



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

Monday, August 1, 2016

7:00 PM

AGENDA

- I. Call to Order
- II. Approval of Minutes from July 11, 2016 meeting
- III. Review of Cases
- IV. RZ-16-09: Text Amendments to the Zoning Ordinance regarding non conforming structures (Article 800)
- V. RZ-16-10: Rezone from B2 to CU-I2 (Conditional Use General Industrial): 1431 East Salisbury Street
- VI. Discussion of the draft Randolph County Multi-Jurisdictional Hazard Mitigation Plan
- VII. Items not on the Agenda
- VIII. Adjournment

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MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JULY 11, 2016
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:

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

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

10 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 JUNE 6, 2016 MEETING

Mr. Rich inquired if there were any corrections to be made to the minutes of the June 6, 2016 regular meeting. There being no corrections, the minutes were approved as presented.

III. REVIEW OF CASES

Mr. Justin Luck informed the board on the zoning related cases heard by the City Council in June.

IV. RZ-16-08: REZONE PROPERTY LOCATED ON THE SOUTH SIDE OF CRESENT DRIVE (PORTION OF RANDOLPH COUNTY PARCEL #7771054020) FROM R40 (LOW-DENSITY RESIDENTIAL) TO CU-B2 (CONDITIONAL USE GENERAL COMMERCIAL)

Mr. Evans provided a visual presentation of the particular zoning case. He gave the current zoning of R40 and stated that the request was to go to a CU-B2 conditional use general commercial zoning district. He stated that the applicant is Larry McKenzie. He stated that the zoning request was for the northern portion of the parcel (3.38 out of 7.6 acres) facing Cresent Drive. He listed the prior use which had been agricultural greenhouses. He showed an overview map and stated that a portion of the property is already zoned B2 general commercial and that this particular portion would not be considered in the rezoning request. He stated that there was a mix of commercially zoned properties along US Highway 64 as well as some residential uses. He stated that along the north side of the property along Cresent Drive were low density residential uses as well a church and warehouse to the east of the property. He stated that there were no known topographical issues or steep slopes affecting the property. He also stated that the property was not in a flood zone or a watershed area. He stated that there is access to city water, which would be available at the rate for properties outside of the city limits, however, the closest sewer line is approximately 2000 feet west of the area. He presented an updated aerial view showing a building had been removed, a pond filled in, as well as the B2/R40 boundary line on the property. He showed photos of the property from all directions and went over the staffs analysis. He stated that US Hwy 64 east is a state-maintained boulevard. Cresent drive is a state-maintained road that is approximately 16 to 18 feet in width. He stated that the applicant is also requesting a conditional use permit for a mobile home sales lot. He stated that the existing B2 zoning would remain and that any B2 uses, including a mobile home sales lot, would be permitted by right on this particular portion

of the property. He also stated that staff has received written comments in opposition to the rezoning request. He stated that, as specified by state law, this information will be presented to the City Council at the time of the rezoning hearing. He stated that the Land Development Plan (LDP) calls for Commercial throughout the entire property. He stated that the Growth Strategy Map calls for Economic Development. He listed six (6) goals and policies that supported the request and two (2) that were negative to the request. The two (2) items negative towards the request were existing infrastructure adequacy with respect to roads and public sewer and also the transition between higher intensity commercial and low intensity residential uses was not being met. He gave a consistency statement with adopted plans, reasonableness and public interest. He stated that due to the commercial designation of the property on the LDP, the request being supported by the East Small Area Plan, the Growth Strategy Map designation of economic development area, various environmental factors, and the conditional use district and permitting process can better ensure development is compatible with surrounding residential land uses, staff's recommendation is to approve the rezoning request. Mr. Evans stated that if the board had any questions he would answer them.

Mr. David Henderson asked if Crescent Drive would withstand heavy loads, such as tractor trailers. Mr. Evans indicated that the plan had been shared with NCDOT, and that they would have to approve any driveway connections and also the fact that homes may be delivered to the property via Crescent Drive. He also stated that the concerns over the specific use of the property, including access, would be able to be addressed by the City Council in the Conditional Use Permit hearing. There were no further questions for Mr. Evans.

Mr. Larry McKenzie, owner and applicant, showed the board pictures of the buffer area 20 feet off the right of way of Crescent Drive. He stated that a natural buffer will remain. He also stated that NCDOT has been contacted regarding Crescent Drive and they are working to address concerns with access from the road. He stated that the entrances on Highway 64 are okay with NCDOT. He asked the board if they had any questions

Mr. Thomas Rush asked what the largest width of a mobile home being sold on this particular lot would be. Mr. McKenzie stated that the largest by law would be 16 feet and that normally a 10 to 12 foot wide mobile home would be sold. Mr. Henderson asked where the 20 foot buffer would be. Mr. McKenzie stated that it would all around the property including buffering for the church and the industrial building. Mr. Dave Whitaker asked if there would be any break in the buffer, to which Mr. McKenzie stated that only at the driveways would there be a break. Ms. Lynette Garner asked if the lot would be paved. Mr. McKenzie stated that a portion towards the frontage of Highway 64 would be paved but the back area would be gravel. Mr. Henderson also asked if the rest of the lot would be cleared. Mr. McKenzie stated that all of the property except the buffer would be cleared.

