CITY OF ASHEBORO
NORTH CAROLINA

Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, December 5, 2016
7:00 PM
AGENDA

I. Call to Order

II. Approval of Minutes from November 7, 2016 meeting

III. Review of Cases

IV. Requested adoption of 2017 Meeting Dates

V. Review of video excerpts from Board of Adjustment Workshop training presented by David W. Owens, UNC School of Government

VI. Items Not on the Agenda

VII. Adjournment

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MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, NOVEMBER 7, 2016
7:00 p.m.

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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
Trevor Nuttall, Community Development Division Director
Jeff Sugg, City Attorney

Four (4) citizens were present at this meeting.

I. CALL TO ORDER

Mr. Van Rich called the Asheboro Planning Board to order. At this time he entertained a motion to appoint Mr. Justin Luck as acting secretary in the absence of the board secretary. Ms. Lynette Garner moved to appoint Mr. Justin Luck as acting secretary. Mr. James Lindsey seconded the motion and the motion carried unanimously.

II. APPROVAL OF MINUTES FROM OCTOBER 3, 2016 MEETING

Mr. Rich inquired if there were any corrections to be made to the October 3, 2016 minutes. There being no corrections, the minutes were approved as submitted.

III. REVIEW OF CASES

Mr. Luck informed the board of the zoning related cases heard by the City Council in October.

IV. OLD BUSINESS: TEXT AMENDMENTS RELATED TO DENSITY CREDITS/SEVERABLE DEVELOPMENT RIGHTS WHEN PUBLIC RIGHT-OF-WAY DEDICATION IS REQUIRED

a. RZ-16-13: Text Amendments to the Zoning Ordinance

Mr. Evans gave a brief presentation, touching on most of the points from last month's slideshow. He stated that there were some minor changes from the presentation last month related to gross floor area permitted, as requested by the board, to allow the same floor area after right of way dedication is required. He stated that three (3) goals and policies supported the request and zero (0) were negative to the request. He then informed the board that if they had any questions he would be glad to answer them at this time. The board had no questions.

Mr. Dave Whitaker moved to recommend approval of RZ-16-13. Mr. Ritchie Buffkin seconded the motion and the motion carried unanimously.

b. Case No. #11-2016: Text Amendments to the Subdivision Ordinance

Mr. Evans gave a brief presentation on the text amendments to the Subdivision Ordinance. He noted that there were no changes in the current presentation than what was in last month's presentation.

Mr. Buffkin moved to recommend approval of Case No. #11-2016. Ms. Garner seconded the motion and the motion carried unanimously.

V. RZ-16-14: REZONE PROPERTY LOCATED AT 153 AND 157 NC HWY. 49 SOUTH FROM R10 (MEDIUM-DENSITY RESIDENTIAL) TO B2 (GENERAL COMMERCIAL)

Mr. Evans presented property details, adjoining property zoning information, topography/utility mapping, and photos from all directions for the property located at 153 and 157 NC HWY 49 South. He stated that the request was to go from R10 Medium-Density Residential to B2 General Commercial. He stated that NC Hwy. 49 South is a state-maintained major thoroughfare and that Mack Road is a state-maintained minor thoroughfare. He stated that the intersection of NC 49 South and Mack Road has been signalized and driveway cuts have been realigned for improved safety and mobility. He stated that the current use (mobile (also including modular) home sales lot) is on the B2 portion of the property. He stated that the R10 portion has display homes for sale, which was permitted at time permit was issued (1995). He stated that the Land Development Plan (LDP) calls for Commercial use and is in a Primary Growth area under the Growth Strategy Map. He listed seven (7) goals and policies that support the request and zero (0) that were negative to the request. He stated that staff recommended approval of the request. He then stated that if the board had any questions he would answer them at this time. The board had no questions for Mr. Evans. Applicant Billy Loflin spoke on the request, stating that he had purchased the property before it was annexed into the city. He stated that the use has been the same since 1995. He stated that the intent was to clean the zoning up and he feels that the highway changes make the rezoning consistent. He stated that if the board had questions he would answer them at this time. The board had no questions for Mr. Loflin. There was no opposition to the case from the citizens present.

