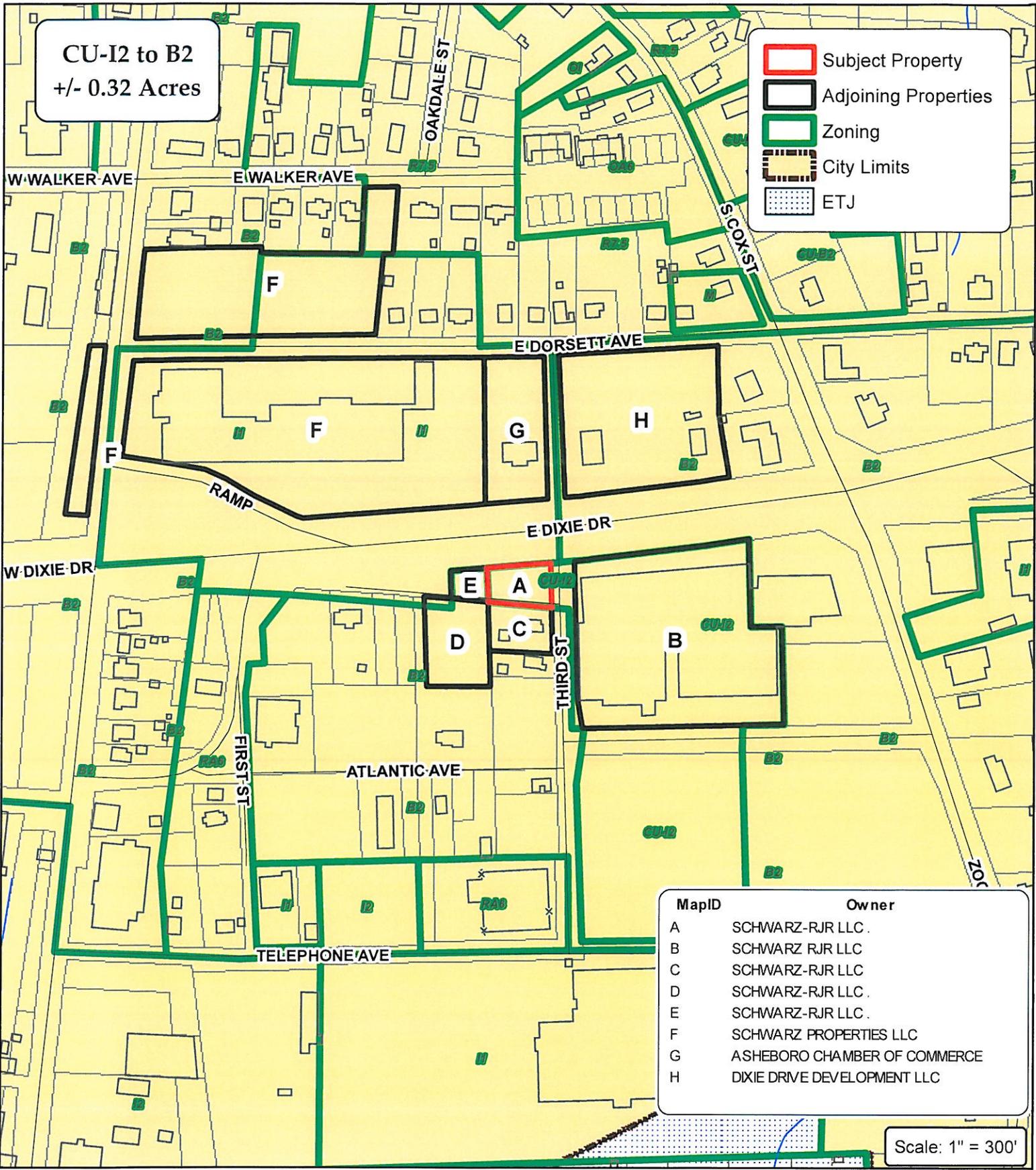
Subject Property
Zoning
City Limits
ETJ

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-15-03
Parcels: 7750865352



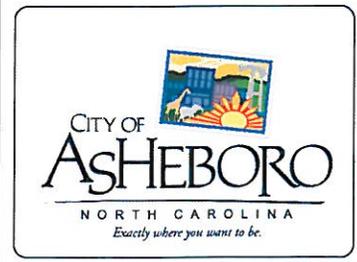
CU-I2 to B2
 +/- 0.32 Acres

-  Subject Property
-  Adjoining Properties
-  Zoning
-  City Limits
-  ETJ

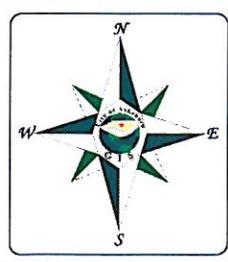


MapID	Owner
A	SCHWARZ-RJR LLC
B	SCHWARZ RJR LLC
C	SCHWARZ-RJR LLC
D	SCHWARZ-RJR LLC
E	SCHWARZ-RJR LLC
F	SCHWARZ PROPERTIES LLC
G	ASHEBORO CHAMBER OF COMMERCE
H	DIXIE DRIVE DEVELOPMENT LLC

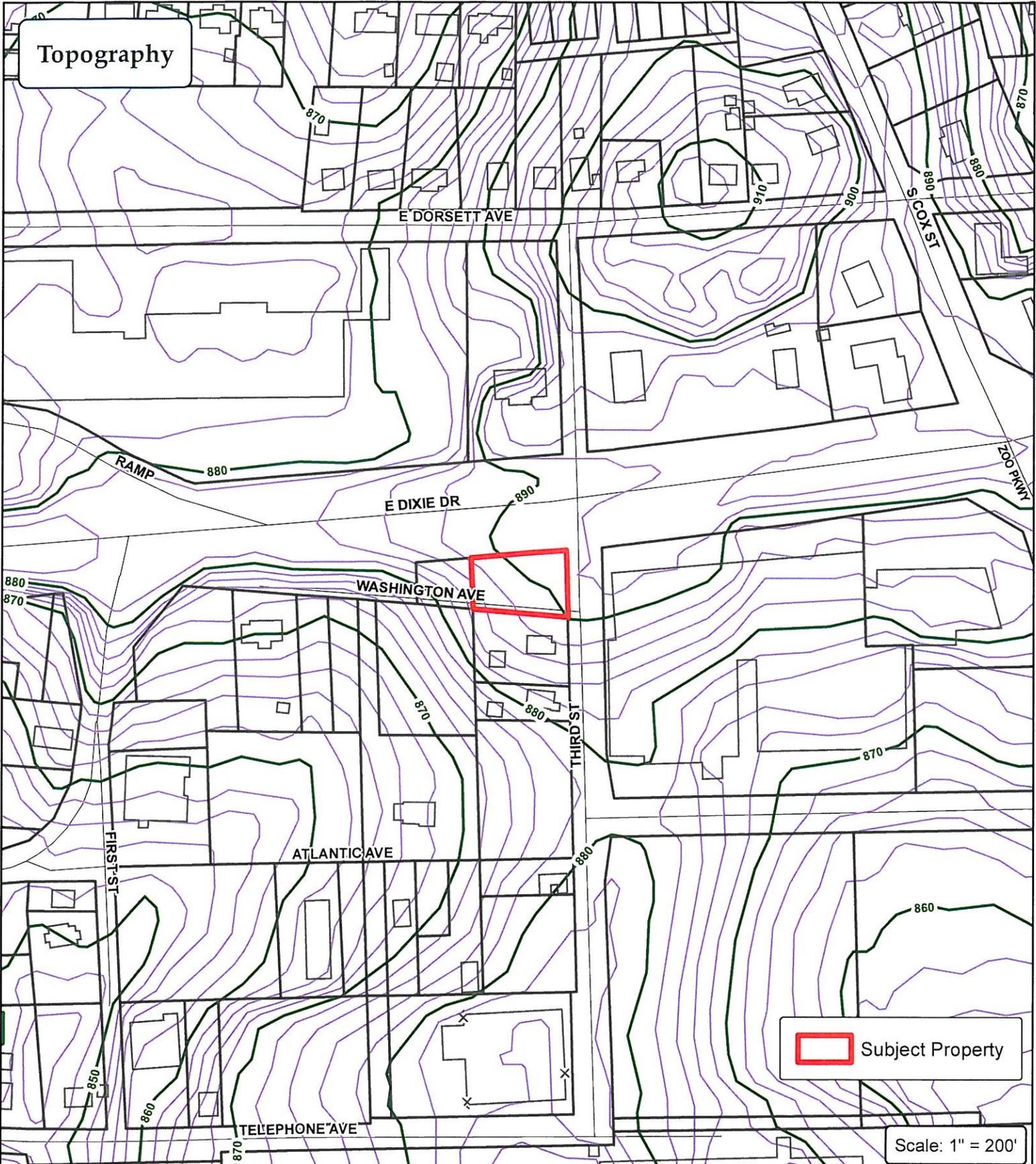
Scale: 1" = 300'



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-15-03
 Parcels: 7750865352



Topography

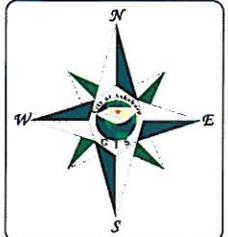


Subject Property

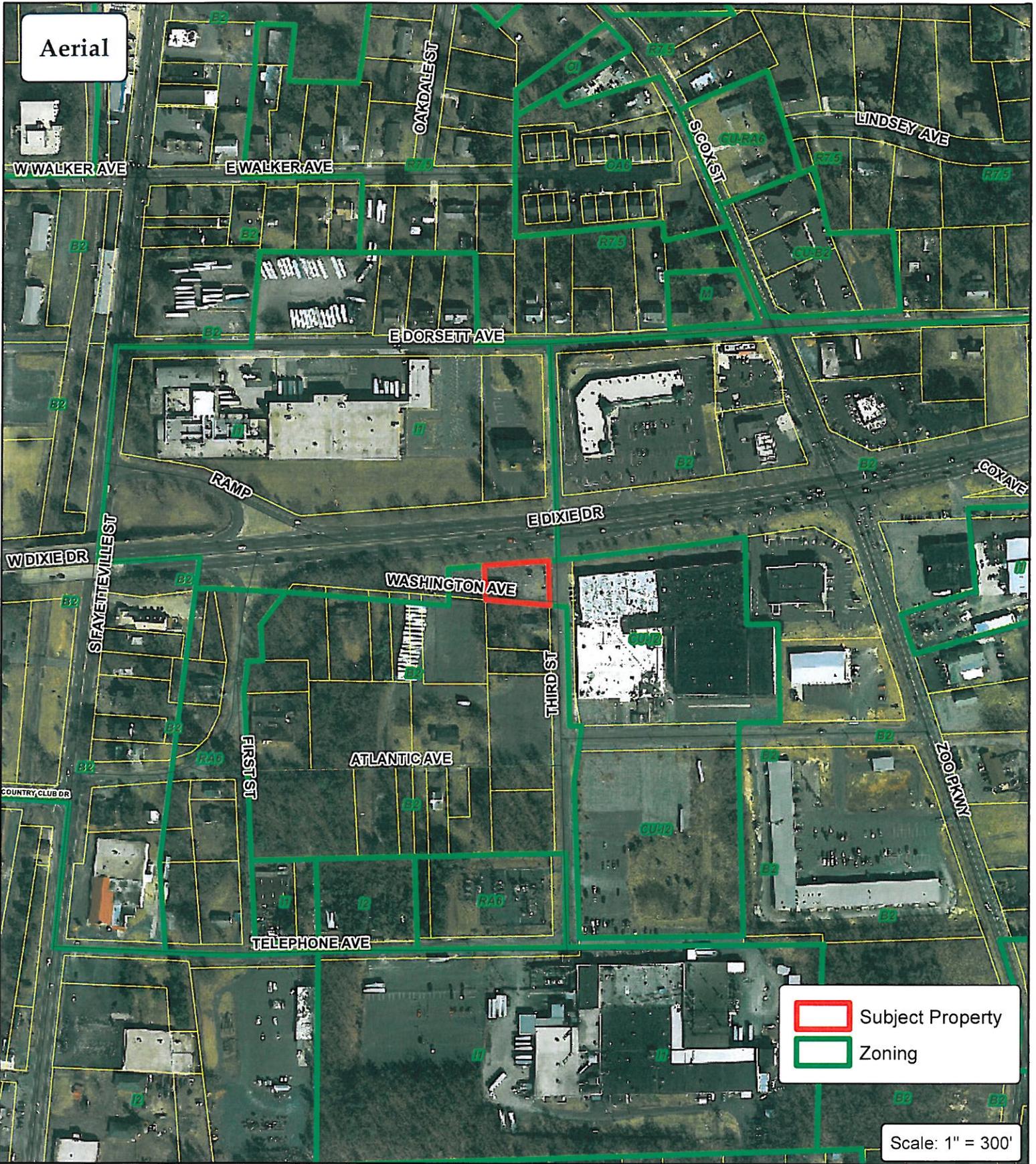
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City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-15-03

