



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

Monday, February 4, 2019

7:00 PM

AGENDA

- I. Call to Order
- II. Consent Agenda Items
 - a.) Approval of Minutes from December 3, 2018 (Old Business)
 - b.) Approval of Minutes from January 7, 2019
- III. Review of Cases
- IV. RZ-19-01: Request to rezone various properties on Cox and Greensboro Streets, between East Presnell Street and East Dorsett Avenue from R7.5 (Medium-Density Residential) and RA6 (High-Density Residential) to OA6 (Office-Apartment)
- V. Requests related to property located at 145/159 Whitley St., on north side of Sherwood Avenue (Randolph County Parcel Identification Number 7750249743)
 - a.) RZ-19-02: Request to rezone a portion of the property from B2 (General Commercial) to R10 (Medium-Density Residential)
 - b.) SUB-19-01: Subdivision Sketch Design (Residential Planned Unit Development)
- VI. Items Not on the Agenda
- VII. Adjournment

#

**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, DECEMBER 3, 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)
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

No citizens were present at this meeting.

CALL TO ORDER

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

APPROVAL OF MINUTES FROM NOVEMBER 5, 2018

Mr. Rich inquired if there were any corrections or additions to the November 5, 2018 regular minutes. 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 which were heard at the regular November meeting of the Asheboro City Council.

Mr. Rich then congratulated Mr. David Henderson on receiving the North Carolina Forester of the Year award. Mr. Henderson thanked the board for the recognition.

RZ-18-18: REQUEST TO REZONE FROM R10 (MEDIUM-DENSITY RESIDENTIAL) AND R15 (LOW-DENSITY RESIDENTIAL) TO B2 (GENERAL COMMERCIAL): 132 GUM STREET

Mr. John Evans gave a visual presentation of the above proposed rezoning case. He stated that the applicant is Forest Park Baptist Church and that Mr. Joel McDuffy is the Reverend. He also read an email from Reverend McDuffy, stating that he had prior engagements and could not attend the meeting. He gave the parcel identification number as 7754909702. He stated the size of the parcel totaled 4.1 acres +/- . He also stated that the existing land use was a place of worship. He showed overview, rezoning, topographic/utilities, noting there were no significant steep slopes on the property, as well as showing aerial maps of the subject properties and photographs from all directions. He then gave the property analysis:

- North Fayetteville Street (US 220 Business North) is a state-maintained major thoroughfare. Gum Street is a local, city-maintained street. Forest Park Drive is a state-maintained collector street.
- Surrounding Land Uses:
 - North Fayetteville Street – Primarily commercial/industrial
 - Forest Park Drive and Gum Street – Primarily residential with some properties with non-residential history
- B2 description: “Intended to serve the convenience goods, shopper’s 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.”
- Tax records indicated place of worship was constructed in 1970. When located in residential districts, a Special Use Permit is required for significant expansion/modification.
- Allowed by right in B2 district (along with other permitted uses)

He noted that the applicant in this case has chosen to request rezoning to a general B2 district rather than obtaining a Special Use Permit.

He gave the Land Development Plan recommendations as follows:

Proposed Land Use Map:

Commercial

Growth Strategy Map:

Primary Growth

Goals/Policies Supporting Request (6):

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

Goals/Policies Not Supporting Request (1):

- **Goal 2.1.5: Lack of transition between commercial and adjoining residential use.**

He then gave staff’s statement of consistency with adopted plans, reasonableness and public interest, which included the following:

- **LDP commercial designation of property and commercial designation and use of adjoining properties**
- **Longstanding non-residential use and ability to continue to invest in property for non-residential use**
- **Properties to west are designated as employment center and used for heavier industrial activities.**

He stated that in light of the above analysis, staff recommends approval of this request. He stated that the next step was for City Council to consider this request on January 10, 2019 at 7 p.m. He then asked if the board had any questions for him at this time. Mr. Michael O’Kelley inquired about the buffering/screening of the adjoining residential property, specifically if the existing buffering/screening could be removed, to which Mr. Nuttall stated that while it could likely be removed, it may be required to be replaced per the buffer requirements. There were no further questions for staff.

Ms. Lynette Garner moved to recommend approval of RZ-18-18 based on staff’s recommendation and consistency statement. Mr. Henderson seconded the motion and the motion carried unanimously.

REQUEST FOR ADOPTION OF 2019 MEETING DATES

Mr. Nuttall presented the proposed meeting dates for the 2019 year as follows:

Monday, January 7, 2019
Monday, February 4, 2019
Monday, March 4, 2019
Monday, April 1, 2019
Monday, May 6, 2019
Monday, June 3, 2019
Monday, July 8, 2019*
Monday, August 5, 2019
Monday, September 9, 2019
Monday, October 7, 2019
Monday, November 4, 2019
Monday, December 2, 2019

He stated that staff's recommendation would be to adopt by reference and if the City Council changes their proposed dates at the regular City Council meeting on Thursday, December 6 meeting, staff will let the board know so they can make any scheduling changes. Mr. O'Kelley moved to adopt the proposed 2019 meeting dates by reference. Ms. Garner seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. Nuttall stated that Ms. Pamela Vuncannon and Mr. Thomas Rush would be on the upcoming City Council agenda Thursday night for consideration of reappointment. Mr. Nuttall also reminded everyone on the board to reach out to perspective candidates of the 2018 Urgent Repair Program, stating that the deadline to apply is December 28, 2018.

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

#

**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JANUARY 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)

Justin Luck, Planning and Zoning Administrator
Brad Morton, Planning Technician/Deputy City Clerk
Trevor Nuttall, Community Development Division Director

No citizens were present at this meeting.

CALL TO ORDER

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

APPROVAL OF MINUTES FROM DECEMBER 3, 2018

At this time, Mr. Rich deferred the approval of the minutes for the Regular December 3, 2018 meeting to the next Regular meeting in February as some board members had not received agenda packets.

REVIEW OF CASES

Mr. Justin Luck informed the board of the zoning related cases which were heard at the regular December meeting of the Asheboro City Council.

SUB-17-04: FINAL PLAT FOR JACKSON'S RUN PHASE 2, SECTION 1

Mr. Luck informed the board that this particular case has been withdrawn.

VIDEO PRESENTATION FROM UNC SCHOOL OF GOVERNMENT CONCERNING LAND USE DECISIONS

Mr. Luck showed the board a PowerPoint presentation narrated by Mr. Adam Lovelady, Assistant Professor with the UNC School of Government, which gave useful information on the types land use decisions, including legislative and quasi-judicial decisions as well as the subdivision review processes. The Board took no formal actions at this time.

ITEMS NOT ON THE AGENDA

Mr. Luck mentioned the following items not on the agenda:

- Dairy-O zoning permit has been issued
- Hugo's Car Wash zoning permit has been issued
- Proposals for self-storage warehousing have been presented to staff
- Fibertex under construction
- Pemmco expansion

Mr. Trevor Nuttall also mentioned the following items:

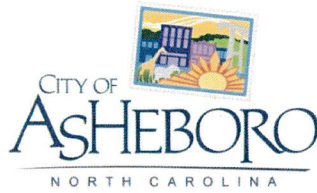
- Urgent Repair Program for 2018 deadline ended on December 28. He mentioned the potential to extend the deadline due to the number of eligible applicants being less than the number of home repair projects that are able to be funded.
- Fundraising for Zoo City Sportsplex and Arboretum kicked off
- An interest has been shown in Senior Housing Projects within the City of Asheboro.

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-19-01: Request to rezone from R7.5 (Medium-Density Residential) and
RA6 (High-Density Residential) to OA6 (Office-Apartment)**

Various properties on Cox and Greensboro Streets, between East Presnell Street
and East Dorsett Avenue

Staff Report

Rezoning Staff Report

RZ Case # RZ-19-01

Date 2-4-19 Planning Board
3-7-19 City Council

General Information

Applicant City of Asheboro

Address 146 North Church Street

City Asheboro NC 27203

Phone 336-626-1201

Location Various properties along South Cox Street and Greensboro Streets (see legal description)

Requested Action Rezone certain properties (refer to maps) from the RA6 High Density Residential District and the R7.5 Medium Density Residential District to the OA6 Office and Apartment District.

