

**AGENDA  
REGULAR MEETING  
CITY COUNCIL, CITY OF ASHEBORO  
THURSDAY, OCTOBER 8, 2015, 7:00 PM**

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Consent Agenda:
  - (a) Approval of the minutes of the regular city council meeting held on September 17, 2015.
  - (b) Acknowledgment of the receipt from the Asheboro ABC Board of the minutes for the local board's meeting on August 3, 2015.
  - (c) Approval of the enclosed written request from the recreation services superintendent to establish the dates, along with the rules, as stated in the request for the 2015-2016 duck and dark geese (Canada & white-fronted geese) hunting season at Lake Reese.
  - (d) Approval of the temporary closure on Saturday, October 31, 2015, from 6:30 pm to 8:30 pm of the streets indicated on the enclosed parade permit application and map for the "Trick or Treat in the Park" event sponsored by the City of Asheboro Cultural and Recreation Services Departments.
  - (e) Approval of the temporary closure for a horse parade on Sunday, November 1, 2015, from 3:00 pm to 4:00 pm of the streets indicated on the enclosed parade permit application and map.
  - (f) Approval of the temporary closure for the Veterans Day Parade on Wednesday, November 11, 2015, from 4:00 pm to 5:30 pm of the streets indicated on the enclosed parade permit application and map.
4. Trevor Nuttall will present staff reports from the community development division addressing the following items:
  - (a) Updates to the text and maps of the Asheboro 2020 Land Development Plan, including a request for council approval of the final draft of the updates.
  - (b) On-street parking issues on Amelia Court.
5. Public comment period.

Agenda

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October 8, 2015

6. Michael Rhoney, PE will present the water resources division's analysis of a request for the approval of a change order in connection with the City of Asheboro Wastewater Treatment Plant Digester Cover Replacement Project.
7. Michael Leonard, PE will present the city staff's analysis of a proposal from Summey Engineering Associates, PLLC to conduct a storm water study in Dixie Land Acres.
8. Upcoming events:
  - The annual conference of the North Carolina League of Municipalities will be held in Winston-Salem from October 10 thru 13, 2015.
  - A special joint meeting of the Randolph County Board of Commissioners, Asheboro Airport Authority, and Asheboro City Council will be held to discuss goals and plans for the Asheboro Regional Airport. This special meeting will begin at 7:00 pm in the conference room at the Asheboro Public Works Facility on October 22, 2015.
  - The City of Asheboro Cultural and Recreation Services Departments' "Trick or Treat in the Park" event will be held from 6:30 pm to 8:30 pm on Saturday, October 31, 2015.
9. Discussion of items not on the agenda.
10. Adjournment.

## **Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on August 3, 2015**

The Asheboro ABC Board met on August 3, 2015, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC.

Present were Chair Brooke Schmidly, Board Member Steve Knight and General Manager Rodney Johnson (GM). Board Member Bob Morrison attended via telephone conference call. A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

The Chair inquired as to any known conflict of interest, appearance of a conflict of interest, or objections concerning agenda items before the Board; after the Chair and both Board members voiced having no conflict, and there being no objection, the agenda was adopted.

The Board reviewed and there being no objection, approved the Minutes from the June 1, 2015, and July 6, 2015, Board meetings.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent. The annual audit for Fiscal Year 2014-2015 will be completed and ready for presentation at the regular September Board Meeting. There are sufficient funds remaining after paying operating expenses and distributions to the City of Asheboro to make a contribution to the Board's Future Facility Fund. Upon motion by Steve Knight, the Board approved a \$40,000 deposit to the Future Facility Fund.

The Board had no responses to its public notice of available grant funds. The GM will re-advertise the public notice and set grant reviews for the September Board meeting.

The Board heard reports from the General Manager concerning the following issues:

1. Asheboro ABC sales statistics comparing:

- August 2015 sales with the previous month indicate:
  - An overall -4% change (all sales and tax collections)
- August 2015 sales with sales from the same month last year indicate:
  - Retail Sales +0.2% (\$220,682.15)
  - Mixed Beverage Sales: -0.4% (\$27,140.35)
  - Sales Tax Collections: +0.2% (\$15,455.21)
  - Overall Collections: +0.2% (\$263,277.71)
- August 2015 bottle sales with bottle sales from the same month last year indicate:
  - Retail Bottle Sales: +1.1%
  - Mixed Beverage Bottle Sales: -6.8%
  - Overall Bottle Sales: +0.6%

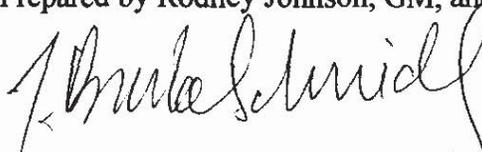
Charts reflecting sales histories were handed out to Board members for review and discussion.

The next regular Asheboro ABC Board meeting will be held Monday, September 14, 2015, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board

9-14-15   
GM


## Item 3 (c)



**TO:** John Ogburn, *City Manager*

**FROM:** Jonathan Sermon, *Recreation Services Superintendent*

**DATE:** October 2, 2015

**SUBJECT:** **Dark Geese (Canada & White-Fronted Geese) & Duck Hunting Season Dates**

The Cultural & Recreation Services Department is requesting to be placed on the consent agenda for the October 8<sup>th</sup> City Council meeting. The request is for the annual approval of the dark geese (Canada & white-fronted geese) & duck hunting dates at Lake Reese.

The Recreation Services Department has offered Geese/Duck Hunting at Lake Reese for the last seven years after a short hiatus due to low interest. After a successful past seven years, the department would like to offer this activity at Lake Reese again in 2015.

Listed below are the proposed dates for the **2015 - 2016 Dark Geese (Canada & White-Fronted Geese) & Duck** hunting season at Lake Reese.

**NOVEMBER 19<sup>th</sup>, 21<sup>st</sup>, 23<sup>rd</sup>**  
**DECEMBER 19<sup>th</sup>, 21<sup>st</sup>, 31<sup>st</sup>**  
**JANUARY 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>**

Hunting hours are ½ hour before sunrise to sunset. The Lake will be closed to other activities while hunting takes place. Hunters are required to call Lake Reese at least 24 hours in advance to reserve a space. If hunting reservations are not made, the Lake will operate on its regular winter schedule.

Mailing Address:  
PO Box 1106  
Asheboro, NC 27204

Phone: 336-626-1201  
Fax: 336-626-1218  
[www.asheboronc.gov](http://www.asheboronc.gov)

Physical Address:  
146 North Church Street  
Asheboro, NC 27203

gone to PD + PW's  
9-23-2015

applications @  
Libraries  
Deak's Army Navy  
Airport Museum

CITY OF  
**ASHEBORO**  
NORTH CAROLINA

**Item 3 (f)**

**APPLICATION FOR PARADE PERMIT**

In accordance with the Asheboro City Code, Section 97.04, application is hereby made for a parade permit. This permit must be received fourteen (14) days prior to the day of the parade.

Contact Name: EDWARD "LUCKY" LUCKADO

Address: 4799 OLD GREENSBORO RD RANDLEMAN, 27317

Phone: H. 336-498-7146 W 336-498-2614 E-mail: eluckado@triad.rr.com

Organization: RANDOLPH COUNTY VETERANS COUNCIL

Address: Same as above

Phone: NOV. 11, 2015

Date of Parade: NA Start Time: 4:00 PM End Time: 5:30

Number of Persons: Church St. ~~SUNSET~~ NA Number of Vehicles: NA

Streets Involved: Need traffic detoured off Church St At 3:30

Special officials and/or guests: UNTIL Parade is over Need Police officer at Cox to help with traffic

Insurance Company & Policy Number: \_\_\_\_\_

Any additional information: Church St., Sunset Ave. Fayetteville St. + Worth St  
close Wainman Ave + Academy St

