



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

Monday, November 6, 2017

7:00 PM

AGENDA

- I. Call to Order
- II. Approval of Minutes from October 2, 2017 meeting
- III. Review of Cases
- IV. Rezoning Items
 - a.) RZ-17-15: Request to rezone property located at 3367 Zoo Parkway and corner of Zoo Pkwy. and Old Cox Rd. (Randolph County Parcel Identification Number 7669466475) from R40 (Low-Density Residential) and CU-OA6 (Conditional Use Office-Apartment) to OA6 (Office-Apartment)
 - b.) RZ-17-16: Request to rezone property located at 1828 and 1834 Rayburn Street, plus property located on the west side of Rayburn Street (Parcel Identification Numbers 7762574796 and 7762575924) from R10 (Medium-Density Residential), B2 (General Commercial) and I1 (Light Industrial) to O&I (Office & Institutional)
 - c.) RZ-17-17: Request to rezone property located at 151 W. Presnell Street from R10 (Medium-Density Residential) to OA6 (Office-Apartment)
 - d.) RZ-17-18 Request to rezone property located at 458 and 468 Veterans Loop Rd. from R10 (Medium-Density Residential) to I2 (General Industrial)
- V. Subdivision Item: SUB-17-04- Jackson's Run (Sketch Design)
Staff Note: This subdivision includes property that was formerly reviewed as Waterford Villas, Phase 2
- VI. Consideration of Proposed 2018 Meeting Dates
- 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, OCTOBER 2, 2017
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
Brad Morton, Planning Technician/Deputy City Clerk
Trevor Nuttall, Community Development Division Director
Jeff Sugg, City Attorney

Seven (7) citizens were present at this meeting.

CALL TO ORDER

Mr. Van Rich called the Asheboro Planning Board to order.

APPROVAL OF MINUTES FROM SEPTEMBER 11, 2017

Mr. Rich inquired to the board if there were any corrections to be made to the September 11, 2017 meeting minutes. Hearing no corrections, the minutes were approved as presented.

REVIEW OF CASES

Mr. Justin Luck informed the board on the zoning related cases at the regular September meeting of the City Council.

REZONING ITEMS

- a) **RZ-17-11: REQUEST TO REZONE PROPERTY LOCATED AT 364 and 384 NC HWY. 42 NORTH FROM R10 (MEDIUM-DENSITY RESIDENTIAL) TO B2 (GENERAL COMMERCIAL) AND PARCEL IDENTIFICATION NUMBER 7761414104 FROM M (MERCANTILE) TO B2**

Mr. Evans gave a visual presentation of the rezoning case located at 364 and 384 NC Highway 42 North. He stated that the request was to rezone from R10, Medium-Density Residential and M, Mercantile to B2, General Commercial. He stated that the applicant was L & N Investment, LLC. He listed three parcel numbers as 7761413138, 7761414104, and 7761414160. He stated the size was 1.18 acres +/- total. He also stated that the existing land use was two (2) single family dwellings and an undeveloped lot. He showed overview, rezoning, topographic/utilities, and aerial maps of the subject properties as well as photographs from all directions. He stated that there was no significant topography issues on the properties. He stated that the properties have access to city water but no city sewer is in place at this

time. He stated that NC Highway 42 North is a state-maintained boulevard at this location. Proposed road improvements include the addition of a center turn lane, curb/gutter, and sidewalks. Construction is scheduled to begin in 2020. He also stated that there are two (2) single-family dwellings on the property and if rezoned, these would become legal nonconforming, which would be restricted from modification or expansion. He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:
Commercial

Growth Strategy Map:
Adjacent Developed

Goals/Policies Supporting Request (5):

- Checklist Item 1: Compliant with LDP Proposed Land Use Map
- Checklist Item 3: Fits description of zoning ordinance
- Checklist Item 5: Complies with Growth Strategy Map
- Checklist Items 12-14: Outside of watershed, flood area, areas with steep slopes.

Goals/Policies Not Supporting Request (2):

- Checklist Item 6: Existing infrastructure availability (specifically *current* road configuration)
- Goal 2.2.1: Lack of transition between commercial and adjoining residential use.

He then gave staff's consistency statement, which included the following:

- LDP designation of property for commercial use.
- Growth Strategy Map's designation and close proximity to services.
- Proposed improvements to NC Highway 42 North.
- Other B2 properties along NC Highway 42 North.
- Environmental factors.

He stated that in light of the above analysis, staff recommends approval of the request.

Mr. Henderson inquired if there is an application for annexation filed, to which Mr. Evans stated that the applicant has been in contact with Mr. Michael Leonard, City Engineer, regarding annexation. There were no further questions for Mr. Evans at this time.

Mr. Whitaker moved to recommend approval of the rezoning request as well as staff's consistency statement. Ms. Garner seconded the motion and the motion carried unanimously.

b) RZ-17-12: REQUEST TO REZONE PROPERTY LOCATED AT 1930 AND 1940 GOLD HILL ROAD (CONSISTING OF A PORTION OF RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7762798310) FROM R10 (MEDIUM-DENSITY RESIDENTIAL TO CU-R40 (CONDITIONAL USE LOW-DENSITY RESIDENTIAL)

Mr. Evans gave a visual presentation of the rezoning case located at 1930 and 1940 Gold Hill Road. He stated that the request was to rezone from R10, Medium-Density Residential, to CU-R40, Conditional Use Low-Density Residential. He stated that the applicant was Tanager Holdings, LLC. He listed the parcel number as a portion of 7762798310. He stated the size was 7.28 acres +/- of 38.99 acres +/- . He stated that the existing land use is a Single-family dwelling. He stated that the property is split between city zoning and Randolph County zoning and the requested rezoning was only for the city zoned portion. He stated that the entire property was in the city limits prior to release of significant ETJ area in 2013. He showed overview, rezoning, topographic/utilities, and aerial maps of the subject property as well as photographs from all directions. He stated that Gold Hill Road is a state-maintained minor thoroughfare at this location. The applicant has also requested a Conditional Use Permit for a solar farm. Current single-family residential use may continue, subject to CUP requirements.

He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:
Neighborhood Residential
Growth Strategy Map:
Primary Growth

Goals/Policies Supporting Request (4):

- Checklist Item 1: Complies with LDP map
- Checklist Item 12-13: Outside watershed, flood area
- Goal 5.1: Cost effective, efficient, coordinated infrastructure in appropriate places.

Goals/Policies Not Supporting Request (2):

- Checklist Item 5: Not consistent with growth strategy designation.
- Checklist Item 10: Not consistent with land category descriptions.

He then gave staff's consistency statement, which included the following:

- **Conditional Use Process can ensure development compatible with neighborhood residential designation occurs.**
- **Many area properties have lower residential density.**
- **Former R40 designation on balance of property**

He stated that in light of the above analysis, staff recommends approval of the request. He then asked the board if there were any questions for him at this time.

There were no questions from the Board for Mr. Evans. Mr. Peden Harris addressed the board at this time and stated that if the board had questions he would answer them at this time. Mr. Henderson asked Mr. Harris how close to the highway this development would be. Mr. Harris stated that the ordinance requires a 50' buffer and Tanager Holdings, LLC is proposing additional vegetative buffer area in addition to the requirements.

Mr. Henderson moved to recommend approval of the rezoning request as well as staff's consistency statement. Mr. Rush seconded the motion and the motion carried unanimously.

- c) RZ-17-13: REQUEST TO REZONE PROPERTY LOCATED AT 1378, 1380, 1510, 1514, 1530, AND 1538 OLD CEDAR FALLS ROAD, ON THE SOUTH SIDE OF EAST PRESNELL STREET (IDENTIFIED AS PARCEL IDENTIFICATION NUMBER 7761548926) FROM R10 (MEDIUM-DENSITY RESIDENTIAL) TO CU-R40 (CONDITIONAL USE LOW-DENSITY RESIDENTIAL)**

Mr. Evans gave a visual presentation of the rezoning case located at the South side of East Presnell Street. He listed the addresses as 1378, 1380, 1510, 1514, 1530, and 1538 Old Cedar Falls Road. He stated that the request was to rezone from R10, Medium-Density Residential to CU-R40, Conditional Use Low-Density Residential. He stated that the applicant was Old Cedar Solar, LLC. He stated that the parcel number was 7761548926. He stated that the size of the property in question was 45.48 +/- acres. He stated that the existing land use was two (2) Single-family dwellings, and a Retail Shoppers'/Convenience Goods use. He showed overview, rezoning, topographic/utilities, and aerial maps of the subject properties as well as photographs from all directions. He mentioned that the property had some steeper slopes at the edges of the property. He stated that East Presnell Street and Old Cedar Falls Road are stat-maintained minor thoroughfares at this location. He stated that the applicant has filed a Conditional Use Permit request for a Solar Farm. He stated that the existing single-family residential land uses may continue, subject to CUP requirements. He stated that the structure last used for retail activities is a non conforming use.

He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:
Neighborhood Residential
Growth Strategy Map:
Economic Development

Goals/Policies Supporting Request (4):

- Checklist Item 1: Complies with LDP map.
- Checklist Items 12-13: Outside watershed, flood area.
- Goal 5.1: Cost effective, efficient, coordinated infrastructure in appropriate places.

Goals/Policies Not Supporting Request (2):

- Checklist Item 5: Not consistent with growth strategy designation.
- Checklist Item 10: Not consistent with land category descriptions.

He then gave staff's consistency statement, which included the following:

- Conditional Use Process can ensure development compatible with neighborhood residential designation occurs.
- Many area properties have lower residential density.
- Current lack of infrastructure for development described as "neighborhood residential" or "economic development" activities.

He stated that in light of the above analysis, staff recommends approval of the request and that he would answer any questions that the board had. The board had no questions for Mr. Evans at this time.

At this time, Mr. Nathan Duggins spoke on behalf of Old Cedar Solar, LLC. He stated that there would be only 15 out of the 45 acres developed for this project. He also mentioned that there were several stakeholders in attendance, including the land owners, that would be happy to address any questions that the board may have. Mr. Henderson inquired if the panels would be south facing, to which Mr. Parker Sloan stated that they would be. There were no further questions.

Ms. Garner moved to recommend approval of the rezoning request as well as staff's consistency statement. Mr. Buffkin seconded the motion and the motion carried unanimously.

CONSIDERATION OF PROPOSED 2017-2017 REDEVELOPMENT AREA

Mr. Nuttall gave a report on a proposal that would establish a redevelopment area in the downtown district of the City of Asheboro. Mr. Nuttall educated the board on the legislation of Urban Redevelopment Law, as laid out in the General Statutes, and more specifically, Article 22. He stated that the city could designate an area for redevelopment, which would be an area that is determined to be blighted or at risk of becoming blighted by the city's planning commission. He stated that the buildings in the area could be residential, commercial, or both. Once a redevelopment area is designated, then a redevelopment plan may be developed and powers exercised to encourage investment and redevelopment. He listed the benefits of redevelopment area and plan, some of which included acquisition of property, clearance of areas by demolition, or removal of existing buildings, and carrying out programs of compulsory repair and rehabilitation, to include "the making of loans therefor [sic]". He listed the steps of creating the redevelopment area and plan, which were:

- Redevelopment Commission authorizes staff to proceed pursuing designation of redevelopment area
- Staff requests designation from the Planning Board of the proposed redevelopment area and seeks a recommendation for its redevelopment
- If designated by the Planning Board, staff then moves to prepare Redevelopment Plan with direction from Redevelopment Commission

- Following completion of draft plan, Redevelopment Commission schedules and holds a public hearing to receive comments
- Draft plan presented to Planning Board for comment and recommendation
- After receiving the Planning Board's recommendation, the Redevelopment Commission must determine whether to forward the plan to the City Council for approval
- City Council schedules a public hearing on the Redevelopment Plan and approves, amends, or rejects the plan.

He then showed the map of the proposed redevelopment area, and also stated that this map would serve as a template which could be extended to other areas upon the commission's request. He then presented a resolution certifying the redevelopment area that could be adopted by the Planning Board, which would allow for the Redevelopment Commission to draft a Redevelopment Plan. After some discussion regarding whether it was advisable to include Mayor David Smith's property at the corner of Trade and North St. within the Redevelopment Area, it was decided that this property should be removed from the proposal in order to not complicate voting procedures for the City Council, if and when the Council considers this matter. Mr. Whitaker moved to approve the resolution and map, provided said property be removed from both. Mr. Henderson seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

There were no items at this time.

ADJOURNMENT

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

Bradley Morton, Planning Board Secretary

Van Rich, Planning Board Chairman



RZ-17-15: Request to rezone from R40 (Low-Density Residential) and CU-OA6 (Conditional Use Office-Apartment) to OA6 (Office-Apartment)

(3367 Zoo Pkwy. and corner of Zoo Pkwy. and Old Cox Rd.)

Staff Report

Rezoning Staff Report

RZ Case # RZ-17-15

Date 11/6/2017 Planning Board
12/7/2017 City Council

General Information

Applicant Cross Roads Retirement Community c/o Mr. Steve Rumbley
Address 1302 Old Cox Road
City Asheboro NC 27203
Phone 336-629-7811
Location southern corner of Zoo Pkwy (NC 159) & Old Cox Rd and 3367 Zoo Parkway
Requested Action Rezone from R40 (Low-Density Residential) and CU-OA6 (Conditional Use Office-Apartment) to OA6 (Office-Apartment)
Existing Zone R40/CU-OA6 **Existing Land Use** Undeveloped
Size 10.59 acres +/- **Pin #** 7669553525 and 7669466475

Applicant's Reasons as stated on application

Current property now in City limits with OA6 zoning. Would like all property under OA6 zoning. Mixture of activity of multi-family apartments and community buildings. Will assist CRRC in completing Master Plan and fulfilling mission of Cross Road.

