



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

- I. Call to Order
- II. Approval of Minutes from May 3, 2021
- III. Review of Cases
- IV. Old Business
 - (a) RZ-21-02 (Old Business): Text amendments to the zoning ordinance for compliance with NC General Statutes 160D (Local Planning and Development Regulations) and federal case law related to signs.
 - (b) Requests involving property located on the north side of Kidd Drive (Randolph County Parcel Identification Number 7761458800)
 - i.) RZ-21-03: Request to rezone property from R10 Medium-Density Residential to R40 Low-Density Residential
 - ii.) BOA-21-01 (Planning Board Acting as Board of Adjustment): Variance request from Section 106 (Every Lot Must Abut a Street...)
- V. RZ-21-06: Request to rezone property located on the north side of Mackie Road (Randolph County Parcel Identification Number 7760373801) from R10 to OA6 zoning
- VI. RZ-CUP-21-07 and SUB-21-01: A request for a Planned Unit Development on the property (Randolph County Parcel Identification Number 7762740259) located west of 1591 East Allred Street, approximately 100 feet east of Ridgewood Circle, including a subdivision sketch design. **The applicant has asked for a continuance of the request until the July 12, 2021 Planning Board meeting.**
- VII. SUB-17-02: Robins Nest Final Plat
- VIII. Items not on the agenda
- IX. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, MAY 3, 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
Justin Luck, Planning and Zoning Administrator
Brad Morton, Planner/Deputy City Clerk
Jeff Sugg, City Attorney

CALL TO ORDER

Mr. Rich called the Asheboro Planning Board to order.

APPROVAL OF MINUTES FROM APRIL 5, 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.

REVIEW OF CASES

Mr. Luck informed the board that no zoning related cases were heard at the regular April, 2021 City Council Meeting.

At this time Mr. Luck requested that the chair entertain moving Old Business (Item a: RZ-21-02) to the bottom of the agenda. Mr. O'Kelley moved to do so. Mr. Anderson seconded the motion and the motion carried unanimously.

OLD BUSINESS

**b) REQUESTS INVOLVING PROPERTY LOCATED ON THE NORTH SIDE OF KIDD DRIVE
(RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7761458800)**

**i) RZ-21-03:REQUEST TO REZONE PROPERTY FROM R10 MEDIUM-DENSITY
RESIDENTIAL TO R40 LOW-DENSITY RESIDENTIAL**

Mr. Luck stated that the applicant's attorney has formally requested a second continuance for the above referenced rezoning case. Mr. Rush moved that RZ-21-03 be continued to the June Regular Planning Board meeting. Mr. O'Kelley seconded the motion and the motion carried unanimously.

ii) BOA-21-01: (PLANNING BOARD ACTING AS BOARD OF ADJUSTMENT): VARIANCE REQUEST FROM SECTION 106 (EVERY LOT MUST ABUT A STREET...)

Mr. Luck stated that the applicant's attorney has formally requested a second continuance for the above referenced Board of Adjustment case. Ms. Vuncannon moved that BOA-21-01 be continued to the June Regular Planning Board meeting. Mr. Rush seconded the motion and the motion carried unanimously.

RZ-21-05: REQUEST TO REZONE PROPERTY LOCATED AT THE SOUTHEASTERN CORNER OF CLIFF ROAD AND EMERSON DRIVE (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7760066359) FROM R15 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL TO R10 MEDIUM-DENSITY RESIDENTIAL

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

Applicant: DeShandra Woodle

Location: Southeastern corner of Cliff Rd. and Emerson Dr.

Request: Rezone from R15 Low-Density Single-Family Residential to R10 Medium-Density Residential

Randolph County Parcel ID: 7760066359

Size: 18,549 SF +/- (0.42 acres)

Existing Land Use: Undeveloped

He then showed overview, rezoning, topographic/utilities, and aerial maps 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. Cliff Road is a local city-maintained street at this location. North of East Dixie Drive (where there is a signalized intersection), Cliff Road becomes a minor thoroughfare. Emerson Drive is a local, city-maintained street.
3. The area includes a mix of commercial uses to the north and west, with primarily single-family residential uses to the south and east. On the north side of Emerson Drive and on Shamrock Road, further northeast of the property are three two-family dwellings. These are legal non-conforming uses as they are located in an R15 district.
4. The zoning ordinance describes the intent of the existing R15 district as intended to provide regulations which will produce a low intensity of single family residential use with the necessary governmental and other support facilities to service such suburban intensity living. The intent of the requested R10 district is to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
5. The main differences between the R15 and R10 districts are that the R10 district allows two-family dwellings and has less stringent setbacks as shown on the attachment.

