

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

Monday, June 4, 2018

7:00 PM

AGENDA

- I. Call to Order
- II. Approval of Minutes from May 7, 2018
- III. Review of Cases
- IV. RZ-18-08: Rezone from R10 (Medium-Density Residential), B2 (General Commercial), and I2 (General Industrial) to CU-I2 (Conditional Use General Industrial): 2445 & 2455 N. Fayetteville Street, 200, 204, and 208 Pineview Street
- V. Subdivision Case: SUB-18-01: Zoocrest Townhomes: Sketch Design
- VI. Annual report concerning Planning Board activities, expenditures, and budget estimates
- VII. Items Not on the Agenda
- VIII. Adjournment

#

**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, MAY 7, 2018
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
Lynette Garner) - Vice Chair

Ritchie Buffkin)
David Henderson) - Members Present
Michael O'Kelley)
Thomas Rush)

James Lindsey) - Members Absent

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

Eight (8) citizens were present at this meeting.

CALL TO ORDER

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

APPROVAL OF MINUTES FROM APRIL 2, 2018 MEETING

Noting one (1) correction, and inquiring to the board if there were any other corrections, Mr. Rich pronounced that the minutes from the Regular April 2, 2018 Planning Board meeting be approved as presented. The correction was to state that "Ms. Garner", rather than "Mr. Rich" adjourned the meeting.

REVIEW OF CASES

Mr. Justin Luck informed the board that no zoning related cases were heard at the regular April meeting of the City Council.

REZONING CASES

- a. **RZ-18-07: REZONE FROM R10 (MEDIUM-DENSITY RESIDENTIAL) AND R40 (LOW-DENSITY RESIDENTIAL) TO B2 (GENERAL COMMERCIAL): EAST SALISBURY STREET (PARCEL IDENTIFICATION NUMBER 7761738476 LOCATED BETWEEN 1745 AND 1793 EAST SALISBURY STREET)**

Mr. Evans gave a visual presentation of the rezoning case located at East Salisbury Street between 1745 and 1793 East Salisbury Street, more specifically Parcel Identification Number 7761738476. He stated that the request was to rezone from the R10, Medium-Density Residential, and R40, Low-Density Residential zoning districts to the B2, General Commercial, zoning district. He stated that the applicant is

State Employees Credit Union. He stated the size of the parcel was 14.83 acres +/- . He also stated that the existing land use was undeveloped. He showed overview, rezoning, topographic/utilities, and aerial maps of the subject properties as well as photographs from all directions. He stated that the property was located outside the corporate city limits and would require annexation for the connection to city utilities. He stated that East Salisbury Street is considered a state-maintained minor thoroughfare at this location. He stated that the B2 description was "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." He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:
Commercial

Growth Strategy Map:
Economic Development

Goals/Policies Supporting Request (6):

- **Checklist Item 1: Compliant with LDP Proposed Land Use Map**
- **Checklist Item 3: Meets Zoning Ordinance Statement of Intent**
- **Checklist Item 5: Complies with Growth Strategy Map**
- **Checklist Item 7: Complies with Small Area Plan**
- **Checklist Items 12-13: Outside of watershed, flood area**

Goals/Policies Not Supporting Request (2):

- **Checklist Item 6: Presence of steep slopes (> 20%)**
- **Goal 2.1.5: Lack of transition between commercial and adjoining residential use.**

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

- **LDP Commercial designation supports request.**
- **Economic development are growth strategy designation supports commercial component.**
- **East Small Area Plan recognizes US 64 corridor and properties that are approximate to it.**
- **Adjoining commercial and industrial land uses.**
- **Access from minor thoroughfare.**

He stated that in light of the above analysis, staff recommends approval of the request. He asked the board if there were any questions for him. Mr. Henderson inquired about buffering requirements, to which Mr. Evans stated that each general use within the zoning ordinance has different buffer group requirements which would be reviewed at the time of site plan submittal for a specific use. Mr. Evans also stated that Aaron Hutchins, a representative of the applicant, was present for any questions the board had.

Mr. Hutchins stated that he was representing the State Employees Credit Union and was in agreement with Mr. Evans' report. He also stated that any buffering requirements would be satisfied upon submittal of a site plan to staff.

Mr. George L. Walker, an adjoining property owner, stated that he was not in opposition of the request, but rather, he inquired to the board to see if his property could be included in the request for commercial zoning. He stated that the area was transitioning to more commercial uses and he would like his property to be considered as well for commercial zoning. Mr. Rich mentioned that he could not include his property in the current request, however, staff would be available to speak with him regarding a new rezoning request if he wanted to proceed at a later date.

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

SUBDIVISION CASES

a. SUB-17-04 JACKSON'S RUN PHASE 1: FINAL PLAT

Mr. Evans presented the case, stating that the request was for the subdivision Final Plat for Phase 1 of Jackson's Run, located at Parcel Identification Numbers 7763265981, 7763275095, 7763270025, 7763265467, and 7763265562. He stated that the request made up approximately 13.09 +/- acres out of the total 38.787 acres. He stated that there were 30 lots + common area (of 131 total) that make up this request. He stated that the average lot size would be 1,966 square feet and that there is approximately 3,925' of linear feet of public street out of 4,431.4' total. He showed maps of the area and listed the surrounding uses. He presented plat excerpts to the board, pointing out an extension of Leo Lane to Forest Park Drive.

Mr. Evans then presented all development issues as follows:

1. Recreation area(s) in the ratio specified by Table 200-1 shall be required prior to a Certificate of Occupancy being issued for any lot. Future plats will require installation of the second recreation area, depending on the area/number of lots being platted.
2. Draft homeowners association documents have been submitted to City staff. These homeowners documents, which detail maintenance mechanisms of the common areas by the homeowners association and restrictions concerning parking of recreational vehicles, must be recorded with the final plat.
3. The developer has provided a financial guarantee (bond) for installation of improvements as permitted by the Subdivision Ordinance. These include final asphalt paving, uncompleted sidewalk, and miscellaneous appurtenances.
4. The plat shows an entrance from the development to Forest Park Drive. As conditioned, in the approval of the Planned Unit Development, platting of additional lots within the development requires construction of the second entrance to Forest Park Drive.
5. As required by the Conditional Use Permit, all new dwellings located on Lots 1-9 shall be restricted to a single story and basement. Above garage bonus rooms as depicted in the submitted building plans are permitted. Other Conditional Use Permit requirements, as recorded in DB 2587, Pages 804-810 also apply.

