

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

Tuesday, January 2, 2018

7:00 PM

AGENDA

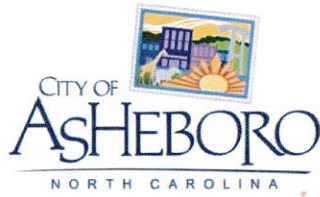
- I. Call to Order
- II. Consent Agenda Items
 - a.) Approval of Minutes from December 4, 2017 Meeting
 - b.) Approval of Final Decision Document for BOA-17-03
- III. Review of Cases
- IV. Rezoning Items
 - a.) RZ-18-01: Request to rezone property located at 3418 US 220 Business South from R10 (Medium-Density Residential) to B2 (General Commercial)
 - b.) RZ-18-02: Request to establish initial city zoning (R10 Medium-Density Residential) on property located at 200 Foster Street
 - c.) RZ-18-03: Request to rezone property located at 1994 US Hwy. 64 East from CU-B2 (Conditional Use General Commercial) to B2 (General Commercial)
- V. Items Not on the Agenda
- VI. Adjournment



Consent Agenda Items

- a.) Approval of Minutes from December 4, 2017 Meeting
- b.) Approval of Final Decision Document for BOA-17-03
(RE: 1080 W. Dixie Dr.)

As of December 20, 2017, the above items are not yet available.



**RZ-18-01: Request to rezone from R10 (Medium-Density Residential) to B2
(General Commercial)**

(3418 US 220 Business South)

Staff Report

Rezoning Staff Report

RZ Case # RZ-18-01

Date 1/2/2017 Planning Bd.
2/8/2017 Council

General Information

Applicant George Venters and Glandon Forest Equity, LLC

Address 3825 Barrett Drive Suite 100

City Raleigh NC 27609

Phone 919-459-2602

Location 3418 US Bus. 220 S.

Requested Action Rezone from R10 (Medium-Density Residential) to B2 (General Commercial)

Existing Zone R10

Existing Land Use Undeveloped (previously single-family residence)

Size 2.81 acres +/-

Pin # 7659555061 and 7659546951 (portion)

Applicant's Reasons as stated on application

See attached

Surrounding Land Use

North Single-family residential

East Industrial/Residential

South Industrial

West Low-Density Residential/Undeveloped

Zoning History N/A

Legal Description

The properties of Lawrence B. Cranford Sr. Trading Company, located at 3418 US Hwy. 220 Business South, identified by Randolph County Parcel Identification Number (PIN) 7659555061 and a portion of PIN 7659546951 totaling approximately 2.81 acres +/-.

Analysis

1. The property is currently outside the city limits.
2. US 220 Bus. South is a state-maintained major thoroughfare at this location. Old State Highway (SR 1148) is a state-maintained gravel road that is approximately 10 feet wide at this location.
3. The requested B2 district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
4. The area includes a mix of residential (single-family, multi-family and manufactured housing), commercial, and industrial uses.
5. The Land Development Plan map designates the subject property along US 220 Business S. as part of a "neighborhood center", which is described as a "small, pedestrian-oriented, neighborhood activity center with a mix of uses." Commercial uses are a component of a neighborhood center,

Rezoning Staff Report

RZ Case # RZ-18-01

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	Neighborhood Activity Center
Small Area Plan	Southeast
Growth Strategy Map Designation	Adjacent Developed

LDP Goals/Policies Which Support Request

Checklist Item 1. Rezoning is compliant with the Proposed Land Use Map.

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan.

Checklist Items 12, 13, and 14: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%.

Rezoning Staff Report

RZ Case # RZ-18-01

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 6: Existing infrastructure is not adequate to support the desired zone. (water, sewer, roads, schools, etc.) (Specifically related to road design of Old State Highway and lack of curb/gutter along public rights-of-way)

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

The US 220 Business South corridor has a variety of residential, commercial, and industrial uses and zoning in this area. The Land Development Plan and Southeast Small Area Plan designate this property as within a Neighborhood Center, which envisions a mix of pedestrian scale residential and non-residential uses. Commercial uses are an important component of a neighborhood center, and the LDP states that a goal of commercial uses within a Neighborhood Center is "to offer local residents an opportunity to shop for everyday items close to home." Although the lack of curb and gutter on public rights-of-way abutting the property make pedestrian improvements conceived by the Land Development Plan unlikely at this time, rezoning the property to a commercial district does begin to implement the neighborhood center concept.

In terms of transportation considerations, the property's direct access to US 220 Business and state driveway permitting requirements should help ensure safe traffic movements into and out of any future development. Old State Highway is currently inadequate for commercial traffic and both state driveway permitting and city zoning requirements likely would preclude commercial access.

Considering these factors, staff believes the requested B2 district is consistent with the adopted LDP and is therefore reasonable and in the public interest.

Recommendation

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

PROVIDED BY APPLICANT

ORDINANCE AMENDMENT INFORMATION

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

The proposed retail development location is on Parcel 7659555061 and a portion of 7659546951 which are zoned R-10. The proposal is to rezone the area needed for the development to B-2 General Commercial.

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

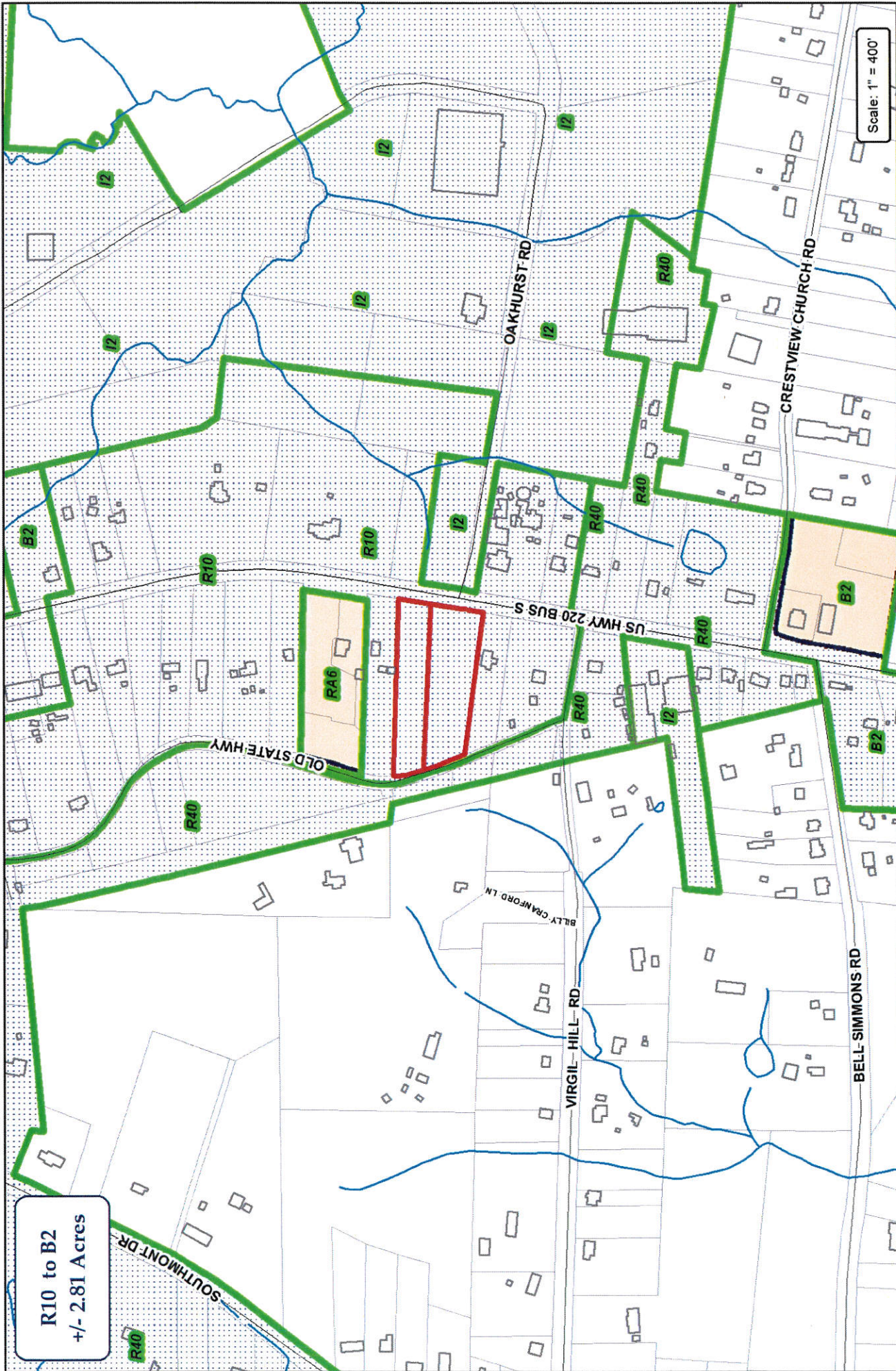
The proposed development meets the future land use plan of the City. There is currently residential and industrial zoned property adjacent to the site. The proposed development is a small retail store that will have onsite parking and meet the requirements of the City and State.

