



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

- I. Call to Order
- II. Approval of Minutes from September 13, 2021
- III. Review of Cases
- IV. Old Business
 - a. RZ-21-07 and SUB-21-01: Request to rezone property located west of 1591 East Allred Street, approximately 100 feet east of Ridgewood Circle, from RA6 (CZ) High-Density Residential (Conditional Zoning) to an amended RA6 (CZ) High-Density Residential (Conditional Zoning) to allow a Residential Planned Unit and approve a subdivision sketch design.
- V. New Business
 - a. RZ-21-13: Request to rezone property located at 1809 US Hwy. 64 East and a portion of 1801 US Hwy. 64 East, totaling approximately 1.93 acres +/- and more specifically identified by Randolph County Parcel Identification Numbers 7761837268, 7761837067, and 7761827912 from R10 Medium-Density Residential and R40 Low-Density Residential zoning to B2 General Commercial
- VI. Items not on the agenda
- VII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, SEPTEMBER 13, 2021
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
Trevor Nuttall, Community Development Division Director
Jeff Sugg, City Attorney

CALL TO ORDER

Mr. Rich called the Asheboro Planning Board to order.

CONSENT AGENDA ITEMS

Separate actions were taken for the following consent agenda items:

a. APPROVAL OF MINUTES FROM AUGUST 2, 2021

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.

b. APPROVAL OF FINAL DECISION DOCUMENT FOR BOA-21-03 (VARIANCE REQUEST FROM SECTION 5.04(52)(1)(k) OF THE ASHEBORO ZONING ORDINANCE, REGARDING SETBACKS FOR TELECOMMUNICATION TOWERS AND FACILITIES: 301 CAROLINA AVENUE)

Mr. Sugg gave a summary of the final decision document for BOA-21-03 by reading the operative order of the document to the board. There were no questions for Mr. Sugg at this time. Mr. O'Kelley moved to approve the final decision document for BOA-21-03. Ms. Vuncannon seconded the motion and the motion carried unanimously.

REVIEW OF CASES AND SERVICE OF FINAL DECISION DOCUMENT

Mr. Nuttall informed the board of the zoning related cases were heard at the regular August, 2021 City Council Meeting. He also noted that certification of the service of the final decision document for Case No. BOA-21-02 was included in the board packet.

At this time, Mr. Rich announced that Case No. RZ-21-10 has been withdrawn from the agenda and read a letter to the board of the request to withdrawal by the applicant's legal representation.

OLD BUSINESS

- a) **RZ-21-07 AND SUB 21-01: REQUEST TO REZONE PROPERTY LOCATED WEST OF 1591 EAST ALLRED STREET, APPROXIMATELY 100 FEET EAST OF RIDGEWOOD CIRCLE, FROM RA6 (CZ) HIGH-DENSITY RESIDENTIAL (CONDITIONAL ZONING) TO AN AMENDED RA6 (CZ) HIGH-DENSITY RESIDENTIAL (CONDITIONAL ZONING) TO ALLOW A RESIDENTIAL PLANNED UNIT AND APPROVE A SUBDIVISION SKETCH DESIGN.**

Mr. Evans gave a visual presentation on the above referenced rezoning case. He gave a brief overview:

Applicant: Davidson Land Development LLC
Location: North side of East Allred Street
Request: Planned Unit Development (Amend RA6 (CZ))
Randolph County Parcel ID: 7762740259
Size: 4.04 acres +/-
Existing Land Use: Undeveloped

He then showed overview, rezoning, topographic/utilities, and aerial maps, a site plan of the project, building elevations, building renderings, and photos of the subject property from all directions. He then gave the analysis:

1. This property is inside of the city limits.
2. East Allred Street is a state-maintained minor thoroughfare.
3. Most recently, a residential Planned Unit Development consisting of 10 dwelling unit was proposed and approved in 2018.
4. The RA6 (CZ) district would allow multi-family development. The proposed site plan is requesting a total of 16 two-story townhome style units with single-car garages.
5. The western portion of the property (approximately 1.6 acres) is located within a flood hazard area. The site plan indicates that the units are located outside of the flood hazard area, however grading and utilities are proposed within the flood hazard area. The project must comply with the Flood Damage Prevention Ordinance.
6. The zoning ordinance describes the RA6 Residential District as "intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
7. This request was filed during the transitional period when the existing and requested zoning district was classified as a Conditional Use district. Changes to state law have changed the request to a High Density Residential Conditional Zoning. These requests are now reviewed under a legislative process that receives input from the Planning Board.
8. Since the previous request referenced in (3) above was granted in 2018, additional residential growth has occurred, including the continued construction of the Robins Nest subdivision to the east, and rezoning of property on the corner of East Allred Street and Gold Hill Road from a commercial to a residential district.

He then gave the Land Development Plan (LDP) Recommendations:

Proposed Land Use Map: Neighborhood Residential
Small Area Plan: East
Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (4):

- Checklist Item 5: Compatible with Growth Strategy Map

- Checklist Item 11: Development described in Design Principles
- Checklist Item 12: Outside of watershed
- Policy 4.1.6: Discourage development in flood prone areas

Goals/Policies Not Supporting Request (3):

- Checklist Item 1: Not compliant with LDP Proposed Land Use Map
- Checklist Item 13-14: Location in flood area and on steep slopes

He then provided the board with suggested conditions:

- (A) The site plan shows preservation of existing vegetation, outside of areas of necessary site disturbance, along the western and northern portions of the property. If the vegetation is not preserved in this area, a Type A Buffer or Screen shall be installed by the developer.
- (B) The site plan shows a combination of preservation of existing vegetation and planted vegetation, outside of areas of necessary site disturbance, within the front yard along East Allred Street. At a minimum, vegetation required by Chapter 6 of the zoning ordinance shall be installed and maintained within the front yard along East Allred Street.
- (C) Enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings outside the common area shall not be considered a modification of the permit requiring City Council review.
- (D) Prior to a Preliminary Plat, the applicant shall submit details on the sewer connection involving the adjoining property to the north.
- (E) The site plan contains labeling errors and omitted information that shall be corrected on the Preliminary Plat. These include:
 - i. Site note related to the average size of lots.
 - ii. Additional details on recreation area, including identification of proposed play equipment/structure(s), and labeling of sidewalk between Cane Creek Court and recreation area.
- (F) Area within public right-of-way for turnaround at the end of Cane Creek Drive shall be prohibited from parking in such a way that interferes with emergency or sanitation vehicles in compliance with Chapter 71 of the Asheboro Code of Ordinance.
- (G) The site plan indicates mail delivery through two cluster mailboxes. If the postal service requires a different facility(s) for mail delivery, such a change will not be considered a modification of the Conditional Zoning district requiring Council action. If required within the public right-of-way shall, at a minimum, provide an area that is adequate for one (1) drop off space for a motor vehicle including any maneuvering area. Any drop off area shall be designed in accordance with commonly accepted traffic engineering practices. Construction of this area shall be the responsibility of the developer and is subject to approval of the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.
- (H) The developer shall ensure that no portion of structure located on Lot 16 encroaches into a City of Asheboro sanitary sewer easement.
- (I) Any water meter located outside the public right-of-way shall be located within a City of Asheboro waterline easement.
- (J) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
 - i. Driveway permit from NCDOT
 - ii. Erosion control approval from NC Department of Environmental Quality
 - iii. Information required to determine compliance with Flood Damage Prevention Ordinance requirements, including any required certifications for utility construction or other development within Special Hazard Flood Areas (floodplains, floodways). A no-rise certification for utilities, such as sewer mains, constructed within the floodway shall be required prior the issuance of a zoning compliance permit or construction activity within the floodway. If a no-rise certificate cannot be

obtained due to forecasted rises as a result of the project, a CLOMR will have to be required from FEMA by the developer.

- (K) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning district in the chain of title for the Zoning Lot.

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

- Conditional zoning allows review of design elements such as sidewalks and open/recreation space not required conventional subdivisions.
- Allows less disturbance of flood areas/steep slopes and other environmentally sensitive features.

He then went over the Subdivision Sketch Design portion of the case. He gave a brief overview:

Applicant: Davidson Land Development LLC

Request: Sketch Design

Size: 4.04 acres +/-

Parcel ID #: 7762270259

Number of Lots: 16+ common area

Average Lot Size: Pending

He briefly showed maps and lot layouts that the board had previously seen. He mentioned the provision of the subdivision ordinance that limits the use & length of dead end streets exceeding 500 feet unless topography or property configuration necessitates their use. He stated that the proposed street is less than 500 feet. He also mentioned that one recreational area is shown along Penwood Branch creek on the west side of the property.

He stated that the subdivision sketch was routed to public works and engineering and there are some comments pending and a few minor corrections to be addressed.

He highlighted again the mail delivery indication on the site plan which was previously addressed during the rezoning portion of this case. He also stated that homeowner's 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.

He also listed other external reviews, including:

1. Asheboro City Schools reviewed the sketch design and indicated they had no comments.
2. The plat was submitted to NCDOT, however they had no comments. A driveway permit from NCDOT is required.

He stated that staff's recommendation is to approve the rezoning request noting the suggested conditions as well as the subdivision sketch design. He stated that the next steps would be for City Council to hear the rezoning and subdivision sketch design requests on Thursday, September 16, 2021. He stated that if there were any questions from the board he would answer them. There were no questions for Mr. Evans at this time.

Mr. Rich inquired if there was anyone else to speak in favor of the case.

Mr. Bobby Kivett, Summey Engineering, spoke for the request on behalf of the applicant. He stated that notices were mailed to adjoining property owners on May 28th, 2021 in advance of the initial rezoning hearing. He stated that if the board had any questions he would answer them.

The board had general questions regarding the number of units, the development layout, whether structures were located within the floodplain, topography, and the overall character of the development relative to the surrounding properties. Mr. Kivett stated that the developer wanted to maximize the use while maintaining all amenities for future property owners within the development. He also stated that the structures would not be located in the floodplain.

Mr. Rich inquired if there was anyone in opposition to the case.

Mr. Tom Tennison expressed his concerns with the development, stating he felt that the single car garages and square footages of the units were out of character with the surrounding developments in the area.

Ms. Pam Wiggins expressed her concerns with the development, stating that the development would create more flooding in the area.

Mr. Anderson inquired as to when staff sent notices to adjoining property owners, to which Mr. Evans stated that notices were mailed out on June 23rd and signage was posted to the property regarding the rezoning request. He also stated that there were advertisements in the Courier Tribune on July 1st and July 8th.

Mr. O'Kelley moved to recommend denial of Case No. RZ-21-07 and SUB-21-01 because it is out of character and with the neighborhood. There was not a second for this motion therefore the motion was not considered.

Mr. O'Kelley moved to continue Case No. RZ-21-02 and SUB-21-01 to the next regular Planning Board meeting. Mr. Anderson seconded the motion. There was discussion from Ms. Vuncannon, who asked for details concerning the zoning approval from 2018. These details will be provided to the board at the next regular meeting.

The motion then carried by a vote of six to one. Board members Rich, O'Kelley, Anderson, Buffkin, Rush, and Vuncannon voted aye. Board member Henderson voted nay.

- b) RZ-21-10: REQUEST TO REZONE PROPERTY LOCATED AT 577 GOLD HILL ROAD FROM RANDOLPH COUNTY RR RESTRICTED RESIDENTIAL TO CITY OF ASEHBORO I2 GENERAL INDUSTRIAL CONDITIONAL ZONING (CZ) FOR A LANDFILL-CLEAN MATERIAL AND/OR LAND CLEARING MATERIALS. THIS REQUEST HAS BEEN WITHDRAWN BY THE APPLICANT.**

Mr. Evans again announced the withdrawal of Case No. RZ-21-10 by the applicant. The board acknowledged the withdrawal and no formal action was taken at this time.

NEW BUSINESS

- a) RZ-21-12: REQUEST TO REZONE PROPERTY LOCATED AT 222 AND 224 BREWER STREET (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7751949927, 7751956082, 7751957092, AND 7751958081) FROM B2 (CZ) GENERAL COMMERCIAL (CONDITIONAL ZONING) TO AN AMENDED B2 (CZ) DISTRICT TO ALLOW AN ACCESSORY STRUCTURE AT AN EXISTING FUNERAL PARLOR/CREMATORIUM**

Mr. Anderson asked to be excused from the vote for Case No. RZ-21-12 due to a reported conflict of interest as a result of an associational relationship.

Mr. Rush moved to excuse Mr. Anderson from the vote. Mr. Buffkin seconded the motion and the motion carried unanimously.

Mr. Evans gave a visual presentation on the above referenced rezoning case. He gave a brief overview:

Applicant: Charles C. Hodges, Jr.
Location: 222 and 224 Brewer Street
Request: Amend B2 (CZ) General Commercial (Conditional Zoning) for accessory structure
Randolph County Parcel ID: 7751949927, 7751956082, 7751957092, and 7751958081
Size: 1.11 acres +/-
Existing Land Use: Funeral Home (Crematorium)

He then showed overview, rezoning, Center City Planning Area, topographic/utilities, and aerial maps, site plans of the project, drawings of the proposed building, as well as photos of the subject property from all directions. He then gave the analysis:

1. The property is inside the city limits.
2. Brewer Street is a city-maintained collector street.
3. The current use of the property is a funeral parlor, including a crematorium as an accessory use.
4. The existing conditional zoning allowed expansion of structures proposed at that time (623 square feet). The applicant proposed an additional 616 SF accessory building in 2019, leaving an addition of only 7 square feet that could be permitted by staff. Due to the size of the proposed structure (30' x 18', 540 SF), a new conditional zoning district request is filed.
5. The proposed structure is proposed to be used for storage only, with no cremation processes proposed.
6. The area is characterized by a mix of uses, including office, institutional, and residential uses. Medical and office uses have set a transitional pattern between the commercial uses located farther west and the residential uses located to the east.
7. In 2015, the Land Development Plan Proposed Land Use Map was updated to change the designation of this parcel from "Urban Residential" to "Office & Institutional."
8. The Central Small Area Plan encourages neighborhood scale commercial uses in appropriate locations.

He then gave the Land Development Plan (LDP) Recommendations:

Proposed Land Use Map: Office & Institutional
Small Area Plan: Central
Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (5):

- Checklist Item 1: Compliance with LDP proposed land use map
- Checklist Item 5: Compatible with Growth Strategy Map
- Checklist Item 7: Compatible with small area plan
- Checklist Items 12-13: Outside of watershed and flood areas

Goals/Policies Not Supporting Request (0):

- N/A

He then provided the board with suggested conditions:

- (A) The proposed accessory structure shall be limited to storage.
- (B) Consistent with Sections 2.03(D)(2), prior to the issuance of a Zoning Compliance Permit, the applicant shall submit information specifying the height of the proposed accessory structure, which shall in no case exceed the maximum height of 25 feet prescribed for Accessory Structures in Section 5.04 (31)(4).
- (C) A minimum of 5 feet shall be maintained between the proposed accessory structure and the **eastern** property boundary.
- (D) A Type "A" buffer or screen shall be maintained between the subject property and the adjoining property to the **east** as required by Section 6.06(D) of the Zoning Ordinance.
- (E) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney

for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

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

- Request is more compatible with LDP than previously approved rezoning since classification changed from urban residential to office & institutional.
- Request is limited to an accessory structure likely having no more impact than similar accessory structures in other locations.
- Small area plan calls for neighborhood scale commercial uses.

He stated that staff's recommendation is to approve the rezoning request noting the suggested conditions. He stated that the City Council will consider the rezoning request on Thursday, October 7, 2021. He stated that if there were any questions from the board he would answer them.

Mr. Henderson inquired as to why the proposed structure is limited to storage only, to which Mr. Evans stated that this is what the applicant has requested. He also stated that the proposed structure will be right at the 5' side property line setback. There were no more questions for Mr. Evans at this time.

Mr. Rich inquired if there was anyone in favor of the rezoning request.

Mr. Charles Hodges, applicant, spoke in favor of the request. He went over the use with the board and spoke on the proposed structure and the intent for the structure. He stated that if the board had any questions he would answer them at this time. There were no questions from the board for Mr. Hodges.

Mr. Rich inquired if there was anyone in opposition to the case. There was no one in opposition to the case.

Mr. Rush moved to recommend approval of Case No. RZ-21-12, noting the suggested conditions, and based on staff's recommendation and consistency statement. Mr. Henderson seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. Nuttall acknowledged that Ms. Kelly Heath, Candidate for City Council, was in attendance. The board acknowledged and welcomed her to the meeting. He mentioned that applications for the CDBG-CV rent, mortgage, and utility assistance funding are available through the United Way. He also encouraged the board to spread the word on the new Land Development Plan Update public survey, which is available online at the City of Asheboro's website. There were no other 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-21-07 and SUB-21-01: Request to rezone property located west of 1591 East Allred Street, approximately 100 feet east of Ridgewood Circle, from RA6 (CZ) High-Density Residential (Conditional Zoning) to RA6 (CZ) High-Density Residential (Conditional Zoning) to allow a Residential Planned Unit and approve a subdivision sketch design.

Staff Report

This case is continued from the June 7, 2021, July 12, 2021, August 2, 2021, and September 13, 2021 Planning Board meetings.

Staff Note: The applications contained in this report were filed during the transitional period before the current zoning ordinance and conditional zoning were in effect. As a result of the current zoning ordinance, the applications have automatically been converted into a conditional zoning request.

Rezoning Staff Report

RZ Case # RZ-21-07

Date 10/4/2021, continued from 9/13/2021
Planning Board

General Information

Applicant

Davidson Land Development, LLC

Address 896 Shiptontown Road

City Lexington NC 27292

Phone 336-250-0483

Location North side of East Allred Street, west of Gold Hill Road

Requested

Action Rezone from RA6 (CZ) High Density Residential (Conditional Zoning) to RA6 (CZ) High Density Residential (Conditional Zoning)

Existing Zone RA6 (CZ)

Existing Land Use Undeveloped

Size 4.04 acres +/-

Pin # 7762740259

Applicant's Reasons as stated on application

The best available use of this property for the owner and public welfare is residential townhomes. Proposed adequate additional housing promoting the growth and betterment of the City of Asheboro. The project will comply with all land development codes and the land development plan to promote growth and welfare. There is currently a shortage of available adequate housing, this project will provide homes for working and growing families in the City of Asheboro.