Mr. Evans then reviewed Department Comments as follows:

Engineering:

- Plat corrections are pending.

Public Works:

- Phase I is substantially completed.
- Punchlist items are pending.

Planning:

- Plat corrections are pending.
- As required by the Subdivision Ordinance, the applicant has provided a one-year warranty on improvements.
- Staff is reviewing the draft homeowners documents for compliance with the Subdivision Ordinance and the approved Conditional Use Permit.

Mr. Evans stated that staff's recommendation is to approve conditioned on completion of plat corrections, noted comments, any additional punch list or Engineering Department items, and recordation of HOA documents that comply with CUP and subdivision ordinance. He stated that the City Council is scheduled to review the final plat on Thursday, May 10th, at 7:00 p.m.

Mr. Ritchie Buffkin moved to approve the request based on the staff's report. Ms. Lynette Garner seconded the motion and the motion carried unanimously.

b. SUB-18-01: ZOOCREST TOWNHOMES: SKETCH DESIGN

The applicant's agent has requested a continuance for Case No. SUB-18-01.

CONSIDERATION OF A RESOLUTION CERTIFYING TO THE REDEVELOPMENT COMMISSION THE PLANNING BOARD'S RECOMMENDATION ON THE 2018-2023 CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN

Mr. Trevor Nuttall gave a presentation on the 2018-2023 Central Business District Redevelopment Plan. He gave the board information regarding Urban Redevelopment Law as per Chapter 160A, Article 22, Section 160A 500-534 in the General Statutes, which includes allowing local governments to target a geographic area for redevelopment. He stated that buildings in the area can be residential, commercial, or both. He stated that the area must be determined to be blighted or at risk of becoming blighted by the city's planning commission and that last fall the Planning Board certified the area and directed the Redevelopment Commission to prepare a plan for the board to review. He stated that with last year's certification, a plan may be developed and powers exercised to encourage investment and redevelopment. He went over the statutory authority with the Redevelopment Area and Plan. He went over the steps to create a redevelopment plan and designate the area and mentioned the plan purpose, which describes potential activities to be undertaken in the Redevelopment Area to facilitate property rehabilitation, conservation, and reconditioning. He stated that the draft plan before the board for review and recommendation outlines actions that the city and business community can take to further strengthen downtown. He showed a map of the certified area and listed some past projects that involved public-supported community investment.

He stated that the plan is now before the planning board for recommendation. He stated that a recommendation is needed in order for the plan to go to the City Council for consideration.

Mr. O'Kelley moved to approve the following resolution certifying to the Redevelopment Commission the Planning Board's recommendation on the 2018-2023 Central Business District Redevelopment Plan. Ms. Garner seconded the motion and the motion carried unanimously.

RESOLUTION CERTIFYING A RECOMMENDATION CONCERNING THE 2018-2023 CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN

WHEREAS, the Urban Redevelopment Law, N.C.G.S. 160A-500 et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the City of Asheboro Planning Board previously certified a redevelopment area, described by Randolph County Parcel Identification Numbers 7751726479, 7751725650, 7751738346, 7751831174 and 7751733983 and inclusive of all adjacent streets and right-of-ways in accordance with N.C.G.S. 160A-513; and

WHEREAS, the City of Asheboro Redevelopment Commission has prepared a redevelopment plan and held a public hearing on May 7, 2018 in accordance with N.C.G.S. 160A-513; and

WHEREAS, the Redevelopment Commission has submitted the redevelopment plan to the Planning Board for a recommendation; and

WHEREAS; the Planning Board reviewed the redevelopment plan at its regularly scheduled meeting on May 7, 2018 and wishes to certify its recommendation of approval to the Redevelopment Commission in order that the plan may be submitted to the governing body for consideration;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby certifies its recommendation of approval of the 2018-2023 Central Business District Redevelopment Plan.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Redevelopment Commission and Redevelopment Commission Secretary.

This resolution was duly adopted by the City of Asheboro Planning Board in open session during a regular meeting held on the 7th day of May, 2018.

/s/ Van Rich
Van Rich, Chairman

ATTEST:

/s/ Bradley Morton
Bradley Morton, Planning Board Secretary

ITEMS NOT ON THE AGENDA

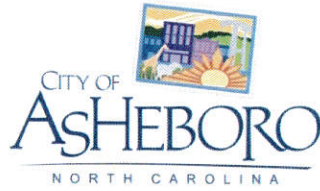
There were no items at this time.

ADJOURNMENT

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

Bradley Morton, Planning Board Secretary

Van Rich, Planning Board Chair



RZ-18-08: Request to rezone from R10 (Medium-Density Residential), B2 (General Commercial), and I2 (General Industrial) to CU-I2 (Conditional Use General Industrial)

(2445 & 2455 North Fayetteville Street and 200, 204, and 208 Pineview Streets:
Randolph County Parcel Identification Numbers 7753975069, 7753976059,
7753977009, 7753978029, 7753978243, 7763070038, 7753974069, &
7753973059)

Staff Report

Rezoning Staff Report

RZ Case # RZ-18-08

Date 6/4/2017 Planning Bd.
7/12/2017 City Council

General Information

Applicant Convanta Environmental Solutions

Address 2242 Carl Drive

City Asheboro NC 27203

Phone 336-683-0911

Location 2445 & 2455 N. Fayetteville Street, 200, 204, and 208 Pineview Street

Requested Action Rezone from R10 (Medium-Density Residential), B2 (General Commercial) and I2 General Industrial) to CU-I2 (Conditional Use General Industrial)

Existing Zone R10/B2/I2

Existing Land Use Commercial/Single-family dwellings/Undeveloped

Size 5.19 acres +/-

Pin # 7753975069, 7753976059, 7753977009, 7753978029,
7753978243, 7763070038, 7753974069, 7753973059

Applicant's Reasons as stated on application

Create one contiguous industrial property, job & tax growth, Pineview Street being expanded for more industrial traffic growth. Increase job opportunities and tax growth. Continuation and growth of historical business in Asheboro. Formerly Garco, Inc.- Good corporate company. Working well with city.