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

The proposed development meets the future land development plan per discussion with the Planning Department.

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

The proposed development is not a high traffic business. NCDOT has preliminarily approved the development per their requirements. This development will also connect to City water and sewer and proceed with the annexation into the City.



R10 to B2
+/- 2.81 Acres



Scale: 1" = 400'

Subject Property

Zoning

City Limits

ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-01

Parcel: 7659555061 & 7659546951 (pt.)



CITY OF
ASHEBORO
NORTH CAROLINA
Community growth. Quality of life.



Map_ID	Owner
A1	LAWRENCE B CRANFORD SR TRADING COMPANY
A2	LAWRENCE B CRANFORD SR TRADING COMPANY
A3	LAWRENCE B CRANFORD SR TRADING COMPANY
B	CRANFORD, LAWRENCE B SR
C	LAWRENCE B CRANFORD SR TRADING COMPANY
D	WHITE, LEROY MCSWAIM HEIRS
E	THOMAS, VERNIE M (THOMAS, PATRICIA)
F	WHITE, LEROY MCSWAIM HEIRS
G	KING, PAULINE W
H	WHA TLEY, JOSEPH H
I	GOLDEN HAWK LLC
J	BROWER, DONNIE DENNIS (BROWER, WILLIAM JAMES)

Scale: 1" = 200'



Subject Property

Adjoining Properties

Zoning

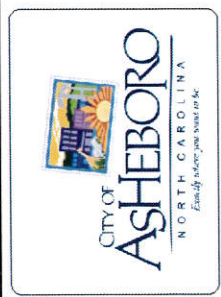
City of Asheboro Planning & Zoning Department

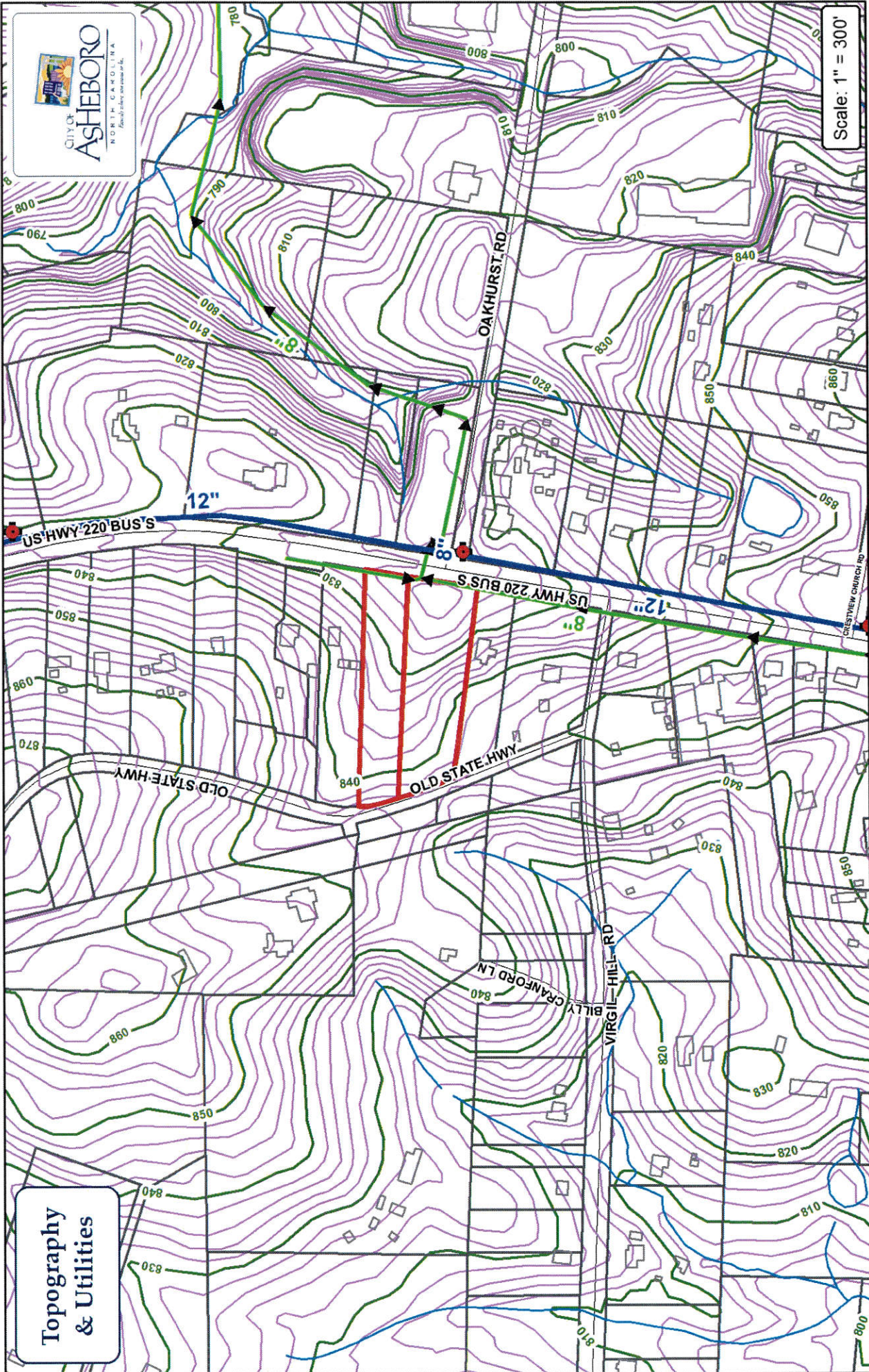
Rezoning Case: RZ-18-01

Parcel: 7659555061 & 7659546951 (pt.)