Existing Zone Refer to maps

Existing Land Use Primarily residential or undeveloped

Size 52 parcels (15.1 acres +/- total)

Pin # See attachment

Applicant's Reasons as stated on application

See Staff's analysis

Surrounding Land Use

North Various along corridor (see staff analysis)

East Various along corridor (see staff analysis)

South Various along corridor (see staff analysis)

West Various along corridor (see staff analysis)

Zoning History See analysis discussion

Legal Description

See attachment

Analysis

1. South Cox Street is a state-maintained minor thoroughfare (south of East Salisbury Street). Greensboro Streets is a city-maintained minor thoroughfare north of East Salisbury Street. All of the subject properties are in the City limits.
2. The requested OA6 (Office-Apartment) district is described as "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."
3. The OA6 district allows residential uses (single-, two-, and multi-family), institutional uses (such as places of worship), and some lighter commercial uses (medical/professional offices, service uses such as hair salons). Heavier commercial uses, such as eating establishments, motor vehicle repair/sales/rental, and retail are not permitted.
4. Recent text amendments (adopted 11-8-18) allow single- and two-family dwellings in the OA6 district to have the same maximum floor area ratio (22 percent) as other residential zoning districts. Previously, maximum floor areas (17 percent) for single- & two-family residential properties were more restrictive in the OA6 district than other residential districts.
5. The amendments are proposed due to numerous uncontested rezoning requests and the mixed use character (consisting of residential, commercial and institutional uses) that the corridor has experienced in recent decades.
6. The City held a public workshop on February 27, 2018 to discuss the concept with property owners & the general public. Comments received were generally supportive of the request. Owners of property included in the proposed rezoning have been given the opportunity to request to be excluded from the proposed rezoning.
7. The Land Development Plan designates the majority of the subject properties as part of the City Activity Center. A small area on Greensboro St. is designated for office & institutional uses. A small area on the east side of S. Cox St. south of S. Main Street is designated for neighborhood residential use.

Rezoning Staff Report

RZ Case # RZ-19-01

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 City Activity Center/Office & Institutional/Neighborhood Res.
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 4: 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 Items 12-13: Outside watershed/flood areas

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.

Rezoning Staff Report

RZ Case # RZ-19-01

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 OA6 district is a suitable zoning designation on the subject properties for several reasons.

The Greensboro and South Cox Street corridors have gradually seen a transition from primarily residential uses to a mix of residential, office, and institutional uses. The multiple rezoning requests that have occurred along the corridor have consistently been supported by the Land Development Plan and in most cases have been uncontested.

The Central Small Area plan and description of the Center City Area, which comprises the majority of the properties, emphasizes both a compatible mix of uses and preservation of residential neighborhoods. The OA6 district also supports the intent of the Neighborhood Residential and Office & Institutional designations of the proposed land use map.

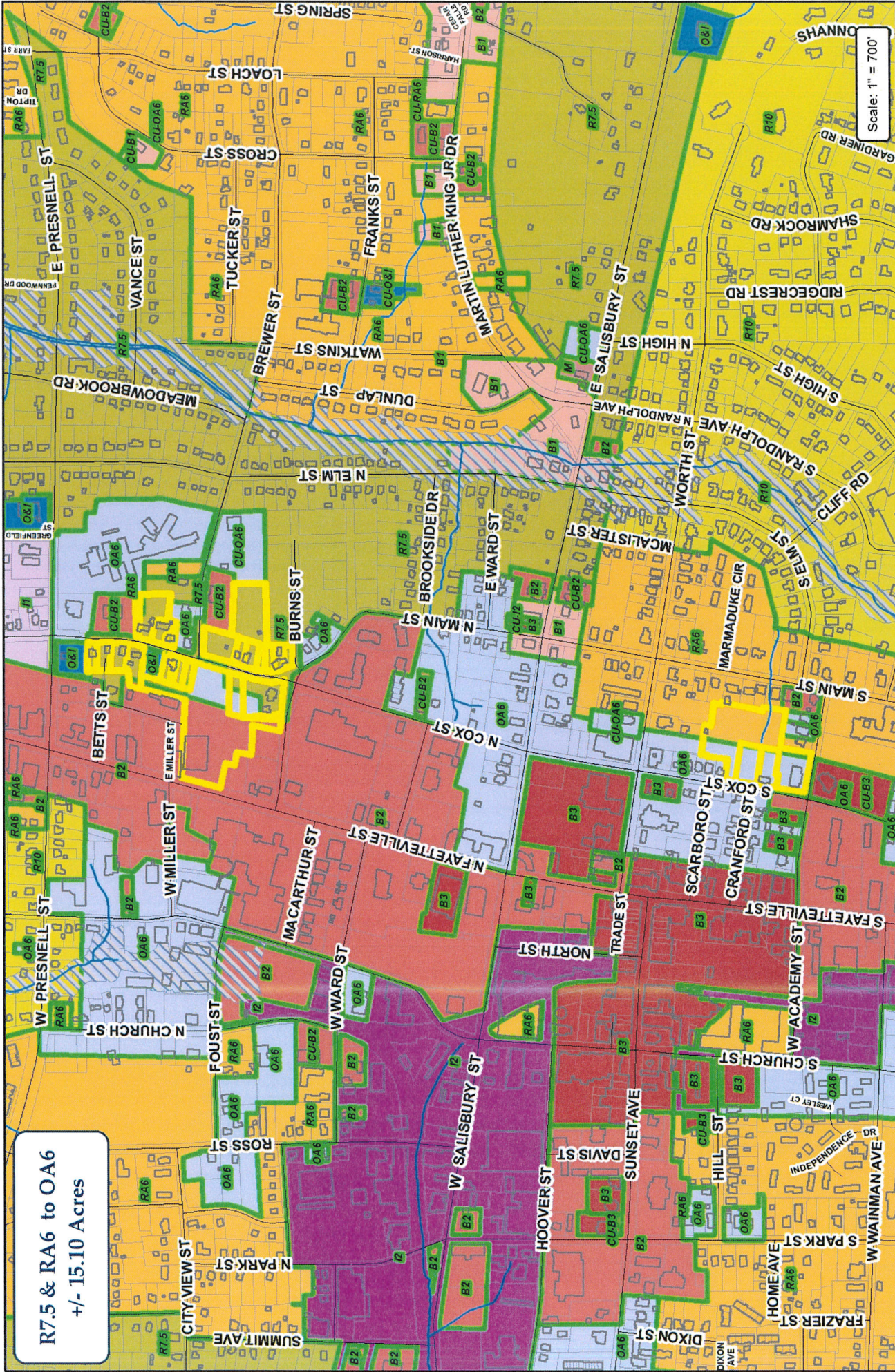
By allowing continued investment into residential uses but also providing for limited non-residential uses on a corridor that serves as a transition between higher intensity commercial uses and lower intensity residential uses, the proposed zoning designation is supported by both the intent of the text and map of the land development plan.

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 OA6 district request.

RZ-19-01 Draft Legal Description

A request by the City of Asheboro to rezone various properties located along the east and west sides of Greensboro St, and South Cox Streets extending from East Presnell Street to north of Oakdale Street and consisting of the following Parcel Identification Numbers: 7751955628, 7751955620, 7751955515, 7751954467, 7751954350, 7751954246, 7751954232, 7751954128, 7751951036, 7751943912, 7751941783, 7751942788, 7751957445, 7751957367, 7751957430, 7751956394, 7751955071, 7751945940, 7751945824, 7751947861, 7751945704, 7751945609, 7751945614, 7751921296, 7751920210, 7751829013, 7751818990, 7751806936, 7751805899, 7751805884, 7751805747, 7750890628, 7750890621, 7750890583, 7750890326, 7750890294, 7750892520, 7750893128, 7750881680, 7750884640, 7750884368, 7750884384, 7750882237, 7750882280, 7750884170, 7750883020, 7750875983, 7750876849, 7750877861, 7750876633, 7750877489, & 7750970517. The request includes the following addresses: 460 N. Fayetteville Street, 167, 169 & 203 Burns St., 406, 420, 424, 506, 507, 514, 420, 523, 529, 535, 541 Greensboro St.; 205 E. Academy St.; and 179, 205, 423, 505, 513, 517, 802, 804, 816, 821, 829, 836, 845, 938, 943, 959, 963, 968, 972, 975, 978, 1013, 1026, 1031, 1120, & 1125 South Cox Street. The request is to rezone these properties from RA6 (High-Density Residential) and/or R7.5 (Medium-Density Residential) to OA6 (Office-Apartment).