Parcels: 7750865352



Aerial



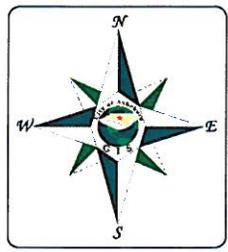
 Subject Property
 Zoning

Scale: 1" = 300'



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-15-03

Parcels: 7750865352





RZ-15-04 Rezone from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment)

(Mc Mc Properties, LLC: 1129 South Cox Street)

Staff Report

Rezoning Staff Report

RZ Case # **RZ-15-04**

Date 3/2/2015 PB

4/9/2015 CC

General Information

Applicant Larry McKenzie (Mc Mc Properties, LLC)

Address 126 Lanier Avenue

City Asheboro NC 27203

Phone 336-953-2913

Location 1129 South Cox Street

Requested Action Rezone from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment)

Existing Zone R7.5

Existing Land Use Undeveloped (formerly multi-family dwelling)

Size 0.462 acres (+/-)

Pin # 7750970562

Applicant's Reasons as stated on application

The area on Cox Street has been transitioning to more office activity. The property is within the city activity center. It could revitalize the property.

Surrounding Land Use

North Single-family

East Single-family

South Office-residential

West Single-family/Office/Residential PUD

Zoning History N/A

Legal Description

The property of Mc Mc Properties, LLC, totaling approximately 0.462 acres (+/-), located at 1129 South Cox Street, and more specifically identified by Randolph County Parcel Identification Number 7750970562.

Analysis

1. The property is inside the city limits. All city services are available.
2. South Cox Street is a state-maintained minor thoroughfare.
3. According to the Zoning Ordinance (Art. 200, Sec. 210): *The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designed OA6 shall normally be located with access to a major or minor thoroughfare with access to local residential streets discouraged.*
4. South Cox Street includes a mix of residential and low intensity commercial uses, which serve as a transition between heavier commercial uses along South Fayetteville St. to the west and residential uses to the east.
5. The property is located within the Center City Planning Area (Tier 3).
6. The request would allow all uses permitted by right in the OA6 district. The OA6 district allows both residential and non-residential uses. Permitted non-residential uses include office and institutional activities and limited service oriented commercial activities (such as barber shops, etc.), but do not include heavier commercial uses such as retail sales, restaurants, etc. Mixed uses may be located within the same structure in the OA6 district. Certain amenities, such as pedestrian infrastructure, are required for uses other than single-family residential development in the OA6 district.

Rezoning Staff Report

RZ Case # RZ-15-04

Page 2

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 City Activity Center

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

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 proposed rezoning is compliant with the objectives of the Growth Strategy Map.

Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot

Checklist Items 12, 13, and 15: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 15.) Rezoning is not located on poor soils

Rezoning Staff Report

RZ Case # RZ-15-04

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%. (eastern, rear portion of property)

Recommendation Approve

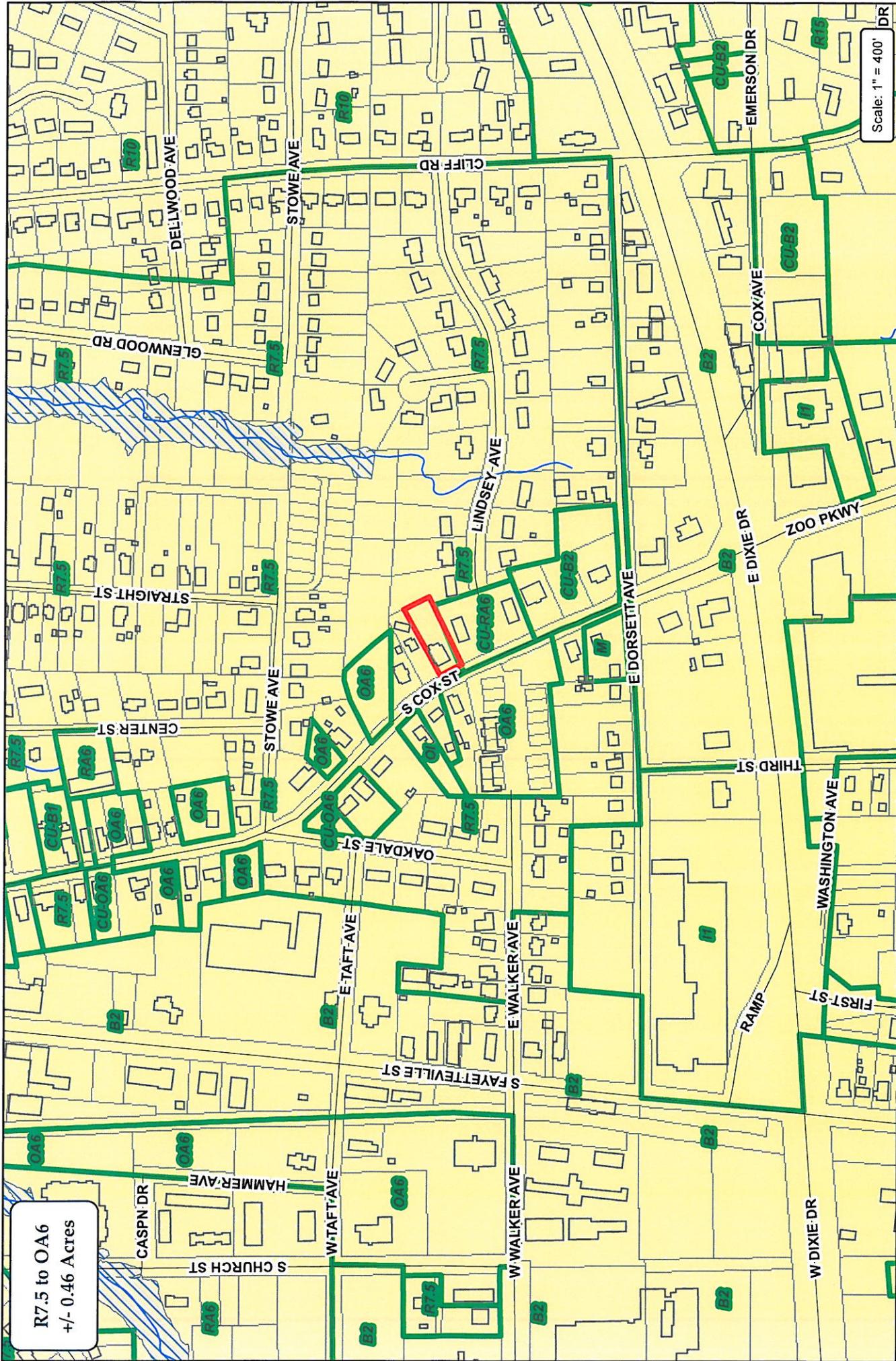
Reason for Recommendation

The Land Development Plan Proposed Land Use Map designates this property as part of the City Activity Center, which is considered the historic core of Asheboro. The City Activity Center envisions a mix of commercial, office, institutional and residential uses, with the context of the neighborhood in which property is located more precisely determining the appropriate zoning designation.

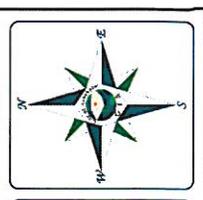
The OA6 district allows residential, office-institutional and lighter commercial activities. Designating the property with OA6 zoning fits the context of the area, considering that South Cox Street has established a transitional pattern between commercial uses to the west on South Fayetteville Street and residential uses to the east.

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

Considering the above factors, staff believes the OA6 designation is in the public interest by allowing a reasonable use of the property and ensuring consistency with the Land Development Plan.