Surrounding Land Use

North Industrial

East Commercial/Industrial

South Legal non conforming junkyard/SF residential

West Single-family residential

Zoning History N/A

Legal Description

The properties of Covanta Environmental Solutions, LLC, Anthony A. Purguson & Gregory C. Russell, and P & R Development LLC, located at 2445 & 2455 N. Fayetteville St., and 200, 204, & 208 Pineview St. totaling approximately 6.24 acres +/- and more specifically identified by Randolph Co. Parcel #s 7753975069, 7753976059, 7753977009, 7753978029, 7753978243, 7763070038, 7753974069, & 7753973059

Analysis

1. The property is located inside the city limits.
2. North Fayetteville Street is a state-maintained major thoroughfare at this location. Pineview Street is a state-maintained minor thoroughfare at this location that connects North Fayetteville Street with I-73/I-74. This section of Pineview Street is proposed to be widened from two lanes in each direction to three lanes (two lanes in each direction plus a center turn lane), with construction occurring in Winter, 2020 (Project U-5711).
3. The applicant is also requesting a Conditional Use Permit for a "Transfer Station" which is defined by the zoning ordinance as follows: "A use of land where nonhazardous or nontoxic waste such as residential, commercial or industrial is temporarily deposited for the purpose of a break in bulk and further shipment to a landfill or other appropriate destination." The Conditional Use Permit request will be reviewed by City Council.
4. The Zoning Ordinance description of the underlying I2 General Industrial 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 Land Development Plan's Proposed Land Use Map has three separate designations for the subject properties. A map showing these designations is attached.
6. The property is located within an Opportunity Zone. These zones, comprised of lower income census tracts, provide certain federal tax incentives for qualifying economic investments.

Rezoning Staff Report

RZ Case # RZ-18-08

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/Commercial/Neighborhood Residential

Small Area Plan Northeast

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Land Development Plan Compliance (applies to PIN 7753978243, 2455 N. Fayetteville Street.)

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance (Section 210). Applies to PINs 7753978243, 7763070038, 7753978029, 7753977009 and 7753976059

Checklist Item 5: Complies with Growth Strategy Map (applies to entire property)

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%. (Items 12-14 apply to entire property)

Policy 1.1.1 The City will utilize its zoning processes and provisions of infrastructure to further opportunities for citizens in designated North Carolina Department of Commerce State Development Areas (applies to entire property)

Rezoning Staff Report

RZ Case # RZ-18-08

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LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Land Development Plan Compliance (applies to properties except for PIN 7753978243, 2455 N. Fayetteville St.)

Checklist Item 3. The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance. (*Sec. 210*) Applies to PINs 7753975069, 7753974069 and 7753973059.

Goal 2.2: Development that is located in appropriate locations. Applies to PINs 7753975069, 7753974069 and 7753973059.

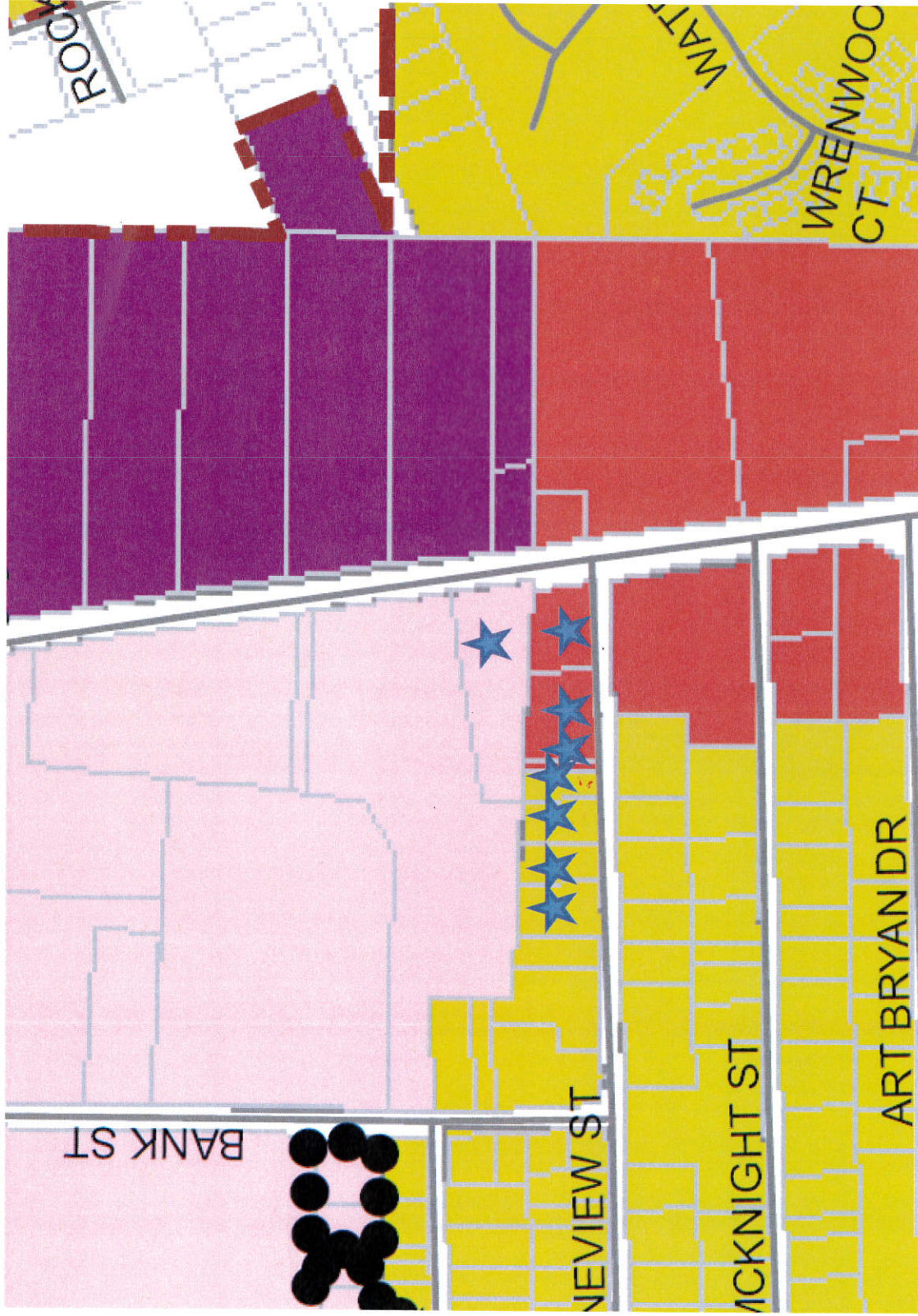
Policy 2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office & institutional, between high-intensity industrial/commercial and low-intensity residential uses.