R7.5 & RA6 to OA6
+/- 15.10 Acres



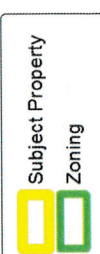
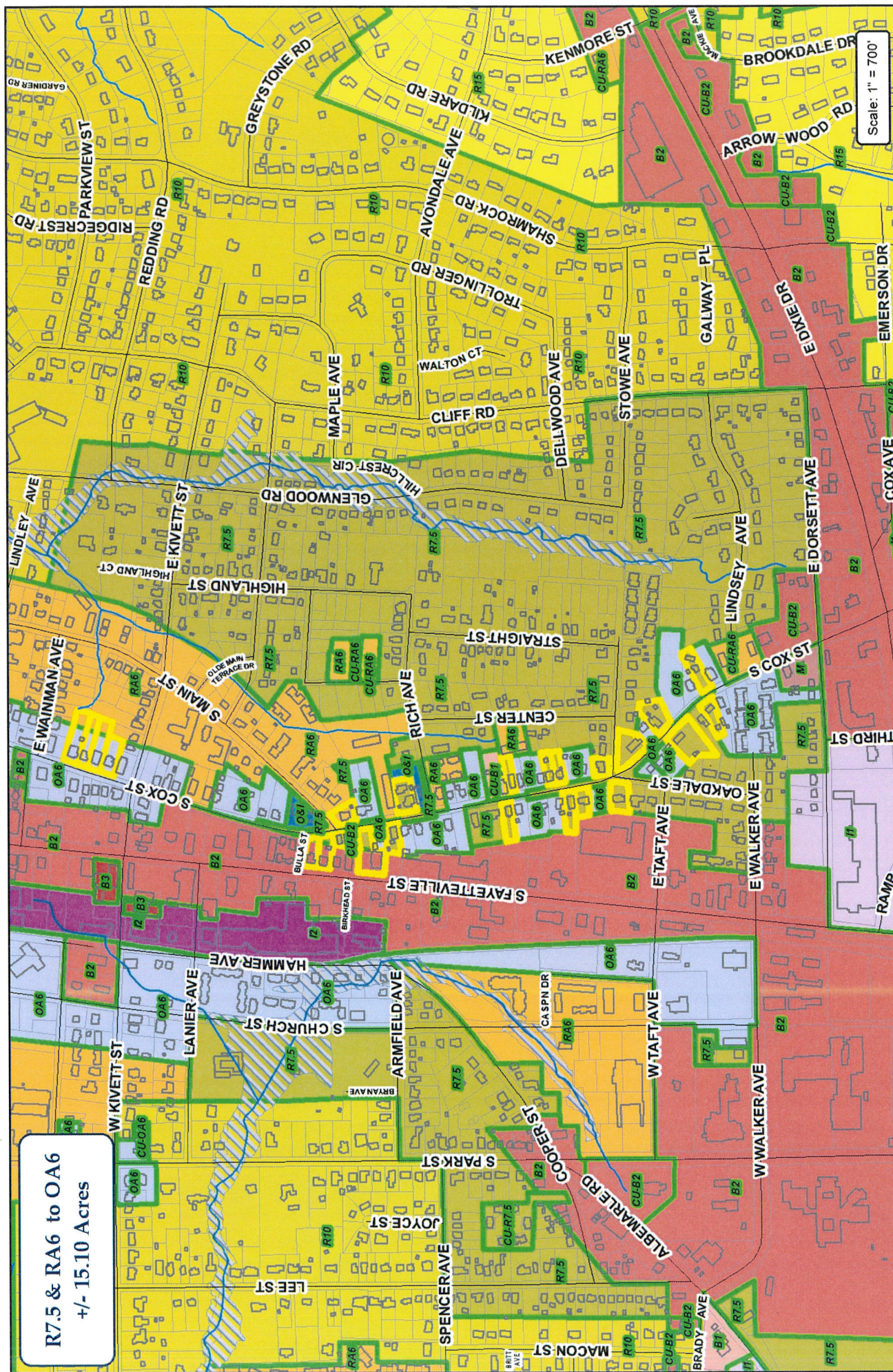
Subject Property
Zoning

City of Asheville Planning & Zoning Department

Rezoning Case: RZ-19-01

Map 1 of 2

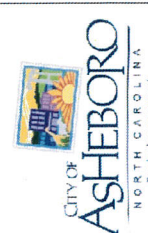




City of Asheboro Planning & Zoning Department

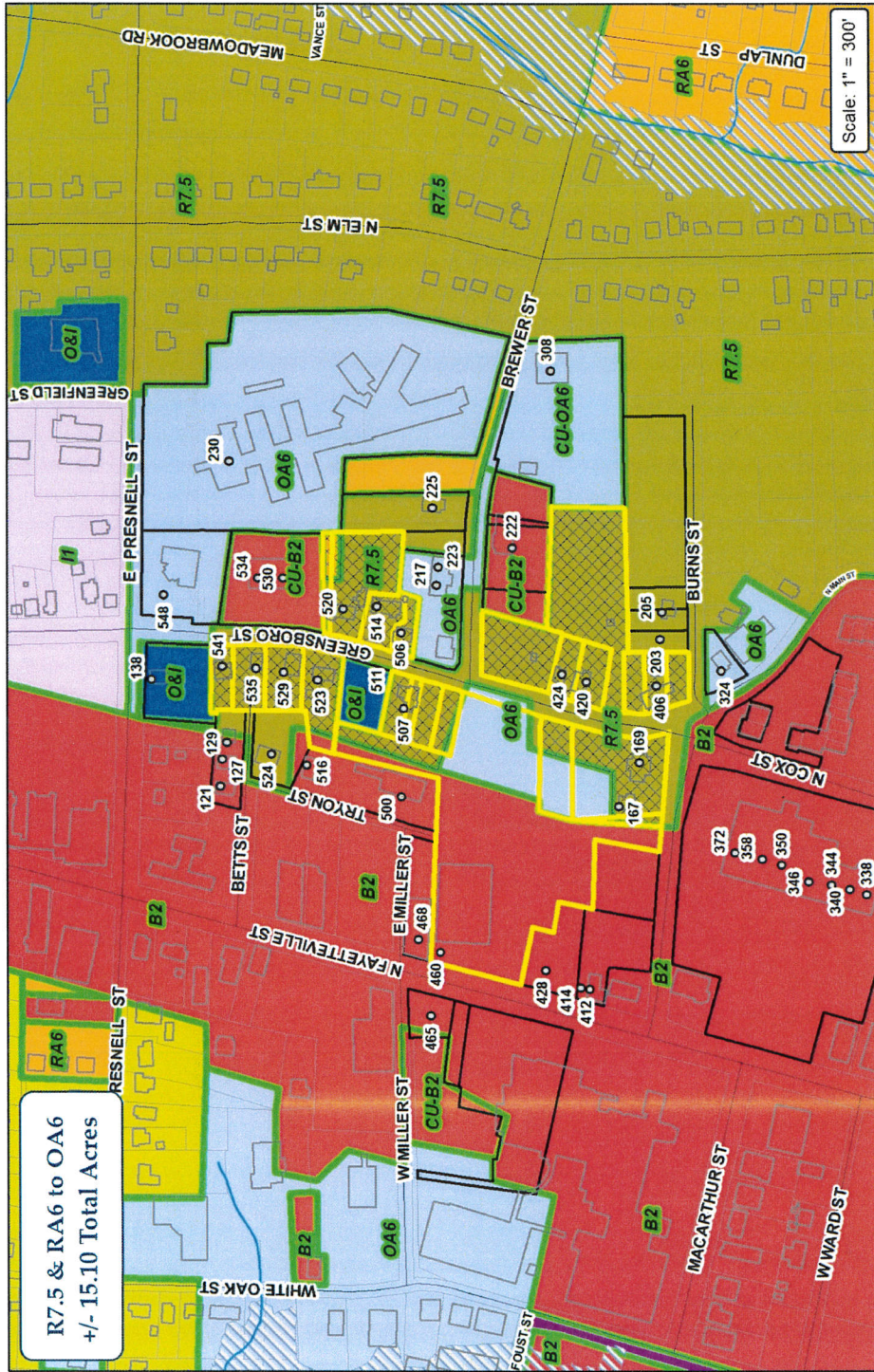
Rezoning Case: RZ-19-01

Map 2 of 2



The following maps show the addresses of the subject properties included in the rezoning request and properties adjoining the subject properties.

Also noted are requests from property owners to either have their property or property adjacent to them excluded from the request.