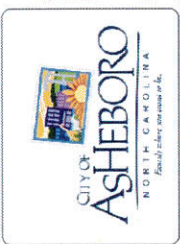
City Limits

ETJ





Topography
& Utilities



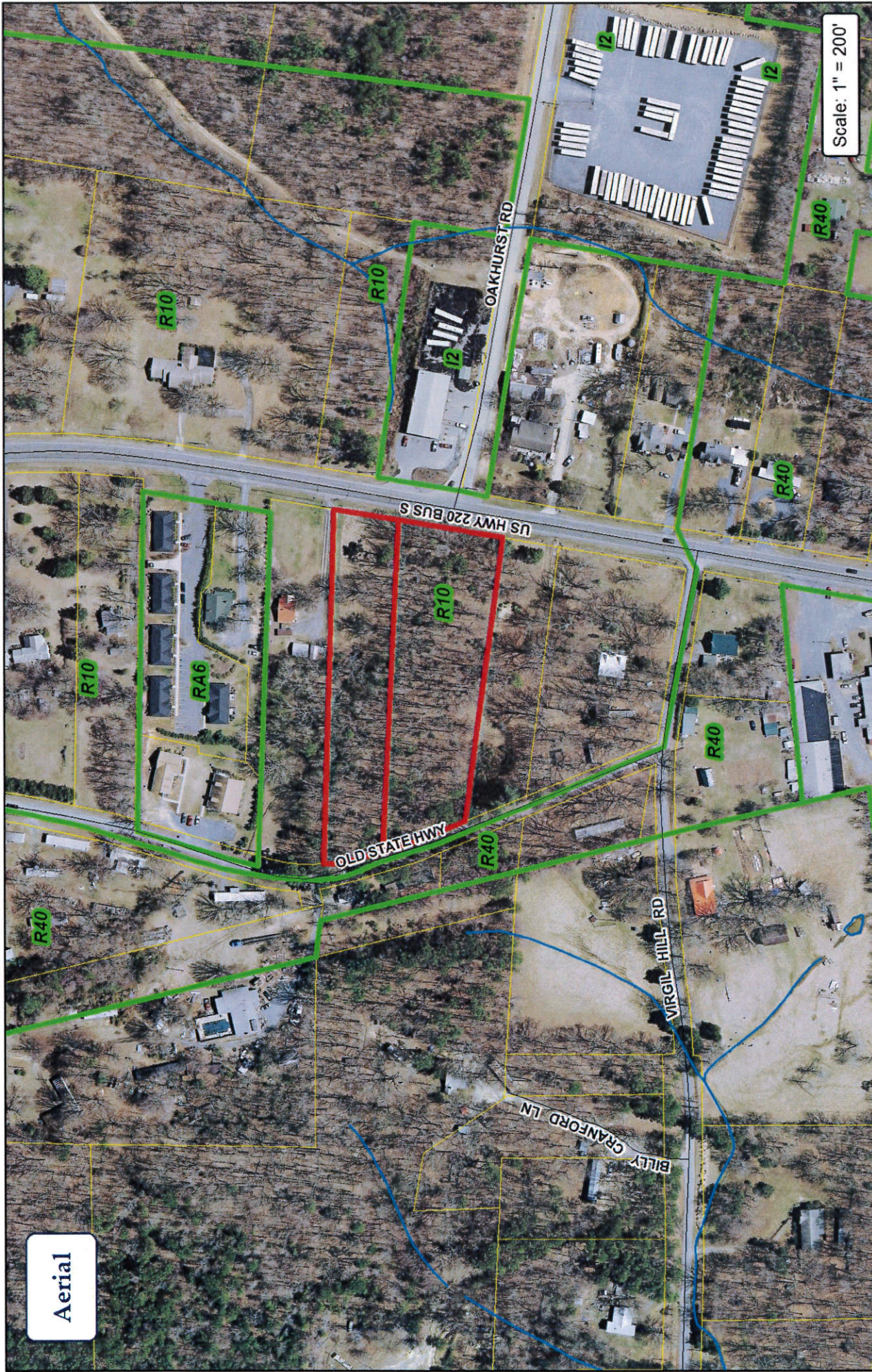
Scale: 1" = 300'



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-18-01
Parcel: 7659555061 & 7659546951 (pt.)

Subject Property

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



Aerial

Scale: 1" = 200'

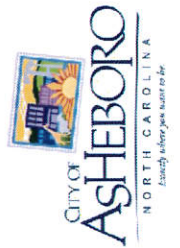


Subject Property
Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-01

Parcel: 7659555061 & 7659546951 (pt.)





**RZ-18-02: Request to rezone from Randolph County Zoning to R10
(Medium-Density Residential)**

(200 Foster Street)

Staff Report

Rezoning Staff Report

RZ Case # RZ-18-02

Date 1/2/2017 Planning Bd.
2/8/2017 Council

General Information

Applicant City of Asheboro
Address 146 North Church Street
City Asheboro NC 27203
Phone 336-626-1201
Location 200 Foster Street

Requested Action Apply City of Asheboro zoning (R10 Medium-Density Residential) to property recently annexed into the City

Existing Zone RE (Randolph Co. Zoning) **Existing Land Use** Single-family dwelling
Size 15,454 sq. ft. +/- **Pin #** 7750736791

Applicant's Reasons as stated on application

As stated in the analysis below, the property was recently annexed into the city of Asheboro, effective 12-7-2017. State law requires that the city apply zoning to the property within sixty (60) days of the annexation. The Land Development Plan previously designated the property for neighborhood residential use. The property was previously in the City's zoning jurisdiction and zoned R10.

Surrounding Land Use

North Single-family dwelling	East Single-family dwelling
South Single-family dwelling	West Commercial (currently place of worship)

Zoning History January, 2013: Property was removed from City's extraterritorial zoning jurisdiction (ETJ)

Legal Description

The property of A Town Investments, LLC, located at 200 Foster Street, totaling approximately 15,454 sq. ft. +/- and more specifically identified by Randolph County Parcel Identification Number 7750736791.

Analysis

1. The property was recently annexed into the city limits (effective 12-7-2017).
2. Foster Street is a state-maintained road.
3. In January, 2013, the property, along with adjacent properties to the north, south, and east, were released from the City's zoning jurisdiction.
4. The property owner requested annexation of the property. State law requires that zoning be applied to the property within sixty (60) days of the date of annexation.
5. Properties immediately to the west along South Fayetteville Street include a mix of institutional, commercial, and industrial uses. Properties to the north, south, and east consist primarily of single-family uses, with some two-family and multi-family uses north of the property.
6. The current Land Development Plan does not map this property due to its removal from the city's ETJ in 2013. The small area plan, and designations of the property listed on p. 2 of this report are from the 1999 LDP.
7. The proposed R10 district allows a single-family dwelling on a property with at least 10,000 SF and a two-family dwelling on a property with at least 15,000 SF.