Surrounding Land Use

North Undeveloped Commercial/Multi-family **East** Multi-family development
South US 64 Bypass under construction **West** Residential PUD/Single-family residential

Zoning History 2000: Property on corner of Zoo Pkwy. and Old Cox Road was rezoned from R40 to CU-OA6 (RZ-00-34)
2013: Property at 3367 Zoo Parkway was removed from City's ETJ in January, 2013 Properties annexed into City in June, 2013. Property at 3367 Zoo Pkwy. placed back in City ETJ.(RZ-13-10)

Legal Description

The property of Cross Road Rest and Retirement Center, located at the southern intersection of Zoo Pkwy and Old Cox Road and 3367 Zoo Pkwy (south of 3321 Zoo Pkwy). The properties total approximately 10.59 acres +/- and are more specifically defined by Randolph County Parcel Identification Numbers 7669553525 and 7669466475

Analysis

1. Zoo Parkway (NC 159) is a state-maintained major thoroughfare. Old Cox Road is a state-maintained minor thoroughfare.
2. The request involves rezoning of two parcels: An undeveloped parcel at the southern intersection of Zoo Parkway and Old Cox Road from CU-OA6 (Conditional Use Office-Apartment) to OA6 and an undeveloped parcel located approximately 1500 feet south of this intersection from R40 (Low-Density Residential) to OA6.
3. The properties were annexed into the City limits in 2013. City water and sewer are available to the properties.
4. The area includes a mix of residential (including single-family and multi-family), office and institutional uses, plus undeveloped commercial property (zoned B2) to the north.
5. The property is immediately north of the US Hwy. 64 Bypass that is under construction.
6. The parcel on the corner of Zoo Parkway and Old Cox Road is designated as a "Village Center", which is described as a medium-scale, mixed-use activity center, serving multiple neighborhoods.
7. The parcel located at 3367 Zoo Pkwy. is designated as "Conservation Residential" which is described by the LDP as accommodating existing & limit new low-density residential uses, and encourage cluster development.

Rezoning Staff Report

RZ Case # RZ-17-15

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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 Village Activity Center/conservation residential

Small Area Plan Southeast

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map (northern parcel)

Checklist Item 4: Proposed rezoning is compatible with surrounding land uses

Checklist Item 5: Complies with Growth Strategy Map

Checklist Items 12-14: Outside watershed/flood area, area with steep slopes

Rezoning Staff Report

RZ Case # RZ-17-15

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LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Does not comply with LDP map (southern parcel)

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

The CU-OA6 designation occurred when fewer parcels in the area were zoned for non-residential uses. The area has since developed with a mix of uses, and rezoning of parcels in the area has occurred since that time, including the parcel immediately to the north zoned B2.

The Land Development Plan describes the Village Center as having a mix of uses and serving multiple neighborhoods. While the conservation residential designation applied to the southernmost parcel is described as accommodating low density residential uses, it also encourages clustering of development and preservation of open space. This is possible in the OA6 district, as the district bases density on floor area rather than minimum lot size. The construction of the US 64 Bypass bordering the southernmost parcel that is designated for conservation residential use and the adjoining Village Center designation makes an OA6 district reasonable by allowing this parcel to be developed in a cohesive manner consistent with the adjoining parcels.

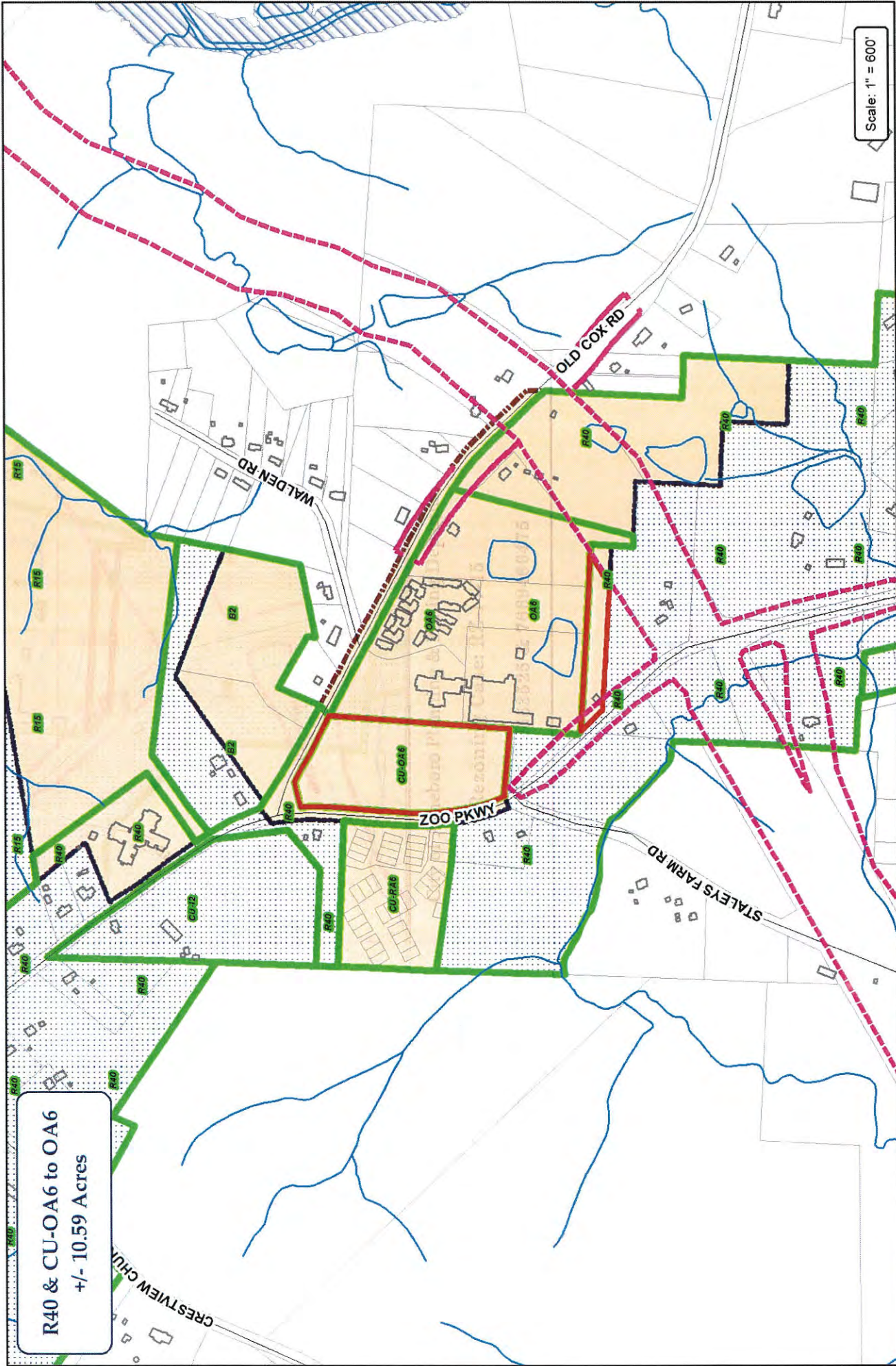
When the property was annexed, staff applied OA6 zoning on much of the adjoining property to reflect the land uses in the vicinity, adding to the reasonableness of this request.

Additionally, no known environmental factors (location in watershed, flood area, area of steep slopes) are negative towards the request.

Considering these factors, staff believes that the requested OA6 district for both parcels is reasonable and in the public interest.

Recommendation

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



R40 & CU-OA6 to OA6
+/- 10.59 Acres

Scale: 1" = 600'

Subject Property

Zoning

City Limits

ETJ

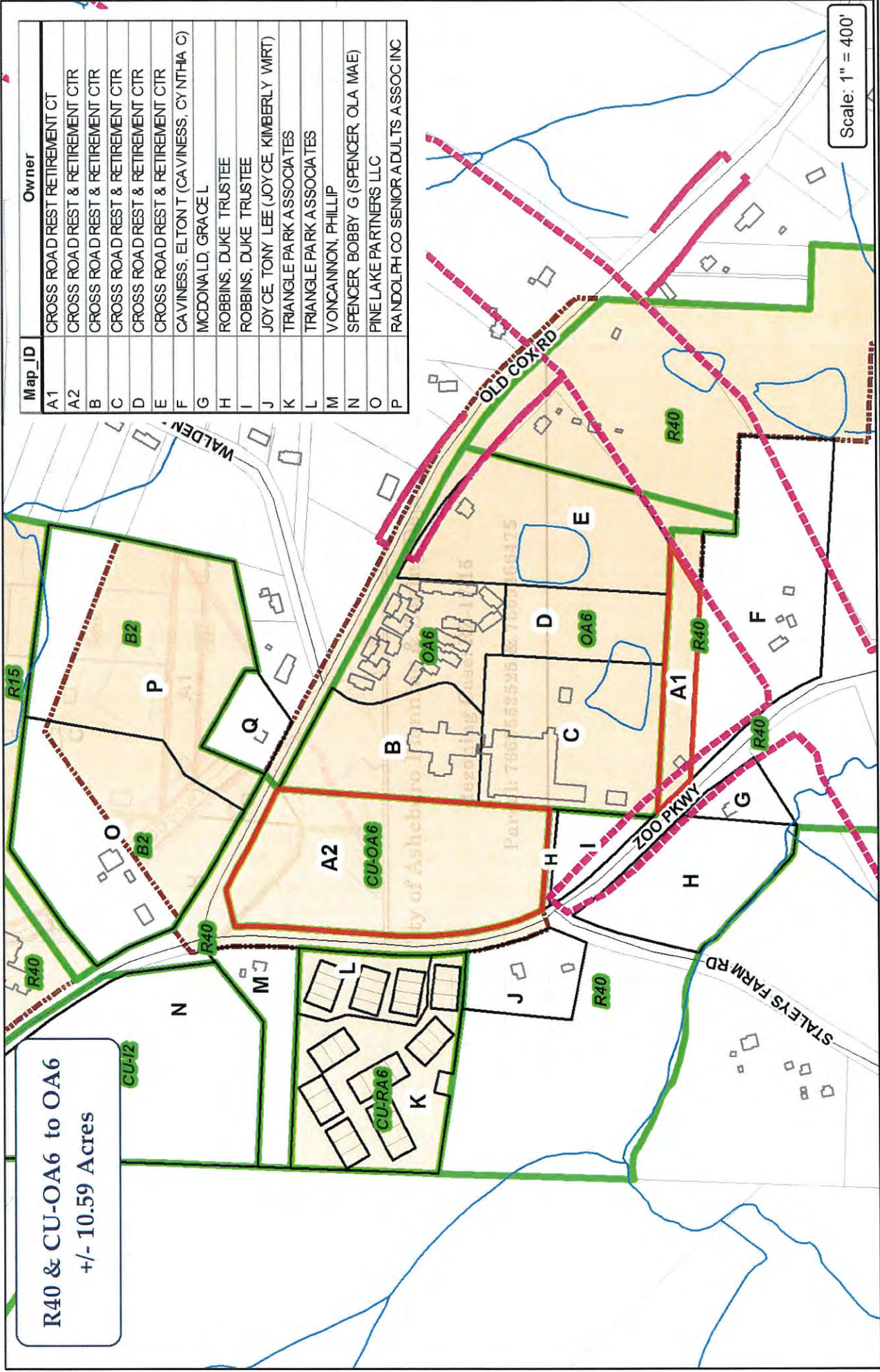
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-15

Parcel: 7669553525 & 7669466475

Proposed US-64
Bypass





Map ID	Owner
A1	CROSS ROAD REST RETIREMENT CT
A2	CROSS ROAD REST & RETIREMENT CTR
B	CROSS ROAD REST & RETIREMENT CTR
C	CROSS ROAD REST & RETIREMENT CTR
D	CROSS ROAD REST & RETIREMENT CTR
E	CROSS ROAD REST & RETIREMENT CTR
F	CAVINESS, ELTON T (CAVINESS, CYNTHIA C)
G	MCDONALD, GRACE L
H	ROBBINS, DUKE TRUSTEE
I	ROBBINS, DUKE TRUSTEE
J	JOYCE, TONY LEE (JOYCE, KIMBERLY WIRT)
K	TRIANGLE PARK ASSOCIATES
L	TRIANGLE PARK ASSOCIATES
M	VONCANNON, PHILLIP
N	SPENCER BOBBY G (SPENCER, OLA MAE)
O	PINE LAKE PARTNERS LLC
P	RANDOLPH CO SENIOR ADULTS ASSOC INC

Scale: 1" = 400'



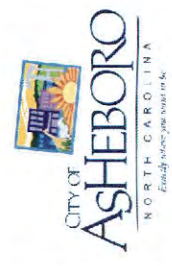
 Subject Property
 Adjoining Properties
 Zoning
 City Limits

