

**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, November 2, 2020
7:00 PM
AGENDA**

- I. Call to Order
- II. Consent Agenda Items
 - a.) Approval of Minutes from October 5, 2020
 - b.) Approval of Final Decision Document for BOA-20-02
 - c.) Approval of Final Decision Document for BOA-20-03
- III. Review of Cases
- IV. RZ/CUP-20-11: Request to rezone from CU-B2 Conditional Use General Commercial to CU-I1 Conditional Use Light Industrial: 881 Curry Drive
- V. Consideration of proposed 2021 Meeting Dates
- VI. Items not on the agenda
- VII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, OCTOBER 5, 2020
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
Michael O'Kelley) - Vice Chair

Harold Anderson)
Ritchie Buffkin)
David Henderson) - Members Present
Thomas Rush)
Pamela Vuncannon)

John Evans, Assistant Community Development Division Director
Brad Morton, Planner/Deputy City Clerk
Jeff Sugg, City Attorney

CALL TO ORDER

Mr. Rich called the Asheboro Planning Board to order.

APPROVAL OF MINUTES FROM SEPTEMBER 14, 2020

Mr. Rich asked if there were any corrections to the minutes. Hearing no corrections or additions, the minutes were approved as presented.

REVIEW OF CASES

Mr. Evans reported on the cases which were heard at the regular September City Council meeting.

DISCUSSION OF POTENTIAL COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR COVID-19 RELIEF

Mr. Evans gave an overview of the Community Development Block Grant – Coronavirus application. He stated that the North Carolina CDBG-CV Program is designed to help units of local government respond to and recover from the health and economic impacts of COVID-19. The program will assist non-entitlement areas across the state, which include incorporated municipalities under 50,000 and counties under 200,000 in population, by supporting public service, public facilities, and special economic development activities. N.C. Commerce will award CDBG-CV funds on a first-come, first-served basis with a focus on local needs identified by the community in collaboration with state and local officials. He stated that the funding the city is applying for would go towards specific public service activities, including subsistence payments to prevent utility disconnections and also for food distribution. He stated that the application would be requesting the maximum amount of \$900,000 to be used for the protection of the most vulnerable and high-risk populations. He stated that the city council held a public hearing at their regular September meeting to

hear feedback from citizens and civic organizations about the need to apply for this funding opportunity. He stated that at the October regular meeting, the city council would make a decision on a resolution adopting the submittal of the CDBG-CV application.

Mr. Henderson asked what the unemployment rate is currently, to which Mr. Evans stated that the rate was at approximately 4% in March and was at approximately 9% as of the latest July data documented.

Mr. O'Kelley asked what the dollar figure of delinquent utility payments that the city is losing because of the pandemic, to which Mr. Evans stated that the amount fluctuates and he would share with him a number at a later date when he had the information in hand.

Ms. Vuncannon asked if this funding would cover rent assistance, to which he stated that it would cover utility delinquency. She asked if power utilities would be covered in assistance, to which he stated that it's possible that this would cover power utilities depending on specific criteria set forth during the process. She asked how long it would take to see the money if we get the funding, to which Mr. Evans stated that it would likely be a few months before the releasing of funds. He also stated that the application is in its early stage, so more specific details would be forthcoming if the application is approved.

No action was requested of the Planning Board, and none was taken.

UPDATE ON PENDING OR PROPOSED LAND DEVELOPMENT PROJECTS

a) Property Located at Randolph County Parcel Identification Number 7751738346 (170 N. Church Street)

Mr. Evans stated that the Landmark Group is working to revitalize this property into a senior housing development with approximately 50 units for low to moderate income seniors. He stated that the architect is working on unit floor plans at this time. He stated that the Landmark Group developed the Asheboro Mill Lofts. He stated that it is unique in that the senior adult's center is right across the street from it and there is an internal walkway that connects the two developments. He stated there would also be more parking provided on West Salisbury Street. He stated that the Landmark Group wanted to use local contractors for the projects.

Mr. O'Kelley asked who owns the walkway between the senior housing project and the senior adult's center, to which Mr. Evans stated that he was not certain at this time.