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

Proposed Land Use Map: Neighborhood Residential

Small Area Plan: Central

Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (5):

- Checklist Item 3: Fits zoning ordinance statement of intent
- Checklist Item 5: Compatible with Growth Strategy Map

- Checklist Item 12-13: Outside of watershed, flood area
- Policy 2.1.5: Transitional location between commercial and residential

Goals/Policies Not Supporting Request (2):

- Checklist Item 1: Not compliant with LDP Proposed Land Use Map
- Checklist Item 14: Location on steep slopes

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

- Transitional location between commercial and lower-density residential
- R10 zoning adjacent to property
- Proximity to commercial locations
- Other two-family dwellings in area

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

Ms. DeShandra Woodle and husband Timothy Woodle spoke on the request, stating that if there were any questions they would answer them at this time. Ms. Vuncannon inquired if there was any feedback from the neighboring properties, to which Ms. Woodle stated there was one phone call that came in to them and they wanted to know what the request was for. Ms. Woodle advised the neighbor of the request and stated if there were any technical questions to get in touch with Mr. Evans. Mr. Evans had earlier informed Ms. Woodle that staff received no phone calls.

Mr. Rush moved to approve the rezoning request based on staff's recommendation and the consistency statement. Mr. O'Kelley seconded the motion and the motion carried unanimously.

SUB-95-06: WINDCREST ACRES PRELIMINARY PLAT

Mr. Luck presented a visual presentation of the above referenced subdivision preliminary plat. He gave an overview:

Applicant: Davidson Land Development LLC
Request: Preliminary plat
Size: 21.47 acres +/- of 69.13 acres +/-
Parcel ID #: 7762369298 (portion)
Number of Lots: 47
Average Lot Size: 0.37 acres (16,117 SF +/-)

He then showed overview, topographic/utilities, and aerial maps as well as the plat.

Mr. John Evans, after arriving at the meeting, then gave the following development related issues:

1. The preliminary plat for this subdivision was approved by Council on September 9, 2004. Due to the amount of time that has lapsed, a new preliminary plat is required.
2. The first two sections of the development include 27 lots. Additional future development area on the property may be developed at a later time, with submittal of the required sketch design that meets development requirements in effect at the time of submittal. However, neither the number of lots nor the design for the future phase has been identified at this time.
3. When the sketch design plat was approved in 1995, curb and gutter streets were not required. The sketch plan did not indicate curb and gutter streets for any phases of the development. The first two phases do not have curb and gutter.

4. A small portion of the property is within a Special Hazard Flood Area. Development around streams is also subject to NC Department of Environmental Quality permitting requirements.

5. A deceleration/turning lane was installed along Central Falls Road when the previous sections of the development were built.

6. Two possible connections to adjoining property are shown. One of these provides a potential connection to Bennett Street. The other is identified as a future connection.

He then gave departmental comments:

Engineering: Plat corrections and comments are pending. Plans and profiles needed for extension of Oak Meadow Dr. to Bennett Street.

Public Works: Due to design and storm water issues with combining streets with and streets without curb and gutter, Public Works is not recommending curb and gutter be included in the proposed phases of the development.

Planning: Plat corrections and comments are pending.

Other:

1. Confirmation is needed that the hydrant along Windcrest Road near the entrance to the development (in front lot Lots 29/44) is operational. If not, a hydrant needs to be located at end of cul de sac on Laurel Spring Road prior to final plat approval.

2. The developer or their representative will need to confirm that road names are acceptable to Randolph County 9-1-1 (Emergency Services) prior to final plat approval.

He stated that staff recommends approval of the case, noting any outstanding items that need to be completed. He then asked if there were any questions from the board. There were no questions for Mr. Evans at this time.

Mr. Bobby Kivett with Summey Engineering spoke for the applicant, stating if there were any questions from the board he would answer them. There were no questions for Mr. Kivett at this time.

Mr. Henderson moved to recommend approval of SUB-95-06, noting any items that need to be addressed. Ms. Vuncannon seconded the motion and the motion carried unanimously.

ANNUAL REPORT CONCERNING PLANNING BOARD ACTIVITIES, EXPENDITURES, AND BUDGET ESTIMATES

Mr. Rich inquired if there were any corrections or additions to the annual report presented. Hearing no corrections or additions, the annual report was approved as presented and will be forwarded on to City Council at their Regular May, 2021 meeting.

OLD BUSINESS

a) RZ-21-02 (OLD BUSINESS): TEXT AMENDMENTS TO THE ZONING ORDINANCE FOR COMPLIANCE WITH NC GENERAL STATUTES 160D (LOCAL PLANNING AND DEVELOPMENT REGULATIONS)

Mr. Luck gave a visual presentation on the continuance of the previously heard text amendments to the zoning ordinance for compliance with NC General Statutes 160D (Local Planning and Development

Regulations). He stated that a full draft is online now on the City of Asheboro website. He went over changes from last month:

- Cross references and state statute references updated
- Tables and diagrams updated and added
- Changed deadline to file a legislative amendment
- Codified Council's ability to refer Conditional Zoning case back to Planning Board
- Added vehicle length back to commercial vehicle in residential zoning prohibition
- Added height and area limits for election period signage, matching current ordinance

He then went over LDP Recommendations:

Goals/Policies Supporting Request (3)

- Policy 1.2.4: Expedited permitting process and user-friendly permitting process and user-friendly land development process
- Policy 2.1.1: Periodic updates to zoning ordinance
- Policy 2.2.3: Periodic updates of LDP maps to reflect current conditions

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

- Proposed primarily to comply with state law
- Formalizes many of staff's existing practice (ensuring updates of LDP, ensuring consistency of zoning designations with LDP or offering rationale as to why a zoning amendment is contrary to plan)
- Current practice offers citizens various procedural options to change a land use designation of their property, and legislative conditional zoning will provide a new option, replacing conditional use district permits.
- Reflects federal case law related to signs.