Rezoning Staff Report

RZ Case # RZ-18-02

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 Neighborhood Residential* (See Staff Analysis #6)
Small Area Plan Central
Growth Strategy Map Designation Adjacent Developed* (See Staff Analysis #6)

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

Checklist Item 4: The proposed rezoning is compatible with surrounding land uses.

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan.

Checklist Item 10: Rezoning is consistent with Land Category Descriptions

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%.

2.2.1 The City will periodically evaluate expansion and contraction of extra-territorial jurisdiction to areas likely to be annexed within a reasonable time frame. Greatest priority will be given to expansion of the ETJ in areas where transportation or infrastructure improvements are planned, or where the benefit of expansion outweighs the cost of providing services.

Rezoning Staff Report

RZ Case # RZ-18-02

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LDP Goals/Policies Which Do Not Support Request

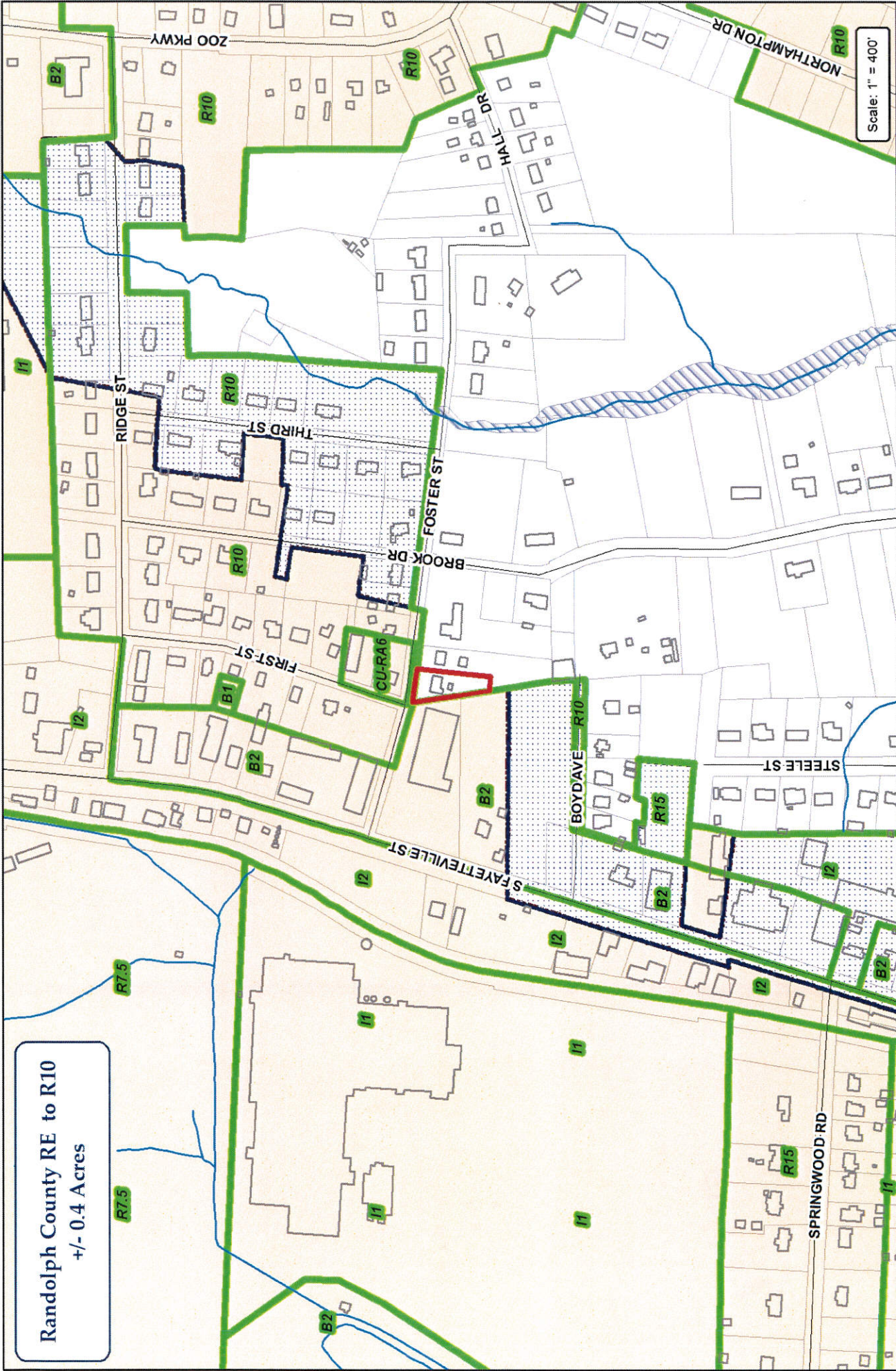
Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

Recent annexation of the subject property compels the city to place an appropriate zoning designation on the property. Prior to 2013, the property was designated with an R10 (Medium-Density Residential) zoning designation. The previous "neighborhood residential" LDP designation of the property is described as intended for "single-family & limited multi-family residential uses." The Central Small Area plan reiterates this intent by emphasizing preservation of existing residential neighborhoods at similar density to adjacent residential properties. The R10 zoning district applies to the majority of the residential neighborhood within the City's ETJ north of Foster Street, making the proposed R10 district conducive to this property.

Finally, there are no known environmental factors that are negative towards the request.

Considering these factors, staff believes the requested R10 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.



Randolph County RE to R10
+/- 0.4 Acres

Scale: 1" = 400'