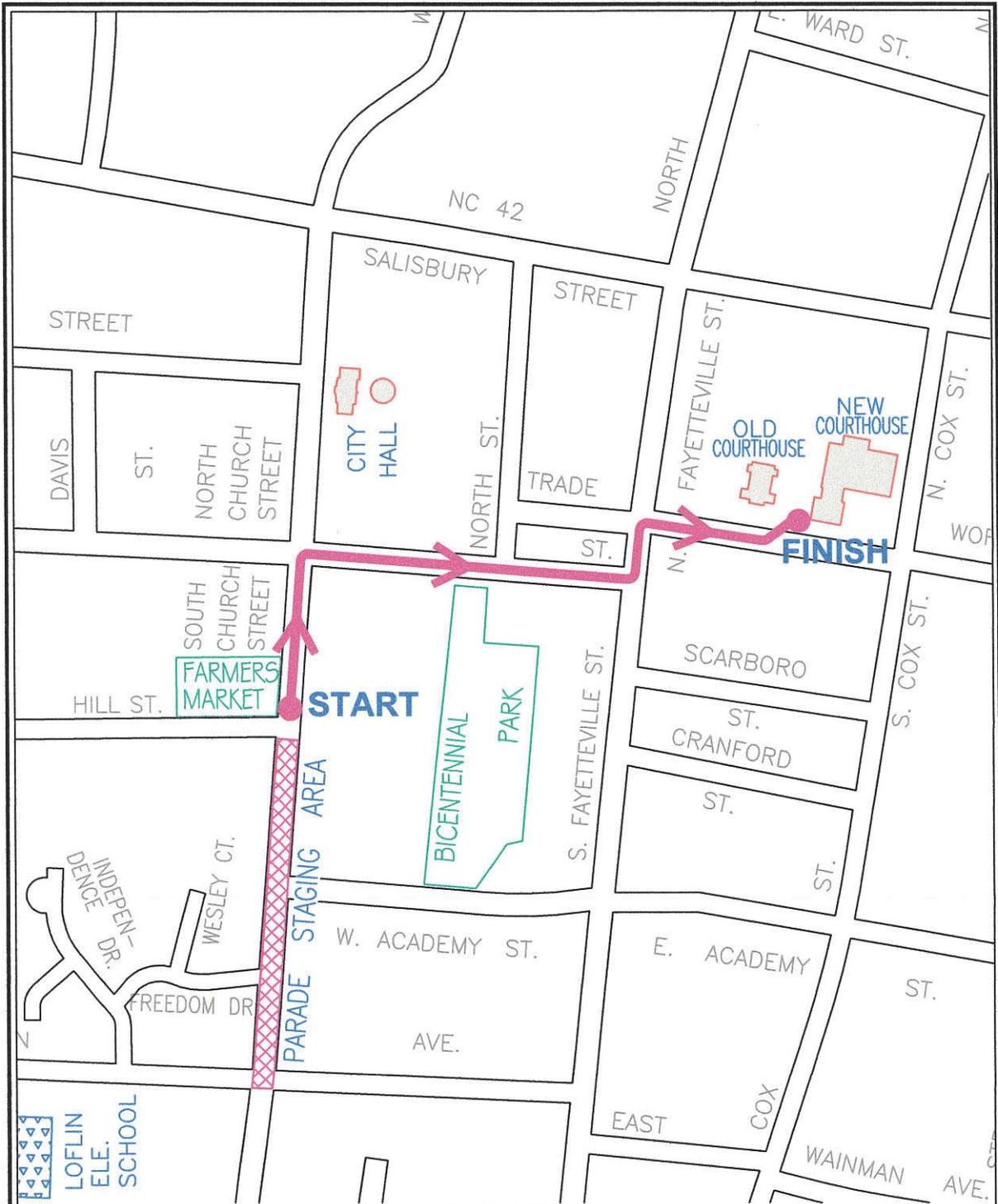
The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her (?) sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

Signature of Authorized Representative: Edward W Luckado Jr

**Internal Use Only**

Police Department Recommendation: \_\_\_\_\_

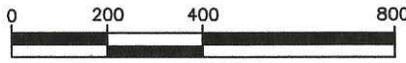
City of Asheboro Approval By: John [Signature] Date: 9/23/2015



ROUTE MAP  
for  
**RANDOLPH COUNTY VETERANS COUNCIL PARADE**

City of Asheboro  
Randolph County, North Carolina

 **STAGING AREA**  
 **COURSE ROUTE**



November, 2015

## Item 4 (a)



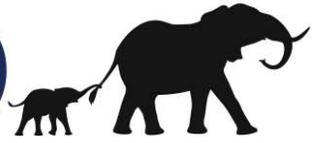
### **Presentation and request for adoption of final draft of Asheboro 2020 Land Development Plan updates (text and maps)**

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 8, 2015 City Council meeting.

# 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**

Van Rich - Chair  
James Lindsey - Vice 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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## □ SECTION 1 – Introduction and Overview

### □ 1.1 Purpose of the Plan

The *City of Asheboro 2020 Land Development Plan* serves as a guide for the community in making land development decisions and providing for the orderly growth and development of the City. The plan serves as:

1. A Source of Information – on demographics, the economy, housing, environmental constraints and development suitability, and infrastructure.
2. A Direction for Land Development – providing desired end state goals and action-oriented policies to achieve them.
3. A Governmental Decision Making Tool – providing detailed maps, descriptions, and checklists useful to support or deny development requests.
4. An Opportunity for Community Involvement – active participation of City Council, Planning and Zoning Board, City Staff, Advisory Committee members and citizens during plan preparation help ensure community values are represented and embodied in the plan.

### □ 1.2 Organization of the Plan

The Land Development Plan update is organized into the following six Sections:

Section 1 – Introduction and Overview: key findings, conclusions, and recommendations

Section 2 – Existing Conditions: detailed analysis of factors affecting the City’s growth

Section 3 – Future Conditions: comparison of current land supply and projected future land demand

Section 4 – Community Values: framework of values based on extensive citizen input

Section 5 – Land Development Plan: vision, goal and policy framework, land development toolkit

Section 6 – Plan Implementation: recommendations for using, monitoring, and revising the plan

### □ 1.3 History of Land Development in Asheboro

The *Town of Asheborough* received its first corporate charter from the North Carolina legislature on Christmas Day – 1796. The original village dates to 1780 when the county seat was relocated from Johnstonville to a place more convenient for citizens of Randolph County. The first town plan placed the courthouse square as the town’s focal point, at the junction of modern-day Main Street and Salisbury Street. The plan called for 42 one-acre lots surrounded by a grid of streets and alleys. The square was determined to be the center of Randolph County, as well as the center of town. Court-related business was the primary activity for the town’s first one hundred years (1796 – 1896). *Asheborough* was designated a post office in 1814, though the Post Office Department changed the spelling of the town’s name to *Asheboro*, some 110 years later, in 1923. The town’s first formal government was established in 1829.

The 1830s heralded Asheboro’s first modest period of building and civic improvements, including the town’s first newspaper (*The Southern Citizen*) and the building of a brick courthouse. By the 1850s, the Asheboro section of the Fayetteville and Western Plank Road was completed, and the town’s first religious and educational institutions were established. With a population of about 150, much of the town’s wealth came from nearby gold mining operations. A period of economic stagnation followed the Civil War. By the 1870s only two industries existed, and the population had grown little, to about 200.

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The High Point, Randleman, Asheboro, and Southern Railroad line was completed through Asheboro in 1889. In 1896, the Montgomery Railroad opened, becoming part of the Norfolk and Southern system in 1912. Rail transportation marked the beginning of a sustained period of growth and prosperity. By the early 1900s, Asheboro was evolving from a sleepy village to a thriving town, nearly doubling its population every ten years, with 510 people in 1890, 992 in 1900, 1,865 in 1910, 2,559 in 1920, and 5,021 people in 1930. By 1912, Asheboro had three roller mills, two chair factories, a lumber plant, a wheelbarrow factory, a home building and material company, a foundry, a hosiery mill, three banks, and some thirty stores. Industrial expansion ushered in an era of unprecedented, large-scale construction of homes, stores, and public services to meet the needs of the town's growing population. The town had two public schools, a public park, nine churches, two newspapers, a telephone system, an electric plant, newly installed water and sewer systems, a fire department, and the newly completed Randolph County Courthouse. The first seven miles of Asheboro's streets were paved in 1919. By 1920, five trains a day left Asheboro with the products of its industries, including large quantities of lumber, chairs, wheelbarrows, caskets, stockings, and flour.

