



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

Monday, April 3, 2017

7:00 PM

AGENDA

- I. Call to Order
- II. Approval of Minutes from March 6, 2017 meeting including Approval of Final Decision Document for Board of Adjustment Case No. BOA-17-01 (325 and 329 Loach Street)
- III. Review of Cases
- IV. RZ-17-02: Request to rezone property located at 471 East Dorsett Avenue from R7.5 (Medium-Density Residential) to CU-B2 (Conditional Use General Commercial)
- V. Items related to property on the north side of Hub Morris Road, approximately 700 feet east of its intersection with North Fayetteville Street at the northern terminus of Waterside Drive, and along west side of Forest Park Drive (Randolph County PIN #7763270025, 7763275095, and 7763265981)
 - a.) RZ-17-03: Request to rezone from R10 (Medium-Density Residential) to CU-RA6 (Conditional Use High-Density Residential)
 - b.) SUB-17-01: Subdivision Sketch Design (Waterford Villas: Phase 2)
- VI. Items Not on the Agenda
- VII. Adjournment



**Minutes and Final Decision Document for Board of Adjustment Variance
Request, Case No. BOA-17-01 (RE: 325 and 329 Loach Street) from
March 6, 2017 Meeting**

As of March 30, 2017, minutes from the above regular Planning Board meeting and Final Decision Document from the variance request cited above are not yet available.



**RZ-17-02: Request to rezone property located at 471 E. Dorsett Avenue from
R7.5 Medium-Density Residential to Conditional Use General Commercial
(CU-B2) zoning district**

(471 East Dorsett Avenue)

Staff Report

Rezoning Staff Report

RZ Case # RZ-17-02

Date 4/3/2017 Planning Bd.

5/4/2017 City Council

General Information

Applicant CF Properties, LLC (Mr. Bob J. Crumley, Manager)

Address 1157 South Cox Street

City Asheboro NC 27203

Phone 336-953-2009

Location 471 E. Dorsett Avenue

Requested Action Rezone from R7.5 (Medium-Density Residential) to CU-B2 (Conditional Use General Commercial)

Existing Zone R7.5

Existing Land Use Single-family dwelling

Size 0.43 acres +/-

Pin # 7750975005

Applicant's Reasons as stated on application

Dorsett Street is transitioning to business. This rezoning is consistent with surrounding properties. This rezoning will be consistent with current development along Dixie Drive and create jobs close to neighborhoods. Rezoning CU will give city opportunity to grow while maintaining oversight on use.

Surrounding Land Use

North Single-family residential

East Single-family residential

South Commercial/Dwelling (nonconforming)

West Light Manufacturing/processing/assembly (per CUP-17-01)

Zoning History N/A

Legal Description

The property of CF Properties, LLC, located at 471 E. Dorsett Avenue, totaling approximately 0.43 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7750975005.

Analysis

1. The property is inside the city limits. All city services are available.
2. East Dorsett Avenue is a city-maintained street (approximately 17' wide in front of the subject property) providing access between South Cox Street (a state-maintained major thoroughfare) and Cliff Road (a state maintained collector street).
3. There is currently a single-family residential dwelling on the property.
4. The area includes a mix of uses. Commercial zoning and uses are along the south side of this block of E. Dorsett Avenue. Residential uses are primarily on the north side of E. Dorsett Avenue, east of the subject property, and north of the subject property. South Cox Street, to the west, has a mix of commercial, office/institutional, and residential uses. A conditional use permit was recently issued for the adjacent property to the west (zoned CU-B2), authorizing light manufacturing, processing, and assembly.
5. There is currently a single-family dwelling on the property. If the property is rezoned to the requested CU-B2 district, the existing use as a single-family dwelling will become legal non-conforming, subject to the provisions of Article 800 of the zoning ordinance, which restrict expansion or modifications.
6. The request is to rezone the property to the Conditional Use General Commercial (CU-B2) district; no corresponding Conditional Use Permit request proposing a use has been filed. Prior to any modification of the existing land use, a site plan and Conditional Use Permit must be reviewed and approved by Council.

Rezoning Staff Report

RZ Case # RZ-17-02

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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 Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map

Checklist Item 6: Existing infrastructure is adequate to support the desired zone.
(Specifically related water, sewer availability and ability to review site-specific request).

Checklist Items 12-14: 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-17-02