Subject Property

Zoning

City Limits

ETJ

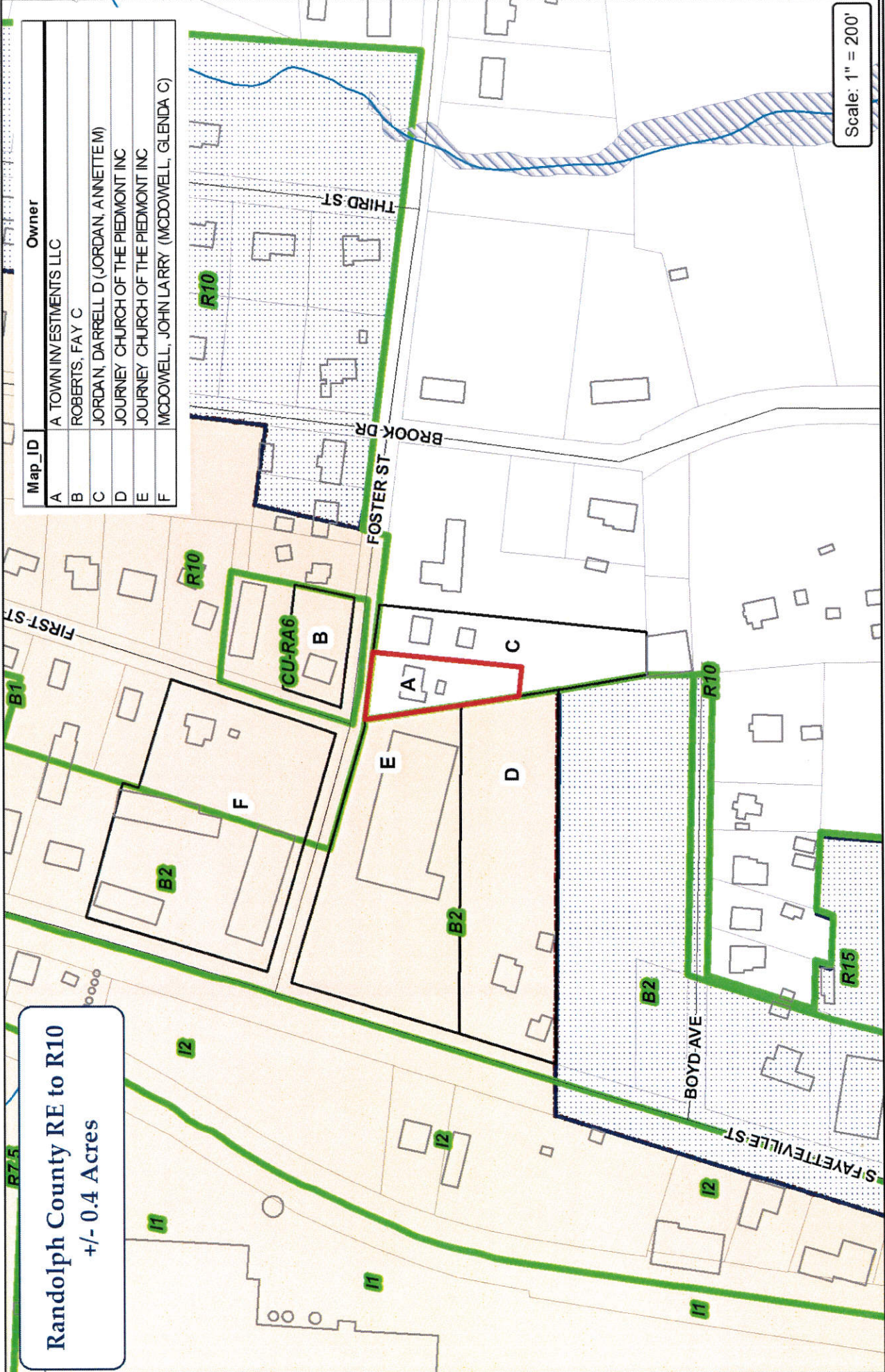
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-02

Parcel: 7750736791

CITY OF ASHEBORO
NORTH CAROLINA

The subject property has recently been annexed and is currently inside the city limits. Mapping updates showing the parcel inside the city limits are pending.



Map_ID	Owner
A	A TOWN INVESTMENTS LLC
B	ROBERTS, FAY C
C	JORDAN, DARRELL D (JORDAN, ANNETTE M)
D	JOURNEY CHURCH OF THE PIEDMONT INC
E	JOURNEY CHURCH OF THE PIEDMONT INC
F	MCDOWELL, JOHN LARRY (MCDOWELL, GLENDA C)

Scale: 1" = 200'



Subject Property

Adjoining Properties

Zoning

Randolph County RE to R10
+/- 0.4 Acres

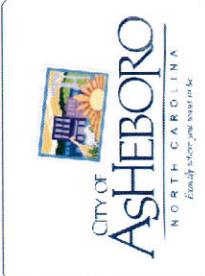
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-02

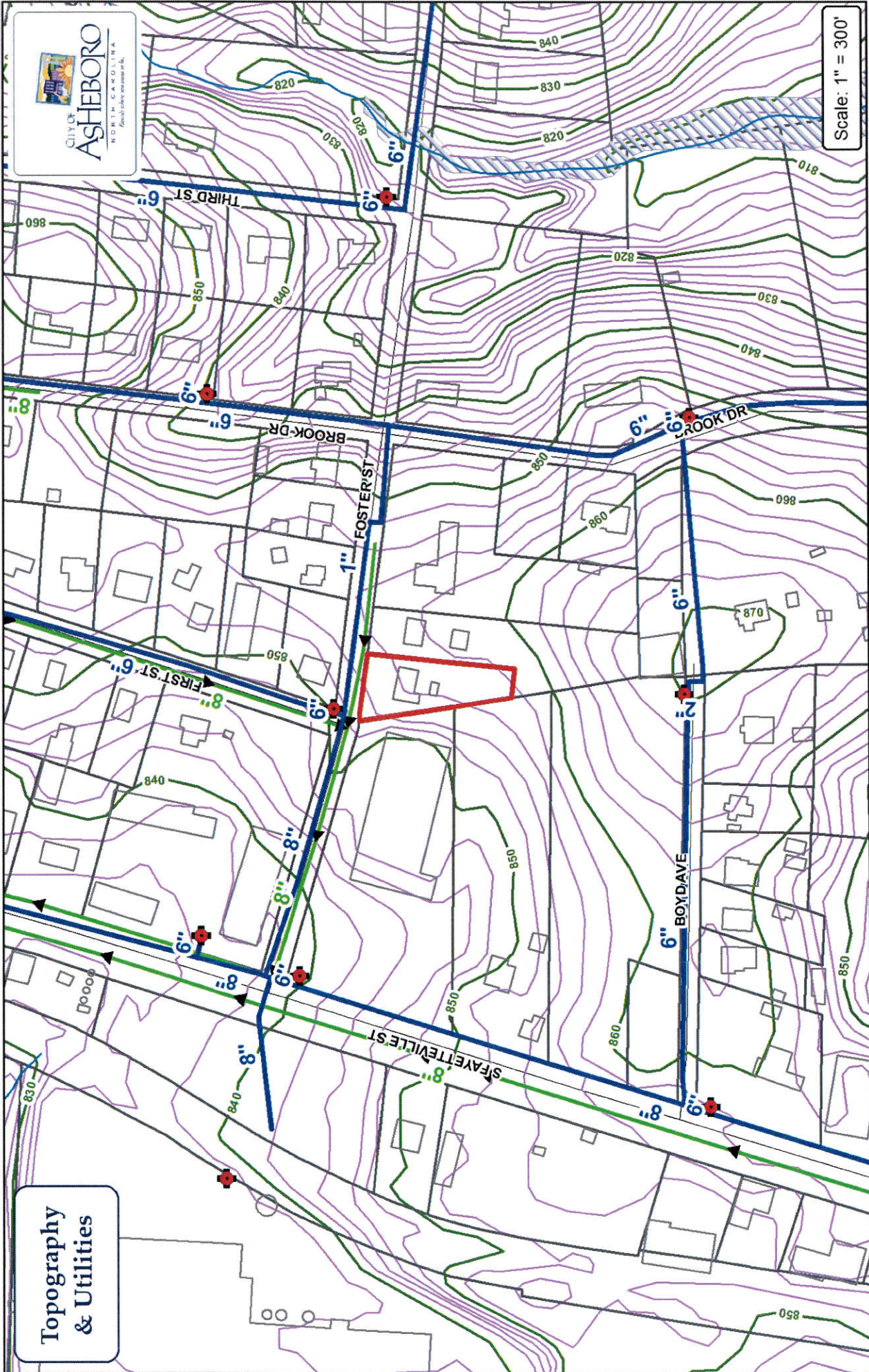
Parcel: 7750736791

City Limits

ETJ



The subject property has recently been annexed and is currently inside the city limits. Mapping updates showing the parcel inside the city limits are pending.



