

Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, November 4, 2019
7:00 PM
AGENDA

- I. Call to Order
- II. Approval of Minutes from October 7, 2019
- III. Review of Cases
- IV. Consideration of proposed 2020 meeting dates
- V. Items not on the agenda
- VI. Adjournment

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**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, OCTOBER 7, 2019
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)
Michael O'Kelley) - Members Present
Thomas Rush)
Pamela Vuncannon)

John Evans, Assistant Community Development Division Director
Brad Morton, Planning Technician/Deputy City Clerk
Trevor Nuttall, Community Development Division Director
Jeff Sugg, City Attorney

CALL TO ORDER

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

APPROVAL OF MINUTES FROM SEPTEMBER 9, 2019

Mr. Rich inquired if there were any corrections or additions that needed to be made to the September 9, 2019 regular Planning Board meeting. Hearing no corrections or additions the minutes were approved as presented.

REVIEW OF CASES

Mr. Trevor Nuttall informed the board of the zoning related cases that were heard at the regular September meeting of the Asheboro City Council.

SUBDIVISION CASES

a. SUB-17-04: FINAL PLAT REVIEW FOR JACKSON'S RUN (FOREST PARK DRIVE)

Mr. Evans went over the above subdivision case. He stated that the applicant was Daniel Stickler and that the request was for a Subdivision Final Plat. He gave the parcel size as 0.574 acres +/- and the parcel identification number as 7763272025. He stated that the request was for the platting of a public right of way only and no new lots were being considered in this request. He showed an overview map, topographic/utilities map, and an aerial map of the property in question and then showed the board the plat being considered for approval. He listed the development issues as follows:

1. The purpose of this plat is to dedicate the public right-of-way that extends from the current terminus of Leo Lane to Forest Park Drive to provide a second entrance to the Jackson's Run subdivision.
2. A second entrance is required due to be constructed because of a Conditional Use Permit condition.

3. This entrance and section of roadway has been completed with the exception of the sidewalk. The applicant has provided a financial guarantee for this improvement as allowed by the ordinance.
4. Subject to provisions of the Subdivision ordinance, once the public right-of-way is platted consistent with the Conditional Use Permit, lots along Leo Lane may be platted as a minor subdivision(s) and reviewed/approved by city staff.
5. The owner will need to provide a letter guaranteeing improvements within the public right-of-way, except those made by utility companies, against defects for one year as required by the city's subdivision ordinance.

He listed department comments as follows:

Engineering:

Plat comments and review of other required engineering information is pending.

Public Works:

See comment number 5 stated previously concerning maintenance and defects warranty.

Planning:

Plat comments are pending.

He then gave staff's recommendation to approve subject to the following:

- Confirmation that plat and engineering plans and profiles meet all regulatory requirements and address outstanding departmental comments
- Noted Conditions

He stated that the City Council is scheduled to review the final plat on Thursday, October 10th, at 7:00 p.m. He then asked if there were any questions from the board. There were no questions for Mr. Evans at this time.

Mr. Rich asked if there was anyone in opposition to the request. There was no one in opposition to the request.

Mr. Henderson moved to recommend approval of the request. Ms. Vuncannon seconded the motion and the motion was approved unanimously.

b. SUB-19-02: SKETCH DESIGN REVIEW FOR HILLCREST SUBDIVISION (BREEZE HILL AND FERMER ROADS)

Mr. Evans went over the above subdivision case. He stated that the applicant was Royal Crest Builders and that the request was for a Subdivision Sketch Design review. He gave the parcel size as 9.5 acres +/- and the parcel identification number as 7750386919. He stated that the request was for a total of 34 lots with the average lot size being 10,779 SF. He showed an overview map, topographic/utilities map, and an aerial map of the property in question and then showed the board the plat being considered for approval. He listed the development issues as follows:

1. The property is within the city limits.
2. The proposal is for a conventional residential subdivision consisting of 34 lots.
3. Breeze Hill and Fermer Roads are both city-maintained streets west of Uwharrie Street.
4. The applicant is showing two entrances; one from Breeze Hill Rd. and one from Fermer Rd.
5. The subdivision plat does not propose sidewalks. While the subdivision ordinance encourages sidewalks, it does not require them for a residential subdivision that is not a planned unit development

6. Subject to the subdivision and zoning ordinance, lots with frontage on existing public rights-of-way and having existing utilities available to each lot may be platted as a minor subdivision and reviewed by city staff.

He listed department comments as follows:

Engineering:

No additional comments for plat at this point.

Public Works:

Driveway locations of the two northernmost lots on Berg Road will require additional review to ensure no conflicts with public service requirements, such as trash collection, are present.

Planning:

Plat corrections have been made. Additional detail on street lighting will be required for preliminary plat.

Fire Department:

The additional hydrant proposed is adequate.

NCDOT/Asheboro City Schools:

The proposal was shared with NC Department of Transportation (due to impact of traffic flow on nearby state-maintained roads) and Asheboro City Schools. No comment has been received from either agency at this time.

He then gave staff's recommendation to approve subject to the following:

- Noted conditions and comments.

He stated that the City Council is scheduled to review the final plat on Thursday, October 10th, at 7:00 p.m. He then asked if there were any questions from the board.

Mr. Henderson inquired if there was any restrictions on terrain, noting the steep slopes, to which Mr. Evans stated that there are no zoning restrictions on this but the developer may have some more information on the feasibility of development. There were no other comments on this inquiry.

Mr. O'Kelley inquired as to the positions of the lots and which streets will they have access to. Mr. Gary Berg with Royal Crest Builders stated that Phase 1 sections will be pointing out to Ferner Road or Breeze Hill Road. Mr. O'Kelley inquired if lots 7, 8, and 9 would face Berg Road, to which Mr. Berg stated they would. Mr. O'Kelley asked if Royal Crest Builders were building the homes, to which Mr. Berg stated that they will be building the structures, which will be workforce type homes that would cater to first time home buyers. He stated that the homes would be approximately 1100 to 1400 SF in size with no garages. There were no further questions at this time.

Mr. Rich asked if there was anyone in opposition to the request. There was no one in opposition to the request.

Ms. Garner moved to recommend approval of the request. Mr. O'Kelley seconded the motion and the motion was approved unanimously.

ITEMS NOT ON THE AGENDA

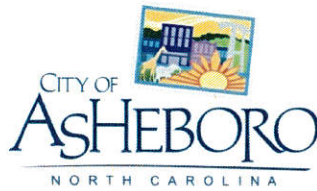
Mr. Nuttall mentioned the LDP Steering Committee members would be given to City Council at their next regular meeting. He stated that the Planning Board has two (2) members interested in serving on the steering committee.

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



Proposed 2020 Planning Board meeting dates

Staff Note: A draft of the proposed 2020 meeting dates are attached. These will be presented during the November 4, 2019 Planning Board meeting. However, the adoption of the meeting dates is not being requested until the December 2, 2019 Planning Board meeting.

DRAFT Planning Board Proposed 2020 Meeting Dates

Monday, January 6, 2020

Monday, February 3, 2020

Monday, March 2, 2020

Monday, April 6, 2020

Monday, May 4, 2020

Monday, June 1, 2020

Monday, July 6, 2020*

Monday, August 3, 2020

Monday, September 14, 2020**

Monday, October 5, 2020

Monday, November 2, 2020

Monday, December 7, 2020

*The Council is likely going to move its regular July meeting date to July 16, 2020, although that has not yet been finalized. An alternative meeting date for the Planning Board is July 13, 2020.

**City Hall is closed on Monday, September 7, 2020 in observance of Labor Day. Therefore, September 14, 2020 is proposed as the September meeting date.