Mr. Henderson asked when the project will be completed, to which Mr. Evans stated that he hadn't received a completion date by the Landmark Group at this time, but generally 6-12 months after a project begins is a good estimate.

Mr. O'Kelley asked if the building would have parking, to which Mr. Evans stated that parking would be at the corner of Church and Salisbury Street on the opposite side of the street.

No action was requested of the Planning Board, and none was taken.

b) Coleridge Road Apartments Bond Issuance Related to Coleridge Road Apartments through a partnership between Asheboro Housing Authority and Burlington Housing Authority

Mr. Evans stated that in late January 2020, the Asheboro Housing Authority (AHA) was approached by the Burlington Housing Authority (BHA) regarding a bond issue for a private developer from Seattle, WA. The developer, Vitus Group, LLC, a Delaware Limited Liability Company intends to purchase and renovate eight existing housing properties throughout North Carolina at locations including Burlington, Goldsboro and Asheboro, among others. The Asheboro property is the Coleridge Apartments located between E. Salisbury Street and Martin Luther King, Jr. Drive and it is already under contract. The private developer plans to purchase the properties with a private loan and will later pay off the private loan with an \$8,000,000 bond issue for all properties. In addition, the North Carolina Housing Finance Agency (NCHFA) has

awarded the developer Low-Income Housing Tax Credits (LIHTC) to help finance the development. The project is proposed to close this year.

Mr. Rich added to this to state that the Asheboro Housing Authority's involvement is purely to issue the credits and do the accounting for the Burlington Housing Authority.

Mr. Rush asked who currently owns the property, to which Mr. Evans stated that it is a privately owned property and not owned by the Housing Authority. Mr. Evans stated that he will get the specific property owner information to Mr. Rush following the meeting.

No action was requested of the Planning Board, and none was taken.

c) Miscellaneous projects throughout jurisdiction

Mr. Evans gave a list of the miscellaneous projects occurring throughout the City of Asheboro jurisdiction since March, 2020, including:

- Hillcrest Subdivision located on Breeze Hill Road
- Robins Nest, Phase 2 Section 1 Subdivision
- West Pointe Townhomes development
- Total issuance of 52 Single-Family Dwelling Permits
- Mall renovations are occurring at this time
- Old PNC bank in front of mall is demolished and the construction of three (3) commercial spaces including Aspen Dental is occurring at this time
- Project behind Chili's in Wal-Mart parking lot for the construction of five (5) commercial spaces with one (1) eating establishment.
- N. Fayetteville Street will have a new Bojangles on the site of the old Bunce Building location
- Dollar General at old Chin Song location
- CUOC Sold and new owner is converting the building into multiple smaller commercial spaces
- Painted Batter closed and the Asheboro Bagel Shop will open in its place
- 512, 514, 516 S. Fayetteville Street – a Jenna McKenzie project with commercial space on the ground floor and residential units on the top floor
- Dodge City Steakhouse at the Old Sagebrush location
- Total of 37 Changes of Occupancy since March

No action was requested of the Planning Board, and none was taken.

ITEMS NOT ON THE AGENDA

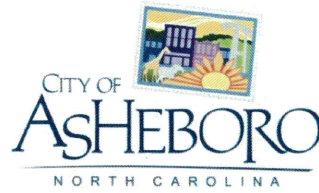
There were no items.

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-CUP-20-11: 881 Curry Drive: Rezone from CU-B2 Conditional Use General Commercial to CU-I1 Conditional Use Light Industrial

Staff Report

Rezoning Staff Report

RZ Case # RZ-20-11

Date 11/2/2020 Planning Board

General Information

Applicant

Amanda Hodieme SBT Real Estate Holdings, LLC

Address 804 Green Valley Rd., Suite 200

City Greensboro NC 27408

Phone 336-609-5137

Location 881 Curry Drive

**Requested
Action**

Rezone from Conditional Use General Commercial (CU-B2) to Conditional Use Light Industrial (CU-I1)

Existing Zone CU-B2

Existing Land Use Eating establishment/restaurant (vacant)

Size 5.56 acres +/-

Pin # 7750202309

Applicant's Reasons as stated on application

See attached.