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-18-02
Parcel: 7750736791

Subject Property

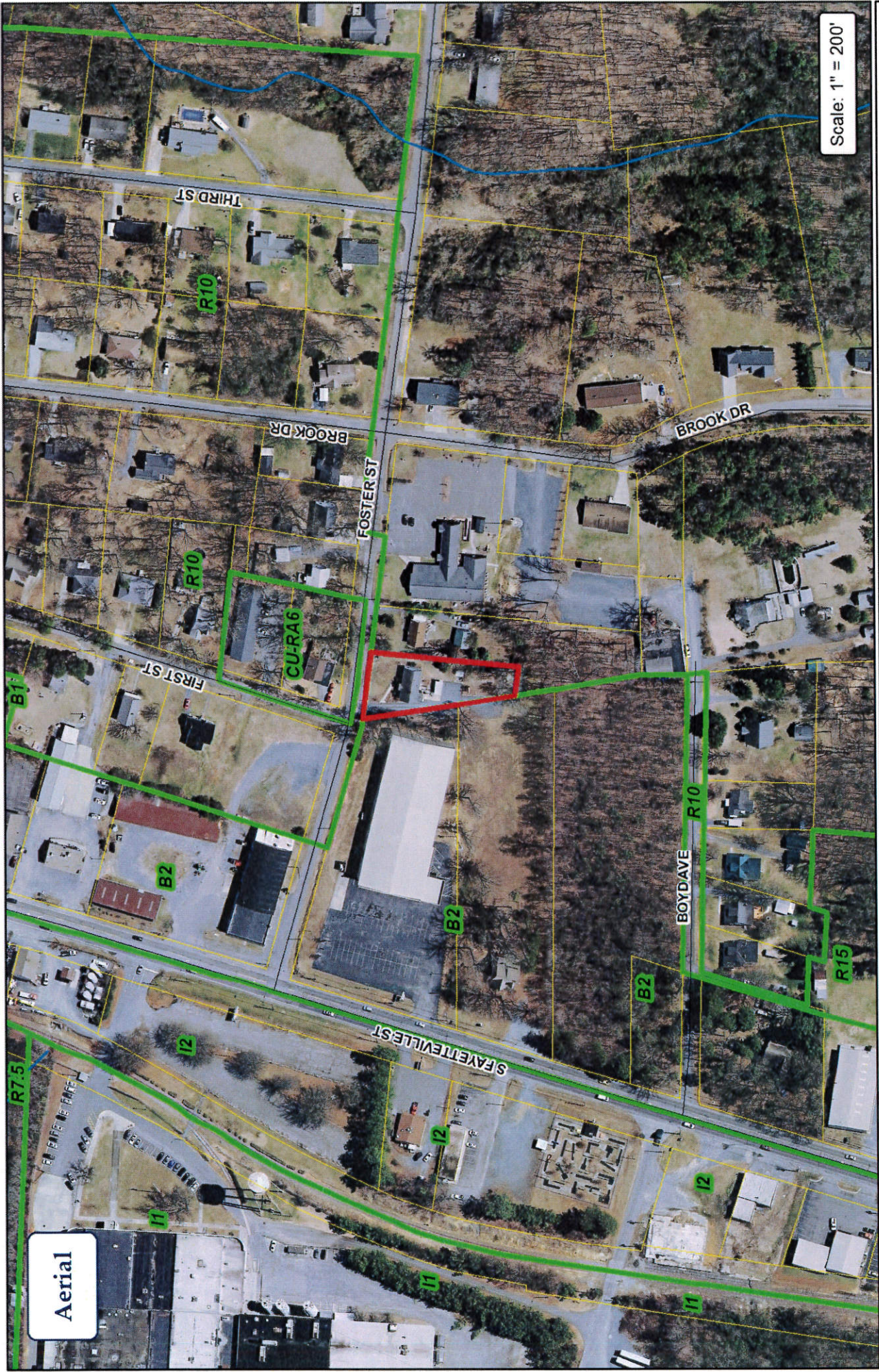
Water Main (Blue line with arrow)

Sewer Main (Green line with arrow)

Force Main (Thick green line with arrow)

Fire Hydrant (Red cross symbol)

Pump Station (Yellow square symbol)



Scale: 1" = 200'



Subject Property



Zoning

Rezoning Case: RZ-18-02

Parcel: 7750736791

City of Asheboro Planning & Zoning Department



Aerial



**RZ-18-03: Request to rezone from Conditional Use General Commercial
(CU-B2) to B2 (General Commercial)**

(1994 US Hwy. 64 East)

Staff Report

Rezoning Staff Report

RZ Case # RZ-18-03

Date 1/2/2017 Planning Bd.
2/8/2017 Council

General Information

Applicant William Smith

Address 1994 US Hwy. 64 E.

City Asheboro NC 27205

Phone 336-953-5180

Location 1994 US Hwy. 64 E.

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

Existing Zone CU-B2

Existing Land Use Rental/Sales of domestic vehicles/undeveloped

Size 5.37 acres +/-

Pin # 7771043085

Applicant's Reasons as stated on application

Increase commercial activity, LDP designates the property for commercial use, ability to expand my business

Surrounding Land Use

North Commercial

East Commercial

South Manufacturing, Processing, and Assembly

West Commercial/Residential

Zoning History RZ-97-04/CUP-97-03: Rezoned from R40 to CU-B2 and a conditional use permit for rental/sales of domestic motor vehicles was issued for a portion of the property.

Legal Description

The property of William Smith, located at 1994 US Hwy. 64 East, totaling approximately 5.37 acres +/-, and more specifically identified by Randolph County Parcel Identification Number 7771043085.

Analysis

1. The property is currently outside the city limits.
2. US Hwy. 64 East is a state-maintained boulevard at this location. The property is approximately 0.8 miles west of the interchange with the US 64 Bypass currently under construction.
3. The requested B2 district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
4. As stated in the history above, the existing Conditional Use Permit applies to a portion of the property. The undeveloped portion of the property has a CU-B2 designation without a corresponding permitted use.
5. The area, including properties adjacent to the subject property, have seen a transition to primarily commercial uses, including a rezoning for an industrial use of the property immediately south of the subject property.
6. Along with other zoning requirements (including but not limited to paving of required parking, landscaping, etc.), new commercial construction requiring a Building Permit and located on a street with curb and gutter generally requires the owner or developer to sidewalk along the property's public street frontage.

Rezoning Staff Report

RZ Case # RZ-18-03

Page 2

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation Commercial
Small Area Plan East
Growth Strategy Map Designation Economic Development

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

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

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan.