City of Asheville Planning & Zoning Department

Rezoning Case: RZ-19-01

Map 1 of 5

Legend:

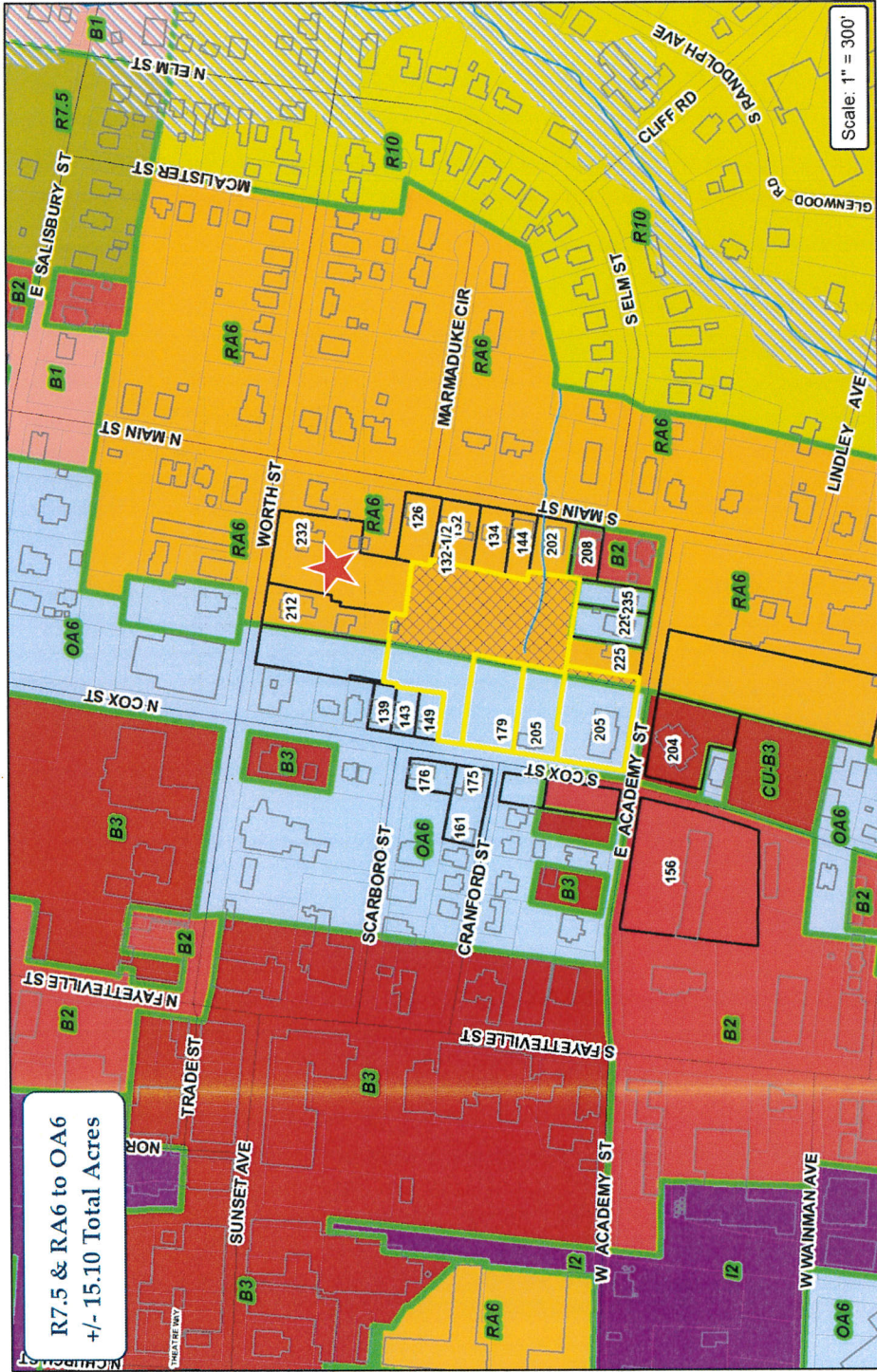
- Subject Property
- Portion of Property to be Rezoned
- Adjoining Properties



CITY OF ASHEBORO
NORTH CAROLINA

ETJ Zoning

★ Owner of
232 Worth
St. has requested
that adjoining
property be
excluded from
rezoning proposal.