During the 1930s and 1940s, Asheboro's local economy entered a transition from agriculturally-based businesses to fully-industrialized manufacturing. Early wood-products firms were increasingly replaced with textile operations. During this same period, some seventeen residential "suburban" subdivisions were developed surrounding the town's commercial and industrial core. Following a lull during World War II, industrial development rebounded during the 1940s, 1950s, and 1960s. Just as residential development began spreading out from the downtown area, so did industrial and commercial development. As in most towns across the nation, the increasing use of private automobiles allowed homes and jobs to be located farther and farther from the city center. The siting of stores and factories reflected new concerns about parking and an orientation toward motorists rather than pedestrians. A key milestone in the auto-oriented, suburban development of Asheboro was marked during the 1960s with completion of the southern leg of the US 220 Bypass (from Vision Parkway south to NC 134). Another milestone was the opening of Asheboro's first auto-oriented "shopping centers," including *Hillside* (on South Fayetteville Street), *Hammer Village* (on East Dixie Drive), and *Northgate* (at North Fayetteville Street and the US 220 Connector). This trend continued through the 1980s with completion of the northern leg of the US 220 Bypass (from Vision Parkway north to Level Cross, north of Randleman), and construction of the Randolph Shopping Mall (on East Dixie Drive).

## □ 1.4 History of Land Development Planning in Asheboro

As one of North Carolina's thriving, mid-size manufacturing towns, Asheboro recognized the importance of planning for its future growth with the adoption of its first *Land Use Plan* in 1968. The City updated its original plan in 1976, focusing on unresolved issues identified in the 1968 plan, including: deterioration of its Central Business District; strip and spot commercial development along major thoroughfares in surrounding fringe areas; inadequate recreation facilities and poor traffic circulation. The *1976 Land Development Plan* provides goals and recommended implementation strategies, to assist in making decisions about future growth. These goals focus on providing an increasingly desirable living environment for city residents while conserving and enhancing environmental quality. The plan provides a Land Development Map designating areas for future commercial, industrial, and residential development. The plan's introduction advocates, "...*coordinated development...to relate old and new facilities in such a way as to augment the attractiveness and efficiency of the town.*"

The City updated its plan again in 1985, analyzing major land development changes during the previous ten years (since the 1976 plan). The *1985 Land Development Plan* presents major accomplishments and the problems associated with these changes, and recommends shifts from previous planning goals and policies, where appropriate. Some of the accomplishments include: rehabilitation of much sub-standard housing through federal grant funds; recruitment of new industry; expansion of existing industries; upgrading of

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water and sewer treatment facilities; a higher fire rating; and an inventory of historic architecture. Some of the major, unresolved issues raised in the 1976 plan and raised again in the 1985 plan include:

- Continued functional and aesthetic deterioration of the Central Business District (hastened by the construction of the Randolph Mall in the 1980s);
- Continued strip and spot commercial development along major thoroughfares;
- Proliferation of cluttered, fast food restaurants along Dixie Drive, with no substantial tourism benefits realized from the city's close proximity to the North Carolina Zoological Park;
- Continued traffic congestion along many thoroughfares; and
- Continued water and sewer problems in subdivisions located outside of city limits.

Some of the new land development issues identified in the 1985 planning effort include:

- Abandonment of major industrial employers that leave hard-to-adapt buildings;
- Siting of new businesses and industries outside city limits that deprive the city of tax revenues; and
- Changing demographics that require new types of housing to accommodate older, smaller households.

To address on-going land development challenges, the 1985 plan provides goals, policies, and implementation strategies within nine general land development categories. These categories include:

1. Commercial Development in the Central Business District
2. General Commercial Development
3. Industrial Development
4. Residential Development & Housing
5. Public Utilities & Facilities
6. Parks & Recreation
7. Public Involvement
8. Streets & Traffic
9. Energy Conservation

## **□ 1.5 The Present Land Development Planning Approach**

Many of the same issues and challenges identified in the 1968, 1976 and 1985 land development plans persist today. To address these issues more effectively, and to improve the usefulness of the City's Land Development Plan, this update shifts from accommodating land development proposals on a reactive basis, to providing a more strategic, proactive vision of how and where the community hopes to grow over time.

## **□ 1.6 The Planning Process and Methodology**

A detailed analysis of existing conditions was conducted to ensure the plan responds adequately to the most relevant and current land development issues and trends. Computerized mapping and database technology, known as geographic information systems (GIS), was used to map and analyze a wide variety of social, economic, environmental, and urban service growth factors. General population, housing, and economic data was presented and compared with municipalities of similar size, to provide a better understanding of how best to strategically plan for Asheboro's future growth. Environmental growth factors were mapped and analyzed to identify the most suitable sites for urban development in and around the city. A detailed map of existing land uses was developed to identify land development patterns and vacant or under-utilized land. Physical landscape features including topography, hydrology, and soil limitations were mapped to identify the most appropriate and feasible sites for future growth. Vacant or under-utilized sites located out

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of the 100-year flood plain and without steep slopes or severe soil limitations were considered prime development sites and most suitable for future growth. Urban services including schools and parks, existing and planned roads, existing rail lines, and existing sewer systems were mapped. The provision and maintenance of roads and sewer services are the two most influential and expensive factors driving urban growth. Therefore, special attention was paid to analyzing the potential effects of major planned road projects and the potential expansion of sewer services.

Extensive input from advisory committee members and citizens was used to identify core community values and to build ownership of and support for the plan update. This framework of community values was applied to the detailed analysis of existing conditions and likely future development patterns, and used to draw conclusions and make land development recommendations at both the City-wide and small area scales.

## □ 1.7 Summary of the Land Development Plan

The Asheboro 2020 Land Development Plan serves two essential purposes:

**Purpose I:** To guide and change the direction of future land development

**Purpose II:** To provide all stakeholders with tools to make land development decisions

**Vision:** The vision identifies in words an overall image of what the residents of Asheboro want the city to be and look like

**Goal and Policy Framework:** Goals represent desired future conditions in Asheboro. Policies represent a variety of actions to achieve these goals.

**Land Development Toolkit:** The toolkit provides staff, Planning Board, City Council, developers, and citizens with “tools” to make consistent and informed land development decisions.

The **Goal and Policy Framework** and **Land Development Toolkit** work together as an integrated, cohesive unit to reach Asheboro’s **Vision**.

## □ 1.8 The Study Area

Covering approximately 85 square miles, the study area for the Asheboro 2020 Land Development Plan extends about one mile in all directions from the city’s existing extra-territorial jurisdiction (ETJ) limits. The Asheboro Vicinity Map (see attached MAP below) depicts the study area within its regional context, extending about 2 miles west, 3 miles east, 4 miles south, and 5 miles north of Asheboro’s ETJ. Some of the key features include the proposed Randleman Lake and the Town of Randleman to the north; the Deep River, the Town of Franklinville’s ETJ and the Randolph County Landfill to the east; the North Carolina Zoological Park to the south-east; the Uwharrie National Forest and the Asheboro Airport to the south-west; and Camp Caraway and the Caraway Speedway to the north-west.