Page 3

LDP Goals/Policies Which Do Not Support Request

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

Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

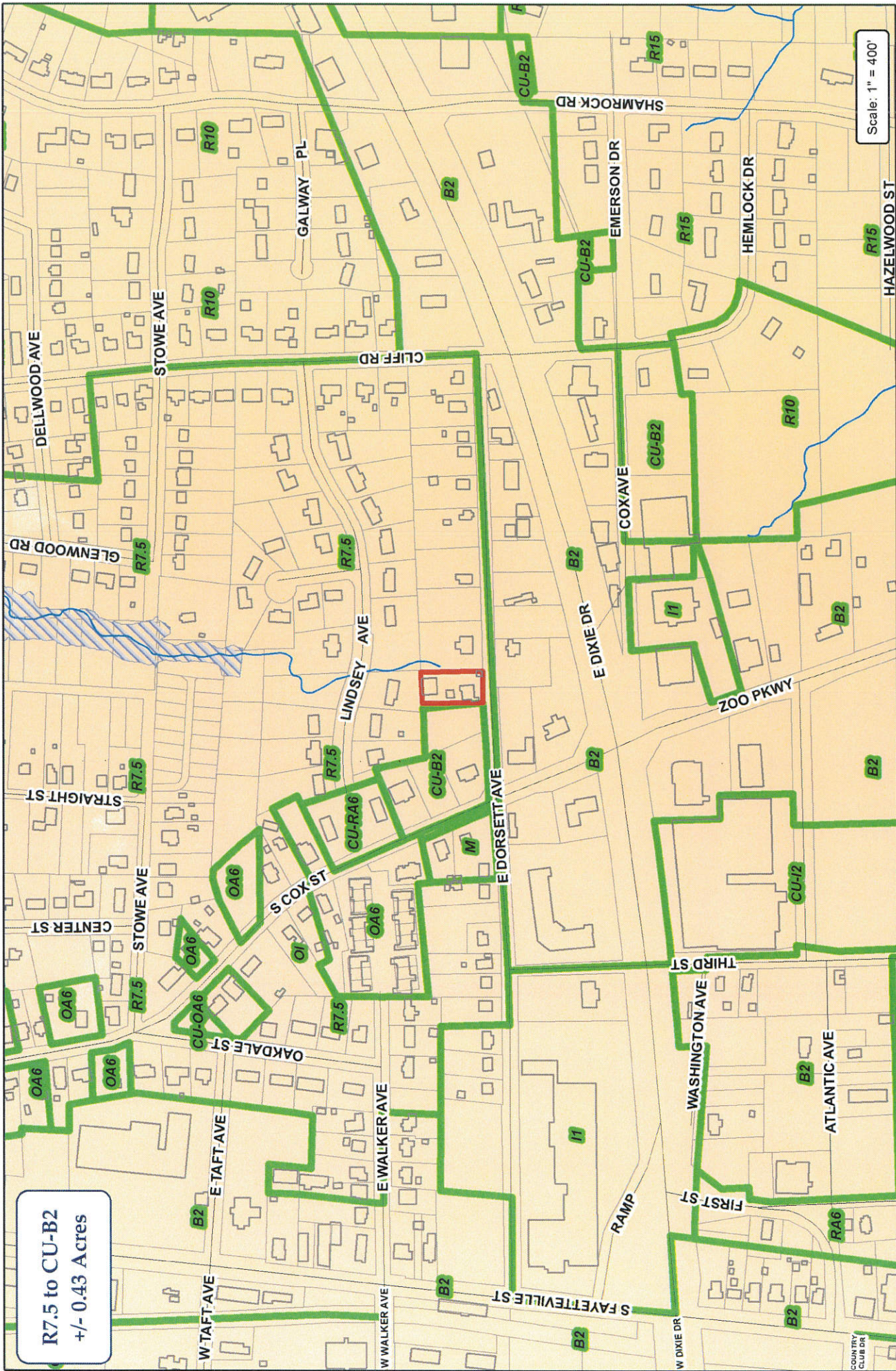
Checklist Item 6: Existing infrastructure is adequate to support the desired zone. (water, sewer, roads, schools, etc.) (Specifically related to road design on East Dorsett Avenue).

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

Although the Land Development Plan proposed land use map designates the property for neighborhood residential use, this property abuts commercial property to the west and along the entire south side of this block of East Dorsett Avenue, extending to East Dixie Drive. The abutting property to the west is zoned CU-B2, with a Conditional Use Permit authorizing light manufacturing use, which increases the reasonableness of rezoning the property to CU-B2. Additionally, there are no known, significant environmental issues (presence of flood area, watershed, or steep slopes) that would negatively impact commercial development.

While the wide range of uses permitted by a general use commercial district would not be appropriate at this location due to the design and width of East Dorsett Avenue and proximity of residential uses, the CU-B2 district provides the ability to review a site-specific development proposal and ensure appropriate development occurs. This said, continued interest in commercial development on E. Dorsett Avenue likely will warrant street improvements in the future by the city or through the development process.