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

Checklist Items 12, 13: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # RZ-18-03

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%. (*small portion of interior/southern side of property*)

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

The property's designation for "commercial" use by the LDP Proposed land use map, along with the East Small Area plan's acknowledgment of the need to accommodate some expansion of commercial uses are consistent with a B2 zoning designation.

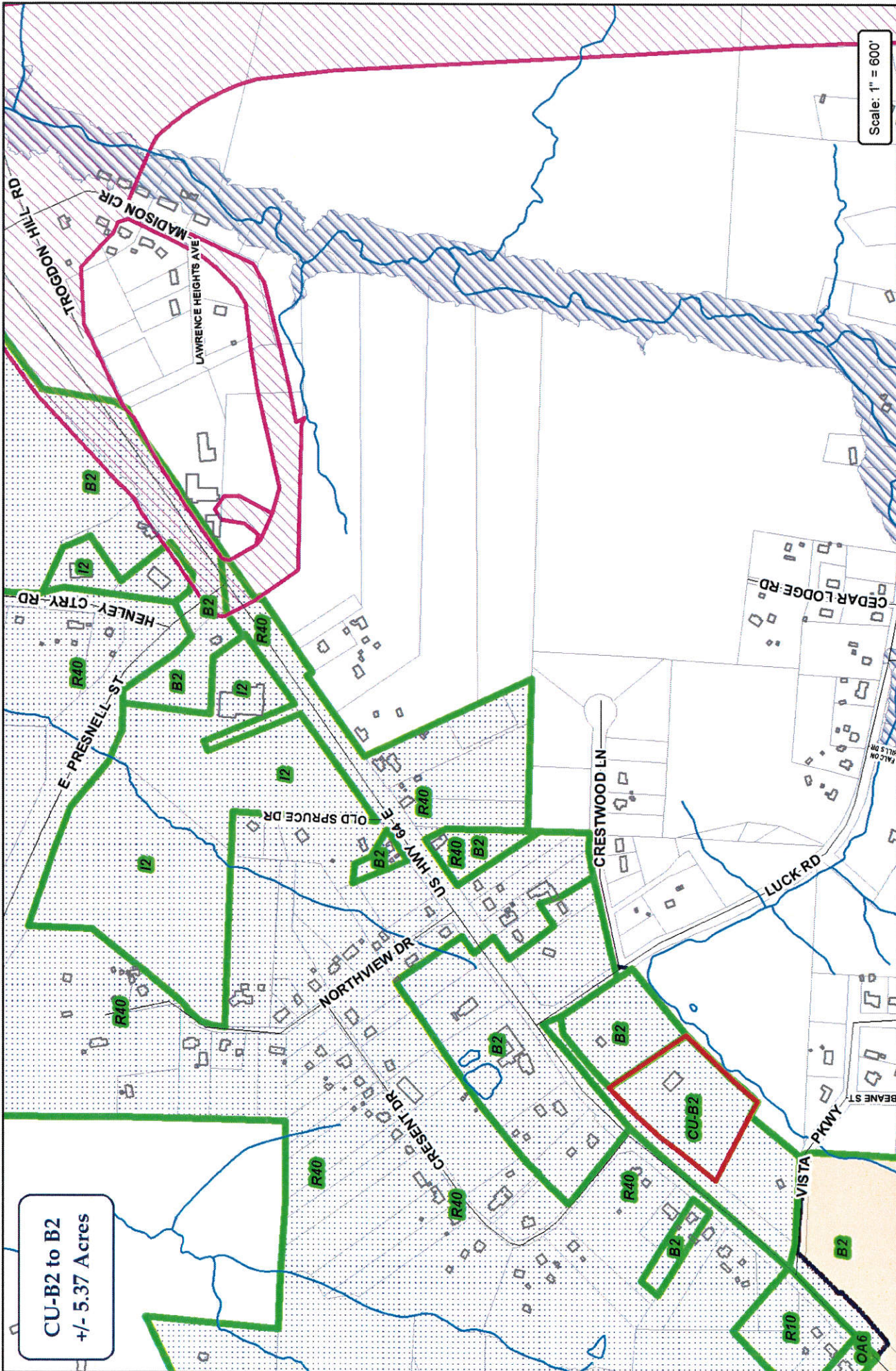
Although the CU-B2 district may have been necessary to ensure commercial uses were in harmony with the area at the time it was designated, staff notes conditions have changed since that time to make the property more conducive to a general B2 zoning designation. The US 64 East corridor has also seen decreased residential uses in recent years, and the only residential uses currently adjoining the property are separated by US Hwy. 64 East (a five lane boulevard/major thoroughfare). In addition to the increase in commercial uses occurring in the area, a manufacturing, processing, and assembly use is now contiguous to the property's southern boundary.

Furthermore, the property is designated by the Growth Strategy Map as part of an economic development area, which is also generally supportive of a B2 district.

Considering these factors, staff believes the requested B2 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.



CU-B2 to B2
+/- 5.37 Acres

Scale: 1" = 600'