Surrounding Land Use

North Medium-Density Residential

East Medium-density residential

South Undeveloped Residential

West Medium-Density Residential

Zoning History A conditional use permit for a residential Planned Unit Development consisting of 10 townhomes was approved in 2018 (RZ-CUP-18-10). Council also approved residential Planned Unit Development in 2001 (CUP-01-26)

Legal Description

The property of Davidson Land Development, LLC located on the north side of E. Allred St., immediately west of 1591 E. Allred St. This property contains approximately 4.04 acres +/- and is more specifically identified by Randolph County Parcel ID No. 7762740259.

Analysis

1. This property is inside of the city limits.
2. East Allred Street is a state-maintained minor thoroughfare.
3. Most recently, a residential Planned Unit Development consisting of 10 dwelling unit was proposed and approved in 2018.
4. The RA6 (CZ) district would allow multi-family development in the form of townhomes. The proposed site plan is requesting a total of 16 two-story townhome style units with single-car garages.
5. The western portion of the property (approximately 1.6 acres) is located within a flood hazard area. The site plan indicates that the units are located outside of the flood hazard area, however grading and utilities are proposed within the flood hazard area. The project must comply with the Flood Damage Prevention Ordinance.
6. The zoning ordinance describes the RA6 Residential District as "intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
7. This request was filed during the transitional period when the existing and requested zoning district was classified as a Conditional Use district. Changes to state law have changed the request to a High Density Residential Conditional Zoning. These requests are now reviewed under a legislative process that receives input from the Planning Board.
8. Since the previous request referenced in (3) above was granted in 2018, additional residential growth has occurred, including the continued construction of the Robins Nest subdivision to the east, and rezoning of property on the corner of East Allred Street and Gold Hill Road from a commercial to a residential district.

Rezoning Staff Report

RZ Case # RZ-21-07

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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 Neighborhood Residential

Small Area Plan East

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

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

Checklist Item 11: Rezoning will promote the type of development described in Design Principles

Checklist Item 12: Property is located outside of watershed

Goal 4.1.6: The City will participate the National Flood Insurance Program and utilize its Flood Damage Prevention regulations to strongly discourage development in high-risk areas.

Rezoning Staff Report

RZ Case # RZ-21-07

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LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Items 13-14: 13.) The property is located within Special Hazard Flood Area. 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

The conditional zoning process allows for site plan review that can best ensure the property is developed in harmony with surrounding uses and also incorporate design elements promoted by the Land Development Plan's Neighborhood Residential designation. Such elements include sidewalks, open space and recreation area that typically are not required in conventional subdivisions.

Additionally, the conditional zoning process can lead to less disturbance of flood area, steep slopes, and other environmentally sensitive features that are unique to this property. Considering these factors, staff believes that the requested RA6 (CZ) district is consistent with the Land Development Plan and therefore reasonable and in the public interest.

Recommendation In light of the above analysis, staff's recommendation is to approve the request, subject to reasonable conditions that are identified during the conditional zoning process.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

Suggested Conditions as of September 28, 2021*:

(A) The site plan shows preservation of existing vegetation, outside of areas of necessary site disturbance, along the western and northern portions of the property. If the vegetation is not preserved in this area, a Type A Buffer or Screen shall be installed by the developer.

(B) The site plan shows a combination of preservation of existing vegetation and planted vegetation, outside of areas of necessary site disturbance, within the front yard along East Allred Street. At a minimum, vegetation required by Chapter 6 of the zoning ordinance shall be installed and maintained within the front yard along East Allred Street.

(C) Enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings outside the common area shall not be considered a modification of the permit requiring City Council review.

(D) Prior to a Preliminary Plat, the applicant shall submit details on the sewer connection involving the adjoining property to the north.

(E) The site plan contains labeling errors and omitted information that shall be corrected on the Preliminary Plat. These include:

(i) Site note related to the average size of lots.

(ii) Additional details on recreation area, including identification of proposed play equipment/structure(s), and labeling of sidewalk between Cane Creek Court and recreation area.

(F) Area within public right-of-way for turnaround at the end of Cane Creek Drive shall be prohibited from parking in such a way that interferes with emergency or sanitation vehicles in compliance with Chapter 71 of the Asheboro Code of Ordinance.

(G) The site plan indicates mail delivery through two cluster mailboxes. If the postal service requires a different facility(s) for mail delivery, such a change will not be considered a modification of the Conditional Zoning district requiring Council action. If required within the public right-of-way shall, at a minimum, provide an area that is adequate for one (1) drop off space for a motor vehicle including any maneuvering area. Any drop off area shall be designed in accordance with commonly accepted traffic engineering practices. Construction of this area shall be the responsibility of the developer and is subject to approval of the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.

(H) The developer shall ensure that no portion of structure located on Lot 16 encroaches into a City of Asheboro sanitary sewer easement.

(I) Any water meter located outside the public right-of-way shall be located within a City of Asheboro waterline easement.

(J) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:

(i) Driveway permit from NCDOT

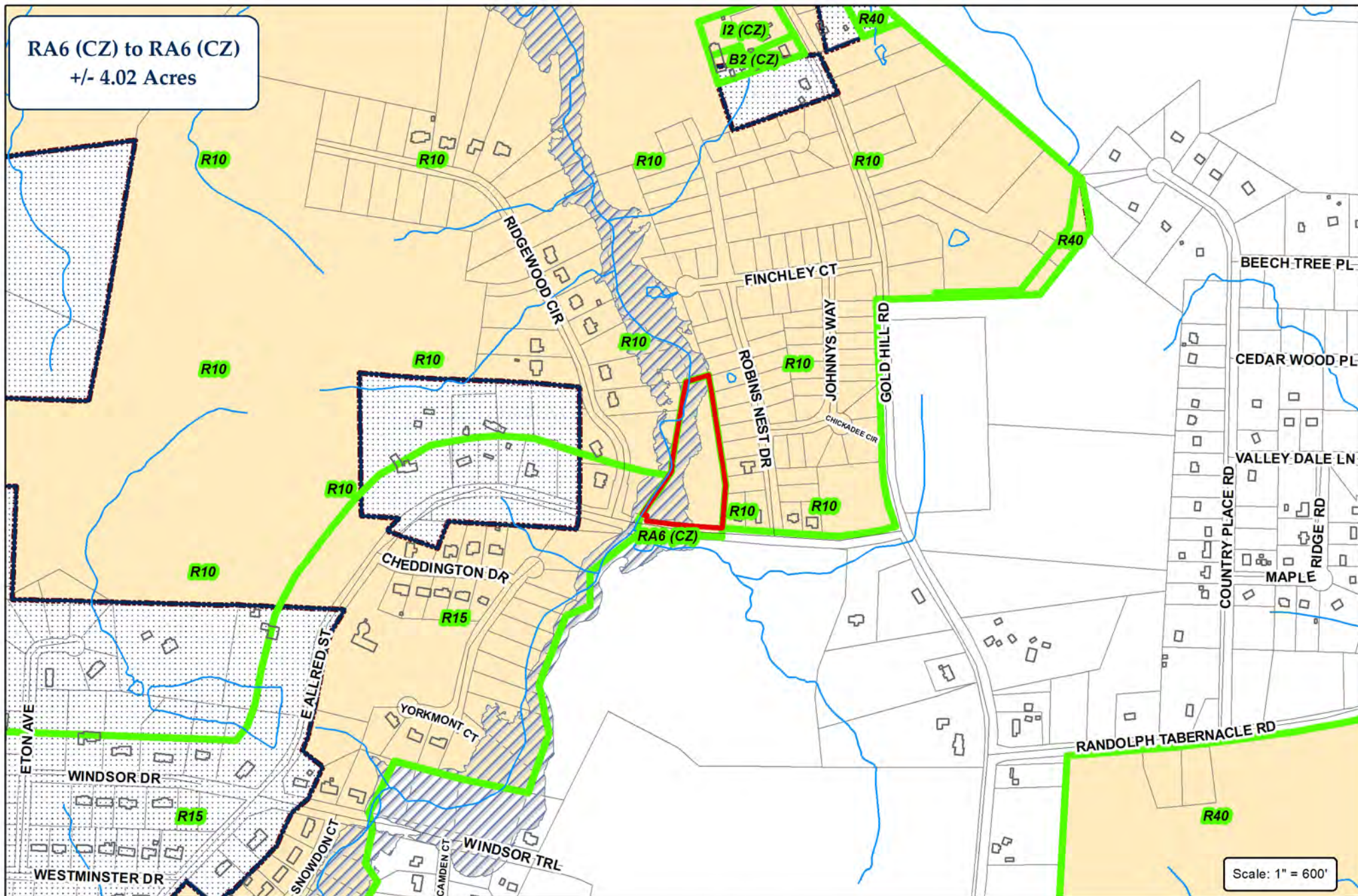
(ii) Erosion control approval from NC Department of Environmental Quality

(iii) Information required to determine compliance with Flood Damage Prevention Ordinance requirements, including any required certifications for utility construction or other development within Special Hazard Flood Areas (floodplains, floodways). A no-rise certification for utilities, such as sewer mains, constructed within the floodway shall be required prior the issuance of a zoning compliance permit or construction activity within the floodway. If a no-rise certificate cannot be obtained due to forecasted rises as a result of the project, a CLOMR will have to be required from FEMA by the developer.

(K) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning district in the chain of title for the Zoning Lot.

*Note: Comments are being returned to the applicant's representative to correct prior to Planning Board/City Council. This list may be modified at those meetings if and when comments are addressed.

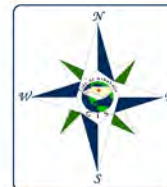
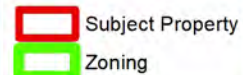
RA6 (CZ) to RA6 (CZ)
+/- 4.02 Acres



City of Asheboro Planning & Zoning Department

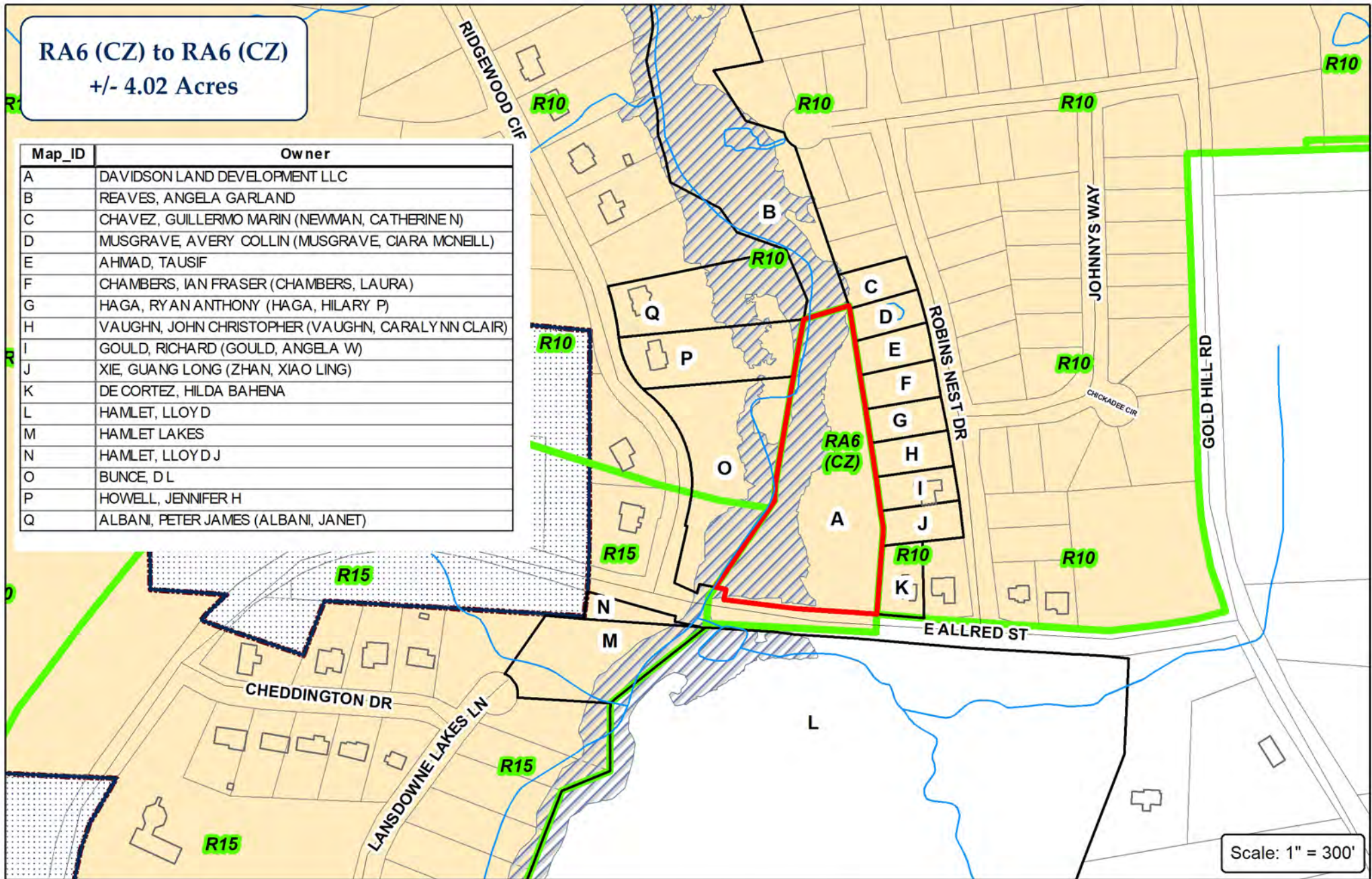
Rezoning Case: RZ-21-07

Parcel: 7762740259



RA6 (CZ) to RA6 (CZ)
+/- 4.02 Acres

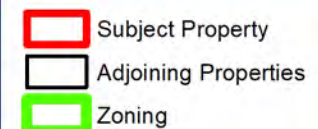
Map_ID	Owner
A	DAVIDSON LAND DEVELOPMENT LLC
B	REAVES, ANGELA GARLAND
C	CHAVEZ, GUILLERMO MARIN (NEWMAN, CATHERINE N)
D	MUSGRAVE, AVERY COLLIN (MUSGRAVE, CIARA MCNEILL)
E	AHMAD, TAUSIF
F	CHAMBERS, IAN FRASER (CHAMBERS, LAURA)
G	HAGA, RYAN ANTHONY (HAGA, HILARY P)
H	VAUGHN, JOHN CHRISTOPHER (VAUGHN, CARALYNN CLAIR)
I	GOULD, RICHARD (GOULD, ANGELA W)
J	XIE, GUANG LONG (ZHAN, XIAO LING)
K	DE CORTEZ, HILDA BAHENA
L	HAMLET, LLOYD
M	HAMLET LAKES
N	HAMLET, LLOYD J
O	BUNCE, D L
P	HOWELL, JENNIFER H
Q	ALBANI, PETER JAMES (ALBANI, JANET)



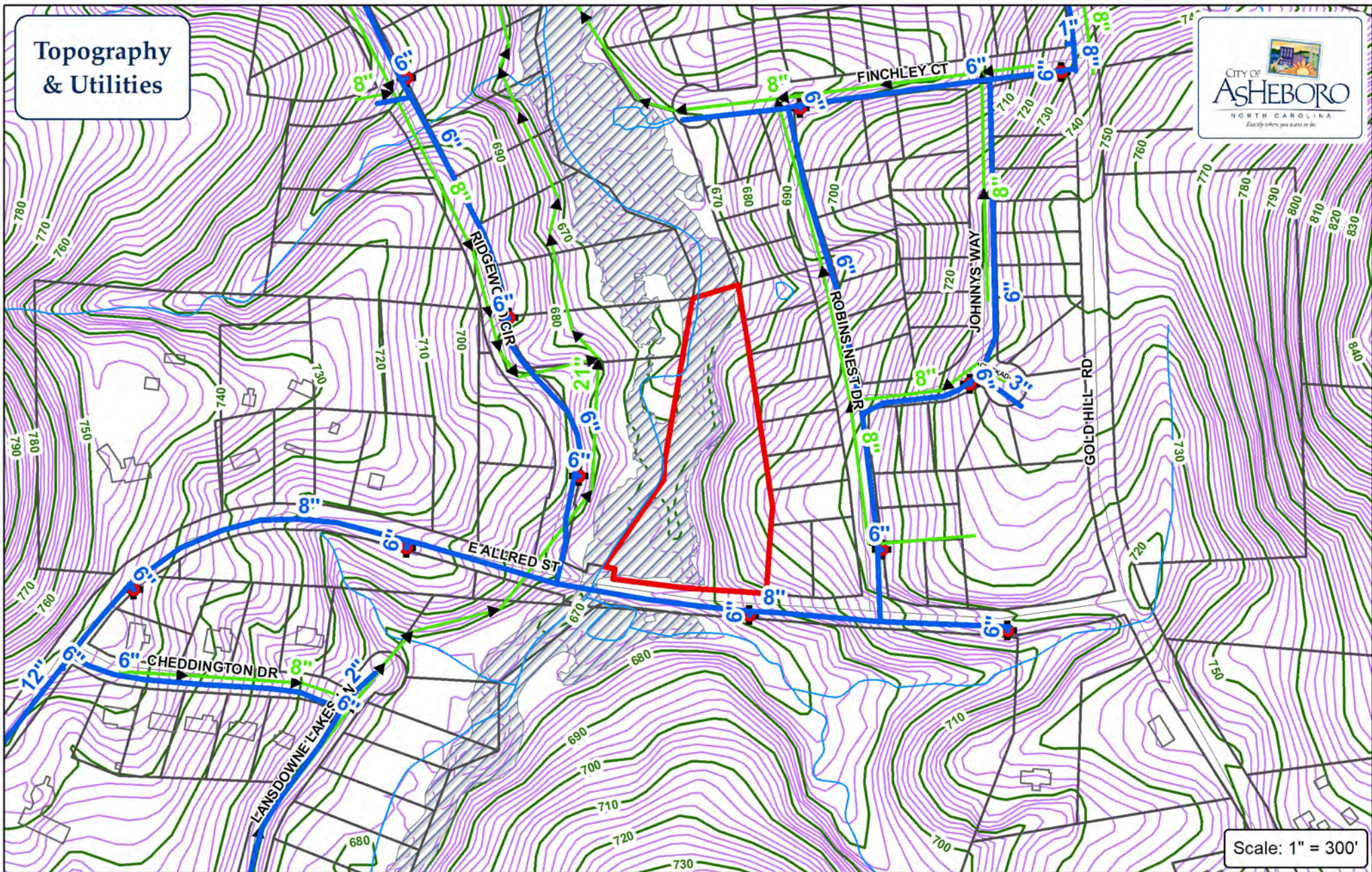
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-07