He then stated staff's recommendation is to continue to the June 7, 2021 Planning Board agenda so that staff might take in any Board, Council, or citizen feedback. He stated that this also gives staff a chance to review the ordinance amendments another month and determine if any further technical changes need to be made. He stated that if continued, the case will be on the June 7, 2021 Planning Board agenda. Staff's recommendation to City Council during the May 6, 2021 meeting is to continue the request. He stated if the board had any questions he would answer them at this time. Mr. O'Kelley thanked staff for their hard work they have put into these amendments. There were no other questions or comments for Mr. Luck at this time.

Mr. O'Kelley moved to continue case RZ-21-02 to the June 7, 2021 Planning Board agenda. Mr. Rush seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Mr. Luck stated that staff is happy to have Mr. Nuttall back in the office and that he will be presenting to City Council at their Regular Meeting on Thursday, May 6, 2021. He also stated that Mr. Randy Purvis will be retiring at the end of the month and Mr. Eddie Garner will be his replacement.

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-21-02: Text Amendments to the zoning ordinance to be consistent with North Carolina General Statutes 160D (Local Government Planning and Development Regulation) & federal case law related to signs

Staff Report

Case continued from April 5, 2021 and May 3, 2021

Rezoning Staff Report

RZ Case # RZ-21-02

Date 6-7-2021 Planning Board

General Information

Applicant City of Asheboro

Address 146 North Church Street

City Asheboro NC 27203

Phone 336-626-1201

Location N/A

Requested Action Text amendments to the zoning ordinance to be consistent with North Carolina General Statutes 160D (Local Planning and Development Regulation) & federal case law related to signs.

Existing Zone N/A

Existing Land Use N/A

Size N/A

Pin # N/A

Applicant's Reasons as stated on application

See attached statement.

Surrounding Land Use

North N/A

East N/A

South N/A

West N/A

Zoning History See analysis for historic background.

Legal Description

Request by City of Asheboro to amend the text of the Zoning Ordinance to align it with NC General Statute Chapter 160D (Local Planning & Development Regulation) and Federal case law related to sign regulations. The proposed amendments include reorganization and clarification of various miscellaneous provisions throughout the zoning ordinance.

Analysis

1. Changes to state law concerning land use were adopted in 2019 (Senate Bill 355, NCGS 160D) . The provisions consolidated provisions for city and county land use regulations into one chapter. Many of the provisions were focused on reorganizing existing law, and making primarily technical changes rather than sweeping policy changes. However, some provisions have a greater impact on how land use decisions are made.
2. One of the most significant mandated changes is replacement of combined legislative rezoning and quasi-judicial Conditional Use Permit applications with legislative Conditional Zoning, which places conditions on a property as part of a rezoning process. Quasi-judicial proceedings for Special Use Permits would continue to exist for land uses that already require a Special Use Permit. The text amendments also propose amendments to sign provisions.
3. Other changes include requiring an applicant/landowner's written consent to enforce conditional zoning district or special use permit conditions, and prohibition of non-governmental third party "downzonings" (from commercial to residential for example).
4. The law now requires an adopted land use plan that is reasonably maintained. Also, a Land Use Plan's Future Land Use Map must be updated each time a rezoning this is not consistent with the map is approved.
5. NCGS 160D requires that amendments be made by July 1, 2021 for local zoning provisions to remain valid.
6. As noted in (1) above, a key goal of NCGS 160D was to consolidate and reorganize existing state law into a more coherent structure. Similar reorganization of the zoning ordinance's format is proposed.

Rezoning Staff Report

RZ Case # RZ-21-02

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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 Not applicable
Small Area Plan Not applicable
Growth Strategy Map Designation Not applicable

LDP Goals/Policies Which Support Request

1.2.4 The City will promote its expedited permitting process and continue to make the land development process user-friendly for citizens and organizations.

2.1.1 The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.

2.2.3 The City will periodically update maps in the Land Development Plan to ensure they accurately represent current conditions in our city and are consistent with the goals and policies.

Rezoning Staff Report

RZ Case # RZ-21-02

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LDP Goals/Policies Which Do Not Support Request

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

These amendments are proposed primarily to comply with recent changes in state law. In addition, the proposed changes formalize many of staff's existing practices (ensuring that the Land Development Plan is regularly updated, ensuring consistency of zoning designation with the Land Development plan or offering a rationale for why a decision was made that was contrary to the plan). Current practice offers citizens various procedural options to change a land use designation of their property, and legislative conditional zoning will provide a new option, replacing conditional use district permits. The proposal also reflect model language related to federal case law pertaining to signs. Also included are organizational changes to the zoning ordinance that offer improvements in how it is formatted and useable for the public and staff.