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

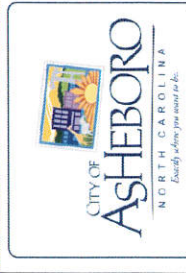


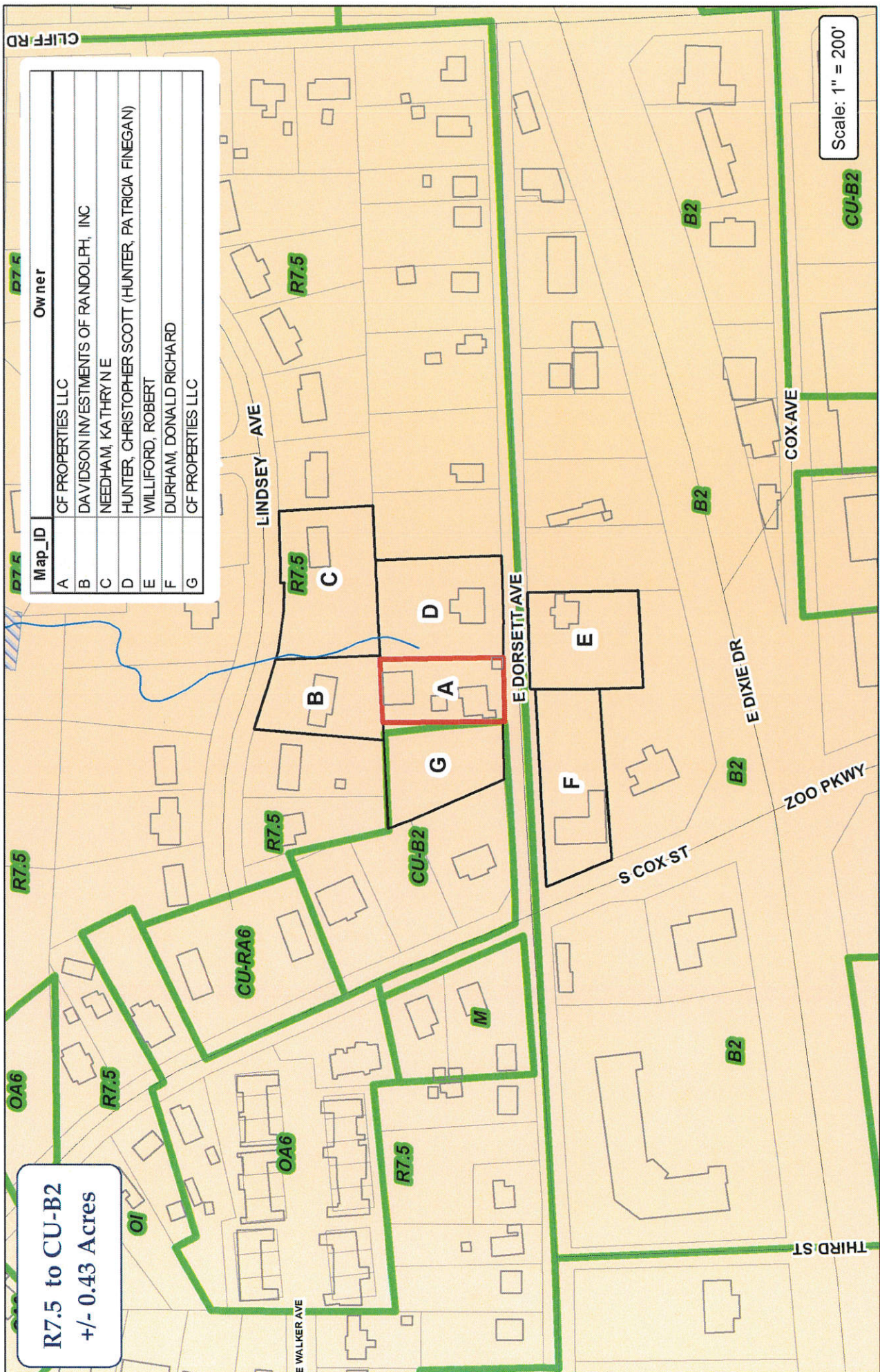
R7.5 to CU-B2
+/- 0.43 Acres



Subject Property
Zoning
City Limits
ETJ

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-17-02
Parcel: 7750975005





**R7.5 to CU-B2
+/- 0.43 Acres**

Map_ID	Owner
A	CF PROPERTIES LLC
B	DAVIDSON INVESTMENTS OF RANDOLPH, INC
C	NEEDHAM, KATHRYN E
D	HUNTER, CHRISTOPHER SCOTT (HUNTER, PATRICIA FINEGAN)
E	WILLIFORD, ROBERT
F	DURHAM, DONALD RICHARD
G	CF PROPERTIES LLC

Scale: 1" = 200'