Surrounding Land Use

North Undeveloped Commercial

East I-73/I-74 & Office (USDA Office)

South Commercial

West Single-family residential/undeveloped

Zoning History See attached.

Legal Description

The property of Red Dirt, LLC, located at 881 Curry Drive, totaling approximately 5.56 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7750202309.

Analysis

1. The property is within the city limits.
2. Lambert Drive is a state-maintained collector street that connects McDowell Road to US Hwy. 64. Curry Drive is a city-maintained Street that serves the subject property and adjoining commercial development. I-73/I-74 is an interstate freeway.
3. The previous use of the property was an eating establishment (K & W Cafeteria). This was originally developed as part of a commercial subdivision, which included the subject property.
4. There is a stream on the property. NCDEQ needs to be contacted prior to any land activity that impacts the stream or its banks.
5. The zoning ordinance describes the I1 zoning district as "to produce areas for manufacturing, processing and assembly uses, commercial uses, distribution and servicing enterprises, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts."
6. The Land Development Plan Land Development Categories section describes the intent of an Employment Center as being "to integrate a mixture of commercial, office & institutional, industrial, and open space uses into the fabric of the community, with ample sidewalks, street trees, on-street parking, public amenities & open space."
7. Along with the rezoning, the applicant is also be requesting a Conditional Use Permit for Motor Vehicle Repair-Major.

Rezoning Staff Report

RZ Case # RZ-20-11

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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	Employment Center
Small Area Plan	Southwest
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

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

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

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

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

Checklist Item 10: Rezoning is consistent with Land Category Descriptions

Checklist Items 12: Property is located outside of watershed

Rezoning Staff Report

RZ Case # RZ-20-11

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LDP Goals/Policies Which Do Not Support Request

Checklist Item 14. Rezoning is not located on steep slopes (>20%) or rezoning (and the development intensity permitted with the proposed district) is unlikely to create additional problems due to steep slopes.

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.

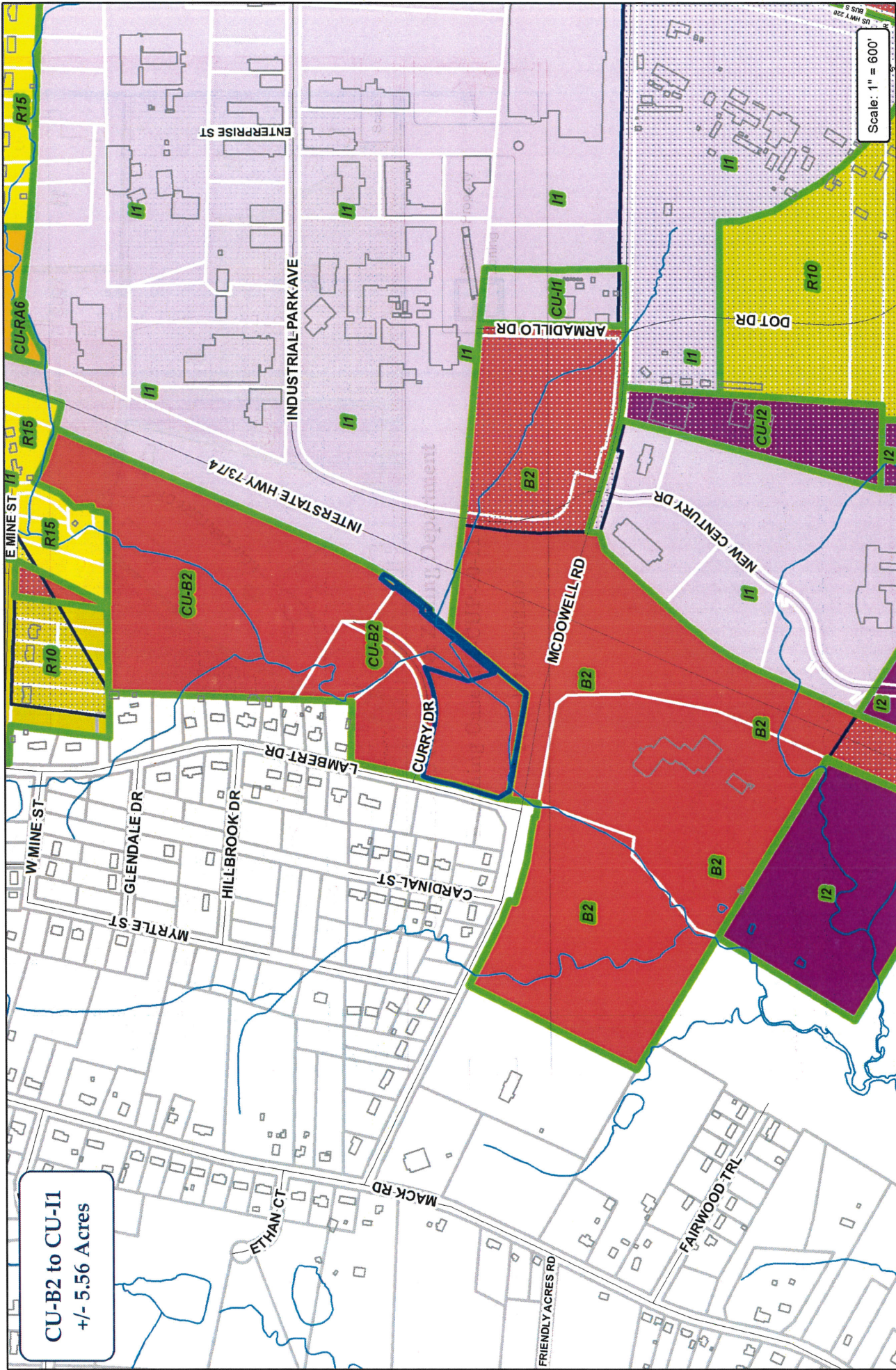
Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