Considering these factors and state law requiring many of these changes, staff believes that the proposed text amendment is overall consist with the Land Development Plan and is therefore reasonable and in the public interest.

Recommendation

In light of the above analysis, staff's recommendation is to approve the request. In order to allow a transitional period for administrative processes, staff recommends that the amendments become effective on July 1, 2021.

Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant: City of Asheboro

Applicant's Phone #: 336-626-1201

Applicant's Address: 146 N. Church Street

Applicant Email Address: jevans@ci.asheboro.nc.us

PROPERTY INFORMATION FOR MAP AMENDMENTS Not applicable as this is a text amendment.

Property Owner's Name _____

Location of Property _____

Property Size (ac. or s.f.) _____

Randolph County Property Identification Number (PIN#) _____

Current Zoning District _____

Requested Zoning District _____

Date Property Title Acquired _____

Deed Book _____ Page _____

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

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.

There are no specific errors but there is a mandate by North Carolina General Statutes for municipalities who want to apply zoning to codify the newly organized Chapter 160D, which pertains to land use law, into local zoning ordinance. Additionally, the proposed amendments to the sign ordinance are to comply with federal case law.

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?

It is important that the Asheboro Zoning Ordinance reflect changes to state and federal legislation and case law.

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

Goal 2.1.1 of the Land Development Plan states "The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district." This has been interpreted broadly to include updates to the zoning ordinance which make sure that it is responsive to changes in local, state, and federal laws, regulations, and mandates. It applies to this case.

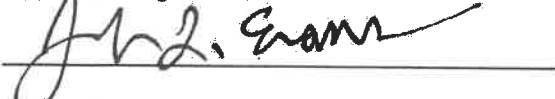
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

NCGS 160D mandates that local governments enact legislation in a timely manner, no later than July 1, 2021. This makes filing this amendment in a timely manner essential to give adequate time for public review and comment. Additional supportive information will be presented in future staff analyses.

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



Printed Name of Authorized Signatory (if different from Applicant)

John L. Evans, Assistant Community Development Director, City of Asheboro

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

146 N. Church Street

Telephone Number

336-626-1201 Ext. 225

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

JLE

Received by: Filed by JLE Date: 2-12-2021 and updated 3-29-2021 Case Number: RZ-21-02 (tentative case #)



RZ-21-03: Request to rezone from R10 (Medium-Density Residential) to R40 (Low-Density Residential): Kidd Drive (Randolph County Parcel Identification Number 7761458800)

Staff Report

Case Continued from April 5, 2021 and May 3, 2021

Rezoning Staff Report

RZ Case # RZ-21-03

Date 6/7/2021 Planning Board
(continued from 4-5-2021 and 5-3-2021)

General Information

Applicant Jacqueline M. Cheek

Address 1387 Old Cedar Falls Rd.

City Asheboro NC 27203

Phone 336-964-8585

Location north side of Kidd Dr., approximately 375 ft. west of Gold Hill Road and 1100 ft. north of Old Cedar Falls Road

Requested Action Rezone from R10 Medium-Density Residential to R40 Low-Density Residential

Existing Zone R10

Existing Land Use Undeveloped* (see (4) of analysis)

Size 1.99 acres +/-

Pin # 7761458800

Applicant's Reasons as stated on application

My current property that I reside is now R40. which is only a few hundred feet away from this location. I will put a permanent foundation under my home which would only make the value of my home more. It will be on the standard of a home, and with a permanent foundation. It will bring property value up. 20 years ago, I came before the board concerning putting a manufactured home at 1387 Old Cedar Falls Rd. which was approved and I did not let the board down.

Surrounding Land Use

North Undeveloped residential

East Undeveloped residential

South Manufactured home/commercial

West Medium-density residential (single-family)

Zoning History N/A

Legal Description

The property of Jacqueline M. Cheek, located on the north side of Kidd Drive, approximately 1100 ft. north of its intersection with Old Cedar Falls Road and 375 feet west of its intersection with Gold Hill Road, totaling approximately 1.99 acres +/- and more specifically identified by Randolph County Parcel Identification Number 77614458800 and Plat Book 164, Page 57.

Analysis

1. The property is outside of the city limits. The property is not served by city water or sewer.
2. Kidd Drive/Sunset Circle is platted as an unopened 50' right-of-way (PB, 164, PG. 57). The applicant has also requested a variance from Section 106 of the zoning ordinance, requiring every lot to abut a public street.
3. The property is accessible from Old Cedar Falls Road. While Sunset Circle is platted as an unopened right-of-way that extends to Gold Hill Road, the subject property is not accessible from Gold Hill Road.
4. A manufactured home has been moved onto the property, but is not currently permitted or occupied because a manufactured home is not a permitted use in the current R10 zoning district. The R40 district allows manufactured homes that are built to "Class A" standards. Other manufactured homes are located in the area.
5. There are three additional single-family dwellings along Kidd Drive between the subject property and Old Cedar Falls Road. The property to the east has major motor vehicle repair, which was permitted by a Conditional Use Permit in 1977.
6. The closest R40 zoning designation is located at 1387 Old Cedar Falls Rd, approximately 550 ft. south of the subject property.
7. The intent of the current R10 district is *to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.* The intent of the requested R40 district is *to provide regulations which will produce a low intensity mixture of single family, duplex dwellings, and Class A Mobile Home dwellings usually served by individual wells and/or sewage disposal systems, plus the necessary governmental and other support facilities to provide service to such suburban intensity living.* A comparison between the existing R10 and proposed R40 districts is attached.