Mr. Mike Parleir, partner at Legacy Housing, mentioned that he would be putting his business on this lot. He stated that the church are good neighbors and that he would be good neighbors to the church as well as the residents on Crescent Drive. He also stated that if anyone had questions he would answer them. There were no questions for Mr. Parleir.

Mr. Van Rich asked if there was anyone to speak in opposition to the request. Prior to opposing comments, Mr. Nuttall clarified how the written comments received pertaining to this request would be shared with City Council. Afterwards, Mr. Robert Ward spoke in opposition to the request, stating that he is a neighbor located at 272 Crescent Drive. He stated that many of the neighbors had been active working with the Planning Board in the past on several other cases, including Guardian Storage. He stated that a petition of 18 signatures was delivered to Mr. Evans from opposing neighbors. He stated that he was not opposed to commercial development, but that he wanted the neighborhood to stay a low density residential area. He felt that there should not be a driveway on Crescent Drive for transfer trucks. He mentioned potential damage to the road if big trucks were allowed to enter from Crescent Drive. He stated that it would be best to keep the entrance on Highway 64. Ms. Sheila Beck spoke and stated that she lived at 219 Crescent Drive. She also stated that Crescent Drive was a narrow, low-density street and that access should be limited to Highway 64. Ms. Karen Burgess stated that even with normal traffic, cars have to pull off Crescent Drive for others to pass. She stated it was not maintained all that well by NCDOT. Mr. Harvey Latham wanted a 40 foot buffer instead of a 20 foot buffer and a fence to keep wildlife from getting trapped in the development. He stated that he was not fond of a mobile home sales lot going on that location. He stated that the road was not designed for heavy traffic and that there was a lack of infrastructure to support a business at that location. Donnie Bell, resident at 272 Crescent Drive, also commented with general concerns regarding keeping the neighborhood safe for residents and the elderly, and also concerns with truck traffic.

After hearing the neighborhood opposition, Mr. McKenzie stated that Mr. Parleir would be willing to withdraw the proposal to deliver homes from the entrance on Crescent Drive. He stated they would be willing to only use the entrance for an employee entrance or emergency vehicles and would be willing to keep this driveway gated and locked. At this point, Mr. Nuttall indicated that, in light of Mr. McKenzie's statement, it would be appropriate for Mr. Parleir to work directly with staff to amend the conditions of the Conditional Use Permit application after the meeting.

Upon motion by Mr. Whitaker and seconded by Mr. Buffkin, the Planning Board unanimously voted to recommend approval of the rezoning request as well as the staff's consistency statement.

At this time, Mr. Jeff Sugg went over the quasi-judicial Conditional Use Permit hearing process and stated that if the public were concerned with the site specific details of the particular permit request, then they would need to address those concerns with the City Council at their next regular meeting. He also stated that if there were general questions by the neighbors about the permit application, that they could speak with members of the planning staff.

V. ITEMS NOT ON THE AGENDA

Mr. Luck handed out 2016 All America City material to the planning board members.

VI. ADJOURNMENT

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

Bradley Morton, Secretary, Planning Board

Van Rich, Planning Board Chairman



RZ-16-09: Text Amendments to the Zoning Ordinance

(Article 800: Nonconforming situations/structures)

Staff Report

Rezoning Staff Report

RZ Case # RZ-16-09

Date 8/1/16 Planning Board
9/15/16 City Council

General Information

Applicant City of Asheboro
Address 146 North Church Street
City Asheboro NC 27203
Phone 336-626-1201
Location N/A

Requested Action Text amendments to Article 800 of the Zoning Ordinance related to non conforming situations (specially structures that are non conforming due to setbacks).

Existing Zone N/A **Existing Land Use** N/A
Size N/A **Pin #** N/A

Applicant's Reasons as stated on application

The proposed text amendments are designed to accommodate improvements to existing legally non conforming structures within reasonable limits that protect public health, safety, and general welfare. The Land Development Plan encourages continued investment into existing properties, some of which may have setback limitations. The proposed text amendments clarify the intent of the zoning ordinance in regard to expansion of nonconforming structures.

Surrounding Land Use

North N/A **East** N/A
South N/A **West** N/A

Zoning History The last amendment to Article 800 (Nonconformities) was in February, 2016. This was a reorganization of the Chapter, rather than a substantive change in policy.

Legal Description

Amend Article 800, Section 804 related to Nonconforming Situations, specifically the allowable expansion of residential structures that are legally nonconforming due to setbacks (Note: Subject to change prior to advertisement)

Analysis

1. The zoning ordinance includes provisions for nonconforming situations, specifically structures that are legally nonconforming due to encroachment into one or more setbacks (including front, side, and rear).
2. Section 804(A)(1) states "except as specifically provided in this subsection, it shall be unlawful for any person to engage in any activity that causes an increase in the extent of nonconformity of a nonconforming situation".
3. In situations in which a structure encroaches into a setback line, allowable expansion is often limited due to the design of the structure, or environmental/site constraints.
4. 804(A)(4)(b) prohibits "greater nonconformity with respect to dimensional restrictions such as yard requirements, height limitations, or density requirements."
5. 804(A) (2) permits an increase in volume where a nonconforming situation exists if no other provisions regulating nonconforming situations are violated.
6. Text amendments are proposed to address ambiguity in the intent of the provisions regarding the manner in which structures with legal nonconforming situations may be expanded.