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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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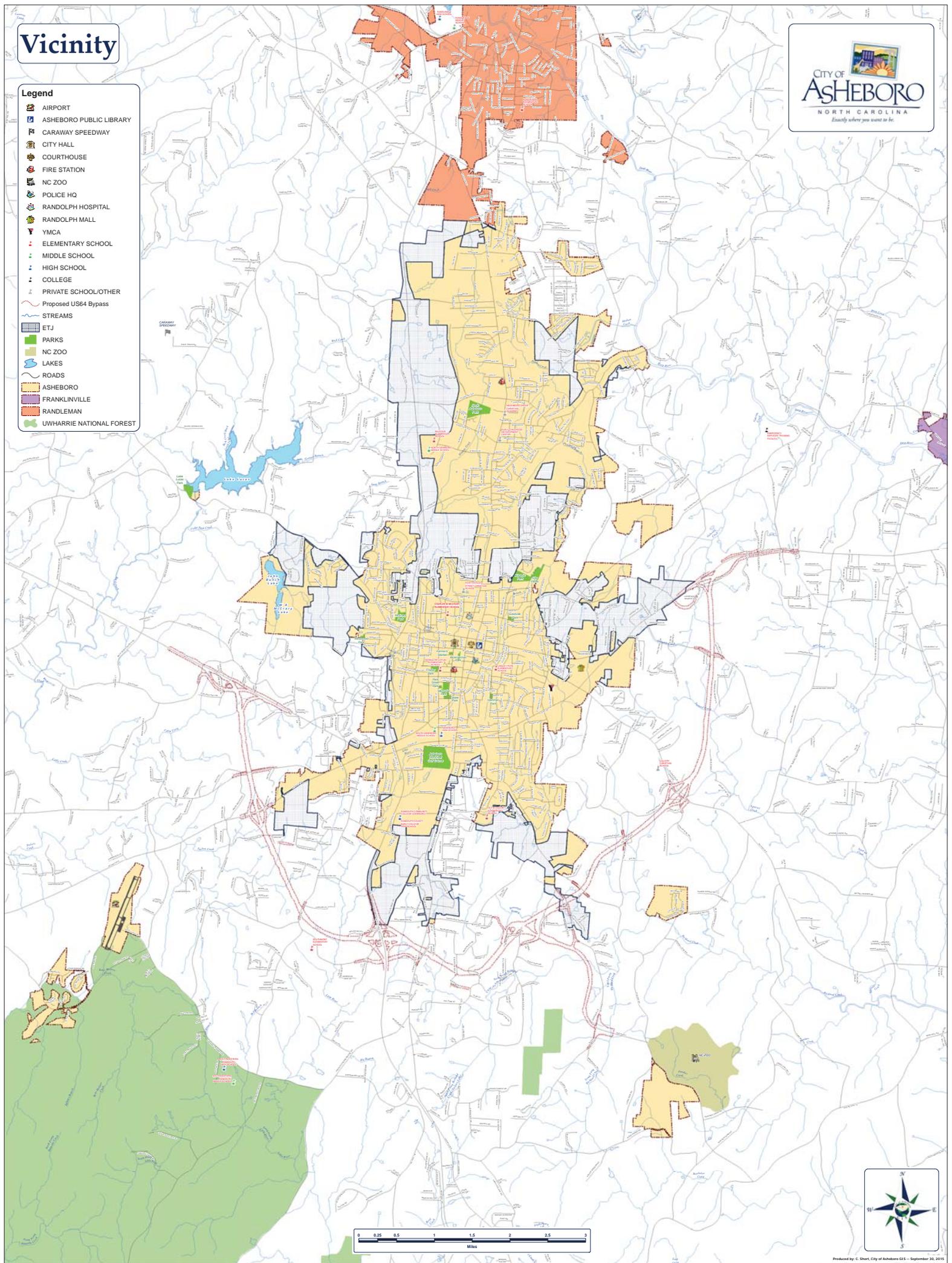
**2015 Revised Land Development Plan Maps**

# Vicinity



## Legend

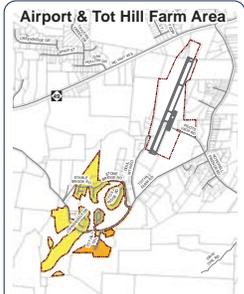
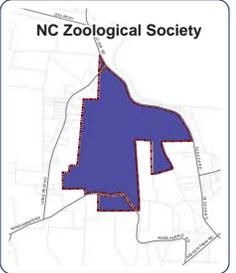
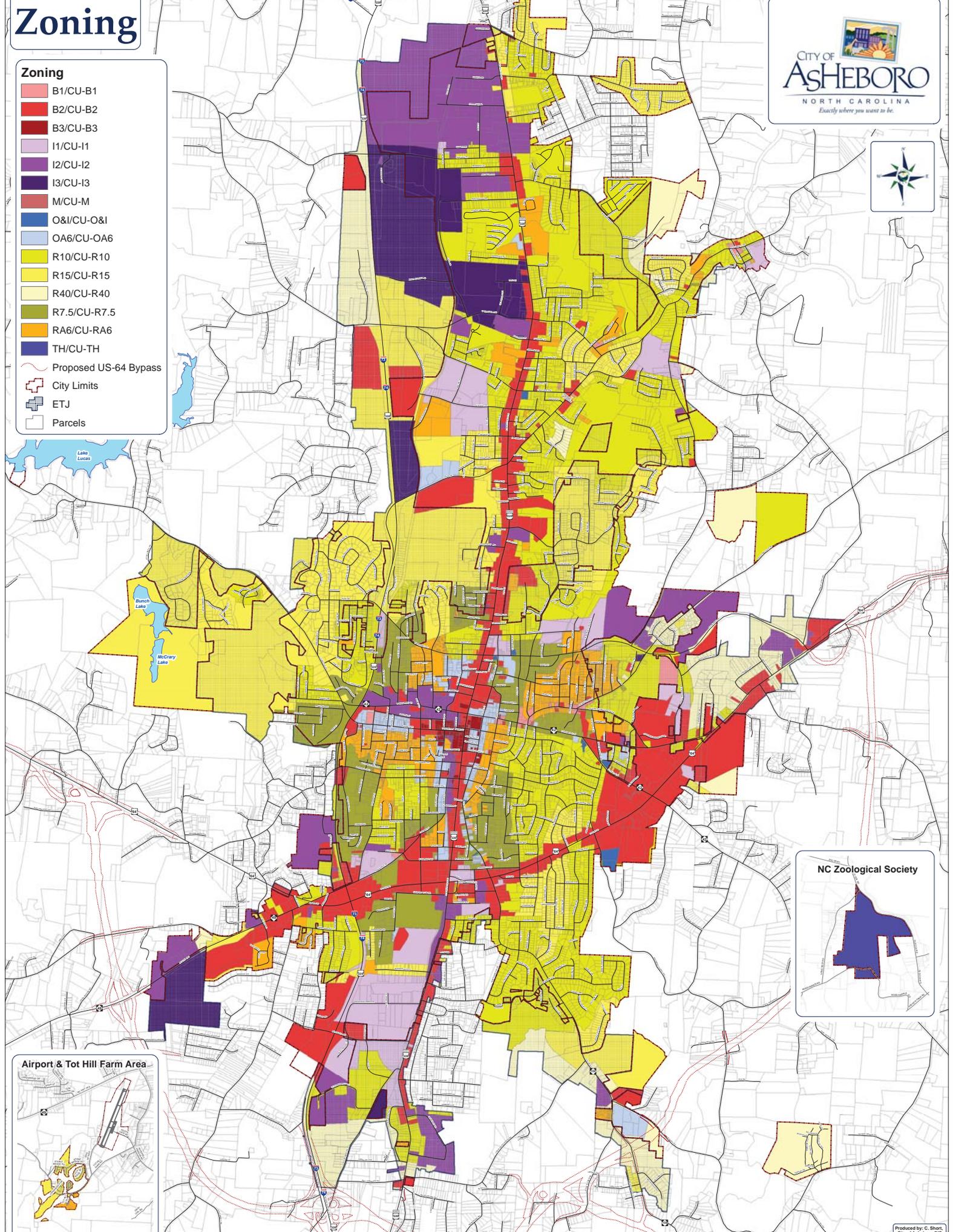
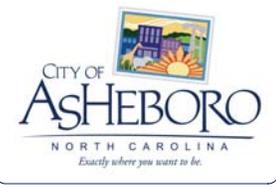
- AIRPORT
- ASHEBORO PUBLIC LIBRARY
- CARAWAY SPEEDWAY
- CITY HALL
- COURTHOUSE
- FIRE STATION
- NC ZOO
- POLICE HQ
- RANDOLPH HOSPITAL
- RANDOLPH MALL
- YMCA
- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- HIGH SCHOOL
- COLLEGE
- PRIVATE SCHOOL/OTHER
- Proposed US64 Bypass
- STREAMS
- ETJ
- PARKS
- NC ZOO
- LAKES
- 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
- Proposed US-64 Bypass
- City Limits
- ETJ
- Parcels