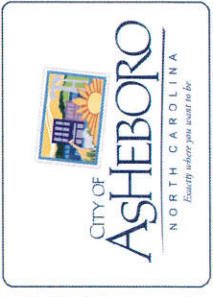
Subject Property

Adjoining Properties

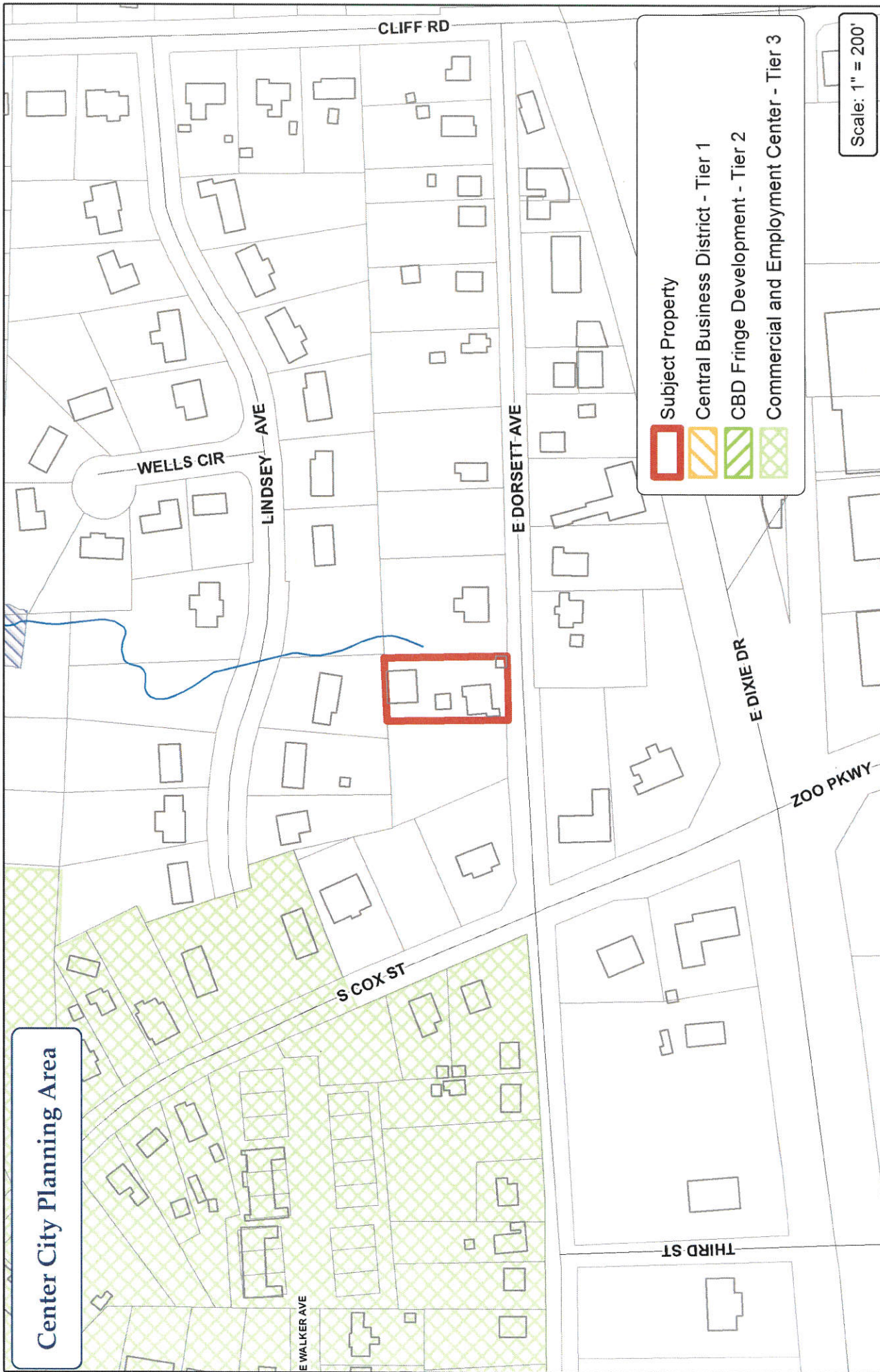
Zoning

City Limits

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-17-02
Parcel: 7750975005

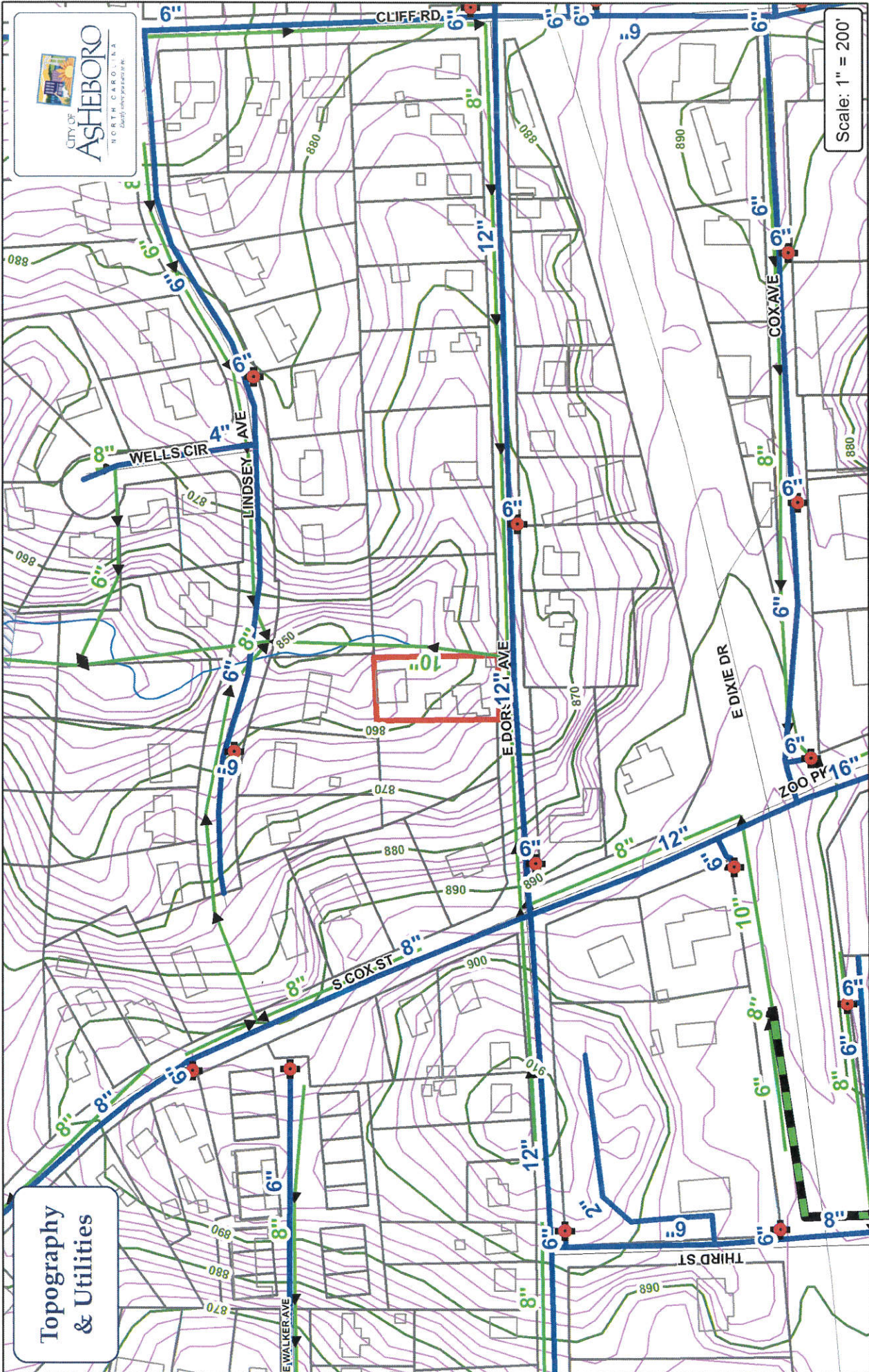


Center City Planning Area

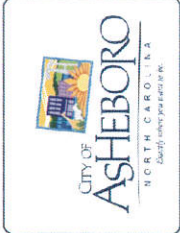


City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-17-02
 Parcel: 7750975005





Topography
& Utilities



Subject Property

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-17-02
Parcel: 7750975005

	Water Main		Fire Hydrant
	Sewer Main		Pump Station
	Force Main		



RZ-17-03: Request to rezone property located north of Hub Morris Road at the northern terminus of Waterside Drive approximately 700' east of North Fayetteville St. and on west side of Forest Park Drive from R10 (Medium-Density Residential) to CU-RA6 (Conditional Use High-Density Residential)

Staff Report

Rezoning Staff Report

RZ Case # RZ-CUP-17-03

Date 4/1/2016 Planning Board
5/4/2016 City Council

General Information

Applicant Waterford RE, LLC (Attorney Tom Wright, Agent)

Address 5607 Tradd Dr.