Parcel: 7762740259



Topography & Utilities



Scale: 1" = 300'

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

City of Asheboro Planning & Zoning Department

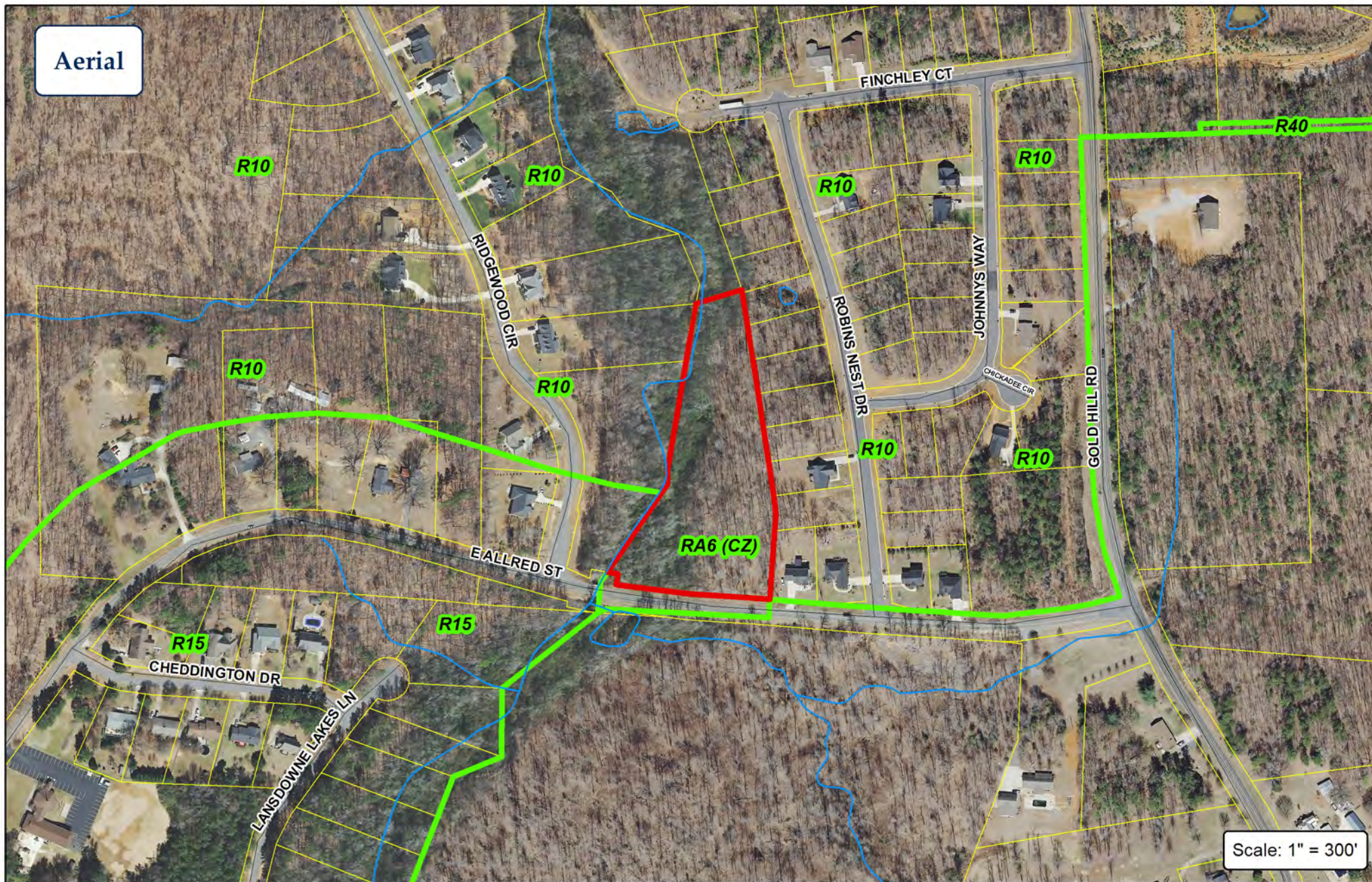
Rezoning Case: RZ-21-07

Parcel: 7762740259

Subject Property



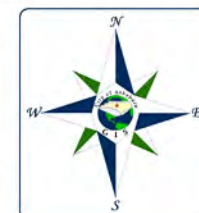
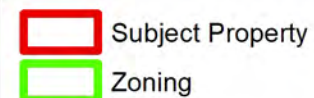
Aerial



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-07

Parcel: 7762740259





Application for Zoning Ordinance/Map Amendment

APPLICATION FEE

A \$200 filing fee is required for any amendment.

APPLICATION INSTRUCTIONS

The rezoning process can be complex. It is highly recommended that the applicant speak with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

- 1) A dimensional map, at a scale of not more than 200 feet to the inch, showing the land that would be covered by the proposed amendment, if the amendment would require a change in the zoning atlas.
- 2) A legal description/deed reference of such land.

It is recommended that the applicant mail letters to the adjoining property owners a minimum of 10 days prior to the scheduled Planning Board meeting. A template showing the required information contained in the letters is on Page 4 of this application. Please verify location and meeting times with staff prior to mailing.

One copy is to be filed with the city manager and one copy filed with the Zoning Administrator by 5:00 pm on the day which is at least 55 days prior to the City Council meeting at which the request will be considered. At no time shall the city council hear more than five (5) cases per month. If five applications have been received prior to the cut-off date, the request will be heard the following month.

MEETING INFORMATION* Dates are subject to final Planning Board/Council approval in December, 2019.

<i>Application Deadline</i>	<i>Planning Board Meeting</i>	<i>City Council Meeting</i>
December 11, 2020	Monday, January 4, 2021	Thursday, February 4, 2021
January 8, 2021	Monday, February 1, 2021	Thursday, March 4, 2021
February 12, 2021	Monday, March 1, 2021	Thursday, April 8, 2021
March 12, 2021	Monday, April 5, 2021	Thursday, May 6, 2021
April 16, 2021	Monday, May 3, 2021	Thursday, June 10, 2021
May 21, 2021	Monday, June 7, 2021	Thursday, July 15, 2021
June 11, 2021	Monday, July 12, 2021	Thursday, August 5, 2021
July 23, 2021	Monday, August 2, 2021	Thursday, September 16, 2021
August 13, 2021	Monday, September 13, 2021	Thursday, October 7, 2021
September 10, 2021	Monday, October 4, 2021	Thursday, November 4, 2021
October 15, 2021	Monday, November 1, 2021	Thursday, December 9, 2021
*Confirm application deadline with staff	Monday, December 6, 2021	*January, 2022: Confirm meeting date with staff

*January, 2022 Council meeting dates are not set by Council until December, 2021.

Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant Davidson Land Development, LLC

Applicant's Phone # 336-746-5115 250-0483

Applicant's Address 896 Shiptontown road, Lexington, NC 27292

Applicant Email Address chris@reidfarm.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Davidson Land Development, LLC

Location of Property East Allred Street

Property Size (ac. or s.f.) 4.02 AC.

Randolph County Property Identification Number (PIN#) 110214025 7762740259

Current Zoning District R-10

Requested Zoning District CU-R-A6

Date Property Title Acquired 09/12/2014

Deed Book 00212 002723 Page 0050 00506

Subdivision _____ Section _____ Lot # _____

Plat Book 70 Page 73

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.

The best available use of this property for the owner and public welfare is residential townhomes.

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?

Proposed adequate additional housing promoting the growth and betterment of the city of Asheboro.

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

The project will comply with all land development codes and the land development plan to
promote growth and welfare.

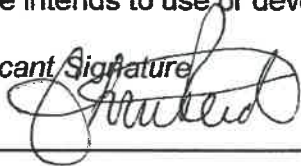
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

There is currently a shortage available of adequate housing, this project will provide homes for
working and growing families in the City of Asheboro.

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



Owner Signature (if different than Applicant)

Printed Name of Authorized Signatory (if different from Applicant)

James Christopher Reid

Owner Address

896 Shiptontown Rd
27292

Position/Relationship of Authorized Signatory to Applicant

member

Telephone Number

(336)-250-0483

Printed Name of Authorized Signatory (if different from Owner)

James Christopher Reid

Position/Relationship of Authorized Signatory to Owner

member

STAFF USE

Received by: JLE **Date:** 5-21-21 **Case Number:** ~~17~~ TRD

**NOTICE OF ZONING MAP AMENDMENT (REZONING)
TO ADJOINING PROPERTY OWNERS**

This is to notify you that I (we), Davidson Land Development
have filed an application with the City of Asheboro to rezone property located at
East Allred Street from M-1 R-10
to CU-R-A6.

On Monday, _____, 2021, at 7:00 pm the Asheboro
Planning Board will meet to hear this request and forward their report to the City
Council. On Thursday, _____, _____, at 7:00 pm the
City Council will hold a public hearing on the rezoning request.

The meetings will be held in the City Council Chambers, 146 North Church Street,
Asheboro, NC. The Council, after considering the information/testimony presented
during the public hearings and reviewing the reports of the Planning Board and Planning
and Zoning Department, will take action on the application. Such action may include
approval of the request, denial of the request, or approval of a modified version of the
request on the basis of the Council's determination that such action is reasonably
necessary to promote the public health, safety, or general welfare and to achieve the
purposes of the adopted Land Development Plan. The meeting is open to the public and
your participation is encouraged. If you have any questions, please contact the Planning
and Zoning Department at 336-626-1201 Ext. 225. You may also contact me at
336-746-5115 250-0483.



Application for Conditional Use Permit

APPLICATION FEE

A \$350 filing fee is required.

APPLICATION INSTRUCTIONS:

The Conditional Use Permitting process can be complex. It is highly recommended that the applicant speak with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

- 1) A legal description/deed reference of such land.
- 2) Two (2) draft copies of a site plan drawn to scale that has will be reviewed by staff for conformity with zoning ordinance requirements, with revisions due as noted below. Once the applicant submits the final draft is submitted by the site plan cutoff date, staff will also require six (6) copies of the site plan to be submitted. See page 2 for required site plan information.

The application is to be filed with the Zoning Administrator by 5:00 pm on the day which is at least 55 days prior to the City Council meeting at which the request will be considered. No changes may be made to any site plan fifteen (15) days prior to a City Council hearing. At no time shall the city council hear more than five (5) cases per month. If five applications have been received prior to the cut-off date, the request will be heard the following month. Site plans must conform to the ordinance by the site plan cutoff date. No revisions to site plans can be accepted after 15 days prior to the scheduled City Council meeting. Failure to submit a conforming site plan by the cutoff date will result in the case being delayed.

In addition to staff's notification of the request to adjoining property owners, it is recommended that the applicant also notify adjoining property owners of the request. A template of the notification is in this application and staff can assist the applicant with creating the list of property owners to be notified of the request.

MEETING INFORMATION*

<i>Application Deadline</i>	<i>SITE PLAN CUTOFF</i>	<i>City Council Meeting</i>
December 11, 2020	January 20, 2021	Thursday, February 4, 2021
January 8, 2021	February 17, 2021	Thursday, March 4, 2021
February 12, 2021	March 24, 2021	Thursday, April 8, 2021
March 12, 2021	April 21, 2021	Thursday, May 6, 2021
April 16, 2021	May 26, 2021	Thursday, June 10, 2021
May 21, 2021	June 30, 2021	Thursday, July 15, 2021
June 11, 2021	July 21, 2021	Thursday, August 5, 2021
July 23, 2021	September 1, 2021	Thursday, September 16, 2021
August 13, 2021	September 22, 2021	Thursday, October 7, 2021
September 10, 2021	October 20, 2021	Thursday, November 4, 2021
October 15, 2021	November 24, 2021	Thursday, December 9, 2021
*Confirm application deadline with staff	*Confirm site plan deadline with staff.	*January, 2022: Confirm meeting date with staff

APPLICANT INFORMATION

Applicant Davidson Land Development, LLC *Applicant's Phone #* 336-746-5115

Applicant's Address 896 Shiptontown road, Lexington, NC 27292

Applicant email address chris@reidfarm.com

PROPERTY INFORMATION

Property Owner's Name Davidson Land Development, LLC

Location of Property East Allred Street *Property Size (ac. or s.f.)* 4.02 AC.

Randolph County Property Identification Number (PIN#) 7762740259

Current Zoning District CU-R-A6

Date Property Title Acquired 09/12/2014 *Deed Book* 002723 *Page* 00506

Subdivision _____ *Section* _____ *Lot #* _____

Plat Book 70 *Page* 73

CONDITIONAL USE PERMIT INFORMATION

Application is hereby made to the City of Asheboro for a Conditional Use Permit for the following purpose:

The purpose of the conditional use permit is to serve the proposed 16 townhomes

with associated driveways, parking, and utility improvements.

CONDITIONAL USE PERMIT REQUIRED SITE PLAN INFORMATION

- 1) Actual shape, location, and dimensions of the lot
- 2) For new construction, building elevations of all exterior facades at a minimum scale of 1/8" = 1'
- 3) The shape, size, and location of any existing buildings and all buildings or structures to be erected, altered, moved
- 4) The existing and intended use of the lot and all structures on the lot
- 5) Location and size of any required buffers and/or screens (Article 200A and/or 300A)
- 6) Location and type of mechanical equipment screening (Section 306A)
- 7) Location, access, and screening of central solid waste facility (Section 307A)
- 8) Location and dimension of off-street parking indicating compliance with parking setbacks and loading spaces (Articles 300A and 400)
- 9) Grade separation of building and parking areas (Section 409)
- 10) Paving material for parking lots (Section 409)
- 11) Location of curb cuts: only 1 permitted if lot width is less than 120' (Section 408)
- 12) Driveway permit approval information by NCDOT or the City of Asheboro
- 13) Front yard landscaping or street planting (Articles 200A or Section 308A)
- 14) Location, type, size, and height of all signs (Article 500)
- 15) Notation certifying compliance with relevant Performance Standards (Article 300A) and a lighting plan demonstrating such compliance
- 16) Location of any flood zones if applicable (Article 700)
- 17) Watershed information if applicable (Article 300B)
- 18) If site disturbance is in excess of 1 acre, a soil and erosion control plan is required. The applicant shall submit the plan to NCDEQ Division of Energy, Mineral and Land Resources, located at 450 Hanes Mill Rd. Suite 300, Winston Salem, NC 27106.
- 19) Sidewalk construction if applicable (Section 322A)

Please note that specific uses may also be subject to supplemental regulations.

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 a Conditional Use Permit rests with the applicant.

No application for a Conditional Use Permit will be advertised for public hearing until the Planning and Zoning Department has received materials. If all required materials are not received prior to the specified deadlines, this will result in delays in the case being heard.

If any Conditional Use Permit is discontinued for a period of 180 days; or the permit is not initiated within 180 days; or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and the Conditional Use Permit shall be null and void and of no effect.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

James Christopher Reid

Position/Relationship of Authorized Signatory to Applicant

Member

Owner Signature (if different than Applicant)

Owner Address

896 Shiptontown Rd

Lexington NC 27292

Telephone Number

(336)-250-0483

Printed Name of Authorized Signatory (if different from Owner)

James Christopher Reid

Position/Relationship of Authorized Signatory to Owner

Member

STAFF USE

Received by: JLE Date: 5-21-21 Case Number: TBD

CITY OF ASHEBORO
Application for Conditional Use Permit

BASIC INFORMATION

The granting of a Conditional Use Permit is a quasi-judicial process requiring sworn testimony. The testimony given should be directed at providing evidence that supports the application. Such evidence shall address the following four items. Failure to address these items will result in the delay or denial of your request.

- 1) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
- 2) That the use meets all required conditions and specifications.
- 3) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity, and
- 4) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Asheboro and its environs.

The City Council shall make these general findings based upon substantial evidence contained in the proceedings. It shall be the responsibility of the applicant to present evidence in the form of testimony, exhibits, documents, models, plans, and the like to support the application for a Conditional Use Permit.

I have read and received a copy of the above information regarding the testimony and the evidence required at the public hearing for the Conditional Use Permit for which I have made an application. I understand my responsibilities in this matter. I have also received the opinion of the North Carolina Bar Association regarding legal representation in quasi-judicial proceedings.

Applicant _____

Date _____

Received by staff: _____

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-21-01

Date 10-4-2021 Planning Board

GENERAL INFORMATION

Subdivision Name Cane Creek Townhomes
Requested Action Subdivision Sketch Design
Applicant Davidson Land Development LLC
Address 896 Shiptontown Rd., Lexington, NC 27292
Phone 336-250-0483
Location North side of East Allred Street

PARCEL INFORMATION

PIN 7762740259

Size 4.04 acres +/-

Number of Lots 16 + common area

Existing Zoning R10

Average Lot Size Pending

Existing Land Use Undeveloped

Surrounding Land Use

North Medium-Density Residential

East Medium-Density Residential

South Undeveloped Residential

West Medium-Density Residential

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map East

Identified Activity Center? No

Development Issues

1. The request is for a Residential Planned Unit Development with 16 townhome units.
2. A portion of the property is within a Special Hazard Flood Area. However, no units are proposed to be within this area.
3. The subdivision ordinance limits the use & length of dead end streets exceeding 500 feet unless topography or property configuration necessitates their use. The length of the proposed street is 463 linear feet.
4. One recreational area is shown along Pennwood Branch on the west side of the property.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering Plat corrections have been addressed.

Public Works Plat corrections have been addressed.