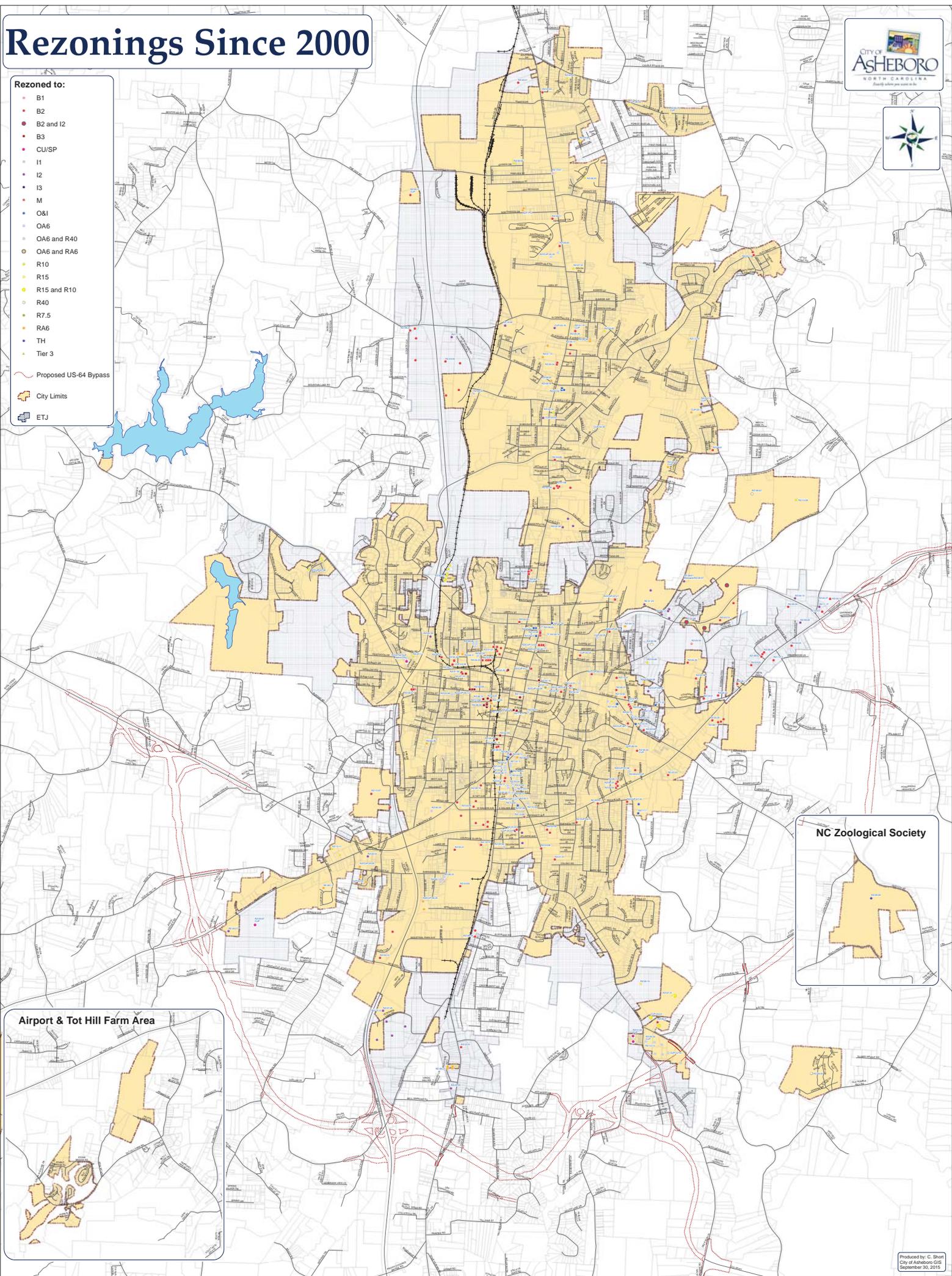


# Rezoning Since 2000



## Rezoned to:

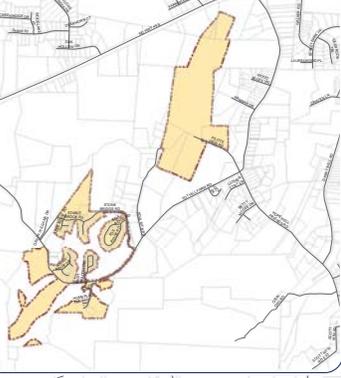
- B1
- B2
- B2 and I2
- B3
- CU/SP
- I1
- I2
- I3
- M
- O&I
- OA6
- OA6 and R40
- OA6 and R46
- R10
- R15
- R15 and R10
- R40
- R7.5
- RA6
- TH
- Tier 3
- ~ Proposed US-64 Bypass
- City Limits
- ETJ



## NC Zoological Society



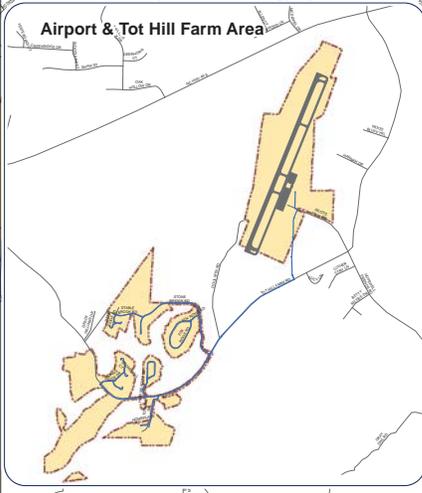
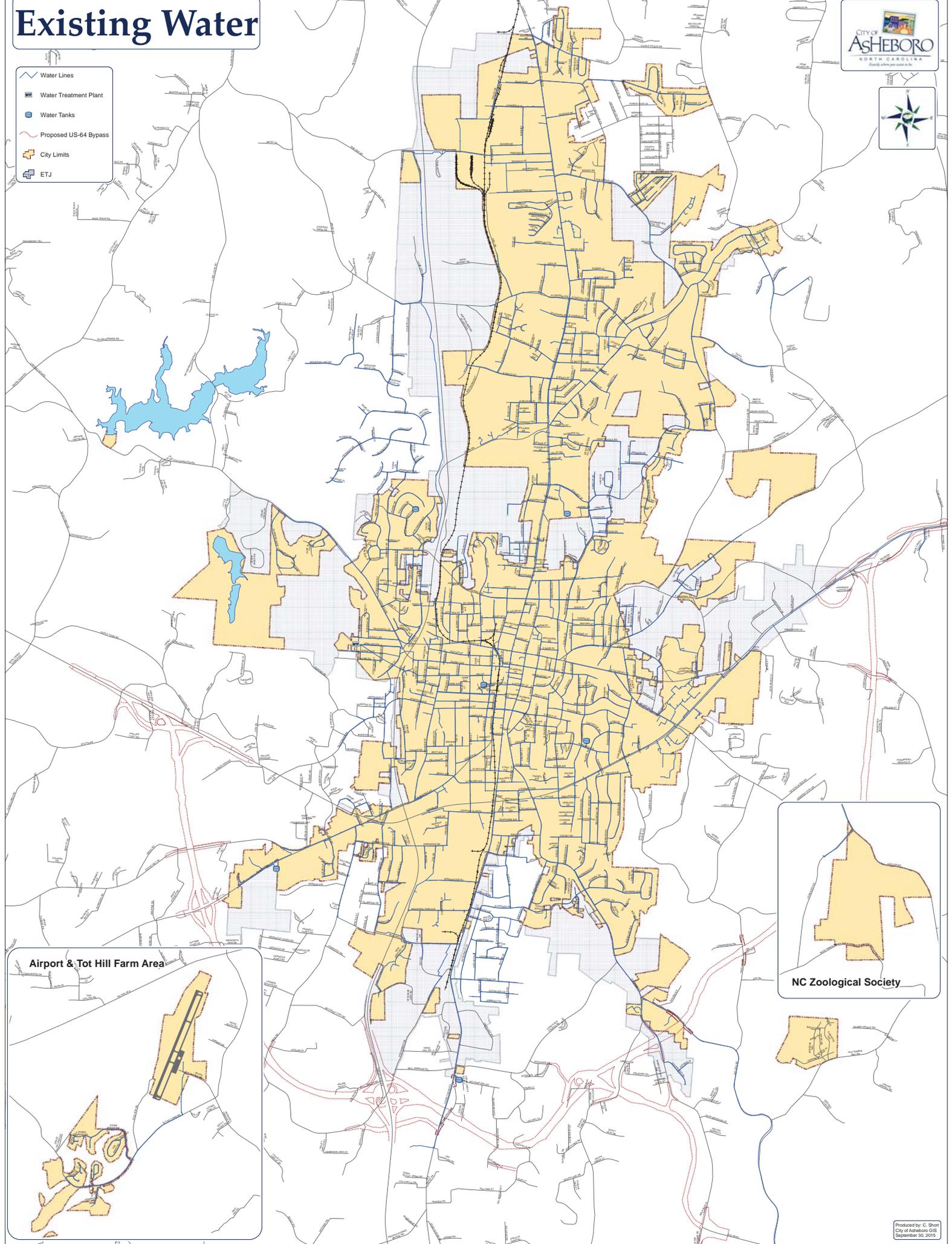
## Airport & Tot Hill Farm Area