R7.5 to OA6
+/- 0.46 Acres

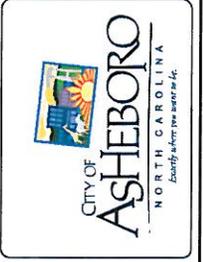


Scale: 1" = 400' DR

Subject Property
Zoning
City Limits
ETJ

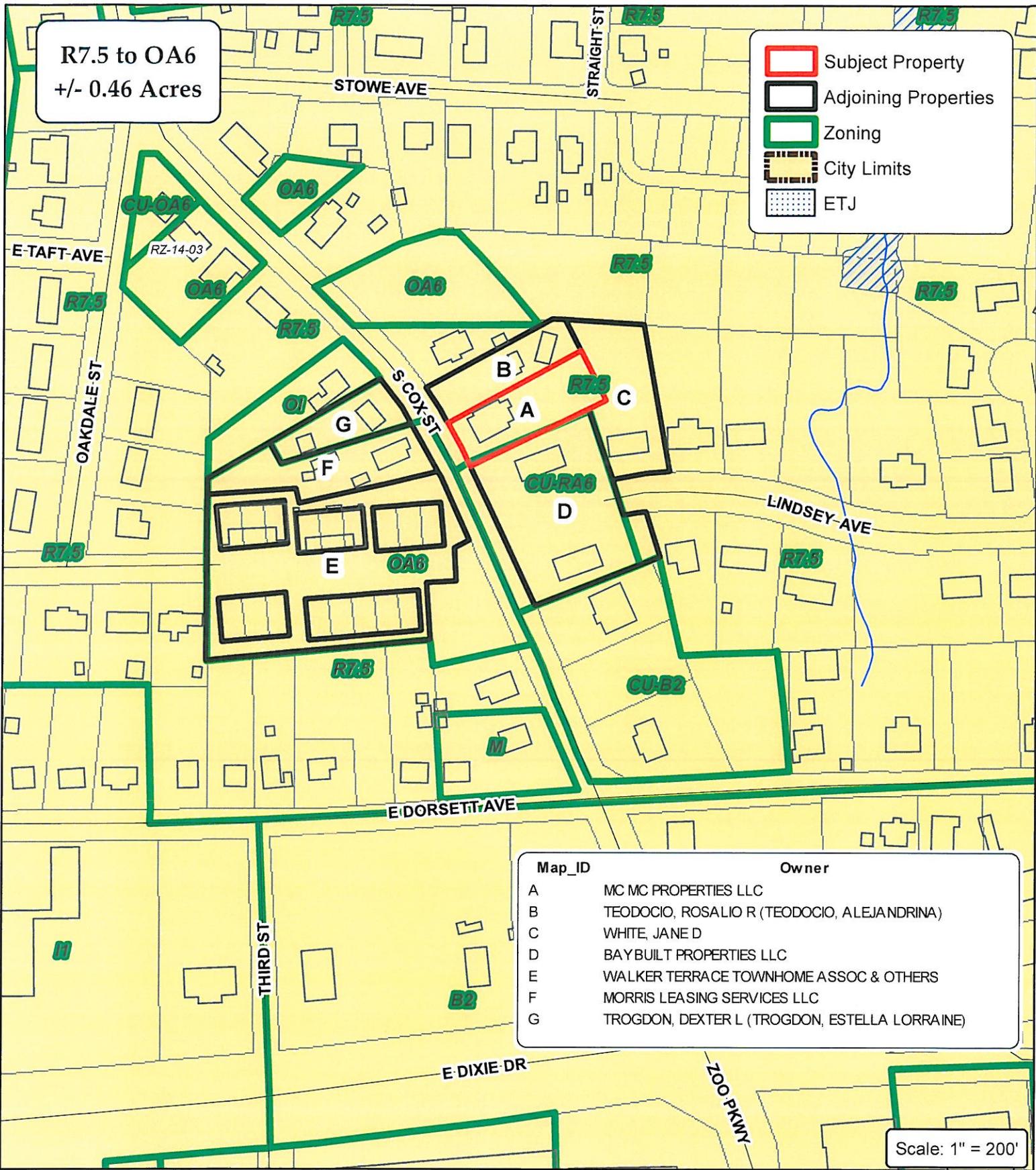
City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-15-04

Parcels: 7750970562

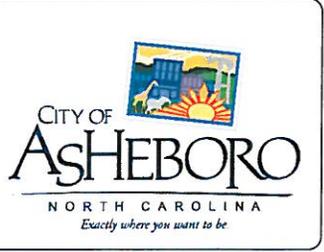


R7.5 to OA6
+/- 0.46 Acres

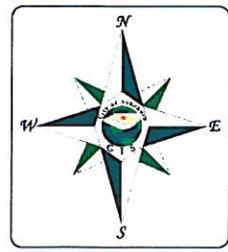
-  Subject Property
-  Adjoining Properties
-  Zoning
-  City Limits
-  ETJ



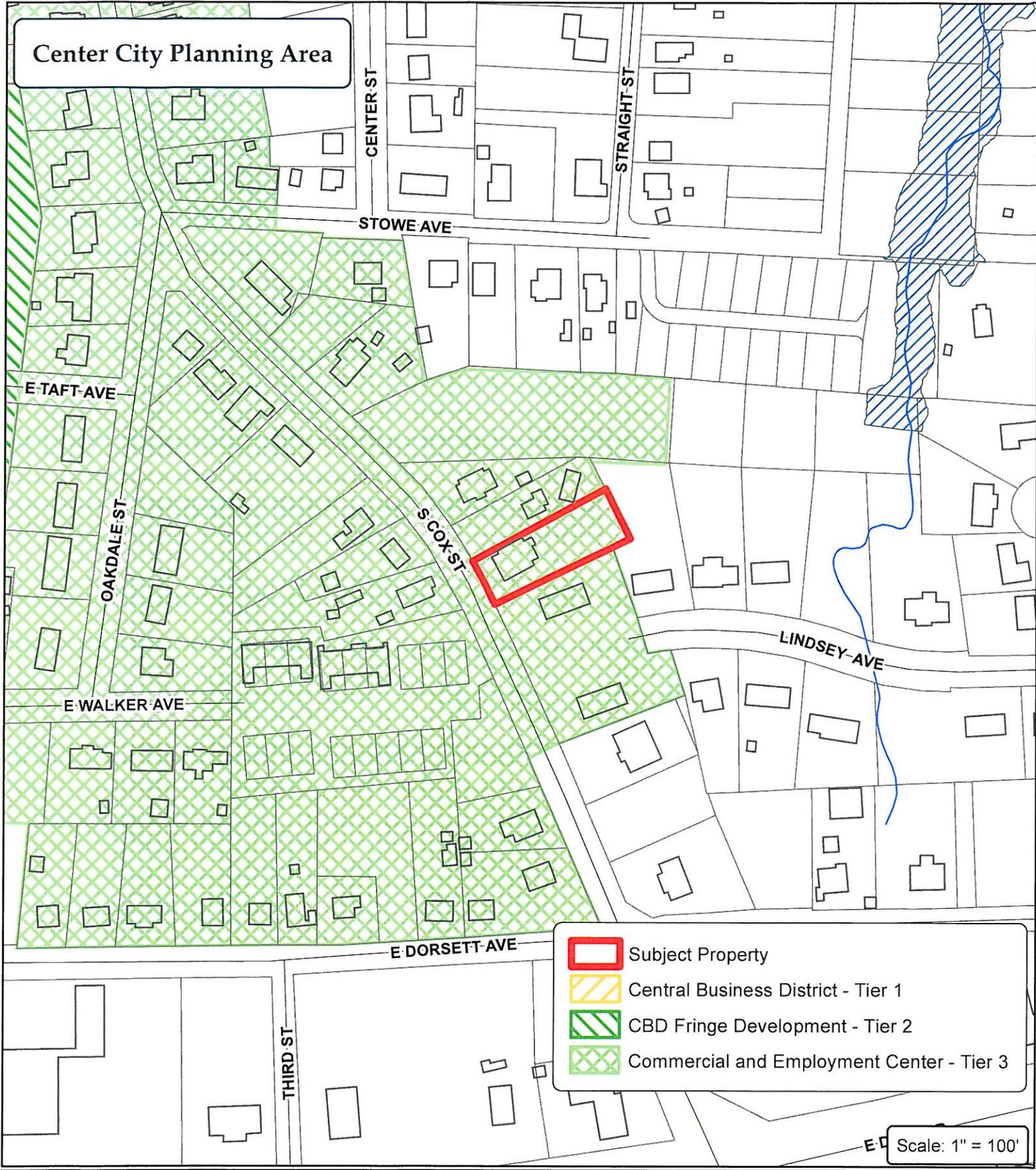
Map_ID	Owner
A	MC MC PROPERTIES LLC
B	TEODOCIO, ROSALIO R (TEODOCIO, ALEJANDRINA)
C	WHITE, JANE D
D	BAYBUILT PROPERTIES LLC
E	WALKER TERRACE TOWNHOME ASSOC & OTHERS
F	MORRIS LEASING SERVICES LLC
G	TROGDON, DEXTER L (TROGDON, ESTELLA LORRAINE)



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-15-04
 Parcels: 7750970562

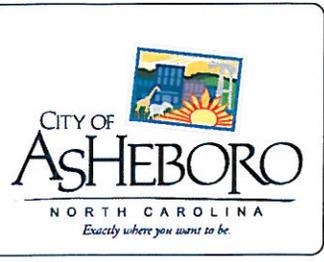


Center City Planning Area



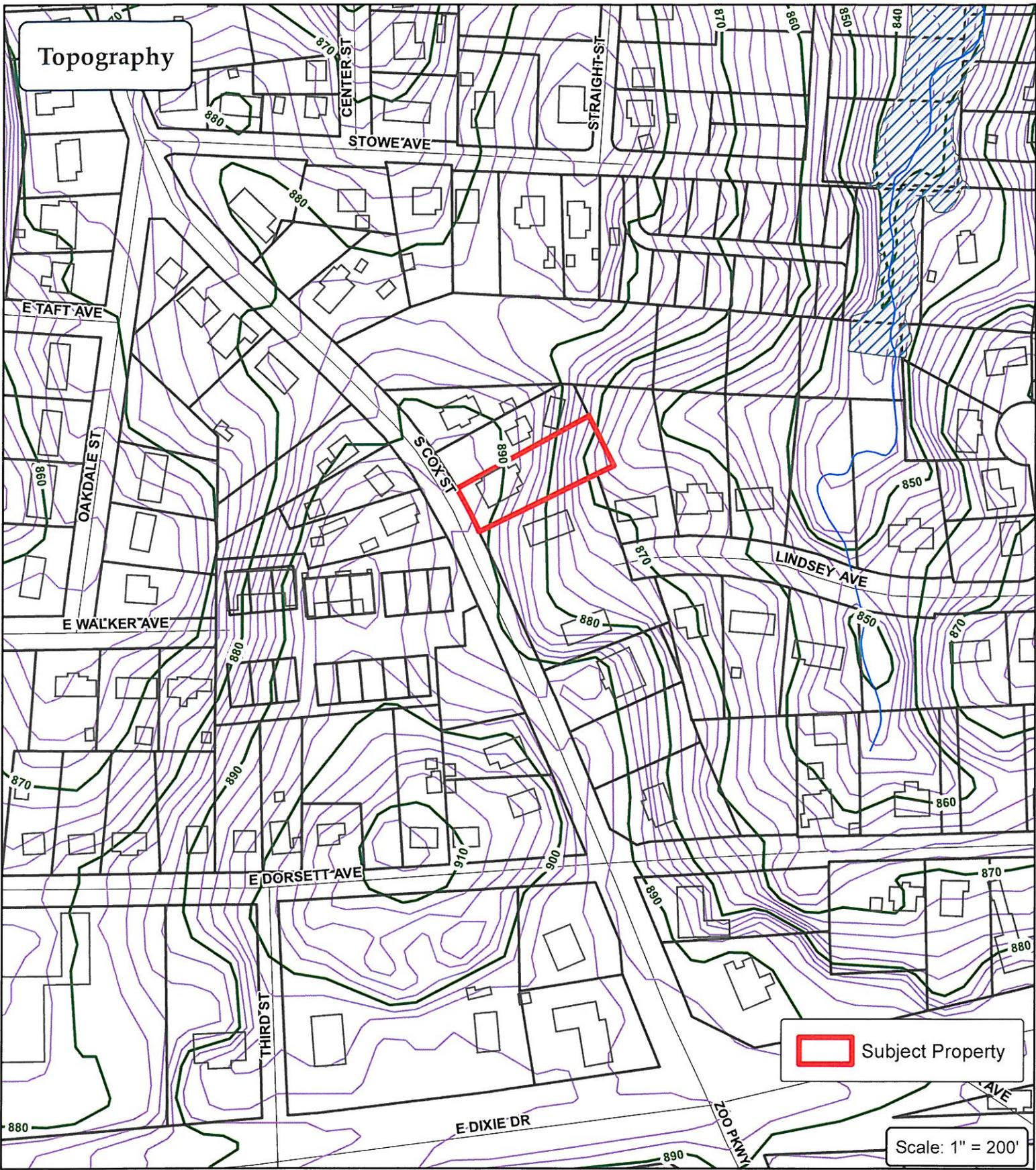
-  Subject Property
-  Central Business District - Tier 1
-  CBD Fringe Development - Tier 2
-  Commercial and Employment Center - Tier 3

