



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, January 4, 2021
7:00 PM**

AGENDA

- I. Call to Order
- II. Approval of Minutes from December 7, 2020
- III. Review of Cases
- IV. Discussion of pending study examining public right-of-way needs on Sunset Avenue from Davis Street to Church Street.
- V. Items not on the agenda
- VI. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, DECEMBER 7, 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 NOVEMBER 2, 2020

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

REVIEW OF CASES

Mr. Evans informed the board that no zoning related cases were heard at the regular November City Council meeting.

**RZ/CUP-20-12: REQUEST TO REZONE FROM R10 MEDIUM-DENSITY RESIDENTIAL TO CU-I2
CONDITIONAL USE GENERAL INDUSTRIAL: 124 WOODCREST ROAD**

Mr. Evans gave a visual presentation to the board regarding the above mentioned rezoning case. He gave the following overview information:

Applicant: SSV Properties (Hunt Electric Supply)

Location: 124 Woodcrest Rd.

Request: Rezone from R10 Medium-Density Residential to CU-I2 Conditional Use General Industrial

Randolph County Parcel ID: 7752905855

Size: 0.43 acres +/- of 6.25 acres +/-

Existing Land Use: Warehouse

He then showed overview, rezoning, topographic/utilities, and aerial maps as well as photos of the property from all directions. He then gave the following analysis:

1. The property is within the City limits.
2. Woodcrest Road is a city-maintained street serving non-residential (commercial and industrial) properties east of the subject property and residential properties on the opposite side of Northside Terrace. Northside Terrace is a state-maintained road.
3. The current use of the property is a warehouse. Along with the rezoning, the applicant has filed a Conditional Use Permit to allow wholesale distribution along with a continuation of the warehouse use.
4. The majority of the subject property is currently zoned CU-I2 Conditional Use General Industrial. The request is to rezone the balance that is currently zoned R10 Medium-Density Residential to CU-12 Conditional Use General Industrial.
5. The zoning ordinance describes the intent of the I2 district as "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."
6. The zoning ordinance requires that a minimum 10 ft. wide landscaped yard be located along street yards, and a 25 ft. landscaped yard when parking is located between new buildings and the street. Screening or buffering is also generally required when non-residential uses are adjacent to residential districts, and existing vegetation may be preserved to count towards landscaping requirements.

He then gave the LDP Recommendations:

Proposed Land Use Map: Industrial

Small Area Plan: Northeast

Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (7):

- Checklist Item 1: Complies with LDP proposed land use map
- Checklist Item 3: Fits zoning ordinance description
- Checklist Item 5: Complies with Growth Strategy map
- Checklist Item 7: Compatible with small area plan
- Checklist Item 12-14: Outside of watershed, flood area, area of steep slopes

Goals/Policies Not Supporting Request (1):

- Policy 2.1.5: Lack of transition from residential to industrial use

He then gave the staff's consistency with adopted plans, reasonableness and public interest statement:

- Designation as Industrial by Land Development Plan
- Supported by Northeast Small Area Plan's "accommodation and expansion of existing industrial uses".
- Conditional Use Permit process helps make use more compatible.
- More realistic use of property.

He then stated that staff's recommendation was to approve the rezoning request. He stated if there were any questions from the board he would be able to answer them at this time. There were no questions for Mr. Evans at this time.

Mr. Barron Thompson, the applicant's legal representation spoke to the board and stated that he was in agreement with the staff report and staff's recommendation. He spoke on the property zoning and mentioned the balance area in question that was being proposed to be rezoned. He stated that the request was compliant with the Growth Strategy Map and was a compatible request. He stated that Mr. Mark Trollinger, contractor, was available for any questions. There were no questions for Mr. Trollinger. He stated if the board had any questions he would be able to answer them at this time. There were no questions for Mr. Thompson at this time.

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

Mr. Henderson moved to recommend approval of case RZ/CUP-20-12 based on staff's recommendation. Mr. O'Kelley seconded the motion and the motion carried unanimously.

SUB-17-02: FINAL PLAT FOR PHASE 2, SECTION 2 OF ROBINS NEST SUBDIVISION

Mr. Evans gave a visual presentation to the board regarding the above mentioned subdivision case. He gave the following overview information:

Applicant: Davidson Land Development, LLC

Request: Subdivision Final Plat, Phase 2, Section 2

Size: 9.17 acres +/-

Parcel ID #s: 7762751483, 7762754678, 7762668154, and 7762752727

Number of Lots: 19

Average Lot Size: 17,981 SF

He then showed overview, topographic/utilities, and aerial maps as well as the preliminary plat showcasing the entirety of Phase 2, highlighting the particular section and noting that Phase 2 of Robins Nest included a total of 44 lots in addition to new public streets. He also showed a digital copy of the final plat of Robins Nest Phase 2, Section 2. He then listed development issues:

1. The property is located in the city limits. City services are available.
2. The proposal is for the extension of an existing conventional residential subdivision, Robins Nest, Phase 2, Section 2.
3. Single-family and two-family dwellings are permitted in the R10 zoning district if lot size requirements are met.
4. Two existing entrances serve the development from the existing Phase 1.
5. This section of Robins Nest Phase 2, includes the extension of Robins Nest Drive, plus the addition of a new public street, Oriole Court, ending in a cul de sac. City-maintained streets are proposed to be extended 1,055.5 linear feet.
6. Future phases defined as a major subdivision (extension of public right-of-ways, publicly maintained water, or publicly maintained sewer) will be reviewed under the major subdivision process at a later date.

He then listed Department Comments:

Engineering: Plat corrections are pending.

Public Works: Plat corrections are pending.

Planning: Plat corrections are pending.

Other comments include:

1. Uncompleted improvements must be guaranteed in strict compliance with the Subdivision Ordinance.
2. A written one year warranty against improvement defects has been provided by the developer.
3. Robins Nest Drive currently extends approximately 240 ft. north of Oriole Drive without a temporary turnaround shown on the current plan. Fire and Public Works departments have determined this is acceptable due to the proximity of the terminus of Oriole Dr. and the expectation that the next phase likely will be platted promptly.

He then stated that staff's recommendation was to approve the request pending completion of listed items. He stated if there were any questions from the board he would be able to answer them at this time. There were no questions for Mr. Evans at this time.

Mr. Bobby Kivett, a representative of Summey Engineering, spoke to the board and stated if there were any questions from the board he would be able to answer them at this time. Mr. Henderson inquired if there would be a new entrance into the development from Gold Hill Road, to which Mr. Kivett stated that there is the potential for a new northern entrance into the development. There were no other questions for Mr. Kivett at this time.

Ms. Vuncannon moved to recommend approval of the final plat for Robins Nest Phase 2, Section 2 based on staff's recommendation. Mr. Buffkin seconded the motion and the motion carried unanimously.

ADOPTION OF PROPOSED 2021 MEETING DATES

Mr. Evans presented the board with the following proposed 2021 Planning Board 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.

Mr. O'Kelley moved to adopt the 2021 Planning Board meeting dates as presented. Mr. Rush seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Each of the board members received a holiday ornament. There were no other 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