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 Neighborhood Residential

Small Area Plan East

Growth Strategy Map Designation Economic Development

LDP Goals/Policies Which Support Request

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

Checklist Item 6: Existing infrastructure is adequate to support the desired zone (*water, sewer, roads, schools, etc.*). **Note:** This item was selected because there is currently no water and public sewer.

Checklist Items 12-15: 12.) Property is located outside of the watershed area, or the rezoning request will not impose a significant, negative environmental impact.

13.) The property is located outside of Special Hazard Flood Area.

14.) Rezoning is located on steep slopes (>20%). **Note:** Staff notes that a portion of the property is located on slopes exceeding 20%. However, an R40 designation may be more suitable to having more options to place a building footprint appropriately because of the larger minimum lot size.

15.) The rezoning is not located on poor soils or the rezoning district is unlikely to create additional problems caused by poor soil conditions. **Note:** The property is identified by the Land Development Plan Physical Limitations map as potentially having poor soils. Approval of

a private well and septic system at a density allowable by R10 standards is less likely than a private well and septic built to lower-density R40 standards.

Rezoning Staff Report

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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 Item 5: The proposed rezoning is not compliant with the objectives of the Growth Strategy Map.

Checklist Item 7: The proposed rezoning is not compatible with the applicable Small Area Plan.

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

Although the property is designated as “neighborhood residential” by the proposed land use map and as an “economic development” area by the growth strategy map, infrastructure limitations of this property create challenges to develop the property with density envisioned by the Land Development Plan.

The zoning ordinance describes the R40 district as having the “necessary governmental and other support facilities to provide service to such suburban intensity living”. The R40 description more accurately characterizes the property than the existing R10 district. The property's lack of access to public water/sewer, plus the lack of street frontage that is built to city or state standards limit the ability for the property to be developed at a density typically seen in an R10 Medium-Density district.

While the R40 district differs from the R10 district by allowing manufactured homes on individual lots, zoning ordinance standards require manufactured homes to have a base consisting of solid materials, such as masonry and minimum roof pitch requirements, which help create an appearance more similar to site-built homes.

Considering these factors, staff believes that the requested R40 district maintains overall consistency with the Land Development Plan and therefore is reasonable and in the public interest.