City of Asheboro Planning & Zoning Department

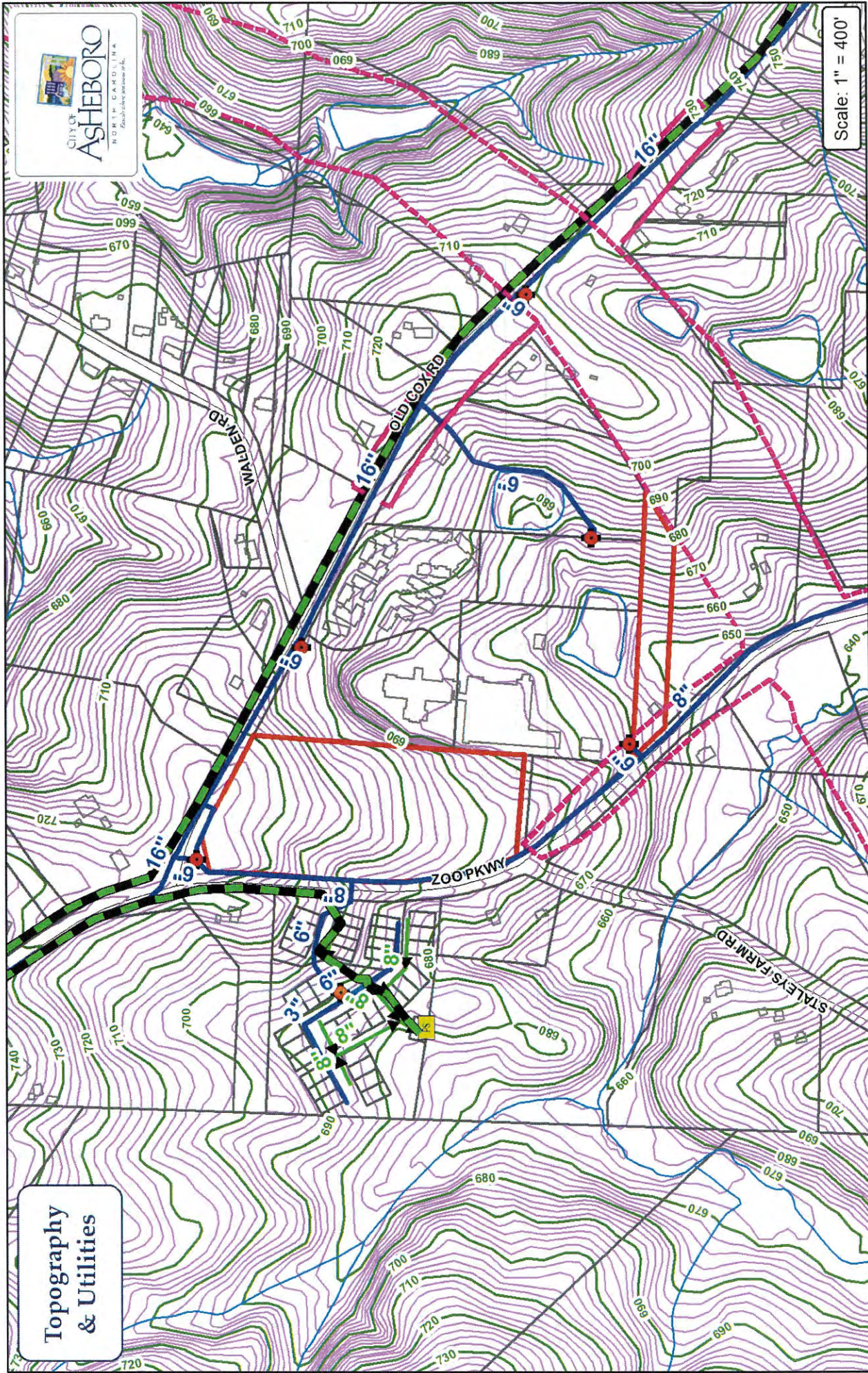
Rezoning Case: RZ-17-15

Parcel: 7669553525 & 7669466475

Proposed US-64
 Bypass



R40 & CU-OA6 to OA6
+/- 10.59 Acres



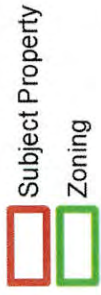
 Subject Property
 Proposed US-64 Bypass

City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-17-15
 Parcel: 7669553525 & 7669466475

 Water Main
 Sewer Main
 Force Main
 Fire Hydrant
 Pump Station

Aerial

Scale: 1" = 400'

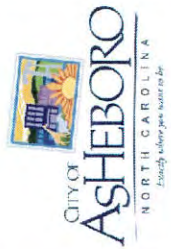


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-15

Parcel: 7669553525 & 7669466475

Proposed US-64
Bypass





RZ-17-16: Request to rezone from R10 (Medium-Density Residential), B2 (General Commercial) and I1 (Light Industrial) to O&I (Office & Institutional)

(1828 and 1834 Rayburn Street and Parcel Identification Numbers 7762574796 and 7762575924)

Staff Report

Rezoning Staff Report

RZ Case # RZ-17-16

Date 11/6/2017 Planning Board
12/7/2017 City Council

General Information

Applicant Timothy W. Poindexter (on behalf of God Outreach Ministries)
Address 1828 and 1834 Rayburn Street
City Asheboro NC 27203
Phone 336-953-4355
Location 1828 and 1834 Rayburn Street
Requested Action Rezone from R10 (Medium-Density Residential), B2 (General Commercial) and I1 (Light Industrial) to O&I (Office and Institutional)

Existing Zone R10/B2/I1

Existing Land Use Place of Worship, Undeveloped

Size 3.4 acres

Pin # 7762575924, 7762574796, 7762578959, 7762578920

Applicant's Reasons as stated on application

Each lot currently has a different zoning district. Land would be cleared and left as open area for neighborhood. Appropriate transition for the neighborhood. Property has commercial or industrial zoning on two adjacent sides.

Surrounding Land Use

North Industrial

East Single-family residential

South Single-family residential

West Undeveloped commercial/industrial

Zoning History N/A

Legal Description

The properties of God Outreach Ministries, located at 1828 and 1834 Rayburn Street, and the west side of Rayburn St., north of 929 Draper St., to the northern terminus of Rayburn Street. The properties are defined by Randolph County Parcel Identification Nos. 7762575924, 7762574796, 7762578959, 7762578920 and total approximately 3.4 acres +/-.

Analysis

1. The property is inside the city limits. City services are available.
2. Rayburn and Cornell Streets are city-maintained, local streets that are between approximately 16' and 20' wide.
3. There is a place of worship (church) located at 1828 Rayburn Street. Tax records indicate this was constructed in 1978. In 2012, the former single-family dwelling at 1834 Rayburn Street was converted into a fellowship hall for the place of worship. The portion of the subject property on the west side of Rayburn Street is undeveloped.
4. A place of worship may expand with a Special Use Permit when located in a residential zoning district. When located in non-residential districts including the requested O&I district, a place of worship is permitted by right.
5. The B2 district on a portion of the property allows a wide variety of commercial uses. The I1 district allows manufacturing uses, along with warehousing, wholesale, and some heavier commercial uses.
6. The request to the O&I district would allow all uses permitted by right in that zoning district. The zoning ordinance describes the O&I district as "intended to produce moderate intensity office and institutional development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated O&I shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.
7. A small portion of the parcels on the west side of Rayburn Street are located in a flood hazard area. There is also a small area identified as having steep topography (>20%) on this portion of the property.

Rezoning Staff Report

RZ Case # RZ-17-16

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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 Neighborhood Residential

Small Area Plan Northeast

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*) (*transitional land use serving adjacent residential neighborhoods*)

2.1.5 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.

Checklist Item 12: Property is located outside of a watershed area.

Staff Note: The presence of steep slopes located on a small portion of the two parcels on the west side of Rayburn Street are neither a positive or negative factor in evaluating the requested O&I district in comparison to the existing R10/B2/I1 zoning that exists.

Rezoning Staff Report

RZ Case # RZ-17-16

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LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with LDP proposed land use map.

Checklist Item 3: The property on which the rezoning district is proposed does not fits the description of the Zoning Ordinance. *(Article 200, Section 210, Schedule of Statements of Intent) to location on local residential street)5*

Checklist Item 13: Property is in a flood hazard area.

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

Staff recognizes the land development plan designates the property for neighborhood residential use. However, staff also believes the impact of development allowable by the existing B2 (General Commercial) and I1 (Light Industrial) districts on a substantial portion of the property could cause greater concern for adjoining residential properties (i.e. traffic, noise, incompatible uses, etc.) and the capacity of the local streets than the requested O&I district. The O&I district will also allow continued use of the property as a place of worship and other uses likely to be of similar intensity to the existing use.

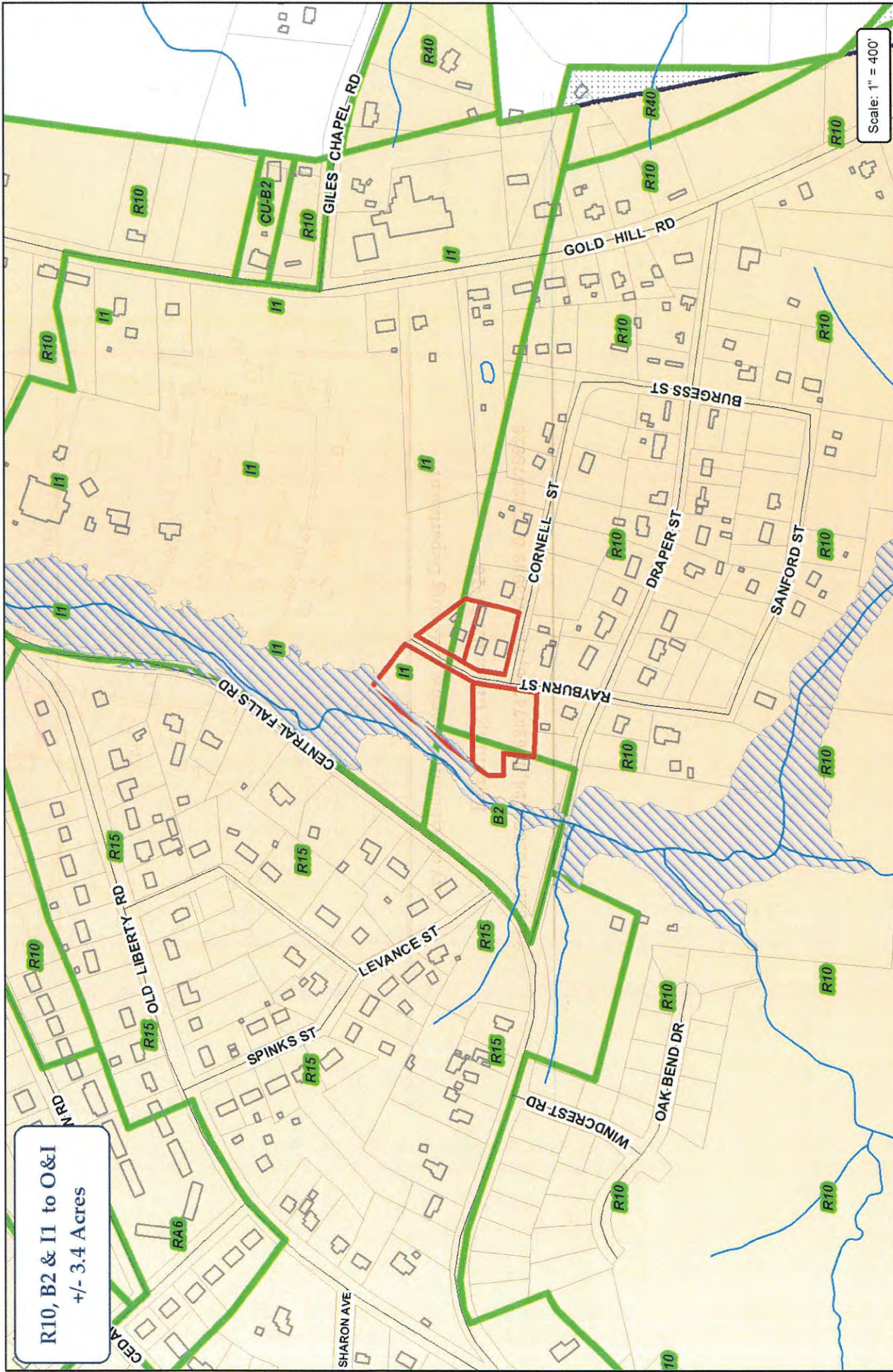
Commercial and industrial zoning on the adjoining parcels to the north and west also make an O&I designation ideal as a transitional district that separates heavier industrial and commercial districts from less intense residential districts.

Finally, the O&I district is unlikely to create environmental impacts greater than the existing zoning designations.

Considering these factors, staff believes that the requested O&I district is consistent with the Land Development Plan and therefore reasonable and in the public interest.