City Greensboro NC 27455

Phone 336-362-4715

Location north of Hub Morris Road, west side of Forest Park Drive

Requested Action Rezone from R10 (Medium-Density Residential) to CU-RA6 (High Density Residential)

Existing Zone R10

Existing Land Use Planned Unit Development (under construction)

Size 37.35 acres +/- (all three parcels)

Pin # 7763265981, 7763275095, 7763270025

Applicant's Reasons as stated on application

Zoning at R-10 will not allow completion of development of Phase II of Waterford Villas, with existing streets and sidewalks. The amendment will allow the development of Waterford Villas, Phase II, substantially as contemplated in original plans. See Conditional Use Permit application.

Surrounding Land Use

North Medium-Density Residential

East Low to Medium Density Residential

South Existing PUD/Low to Medium Density Res.

West Low-Density Res./Commercial/Industrial

Zoning History 2006: (SUP-06-07): Residential Planned Unit Development with 108 residential units approved in both phases.
2007 (SUB-06-03). Preliminary plat allowing construction of infrastructure for all phases.
2008 (SUB-06-03): Phase 1 (28 residential units) was platted.

Legal Description

The property of Waterford RE: LLC, identified in part as "Future Development" in Plat Book 115, Page 80, located at the northern terminus of the publicly maintained portion of Waterside Dr., north of Hub Morris Rd, on the west side of Forest Park Dr., more specifically identified by Randolph County Parcel Identification Nos. 7763265981, 7763275095, 7763270025, and totaling approximately 37.35 acres +/-.

Analysis

1. The property is inside the city limits. All city services are available to the property.
2. Hub Morris is a state-maintained minor thoroughfare. Forest Park Drive is a state-maintained road.
3. The subject property is currently identified as Phase II of Waterford Villas. The current Special Use Permit authorizes 80 dwelling units on 80 lots; a total of 40 structures are permitted, each containing two dwelling units. The Special Use Permit also establishes architectural and building design standards for the dwellings.
4. The request is for a Conditional Use High-Density (CU-RA6) district. An associated Conditional Use Permit request, site plan, and subdivision sketch have also been submitted. The current proposal (as of 3-30-17) shows 117 dwelling units on 117 lots; there are a total of 45 residential structures, each containing either two or three dwelling units. Under the city's zoning ordinance, RA6 zoning is required when more than two dwelling units are proposed to be attached in a single structure. Plans also propose a lot with storage units for residents.
5. Construction of the development began after preliminary plat approval in 2007. Since then, 28 lots in Phase I have been recorded with the associated public infrastructure. Much of the infrastructure within Phase II has also been constructed but not yet publicly dedicated.
6. Under the existing R10 zoning, should the current Special Use Permit be abandoned, and without RA6 zoning, there is enough acreage to support more than 100 single-family lots and dwelling units and 65 two-family lots and 130 dwelling units. No minimum dwelling size or architectural design standards are prescribed by the R10 zoning district or would be enforceable if the Special Use Permit were to be abandoned.

Rezoning Staff Report

RZ Case # RZ-CUP-17-03

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 Neighborhood Residential

Small Area Plan Northeast

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: Rezoning is consistent with Growth Strategy Map

Checklist Item 10: Rezoning is consistent with Land Category Description

Checklist Items 12-13: Rezoning is located outside of watershed area, Special Hazard Flood area.