# Existing Water



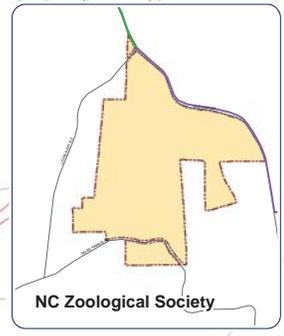
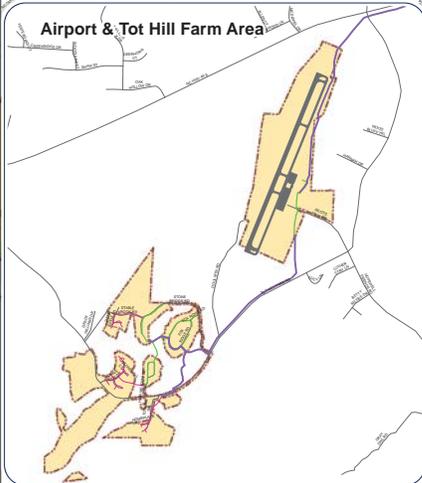
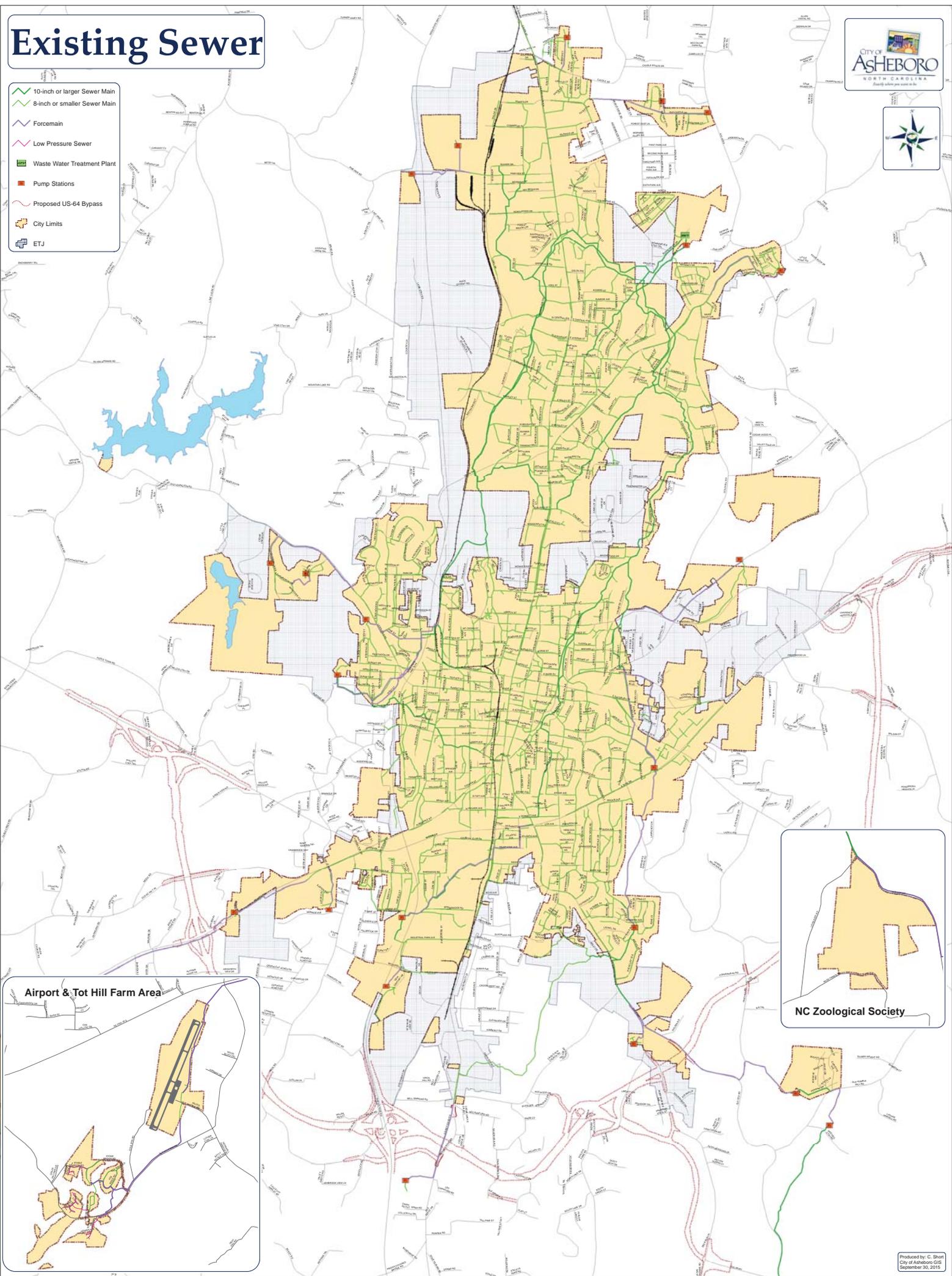
- Water Lines
- Water Treatment Plant
- Water Tanks
- Proposed US-64 Bypass
- City Limits
- ETJ



# Existing Sewer

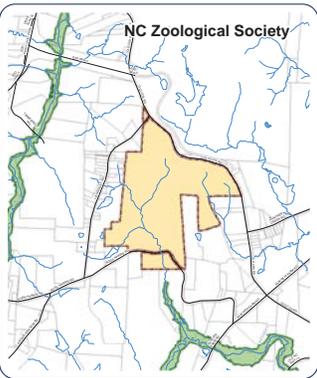
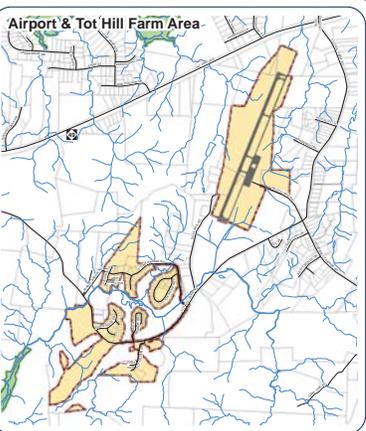
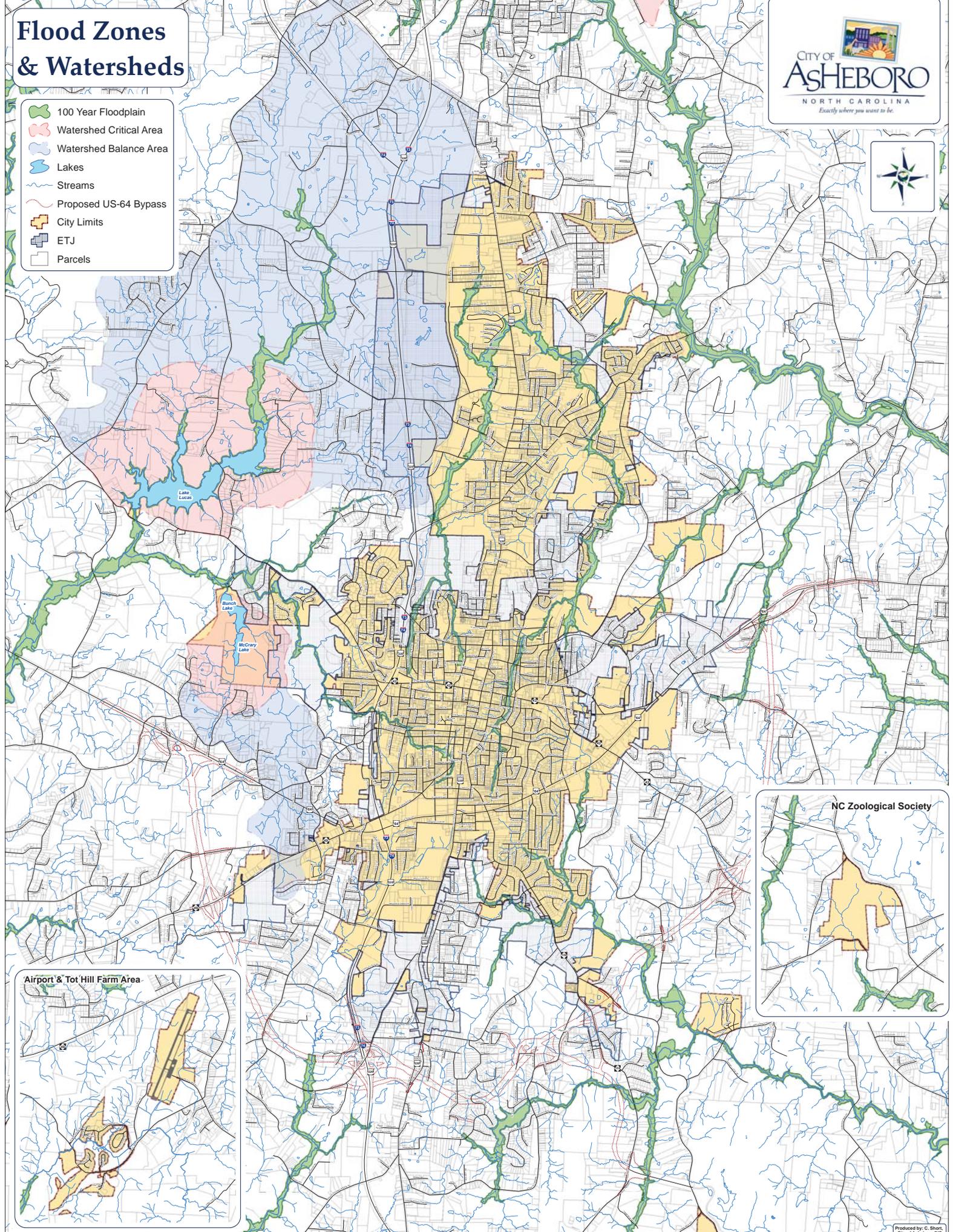
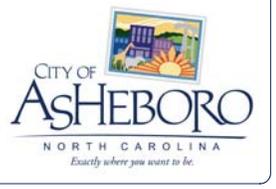