Scale: 1" = 100'



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-15-04
Parcel: 7750970562

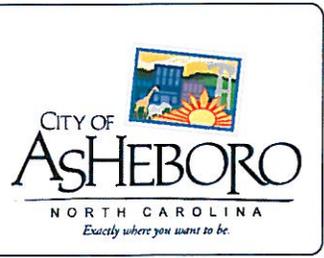




Topography

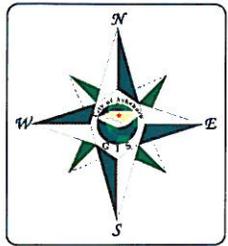
Subject Property

Scale: 1" = 200'

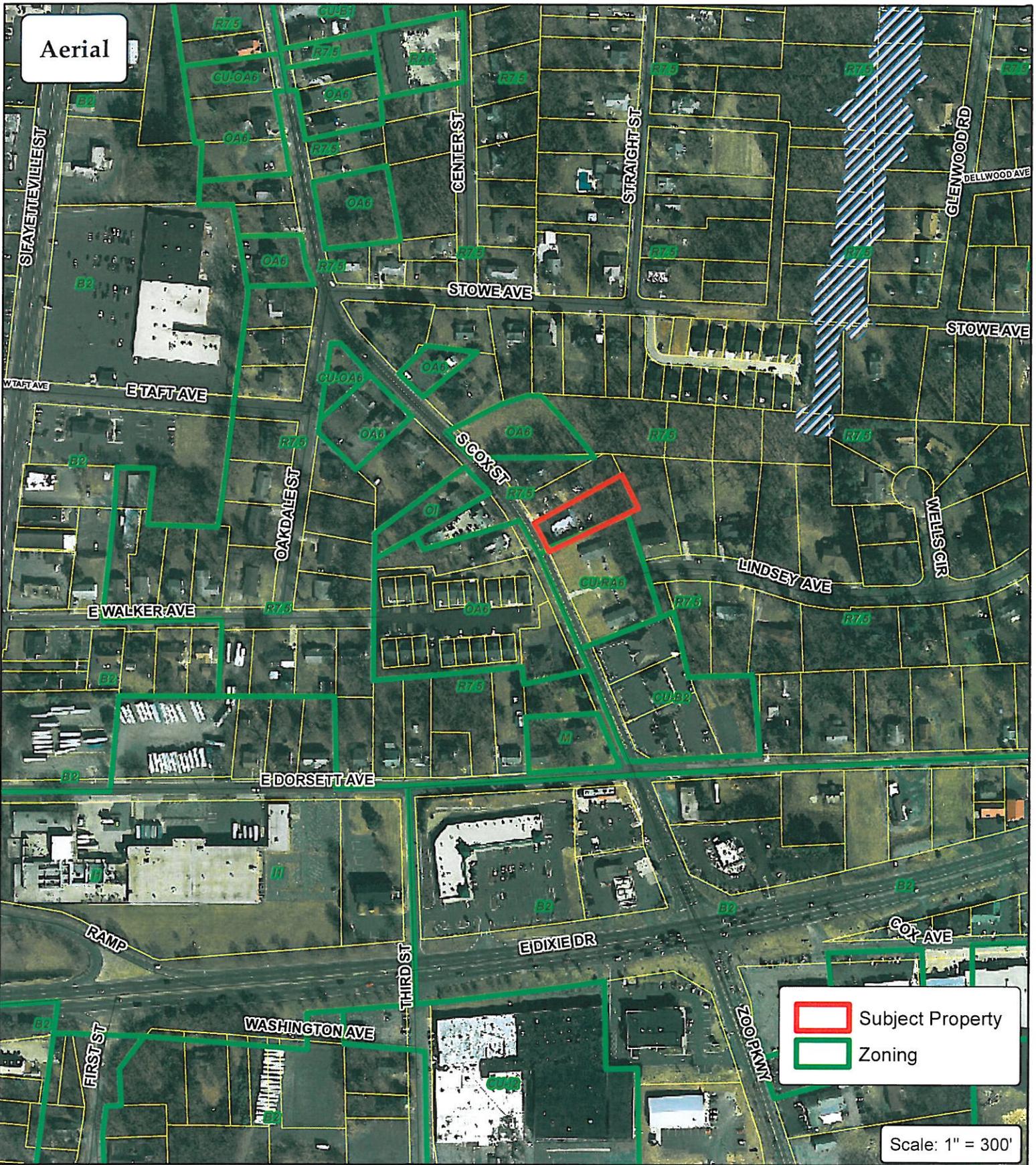


City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-15-04

Parcels: 7750970562

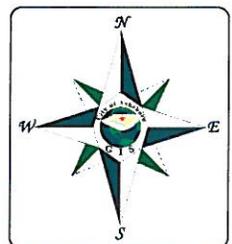


Aerial



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-15-04

Parcels: 7750970562





SUB-15-01: Subdivision Sketch Design and Subdivision Ordinance Variance Request

(Olde Towne Village Phase III: Carolina Bank)

Staff Report

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-15-01

Date 3/2/15 PB, 3/5/15 CC

GENERAL INFORMATION

Subdivision Name Olde Towne Villaae (Phase III)
Requested Action Subdivision Sketch Design
Applicant Carolina Bank
Address 335 South Favetteville Street: Asheboro. NC 27203
Phone 336-318-1381
Location Southern Terminus of Olde Towne Parkway

PARCEL INFORMATION

PIN	7741971724		
Size	6.03 acres (+/-) plus 12 acre future development area	Number of Lots	5 + common area
		Average Lot Size	3,503 square ft. + common area
Existing Zoning	R15		
Existing Land Use	Undeveloped		
Surrounding Land Use			
North	Residential PUD	East	Low-density residential/undeveloped
South	Undeveloped	West	Low-density residential/ R15 Subdivision

LAND DEVELOPMENT PLAN

Growth Strategy Map Long-Range Growth
Proposed Land Use Map Suburban Residential
Small Area Plan Map Northwest
Identified Activity Center? No
Development Issues A Special Use Permit for a Residential Planned Unit Development is also being considered with this request.

The previously approved phase (Ph. II) includes a combination of attached single-family dwellings (with two units in each structure) and detached single-family dwellings. This phase includes five (5) single family detached dwellings

The applicant is asking for a variance from the requirement for recreation space specified in Article X, Section IV.C.9 of the Asheboro Subdivision Ordinance. Specifically, 4,207 square feet of recreation space is required for Phase III of Olde Towne Village

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering Plat comments have been addressed.

Public Works Plat comments have been addressed.

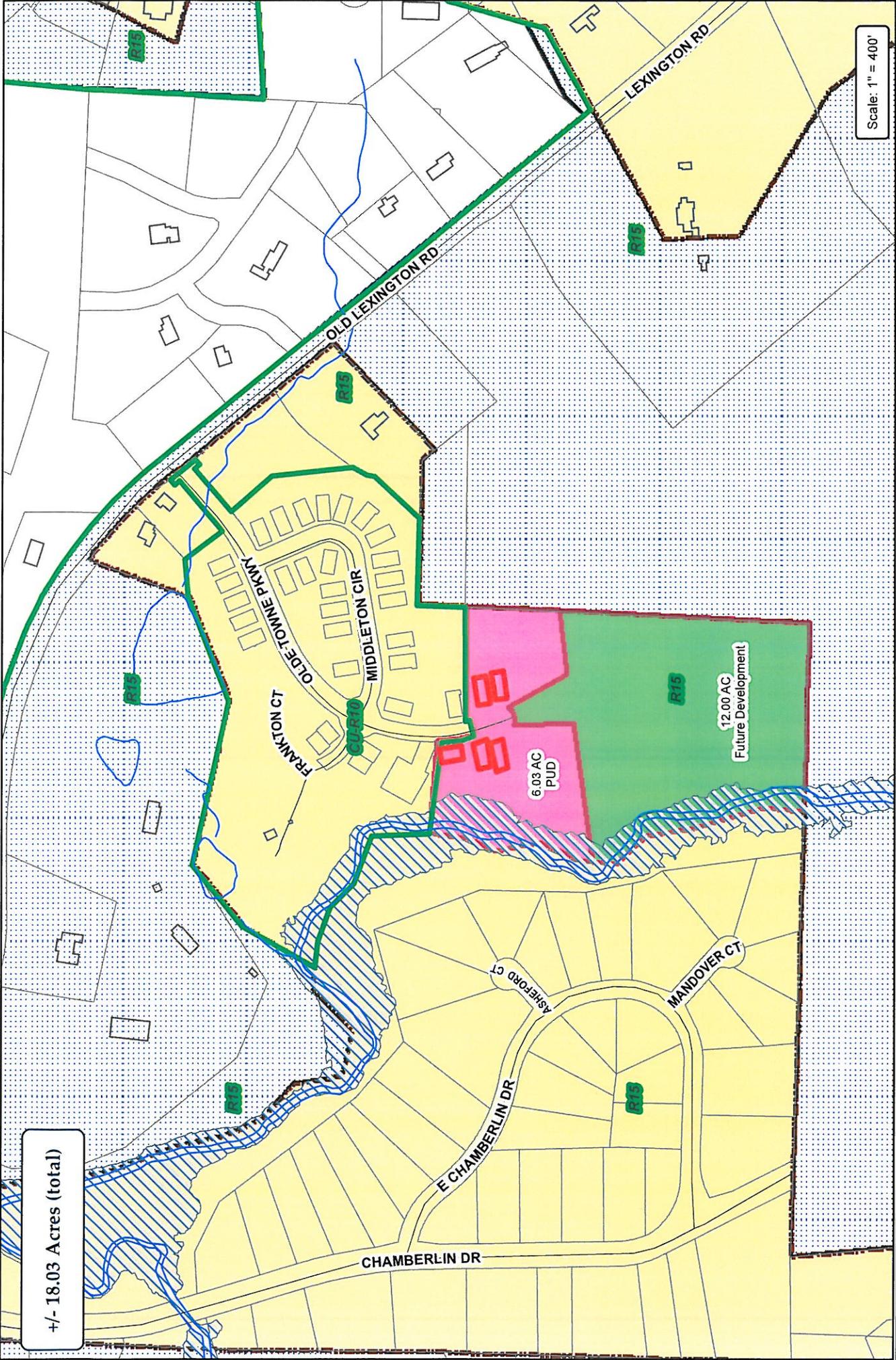
Planning A variance is being requested from the requirement to provide 4,207 square feet of recreation space.

HOA documents (including prohibition of recreational vehicles) will be recorded with the final plat.

Other NCDOT and Asheboro City Schools: None/Not applicable
Fire Department: Hydrant locations have been reviewed and are acceptable.

Staff Recommendation Approve subject to comments and granting of requested Subdivision Ordinance variance.

Planning Board Recommendation The Planning Board will consider this request during its March 2, 2015 meeting.