Planning

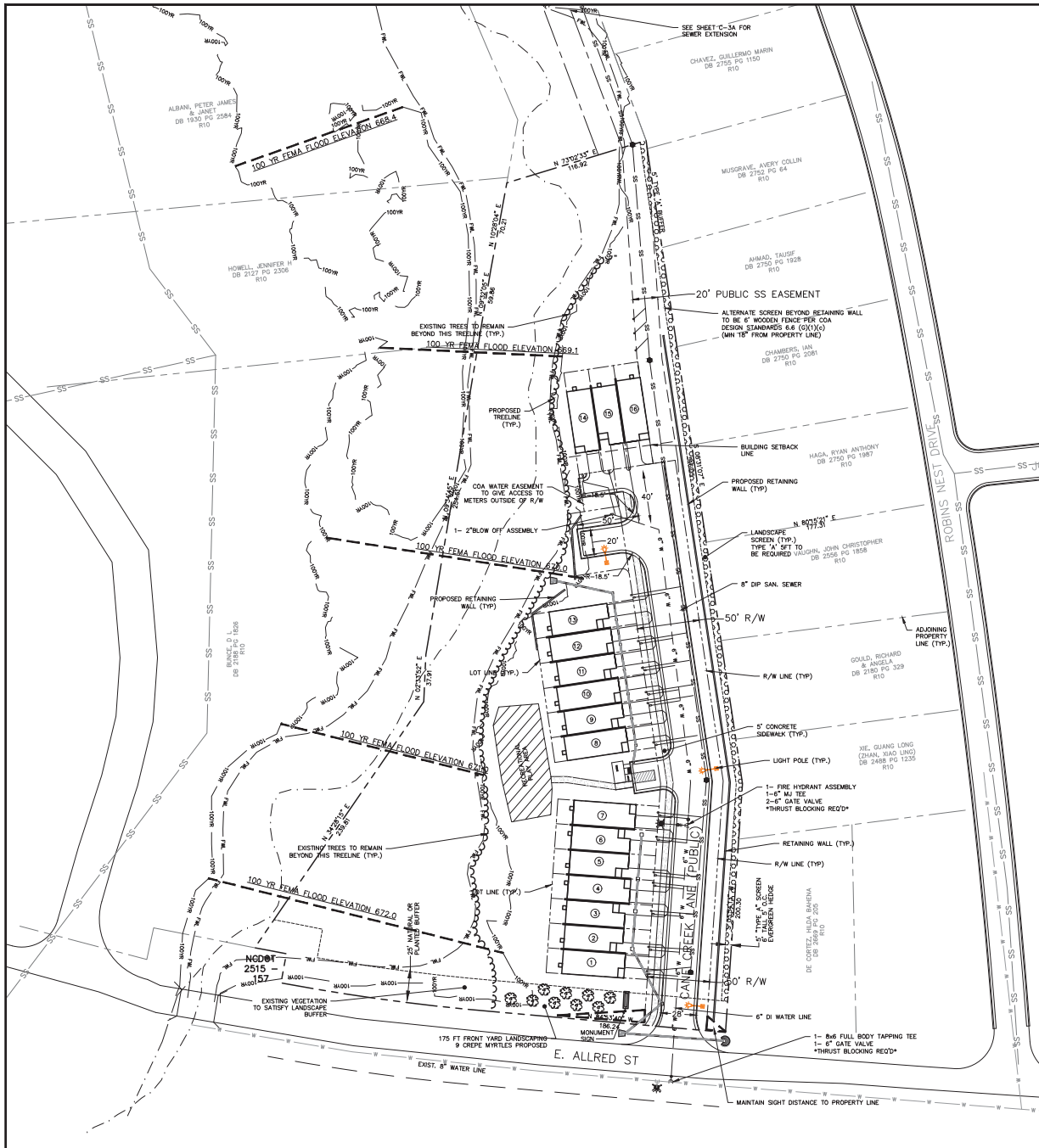
1. Plat corrections are pending as of 9-27-21
2. The method of mail delivery must be approved by the US Postal Service. The City of Asheboro has no jurisdiction over mail delivery. If Community mailbox is required by USPS, this shall be located outside public right-of-way unless approved by City.
3. Information from adjoining property (PIN 7762658282), which is not part of this subdivision, must be provided, that is sufficient to create sewer easement referenced in DB 2600, PG 813.

Other

1. Asheboro City Schools has reviewed the sketch design and indicated they had no comments.
2. The plat was routed to NCDOT, but no comments were received. Driveway permitting from NCDOT is required.

Staff Recommendation Staff's recommendation is pending.

**Planning Board
Recommendation**



SITE NOTES:

SITE AREA FOR P.L.D.: 4.04 ACRES (176,022 SF)
TOTAL # OF LOTS: 16 LOTS PLUS COMMON AREA
LOT 1 - 16 = 1,820 SF EACH

TOTAL COMBINED LOT AREAS: 29,820 S.F. (0.60 AC)
TOWNHOMES COMMON AREA: 18,040 S.F. = (0.41 AC)
BUA IN COMMON AREA: 936 S.F. = (0.02 AC) = <1%
TOTAL BUA: 34,820 S.F. = (0.79 AC)

ALL COMMON AREA INCLUDING RECREATION AREA & LANDSCAPING TO BE HELD/MANTAINED BY HOMEOWNERS ASSOCIATION.

OPEN SPACE AREA RATIO (52% MIN): 80.0% (140,817 S.F.)
RECREATIONAL SPACE REQ'D (3.33% OF 52% OF TOTAL AREA): (3,048 SF)
(3,075 SF REC AREA SHOWN)
PROPERTY USE: CURRENT ZONING = R46 (CZ) FOR P.L.D. ONLY
CURRENT USE: VACANT
PROPOSED ZONING = R46 (CZ) FOR P.L.D. ONLY
PROPOSED LOTS = 16 TOWNHOUSES (1,800 S.F. HEATED SF/UNIT MINIMUM)
AVERAGE LOT SIZE = 1,820 SF / (DENSITY) = 0.25 AC PER UNIT

LINEAR FEET OF STREETS: PUBLIC 28' WITH C&G - 463 LF PRIVATE NONE
PROPOSED NAME OF STREET: CANE CREEK LANE

LANDSCAPING: CANOPY & UNDERSTORY TREES PLACED AROUND PERIMETER
TRASH DISPOSAL PLAN: TRASH CAN USE ONLY
RV STORAGE: NOT ALLOWED ON SITE

NOTES: 1. H.O.A. DOCUMENTS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
2. ALL BUILDINGS ARE CITY OF ASHBORO WATER AND SEWER UTILITIES.

FIRE HYDRANT NOTE

FIRE HYDRANT LOCATIONS ARE TENTATIVE
SUBJECT TO APPROVAL BY FIRE CHIEF.

BUILDING SETBACK NOTE

SWELL-FAMILY HOMES WILL TYPICALLY HAVE A SETBACK OF 20' IN THE FRONT ALONG CANE CREEK LANE, BUT NO LESS THAN 15'.

PERMIT NOTE

CONDITIONAL USE PERMIT AND REZONING FOR PLANNED UNIT DEVELOPMENT (P.U.D.) ONLY.

CITY OF ASHBORO NOTES

- 20' WIDE CITY OF ASHBORO SANITARY SEWER EASEMENT WILL BE PROVIDED ALONG ALL 6" SANITARY SEWER LINES NOT IN PUBLIC R/W.
- 20' WIDE CITY OF ASHBORO WATER LINE EASEMENT WILL BE PROVIDED ALONG ALL WATER LINES CONNECTING TO THE CITY OF ASHBORO WATER SYSTEM TO THE FIRE HYDRANTS AND METERS THAT ARE NOT IN PUBLIC R/W.
- ALL STORM SEWERS NOT IN PUBLIC R/W WILL BE MAINTAINED BY HOMEOWNERS' ASSOCIATION.

GENERAL SITE NOTES

- BOUNDARY & TOPOGRAPHIC INFORMATION RECEIVED FROM SURVEY CAROLINA ON JULY 8TH 2021
- TOTAL AREA = 4.04 ACRES ±
- PIN: 7782740259
- DEED REFERENCE: DB 2406 PG 1000
PLAT REFERENCE: PG 70 PG 73
- SETBACKS:
FRONT - 30' (ALLRED ST) 15' (CANE CREEK LN)
REAR - 0' (UNLESS OTHERWISE SHOWN)
SIDE - 0' (UNLESS OTHERWISE SHOWN)
- PROPOSED PUBLIC ROADS: 463 LF ±
- ALL ROADWAY SECTIONS TO BE CONSTRUCTED PER NCDOT STANDARDS
NCDOT DRIVEWAY PERMIT REQ'D
- MONUMENT SIGN TO BE 40 SQ FT MAX. AREA
MIN. OF 10' FROM RIGHT OF WAY
- TWO CLUSTER BOX UNITS ARE TO SERVICE THE PROPOSED RESIDENCES. TYPE AND LOCATION TO BE APPROVED BY POSTMASTER

PROPERTY OWNER:
DAVIDSON LAND DEVELOPMENT, LLC
896 SHIPPOWATER RD LEXINGTON, NC

DRAWING LEGEND

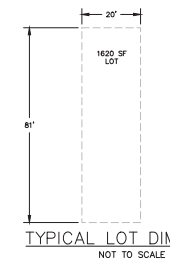
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- 100' R/W
- 100' YR FLOODPLAIN
- REGULATORY FLOODWAY
- PROPOSED TREELINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- WATER LINE
- SAN. SEWER MANHOLE
- FIRE HYDRANT

LANDSCAPE NOTES

- TYPE "A" BUFFER REQUIREMENTS (WESTERN PROPERTY LINE)
15' MIN WIDTH, 1 CANOPY TREE, 3 UNDERSTORY TREES, AND 6 SHRUBS PER 100 LF
WHERE EXISTING VEGETATION DOES NOT MEET OR EXCEED ABOVE REQUIREMENTS, LANDSCAPE SHOULD BE ADDED TO THE CANOPY TREES AT THE RATE OF 6 SHRUBS AND 3 UNDERSTORY TREES PER 100 LF
- TYPE "A" SCREEN REQUIRED:
A ROW OF EVERGREEN SHRUBS PLACED NOT MORE THAN FIVE FEET APART ON CENTER TO FORM A CONTINUOUS OPAQUE HEDGE A MINIMUM OF SIX FEET IN HEIGHT ABOVE FINISHED GRADE

DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING TREELINE
- PROPOSED TREELINE
- SETBACK LINES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- 100 YEAR FLOOD PLAIN
- EXISTING STORM PIPE



TYPICAL LOT DIMENSION
NOT TO SCALE



PRELIMINARY PLANS - NOT FOR CONSTRUCTION

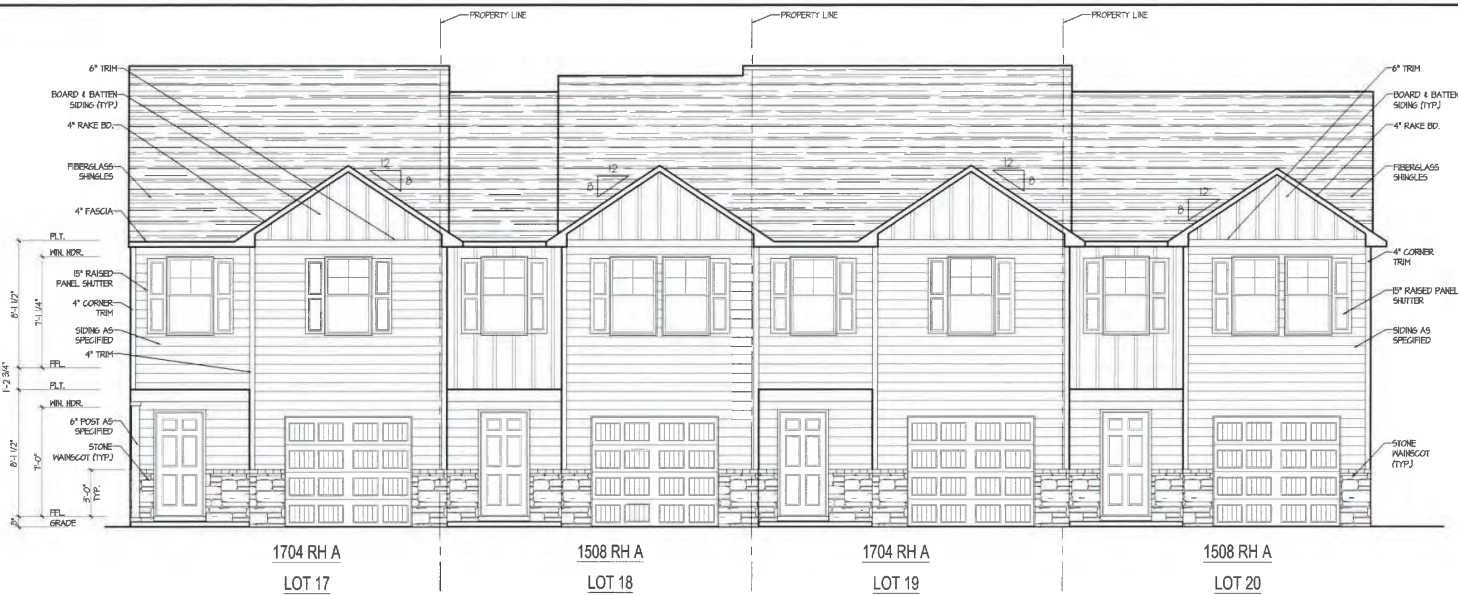
SITE AND UTILITY
CANE CREEK TOWNHOMES
EAST ALLRED STREET
RANDOLPH COUNTY - ASHBORO - NORTH CAROLINA

Scale:	AS NOTED
Date:	JULY 2021
Drawn By:	ZYG
Checked By:	HMS
Job No.:	E-6067
Sheet No.:	C-3



Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting
1000 S. 10th St.
Asheboro, NC 27203
Phone: 703.345.2022
Fax: 703.345.2022
Email: info@summeyeng.com
NC Professional Engineering Firm License No. F-23585