Rezoning Staff Report

RZ Case # RZ-16-09

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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.

Proposed Land Use Map Designation N/A

Small Area Plan N/A

Growth Strategy Map Designation N/A

LDP Goals/Policies Which Support Request

2.1.1: The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.

Goal 3.1: Enhancement, maintenance, and preservation of the built environment

Goal 3.2: Quality design demanding appropriate scale and context

3.2.1: The City will amend Zoning requirements (i.e. setback regulations, permitted building materials, orientation of streetscapes, parking areas, pedestrian access, etc.) to ensure that new development is compatible with, and enhances, the architectural design of surrounding land uses.

Goal 4.1: Identification and protection of environmentally sensitive areas

Rezoning Staff Report

RZ Case # RZ-16-09

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LDP Goals/Policies Which Do Not Support Request

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

Staff contends that the proposed amendments will allow continued investment in certain residential structures that typically are older and nonconforming due to their setback, while recognizing that reasonable limitations on the permissible expansions are necessary to protect the public health, safety, and general welfare.

Staff also believes that the proposed amendments will promote quality design of residential building expansions and architectural continuity by allowing additions to be consistent with existing building placement and design.

The proposed provisions allow greater flexibility for residential additions, including those to properties located on environmentally sensitive sites (in flood areas, steep slopes, poor soils, etc.).

Considering these factors, and the need to better clarify the intent the Zoning Ordinance has on the expansion of legal nonconforming structures, staff believes that the proposed amendments are consistent with the Land Development Plan and are therefore reasonable and in the public interest.

Recommendation In light of the above analysis, staff's recommendation is to approve the request.

consecutive days to be reinstated if it finds that (1) the nonconforming use has been discontinued for less than two years, and (2) the discontinuance resulted from factors that, for all practical purposes were beyond the control of the person maintaining the nonconforming use.

- (3) When a use made nonconforming by this ordinance is vacant or discontinued at the effective date of this ordinance, the 180 day period for purposes of this subsection begins to run at the effective date of the ordinance.

804: Nonconforming Situations (Amended 2-4-2016)

(A) Extensions

- (1) Except as specifically provided in this subsection, it shall be unlawful for any person to engage in any activity that causes an increase in the extent of nonconformity of a nonconforming situation.
- (2) The volume, intensity, or frequency of use of property where a nonconforming situation exists may be increased and the equipment or processes used at a location where a nonconforming situation exists may be changed if these or similar changes amount only to changes in the degree of activity rather than changes in kind and no violations of other paragraphs of this subsection occur.
- (3) Physical alteration of structures or the placement of new structures on open land are unlawful if they result in:
 - (a) Greater nonconformity with respect to dimensional restrictions such as yard requirements, height limitations, or density requirements; or
 - (b) The enclosure of previously unenclosed areas, even though those areas were previously used in connection with the nonconforming situation. An area is unenclosed unless at least 75 percent of the perimeter of the area is marked by a permanently constructed wall or fence.
- (4) Notwithstanding Section 804(A)(3), expansion of a legal non conforming single-family or two-family principal and/or accessory structure that encroaches into a required setback may be permitted as long as the following criteria are met:

(a) The expansion is related to a conforming use; and

(b) The expansion of the legal nonconforming structure does not bring any portion of the structure closer to the zoning lot line.

(c) The expansion of the legal nonconforming structure does not exceed an increase of more than fifty (50) percent of the linear footage of the existing encroachment. Expansions permitted after the effective date of this ordinance shall cumulatively count towards this calculation; and

(d) Outside of the context of required yards, the expansion does not create or increase the extent of existing nonconformities, including but not limited to, height and floor area ratio.

(e) The applicant shall submit a site plan drawn to scale and with sufficient detail to determine property boundaries, measurements, existing structures and other information as necessary to determine compliance of the proposed expansion with this subsection.

These provisions shall not apply to new structure(s). For purposes of determining the extent of an existing encroachment described in subsection (b) above and allowable expansion of the structure is based on the setback of the structure being expanded and independent of any other structure(s) located on the zoning lot.

Intent: This is to add flexibility allowing improvements to structures that encroach into setback lines. The intent is allow small additions as long as the additions don't come closer to a zoning lot line than the existing non conforming structure. An example of this scenario is as follows: If a dwelling located in a residential zoning district requiring a 10' side setback is only 6' from the property line and the 6' setback applied to the entire 50' side of the dwelling, the property owner could add an open deck onto the rear of the dwelling and the deck could be constructed 6' from the side property line as long as the deck doesn't extend more than 25 feet. In this case, the residential encroachment could be expanded to allow 75' of encroachment (50' for the existing dwelling and 25' for the open deck), but the deck couldn't go closer than 6' to the property line or extend more than 25 linear feet. Linear feet are calculated by measuring the linear feet of along all outside walls located within the required setback (see diagram for more detail).