Recommendation

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



R10, B2 & I1 to O&I
+/- 3.4 Acres

Scale: 1" = 400'



Subject Property
Zoning
City Limits
ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-16

Parcel: 7762575924, 7762574796, 7762578959 & 7762578920



R10, B2 & I1 to O&I
+/- 3.4 Acres

Map_ID	Owner
A1	GOD OUTREACH MINISTRIES INC
A2	GOD OUTREACH MINISTRIES INC
A3	GOD OUTREACH MINISTRIES
A4	GOD OUTREACH MINISTRIES
B	CROSS, ALAN J (CROSS, LISA G)
C	R & B INVESTMENTS
D	MCLEA TH, LOUIE DEAN
E	BOYD, JAMES ARNOLD (BOYD, VICKIE)
F	MCMLLON, SUMMER
G	HUDSON, RONALD M (HUDSON, LINDA)
H	MANESS, LESTER J (MANESS, MARGIE M)

Scale: 1" = 200'

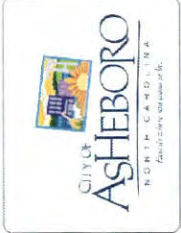
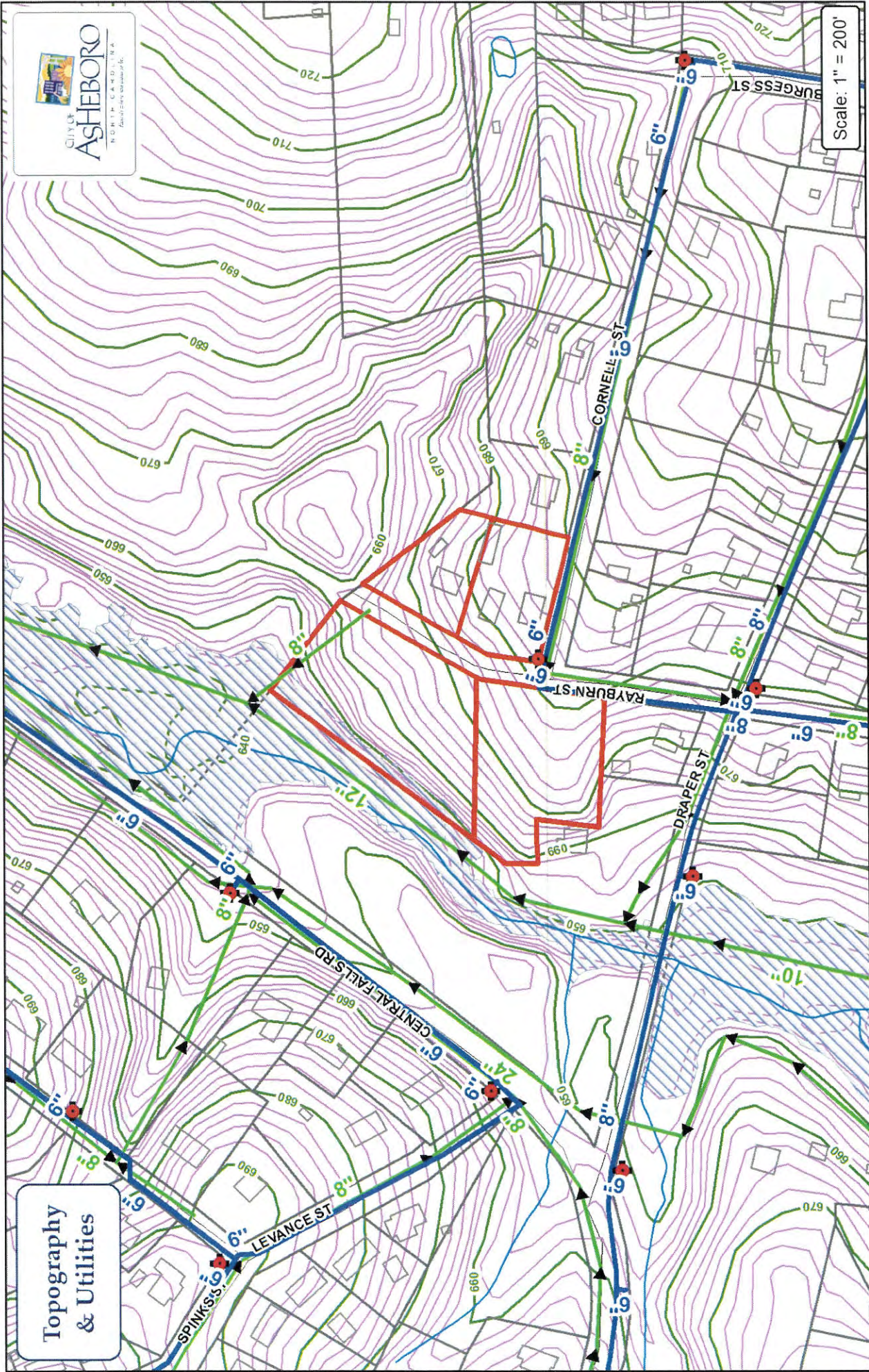


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-16

Parcel: 7762575924, 7762574796, 7762578959 & 7762578920

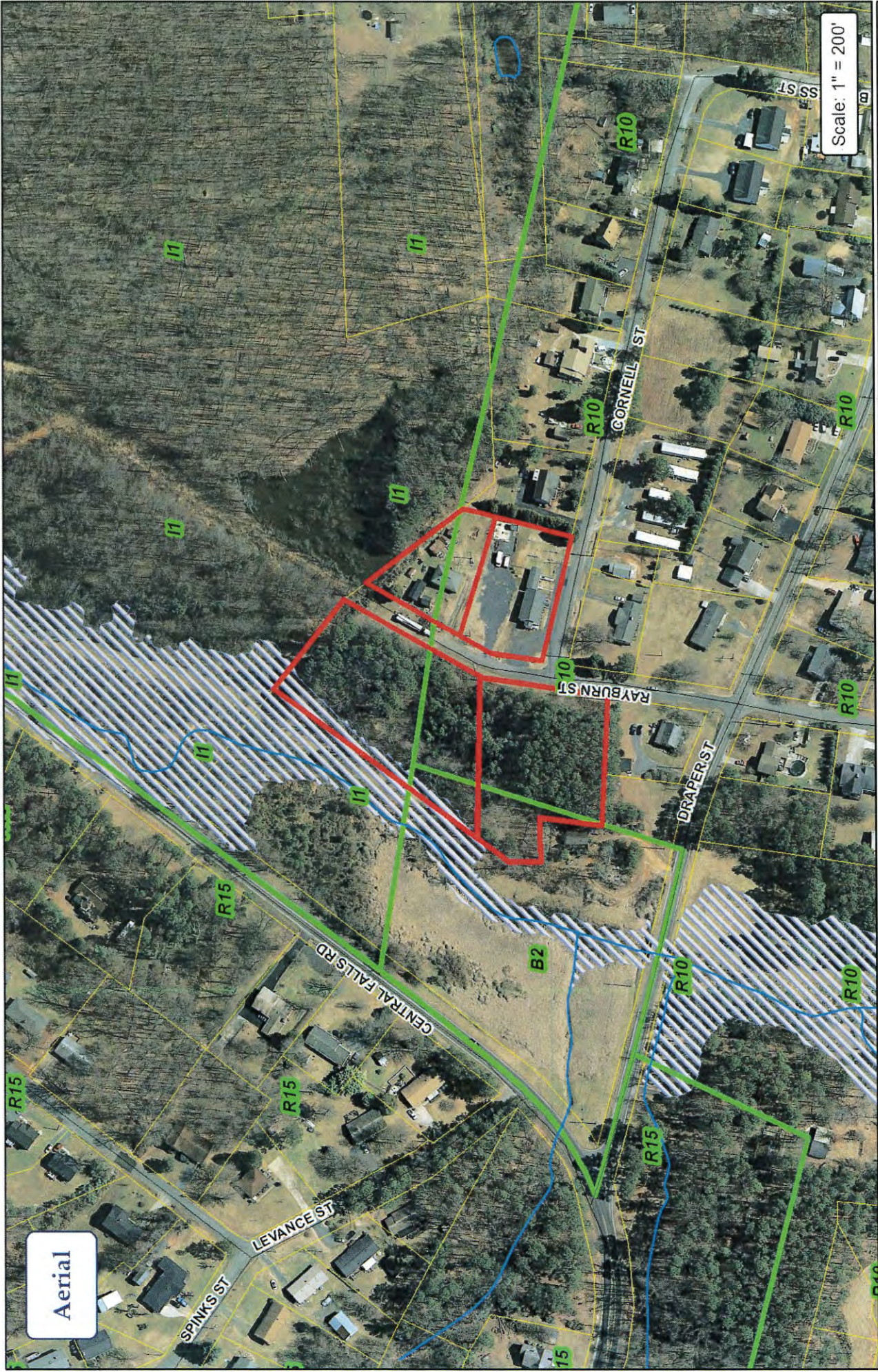




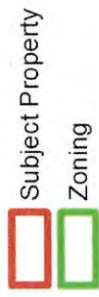
City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-17-16

Parcel: 7762575924, 7762574796, 7762578959 & 7762578920

	Water Main		Fire Hydrant
	Sewer Main		Pump Station
	Force Main		



Scale: 1" = 200'



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-16

Parcel: 7762575924, 7762574796, 7762578959 & 7762578920





**RZ-17-17: Request to rezone from R10 (Medium-Density Residential) to
OA6 (Office-Apartment)**

(151 W. Presnell Street)

Staff Report

Rezoning Staff Report

RZ Case # RZ-17-17

Date 11/6/2017 Planning Board
12/7/2017 City Council

General Information

Applicant White Oak Associates/ Attorney Michael Miller (Agent)

Address 550 White Oak Street

City Asheboro NC 27203

Phone 336-625-1360

Location 151 W. Presnell Street

Requested Action Rezone from R10 (Medium-Density Residential) to OA6 (Office Apartment)

Existing Zone R7.5/OA6

Existing Land Use Single-family dwelling

Size 0.48 acres +/- of 0.59 acres +/- total

Pin # 7751853863

Applicant's Reasons as stated on application

See attached.

Surrounding Land Use

North Single-Family/Two-Family dwellings

East Single-family dwelling

South Office/Medical

West Office/Medical

Zoning History N/A

Legal Description

The property of Howard A. Beck Jr. Heirs (Estate), located at 151 W. Presnell Street, totaling approximately 0.59 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7751853863.

Analysis

1. The property is inside the city limits. All city services are available.
2. West Presnell Street is a state-maintained minor thoroughfare at this location. Intersection improvements are underway which will improve traffic flow at its intersection with North Fayetteville Street, approximately 600 feet east of the subject property.
3. There is currently a single-family dwelling on the property.
4. The majority of the property is zoned R10. Approximately 0.11 acres +/- to the rear of the property is currently zoned OA6.
5. The property is within the Center City Planning Area Tier 3, and subject to those requirements.
6. The Zoning Ordinance describes the requested OA6 district as follows:
The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.
7. The requested OA6 district would allow continued residential use of the property, along with office, institutional, and limited commercial activities (excluding heavier commercial uses such as retail, eating establishments, motor vehicle sales/repair, etc.).

Rezoning Staff Report

RZ Case # RZ-17-17

Page 2

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation City Activity Center

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5: Complies with Growth Strategy Map

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-17-17

Page 3

LDP Goals/Policies Which Do Not Support Request

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

The property's City Activity Center designation encourages a mix of uses, including different housing types and non-residential uses (office/institutional, lighter commercial activities). The mix of uses currently located in the area make an OA6 zoning designation appropriate for this property and will continue to allow investment for both residential and/or limited non-residential purposes. The property's direct access to a minor thoroughfare and proposed intersection improvements occurring at the intersection of West Presnell Street and nearby North Fayetteville Street also help support the OA6 district request.

Furthermore, the property does not have known, significant environmental factors that would be negative towards an OA6 zoning designation.

Therefore, staff believes the requested OA6 zoning amendment is consistent with the adopted Land Development Plan and is reasonable, and in the public interest.

Recommendation

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

Application for Zoning Ordinance Amendment

APPLICANT INFORMATION

Applicant White Oak Associates
Applicant's Phone # (336) 625-1360
Applicant's Address 550 White Oak Street
Asheboro, NC 27203

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Howard A. Beck, Jr., Estate
Location of Property 151 W. Presnell St, Asheboro
Property Size (ac. or s.f.) .59 Acre (includes existing OA-6)
Randolph County Property Identification Number (PIN#) 7751853863
Current Zoning District R-10 and OA-6
Requested Zoning District OA-6
Date Property Title Acquired November 21, 1985 by prior owner; currently under contract
with applicant
Deed Book 1172 Page 1287
Subdivision _____ Section _____ Lot # _____
Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

Section 1011.2 of the Asheboro Zoning Ordinance requires the applicant to answer the following questions. The application may not be accepted unless all questions are completed.

1. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

This parcel currently has "split" zoning with both R-10 and OA-6. This amendment would
correct that issue. In addition, the Presnell Street corridor and the block on which this property
is situated has been transitioning toward office or commercial use.

2. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

There are numerous medical facilities in the area, including on two sides of the subject property
and the optimum use of this property would be for expansion of the adjoining medical facility.

APPLICANT STATEMENT FOR RZ-17-17

Owner occupied housing in the area has declined and certain properties, including the subject property, are in need of repair or removal. There have been two properties within a block of the subject property that have been removed either by the owner or by the City of Asheboro.

3. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

The proposed amendment will make this property consistent with itself (current dual zoning) as well as be consistent with adjoining properties.

4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

Rezoning would permit the expansion of the applicant's adjoining property and enhance its use and enjoyment by the owner while keeping it consistent with other property utilization with the neighborhood.