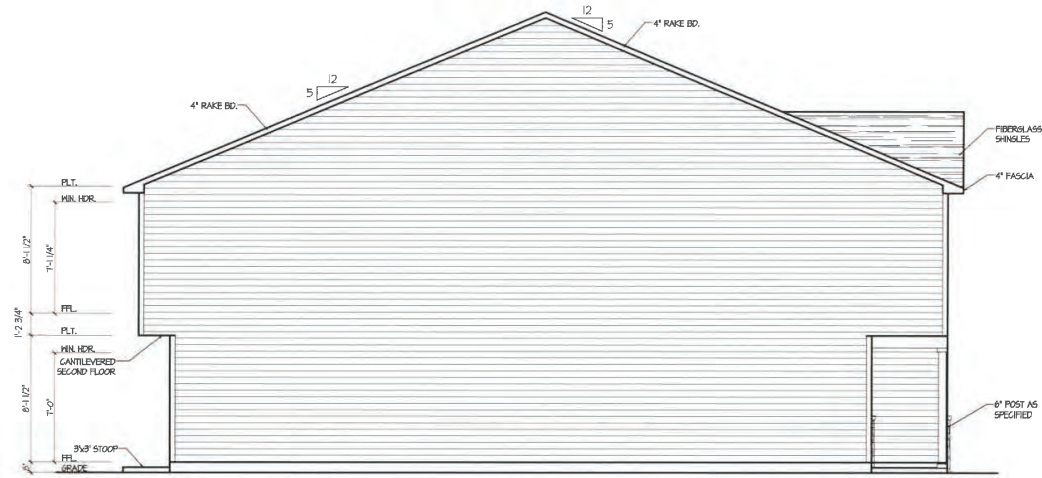




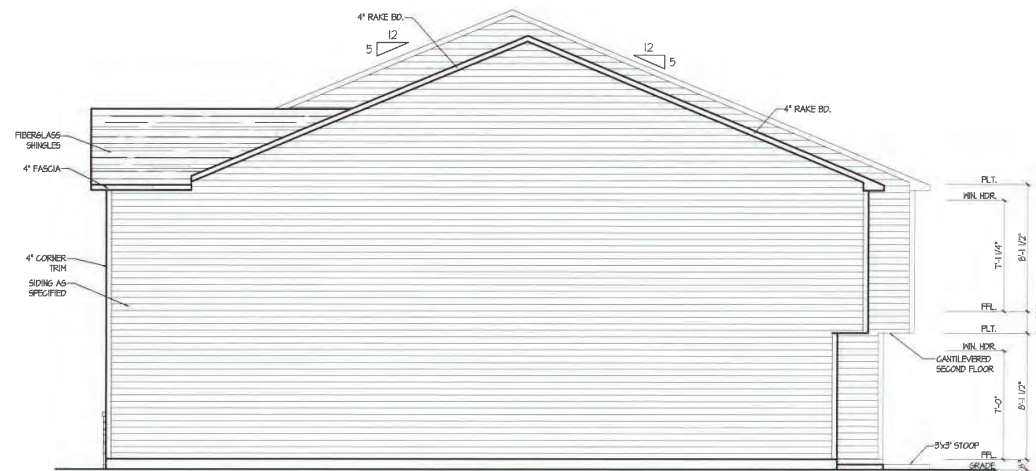
FRONT ELEVATION
4 UNIT BUILDING



REAR ELEVATION



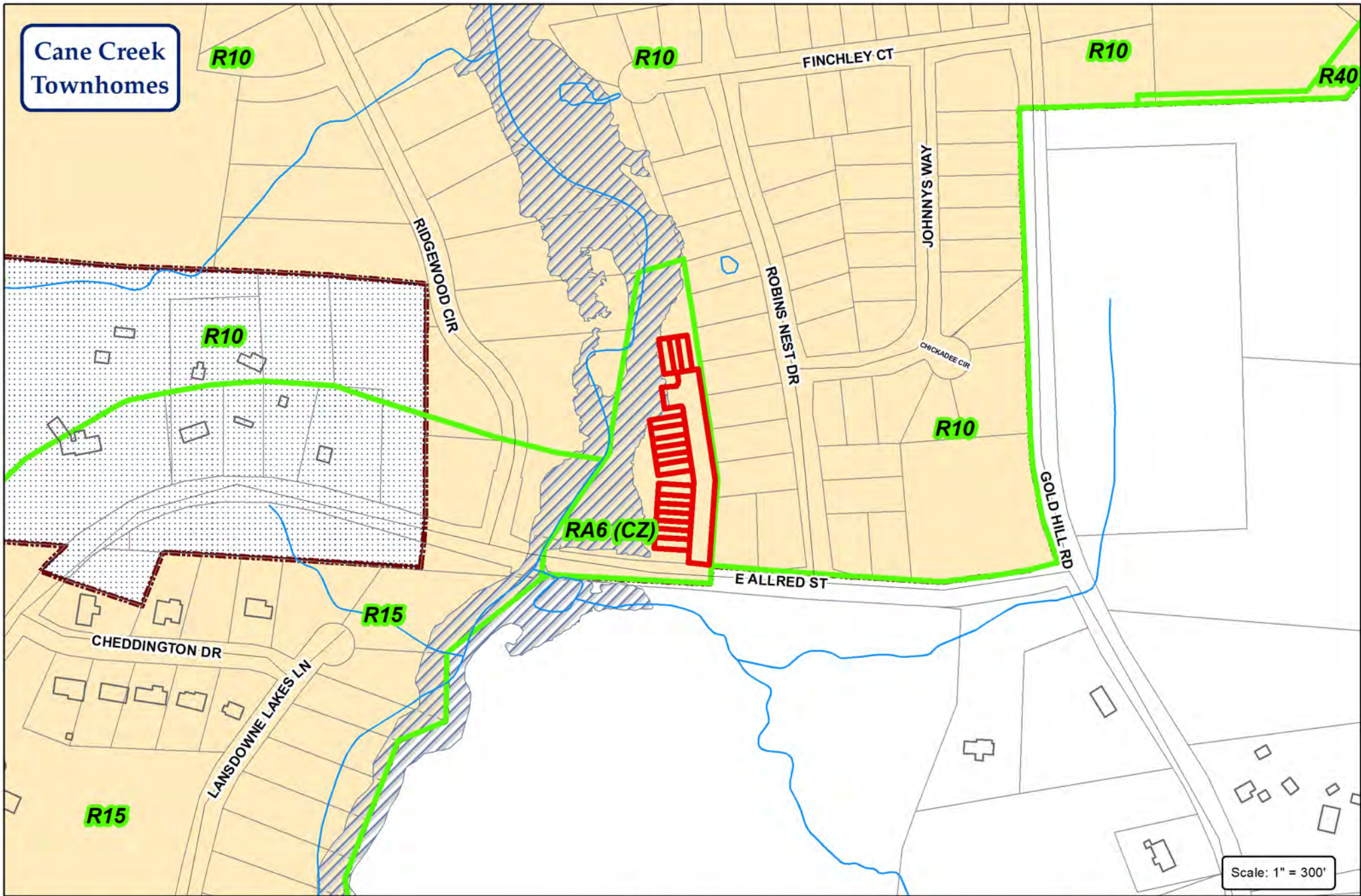
1704 RH LEFT ELEVATION



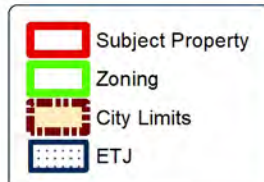
1508 RH RIGHT ELEVATION

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

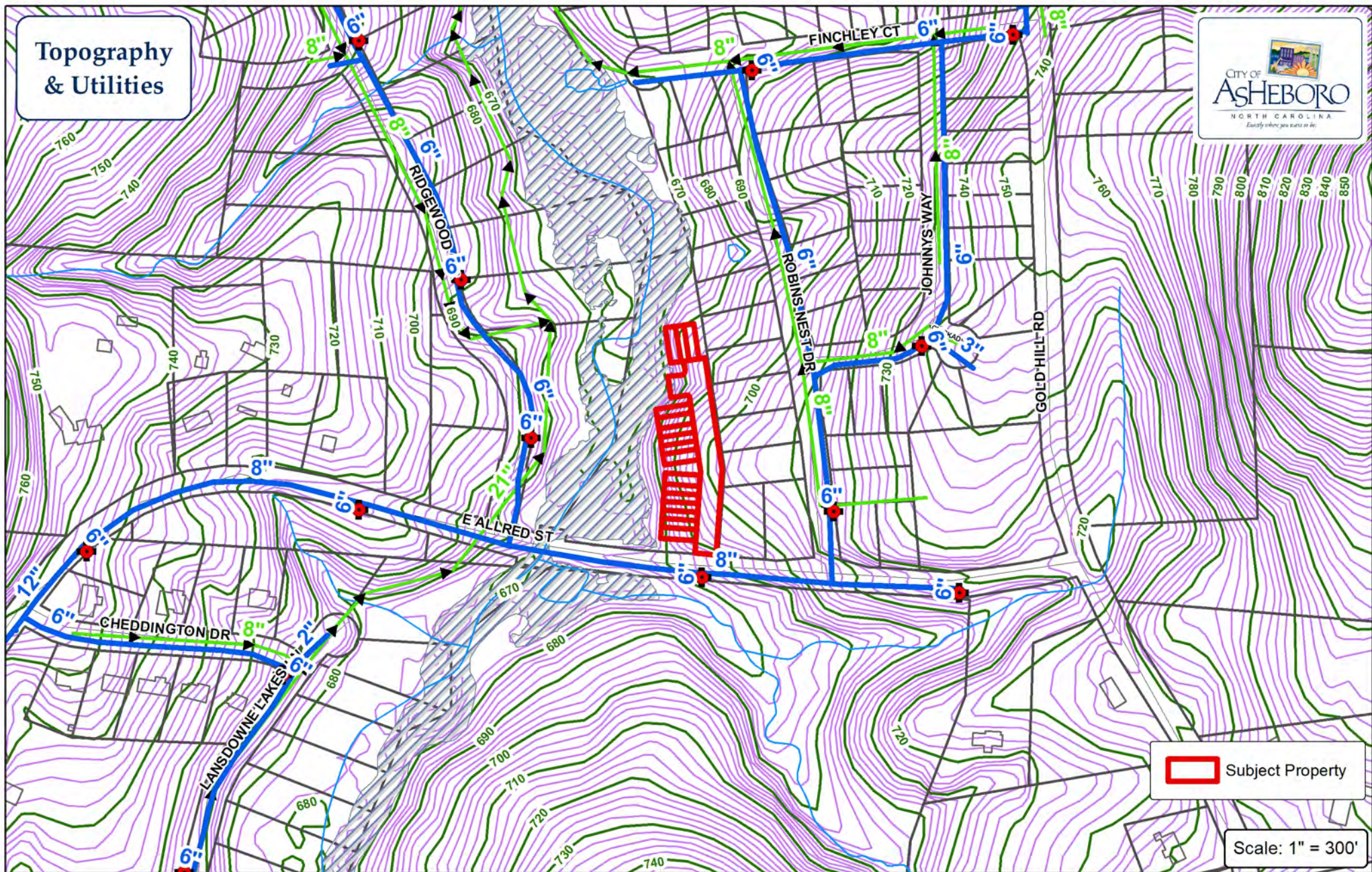
Cane Creek
Townhomes



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-21-01
Parcel: 7762740259



Topography & Utilities



 Subject Property

Scale: 1" = 300'

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

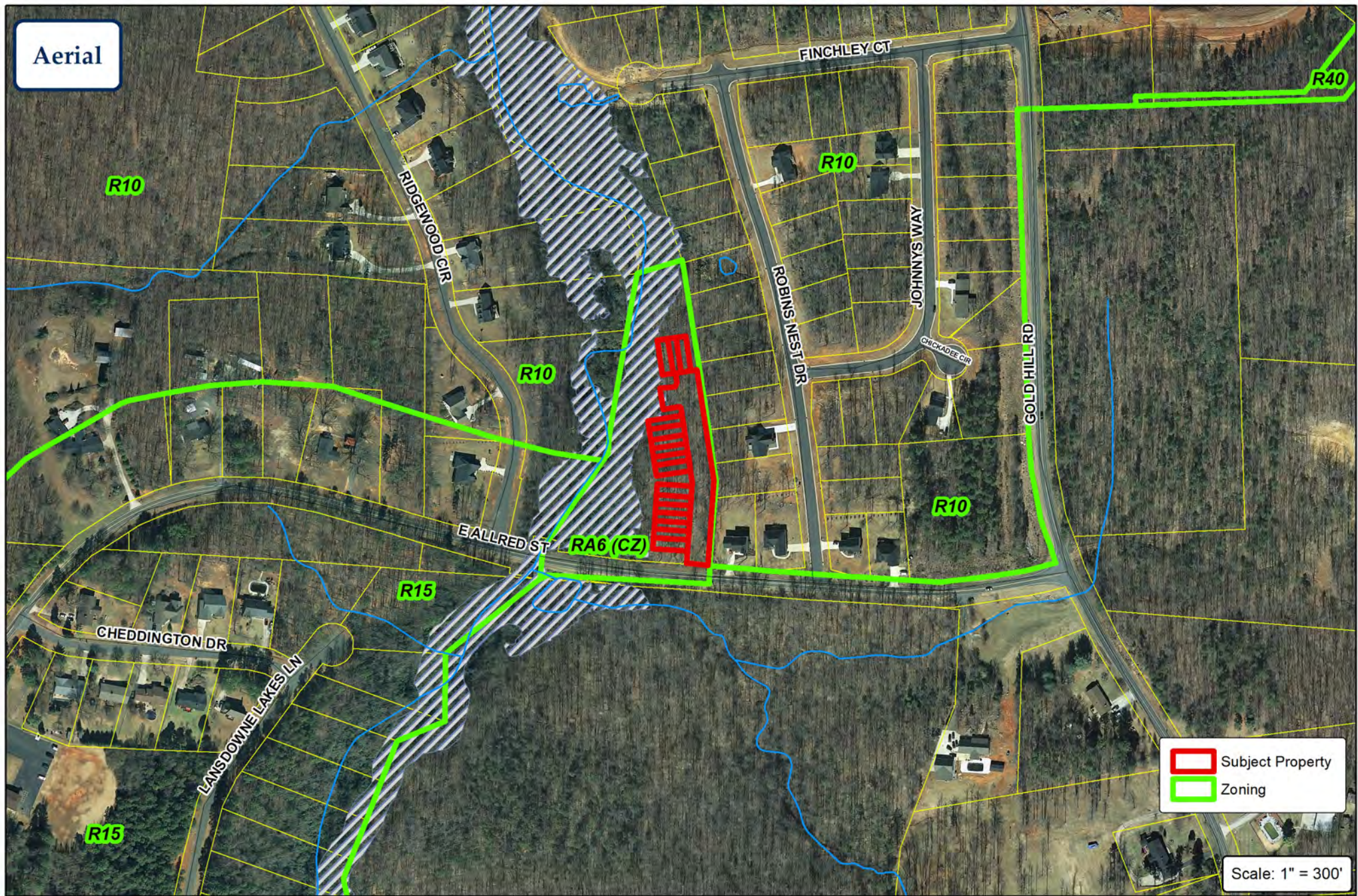
City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-21-01

Parcel: 7762740259



Aerial



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-21-01
Parcel: 7762740259





As requested by the Planning Board during its September 13, 2021 meeting, the attached is the combined staff report (for the rezoning and subdivision requests) that were presented to City Council on August 9, 2018, when the request at that time was approved (Case No. RZ-18-10/SUB-18-02).



RZ/CUP-18-10/SUB-18-02

(North side of East Allred Street, west of 1591 E. Allred St.)

1. Request to rezone from R10 (Medium-Density Residential) to CU-RA6 (Conditional Use High-Density Residential) (RZ-18-10)
2. Request for Conditional Use Permit for Residential Planned Unit Development, including required sketch design approval (CUP-18-10/SUB-18-02)

Planning Board Recommendation and Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-18**
 -10

Date 7-9-18 Planning Bd.

Applicant McDowell Timber Company c/o Ken McDowell

Legal Description

The property of McDowell Timber Company located on the north side of E. Allred St., immediately west of 1591 E. Allred St. This property contains approximately 4.02 acres (+/-) and is more specifically identified by Randolph County Parcel ID No. 7762740259.

Requested Action Rezone from R10 (Medium-Density Residential) to CU-RA6 (Conditional Use High-Density Residential)

Existing Zone R10

Land Development Plan See Rezoning Staff
Report

Planning Board Recommendation
Approve

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-18-10

Date 7/9/2018 Planning Bd.
8/9/2018 City Council

General Information

Applicant McDowell Timber Company

Address 1926 Old Humble Mill Rd

City Asheboro NC 27205

Phone 336-902-9225

Location North side of East Allred Street, west of Gold Hill Road

Requested Action Rezone from R10 (Medium-Density Residential) to Conditional Use High Density Residential (CU-RA6)

Existing Zone R10

Existing Land Use Undeveloped

Size 4.04 acres +/-

Pin # 7762740259

Applicant's Reasons as stated on application

Surrounding areas are becoming more densely residential; this site development will complement the direction this area is heading...this will allow for more housing options & types while ensuring it's developed to surrounding areas.

Surrounding Land Use

North Medium-Density Residential

East Medium-density residential

South Undeveloped Residential

West Medium-Density Residential

Zoning History The property was rezoned from R10 Medium-Density Residential to CU-RA6 and a conditional use permits was issued for a residential Planned Unit Developments in 2001 (RZ/CUP-01-26).
Due to a lack of activity, the city initiated rezoning it back to R10 in 2015 (RZ-15-06 effective 7-16-2015).

Legal Description

The property of McDowell Timber Company located on the north side of E. Allred St., immediately west of 1591 E. Allred St. This property contains approximately 4.04 acres (+/-) and is more specifically identified by Randolph County Parcel ID No. 7762740259.

Analysis

1. This property is inside of the city limits.
2. East Allred Street is a state-maintained minor thoroughfare.
3. As stated in the "Zoning History" above, this property was rezoned in 2001 and 2002. Conditional Use Permits were also issued for two Residential Planned Unit Developments but never initiated. In 2015, the city rezoned the property back to the general R10 district in accordance with the provisions of the Asheboro Zoning Ordinance.
4. The current R10 district allows a single-family dwelling on a lot with at least 10,000 SF and a two-family dwelling on a property with at least 15,000 SF. The RA6 district allows single, two-family and multi-family dwellings.
5. The western portion of the property (approximately 1.6 acres) is located within a flood hazard area.
6. Along with the rezoning application, the applicant has filed a request for a Conditional Use Permit for a Residential Planned Unit Development, consisting of 11 dwelling units.
7. The zoning ordinance describes the RA6 Residential District as "intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."

Rezoning Staff Report

RZ Case # RZ-18-10

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 Neighborhood Residential
Small Area Plan East
Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

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

Checklist Item 11: Rezoning will promote the type of development described in Design Principles

Checklist Item 12: Property is located outside of watershed

Goal 4.1.6: The City will participate the National Flood Insurance Program and utilize its Flood Damage Prevention regulations to strongly discourage development in high-risk areas.

Rezoning Staff Report

RZ Case # RZ-18-10

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Items 13-14: 13.) The property is located within Special Hazard Flood Area. 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

Prior to the city-initiated rezoning of the property in 2015, the property had been in the CU-RA6 district. City staff took action to rezone the property to R10 due to inactivity of the conditional use permits as prescribed by the zoning ordinance. The current request does include a corresponding Conditional Use Permit and site plan review that can best ensure the property is developed in harmony with surrounding uses and also incorporate design elements promoted by the Land Development Plan's Neighborhood Residential designation. Such elements include sidewalks, open space and recreation area that typically are not required in conventional subdivisions.

Additionally, the CU-RA6 district and conditional use permitting process can lead to less disturbance of flood area, steep slopes, and other environmentally sensitive features that are unique to this property. Considering these factors, staff believes that the requested CU-RA6 district is consistent with the Land Development Plan and therefore reasonable and in the public interest.

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

Conditional Use Permit Staff Report

CUP Case No. CUP-18-10

8/9/2018 City Council

General Information

Name McDowell Timber Company
Address 1926 Old Humble Mill Rd.
Asheboro NC 27205
Phone
Pin # 7762740259

Location North side of East Allred Street, west of Gold Hill Road

Requested Action: Conditional Use Permit for a Residential Planned Unit Development

Existing Zone R10 Medium-Density Residential **Existing Land Use** Undeveloped
Size 4.04 acres +/-

Applicant's Reason as stated on application
Development of... townhomes

Surrounding Land Use

North	Medium-Density Residential	East	Medium-density residential
South	Undeveloped Residential	West	Medium-Density Residential

Zoning History See rezoning report

Growth Strategy Map Primary Growth

Proposed L D P Map Neighborhood Residential

Legal Description

The property of McDowell Timber Company located on the north side of E. Allred St., immediately west of 1591 E. Allred St. This property contains approximately 4.04 acres (+/-) and is more specifically identified by Randolph County Parcel ID No. 7762740259.

Analysis

1. The request is for a residential planned unit development consisting of 10 proposed units to be known as Cane Creek Townhomes.
2. As noted in the rezoning staff report, the property was previously zoned CU-RA6 with a permit issued for 11 residential dwelling units. This permit expired and the property was rezoned back to R10 in 2015.
3. Portions of the property are within a flood area, including a part of the proposed turnaround for emergency vehicles. Although the dwelling units appear to be outside of the flood hazard area, Units 8 and 9 are immediately adjacent to the flood area. Confirmation that dwellings and other development activity requiring a flood permit are either completely outside of the flood area or meet flood ordinance requirements (including flood development permit(s) as required) will be needed prior to the issuance of a zoning compliance permit(s).
4. The site plan indicates that the units will have a minimum of 1200 SF. There are three residential structures. Two of the structures contain four dwelling units each. The third structure contains two-dwelling units. The proposed design includes single-story units with a one car garage provided for each of the units.
5. The NC Building Code requires a two hour rated firewall for the structures with two dwellings. The structures with four dwellings require a one hour rated firewall plus a sprinkler system.
6. There is a proposed recreational area on the west side of the property.
7. The applicant proposes using a combination of planted buffering/landscaping, existing vegetation and an evergreen screen between the proposed public street and the adjoining residential use to the east.

LDP Conformity Issues Overall density (approximately 2.5 dwellings/acre) is consistent with what is allowed by surrounding zoning.