**RZ-16-10: Rezone from B2 (General Commercial) to CU-I2 (Conditional Use
General Industrial)**

(1431 East Salisbury Street)

Staff Report

Rezoning Staff Report

RZ Case # RZ-16-10

Date 8/1/16 Planning Board
9/15/16 City Council

General Information

Applicant Ken Gallimore
Address 2048 Heritage Court
City Asheboro NC 27203
Phone 336-460-4738
Location 1431 E. Salisbury Street

Requested Action Rezone from B2 (General Commercial) to CU-I2 (Conditional Use General Industrial)

Existing Zone B2 General Commercial **Existing Land Use** Formerly Rental/Sales of Heavy Equipment
Size 2.67 acres +/- **Pin #** 7761525272

Applicant's Reasons as stated on application

Many repair and auto centers in the general area. Area is earmarked for commercial growth and development. This property has been used over the years prior to city zoning and map plan as a sales and repair center for all sizes of heavy equipment.

Surrounding Land Use

North Congregate Living Facility **East** Place of Worship
South Retail Shoppers' Goods (Randolph Mall) **West** Single-family residential/undeveloped

Zoning History N/A

Legal Description

The property of Kenneth P. Gallimore and Bridget F. Gallimore, located at 1431 East Salisbury Street, totaling approximately 2.67 acres +/- and identified more specifically by Randolph County Parcel Identification Number 7761522572.

Analysis

1. East Salisbury Street and Martin Luther King Jr. Drive are both state-maintained minor thoroughfares.
2. The property was annexed into the city limits on June 6, 2013. The property is currently not served by public water and sewer (please refer to topography and utilities map).
3. The property currently includes a vacant structure that was last used for rental/sales of heavy equipment (farm machinery). Tax records indicate the principal structure on the property was constructed in 1964. This use was legal non conforming since it was only permitted in Light Industrial (I1) and General Industrial (I2) zoning districts.
4. East Salisbury Street and its vicinity includes a mix of residential, office/institutional, commercial uses, and automotive related uses requiring industrial zoning.
5. The applicant has filed a request for a Conditional Use Permit allowing Motor Vehicle Repair- Major. This request also includes the sales of retail shoppers' goods, specifically the sales of automotive parts associated with the "Motor Vehicle Repair-Major" use.

Rezoning Staff Report

RZ Case # RZ-16-10

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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	Commercial
Small Area Plan	Central
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

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, 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-16-10

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LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

2.1.1 The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

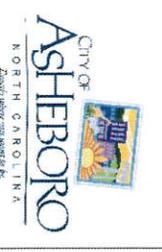
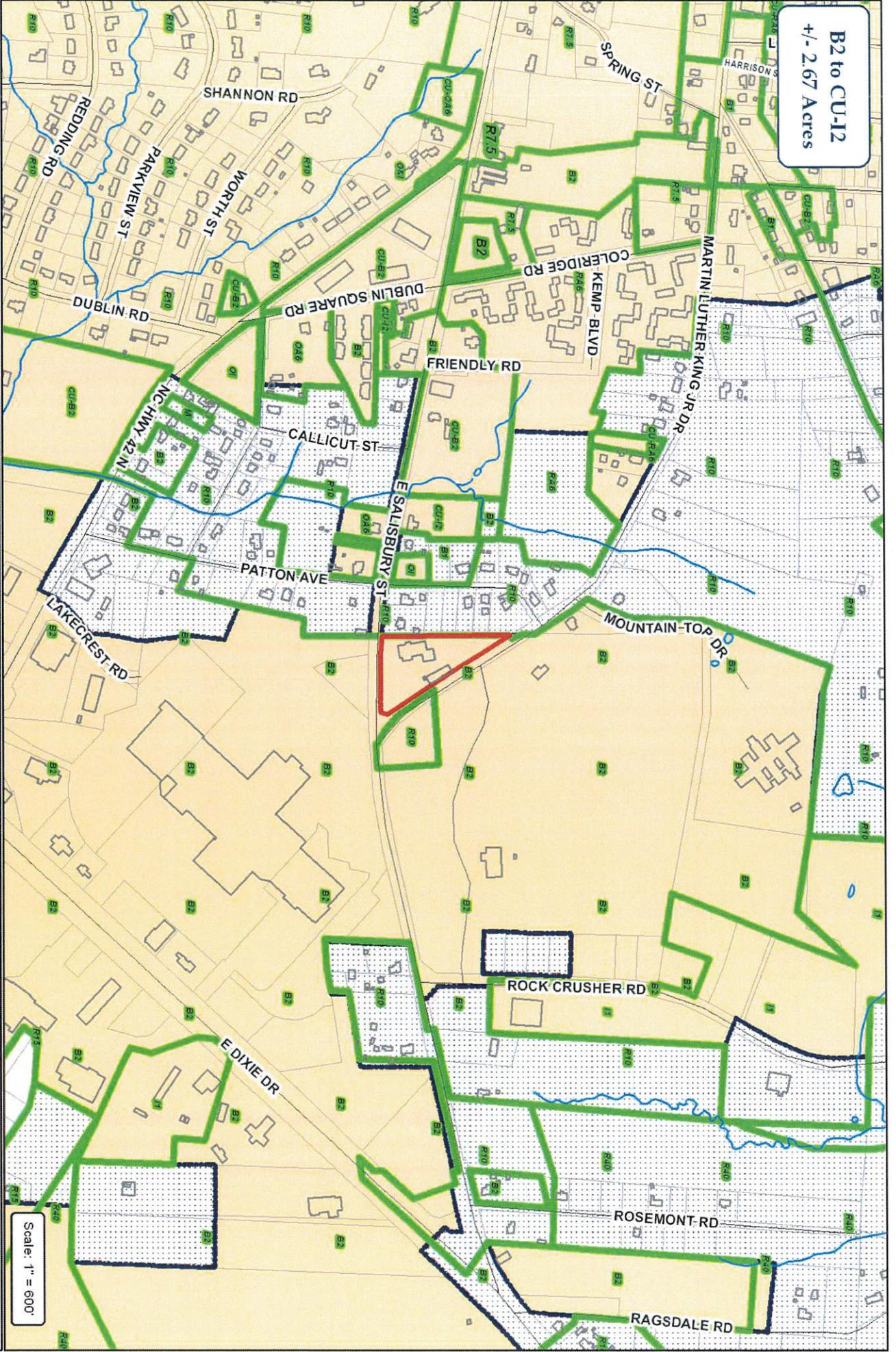
Although the Land Development Plan Proposed Land Use Map designates this property for commercial use, staff notes that the Central Small Area Plan recognizes the need to allow viable use of established properties and cites "accommodation of and expansion of existing industrial uses" as a key issue in the Central Small Planning Area. It is also noteworthy that extensive areas of general B2 commercial zoning adjoin the property.