- 10-inch or larger Sewer Main
- 8-inch or smaller Sewer Main
- Forcemain
- Low Pressure Sewer
- Waste Water Treatment Plant
- Pump Stations
- Proposed US-64 Bypass
- City Limits
- ETJ



# Flood Zones & Watersheds

-  100 Year Floodplain
-  Watershed Critical Area
-  Watershed Balance Area
-  Lakes
-  Streams
-  Proposed US-64 Bypass
-  City Limits
-  ETJ
-  Parcels



# Growth Strategy

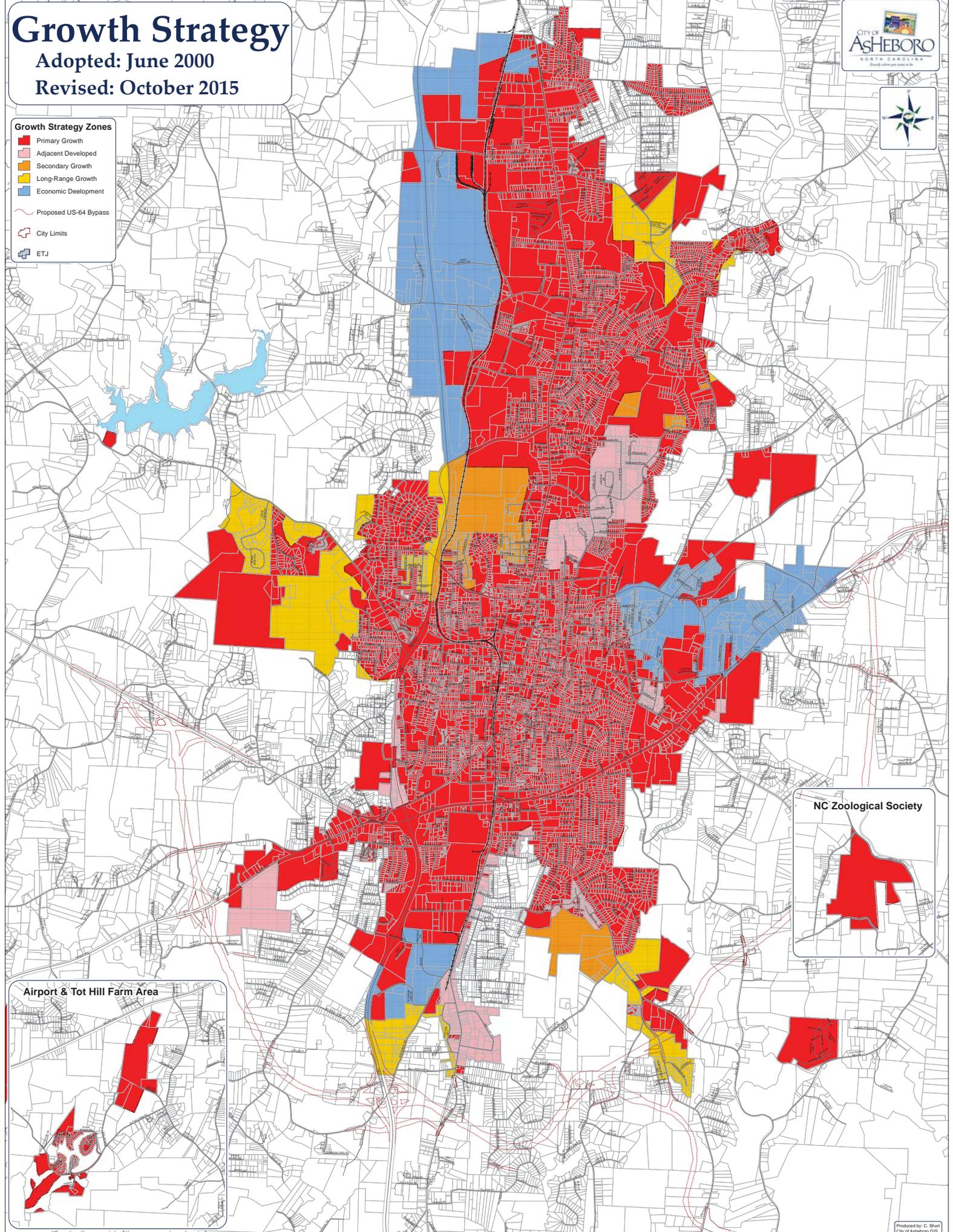
Adopted: June 2000

Revised: October 2015



## Growth Strategy Zones

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



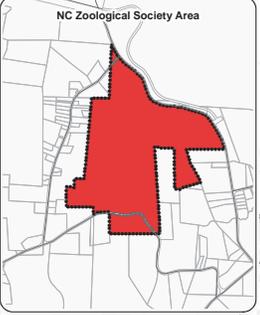
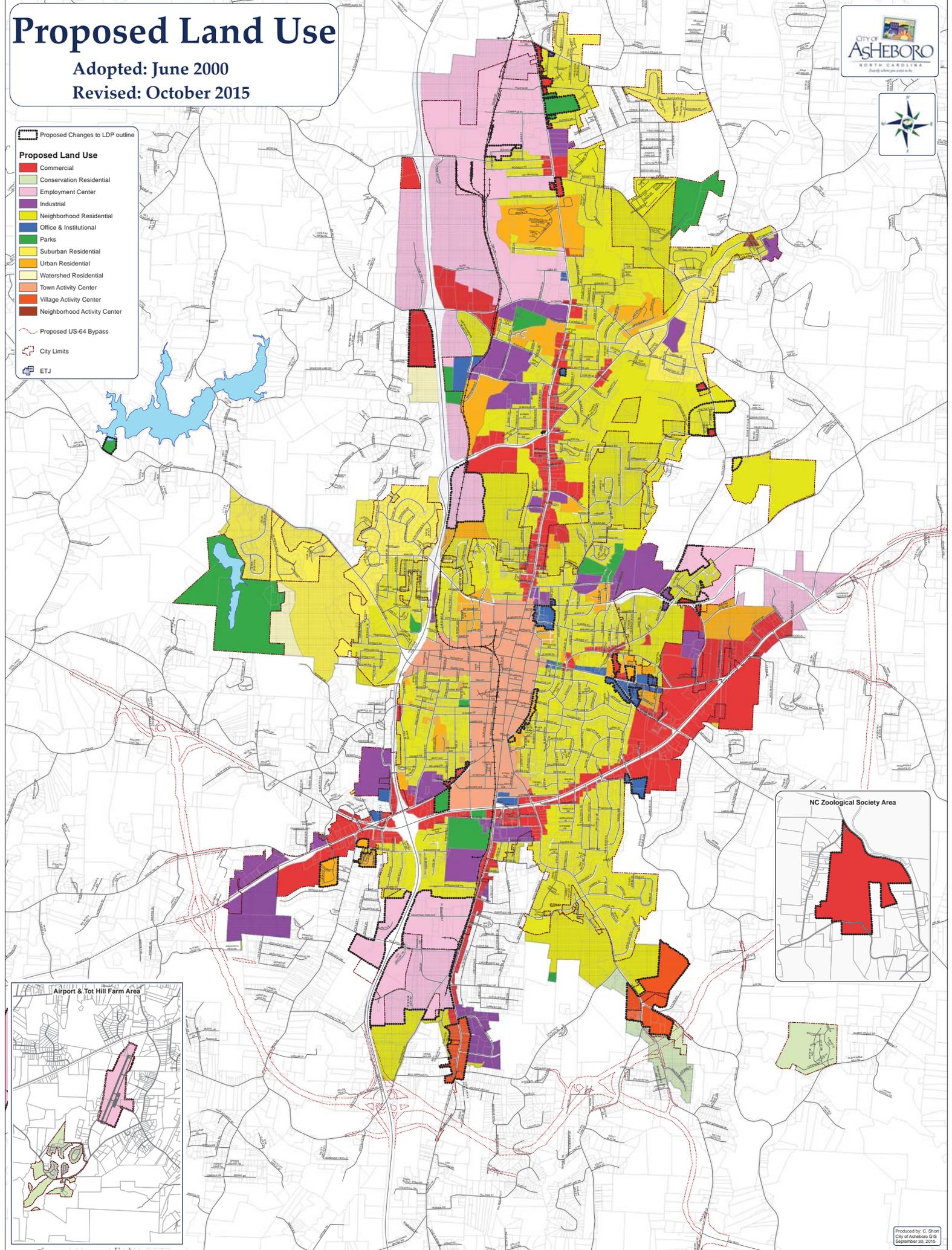
# Proposed Land Use