R7.5 & RA6 to OA6
+/- 15.10 Total Acres



CITY OF ASHEBORO
NORTH CAROLINA

City of Asheville Planning & Zoning Department

Rezoning Case: RZ-19-01

Map 2 of 5

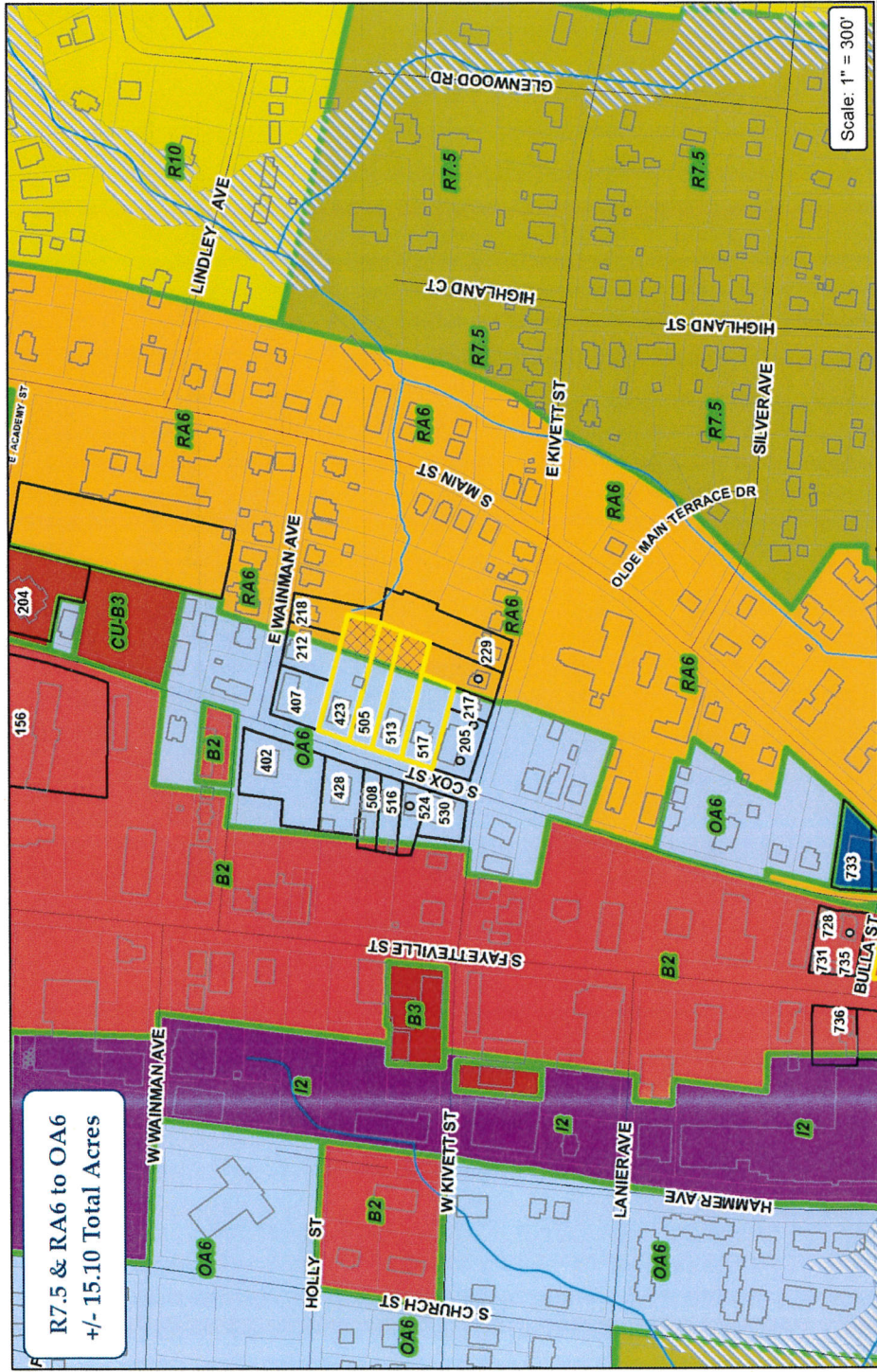
ETJ
Zoning



Subject Property

Portion of Property to be Rezoned

Adjoining Properties





CITY OF ASHEBORO
NORTH CAROLINA

City of Asheboro Planning & Zoning Department

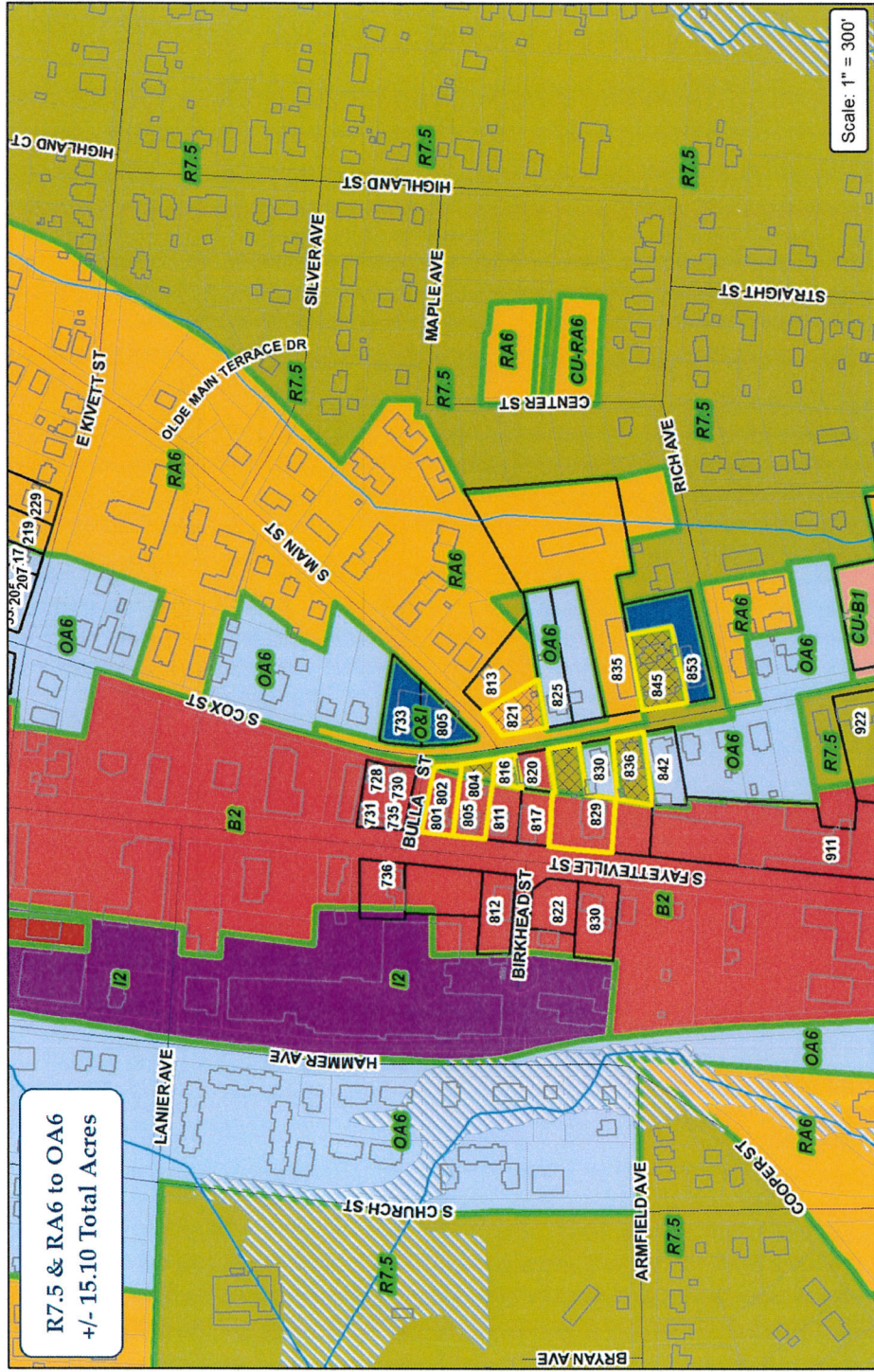
Rezoning Case: RZ-19-01

Map 3 of 5



 Subject Property
 Portion of Property to be Rezoned
 Adjoining Properties

 ETJ
 Zoning



City of Ashboro Planning & Zoning Department

Rezoning Case: RZ-19-01

Map 4 of 5



Subject Property

Portion of Property to be Rezoned

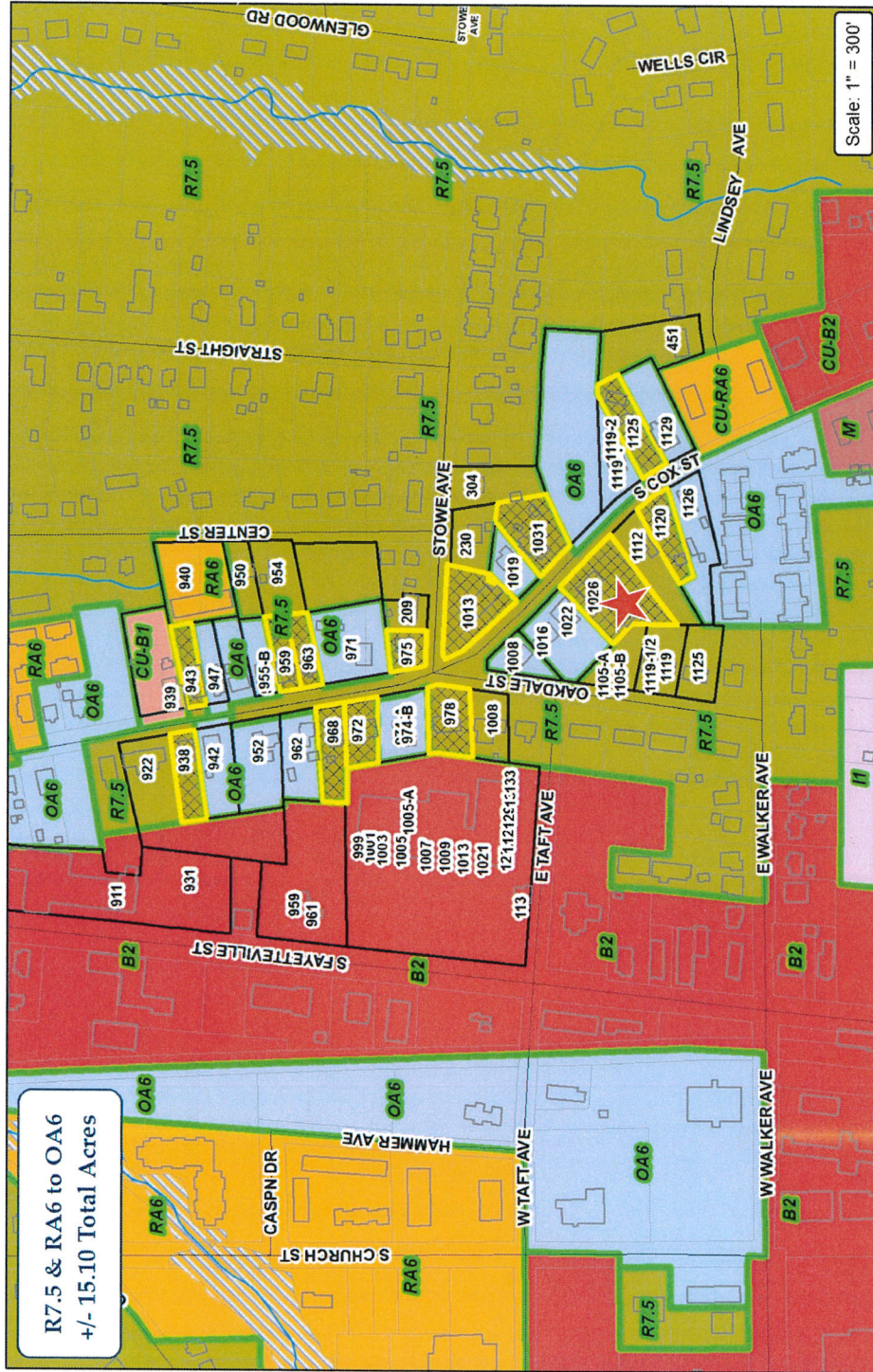
Adjoining Properties



ETJ

Zoning





★ Owner of
1026 S. Cox
St. has requested
that their property
be excluded from
rezoning proposal.