While the property's history indicates a previous, long standing use that is industrial in nature, staff also recognizes the need to ensure that future proposed use(s) and the manner in which these use(s) develop are compatible with surrounding properties. Staff believes that the Conditional Use permitting process can mitigate negative impacts onto neighboring properties. Furthermore, the property's location outside of watershed, flood hazard areas, and areas with steep slopes help make the request suitable.

Given these factors, staff believes that the request is consistent with the adopted comprehensive Land Development Plan, and therefore reasonable and in the public interest.

Recommendation In light of the above analysis, staff's recommendation is **approval** of this request.

B2 to CU-12
+/- 2.67 Acres

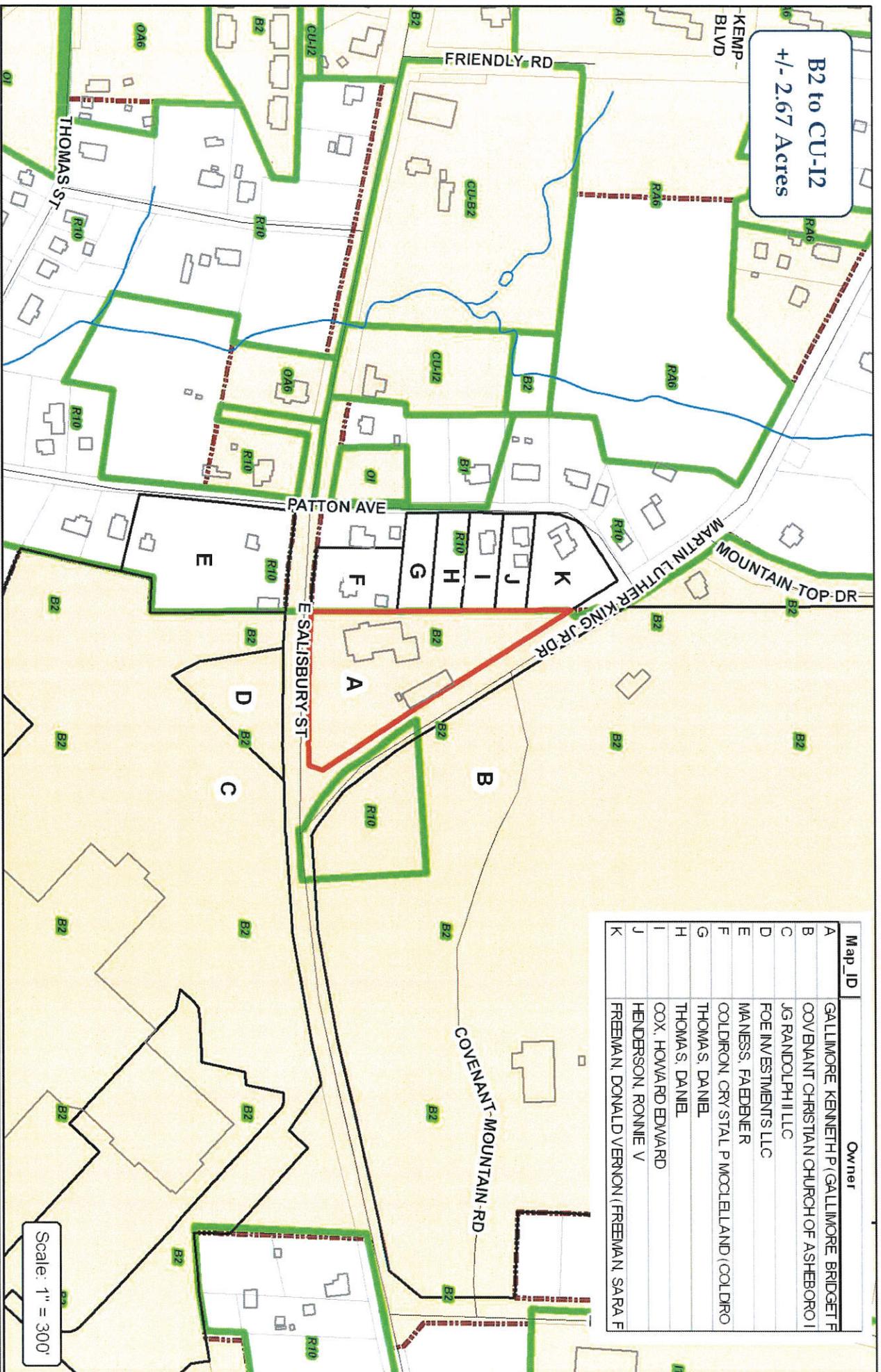


City of Ashboro
Planning & Zoning Department
Rezoning Case: RZ-16-10
Parcel: 7761525272

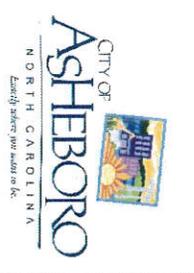
Subject Property
Zoning
City Limits
ETJ



B2 to CU-12
+/- 2.67 Acres



Map ID	Owner
A	GALLIMORE, KENNETH P (GALLIMORE BRIDGET F
B	COVENANT CHRISTIAN CHURCH OF ASHEBORO I
C	JG RANDOLPH II LLC
D	FOE INVESTMENTS LLC
E	MANESS, FAEDNER
F	COLDIRON, CRYSTAL P MCCLELLAND / COLDIRO
G	THOMAS, DANIEL
H	THOMAS, DANIEL
I	COX, HOWARD EDWARD
J	HENDERSON, RONNIE V
K	FREEMAN, DONALD VERNON (FREEMAN, SARA F



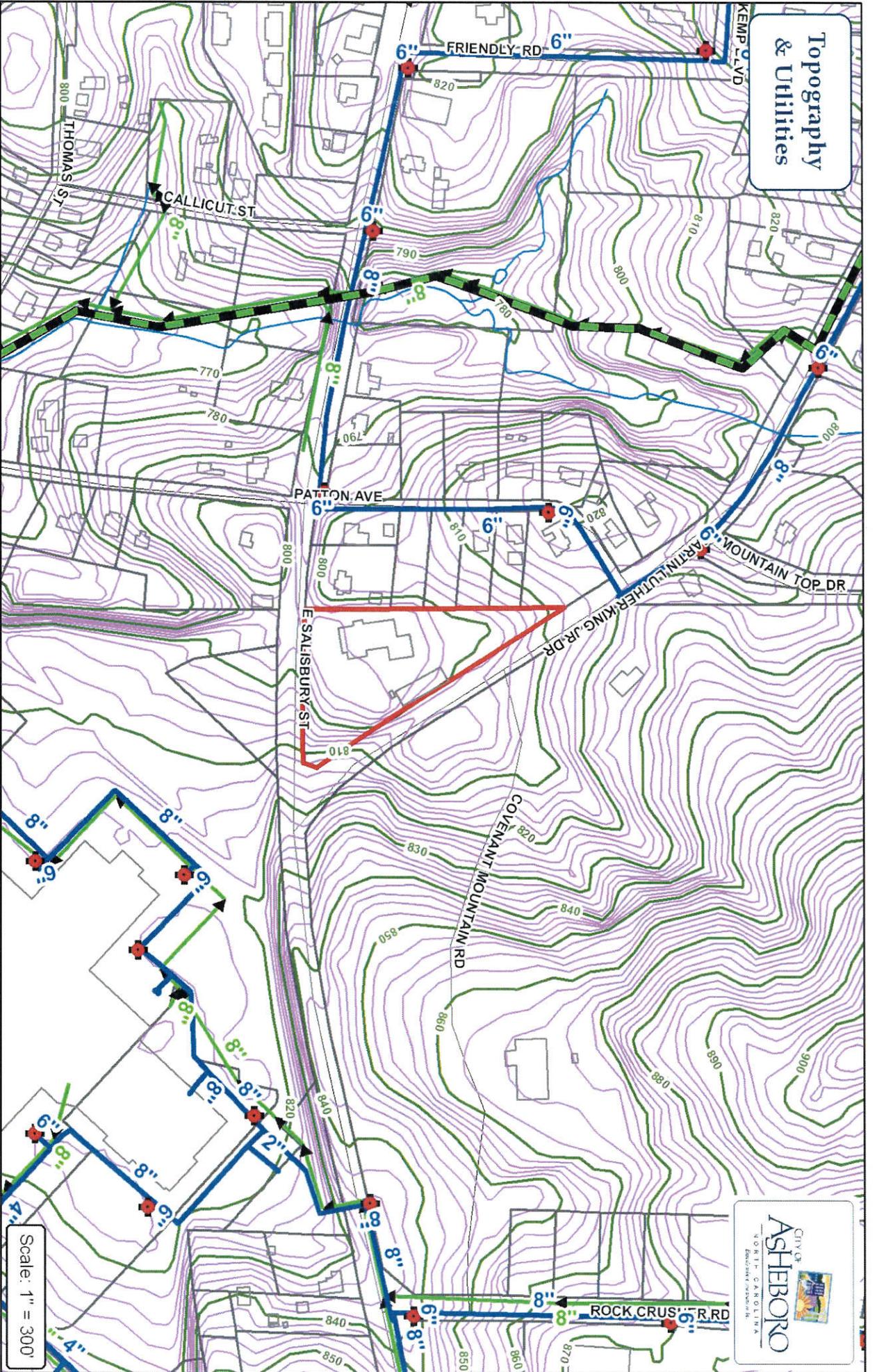
City of Asheboro
Planning & Zoning Department