Conditional Use Permit Staff Report

CUP Case No. CUP-18-10

Page 2

Staff Comments

Suggested Conditions

Draft Conditions as of 8-2-18:

- (A) The site plan shows preservation of existing vegetation, outside of areas of necessary site disturbance, along the western and northern portions of the property. If the vegetation is not preserved in this area, a Type A Buffer or Screen shall be installed by the developer.
- (B) The site plan shows a combination of preservation of existing vegetation and planted vegetation, outside of areas of necessary site disturbance, within the front yard along East Allred Street. At a minimum, vegetation required of Section 308A shall be installed and maintained within the front yard along East Allred Street.
- (C) Enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings outside the common area shall not be considered a modification of the permit requiring City Council review.
- (D) Units shall possess a minimum of 1200 s.f. of heated space.
- (E) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
 - i.) Driveway permit from NCDOT
 - ii.) Erosion control approval from NC Department of Environmental Quality
- (F) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Use Permit in the chain of title for the Zoning Lot.

For Conditional Use Permit Hearings:

The following tests shall be found in favor of the applicant by the City Council.

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
2. That the use meets all required conditions and specifications of the Asheboro Zoning Ordinance.
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity,
4. That the location and character of the use if developed according to the plan as submitted and approved is in harmony with the area in which it is to be located and in general conformity with the plan of development of Asheboro and its environs.

If any Conditional Use Permit is discontinued for a period of 180 days; or the permit is not initiated within 180 days; or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and the Conditional Use Permit shall be null and void and of no effect.

Conditional Use Permit Staff Report

Requirements for Permit

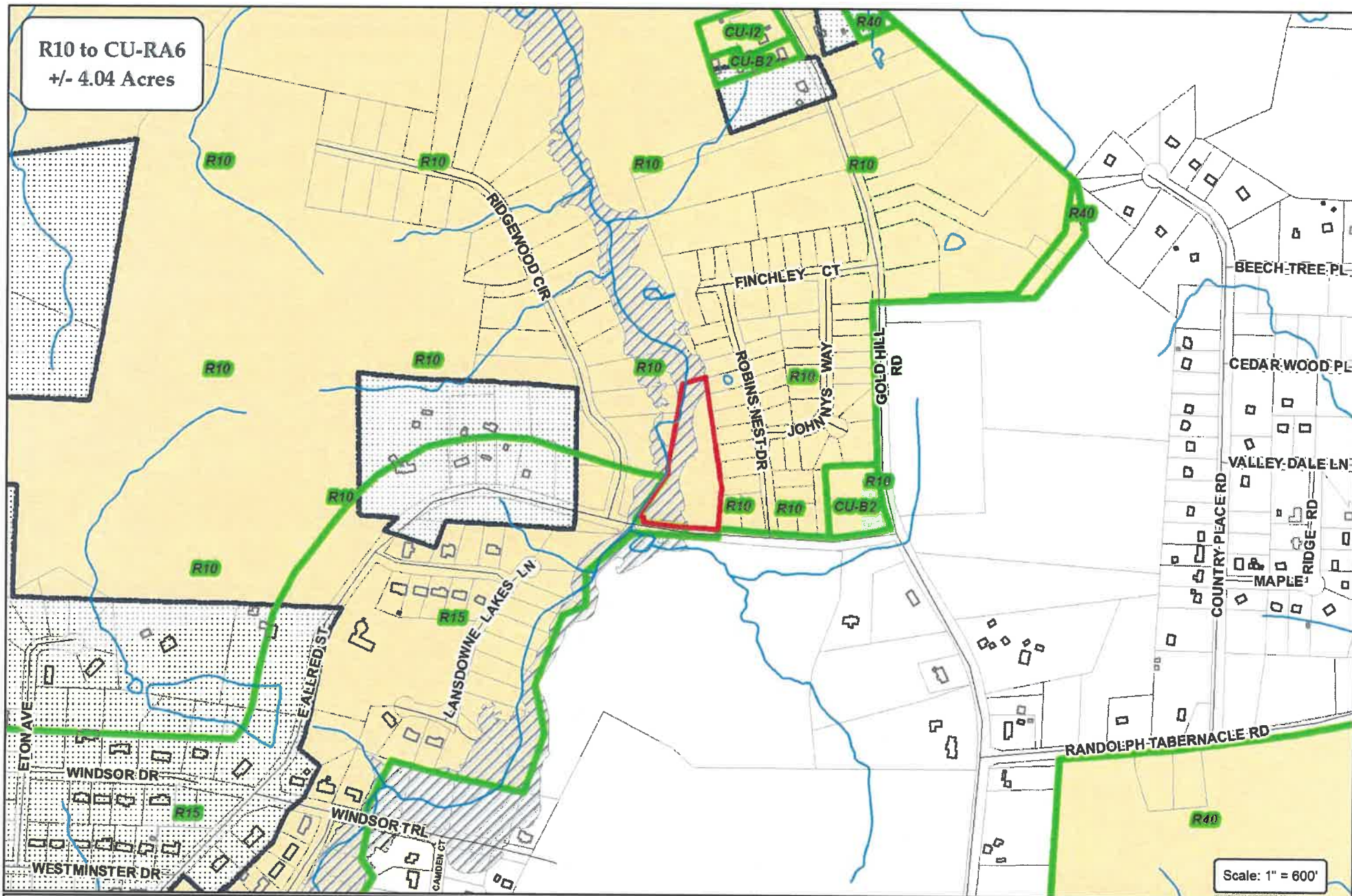
Page 3

CUP-18-10

Section 630A: Zoning Ordinance Requirements for Residential Planned Unit Developments

1. Residential Planned Unit Developments may be permitted in any R40, R15, R10 R7.5, RA6 or OA6 zoning district as long as the proposed development contains a minimum of 2 acres. Those uses ordinarily permitted by right, by SUP, or as an accessory within the district the development is to be located may be included in the development.
2. Review of an application for a PUD SUP shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the PUD requires review as a “major” subdivision the Sketch Design Plat shall be properly submitted, reviewed and recommended by the Planning Board for the City Council’s consideration at the same meeting as the PUD SUP. The Sketch Design Plat and the site plan required for the SUP may be combined on one plat so long as the requirements for each are met. If the PUD requires a “minor subdivision the required subdivision plat shall be properly submitted for approval. Approval shall be subject to any conditions of the PUD SUP and granted only after approval of the SUP by the City Council. (9/02)
3. Residential PUDs may have direct access to City streets or State roads which are not major or minor thoroughfares, provided such access will not create safety hazards due to design or congestion.
4. Streets within a PUD may be public or private according to the regulations of the Asheboro Subdivision Ordinance.
5. The yard and height regulations set forth in Table 200-1 may be modified for a PUD, provided that, for such development as a whole, excluding public street right-of-ways or the area dedicated to private streets but including individual lots, common area, parks and other permanent open spaces, there shall not be less than the required area per dwelling unit for the district in which such development is located.
6. Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.
7. Provisions and plans for garbage and waste collection shall be included with the application.
8. Buffers and/or screening shall be installed and maintained based on the types of individual uses contained within the development as per Article 304A.
9. Signs will be regulated as per Article 500.
10. Off street parking shall be provided as per Article 400.
11. General landscaping shall be installed and maintained. Plans indicating all required and non-required landscaping shall be submitted as part of the application

**R10 to CU-RA6
+/- 4.04 Acres**



Scale: 1" = 600'

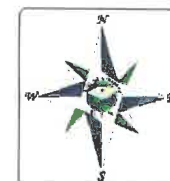


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-10

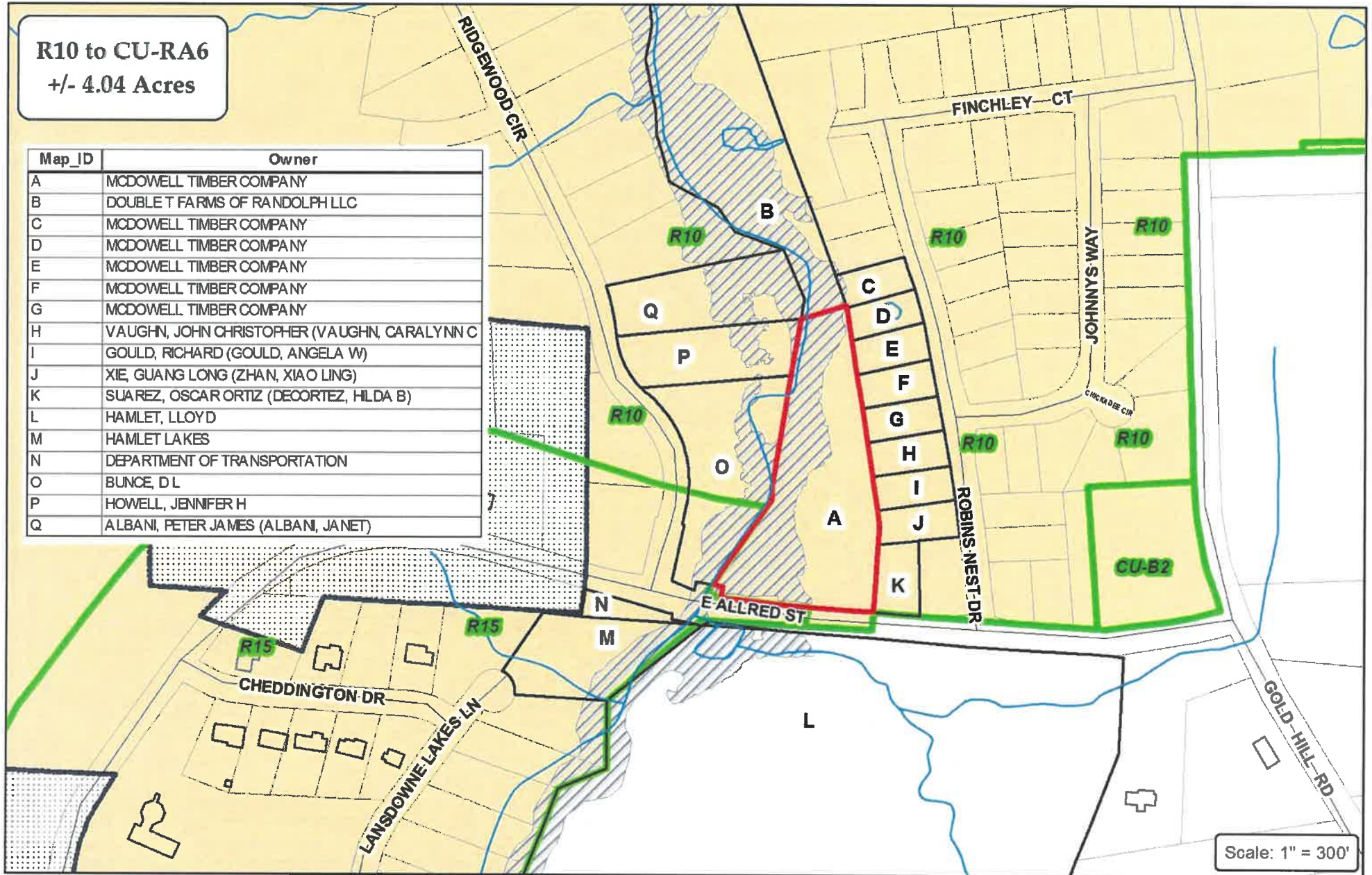
Conditional Use Permit: CUP-18-02
Subdivision Case: SUB-18-02

Parcel: 7762740259



R10 to CU-RA6
+/- 4.04 Acres

Map_ID	Owner
A	MCDOWELL TIMBER COMPANY
B	DOUBLE T FARMS OF RANDOLPH LLC
C	MCDOWELL TIMBER COMPANY
D	MCDOWELL TIMBER COMPANY
E	MCDOWELL TIMBER COMPANY
F	MCDOWELL TIMBER COMPANY
G	MCDOWELL TIMBER COMPANY
H	VAUGHN, JOHN CHRISTOPHER (VAUGHN, CARALYNN C
I	GOULD, RICHARD (GOULD, ANGELA W)
J	XIE, GUANG LONG (ZHAN, XIAO LING)
K	SUAREZ, OSCAR ORTIZ (DECORTEZ, HILDA B)
L	HAMLET, LLOYD
M	HAMLET LAKES
N	DEPARTMENT OF TRANSPORTATION
O	BUNCE, D L
P	HOWELL, JENNIFER H
Q	ALBANI, PETER JAMES (ALBANI, JANET)



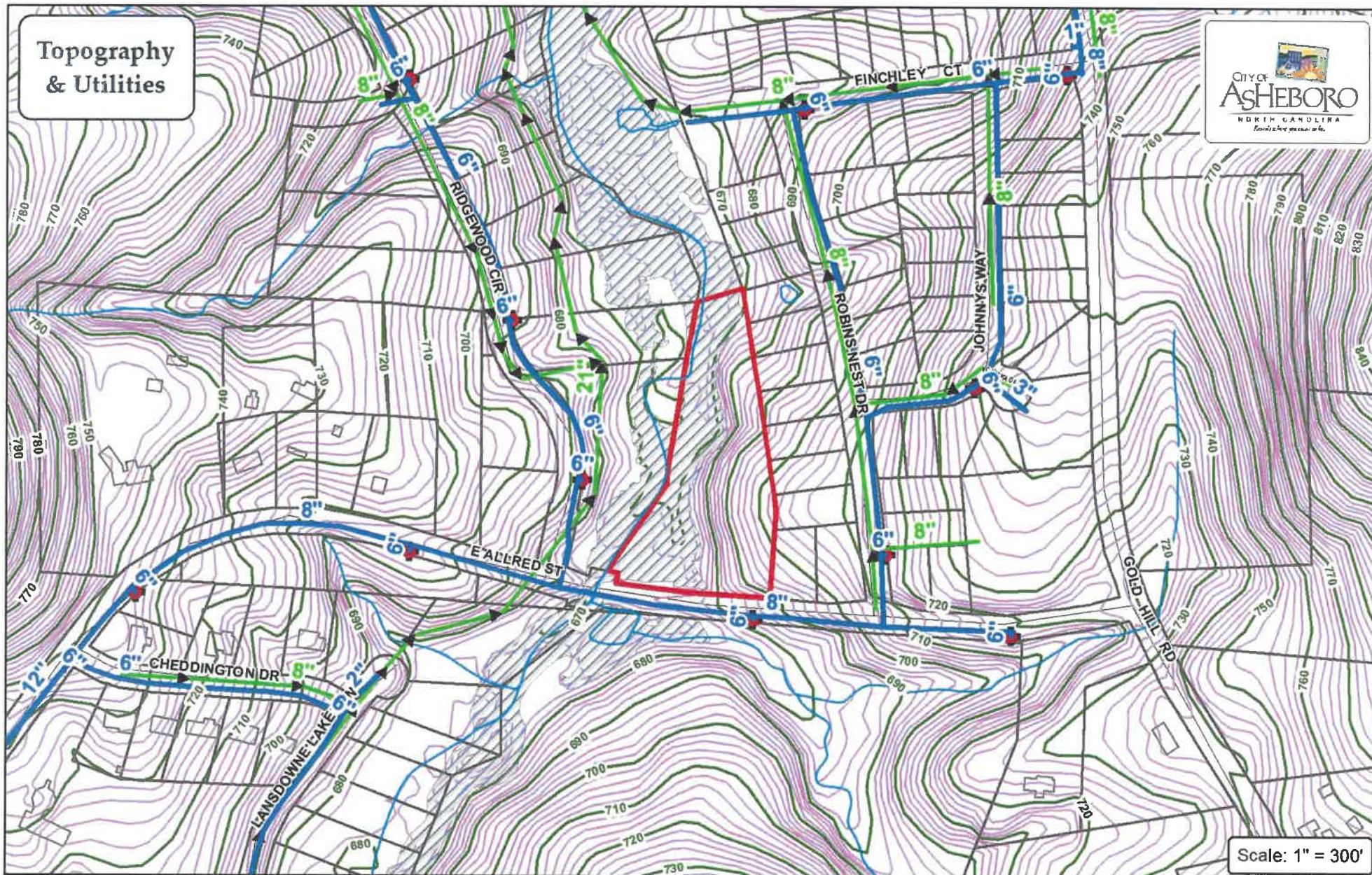
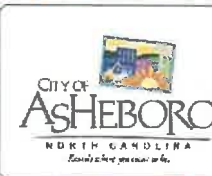
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-10
Conditional Use Permit: CUP-18-10
Subdivision Case: SUB-18-02

Parcel: 7762740259



Topography & Utilities



Scale: 1" = 300'