Mr. Rush moved to recommend approval of RZ-16-14. Mr. Henderson seconded the motion and the motion carried unanimously.

VI. RZ-16-15: REZONE PROPERTY LOCATED AT 133 AND 139 SOUTH CHURCH STREET FROM I2 (GENERAL INDUSTRIAL) TO B3 (CENTRAL COMMERCIAL)

Mr. Evans presented property details, adjoining property zoning information, topography/utility mapping, and photos from all directions for the property located at 133 and 139 South Church Street. He stated that the request was to go from I2 General Industrial to B3 Central Commercial. He stated that 133 South Church Street was previously manufacturing, processing, and assembly (was last used for related warehousing). He stated that it has been vacant since 1998. He then stated that 139 South Church Street is currently and eating establishment and that the building itself is zoned B3 but some of the property on the parcel is zoned I2 and is part of the request. He stated that both structures are on the National Register of Historic Places. He stated that adaptive reuses have occurred in the area recently. He stated that the LDP designates the property within a city activity center and is in a Primary Growth area under the Growth Strategy Map. He listed 10 goals and policies that support the request and zero (0) that were negative to the request. He stated that staff recommended approval of the request. He stated that if the board had questions for him that he would answer them at this time. Mr. Whitaker inquired as to the frontage location. Mr. Jerry Neal, one of the applicants, stated that there was a grass strip that goes with the property. Ms. Dustie Gregson, the other applicant, stated that the existing access is owned by Asheboro Mill Lofts, LLC. Mr. Rush stated that he used to work at the Asheboro Hosiery Mill. Mr. Jerry Neal stated that he was pleased to be a part of this process with such a historical piece of property. He stated that his goal was to make the community proud. He stated that the building is deteriorating at a rapid rate and is very anxious about starting the work as soon as possible.

Ms. Garner moved to recommend approval of RZ-16-15. Mr. Henderson seconded the motion and the motion carried unanimously.

VII. SUB-12-01: OLDE TOWNE VILLAGE SECTION II (FINAL PLAT REVIEW)

Mr. Evans gave a brief presentation on the subdivision case. He presented property details, location, current zoning, and existing land use, a Residential Planned Unit Development (PUD). He stated that there are three (3) lots with a total of 538 new linear feet of street. He went over the history of the subdivision development. He stated that some departmental comments are still pending, including public works punch list items, and HOA documents (including restriction on RV parking) will need to be recorded with the final plat. He stated that once the streets are platted and dedicated as city-maintained streets, the remainder of the individual lots approved within this section of the PUD can be reviewed solely by city staff as a minor subdivision(s). He stated that staff recommended approval, including staff comments. He stated if there were any questions the board had for him, he would answer them at this point. The Board had no questions for Mr. Evans. There was no opposition from the citizens present.

Mr. Henderson moved to recommend approval of the final plat submission with the inclusion of staff comments that should serve as conditions to be imposed by the City Council. Mr. Rush seconded the motion and the motion carried unanimously.

VIII. CONSIDERATION OF 2017 MEETING DATES

Mr. Evans presented the board with 2017 meeting date proposals. He mentioned that all proposed dates would be on the first Monday of each month, except for 3 dates (moved due to the New Year's Day, Independence Day, and Labor Day holidays) . He stated to look over the dates and that a decision could be made at the December meeting.

IX. ITEMS NOT ON THE AGENDA

There were no items.

X. ADJOURNMENT

With no further business to come before the board, Mr. Rich adjourned the meeting.

Justin Luck, Acting Planning Board Secretary

Van Rich, Planning Board Chairman

Planning Board Proposed 2017 Meeting Dates

Monday, January 9, 2017*

Monday, February 6, 2017

Monday, March 6, 2017

Monday, April 3, 2017

Monday, May 1, 2017

Monday, June 5, 2017

Monday, July 10, 2017**

Monday, August 7, 2017

Monday, September 11, 2017***

Monday, October 2, 2017

Monday, November 6, 2017

Monday, December 4, 2017

*City Hall is closed on January 2, 2017 in observance of New Year's Holiday

**This date is selected due to July 3, 2017 immediately preceding the July 4, 2017 Independence Day Holiday.

***City Hall is closed on September 4, 2017 in observance of Labor Day