APPLICANT AND AGENT SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Name of Agent (if any)

Michael C. Miller

Agent's Address

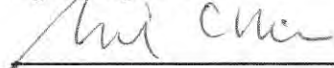
19 S. Fayetteville Street

Asheboro, NC 27203

Telephone Number

(336) 626-8000

Agent Signature



Name of Applicant or Owner

White Oak Associates

Applicant or Owner's Address

550 White Oak Street

Asheboro, NC 27203

Telephone Number

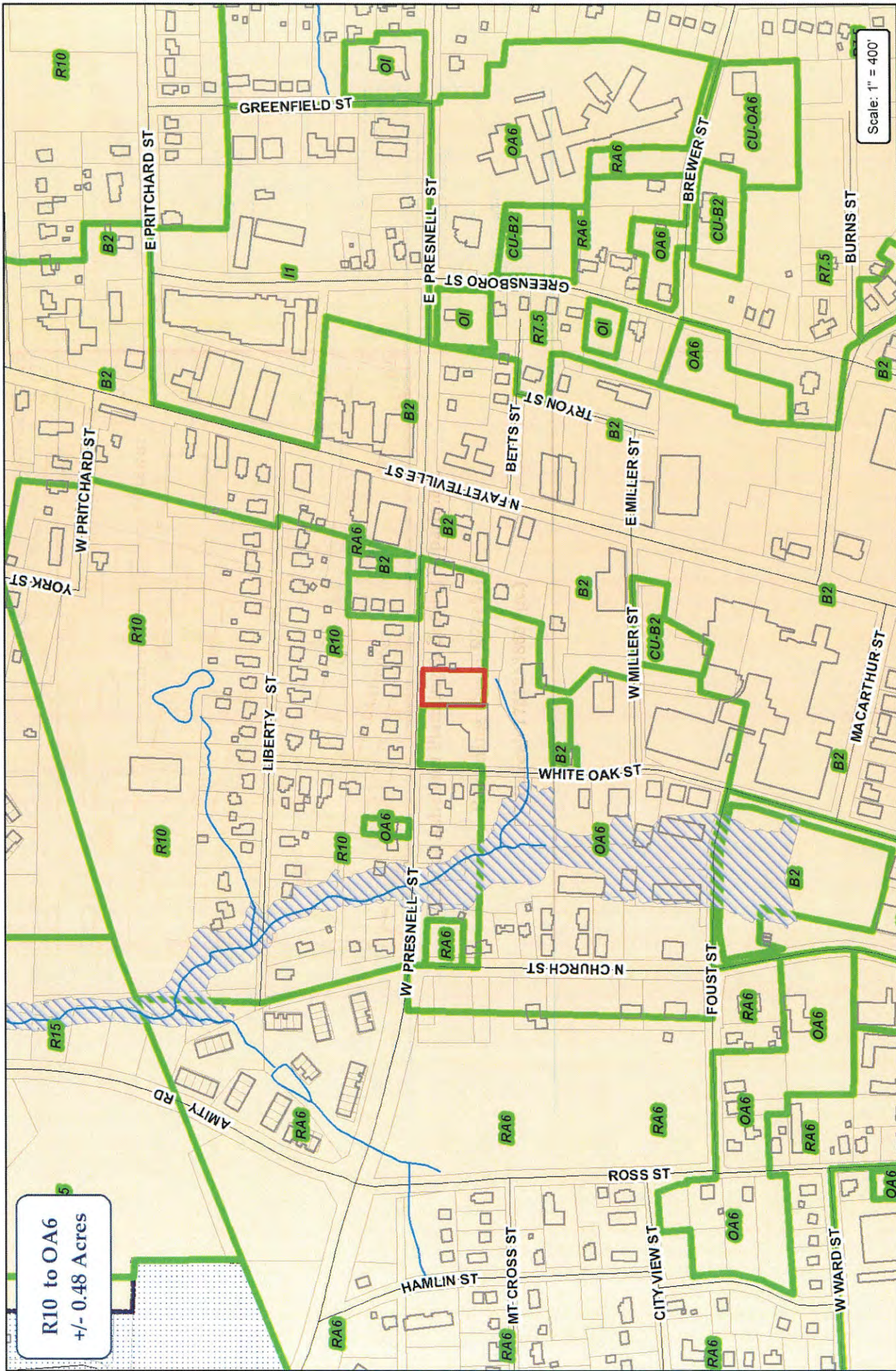
(336) 625-1360

Applicant or Owner Signature



STAFF USE

Received by: John Evans Date: 10-13-17 Case Number: RZ-17-17



R10 to OA6
+/- 0.48 Acres

Subject Property

Zoning

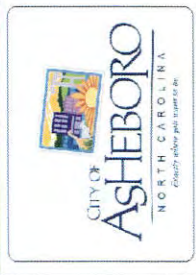
City Limits

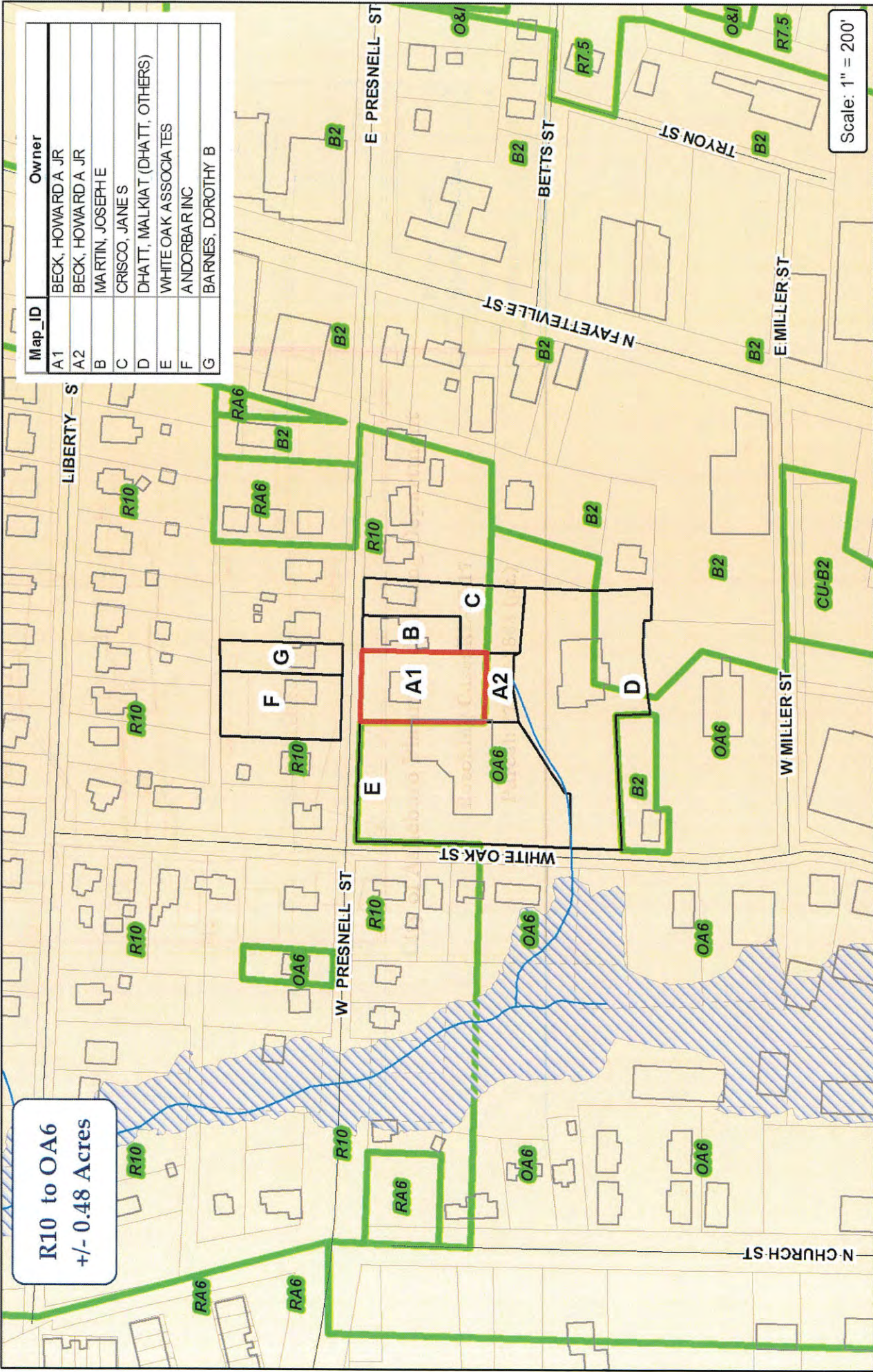
ETJ

City of Asheville Planning & Zoning Department

Rezoning Case: RZ-17-17

Parcel: 7751853863 (pt.)





Map_ID	Owner
A1	BECK, HOWARD A JR
A2	BECK, HOWARD A JR
B	MARTIN, JOSEPH E
C	CRISCO, JANE S
D	DHATT, MALKIAT (DHATT, OTHERS)
E	WHITE OAK ASSOCIATES
F	ANDORBAR INC
G	BARNES, DOROTHY B

R10 to OA6
+/- 0.48 Acres

City of Asheville Planning & Zoning Department

Rezoning Case: RZ-17-17

Parcel: 7751853863 (pt.)

Subject Property

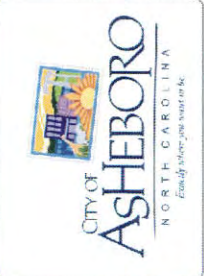
Adjoining Properties

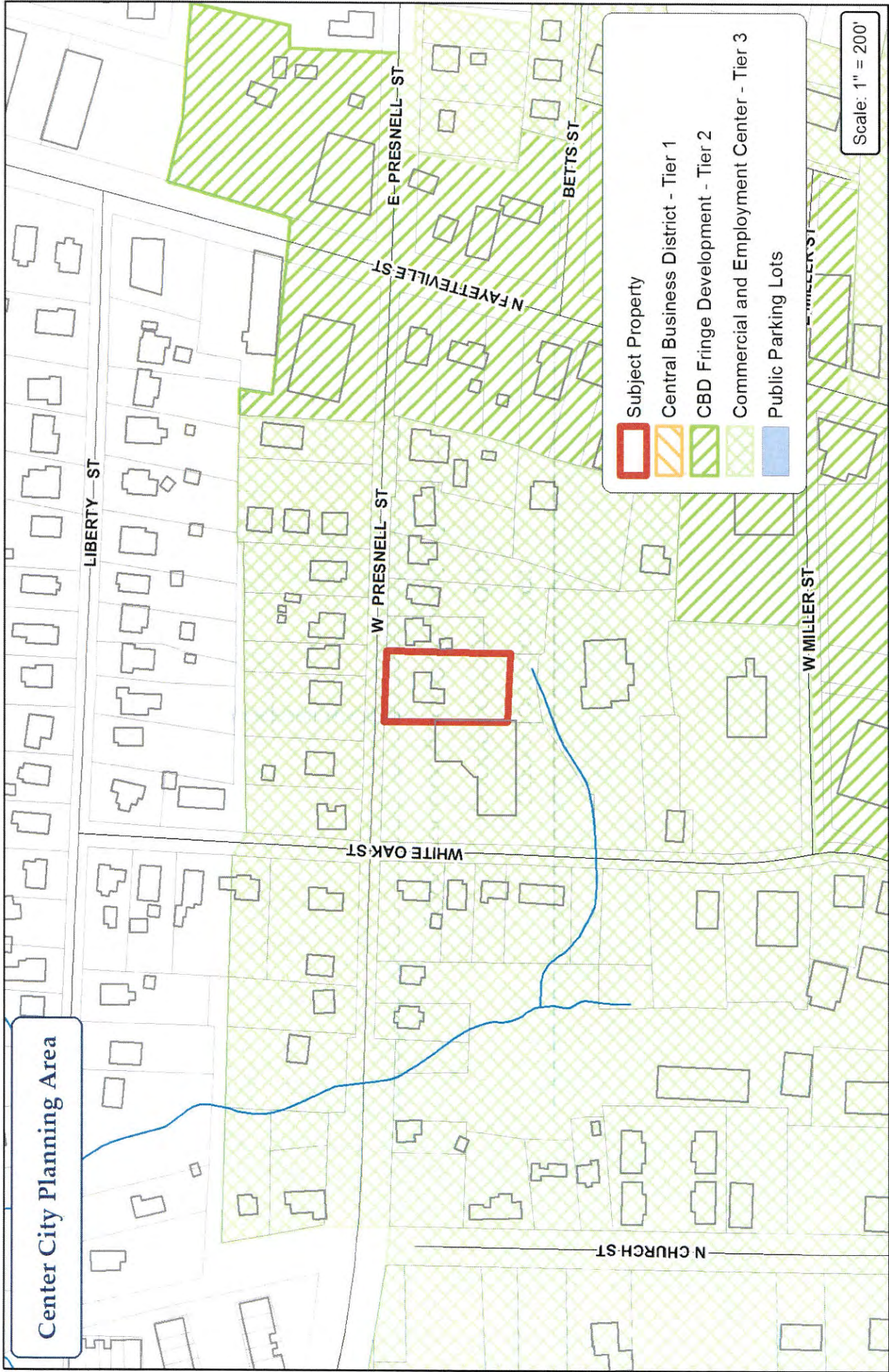
Zoning

City Limits



Scale: 1" = 200'