Rezoning Staff Report

RZ Case # RZ-CUP-17-03

Page 3

LDP Goals/Policies Which Do Not Support Request

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

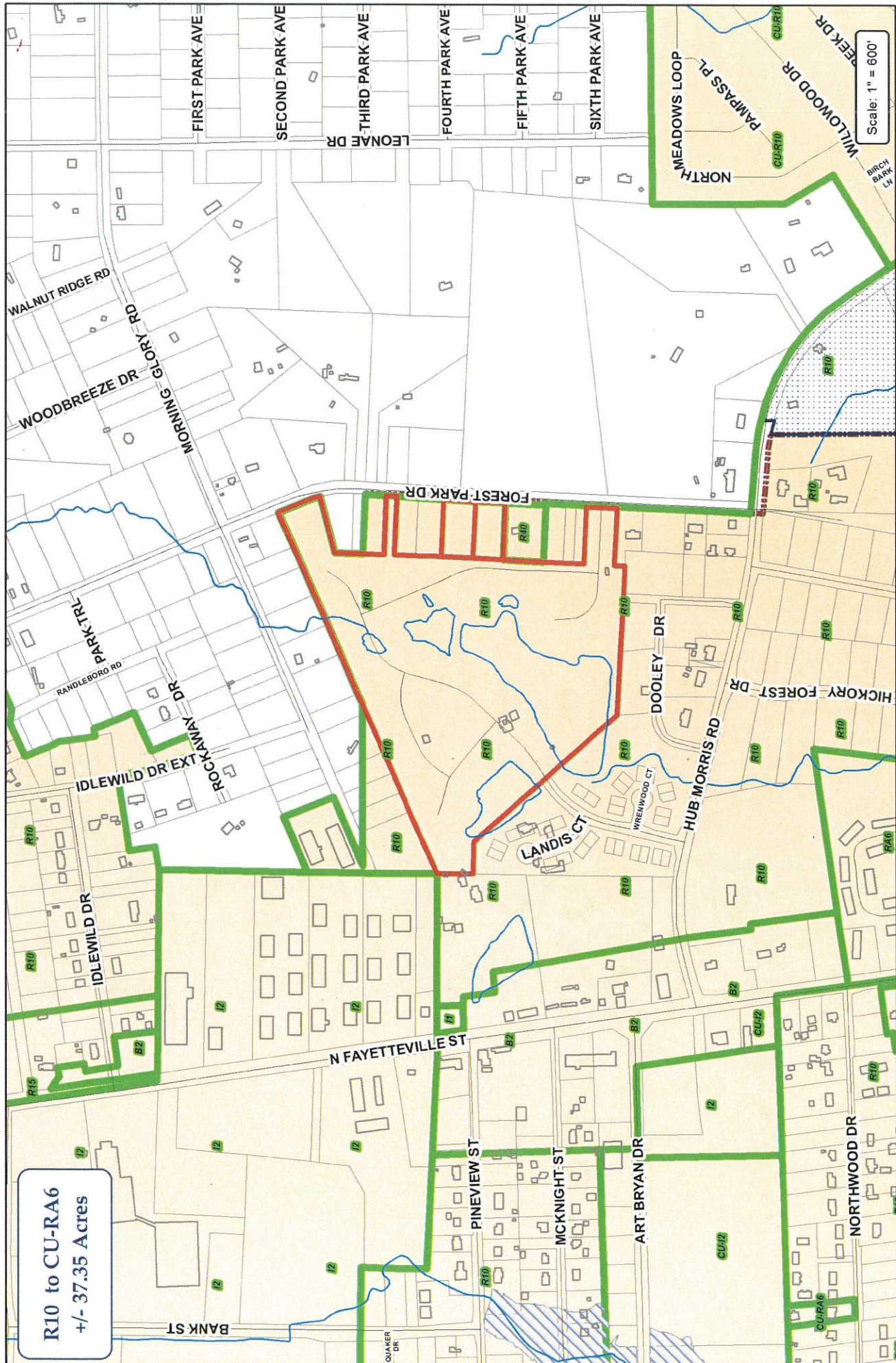
Checklist Items 14-15: Rezoning is located on steep slopes and poor soils

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

Staff plainly acknowledges that this application permits the potential for a project density and dwelling designs that are significantly different from Phase I. However, the requested district and corresponding Conditional Use Permit, if approved, would permit density not atypical of the R10 zoning district. The Land Development Plan supports neighborhood residential development and density in this area and the application is consistent with those recommendations. In addition, the Plan advocates for heightened design elements, neighborhood sidewalks, and building placements closer to the street, goals that support the application as well.

A general RA6 district request would not be appropriate or supported by the Land Development Plan. The advantage of the Conditional Use District and Permit process is its ability to ensure appropriate, context-sensitive density, building design and form, and to take into account recommendations and suggestions offered during the public hearing process.