CITY OF ASHEBORO
NORTH CAROLINA

City of Asheville Planning & Zoning Department

Rezoning Case: RZ-19-01

Map 5 of 5

ETJ Zoning

Scale: 1" = 300'



Legend:

- Subject Property
- Portion of Property to be Rezoned
- Adjoining Properties



City of Asheville
Planning & Zoning Department
Rezoning Case: RZ-19-01
Map 1 of 2

 Water Main
 Fire Hydrant
 Sewer Main
 Pump Station
 Force Main


 Subject Property

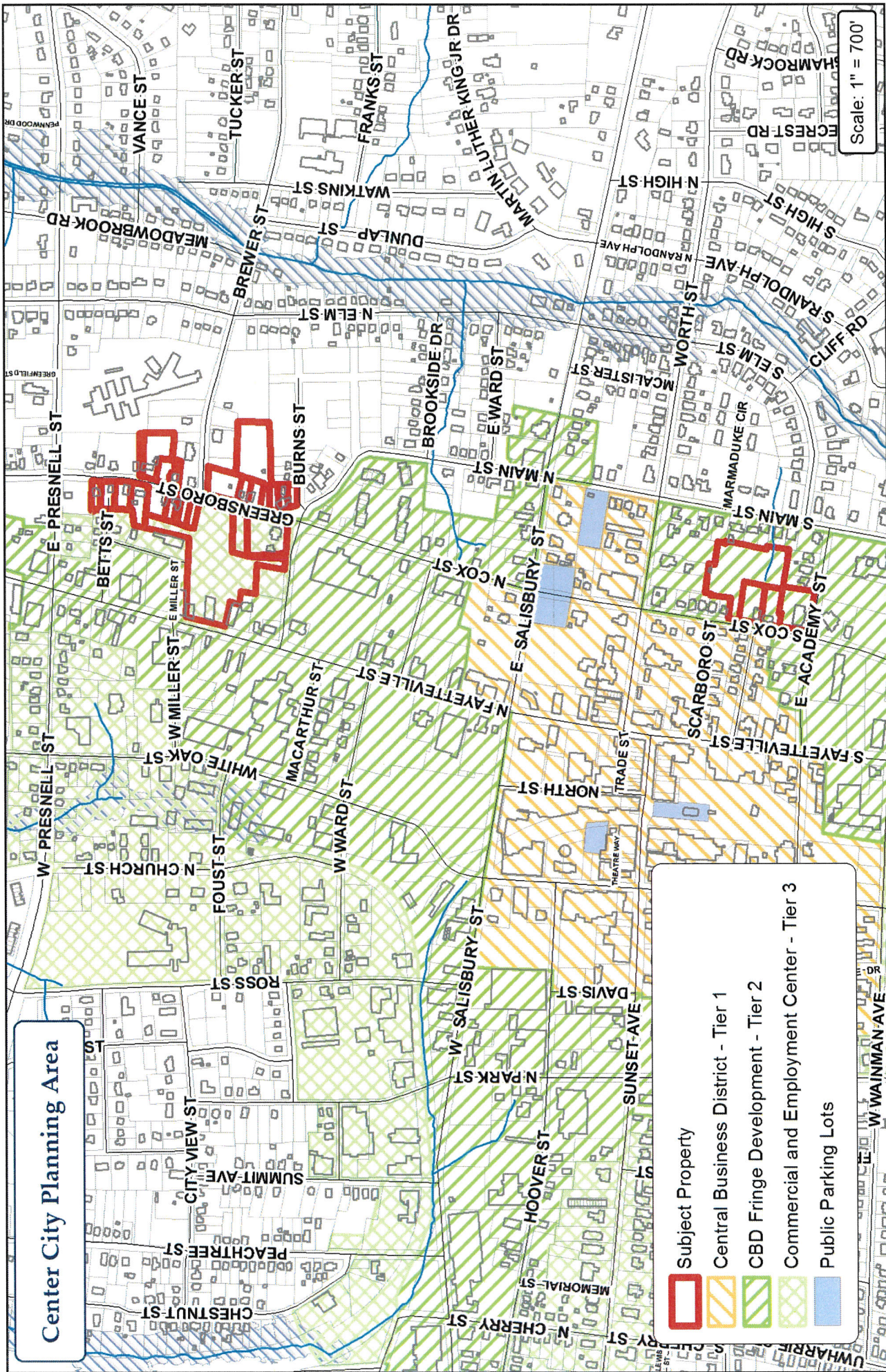


City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-19-01
 Map 2 of 2



Subject Property

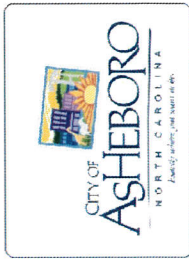
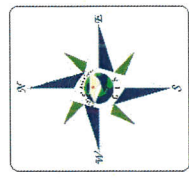
- Water Main
- Sewer Main
- Force Main
- Fire Hydrant
- Pump Station



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-01

Map 1 of 2

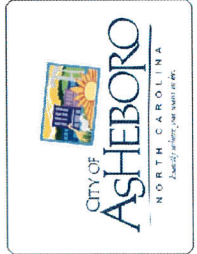


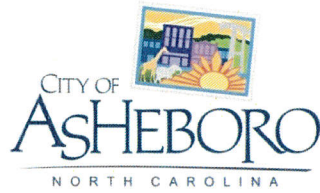


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-01

Map 2 of 2





**RZ-19-02: Request to rezone from B2 (General Commercial) to R10
(Medium-Density Residential)**

145/159 Whitley St. on north side of Sherwood Avenue

Staff Report

Rezoning Staff Report

RZ Case # RZ-19-02

Date 2-4-19 Planning Board
3-7-19 City Council

General Information

Applicant Larry McKenzie
Address 1021 Sunset Avenue
City Asheboro NC 27203
Phone 336-953-2913
Location Sherwood Avenue/145 & 159 Whitley St.

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

Existing Zone B2/R10 **Existing Land Use** Undeveloped/Single-Family Dwelling
Size 1.77 acres +/- of 7.34 acres +/- **Pin #** 7750249743

Applicant's Reasons as stated on application

There is a need for this type housing & as designed would promote the public health, safety, & general welfare of the public. If developed to R10 standards, this will allow for more housing options & types while ensuring it's developed to similar surrounding areas.

Surrounding Land Use

North Commercial

East Single-family/Two-family

South Single-family/two-family

West Single-family/Commercial

Zoning History N/A

Legal Description

The property of Larry McKenzie, located at 145 & 159 Whitley St., on the north side of Sherwood Avenue, totaling approximately 1.77 acres +/- of 7.34 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7750249743.

Analysis

1. The property is inside the city limits.
2. Sherwood Ave. & Harvell St. Extension are city-maintained local streets. Whitley Street is a private street.
3. There are currently two structure that were formerly used for single-family dwellings on the property.
4. The requested R10 zoning allows for single-family and two-family dwellings. Currently, the majority of the property is zoned R10.
5. The zoning ordinance describes the intent of the R10 district as having a "moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living." The B2 district is described 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."
6. The applicant has applied for a Special Use Permit for a Residential Planned Unit Development. The current proposal consists of a total of 28 residential dwelling units. The proposed dwellings are either detached single-family residential units or attached two-family dwellings.
7. Although the portion of the property being requested for rezoning is currently zoned B2 General Commercial, no commercial activity exists on this portion of the property.
8. The zoning ordinance generally prohibits accessing commercial property through residential property. The portion of the property zoned B2 has no public street access without using the portion of the property currently zoned R10 residential.

Rezoning Staff Report

RZ Case # RZ-19-02

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 Commercial/Neighborhood Residential

Small Area Plan Central

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*)

Checklist Item 5: Complies with Growth Strategy Map

Checklist Items 12, and 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-19-02

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Does not comply with LDP proposed land use map

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%.