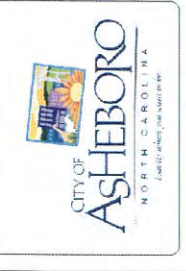


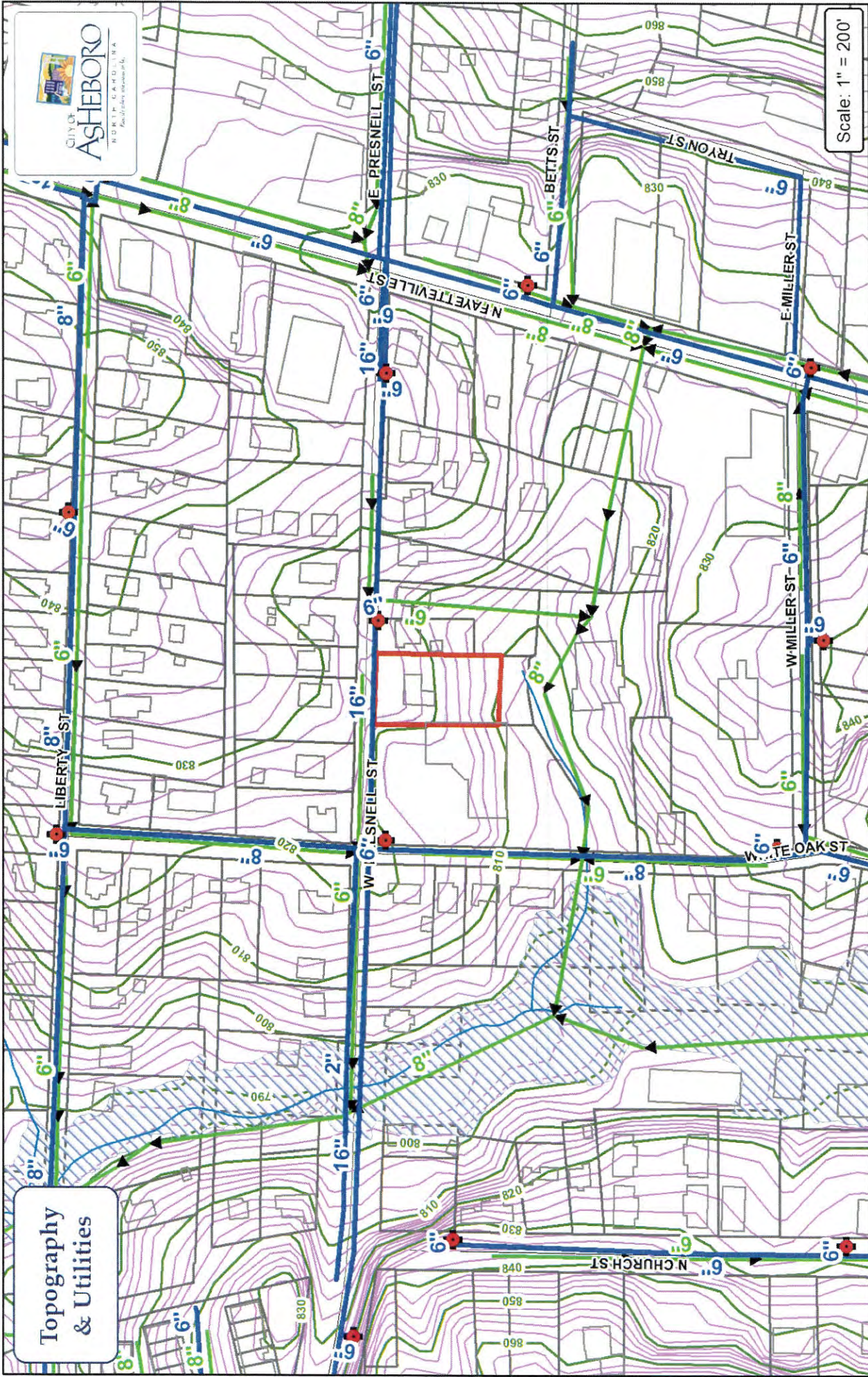


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-17

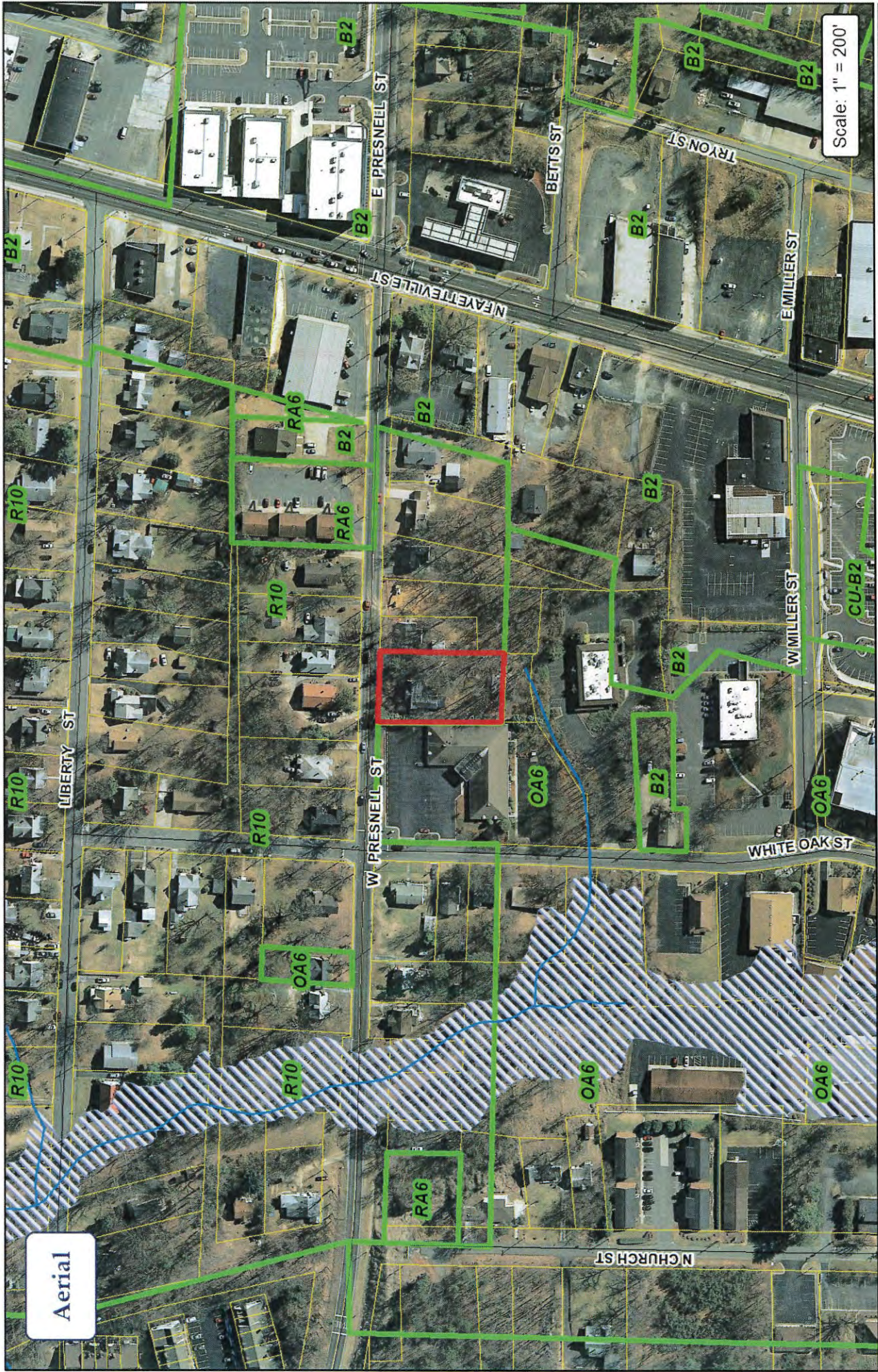
Parcel: 7751853863 (pt.)





City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-17-17
Parcel: 7751853863 (pt.)

		Water Main	Fire Hydrant
		Sewer Main	Pump Station
		Force Main	



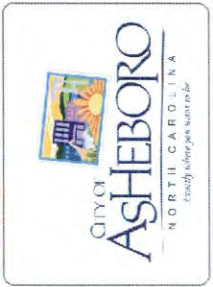
Subject Property

Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-17

Parcel: 7751853863 (pt.)





**RZ-17-18: Request to rezone from R10 (Medium-Density Residential) to I2
(General Industrial)**

(458 and 468 Veterans Loop Road)

Staff Report

Rezoning Staff Report

RZ Case # RZ-17-18

Date 11/6/2017 Planning Board
12/7/2017 City Council

General Information

Applicant Larry McKenzie & Amber McKenzie Vonnannon/ H.R. Gallimore, Agent

Address 126 Lanier Street

City Asheboro NC 27203

Phone 336-953-2913

Location 458 and 468 Veterans Loop Road

Requested Action Rezone from R10 (Medium-Density Residential) to I2 (General Industrial)

Existing Zone R10

Existing Land Use Undeveloped (previously single-family dwelling)

Size 5.61 acres +/-

Pin # 7659384087

Applicant's Reasons as stated on application

Industrial zoning in the area to be uniform with the area. Located in an employment center. Supported by the growth plan.

Surrounding Land Use

North Undeveloped Industrial

East Public Use Facility (NCDOT)

South Undeveloped Industrial

West Randolph County Jail/Undeveloped Industrial

Zoning History N/A

Legal Description

The property of William and Janet Tyler and Mc Mc Properties, LLC, located at 458 and 468 Veterans Loop Rd., totaling approximately 5.61 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7659384087

Analysis

1. The property is currently outside of the city limits. Extension of city services (water/sewer) will require annexation of the property.
2. Veterans Loop Road is a state-maintained road. The recent completion of New Century Drive connects Veterans Loop Road between Southmont Road/Bus 220 South with McDowell Road/I-73/I-74.
3. In 2010, five (5) parcels along Veterans Loop Road were rezoned from residential and commercial classifications (R10, R40, B2) to the I2 (General Industrial) zoning district. This request included property adjoining the subject property to the west and south across Veterans Loop Road.
4. The request is for an I2 (General Industrial) classification As described by the zoning ordinance "the intent of the I2 Industrial Development District is to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts."
5. The property is designated as an "Employment Center" by the Land Development Plan. The intent of the Employment Center is described as "To integrate a mixture of commercial, office & institutional, industrial, and open space uses into the fabric of the community, with ample sidewalks, street trees, on-street parking, public amenities & open space."

Rezoning Staff Report

RZ Case # RZ-17-18

Page 2

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation	Employment Center
Small Area Plan	Southeast
Growth Strategy Map Designation	Economic Development

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 9: Rezoning will benefit the economic vitality of the City's designated Economic Development Area.

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-17-18

Page 3

LDP Goals/Policies Which Do Not Support Request

Policy 2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office & 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

Several factors support this request. The requested I2 (General Industrial) zoning designation will allow economic development opportunities envisioned by the LDP's designation of the property as an Employment Center and the Growth Strategy map's designation of the property as an Economic Development area.

While staff acknowledges the presence of some residential land uses in the vicinity, Veterans Loop Road has become increasingly positioned to become the Employment Center envisioned by the LDP with new industrial development occurring in the vicinity, and recent rezoning activity will support additional industrial development. Staff also acknowledges that, as stated by the zoning ordinance intent for the I2 district, performance standards help mitigate impacts adjoining residential uses may experience from uses permitted within the I2 district.

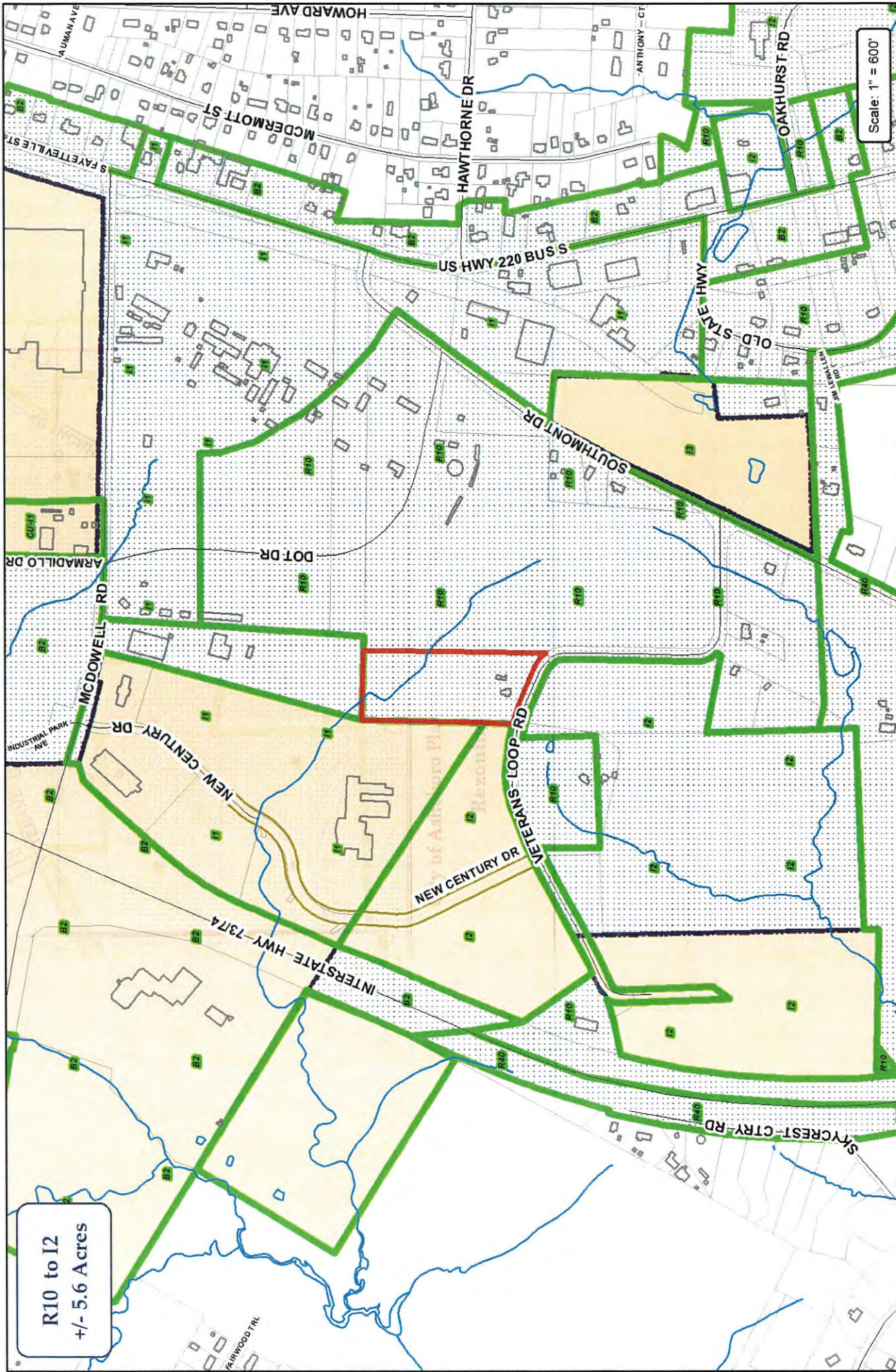
The recent extension of New Century Drive to Veterans Loop Road also creates an important connection for the property and adjoining properties to the I-73/I-74 corridor, which will encourage additional economic development.