The subject property is designated by the Land Development Plan as part of an employment center, which includes a mixture of complementary office, commercial, and industrial uses. The current uses of the adjoining commercial development also includes office and medical uses, with the potential for other commercial development on the undeveloped lots within the development. The Southwest Small Area Plan also indicates that employment centers are focused along interchanges of the I-73/I-74 corridor, which is easily accessible to this property with a signalized intersection.

While a general use industrial zoning designation may not be appropriate at this location, the conditional use district and permitting process can help ensure that any proposed use is not out of character with adjacent and nearby residential properties. In addition to a review of the proposed land use, the Conditional Use Permitting process offers a better opportunity for additional public input related to specific uses, site design, access, and other features emphasized by the "Employment Center" designation, such as landscaping and pedestrian connectivity, that may not be possible with a general district request.

Considering these factors, staff believes that the requested CU-II district is overall consistent with the Land Development Plan and is therefore reasonable and in the public interest.

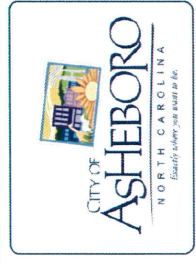
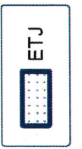
Recommendation In light of the above analysis, staff's recommendation is to approve the request.

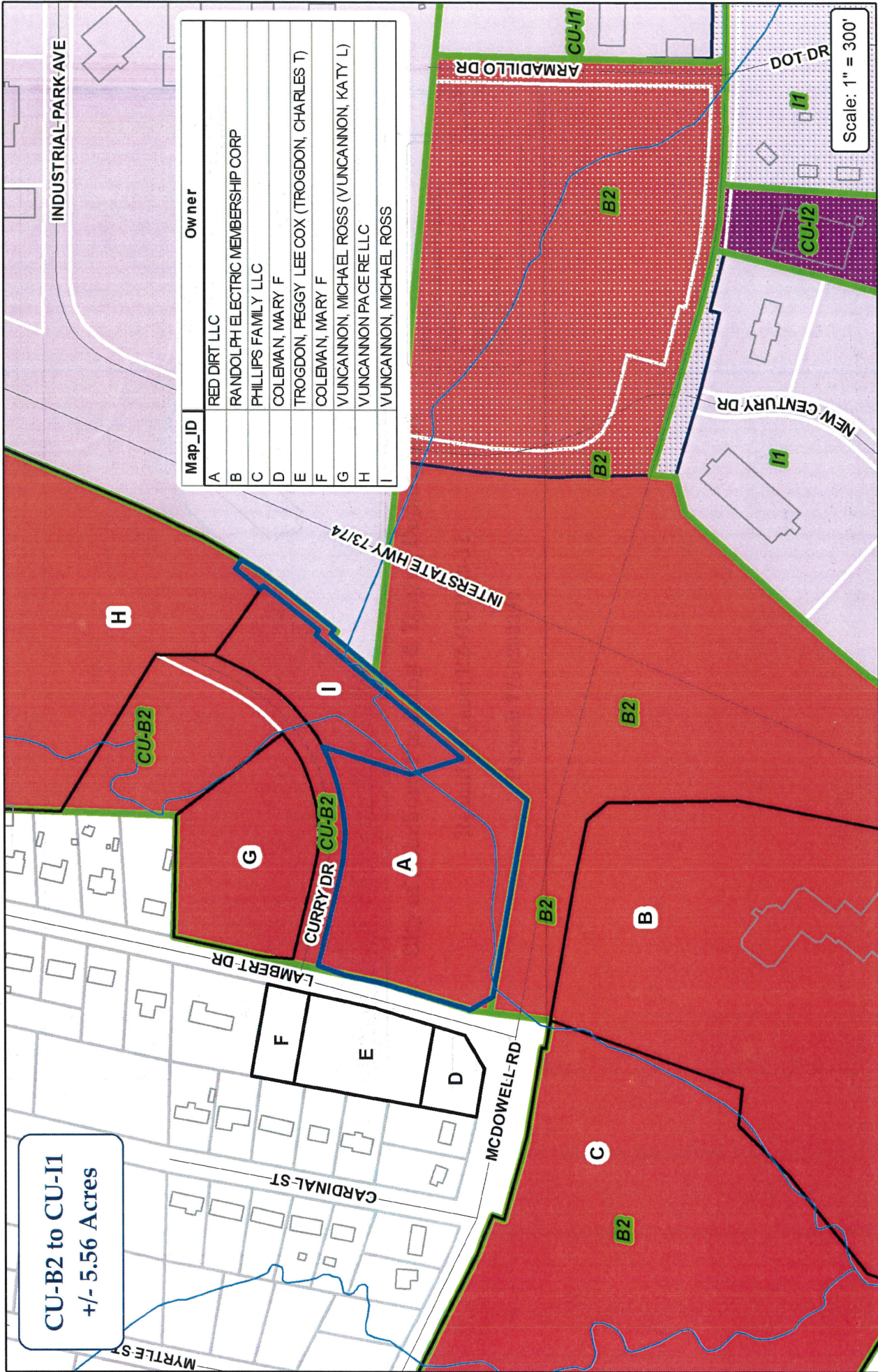


City of Asheville Planning & Zoning Department

Rezoning Case: RZ-CUP-20-11

Parcel: 7750202309





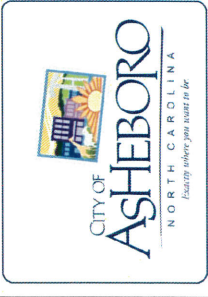
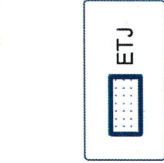
City of Asheboro Planning & Zoning Department