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

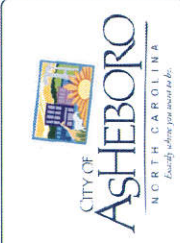


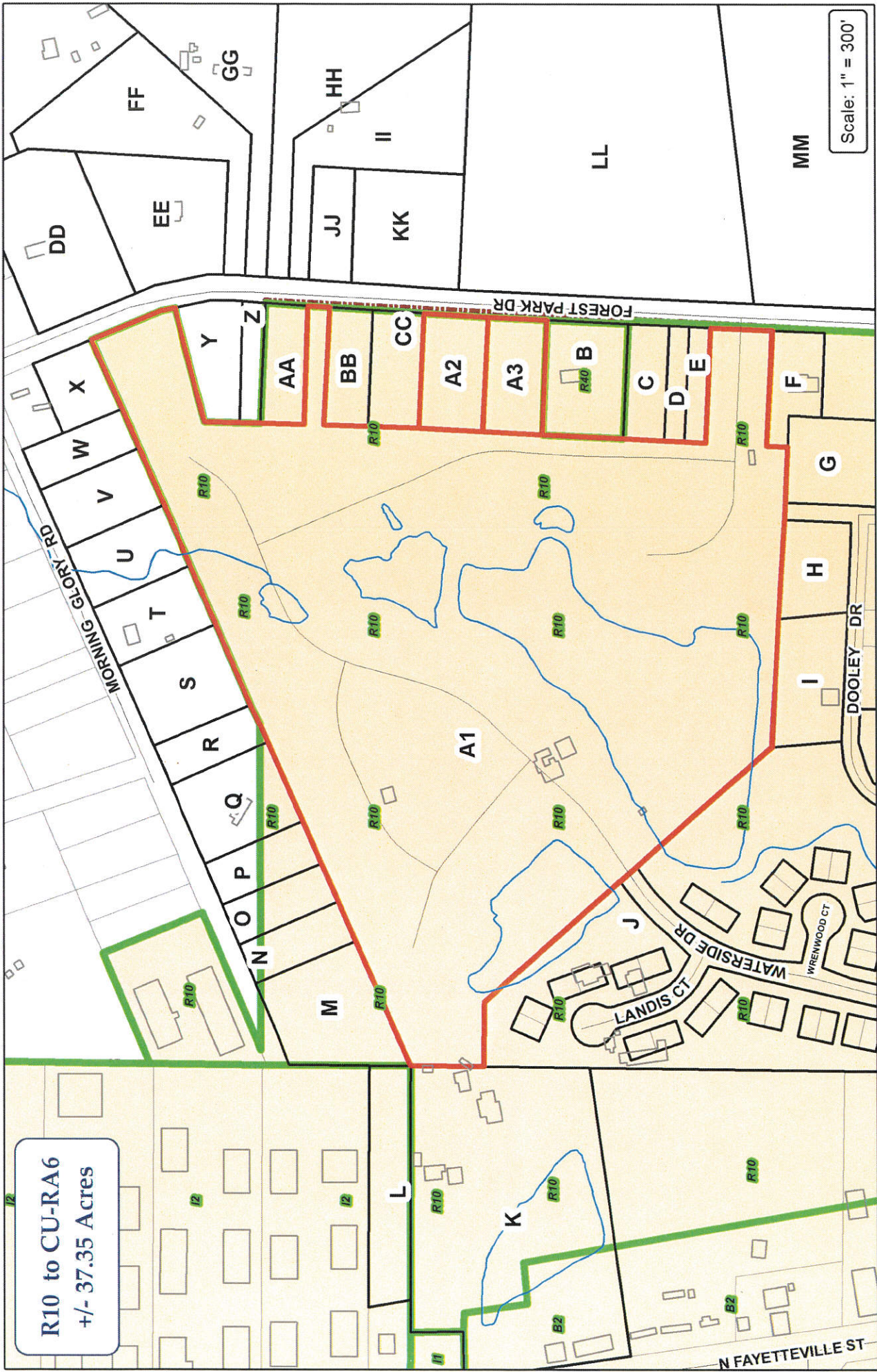
**R10 to CU-RA6
+/- 37.35 Acres**



Subject Property
Zoning
City Limits
ETJ

City of Asheville Planning & Zoning Department
Rezoning Case: RZ-17-03
Conditional Use Permit: CUP-17-03
Subdivision Case: 17-01
Parcel: 7763270025, 7763275095 & 7763265981





City of Asheville Planning & Zoning Department

Rezoning Case: RZ-17-03
 Conditional Use Permit: CUP-17-03
 Subdivision Case: 17-01

Parcel: 7763270025, 7763275095 & 7763265981

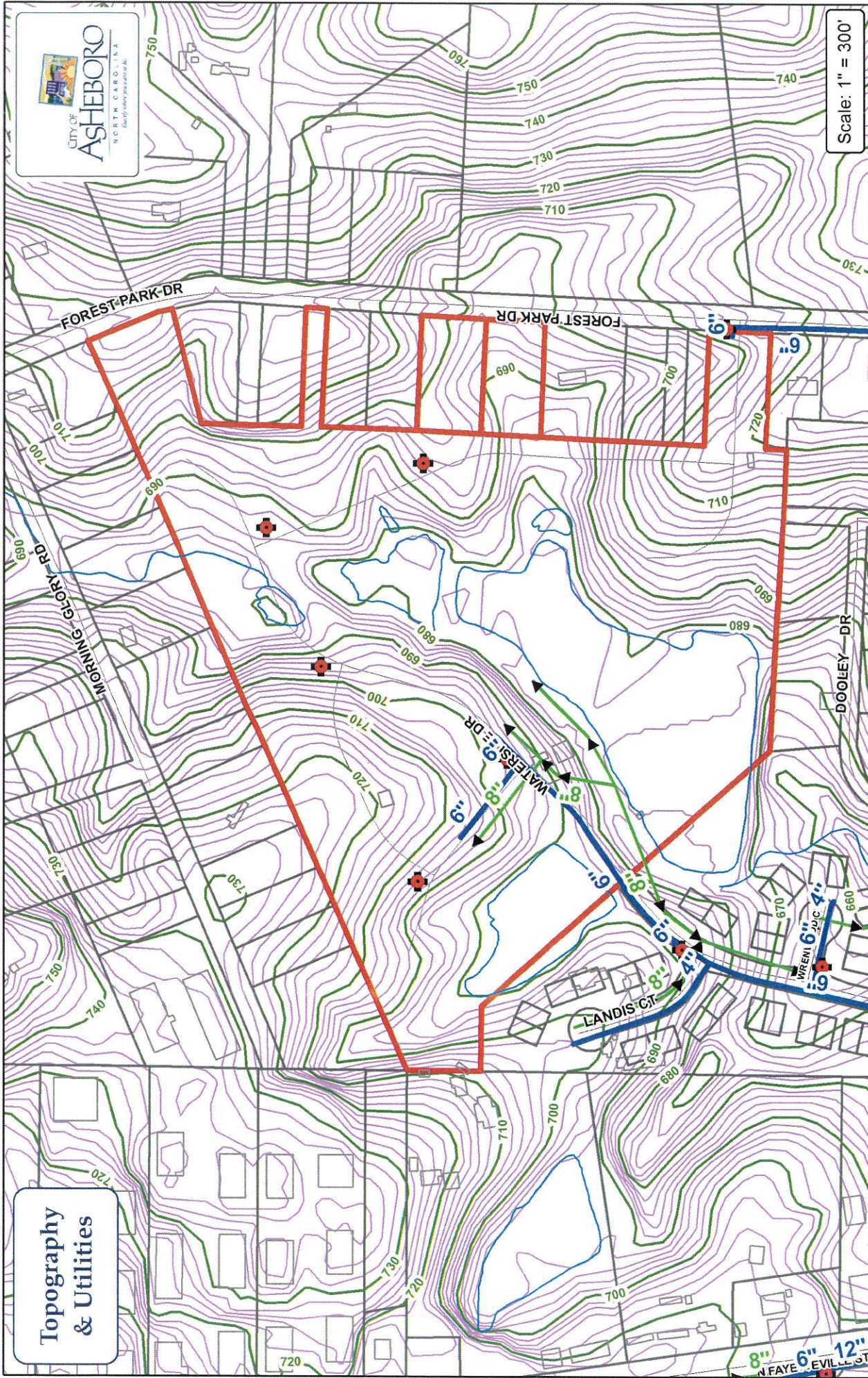
Subject Property

Adjoining Properties

Zoning

City Limits

CITY OF
ASHEBORO
 NORTH CAROLINA
Quality where you want to live



CITY OF ASHEBORO
NORTH CAROLINA
Clarify. Define. Inspire.