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

The Land Development Plan's Proposed Land Use Map recommends development of an employment center on one of the parcels requested for rezoning (2455 N. Fayetteville St.). This designation supports accommodating industrial uses and expansions of existing businesses. Outside of the employment center, this map essentially recognizes the current zoning and suggests a continuation of the status quo in terms of future development. However, the existence of industrial uses to the east, north, and south of the subject properties, combined with the planned road improvements to Pineview Street and several supportive Land Development Plan goals and policies, make the request to rezone the applicant's B2 zoned parcels to a conditional use industrial zoning district reasonable and in the public's interest.

The requested rezoning of the applicant's residentially zoned parcels to a conditional use industrial zoning district are less supported by the Land Development Plan and would result in the expansion of industrial zoning into a residentially zoned area with no transition. While the conditional use permitting process can help to mitigate compatibility concerns and the planned road improvements will have an effect of the existing residential character of the area, staff does not believe the Land Development Plan offers sufficient support to find this portion of the request reasonable and in the public interest.

Recommendation In light of the above analysis, staff's recommendation is to approve the requested rezoning of PINs 7753978243, 7763070038, 7753978029, 7753977009 and 7753976059 but to deny the requested rezoning of PINs 7753975069, 7753974069 and 7753973059.



Land Development Plan Proposed Land Use map designations

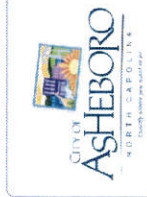
Yellow=Neighborhood Residential

Red=Commercial

Pink=Employment Center

Purple=Industrial

★ =Subject properties



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-08

Conditional Use Permit: CUP-18-08

Parcel: 7753975069, 7753976059, 7753977009, 7753978029,
7753978243, 7763070038, 7753974069 & 7753973059