Rezoning Case: RZ-16-10
Parcel: 7761525272

 Subject Property
 Adjoining Properties
 Zoning
 City Limits



Topography & Utilities



 Water Main
 Sewer Main
 Force Main
 Fire Hydrant
 Pump Station

City of Asheboro
 Planning & Zoning Department

Rezoning Case: RZ-16-10
 Parcel: 7761525272

 Subject Property



Scale: 1" = 300'

CITY OF
ASHEBORO
 NORTH CAROLINA
ESTABLISHED 1842



Discussion of Randolph County Multi-Jurisdictional Hazard Mitigation Plan

Summary of Randolph County Hazard Mitigation Plan status

A draft of the updated Randolph County Hazard Mitigation Plan is under review. The plan has been approved pending adoption by both the Federal Emergency Management Agency (FEMA) and the North Carolina Division of Emergency Management (NCEM).

The Plan is required to be updated every five years by the Robert T. Stafford Disaster Relief, Emergency Assistance Act and other federal legislation in order for Randolph County and its nine municipalities to be eligible for federal disaster relief. The Plan includes the following components:

1. A narrative concerning the Planning process which involved several meetings with key stakeholders and surveys of citizens across the county concerning their perceptions of hazards and actions necessary to reduce vulnerability to them.
2. A Community profile that detailed various geographic, demographic, and economic patterns, plus an analysis of land use patterns.
3. A Risk Assessment, including identification of hazards that may impact Randolph County, Hazard Profiles that assess the scope of potential hazards, and a Vulnerability Assessment which gauges the level of risk of each of these hazards in Randolph County.
4. A Capability Assessment that examined the planning/regulatory, staff/organizational, technical, fiscal, and political capabilities to address each hazard.
5. Mitigation Strategies which included broad goals to reduce hazard vulnerabilities and a Mitigation Action Plan specifically detailing each jurisdiction's implementation actions to mitigate hazards.

A copy of the City of Asheboro's Mitigation Action Plan is on the following pages. A copy of the resolution that will be considered by City Council during its August 4, 2016 meeting is also attached.

In addition, the entire draft Hazard Mitigation Plan is available from Randolph County's website at the following address:

www.co.randolph.nc.us

SECTION 9: MITIGATION ACTION PLAN

City of Asheboro Mitigation Action Plan

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2016)
Prevention							
P-1	Build in house GIS capability.	All	High	Asheboro Planning	Local	Completed	The city has built an in-house GIS capability including hiring GIS staff. This action is complete.
P-2	*Changed language* Evaluate the need for measures supplementing NC DEQ requirements regarding storm water control (retention/detention ponds or other storm water measure) on a case-by-case basis for uses that are environmentally sensitive and require a Conditional or Special Use Permit. Review storm water issues and best management practices in consultation with NC DEQ.	Flood	Moderate	Asheboro Planning/NC Department of Environmental Quality	Local	2021	The City of Asheboro is outside the boundaries of the area subject to Phase II storm water requirements. Unless a supplemental condition of a Conditional/Special Use Permit requires a storm water study, reviews concerning water quality and water quantity are under the jurisdiction of NC DEQ. The city will work to continue to evaluate and implement stormwater BMPs in consultation with DEQ.
P-3	Identify and map mobile home parks.	All	Low	Asheboro Planning	Local	2021	This capability exists as needed. Currently the city has identified mobile home parks and can be assembled when required.

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2016)
P-4	Look into funding for and developing program to clear debris from culverts and storm drains in priority floodplains.	Flood	Moderate	Asheboro Water Resources and Public Works	Local, plus other funding to be identified	2021	Public Works: Locations, especially those with known problems, are checked before and after major rain/weather events and cleared as necessary. Water Resources: Grant funding to help address storm water issues along Penwood Branch and Hasketts Creek was sought in 2011, however, this funding was not granted. Future funding may be explored if available.
P-5	Existing zoning ordinance to be modified to require ice damage resistant trees along buffers and screens.	Winter Storm	High	Asheboro Planning	Local	2021	The zoning ordinance is periodically updated so that weather damage resistant trees can be selected. Most recently, provisions allowing street trees (located within the public right-of-way) in Planned Unit Developments were adopted. These provisions were careful to select tree species resistant to damage from adverse weather.
P-6	Through existing subdivision regulations, encourage that power, cable, and telephone lines be buried.	All	Moderate	Asheboro Planning	Local	Completed	Unless there is an unusual technical reason why utilities cannot be underground, the Subdivision Ordinance generally requires they be located underground.

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2016)
P-7	Strengthen floodplain regulation to current standards. (New model regulation.)	Flood	High	Asheboro Planning	Local	Completed	In 2008, the City's Flood Damage Prevention Ordinance (within Zoning Ordinance) was amended to model language in consultation with NC Department of Crime Control and Public Safety (now Dept. of Public Safety) and as required by FEMA. The City is a participant in the FIRM flood insurance program, which reduces flood insurance premiums for homeowners' living within flood hazard areas.