Finally, no known environmental factors are negative concerning the requested I2 designation of the property.

Considering these factors, staff believes the requested I2 district is consistent with the adopted LDP and is therefore reasonable in the public interest.

Recommendation

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





CITY OF ASHEBORO
NORTH CAROLINA

City of Asheville Planning & Zoning Department

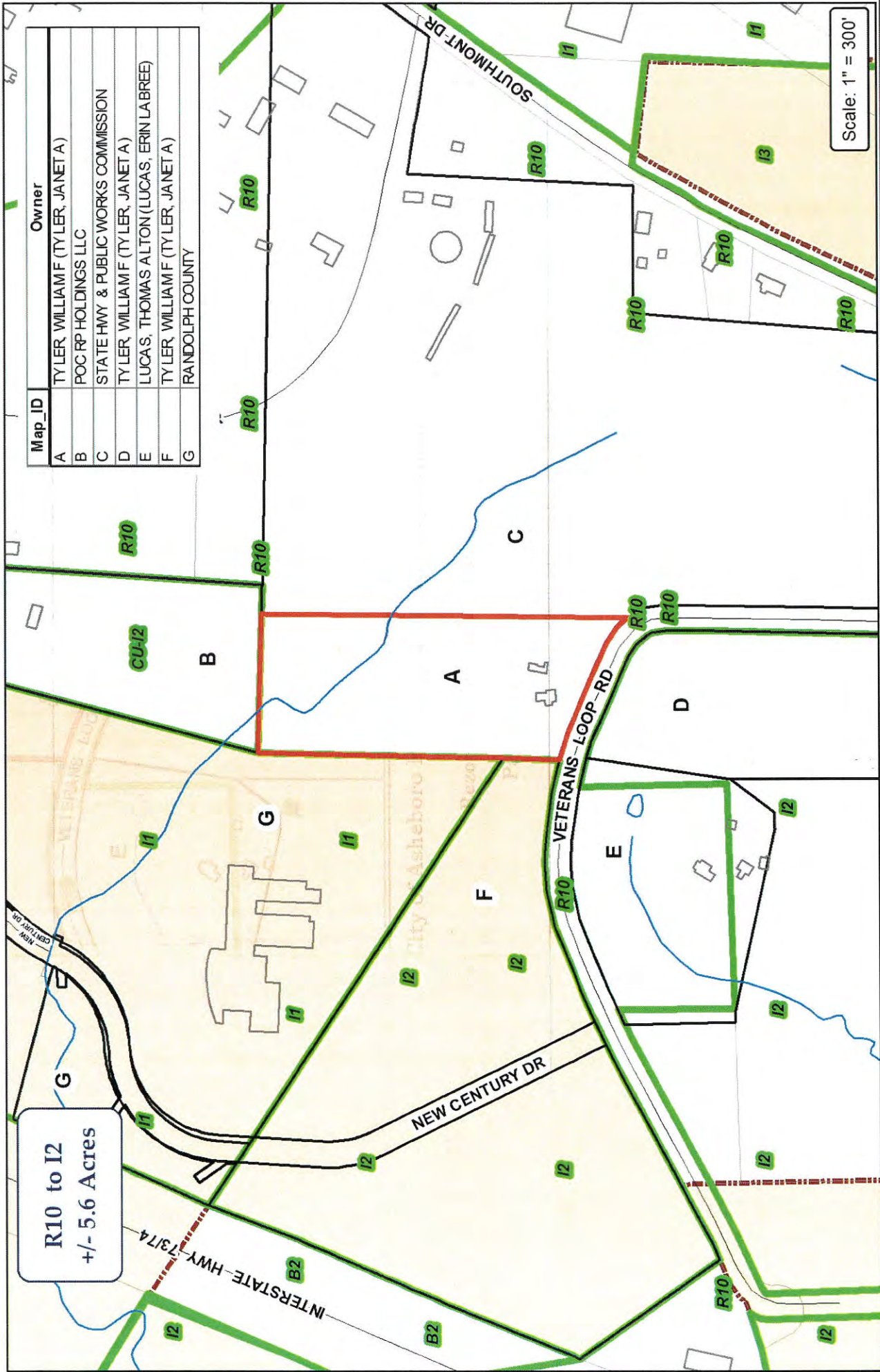
Rezoning Case: RZ-17-18

Parcel: 7659384087



Scale: 1" = 600'

Subject Property
 Zoning
 City Limits
 ETJ



Map_ID	Owner
A	TYLER WILLIAM F (TYLER, JANETA)
B	POC RP HOLDINGS LLC
C	STATE HWY & PUBLIC WORKS COMMISSION
D	TYLER WILLIAM F (TYLER, JANETA)
E	LUCAS, THOMAS ALTON (LUCAS, ERIN LABREE)
F	TYLER WILLIAM F (TYLER, JANETA)
G	RANDOLPH COUNTY

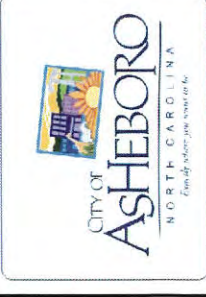


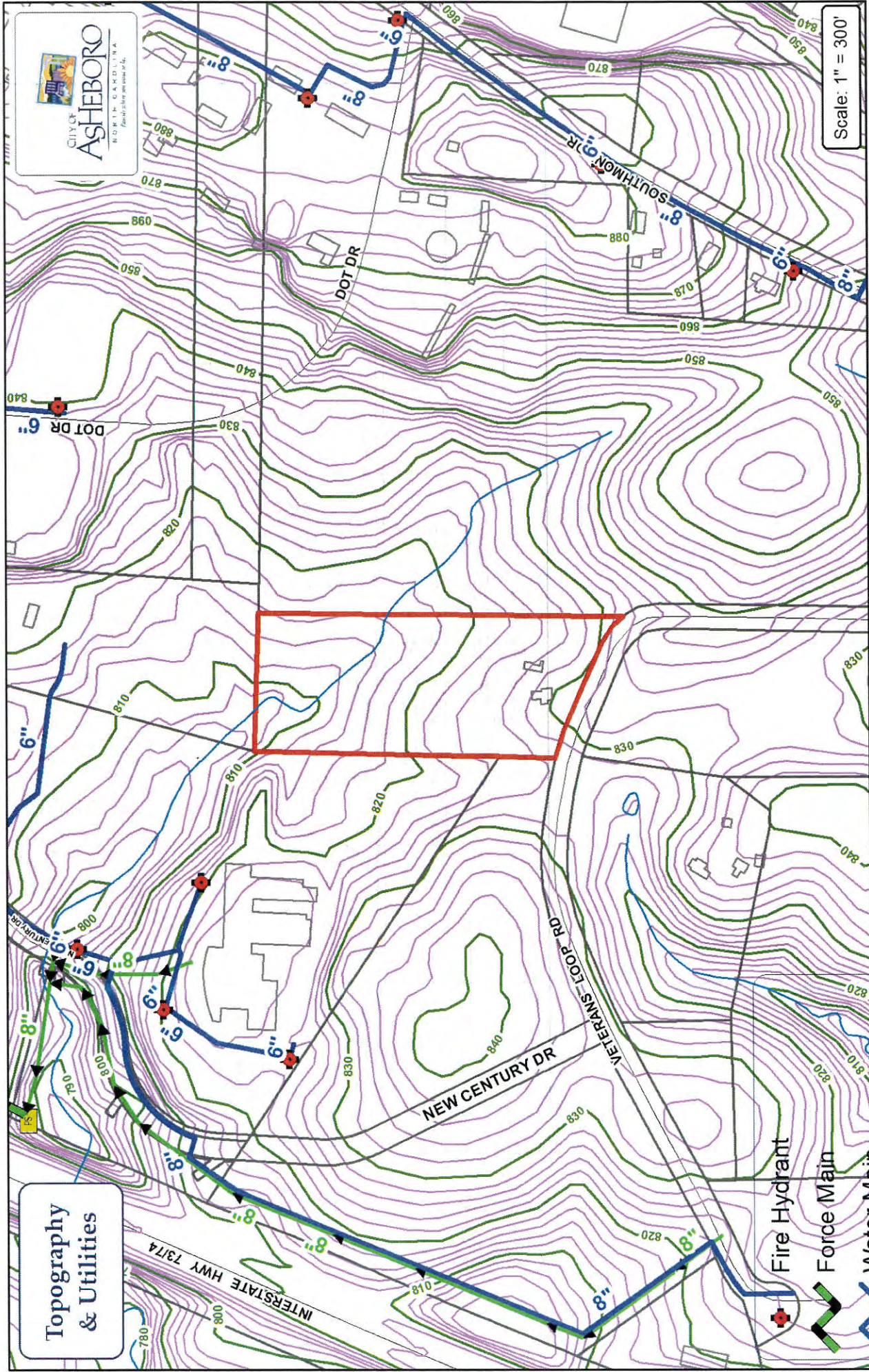
 Subject Property
 Adjoining Properties
 Zoning
 City Limits

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-18

Parcel: 7659384087





City of Asheville
Planning & Zoning Department

Rezoning Case: RZ-17-18

Parcel: 7659384087

Scale: 1" = 300'

Subject Property

Topography & Utilities

- Sewer Main
- Pump Station
- New_Century_Prop_ROW
- Fire Hydrant
- Force Main
- Water Main



Aerial



Subject Property

Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-18

Parcel: 7659384087





SUB-17-04: Jackson's Run
Subdivision Sketch Design Review

(Forest Park Drive)

Staff Report

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-17-04

Date 11/6/2017 PB
11/9/2017 Council

GENERAL INFORMATION

Subdivision Name Jackson's Run
Requested Action Subdivision Sketch Design
Applicant Wade Journey Homes
Address 3300 Battleground Ave., Suite 230, Greensboro, NC
Phone 336-282-3606
Location Terminus of Waterside Dr. north of Hub Morris Road approximately 600' east of North Fayetteville St./west side of Forest Park Drive

PARCEL INFORMATION

PIN 7763265981, 7763275095, 7763270025, 7763265467, 7763265562, 7763164590 (portion)

Size 38.787 acres +/- (all five parcels) **Number of Lots** 131 + common area

Existing Zoning CU-RA6/R10 **Average Lot Size** 2,222.318 sq. ft.

Existing Land Use Planned Unit Development (this phase is uncompleted).

Surrounding Land Use

North Medium-density residential **East** Low- to Medium-Density Res.

South PUD/Low-Med. Density Res. **West** Low-Density Residential/Commercial/Industrial

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map Northeast

Identified Activity Center? No

Development Issues

1. A request concerning this property was previously reviewed and approved, consisting of 117 lots with two to three dwellings per structure. This request included a rezoning, subdivision sketch design, and conditional use permit. Most recently, a subdivision preliminary plat was approved, which allows construction to begin, subject to meeting regulator requirements reviewed by city staff.
2. The applicant has filed a new application consisting of detached dwellings, increasing the number of units from 117 to 131, proposing different building designs, and changing the boundary of the subdivision by recombining properties in this development and the adjoining Phase 1 of Waterford Villas. The proposal also includes discontinuing Waterside Drive at the boundary of the proposed subdivision (Jackson's Run) adding a second entrance off Forest Park Drive.
3. The actions in (2) above require a new conditional use permit and a new subdivision sketch design.
4. While Waterford Villas, Phase 1 (recorded in Plat Book 115, page 80- Randolph County Register of Deeds) will be included in the Conditional Use Permit review due to modifications of that Planned Unit Development, the Subdivision review will not include Waterford Villas, Ph. 1.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering Plat comments/corrections are pending (as of 11-1-17).

Public Works 1. Water/sewer certifications and as-built engineering are required with the final plat.
2. New construction plans shall be submitted prior to starting development. Plans must show on the site proposed locations of the individual water & sewer services with connections to the mainlines for each of the proposed units.