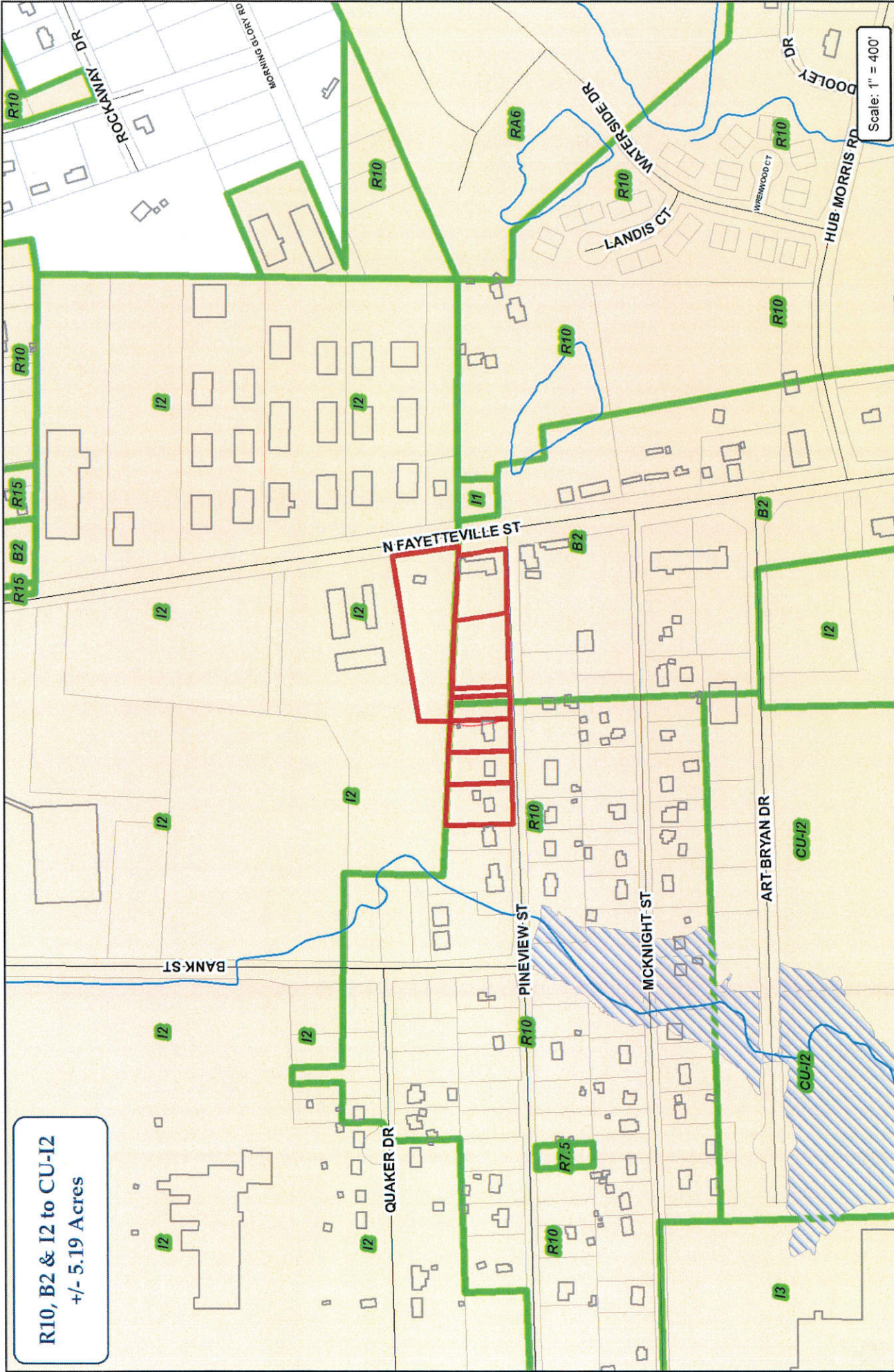


Staff recommendation concerning RZ-18-08 request: Rezone from

R10, B2, I2 to CU-I2

Staff supports= S

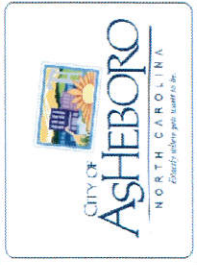
Staff does not support= NS



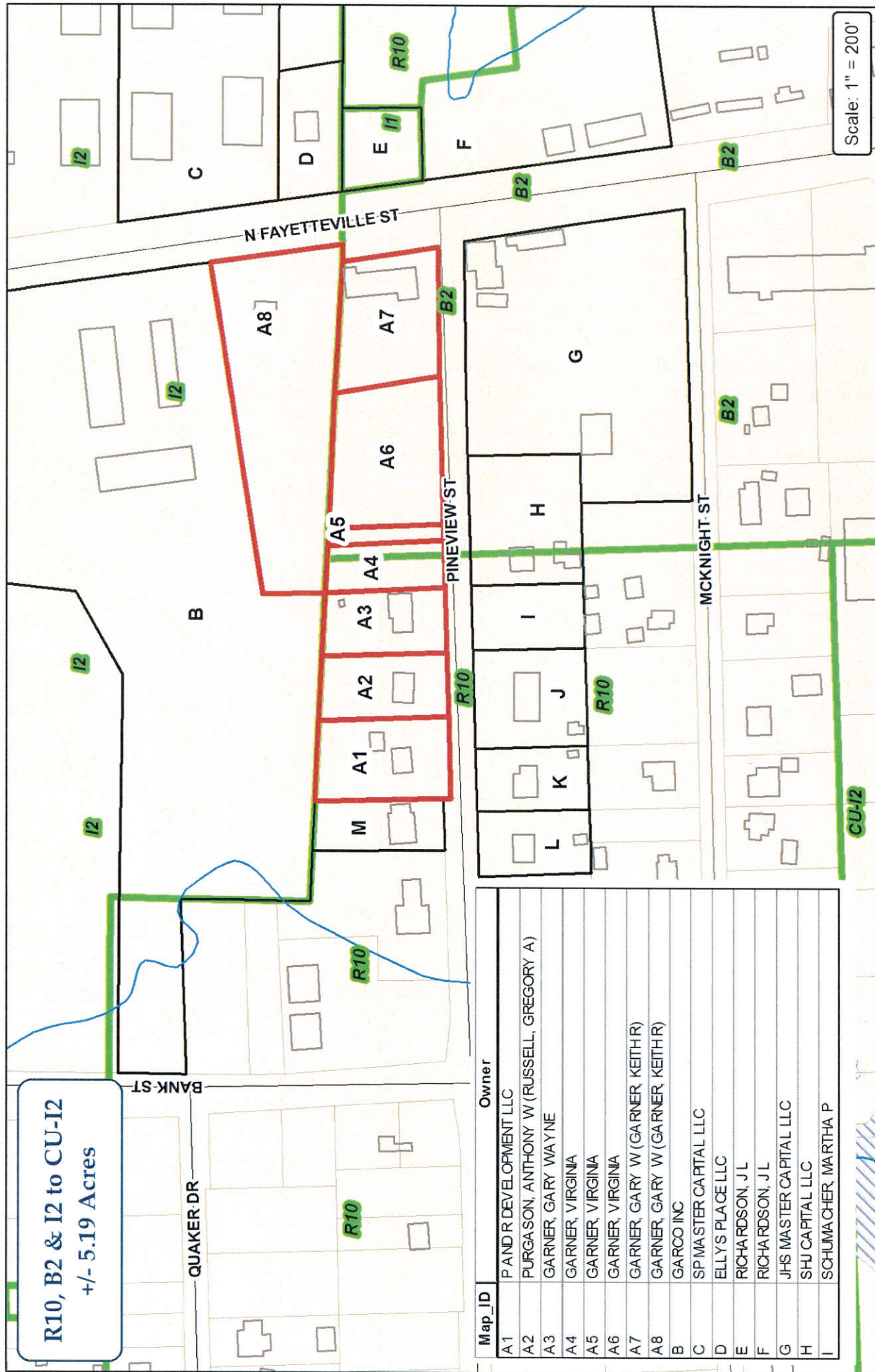
R10, B2 & I2 to CU-I2
+/- 5.19 Acres



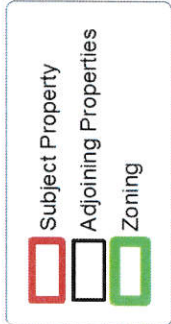
City of Asheville Planning & Zoning Department
 Rezoning Case: RZ-18-08
 Conditional Use Permit: CUP-18-08
 Parcel: 7753975069, 7753976059, 7753977009, 7753978029,
 7753978243, 7763070038, 7753974069 & 7753973059



R10, B2 & I2 to CU-I2
+/- 5.19 Acres



Scale: 1" = 200'