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

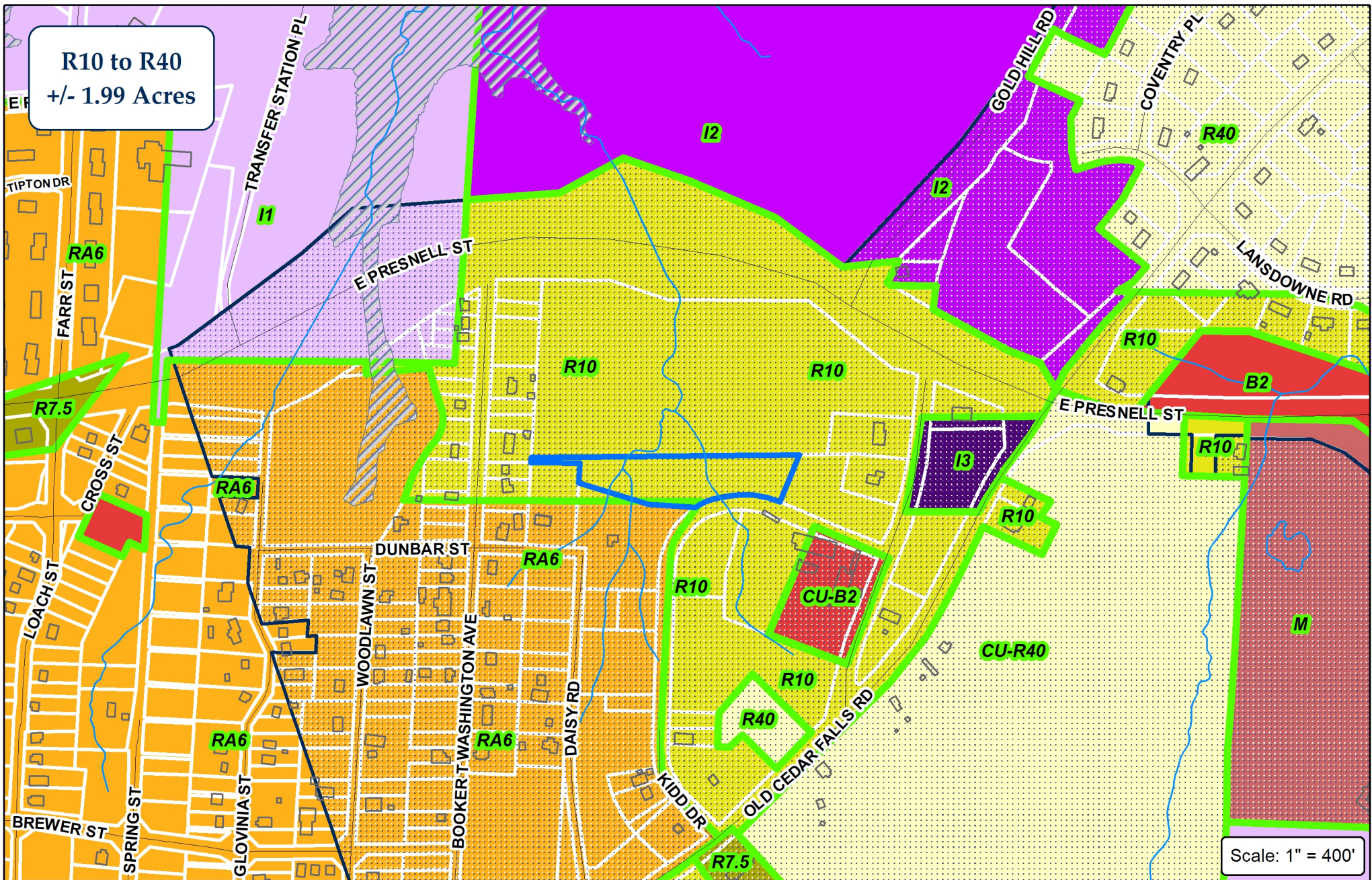
Table 200-1

Table of Area, Height, Bulk and Placement Regulations

District	Minimum Lot Size in Sq. Ft.	Lot Width (Frontage) In Feet*	Front Required Yard in Feet*	Side Required Yard In Feet*	Rear Required Yard in Feet*	Maximum Height in Feet*	Maximum Floor Area Ratio*	Open Space Ratio*	Recreation Ratio*
R40	40,000 SF	100	30	15	25	35	22%		
	80,000 Duplex	1 Single Family or 1 Duplex Only					22%		
	40,000 NonRes						22%		
R10	10,000 SF	75	30	10	25	35	22%		
	15,000 Duplex	1 Single Family or 1 Duplex Only					22%		
	10,000 NonRes						22%		