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

City of Asheboro Planning & Zoning Department

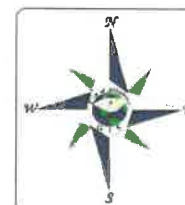
Rezoning Case: RZ-18-10

Conditional Use Permit: CUP-18-10

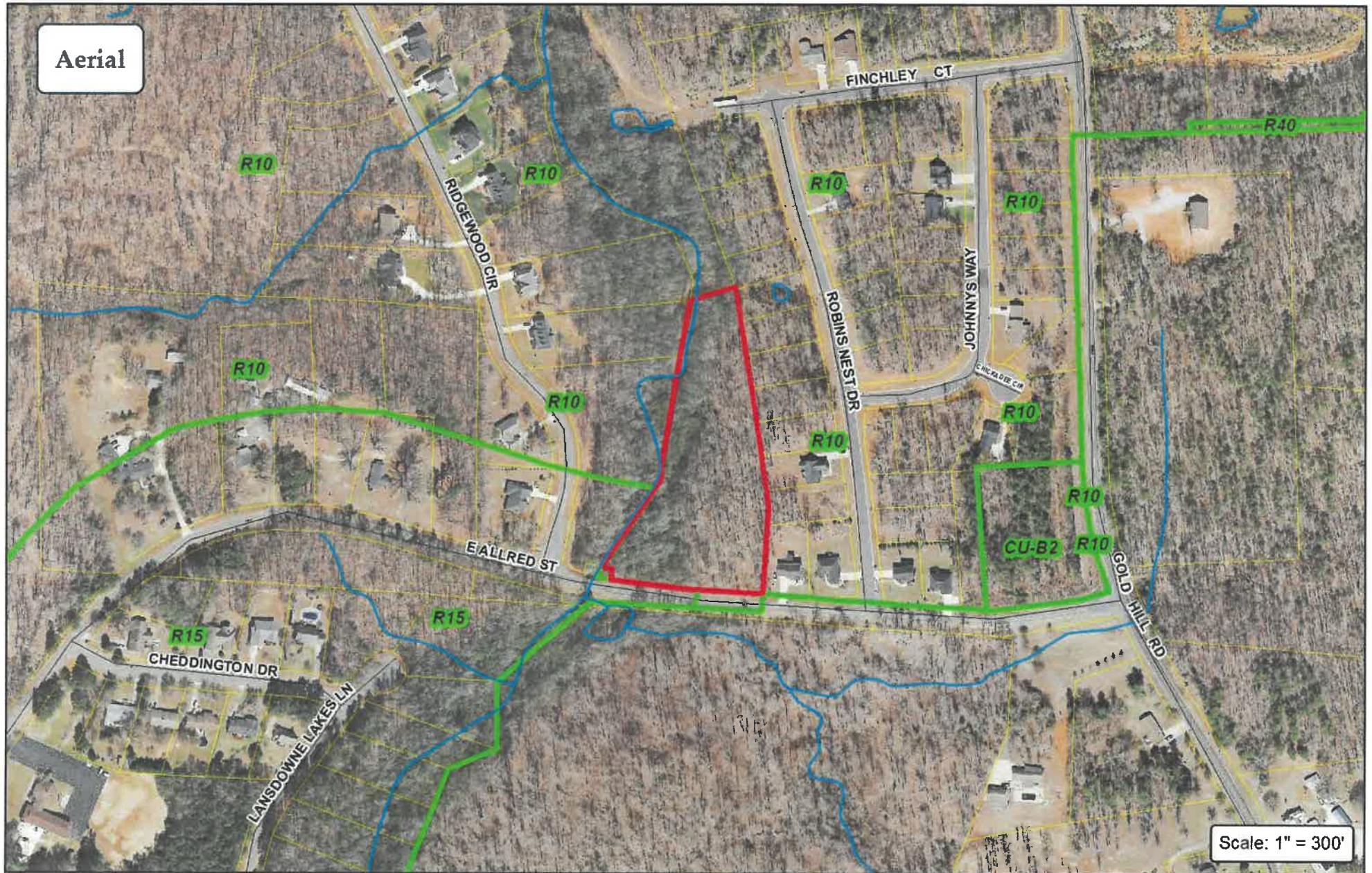
Subdivision Case: SUB-18-02

Parcel: 7762740259

Subject Property



Aerial



Scale: 1" = 300'

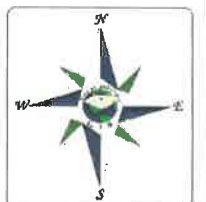
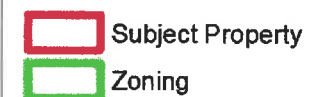
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-10

Conditional Use Permit: CUP-18-10

Subdivision Case: SUB-18-02

Parcel: 7762740259



SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-18-02

Date 8/9/2018 City
Council

GENERAL INFORMATION

Subdivision Name Cane Creek Townhomes
Requested Action Subdivision Sketch Design
Applicant McDowell Timber
Address 1926 Old Humble Mill Rd., Asheboro, NC 27205
Phone 336-902-9225
Location north side of East Allred Street

PARCEL INFORMATION

PIN 7762740259
Size 4.04 acres +/- **Number of Lots** 10 + common area
Existing Zoning R10 **Average Lot Size** Pending
Existing Land Use Undeveloped

Surrounding Land Use

North	Medium-Density Residential	East	Medium-Density Residential
South	Undeveloped Residential	West	Medium-Density Residential

LAND DEVELOPMENT PLAN

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

Development Issues

1. The development (Residential Planned Unit Development) also requires a Conditional Use Permit and rezoning from R10 (Medium-Density Residential) to CU-RA6 (Conditional Use High-Density Residential) due to having more than two dwellings per structure. These requests are scheduled to be heard by City Council during its August 9, 2018 meeting.
2. A portion of the property is within a Special Hazard Flood Area.
3. The length of the proposed street is 457 linear feet and includes public service vehicle turnaround. The length meets the requirement that permanent dead end streets not exceed 500 feet unless topography or property configuration necessitates their use. Staff has reviewed the proposal and believes the presence of extensive flood plain and adjacent development patterns support the subdivision proposal's street layout.
4. One recreational area is proposed to the rear of some of the units adjoining the creek on the west side of the property.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering Plat comments/corrections have been addressed.

Public Works Plat comments/corrections have been addressed.
More detailed information on utilities will be reviewed with the Preliminary Plat.

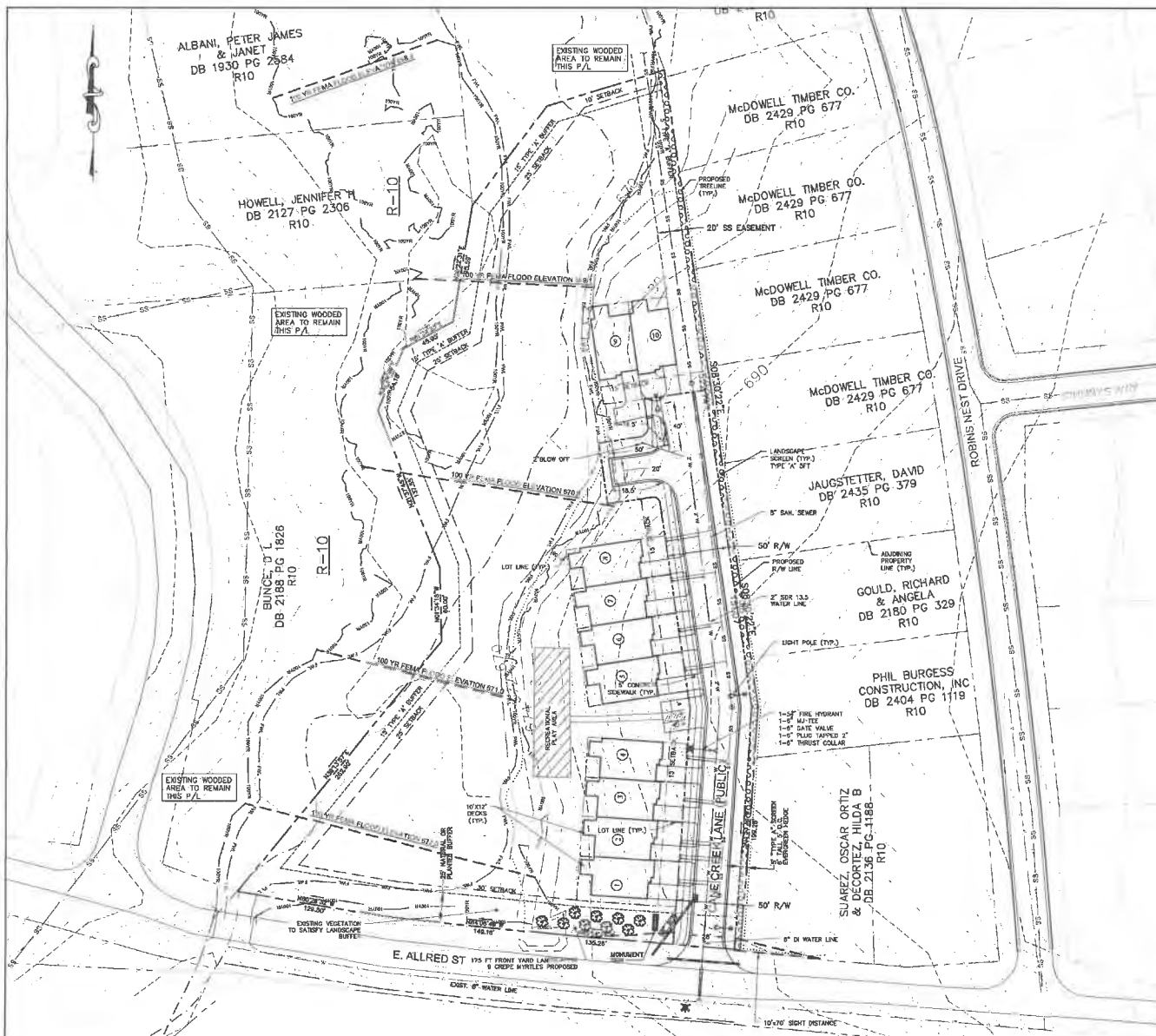
Planning Plat comments/corrections have been addressed.

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 The proposal was shared with Asheboro City Schools. Their office has returned no comments or concerns.

Staff Recommendation Approve subject to noted conditions and comments.

Planning Board Recommendation Approve subject to noted conditions and comments.



SITE NOTES:

SITE AREA FOR P.L.D.: 4.04 ACRES (176,022 SF)
 TOTAL # OF LOTS: 10 LOTS PLUS COMMON AREA
 LOT 1 = 2,800 SF
 LOT 2 = 2,800 SF
 LOT 3 = 2,800 SF
 LOT 4 = 2,800 SF
 LOT 5 = 2,800 SF
 LOT 6 = 2,800 SF
 LOT 7 = 2,800 SF
 LOT 8 = 2,800 SF
 LOT 9 = 2,800 SF
 LOT 10 = 2,800 SF
 TOTAL COMMON LOT AREA: 27,694 S.F. (0.63 AC)
 TOWNHOMES COMMON AREA: 147,840 S.F. = (3.39 AC)
 AREA IN COMMON AREA: 330 S.F. = (0.007 AC) = 43%
 TOTAL BUA: 30,000 S.F. = (0.69 AC)

ALL COMMON AREA INCLUDING RECREATION AREA & LANDSCAPING TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

OPEN SPACE AREA RATIO (SIZE MIN: 79.06 (0.327 SF))
 RECREATIONAL SPACE RATIO (3.33% OF SIZE OF TOTAL AREA: (3,046 SF))
 PROPERTY USE: CURRENT ZONING = R10
 PROPOSED ZONING = CU-RAM FOR P.L.D. ONLY
 PROPOSED LOTS = 10 TOWNHOUSES (1,200 S.F. HEATED SF/UNIT MINIMUM)

LINEAR FEET OF STREETS: PUBLIC 28' WITH 540' = 437 LF
 PRIVATE NONE

PROPOSED NAME OF STREET: CANE CREEK LANE

LANDSCAPING: CANOPY & UNDERSTORY TREES PLACED AROUND PERIMETER UNLESS OTHERWISE SHOWN
 TRASH DISPOSAL PLAN: TRASH CAN USE ONLY
 RV STORAGE: NOT ALLOWED ON SITE

NOTES: 1. H.A.D. DOCUMENTS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL
 2. SETBACK SHADING PLAN WILL BE SUBMITTED WITH ENGINEERING PLANS
 3. ALL BUILDINGS ARE CITY OF ASHBORO WATER AND SEWER UTILITIES
 4. MAIL TO BE DELIVERED TO EACH INDIVIDUAL UNIT

FIRE HYDRANT NOTE

THE HYDRANT LOCATIONS ARE TENTATIVE SUBJECT TO APPROVAL BY FIRE DEPT.

BUILDING SETBACK NOTE

50% FAMILY HOMES WILL TYPICALLY HAVE A SETBACK OF 20' FROM THE FRONT AND SIDE LOT LINES, BUT SEE SETBACKS.

PERMIT NOTE

CONDITIONAL USE PERMIT AND RECORDING FOR PLANNED UNIT DEVELOPMENT (P.U.D.) ONLY.

CITY OF ASHBORO NOTES

1. 10' WIDE CITY OF ASHBORO SANITARY SEWER EASEMENT WILL BE PROVIDED ALONG ALL 4" SANITARY SEWER LINES NOT IN PUBLIC ROW.
2. 10' WIDE CITY OF ASHBORO WATER LINE EASEMENT WILL BE PROVIDED ALONG ALL WATER LINES CONNECTED TO THE CITY OF ASHBORO WATER SYSTEM TO THE FIRE HYDRANT AND METER THAT ARE NOT IN PUBLIC ROW.
3. ALL STORM SEWERAGE NOT IN PUBLIC ROW WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

GENERAL SITE NOTES

1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM ASHBORO CONNECT GIS & RANDOLPH COUNTY GIS.
2. NO SURVEY TAKEN BY THIS OFFICE AS OF 3/15/18.
3. PIN: 7762740259
4. DEED REFERENCE: DB 2406 PG 1000
5. PLAT REFERENCE: PG 70 PG 71
6. EXISTING ZONING: R-10 ASHBORO
7. PROPOSED ZONING: CU-RAM ASHBORO
8. SETBACKS: FRONT - 35' (ALL SET) 15' (CANE CREEK LN) REAR - 5' (UNLESS OTHERWISE SHOWN) SIDE - 5'
9. TOTAL LOTS: 10
10. ALL ROADWAY SECTIONS TO BE CONSTRUCTED PER NC DOT STANDARDS
11. MONUMENT SIGN TO BE 40" SQ FT MAX. AREA MIN. OF 12" FROM RIGHT-OF-WAY
12. MAIL WILL BE DELIVERED TO EACH INDIVIDUAL UNIT.

LANDSCAPE NOTES

TYPE "A" BUFFER REQUIREMENTS:

15' MIN WIDTH, 1 CANOPY TREE, 3 UNDERSTORY TREES, AND 8 SHRUBS PER 100 LF

WHERE EXISTING VEGETATION DOES NOT MEET OR EXCEED ABOVE REQUIREMENTS, LANDSCAPE SHOULD BE KEPT TO THE CANOPY TREES AT THE RATE OF 6 SHRUBS AND 3 UNDERSTORY TREES PER 100 LF

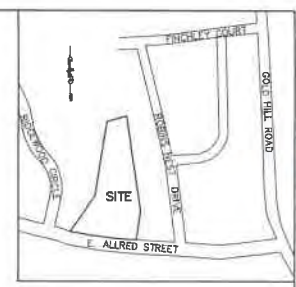
TYPE "A" SCREEN PROPOSED:

A ROW OF EVERGREEN SHRUBS PLACED NOT MORE THAN FIVE FEET APART ON CENTER TO FORM A CONTINUOUS OPACQUE HEDGE A MINIMUM OF SIX FEET IN HEIGHT ABOVE FINISHED GRADE

FIRE USE WILL COMPLY WITH PERFORMANCE STANDARDS OF ASHBORO ZONING ORDINANCE SECTION 33B.

GRAPHIC SCALE

1 inch = 40 ft



VICINITY MAP
N.T.S.



TYP. PROPOSED LOT DIM

MAINTENANCE RESPONSIBILITY

City of Ashboro Maintains:

1. Streets & sidewalks within public street right-of-way
2. Sanitary sewer lines within public street right-of-way
3. Water lines supplying hydrants & meters and storm sewer system within public street right-of-way

Homeowners Association Maintains:

1. Sanitary sewer lines between public street right-of-way and building
2. Downspouts and other private street right-of-way
3. Private streets
4. Storm sewer not located in public street right-of-way
5. Water lines between meters and buildings
6. Sewerage not within public street right-of-way

OWNER-DEVELOPER

KEN MCDOWELL
 1326 OLD HUMBLE MILL ROAD
 ASHBORO, NC
 PHONE: (336) 302-0225

DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- 100' WIDE FLOODPLAIN
- REGULATORY FLOODWAY
- PROPOSED FLOODLINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- WATER LINE
- SAN. SEWER MANHOLE
- FIRE HYDRANT



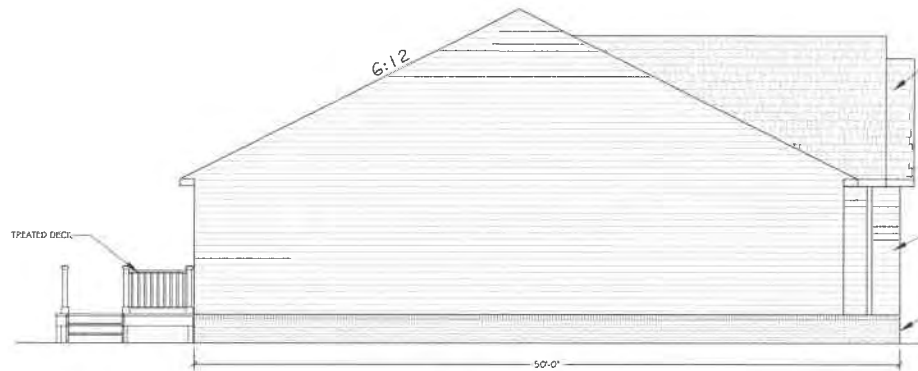
Summey Engineering Associates, PLLC
 Engineering - Land Planning - Consulting
 1000 N. 2nd St.
 Raleigh, NC 27601
 Phone: 919.286.2323
 Email: info@sfa-engineers.com

CANE CREEK TOWNHOMES

PROPOSED SITE PLAN

DATE: 3.17.2018
 DRAWN BY: JMS
 CHECKED BY: JMS
 JMS: JMS

Sheet No. 01



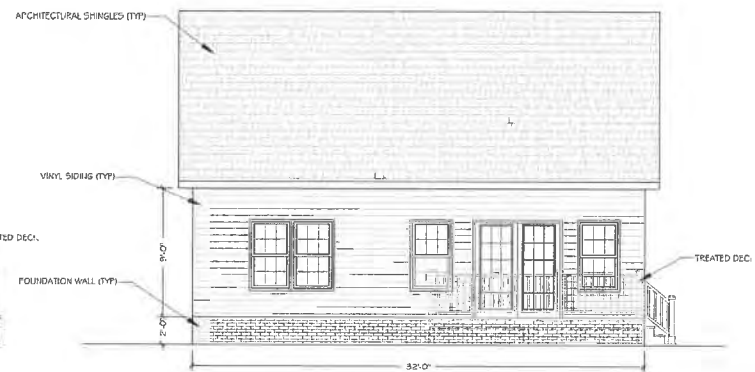
1 LEFT ELEVATION
SCALE 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE 1/4" = 1'-0"



4 REAR ELEVATION
SCALE 1/4" = 1'-0"

BUILDING ORIENTATION MAY BE MIRRORED
DUE TO FIELD CONDITIONS.