+/- 18.03 Acres (total)

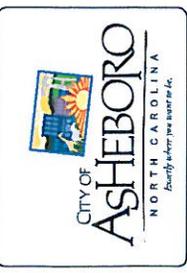
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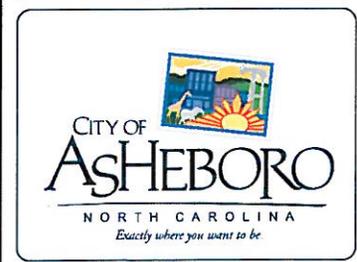
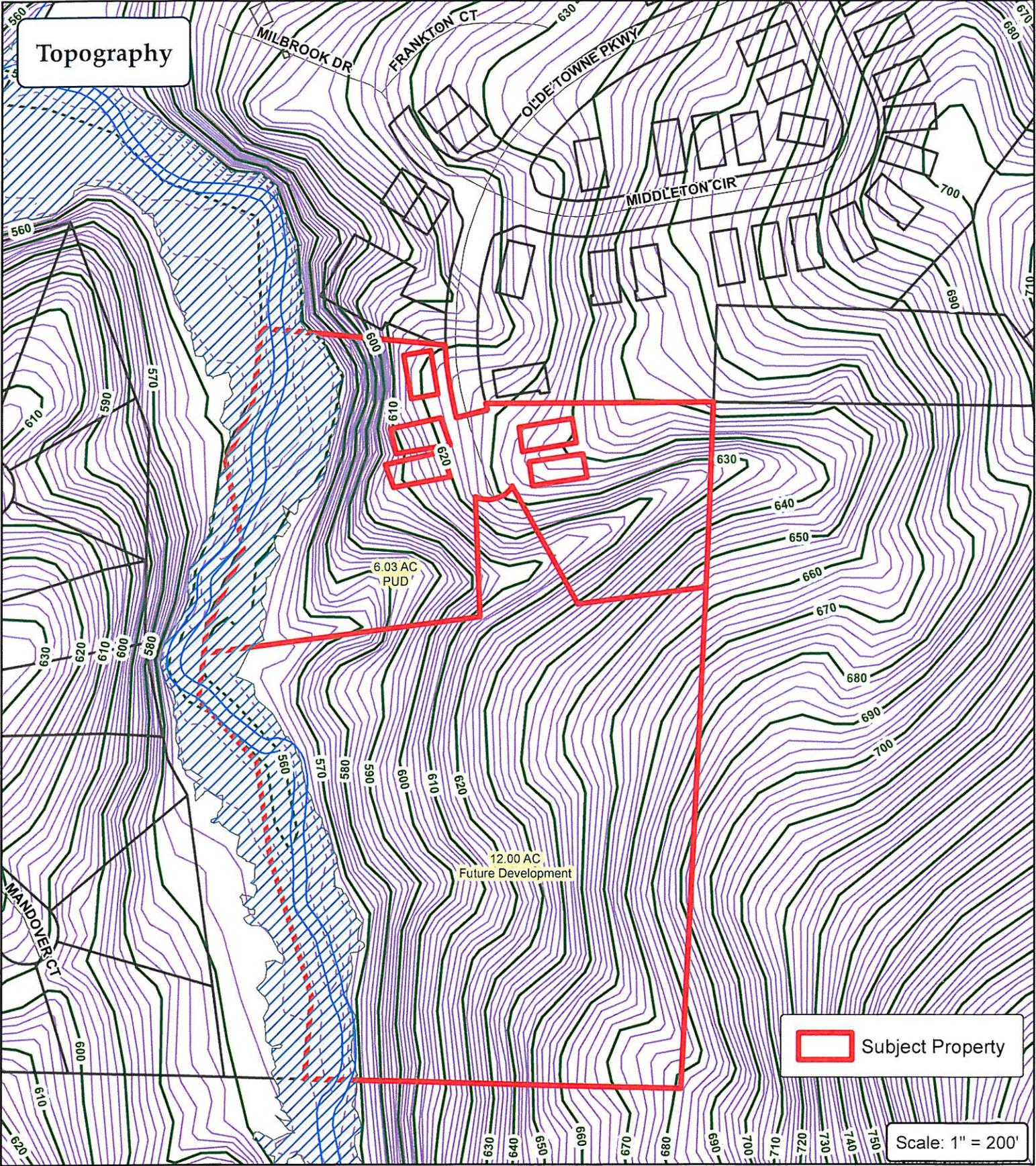


Subject Property
 Zoning
 City Limits
 ETJ

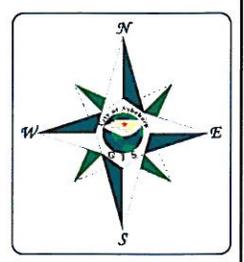
City of Asheboro
 Planning & Zoning Department
 Subdivision Case: SUB-15-01
 Special Use Permit: SUP-15-02
 Parcel: 7741971724

Future Development
 PUD

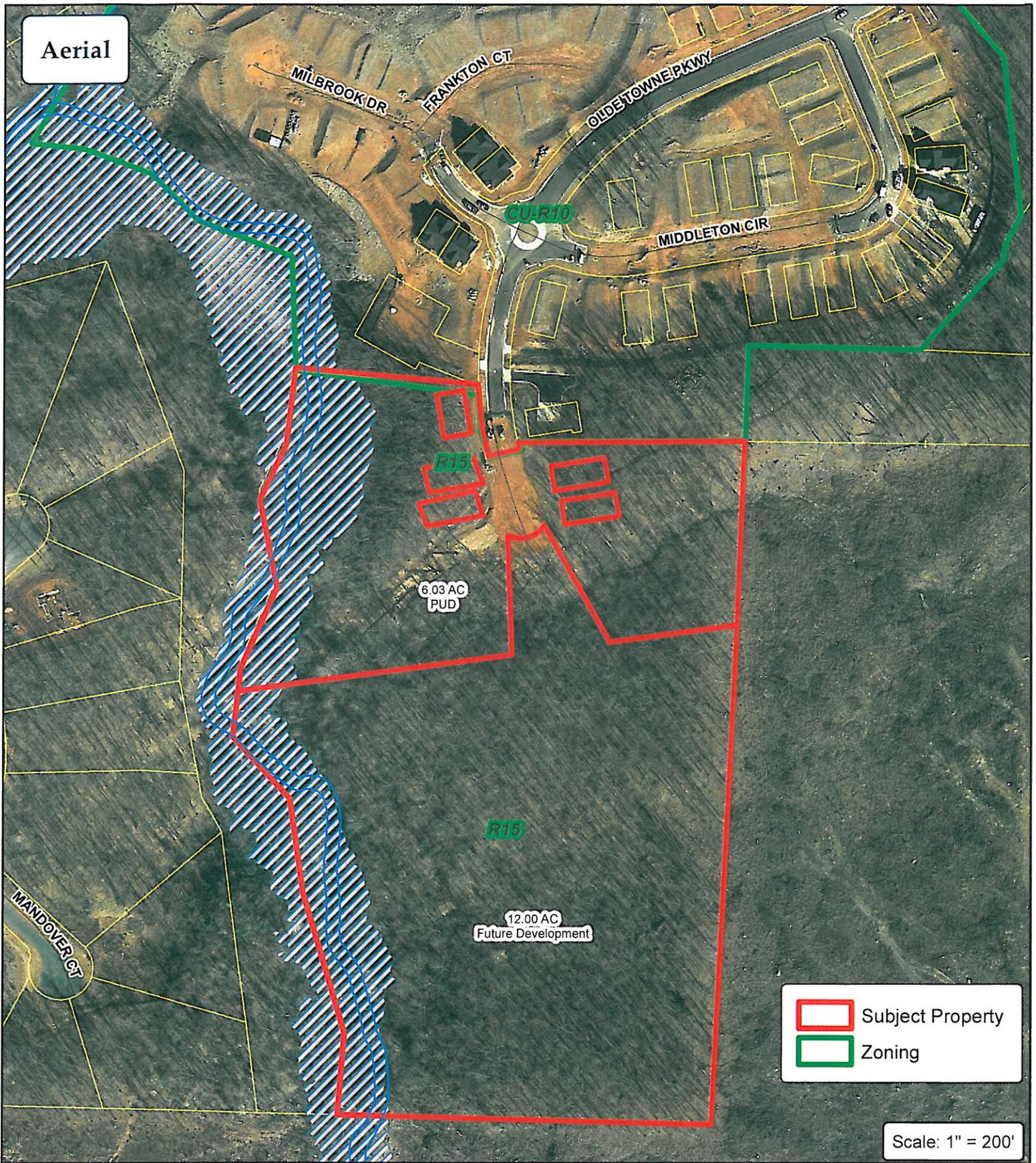




City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-15-01
Special Use Permit: SUP-15-02
Parcels: 7741971724



Aerial

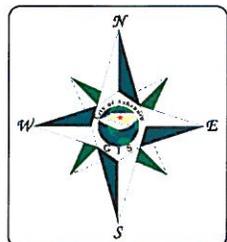


 Subject Property
 Zoning

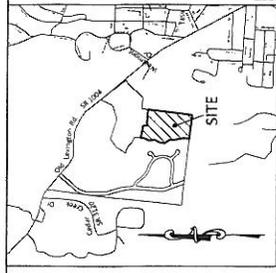
Scale: 1" = 200'



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-15-01
Special Use Permit: SUP-15-02
Parcel: 7741971724

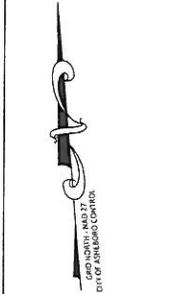


NO.	DATE	REVISIONS
1	02-09-19	COA REVIEW COMMENTS
2	02-09-19	COA REVIEW COMMENTS
3	02-09-19	COA REVIEW COMMENTS
4	02-09-19	COA REVIEW COMMENTS
5	02-09-19	COA REVIEW COMMENTS
6	02-09-19	COA REVIEW COMMENTS
7	02-09-19	COA REVIEW COMMENTS
8	02-09-19	COA REVIEW COMMENTS
9	02-09-19	COA REVIEW COMMENTS
10	02-09-19	COA REVIEW COMMENTS



GENERAL NOTES:
 1. TOTAL AREA: 12.00 AC.
 2. TOTAL AREA: 12.00 AC.
 3. TOTAL AREA: 12.00 AC.
 4. TOTAL AREA: 12.00 AC.
 5. TOTAL AREA: 12.00 AC.
 6. TOTAL AREA: 12.00 AC.
 7. TOTAL AREA: 12.00 AC.
 8. TOTAL AREA: 12.00 AC.
 9. TOTAL AREA: 12.00 AC.
 10. TOTAL AREA: 12.00 AC.