*Except as specifically modified by this Ordinance

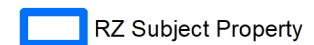
Revised 10/2019



City of Asheboro Planning & Zoning Department

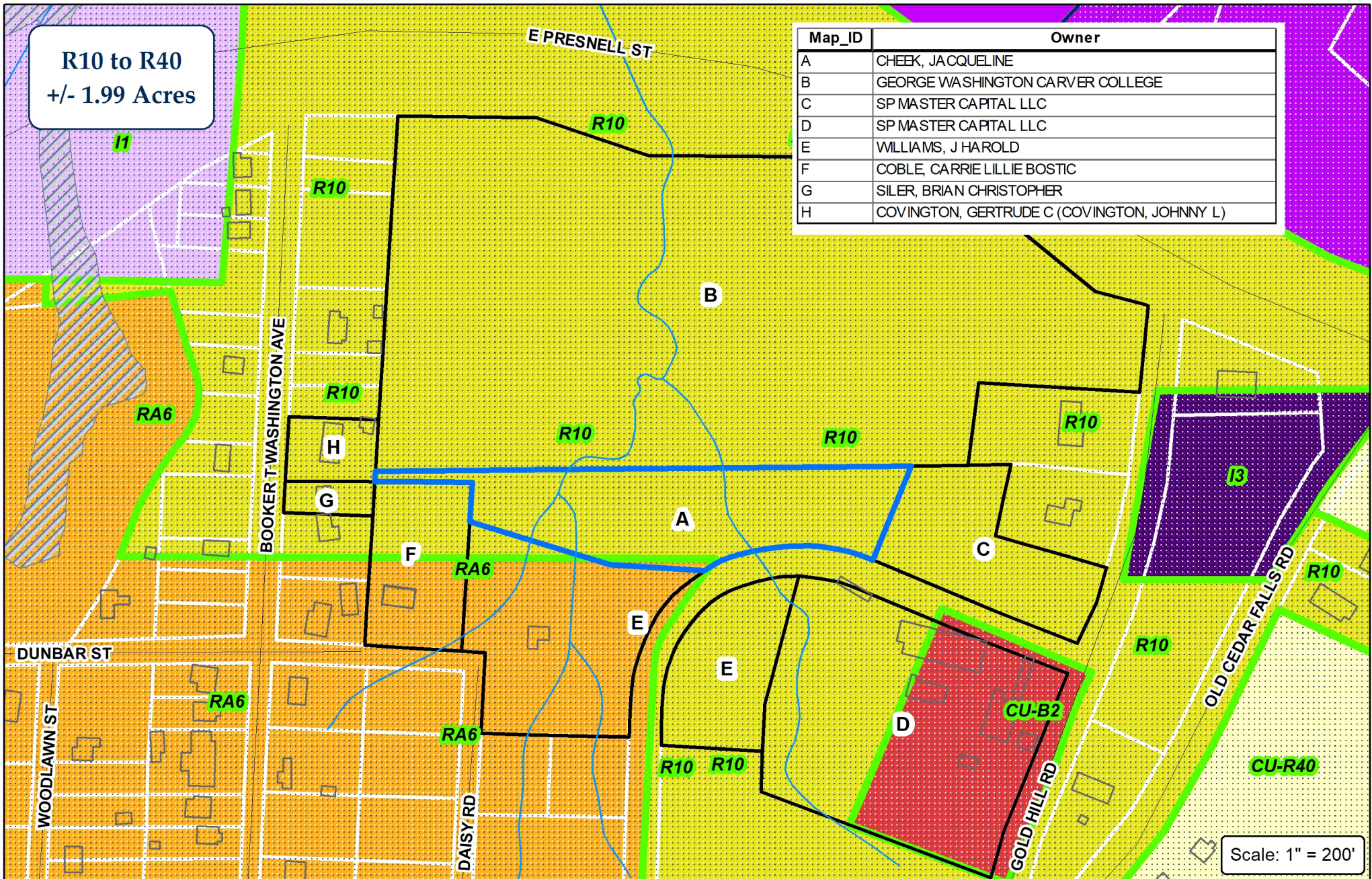
Rezoning Case: RZ-21-03

Parcel: 7761458800



R10 to R40
+/- 1.99 Acres

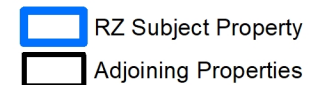
Map_ID	Owner
A	CHEEK, JACQUELINE
B	GEORGE WASHINGTON CARVER COLLEGE
C	SP MASTER CAPITAL LLC
D	SP MASTER CAPITAL LLC
E	WILLIAMS, J HAROLD
F	COBLE, CARRIE LILLIE BOSTIC
G	SILER, BRIAN CHRISTOPHER
H	COVINGTON, GERTRUDE C (COVINGTON, JOHNNY L)



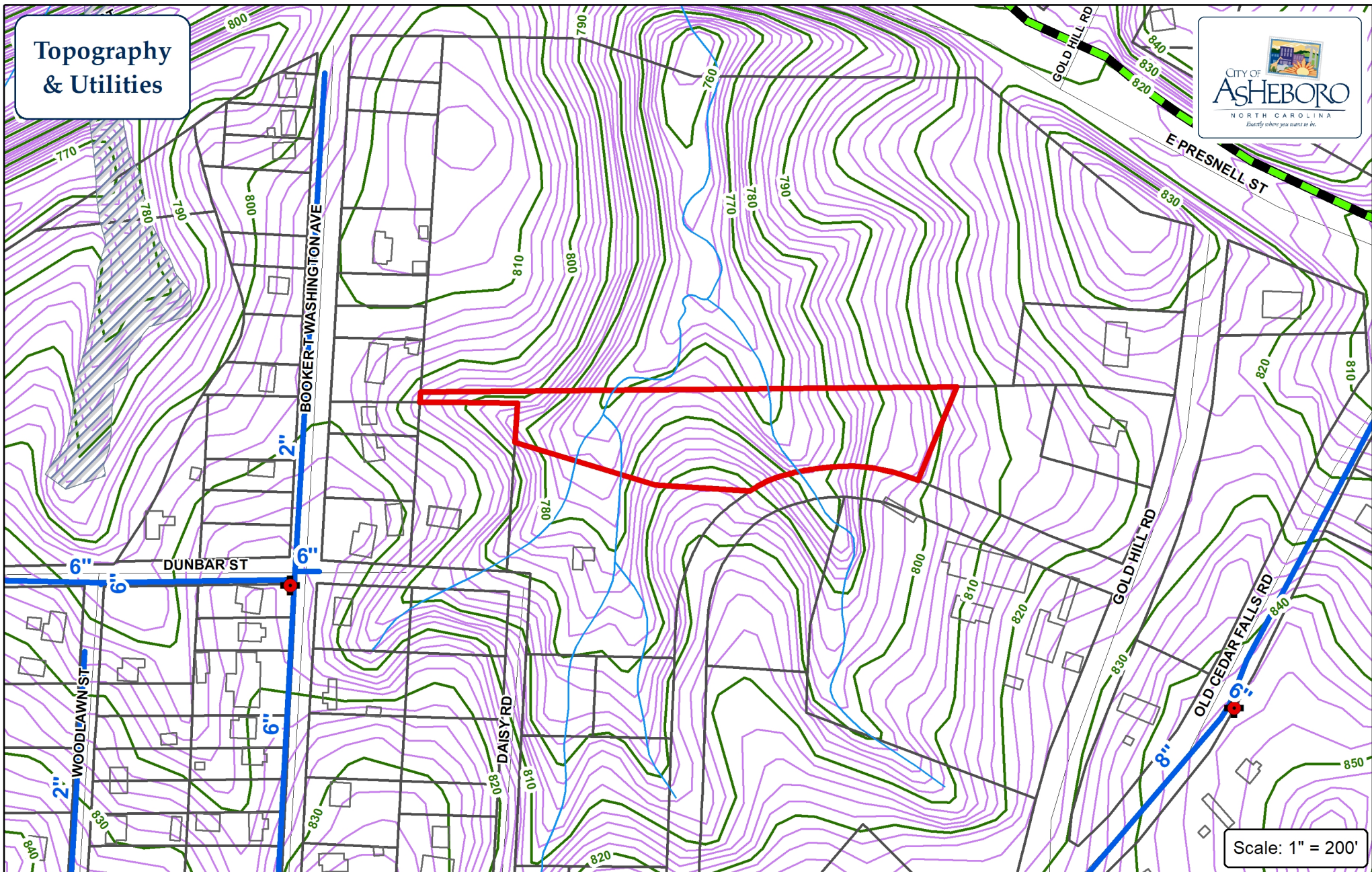
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-03