Adopted: June 2000

Revised: October 2015



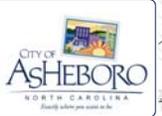
- Proposed Changes to LDP outline
- Proposed Land Use**
- Commercial
- Conservation Residential
- Employment Center
- Industrial
- Neighborhood Residential
- Office & Institutional
- Parks
- Suburban Residential
- Urban Residential
- Watershed Residential
- Town Activity Center
- Village Activity Center
- Neighborhood Activity Center
- Proposed US-64 Bypass
- City Limits
- ETJ



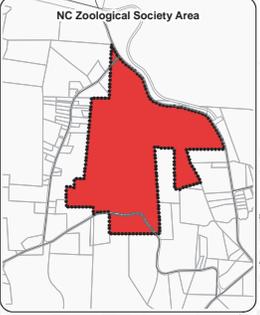
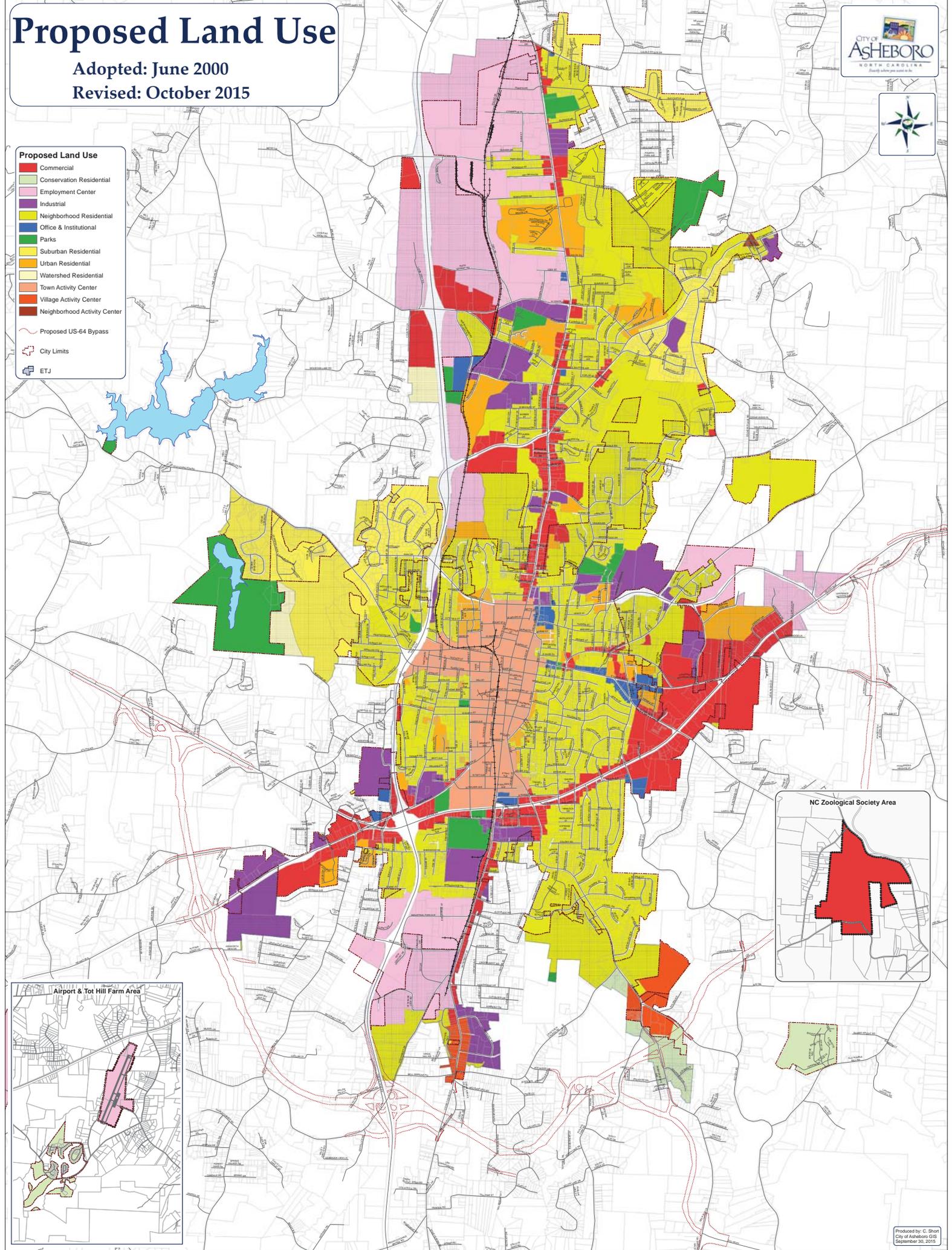
# Proposed Land Use

Adopted: June 2000

Revised: October 2015



- 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





**HAREN CONSTRUCTION COMPANY, INC.**

## Item 6

308 Home Ave. • Maryville, TN 37801  
P. O. Box 5763 • Maryville, TN 37802  
(865) 681-0171 • FAX: (865) 681-0865

June 4, 2015

Mr. Charlie McGougan, P.E.  
MBD Consulting Engineers, P.A.  
PO Drawer 4428  
Asheboro, NC 27204-4428

Re: Change Order Request No. 4 Rev. 1  
City of Asheboro Wastewater Treatment Plant Digester Cover Replacement  
Asheboro, NC

Dear Mr. McGougan:

As you are aware, the existing cover we removed at the Asheboro WWTP weighed substantially more than indicated in the contract documents. The first crane we had to the site was unable to lift the cover. It took a substantially larger crane and delayed the project 10 calendar days.

HCCI worked diligently to minimize the project impact of this unforeseen condition. Our initial change order request no. 4 neglected to include our extended jobsite overhead. Since our COR no. 4 has not yet been approved, we are replacing it with the enclosed revised version. It includes the additional jobsite overhead costs incurred in the delay. We ask that this \$22,950.00 and 10 calendar days be included in the next change order issued.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wes Thompson", with a long horizontal flourish extending to the right.

Wes Thompson  
Project Manager

enclosure

COR (#4)/134-411

HOME OFFICE

P. O. Box 350 • 1715 Highway 411 North • Etowah, Tennessee 37331 • (423) 263-5561 • Fax (423) 263-5573  
An Equal Opportunity Employer



**HAREN CONSTRUCTION COMPANY, INC.**  
 ETOWAH / MARYVILLE / DYERSBURG, TN

6/4/2015  
 3:00 PM

PROJECT: City of Asheboro, NC WWTP Digester Spiral Guided Gas Holder Cover and Gas Mixing System  
**CHANGE ORDER REQUEST SUMMARY NO. 4**  
 HCCI Project No. 134-411

ITEM	DESCRIPTION	COST
1	Cost of Larger Crane Required to Lift Heavier Cover	22,950.00
	The heavier cover delayed the project 10 days. We request that these 10 days be added to the contract time.	
	Total	\$22,950.00

**TOTAL (ROUNDED):** \$22,950.00