Planning 1. A proportionate amount of recreation space (including required access to this space) as required by the Zoning and Subdivision Ordinance must be installed.
2. Prior to construction, approval of the "Final Decision Document" and all applicable regulatory approvals shall be granted.
Plat corrections have been addressed as of 7-12-17.
3. Homeowners' documents, shall be recorded with the final plat, including restrictions concerning recreational vehicle parking and maintenance mechanisms for the common area .
4. Other plat comments/corrections are pending (as of 10-31-17)

Other Randolph County Schools: See attached
NCDOT: No additional improvements will be required.
Fire Dept.: Proposed turnaround/hydrant locations are adequate.

Staff Recommendation Staff's recommendation is pending (as of 11-1-17).

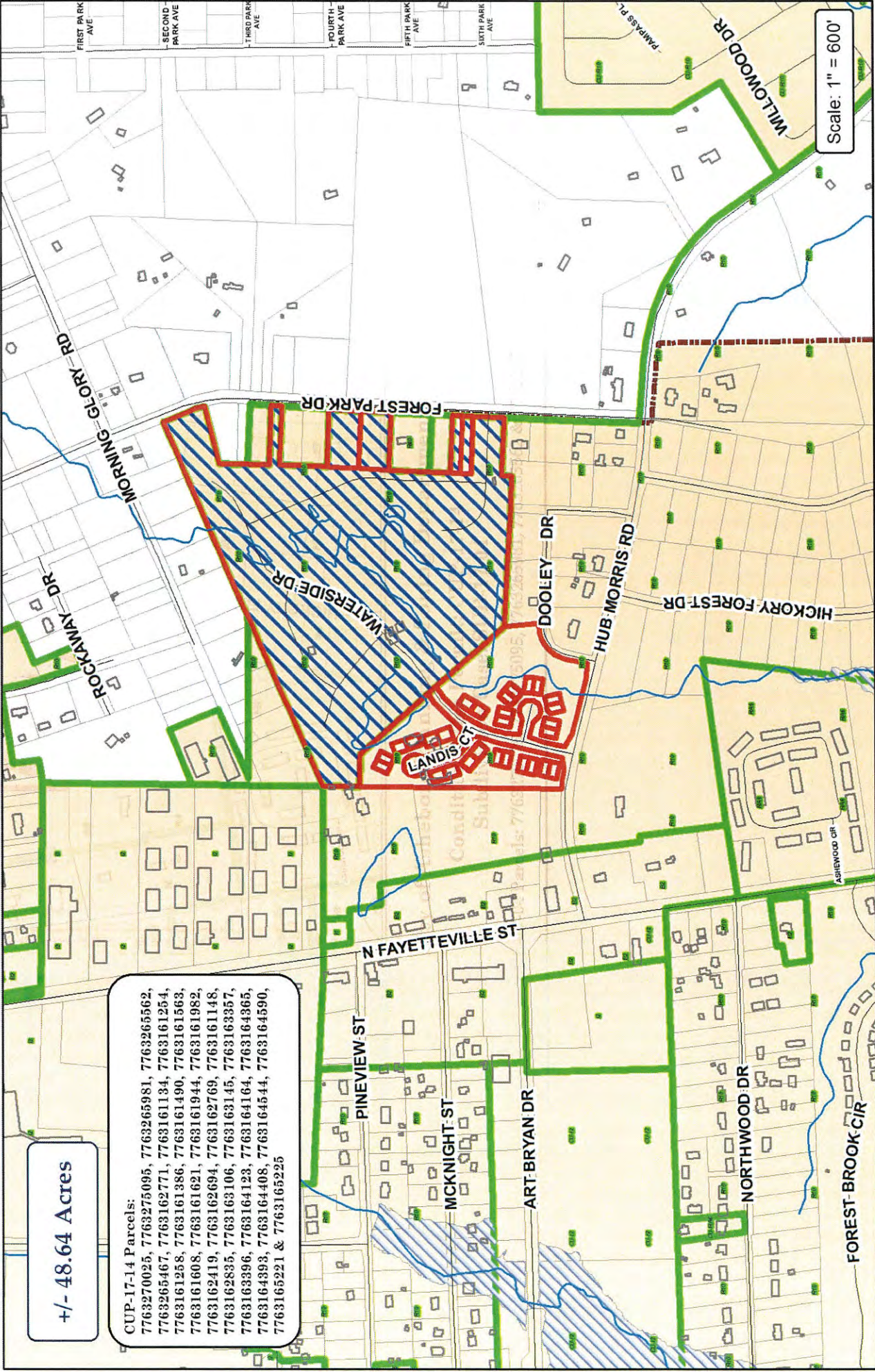
Planning Board Recommendation The Planning Board will consider this request during its November 6, 2017 meeting. A recommendation will be available after this meeting.

Randolph County Schools comments regarding proposed Jackson's Run subdivision:

Note: These comments were provided by Randolph County Schools during the review of the previous request (Waterford Villas Phase 2, consisting of 117 units) on March 21, 2017.

After review of the new proposal (Jackson's Ridge, consisting of 131 units), Marty A. Trotter, Assistant Superintendent- Operations Division, stated that there were no additional comments on October 26, 2017.

- Proposed development feeds into Randleman Elementary, Randleman Middle and Randleman High schools
- Randleman Elementary is at capacity with 10 mobile units on campus to handle Specials (art and music) and other pull out classes; currently we have 7 (72 passenger - these are the largest capacity buses we own) buses and two are already running double routes
- Randleman Middle has some space to grow
- Randleman HS is over capacity and has 21 mobile units on campus to handle core and elective classes as well as other pull out classes; currently our middle and high school share buses, we currently have 14 (72 passenger) buses and two are also running double routes



Scale: 1" = 600'



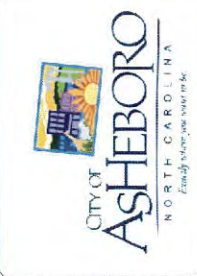
SUB-17-04
 CUP-17-14
 Zoning
 City Limits

City of Asheville Planning & Zoning Department

Conditional Use Permit: CUP-17-14

Subdivision Case: SUB-17-04

SUB-17-04 Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467



+/- 48.64 Acres

- CUP-17-14 Parcels:
- 7763270025, 7763275095, 7763265981, 7763265562,
 - 7763265467, 7763162771, 7763161134, 7763161254,
 - 7763161258, 7763161386, 7763161490, 7763161563,
 - 7763161608, 7763161621, 7763161944, 7763161982,
 - 7763162419, 7763162694, 7763162769, 7763161148,
 - 7763162835, 7763163106, 7763163145, 7763163357,
 - 7763163396, 7763164123, 7763164164, 7763164365,
 - 7763164393, 7763164408, 7763164544, 7763164590,
 - 7763165221 & 7763165225

CUP-17-14 Parcels:

7763270025, 7763275096, 7763265981, 7763265562,
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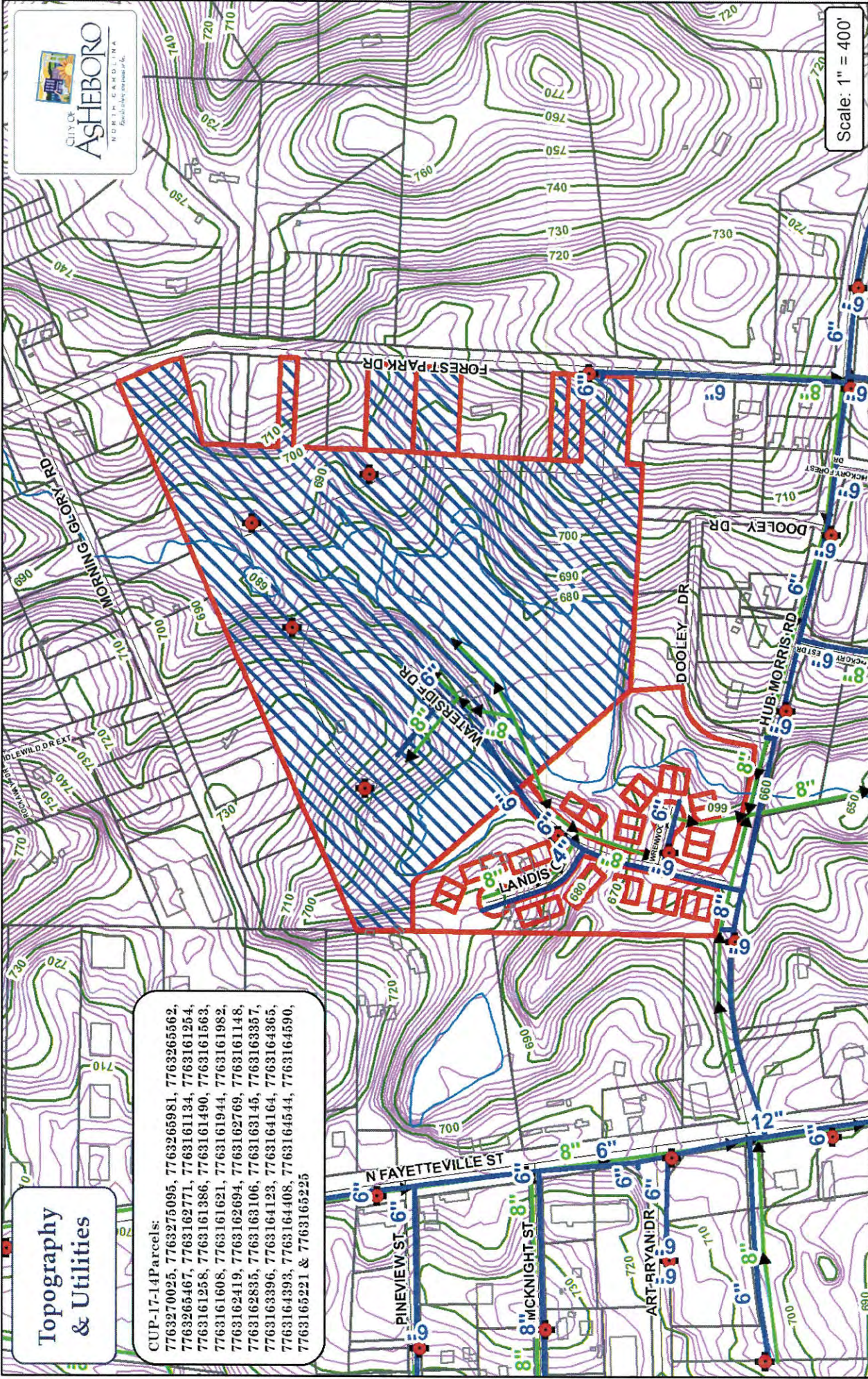


CITY OF
ASHEBORO
NORTH CAROLINA
Finally where you want to be.



 SUB-17-04
 CUP-17-14
 Adjoining Properties
 City Limits

SUB-17-04 Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467



Topography & Utilities

CUP-17-14 Parcels:
 7763270025, 7763275095, 7763265562, 7763265467, 7763162771, 7763161134, 7763161254, 7763161258, 7763161386, 7763161490, 7763161563, 7763161608, 7763161621, 7763161944, 7763161982, 7763162419, 7763162694, 7763162769, 7763161148, 7763162835, 7763163106, 7763163145, 7763163357, 7763163396, 7763164123, 7763164164, 7763164365, 7763164393, 7763164408, 7763164544, 7763164590, 7763165221 & 7763165225

Water Main

Sewer Main

Force Main

Fire Hydrant

Pump Station

City of Asheboro Planning & Zoning Department
 Conditional Use Permit: CUP-17-14
 Subdivision Case: SUB-17-04

SUB-17-04

CUP-17-14



SUB-17-04 Parcels: 7763270025, 7763275095, 7763265562 & 7763265467

Aerial

CUP-17-14 Parcels:
 7763270025, 7763275095, 7763265981, 7763265562,
 7763265467, 7763162771, 7763161134, 7763161254,
 7763161258, 7763161386, 7763161490, 7763161563,
 7763161608, 7763161621, 7763161944, 7763161982,
 7763162419, 7763162694, 7763162769, 7763161148,
 7763162835, 7763163106, 7763163145, 7763163357,
 7763163396, 7763164123, 7763164164, 7763164365,
 7763164393, 7763164408, 7763164544, 7763164590,
 7763165221 & 7763165225

Scale: 1" = 400'



City of Asheboro Planning & Zoning Department

Conditional Use Permit: CUP-17-14

Subdivision Case: SUB-17-04



Zoning



SUB-17-04 Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467



Consideration of Proposed 2018 Meeting Dates

Staff Note: The following meeting dates will be presented to Planning Board members during the November 6, 2017 meeting for review and comment. The Board will be asked to act on the proposal at the next regularly scheduled Board meeting (December 4, 2017).

Planning Board Proposed 2018 Meeting Dates

Monday, January 8, 2018*

Monday, February 5, 2018

Monday, March 5, 2018

Monday, April 2, 2018 **(Easter Monday?)**

Monday, May 7, 2018

Monday, June 4, 2018

Monday, July 9, 2018**

Monday, August 6, 2018

Monday, September 10, 2018***

Monday, October 1, 2018

Monday, November 5, 2018

Monday, December 3, 2018

*City Hall is closed on January 1, 2018 in observance of New Year's Holiday

**This date is selected due to July 2, 2018 preceding the July 4, 2018 Independence Day Holiday.

***City Hall is closed on September 3, 2018 in observance of Labor Day