LINE	START	END	WIDTH	MARKING
1	0+00	0+50	4.0	WHITE
2	0+50	1+00	4.0	WHITE
3	1+00	1+50	4.0	WHITE
4	1+50	2+00	4.0	WHITE
5	2+00	2+50	4.0	WHITE
6	2+50	3+00	4.0	WHITE
7	3+00	3+50	4.0	WHITE
8	3+50	4+00	4.0	WHITE
9	4+00	4+50	4.0	WHITE
10	4+50	5+00	4.0	WHITE
11	5+00	5+50	4.0	WHITE
12	5+50	6+00	4.0	WHITE
13	6+00	6+50	4.0	WHITE
14	6+50	7+00	4.0	WHITE
15	7+00	7+50	4.0	WHITE
16	7+50	8+00	4.0	WHITE
17	8+00	8+50	4.0	WHITE
18	8+50	9+00	4.0	WHITE
19	9+00	9+50	4.0	WHITE
20	9+50	10+00	4.0	WHITE



LEGEND

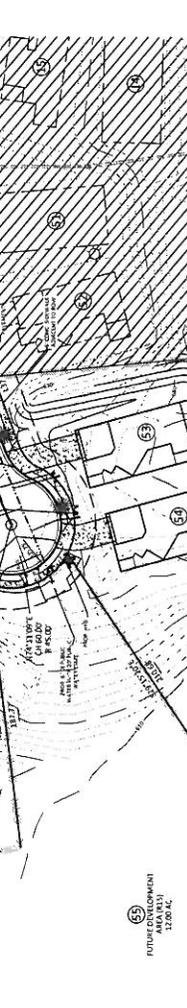
- 1. ASPHALT
- 2. CONCRETE
- 3. GRAVEL
- 4. SAND
- 5. SOIL
- 6. ROCK
- 7. WATER
- 8. VEGETATION
- 9. FENCE
- 10. CURB
- 11. DRIVE
- 12. SIDEWALK
- 13. BIKEWAY
- 14. TRAIL
- 15. FUTURE DEVELOPMENT
- 16. EXISTING UTILITIES
- 17. PROPOSED UTILITIES
- 18. PROPOSED GRADE
- 19. PROPOSED ELEVATION
- 20. PROPOSED DRAINAGE



NOTE:
 1. THIS MAP DOES NOT AFFECT EASEMENTS OR RIGHTS OF WAY.
 2. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, LABELS, OR RIGHTS OF WAY.
 3. THE CITY OF ASHLEIGH WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL.
 4. THE MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY AND DOES NOT REPRESENT A TITLE SURVEY.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ASHLEIGH.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ASHLEIGH.
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DATE: 02-09-19
SCALE: 1" = 40'

PROJECT: OLDE TOWNE VILLAGE PHASE 3
LOCATION: 138-A SOUTH KERNER STREET, KENNESAW, NC 27284

DESIGNED BY: ADEN R. STOLTZFUS, P.E.
CHECKED BY: ADEN R. STOLTZFUS, P.E.

DATE: 02-09-19
SCALE: 1" = 40'

PROJECT: OLDE TOWNE VILLAGE PHASE 3
LOCATION: 138-A SOUTH KERNER STREET, KENNESAW, NC 27284

DESIGNED BY: ADEN R. STOLTZFUS, P.E.
CHECKED BY: ADEN R. STOLTZFUS, P.E.

Subdivision Ordinance Article IV (Legal Provisions)

Section VII:

VII. VARIANCES

Where, because of severe topographical or other conditions peculiar to the site, strict adherence to the provisions of this Ordinance would cause an unnecessary hardship, the City Council upon recommendation of the Planning Board, may authorize a variance to the terms of this Ordinance only to the extent that is absolutely necessary and not to an extent which would violate the intent of the Ordinance. All requests for variances shall be submitted in writing, by the subdivider or his agent, to the Planning Department. Such request shall be accompanied by materials providing sufficient evidence to support the claim of hardship.



February 11, 2015

Mr. John Evans
Asst. Community Development Director
City of Asheboro
P.O. Box 1106
Asheboro, NC 27204

Re: Olde Towne Village Phase III, Recreation Area

Dear Mr. Evans,

Carolina Bank is currently seeking approval from the City of Asheboro for the above subject project. Due to topographic constraints for the project, we are requesting a variance for the required recreation area. The project will set aside +/-5.34 acres of open space which is equivalent to +/-88% of the project above the 52% minimum required.

Please consider this request for variance.

Sincerely,

A handwritten signature in black ink, appearing to read "John H. Walters", with a long horizontal flourish extending to the right.

John H. Walters
Vice President
Asheboro Branch



SUB-14-01: Subdivision Preliminary Plat

(Springwood Townhomes: Larry McKenzie)

Staff Report

SUBDIVISION STAFF REPORT
Preliminary Plat

CASE # SUB-14-01

Date 3/2/15 PB, 3/5/15 CC

GENERAL INFORMATION

Subdivision Name Sprinawood Townhomes
Requested Action Preliminary Plat Approval
Applicant McMc Properties LLC (c/o Mr. Larrv McKenzie)
Address 126 Lanier Avenue. Asheboro. NC 27204
Phone 953-2913
Location Terminus of Springwood Road

PARCEL INFORMATION

PIN 7750423717

Size 6.75 acres (+/-)

Number of Lots 24

Average Lot Size 2,060 sq. ft.

Existing Zoning CU-RA6
Existing Land Use Undeveloped

Surrounding Land Use

North Undeveloped/Residential

East Residential

South Industrial

West US 220 Bypass

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth
Proposed Land Use Map Neighborhood Residential
Small Area Plan Map Central
Identified Activity Center? No

Development Issues The proposed plan includes minor changes from the sketch design plan. These include relocation of two of the dwelling units, a different location for one of the three recreation areas, and a small change in the total amount of recreation space (an increase from 10,189 square feet to 10,238 square feet). After reviewing the record of the proceedings, these changes are not considered modifications that would require a new Special Use Permit.

SUBDIVISION STAFF REPORT
Preliminary Plat

DEPARTMENT COMMENTS

Engineering None

Public Works None

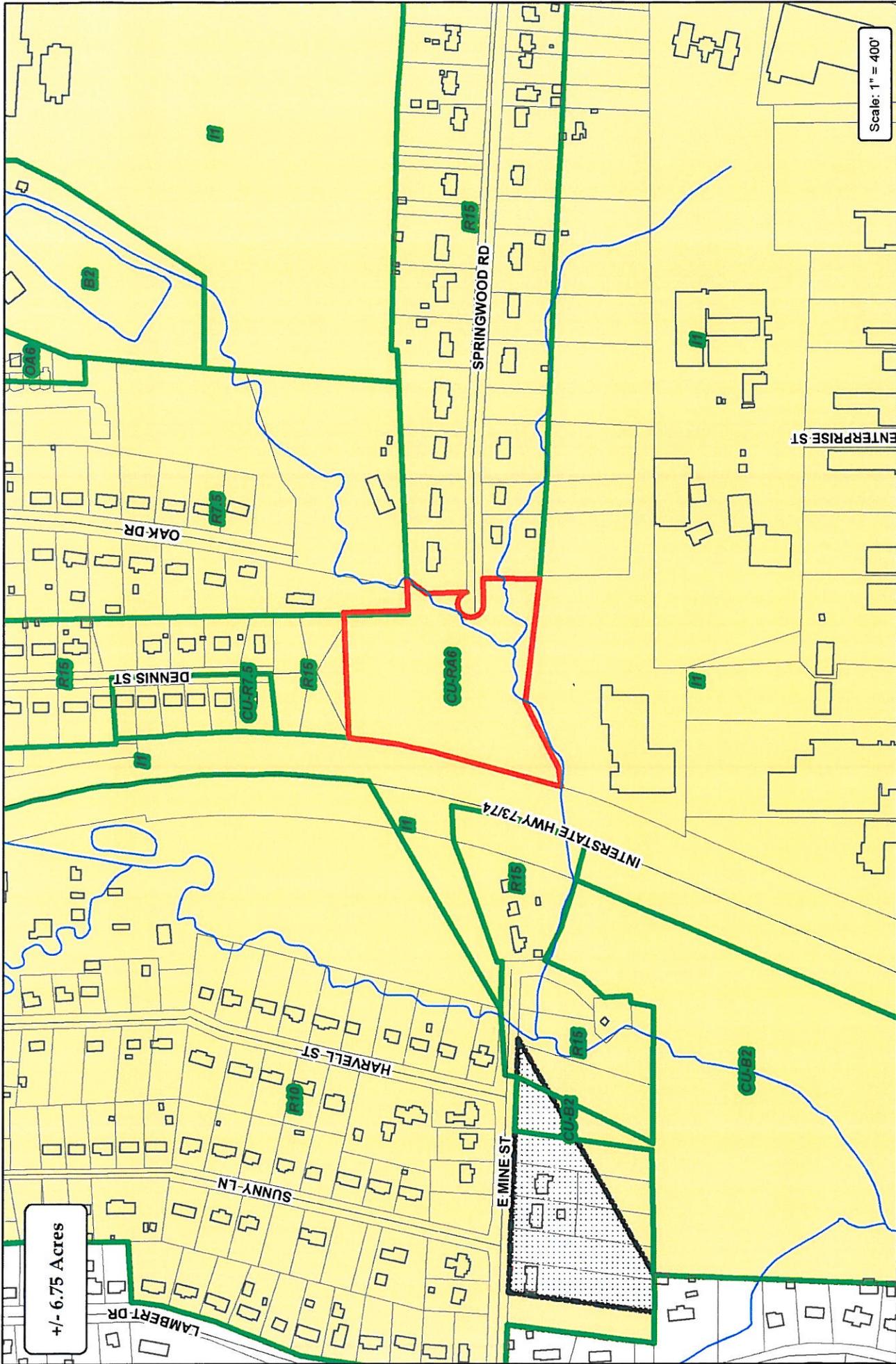
Planning Homeowners' association documents will need to be recorded with the final plat.

As noted, HOA documents will need to prohibit parking of RV vehicles (travel trailers, boats, etc.)

Other Fire Department: Hydrant locations have been reviewed and are acceptable.

Staff Recommendation Approve noting comments

Planning Board Recommendation The Planning Board will consider this request during its March 2, 2015 meeting.