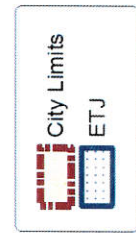
City of Asheville Planning & Zoning Department

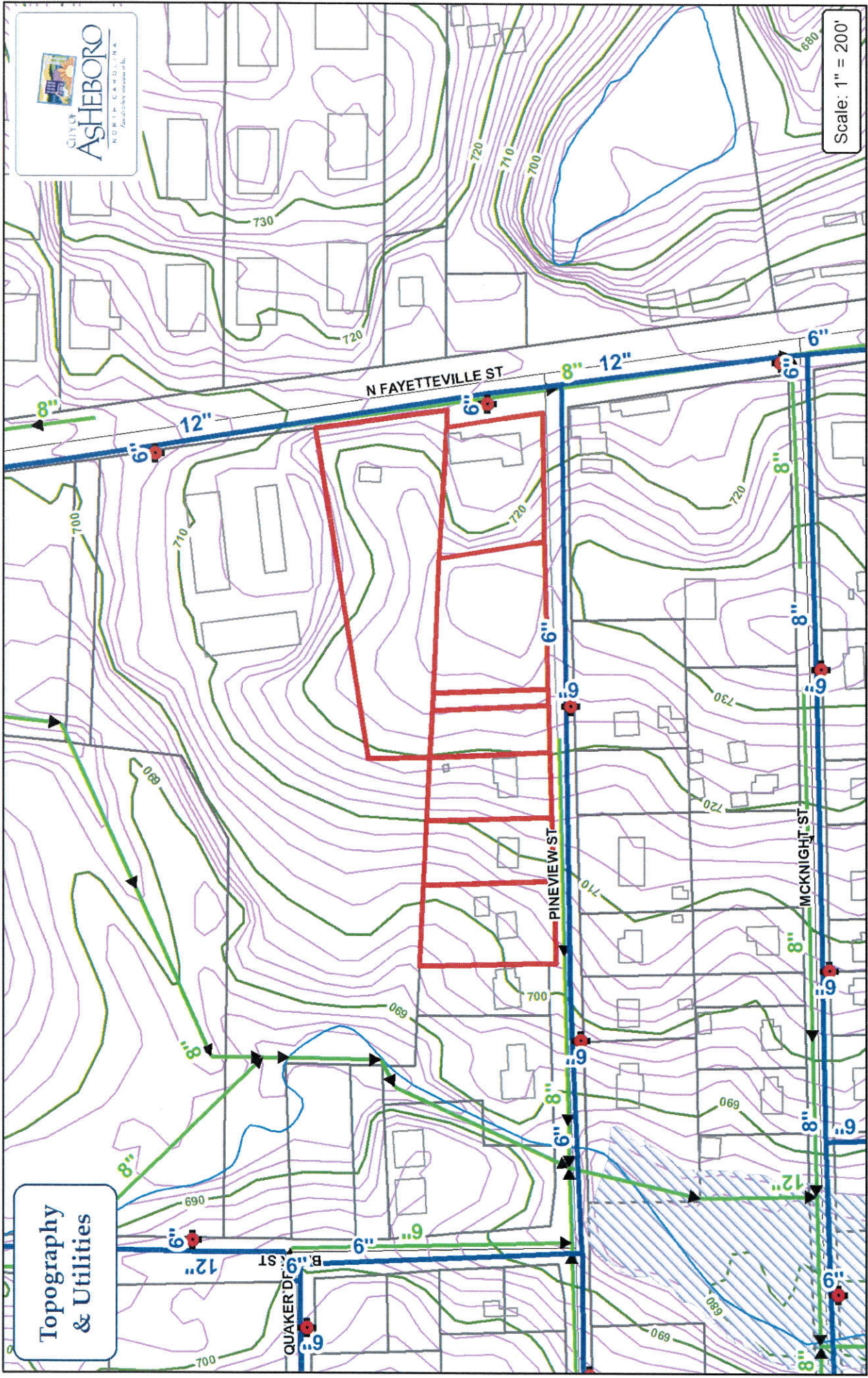
Rezoning Case: RZ-18-08

Conditional Use Permit: CUP-18-08

Parcel: 7753975069, 7753976059, 7753977009, 7753978029,
7753978243, 7763070038, 7753974069 & 7753973059

Map ID	Owner
A1	P AND R DEVELOPMENT LLC
A2	PURGASON, ANTHONY W (RUSSELL, GREGORY A)
A3	GARNER, GARY WAYNE
A4	GARNER, VIRGINIA
A5	GARNER, VIRGINIA
A6	GARNER, VIRGINIA
A7	GARNER, GARY W (GARNER, KEITH R)
A8	GARNER, GARY W (GARNER, KEITH R)
B	GARCO INC
C	SP MASTER CAPITAL LLC
D	ELLY'S PLACE LLC
E	RICHARDSON, J L
F	RICHARDSON, J L
G	JHS MASTER CAPITAL LLC
H	SHU CAPITAL LLC
I	SCHUMACHER, MARTHA P





City of Asheboro Planning & Zoning Department
Rezoning Case: RZ-18-08
Conditional Use Permit: CUP-18-08

Parcel: 7753975069, 7753976059, 7753977009, 7753978029,
 7753978243, 7763070038, 7753974069 & 7753973059

Subject Property

Water Main

Sewer Main

Force Main

Fire Hydrant

Pump Station



Aerial

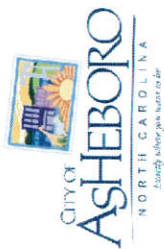
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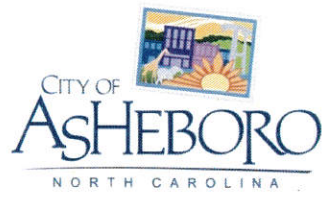


Subject Property
Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-08
Conditional Use Permit: CUP-18-08
Parcel: 7753975069, 7753976059, 7753977009, 7753978029,
7753978243, 7763070038, 7753974069 & 7753973059





SUB-18-01: Zoocrest Townhomes:
Sketch Design Plat

Staff Report

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-18-01

Date 6/4/18 Planning Board
6/7/18 City Council

GENERAL INFORMATION

Subdivision Name Zoocrest Townhomes
Requested Action Subdivision Sketch Design
Applicant John T. Robbins
Address 5941 NC Hwy. 8, Lexington, NC 27292
Phone 336-953-1235
Location 1223 Crestview Church Road (at intersection of Zoo Pkwy.)