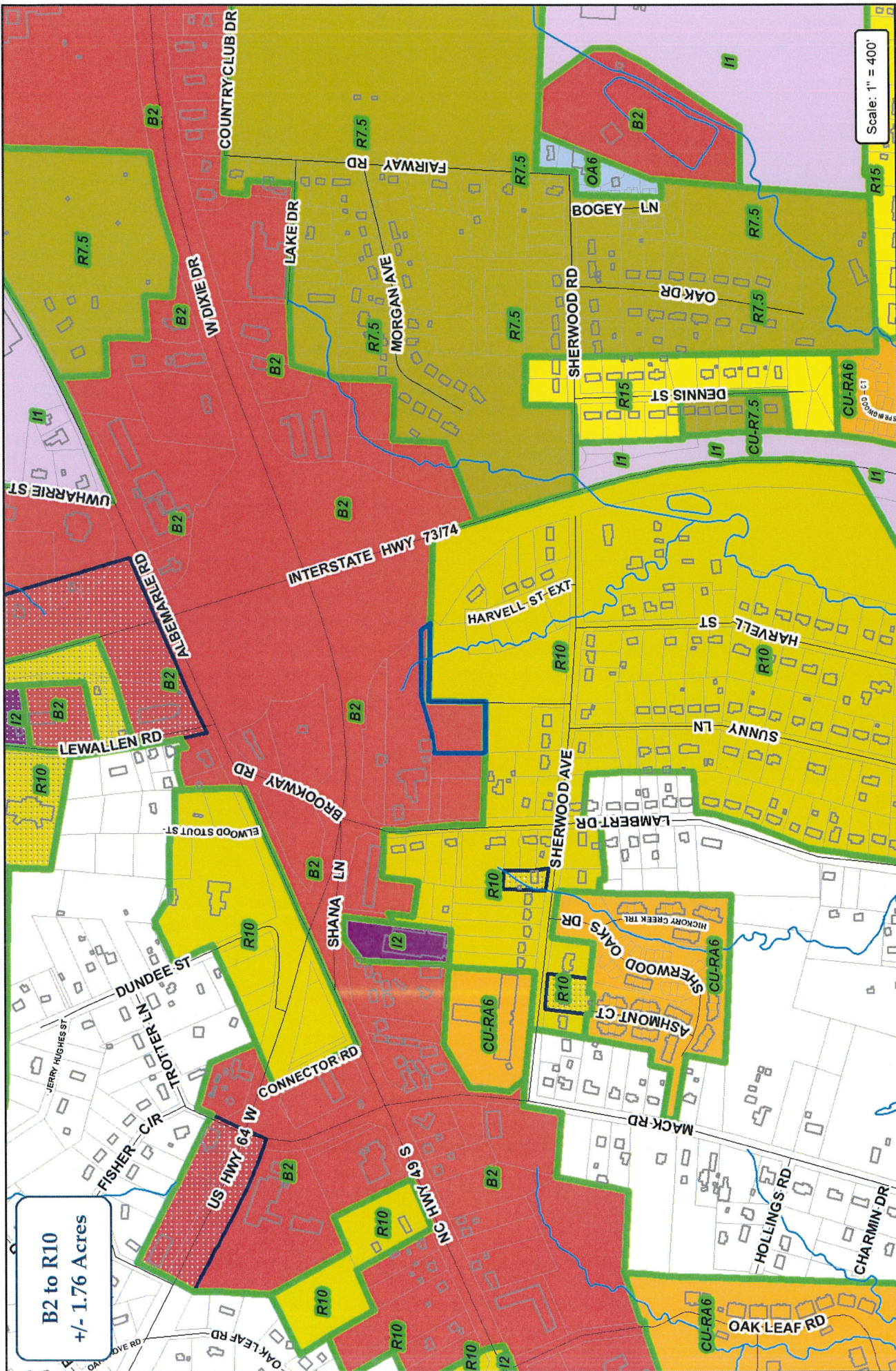
Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

Staff believes that the proposed R10 zoning district is consistent with residential zoning and single- and two-family residential uses that exist in the area and the single-family residential use of the subject property.

Although the land development plan designates a portion of this property for commercial use, staff contends that there are significant limitations in being able to develop the B2 portion of the property for commercial use if the property stands on its own without being part of a cohesive commercial development. The zoning ordinance prohibits accessing commercial property through private residential property, which precludes commercial development on the portion of the property zoned B2. The zoning ordinance description of the B2 district stating that access should be from a "minor thoroughfare or higher classification street but never local, residential streets", which also makes commercial development of the B2 portion of the property less feasible.

Considering these factors, staff believes the requested R10 zoning district is generally consistent with the Land Development Plan and therefore is generally in the public interest by supporting a reasonable use of property.

Recommendation In light of the above analysis, staff's recommendation is to approve the R10 district request.

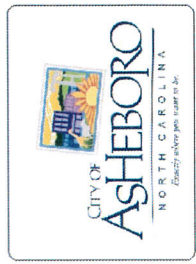
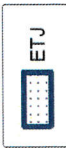


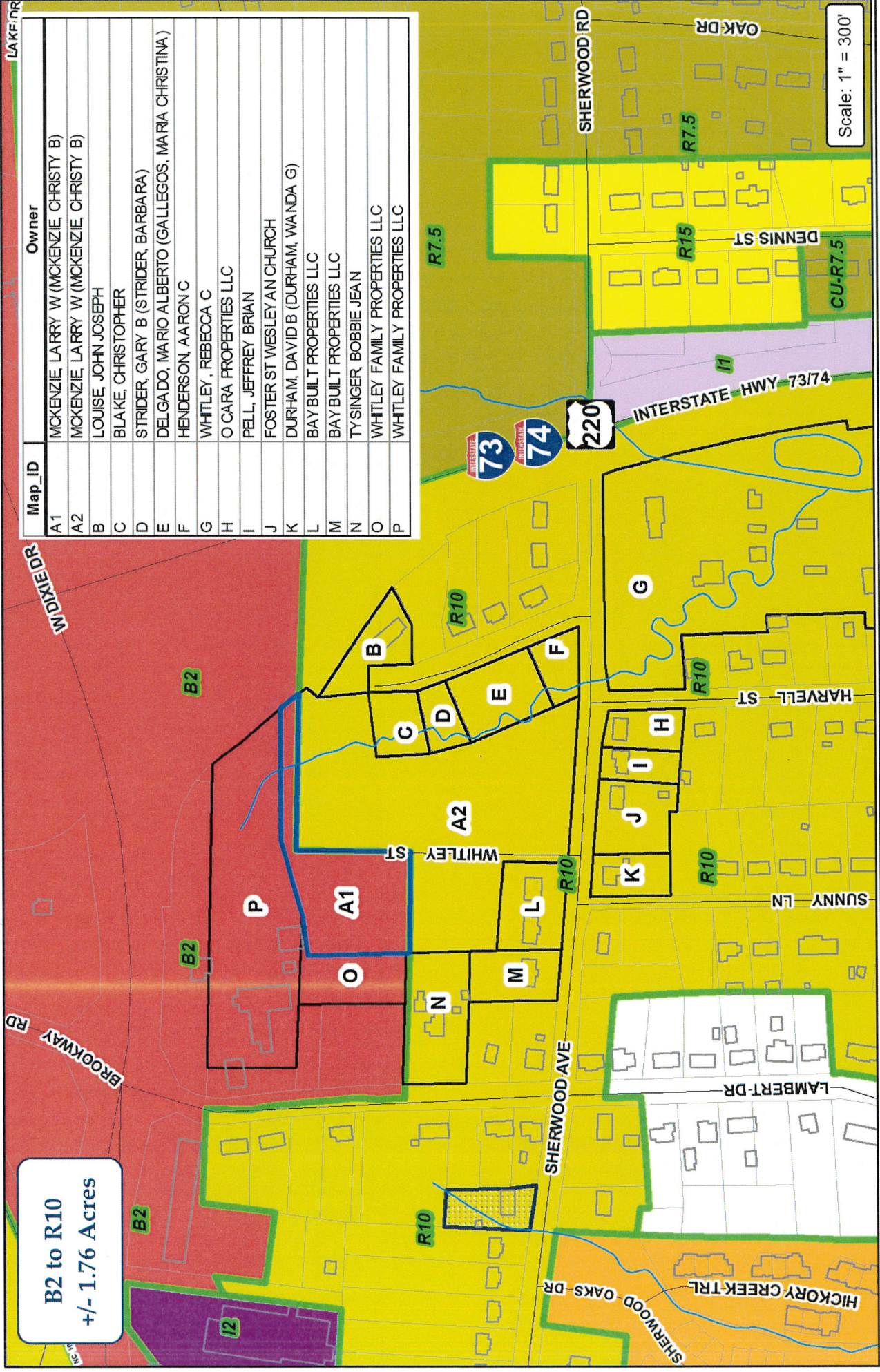
B2 to R10
+/- 1.76 Acres



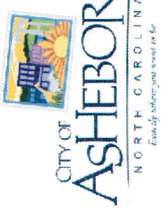
Subject Property
 Zoning

City of Asheville Planning & Zoning Department
 Rezoning Case: RZ-19-02
 Special Use Permit: SUP-19-02
 Parcel: 7750249743 (pt.)