+/- 6.75 Acres

Scale: 1" = 400'

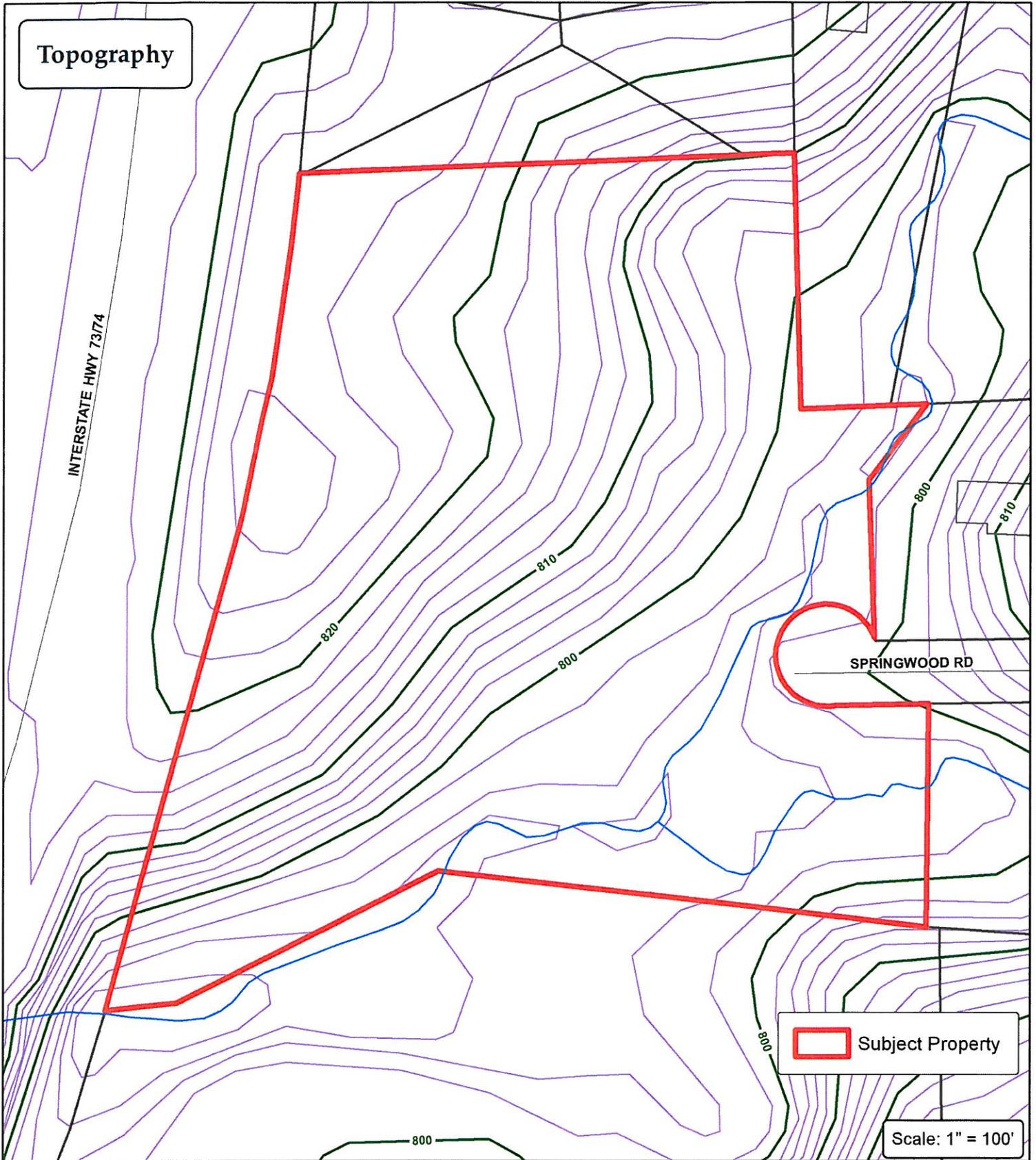


Subject Property
 Zoning
 City Limits
 ETJ

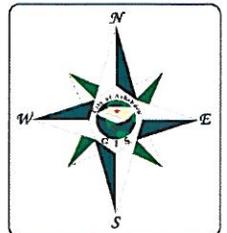
City of Asheboro
 Planning & Zoning Department
 Subdivision Case: SUB-14-01
 Parcel: 7750423717



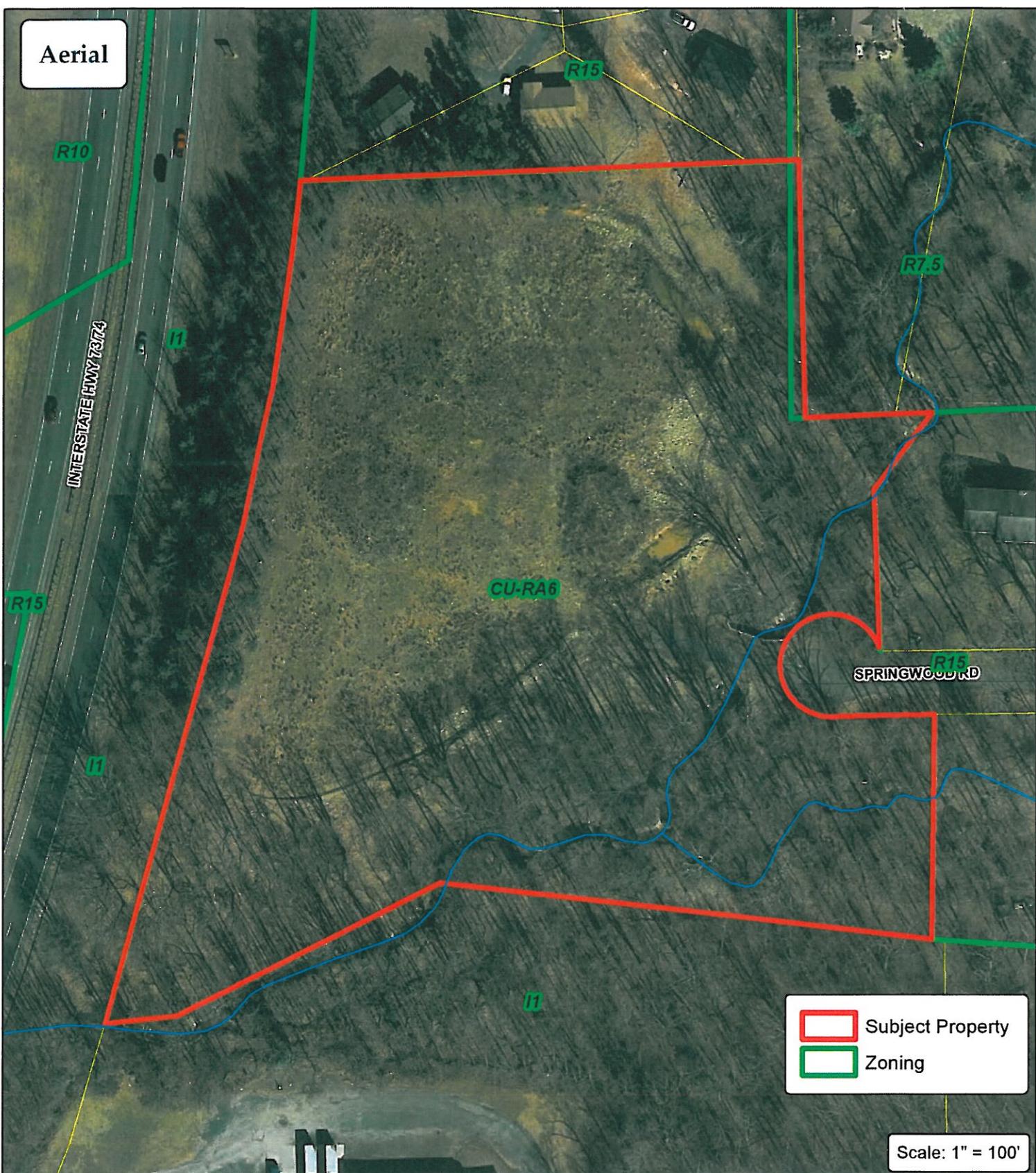
Topography



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-14-01
Parcels: 7750423717



Aerial

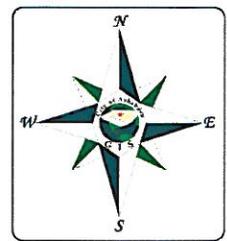


 Subject Property
 Zoning

Scale: 1" = 100'



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-14-01
Parcel: 7750423717



OWNER:
 MC MC PROPERTIES, LLC
 LARRY W. MCKENZIE
 1548 S. FAYETTEVILLE ST.
 CHARLOTTE, NC 28203
 PHONE: 336-853-2913
 PARCEL #775043717

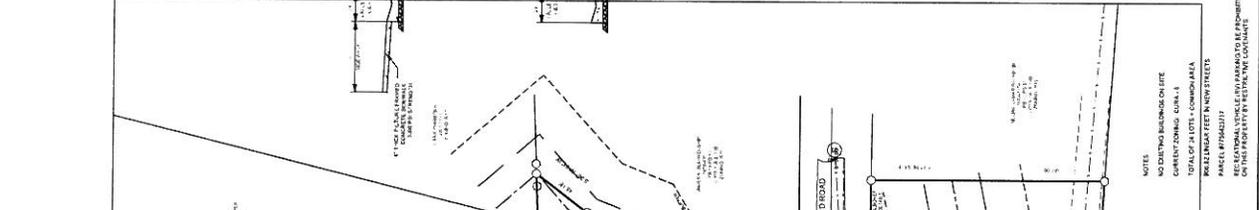
SURVEYING INFORMATION BY:
 CHARLIE MORGAN SURVEYING, PLLC
 1548 S. FAYETTEVILLE ST.
 CHARLOTTE, NC 28203
 PHONE: 336-853-2913
 PARCEL #775043717

TOTAL ACRES: 4.71 ACRES
 TOTAL AREA IN LOTS: 448,871.11 SQ. FT.
 TOTAL COMMON AREA: 4.58 ACRES
 TOTAL REGULATED SPACE: 448,871.11 SQ. FT.
 AVERAGE LOT SIZE: 208 SF
 TOTAL OPEN SPACE: 4.58 ACRES
 INCLUDES RECREATION SPACE

PROPOSED RECREATION AREAS, PRIVATE ROADS, & STORM WATER BMP WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 PERFORMANCE STANDARDS OF ASHEBORO ZONING ORDINANCE SECTION 17A WILL BE MET AND MAINTAINED.

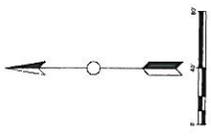
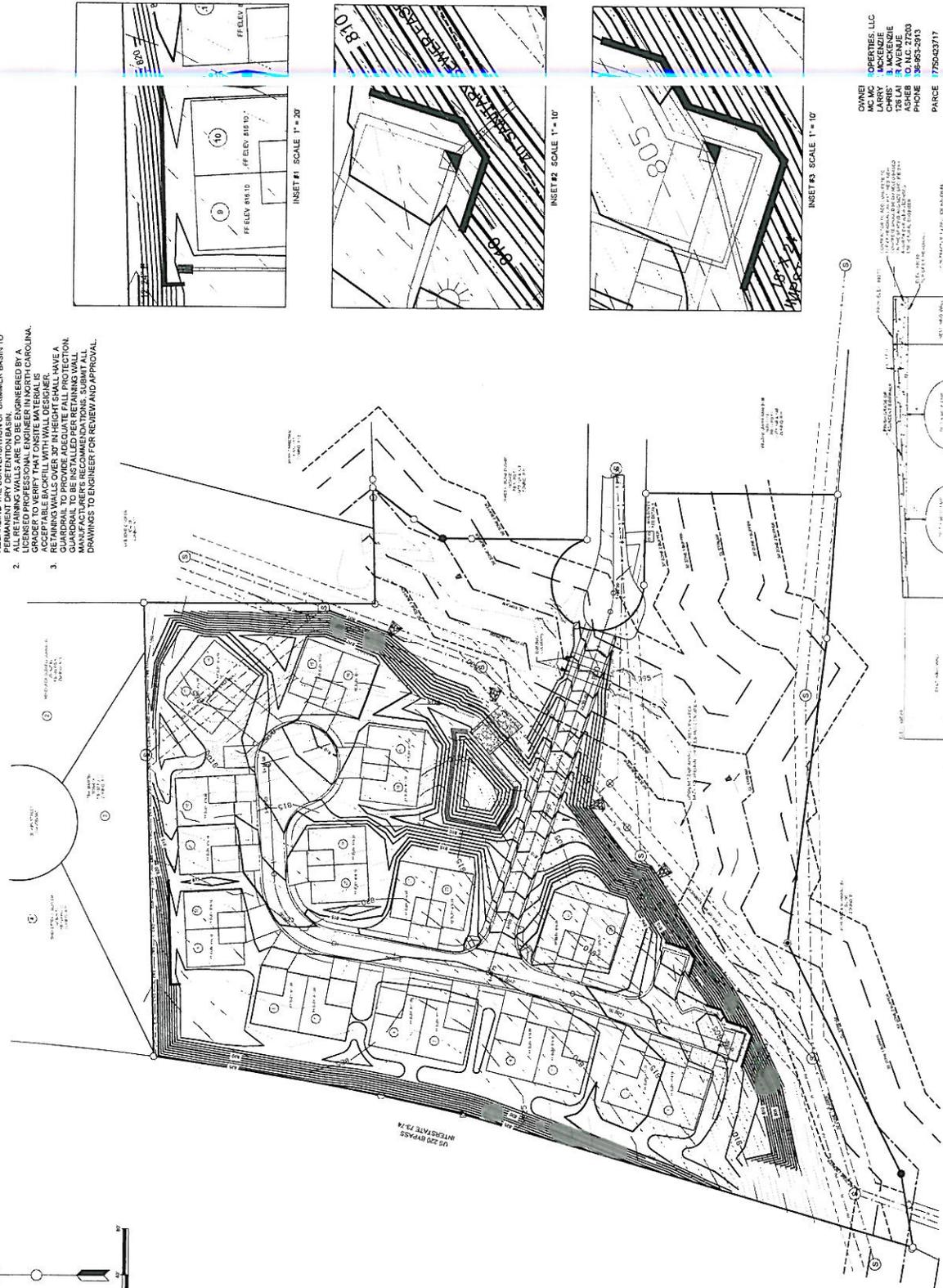
24' BC-BC PRIVATE DRIVE
 CREEK TOP COURT STA. 1+00.00 - STA. 3+34.18