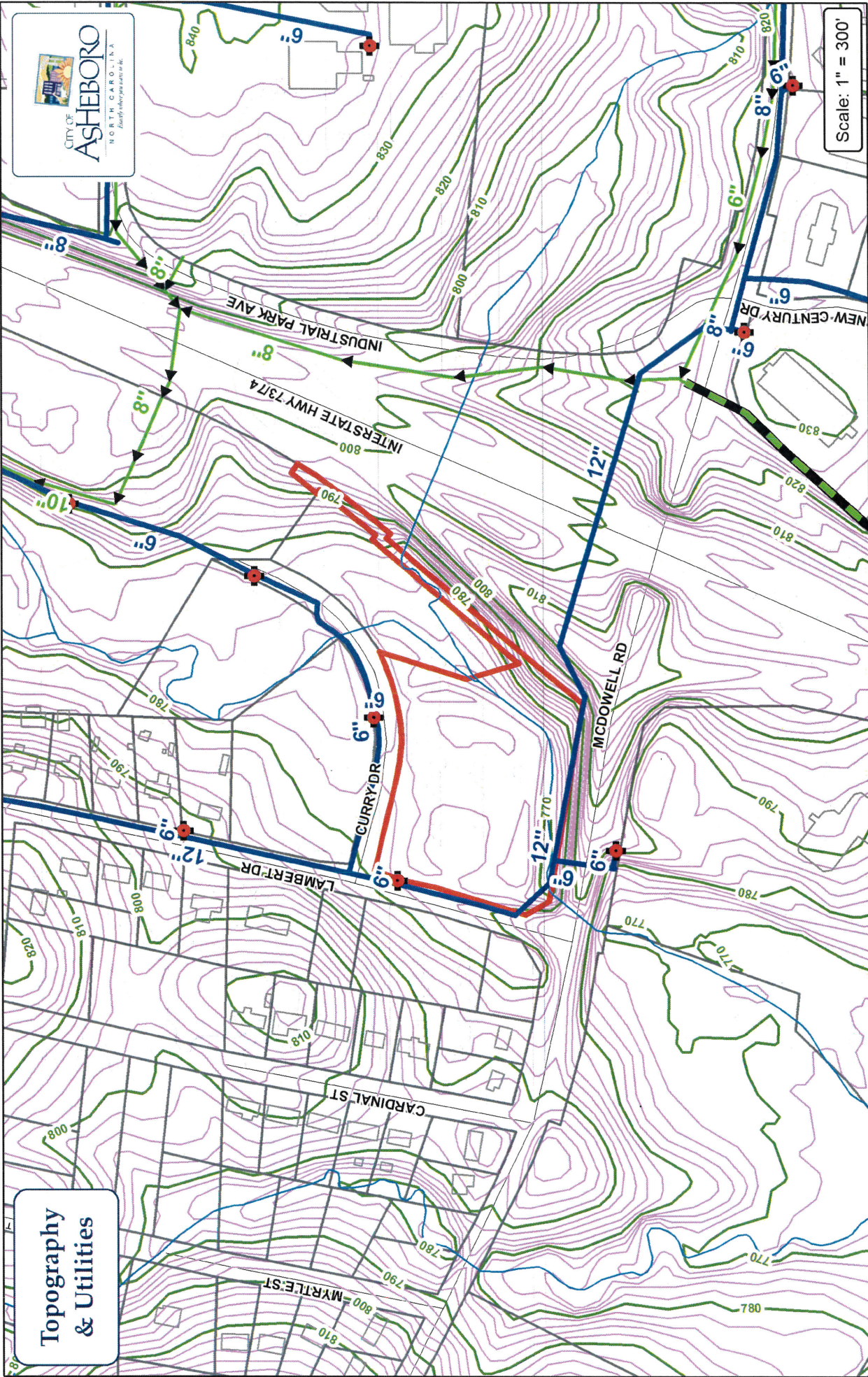
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☐ Subject Property
☐ Adjoining Properties
☐ Zoning





City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-CUP-20-11
Parcel: 7750202309



	Water Main		Fire Hydrant
	Sewer Main		Pump Station
	Force Main		



Aerial

Scale: 1" = 300'



Subject Property



Zoning



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-CUP-20-11

Parcel: 7750202309



Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant Amanda Hodierne on behalf of SBT Real Estate Holdings, LLC

Applicant's Phone # 336-609-5137

Applicant's Address 804 Green Valley Road, Suite 200
Greensboro, NC 27408

Applicant Email Address amanda@isaacsonsheridan.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Red Dirt, L.L.C.