Scale: 1" = 300'

Subject Property

Water Main

Sewer Main

Force Main

Fire Hydrant

Pump Station



Scale: 1" = 300'



Subject Property
Zoning



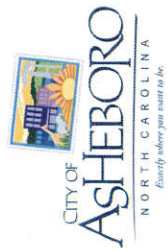
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-03

Conditional Use Permit: CUP-17-03

Subdivision Case: 17-01

Parcel: 7763270025, 7763275095 & 7763265981





SUB-17-01: Subdivision Sketch Design review for Waterford Villas, Phase 2

(north of Hub Morris Rd. at current northern terminus of Waterside Drive
approximately 700' east of North Fayetteville Street and on west side of Forest
Park Drive)

Staff Report

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-17-01

Date 4/3/2017 PB

GENERAL INFORMATION

Subdivision Name Waterford Villas Phase 2
Requested Action Subdivision Sketch Design
Applicant Waterford RE. LLC
Address 5607 Tradd Drive, Greensboro, NC 27455
Phone 336-362-4715
Location Terminus of Waterside Dr. north of Hub Morris Road approximately 700' east of North Fayetteville St./west side of Forest Park Drive

PARCEL INFORMATION

PIN 7763265981, 7763275095, 7763270025
Size 37.35 acres +/- (all three parcels) **Number of Lots** 117 + common area
Existing Zoning R10 **Average Lot Size** Pending
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 preliminary plat has been approved on this property for a Planned Unit Development, consisting of a total of 108 lots (28 in existing Phase 1, 80 in this phase).
2. The applicant now proposes an increase from 80 units to 117 units, with two and three dwelling units per structure.
3. In order to allow a structure with three (3) dwelling units in some structures as proposed, a rezoning as described in (4) below is required.
4. The applicant has filed a request to rezone the property from R10 (Medium-Density Residential) to CU-RA6 (Conditional Use High Density Residential).
5. A Conditional Use Permit is also required for a Planned Unit Development. The applicant has filed this application to be considered by City Council on May 4, 2017, during a combined quasi-judicial hearing.
6. Homeowners' association documents are required to be recorded with the final plat, including restricting recreational vehicle parking

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering Plat corrections and additional plat detail is needed.

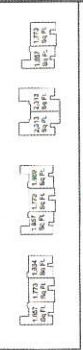
Public Works Public Works needs new construction plans submitted prior to starting development on the site for review showing the proposed locations of the individual water & sewer services with connections to the mainlines for each of the proposed units.

Planning Plat corrections and additional plat detail is needed.
A rezoning and Conditional Use Permit are required for the development. The City Council will consider the rezoning request, subdivision sketch design, and conditional use permit during its May 4th hearing.

Other Randolph County Schools: See attached
NCDOT: No additional improvements will be required.
Fire Dept.: Existing hydrants are adequate to serve proposed development.

Staff Recommendation As of 3-30-2017: Continue the Subdivision Sketch Design portion of the request until the May 1, 2017 Planning Board meeting to give the applicant an opportunity to provide more detailed information as outlined above.

Planning Board Recommendation Recommendation will be available after the April 3rd, 2017 Planning Board meeting.



Location Map
(Not to Scale)

Legend

- Proposed Property Line
- Right of Way Line
- Existing Property Line
- Old Plot Block Line
- Existing Plot Block Line
- Proposed Plot Block Line
- Proposed Plot Block Line



- NOTES:**
1. Current Zoning: R-10
 2. 37,995 Acres Total in Phase 2
 3. 117 Total Units
 4. 225,600 Sq. Ft. Total in Units
 5. 61,300 Sq. Ft. Open Space
 6. Avg Unit Size: 1,928 Sq. Ft.

Owner:
SUNNY CAROLINA, LLC
802 Northern Shores Ln
Greensboro, NC 27455

**Preliminary Site Plan For:
Waterford Villas Phase #2**

City of Ashboro
Forsyth County
North Carolina
March 24, 2017
Scale: 1" = 100 US Survey Feet



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Job #:
© 2017 Survey Carolina, PLLC

John Evans

Subject: FW: Proposal for Waterford Villas townhomes off Hub Morris Road (SR 2149)

From: Marty Trotter [<mailto:mtrotter@randolph.k12.nc.us>]

Sent: Tuesday, March 21, 2017 12:16 PM

To: John Evans

Subject: Re: Proposal for Waterford Villas townhomes off Hub Morris Road (SR 2149)

John,

Thank you for sharing this proposal with the school system. Here are our concerns about a larger development in this particular area:

- 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

Hope this is helpful. Please let me know if you have questions or need additional information. Thanks again for the opportunity to provide feedback.

Respectfully,

Mr. Marty A. Trotter

Assistant Superintendent - Operations Division

Randolph County School System

2222-C S. Fayetteville Street

Asheboro, North Carolina 27205

336-318-6283 - Telephone

336-318-6155 - Fax