PARCEL INFORMATION

PIN 7669289834

Size 10.46 acres +/- **Number of Lots** 36 + common area

Existing Zoning R15 **Average Lot Size** 2,630 square feet

Existing Land Use Undeveloped

Surrounding Land Use

North	Low-Density Residential	East	Low/Medium-Density Res.
South	Low-Density Residential	West	Low/Medium-Density Res.

LAND DEVELOPMENT PLAN

Growth Strategy Map Secondary Growth
Proposed Land Use Map Neighborhood Residential
Small Area Plan Map Central
Identified Activity Center? No

Development Issues

1. A rezoning request from R-15 (Low-Density Single-Family Residential) to CU-R10 (Conditional Use Medium-Density Residential) and Conditional Use Permit for a Residential Planned Unit Development have been filed. The Planning Board has reviewed the rezoning request during its April meeting. Both are required to be approved for the sketch design to be approved.
2. The applicant is proposing a total of 36 dwelling units. The units are single-story duplex style townhouse units with two dwelling units in each of the 18 structures.
3. One recreation area, with a picnic and play area, is proposed between the pond on the property and Zoo Parkway.
4. One entrance from Crestview Church Road is proposed to serve the internal portion of the development. Some of the units are directly adjacent to either Zoo Parkway or Crestview Church Road. All driveways accessing the units are from internal to the development, with the exception of two dwelling units on Zoo Parkway. These two units will require driveway permit approval from NCDOT.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering Plat corrections have been addressed.

Public Works Plat corrections have been addressed.

Planning Plat corrections have been addressed.

Homeowners documents are required to be recorded with the final plat, which must include maintenance mechanisms for the common area, and restrictions concerning recreational vehicle (RV) parking.

Other See attached comments from Randolph County Schools.

Staff Recommendation As of 5-29-18, staff is reviewing this request. A staff recommendation will be available at the Planning Board meeting.

Planning Board Recommendation The Planning Board will consider this request during its June 4, 2018 meeting. A recommendation will be available after this meeting.

John Evans

Subject: FW: Proposed subdivision at 1223 Zoo Crestview Church Road

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

Sent: Monday, April 16, 2018 3:36 PM

To: John Evans

Subject: Re: Proposed subdivision at 1223 Zoo Crestview Church Road

Mr. Evans,

Staff and I have review the proposal. We don't see any significant concerns as presented. The development would feed in to Southmont Elementary, Southwestern Randolph Middle and Southwestern Randolph High. Southmont is currently at 87% capacity; Southwestern Randolph Middle is at 76% capacity and Southwestern Randolph High is at 92% capacity.

Thank you for letting us review this.