24' BC-BC PRIVATE DRIVE
 SPRINGWOOD ROAD STA. 1+38.70 - STA. 1+47.73



NOTE

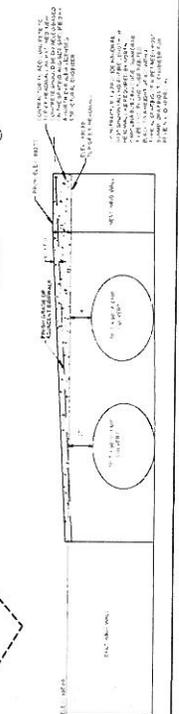
1. SEE POND DETAIL SHEET FOR MORE INFORMATION REGARDING THE CONVERSION OF SKIMMER BASIN TO PERMANENT DRY DETENTION BASIN.
2. ALL CONSTRUCTION SHALL BE SUPERVISED BY A LICENSED PROFESSIONAL ENGINEER IN NORTH CAROLINA. GRADER TO VERIFY THAT ON-SITE MATERIAL IS PLACED IN ACCORDANCE WITH WALL DESIGNER. RETAINING WALL SHALL BE CONSTRUCTED WITH A GUARDRAIL TO PROVIDE ADEQUATE FALL PROTECTION. GUARDRAIL TO BE INSTALLED PER RETAINING WALL DESIGNER'S SPECIFICATIONS. ALL CONSTRUCTION SHALL BE SUBJECT TO ENGINEER FOR REVIEW AND APPROVAL.



OWNER: **OPERTIES, LLC**
LARRY W. KENZIE
 138 LLA AVENUE
 ASHER, NC 27203
 PHONE: 336-852-2813

PARCE: 7750423717

SURVEY INFORMATION BY:
MORRIS SURVEYING, PLLC
 1548 S. AVELL AVENUE
 WILMINGTON, NC 28403
 PHONE: 336-835-3117



OVERALL GRADING PLAN
 SPRINGWOOD TOWNHOMES
 SPRINGWOOD ROAD
 ASHEBORO, NC 27205
 RANDOLPH COUNTY

No.	Revised/Issue	Date
1	NGENR COMMENTS	2/5/15

J. S. BECK ENGINEERING, PLLC
 4966 MURRAY ROAD
 WINSTON-SALEM, NC 27106
 PH (336) 880-1229 LICENSE NO. P-1388
 E-MAIL JSBECKENG@GMAIL.COM

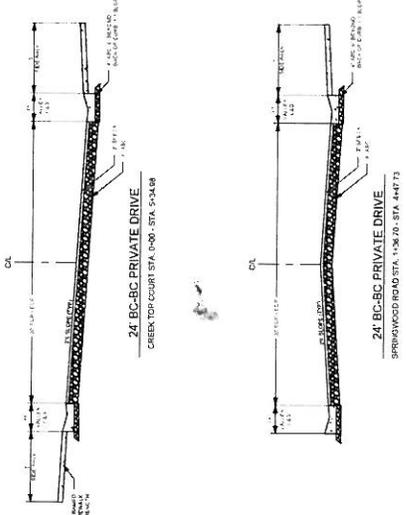
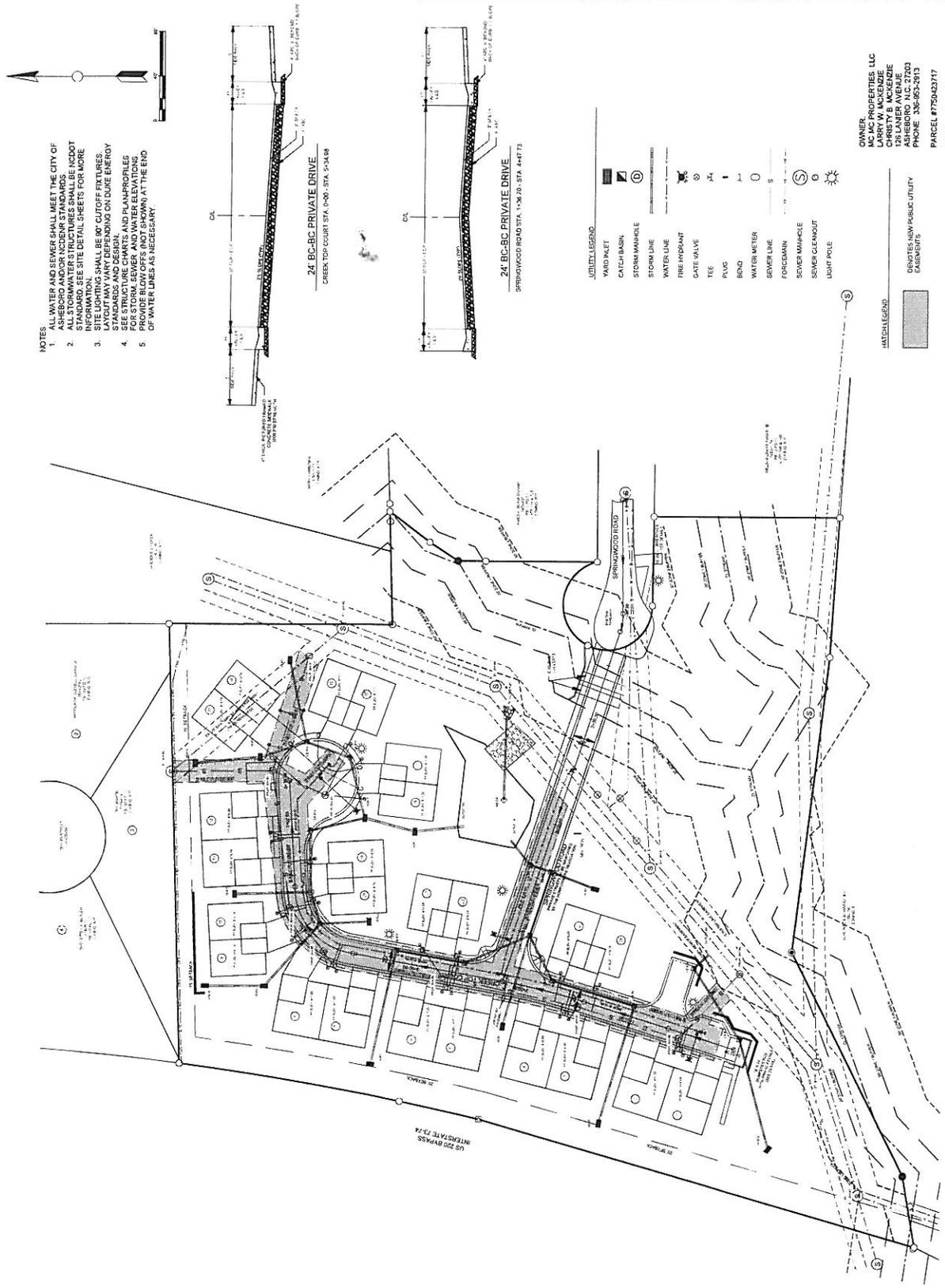
Project	Date	Scale
6864	11/9/2014	1"=40'

J. S. BECK ENGINEERING, PLLC
 4966 MURRAY ROAD
 WINSTON-SALEM, NC 27106
 PH (336) 880-1229 LICENSE NO. P-1388
 E-MAIL: JSBECKENG@GMAIL.COM

OVERALL UTILITY PLAN
 SPRINGWOOD TOWNHOMES
 SPRINGWOOD ROAD
 ASHBERO, NC 27206
 RANDOLPH COUNTY

Sheet	7
Proj. #	6864
Date	11/9/2014
Scale	AS SHOWN

- NOTES:**
1. ALL WATER AND SEWER SHALL MEET THE CITY OF ASHBERO AND/OR NCDEM'S STANDARDS.
 2. ALL STORMWATER STRUCTURES SHALL BE IN ACCORD WITH THE CITY OF ASHBERO'S STANDARDS FOR MORE INFORMATION.
 3. SITE LIGHTING SHALL BE 80" CUTOFF FIXTURES. LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ASHBERO'S STANDARDS AND REGULATIONS ON DUXIE ENERGY.
 4. SEE STRUCTURE CHARTS AND PLAN PROFILES FOR STORM, SEWER AND WATER ELEVATIONS.
 5. ALL STRUCTURES SHALL BE CONSTRUCTED AT THE END OF WATER LINES AS NECESSARY.



- UTILITY LEGEND**
- WARD INLET
 - CATCH BASIN
 - STORM MANHOLE
 - STORM LINE
 - WATER LINE
 - FIRE HYDRANT
 - GATE VALVE
 - TEE
 - PLUG
 - BEND
 - WATER METER
 - SEWER LINE
 - FORCE MAIN
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - LIGHT POLE

OWNER:
 MJCAC PROPERTIES, LLC
 LARRY W. MCKENZIE
 CHRISTY B. MCKENZIE
 ASHBERO, NC 27203
 PHONE: 336-853-3913
 PARCEL #750423717

SURVEYING INFORMATION BY:
 CHARLIE MORGAN SURVEYING, PLLC
 1548 S. FAYETTEVILLE ST.
 WINSTON-SALEM, NC 27158
 (336) 859-9919 P. 1107

DATE LEGEND

INDICATES NON-PUBLIC UTILITY EASEMENTS

No.	Revision/Issue	Date