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2016)
P-8	In land use plans and development plans, adopt as city policy): wherever possible preserve natural wetlands, designate conservation corridors, especially along streams through acquisition or conservation easements.	All	High	Asheboro Planning	Local	2021	Through the city's development review process, developers are encouraged to preserve environmentally sensitive areas, such as flood plains. An example in practice are Planned Unit Development provisions, allowing development at a net density equal to a conventional subdivision with more flexible setbacks and minimum lot sizes, reducing the overall footprint of development. This encourages development outside of critical environmental areas. Also, since the 2011 Hazard Mitigation Plan, provisions in the Center City Planning Area have been adopted to allow greater flexibility for arrangement of buildings and other site features, while mandating minimum percentage of pervious surfaces. Future measures to improve land use planning will need to be integrated into planning documents as updates to those documents are implemented.
P-9	Develop a program to clear debris from culverts and storm drains in priority floodplains.	Flood	High	Asheboro Public Works	Local	Completed/Combine with P-4	Combine with P-4. Locations, especially those with known problems, are checked before and after major rain/weather events and cleared as necessary

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2016)
Property Protection							
PP-1	Consult with Asheboro Housing Authority to consider buyout and relocation for public housing in floodplains.	Flood	Low	Asheboro City Manager/Planning	Federal funding	2021	This action has not been completed. Will be implemented if required and when/if funds are available. Note: There are only two dwelling units that are partially within the floodplain (431/433 Dunlap St.). Neither have history of flooding.
Natural Resource Protection							
NRP-1							
Structural Projects							
SP-1							
Emergency Services							
ES-1	Develop municipal Emergency Operations Plan.	All	High	Asheboro City Manager	Local	Completed	An EOP has been developed by the City of Asheboro and is in place. This action is complete.
ES-2	*Changed language* Procure generators and fuel for alternative source of power for: <ul style="list-style-type: none"> ● Water plant ● Water pump 	All	Moderate	Public Works/Water Resources/Finance	Local	2020	This is currently underway for water plant and water pump Completion is anticipated for water plant and water pump by 2020.
ES-3	Identify and designate at least one emergency shelter in each municipality.	All	Low	Asheboro City Manager, Randolph County Emergency Management	Local	Completed	First Baptist Church, located at 133 North Church Street is currently designated as an emergency shelter.
ES-4	Put in place a countywide 9-1-1 reverse call system for location specific warning to public of impending disaster.	All	Moderate	Randolph County Emergency Management	Homeland Security funds	2016	Randolph County Emergency Services is currently seeking funding for this item.

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2016)
ES-5	*Changed language* <u>Ensure residents within flood prone areas are aware of emergency procedures that are in place to ensure their safety.</u>	Flood	Moderate	Asheboro City Manager/Planning	Local	2021	Provision of emergency contact information is provided by Housing Authority to all residents, regardless of location. Due to the limited number of dwellings (2) that are partially located within flood hazard areas, information can be communicated in a simple manner (to existing and future residents) that makes them aware of emergency procedures and contacts. As new information is developed and the city works towards mitigating the risk, the city will continue to improve communication with residents.
Public Education and Awareness							
PEA-1	Educate and inform local government and elected officials (decision makers) of the need to consider hazard mitigation in policy and budgetary planning and decision making processes, through ongoing hazard mitigation planning five year cycle.	All	High	Asheboro City Manager/Planning with assistance from PTCOG	Local	2016	This is completed as needed. On July 14, 2011, the City Council adopted a resolution adopting and in support of the Randolph County Hazard Mitigation Plan. City staff will continue to work towards informing elected officials of the need for mitigation and funding towards that end.
PEA-2	Disseminate information on the benefits of purchasing flood insurance.	Flood	High	Asheboro Planning	Local	2021	This is completed in conjunction with discouraging development in flood hazard areas. The city will continue to encourage the purchase of flood insurance to at-risk residents.

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2016)
PEA-3 (New)	Keep the public updated through various media channels (website, newspaper, Public Access Channel 8, Facebook, Twitter, etc.) concerning road and other conditions during times of adverse weather (i.e. snow, freezing rain, etc.).	All	High	Asheboro Planning/Public Information Officer	Local	2021	New Action

**RESOLUTION TO ADOPT THE
RANDOLPH COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION
PLAN**

WHEREAS, the City of Asheboro is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the City of Asheboro desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the City of Asheboro to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the City of Asheboro to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the City of Asheboro; and

WHEREAS, the City of Asheboro, in coordination with Randolph County and its incorporated municipalities has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

WHEREAS, the North Carolina Division of Emergency Management and the Federal Emergency Management Agency have reviewed the Randolph County Multi-Jurisdictional Hazard Mitigation Plan for legislative compliance and have approved the plan pending the completion of local adoption procedures;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Asheboro hereby:

1. Adopts the Randolph County Multi-Jurisdictional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Adopted on _____, 2016.

David H. Smith, Mayor
City of Asheboro

ATTEST:

Holly H. Doerr, CMC, City Clerk