Mr. Marty A. Trotter

Assistant Superintendent - Operations Division

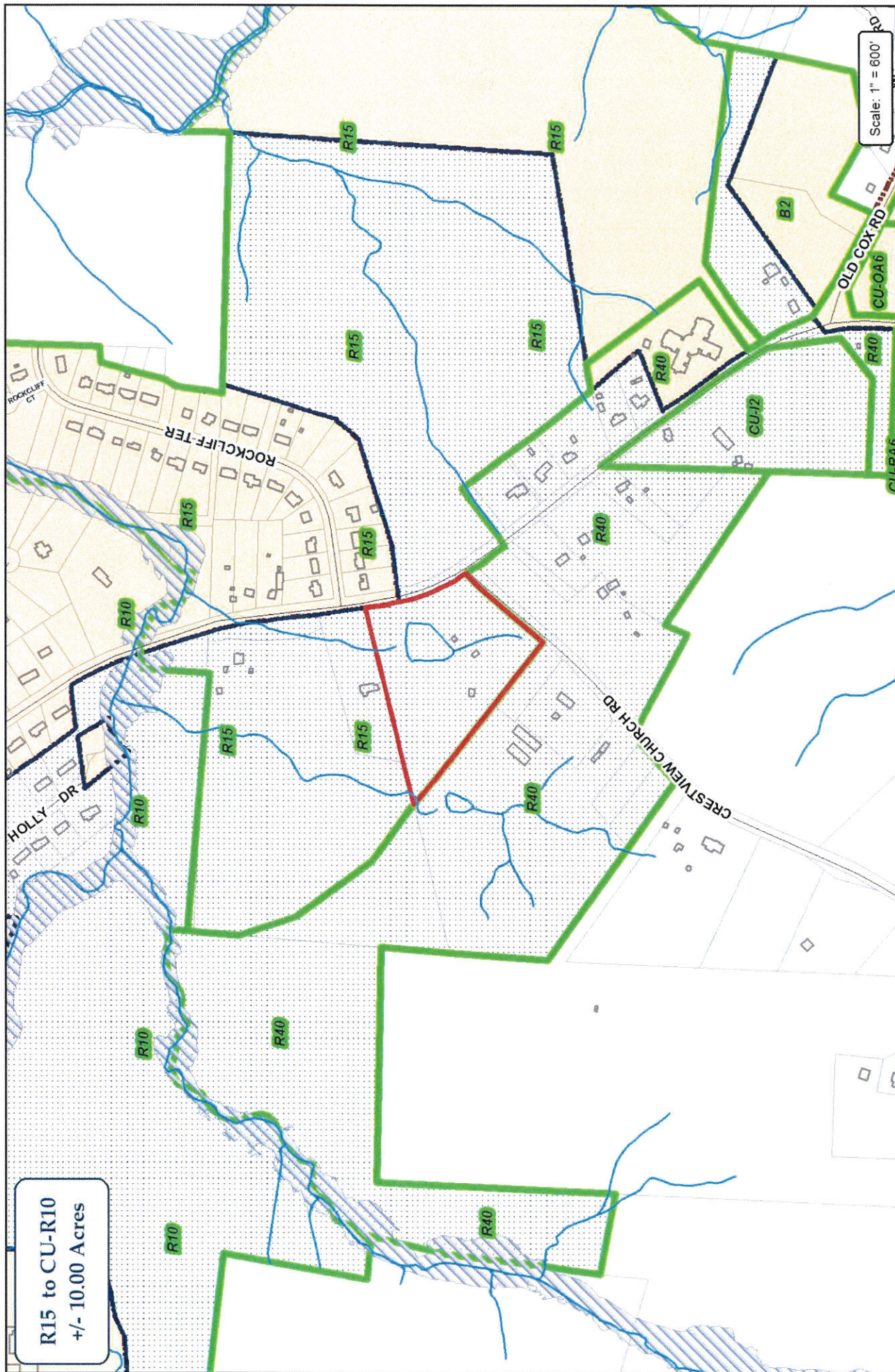
Randolph County School System

2222-C S. Fayetteville Street

Asheboro, North Carolina 27205

336-318-6283 - Telephone

336-318-6155 - Fax



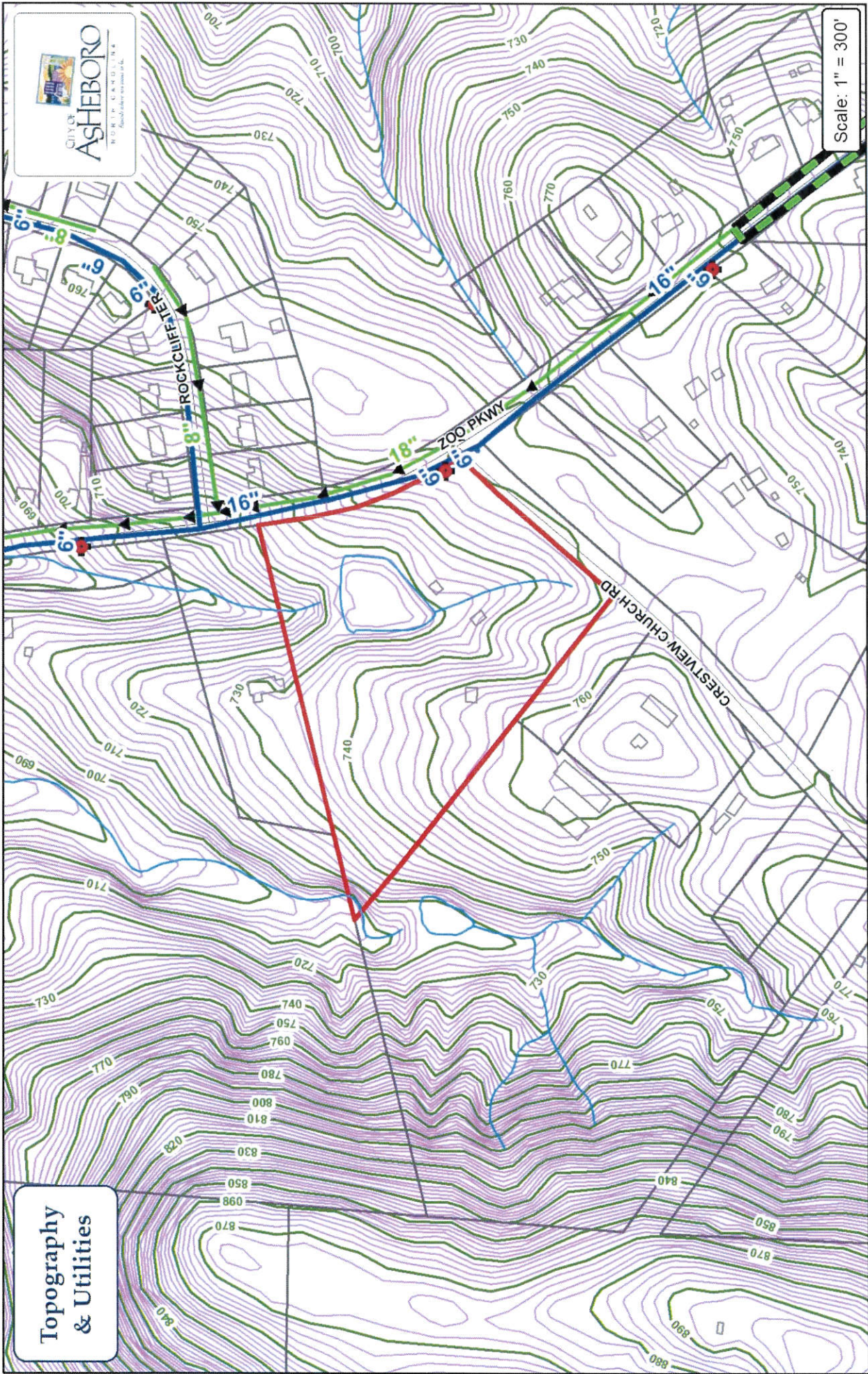
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-06

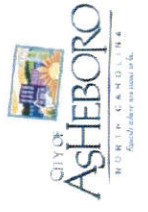
Subdivision Case: SUB-18-01

Parcel: 7669289834





Topography
& Utilities

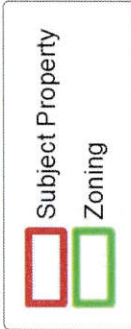


Scale: 1" = 300'



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-18-06
Subdivision Case: SUB-18-01
Parcel: 7669289834

	Water Main		Fire Hydrant
	Sewer Main		Pump Station
	Force Main		Subject Property

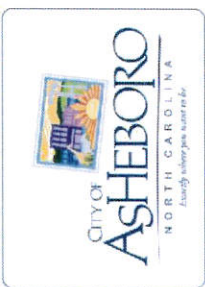


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-06

Subdivision Case: SUB-18-01

Parcel: 7669289834



Aerial