Subject Property

Zoning

City of Asheboro Planning & Zoning Department

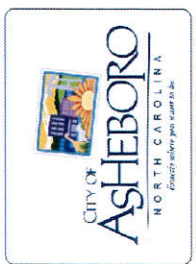
Rezoning Case: RZ-18-03

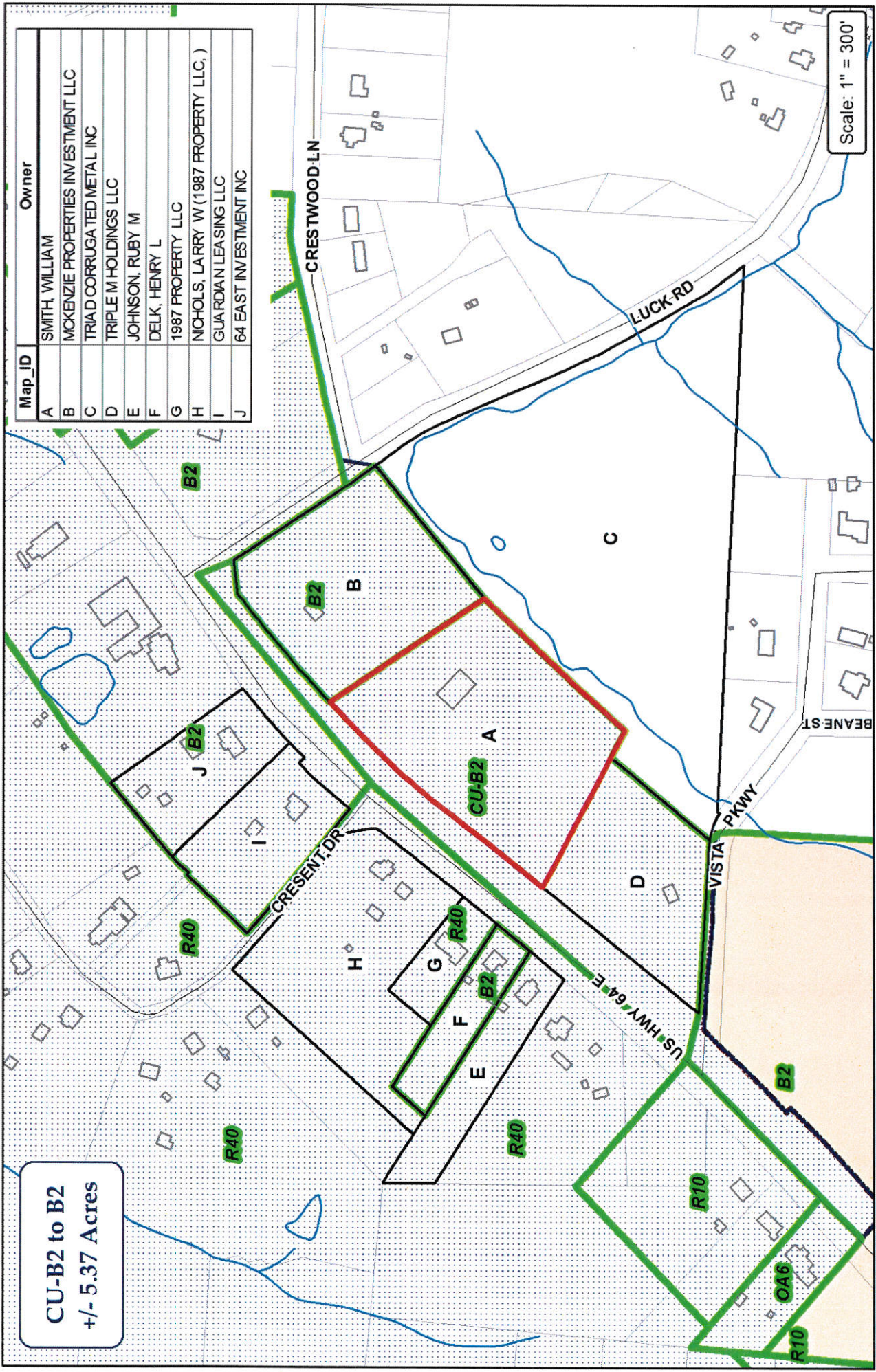
Parcel: 7771043085

City Limits

ETJ

Asheboro_Bypass_poly





Map_ID	Owner
A	SMITH, WILLIAM
B	MCKENZIE PROPERTIES INVESTMENT LLC
C	TRIAD CORRUGATED METAL INC
D	TRIPLE M HOLDINGS LLC
E	JOHNSON, RUBY M
F	DELK, HENRY L
G	1987 PROPERTY LLC
H	NICHOLS, LARRY W (1987 PROPERTY LLC,)
I	GUARDIAN LEASING LLC
J	64 EAST INVESTMENT INC

Scale: 1" = 300'



Subject Property

Adjoining Properties

Zoning

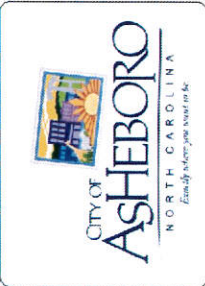
City of Asheboro Planning & Zoning Department

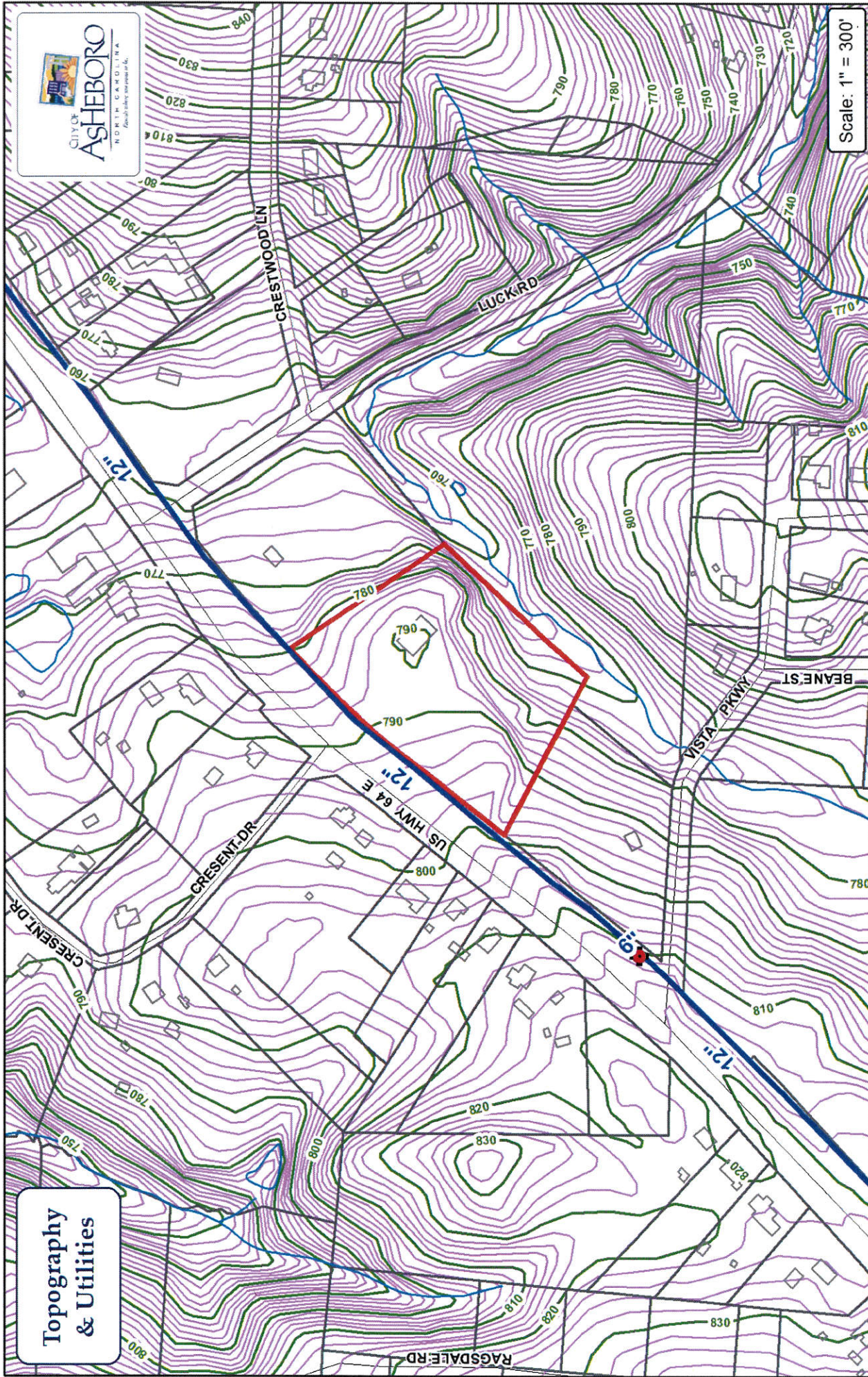
Rezoning Case: RZ-18-03

Parcel: 7771043085

City Limits

ETJ





Topography
& Utilities

CITY OF
ASHEBORO
NORTH CAROLINA
Preserving the Past, Planning the Future

Scale: 1" = 300'



Subject Property

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-18-03
Parcel: 7771043085

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



Scale: 1" = 300'



Subject Property

Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-03

Parcel: 7771043085