Location of Property 881 Curry Drive

Property Size (ac. or s.f.) 5.56 acres

Randolph County Property Identification Number (PIN#) 7750202309

Current Zoning District CU B-2

Requested Zoning District CU I-1

Date Property Title Acquired November 20, 2003

Deed Book 1845 Page 2066

Subdivision Vuncannon Properties Section n/a Lot # 12

Plat Book 87 Page 17

ORDINANCE AMENDMENT INFORMATION

Section 1011.2 of the Asheboro Zoning Ordinance requires the applicant to answer the following questions. The application may not be accepted unless all questions are completed.

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

Please See Attached.

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

Please See Attached.

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

Please See Attached.

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

Please See Attached.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature

Amanda B. Hodierne

Printed Name of Authorized Signatory (if different from Applicant)

Amanda Hodierne

Position/Relationship of Authorized Signatory to Applicant

Attorney

Owner Signature (if different than Applicant)

Michael R. Vuncannon

Owner Address

321 Kimberly Drive

Asheboro, NC 27205

Telephone Number

336-430-0263

Printed Name of Authorized Signatory (if different from Owner)

Michael R. Vuncannon - Manager

Position/Relationship of Authorized Signatory to Owner

Manager

STAFF USE

Received by: John Evans Date: 10-15-2020 Case Number: RZ-CJP-20-11

ATTACHMENT TO REZONING APPLICATION
FOR 881 CURRY DRIVE

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

No, current ordinance error is not the reason for this rezoning request.

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

This property is situated at the corner of a heavily used interchange on Interstate 73. Accordingly, it is situated prominently on a major travel corridor for the citizens of Asheboro and is convenient and efficiently accessed for those traveling from in town or out of town. As such, it is well suited to be the site of a destination user that serves the needs of many customers. By placing this type of use along major thoroughfares and travel corridors, the City practices sound planning principles of maintaining orderly development with efficient traffic patterns. That is exactly the type of use that is the basis for this application. Furthermore, by coming forward with a proposal via the Conditional Use process, the surrounding area and the City can be assured that the proposed development will be in keeping with the community and meet all the standards of the applicable development ordinances.

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

The Land Development Plan Proposed Use Map designates this property, and the area at large, as Employment Center with the guiding text stating these areas should integrate a mixture of commercial, office and institutional, industrial and open space uses around major interchanges. The applicant's intended use of this property fits right into that goal by providing a destination level, soft-industrial use right off a major interchange of Interstate 73 that will employ over twenty people on a full time basis. The area already has a major institutional use with the hospital across the interstate and contains many supporting offices and other medical uses like nursing homes. Adding a different type of use to this Employment Center will not only offer a different type of job in this center but will provide another layer to the uses available here in order to help flesh out a fully thriving Employment Center.

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

- The applicant's plan for this property is to make an adaptive reuse of the existing large and empty restaurant building on the site. This request is to make productive use of an existing improvement that would otherwise sit vacant and be of negative value to the community. If approved, this property can be revitalized into a safe and attractive use that serves the needs of the businesses and individuals of Asheboro.

- If this request is successful, the occupying business will be a long standing corporate citizen of Asheboro; Thomas Tire has served the needs of Asheboro businesses and citizens for decades and has invested significantly in the City. The City can expect another high quality and well maintained property at this location with this request.



Proposed 2021 Planning Board meeting dates

Staff Note: A draft of the proposed 2021 meeting dates are attached. These will be presented during the November 2, 2020 Planning Board meeting.

However, the adoption of the meeting dates is not being requested until the December 7, 2020 Planning Board meeting.

Planning Board Proposed 2021 Meeting Dates

Monday, January 4, 2021

Monday, February 1, 2021

Monday, March 1, 2021

Monday, April 5, 2021

Monday, May 3, 2021

Monday, June 7, 2021

Monday, July 12, 2021*

Monday, August 2, 2021

Monday, September 13, 2021**

Monday, October 4, 2021

Monday, November 1, 2021

Monday, December 6, 2021

*City offices will be closed Monday, July 5, 2021 in observance of Independence Day. Therefore, July 12, 2021 is proposed as the meeting date.

**City Hall is closed on Monday, September 6, 2021 in observance of Labor Day. Therefore, September 13, 2021 is proposed as the September meeting date.