PRELIMINARY - NOT FOR CONSTRUCTION



Sumney Engineering Associates, PLLC
Engineering - Land Planning - Consulting
1000 N. 10th St.
Asheboro, NC 27203
Phone: 703.234.1111
Fax: 703.234.1112
www.sea-engineers.com
NC Professional Engineering Firm License No. PE-1536

By	Checked	Designed	Date

PROPOSED ELEVATIONS
CANE CREEK TOWNHOMES
EAST ALBANY STREET
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale:	Date:	Drawn By:	Checked By:	Job No.:
1/4" = 1'-0"	JUL 1, 2018	CU		
Sheet No.	of			



RZ-21-13: Rezone from R10 Medium-Density Residential Zoning and R40 Low-Density Residential Zoning to B2 General Commercial

1801 US Hwy.64 East (Portion) 1819 US Hwy. 64 East

Staff Report

Rezoning Staff Report

RZ Case # RZ-21-13

Date 10/4/2021 Planning Board

General Information

Applicant HR Gallimore

Address 231 South Fayetteville Street

City Asheboro NC 27203

Phone 336-626-5560

Location 1801 US Hwy. 64 East (Portion) 1819 US Hwy. 64 East

Requested Action Rezone from R10 Medium-Density Residential and R40 Low-Density Residential to B2 General Commercial

Existing Zone R10/R40

Existing Land Use Single-family dwelling

Size 1.93 acres +/-

Pin # 7761837268, 7761837067, 7761827912

Applicant's Reasons as stated on application

Site calls to be commercial per the LDP. Consistent with the sector.

Surrounding Land Use

North Undeveloped Residential

East Commercial

South Commercial/Undeveloped (Future Ag. Center)

West Commercial

Zoning History N/A

Legal Description

The property of Phillip Martin Ragsdale and Delbert Gordon Ragsdale Jr., located at 1809 and a portion of 1801 US Hwy. 64 East, totaling approximately 1.93 acres +/- and more specifically identified by Randolph County Parcel Identification Numbers 7761837268, 7761837067, and 7761827912

Analysis

1. The property is outside of the city limits.
2. US Hwy. 64 East is considered a state-maintained boulevard, which is classified as a type of major thoroughfare.
3. The requested B2 district is described by the zoning ordinance 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." The request would allow any use allowed by right in the B2 zoning district.
4. The area, including properties adjacent to the subject property, have seen a transition to primarily commercial uses.
5. The western portion of the property is subject to an access easement (Ragsdale Road).
6. Along with other zoning requirements (including but not limited to paving of required parking, landscaping, etc.), new commercial construction requiring a Building Permit and located on a street with curb and gutter generally requires the owner or developer to sidewalk along the property's public street frontage.

Rezoning Staff Report

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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 Commercial
Small Area Plan East
Growth Strategy Map Designation Economic Development

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

Checklist Items 12-14: 12.) Property is located outside of the watershed area, Special Hazard Flood Area, or Area with Steep Slopes (>20%).

Rezoning Staff Report

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LDP Goals/Policies Which Do Not Support Request

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 request is consistent with the Land Development Plan Proposed Land Use map's designation of the property for commercial use. The map also recommends commercial use for adjoining properties.

The East Small Area plan advocates for the expansion of commercial uses on US 64 East, which have been occurring for several decades, and properties on both sides of the subject property are zoned B2 and have commercial activities occurring

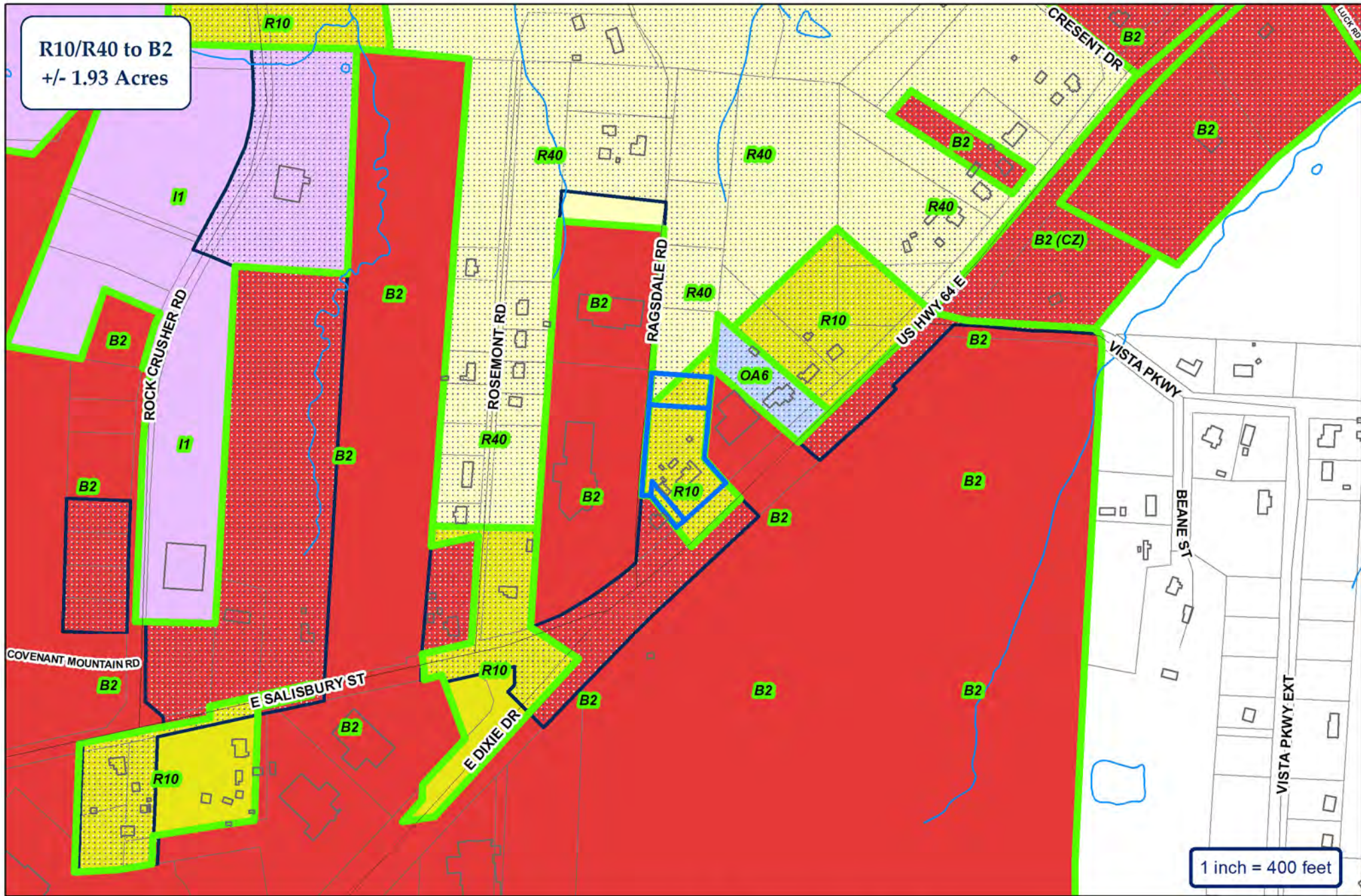
Also, the designation of the property on the growth strategy map as part of an "economic development area" supports the B2 rezoning.

Although ideally a transitional land use separates a heavier commercial and lighter residential use, the residentially zoned property adjacent to the property is vacant and requirements for buffers or screening between these uses and the presence of other commercial and industrial uses in the area help mitigate compatibility concerns.

Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest.

Recommendation Approve.

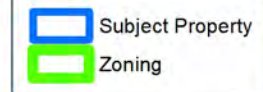
R10/R40 to B2
+/- 1.93 Acres



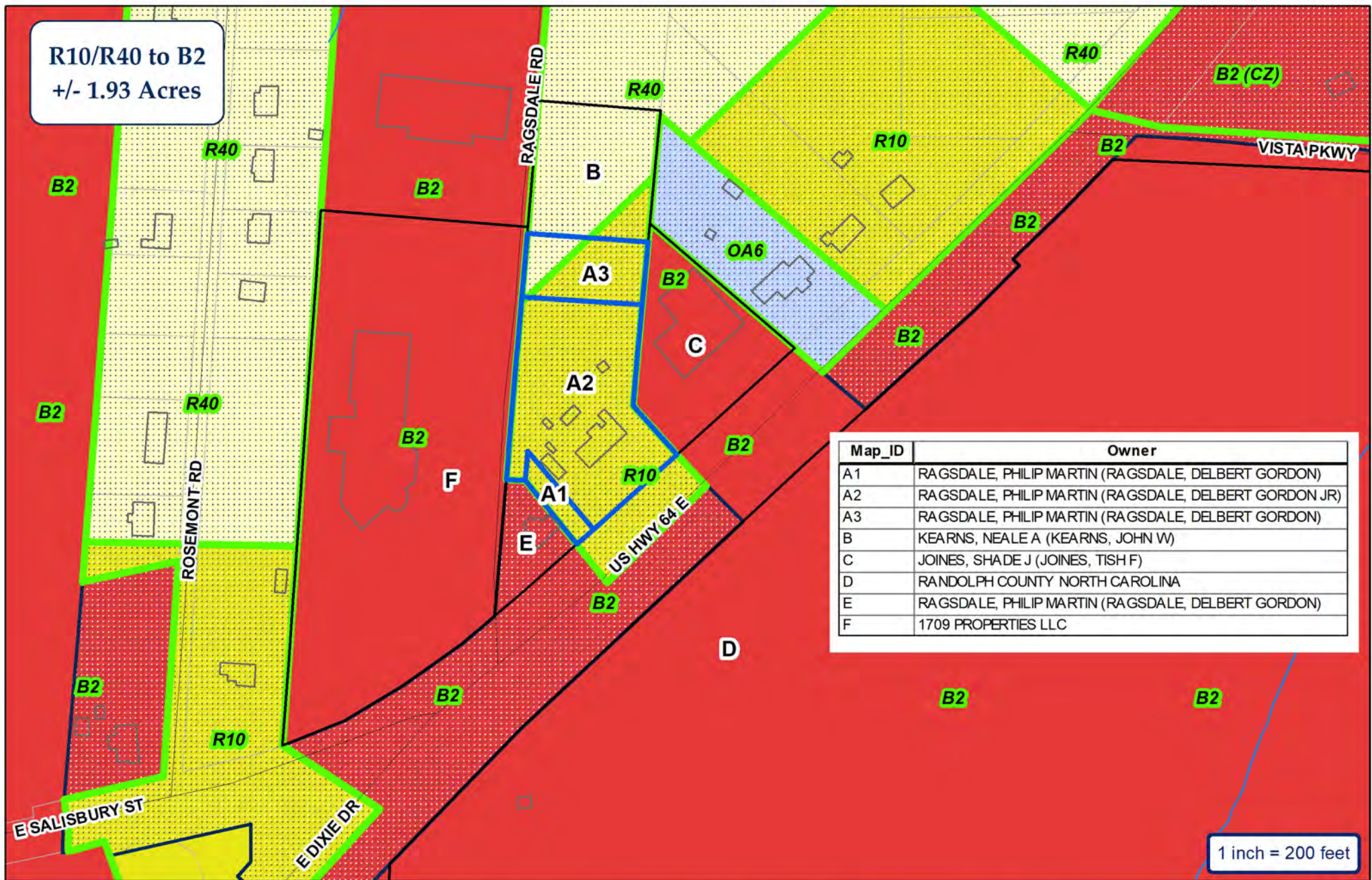
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-13

Parcel: 7761827912, 7761837067 & 7761837268



R10/R40 to B2
+/- 1.93 Acres



Map_ID	Owner
A1	RAGSDALE, PHILIP MARTIN (RAGSDALE, DELBERT GORDON)
A2	RAGSDALE, PHILIP MARTIN (RAGSDALE, DELBERT GORDON JR)
A3	RAGSDALE, PHILIP MARTIN (RAGSDALE, DELBERT GORDON)
B	KEARNS, NEALE A (KEARNS, JOHN W)
C	JOINES, SHADE J (JOINES, TISH F)
D	RANDOLPH COUNTY NORTH CAROLINA
E	RAGSDALE, PHILIP MARTIN (RAGSDALE, DELBERT GORDON)
F	1709 PROPERTIES LLC

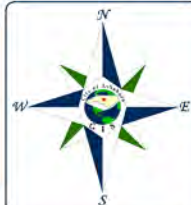


City of Asheboro Planning & Zoning Department

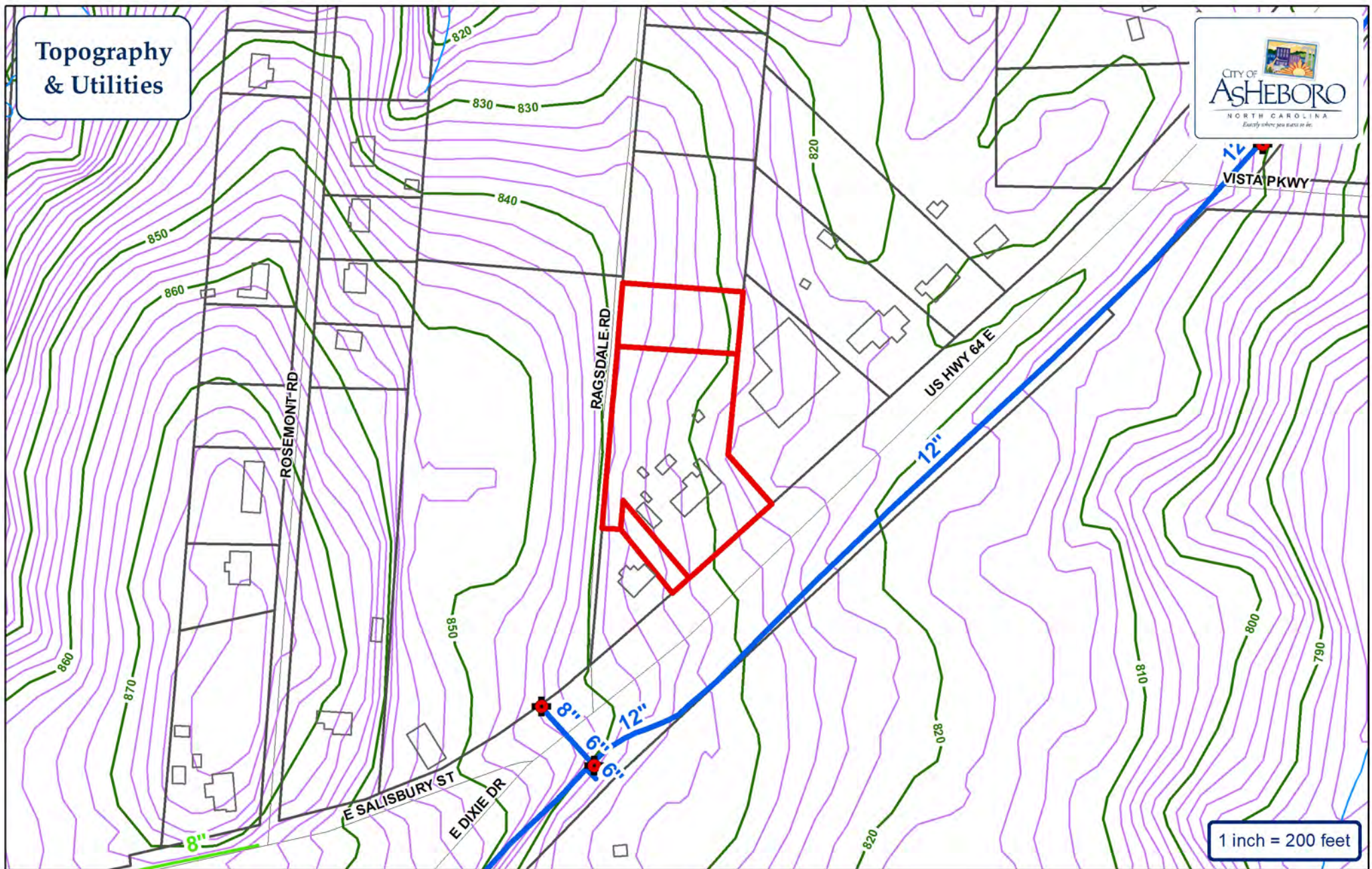
Rezoning Case: RZ-21-13

Parcel: 7761827912, 7761837067 & 7761837268

- Subject Property
- Adjoining Properties
- Zoning



Topography & Utilities



- | | |
|---|---|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  PS Pump Station |
|  Force Main |  Watershed |

City of Asheboro Planning & Zoning Department

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 Subject Property

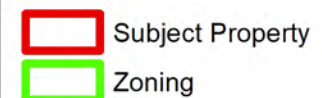




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Rezoning Case: RZ-21-13

Parcel: 7761827912, 7761837067 & 7761837268



APPLICANT INFORMATION

Applicant HR Gallimore
Applicant's Phone # 336-626-5520
Applicant's Address 231 S. Fayetteville St.
Asheboro, NC 27203
Applicant Email Address HRGALLIMORE@GMAIL.COM

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Delbert Ragsdale Estate
Location of Property 1819 US Highway 64 East, Asheboro
Property Size (ac. or s.f.) 1.93 acres
Randolph County Property Identification Number (PIN#) 7761837268, 7761837067
Current Zoning District R-10 7761827912
Requested Zoning District B-2
Date Property Title Acquired 6/3/1947
Deed Book 393/613 1038/227 ~~Page~~ 1102/261
Subdivision _____ Section _____ Lot # _____
Plat Book 19 Page 26

ORDINANCE AMENDMENT INFORMATION

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

Site calls to be commercial per the LDP

For questions (2) and (3), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

2. 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

Does not apply ☐

3. 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?

Consistent with the Sector.

Does not apply ☐

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

NO

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

HR Gallimore

Printed Name of Authorized Signatory (if
different from Applicant)

HR Gallimore

Position/Relationship of Authorized
Signatory to Applicant

AGENT

Owner Signature (if different than Applicant)

Philip M Ragdale

Owner Address

510 COLLEGE DR
RAEFORD, NC 28371

Telephone Number

910-309-7120

Printed Name of Authorized Signatory (if
different from Owner)

PHILIP M RAGSDALE

Position/Relationship of Authorized
Signatory to Owner

OWNER

STAFF USE

Received by: JTL Date: 9-7-21 Case Number: 22-21-13