Map_ID	Owner
A1	MCKENZIE LARRY W (MCKENZIE, CHRISTY B)
A2	MCKENZIE LARRY W (MCKENZIE, CHRISTY B)
B	LOUISE, JOHN JOSEPH
C	BLAKE, CHRISTOPHER
D	STRIDER, GARY B (STRIDER, BARBARA)
E	DELGADO, MARIO ALBERTO (GALLEGOS, MARIA CHRISTINA)
F	HENDERSON, AARON C
G	WHITLEY, REBECCA C
H	O CARA PROPERTIES LLC
I	PELL, JEFFREY BRIAN
J	FOSTER ST WESLEYAN CHURCH
K	DURHAM, DAVID B (DURHAM, WANDA G)
L	BAY BUILT PROPERTIES LLC
M	BAY BUILT PROPERTIES LLC
N	TY SINGER, BOBBIE JEAN
O	WHITLEY FAMILY PROPERTIES LLC
P	WHITLEY FAMILY PROPERTIES LLC



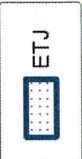
City of Asheboro
North Carolina
Every day, we're growing.

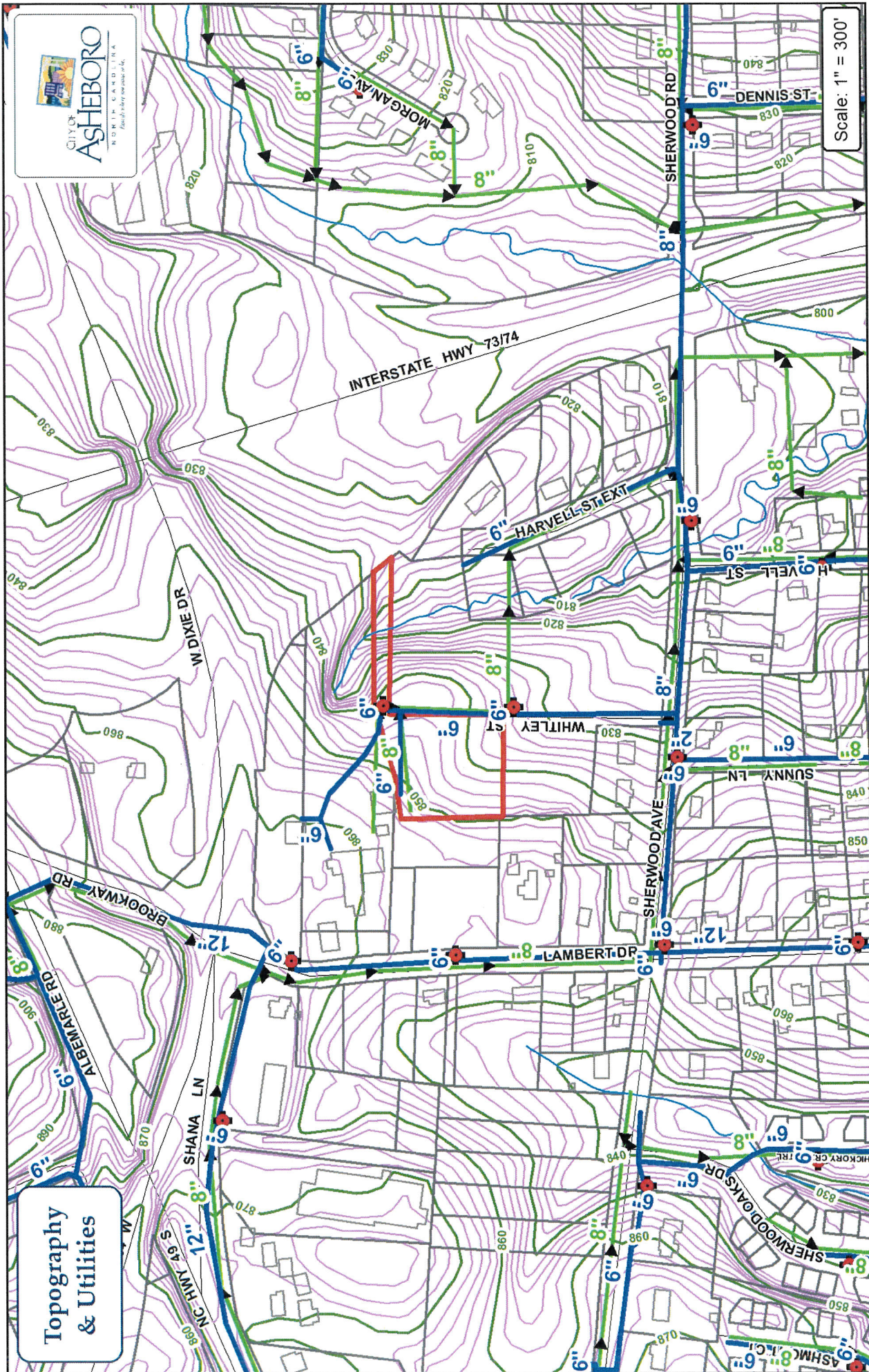
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-02

Special Use Permit: SUP-19-02

Parcel: 7750249743 (pt.)





City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-19-02
Special Use Permit: SUP-19-02
Parcel: 7750249743 (pt.)

Scale: 1" = 300'

Topography & Utilities

Subject Property

Water Main

Sewer Main

Force Main

Fire Hydrant

Pump Station



Aerial

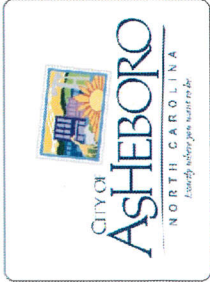


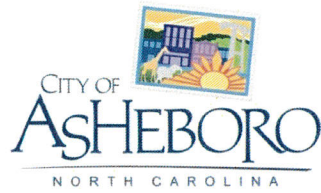
Subject Property

Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-19-02
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SUB-19-01: Sherwood Townhomes
Sherwood Avenue and Whitley Street
(Sketch Design Plan)

Staff Report

SUBDIVISION STAFF REPORT

CASE # SUB-19-01

Date 2/4/19 Planning Board

GENERAL INFORMATION

Subdivision Name Sherwood Townhomes
Requested Action Subdivision Sketch Design
Applicant Larrv McKenzie
Address 1021 Sunset Avenue
Phone 336-953-2913
Location Sherwood Avenue/145 & 159 Whitley St.

PARCEL INFORMATION

PIN 7750249743

Size 7.34 acres +/- **Number of Lots** 28 + common area

Existing Zoning R10/B2 **Average Lot Size** PENDING

Existing Land Use Single-family dwelling/undeveloped

Surrounding Land Use

North	Commercial	East	Single-family/Two-family
South	Single-family/two-family	West	Single-family/Commercial

LAND DEVELOPMENT PLAN

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

Development Issues

1. The development (Residential Planned Unit Development) also requires a Special Use Permit and rezoning from B2 (General Commercial) to R10 (Medium-Density Residential) on a portion of the property.
2. The applicant proposes a mix of detached patio style homes and attached duplex style units, with two dwellings in each structure.
3. The applicant proposes a combination of city-maintained and privately maintained streets. Whitley Street, proposed as a city maintained street contains approximately 640 linear feet. The other privately maintained streets include 1,000 linear feet.
4. One recreation area near the northeastern corner of the property is proposed.
5. The subdivision ordinance generally specifies that proposed streets provide future access to adjacent properties. All properties that are adjacent to the subject property are developed, making this requirement impractical.

SUBDIVISION STAFF REPORT

DEPARTMENT COMMENTS

Engineering Plat corrections are pending (as of January 29, 2019).

Public Works Plat corrections are pending (as of January 29, 2019).

Planning Plat corrections are pending (as of January 29, 2019).

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 The proposal was shared with Asheboro City Schools and NC Department of Transportation. Both responded that they had no concerns.

Staff Recommendation A staff recommendation will be available at the February 4, 2019 Planning Board meeting.

Planning Board Recommendation The Planning Board's recommendation will be available after the February 4, 2019 Planning Board meeting.