Parcel: 7761458800



Topography & Utilities

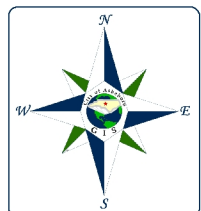


Scale: 1" = 200'

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

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-21-03
Parcel: 7761458800

RZ Subject Property

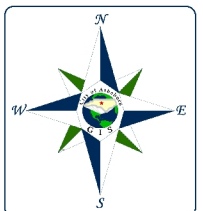
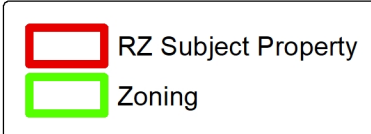




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-03

Parcel: 7761458800



Application for Zoning Ordinance/Map Amendment**APPLICANT INFORMATION**

Applicant Jacqueline M. Check
Applicant's Phone # 336-964-8525
Applicant's Address 1387 Old Cedar Falls Rd.
Asheboro, NC -27203-
Applicant Email Address jaki.check@aol.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name same as above
Location of Property TBD - Kiron Drive
Property Size (ac. or s.f.) 1.83 - .86 acres
Randolph County Property Identification Number (PIN#) 1761458800
Current Zoning District R10
Requested Zoning District R40
Date Property Title Acquired 5/2020
Deed Book 2708 Page 1469
Subdivision _____ Section _____ Lot # _____
Plat Book 164 Page 57

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.

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?

My Current property is now that I reside
 is I40 which is only ~~100~~ ~~100~~ feet away;
 from this location. A few hundred

I will put a permanent foundation under
 my home which would only make the value
 of my home more.

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

It will be on the standard of a
 home, and with a permanent foundation
 it will bring property value up.

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

20 yrs ago I came before the board concerning
 putting a manufactured home at 1387 Old Cedar
 Falls Rd. which it was approved and I did not let
 the board down.

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

Jacqueline M. (Check)

Owner Signature (if different than Applicant)

Printed Name of Authorized Signatory (if
 different from Applicant)

Owner Address

Position/Relationship of Authorized
 Signatory to Applicant

Telephone Number

Printed Name of Authorized Signatory (if
 different from Owner)

Position/Relationship of Authorized
 Signatory to Owner

STAFF USE

Received by: JLE Date: 3-4-2021 Case Number: RZ-21-03

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

This is to notify you that I (we), Jaqueline Check
have filed an application with the City of Asheboro to rezone property located at
TBD Kidd Dr from _____
to _____.

On Monday, April 5, 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, May 10, 2021, 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

Jaqueline Check - 336-964-8585



BOA-21-01: (Planning Board Acting as Board of Adjustment): Variance request from
Section 106 (Every Lot Must Abut a Street...)
(Randolph County Parcel Identification Number 7761458800 located on North side of
Kidd Drive)

Staff Report

This request is continued from the April 5, 2021 and May 3, 2021 Planning Board meetings.

Board of Adjustment Staff Report

Case: BOA 21-01

Date: April 5, 2021

Requested Action: Variance from Article 100, Section 106 of the Asheboro Zoning Ordinance to eliminate requirement that lot abut and have direct access to a dedicated public street.

GENERAL INFORMATION:

Applicant: Jacqueline Cheek

Applicant Address: 1387 Old Cedar Falls Rd.

Location of Affected Property: Kidd Dr. (Randolph County PIN# 7761458800)

Property Size: 1.86 Acres

Underlying Zone: R10

Overlay Zone: None

Existing Land Use: Vacant/Unpermitted Mobile Home

Surrounding Land Use:

North: Vacant

East: Commercial/Residential

South: Vacant/Residential

West: Residential

Land Development Plan: Neighborhood Residential/Economic Development

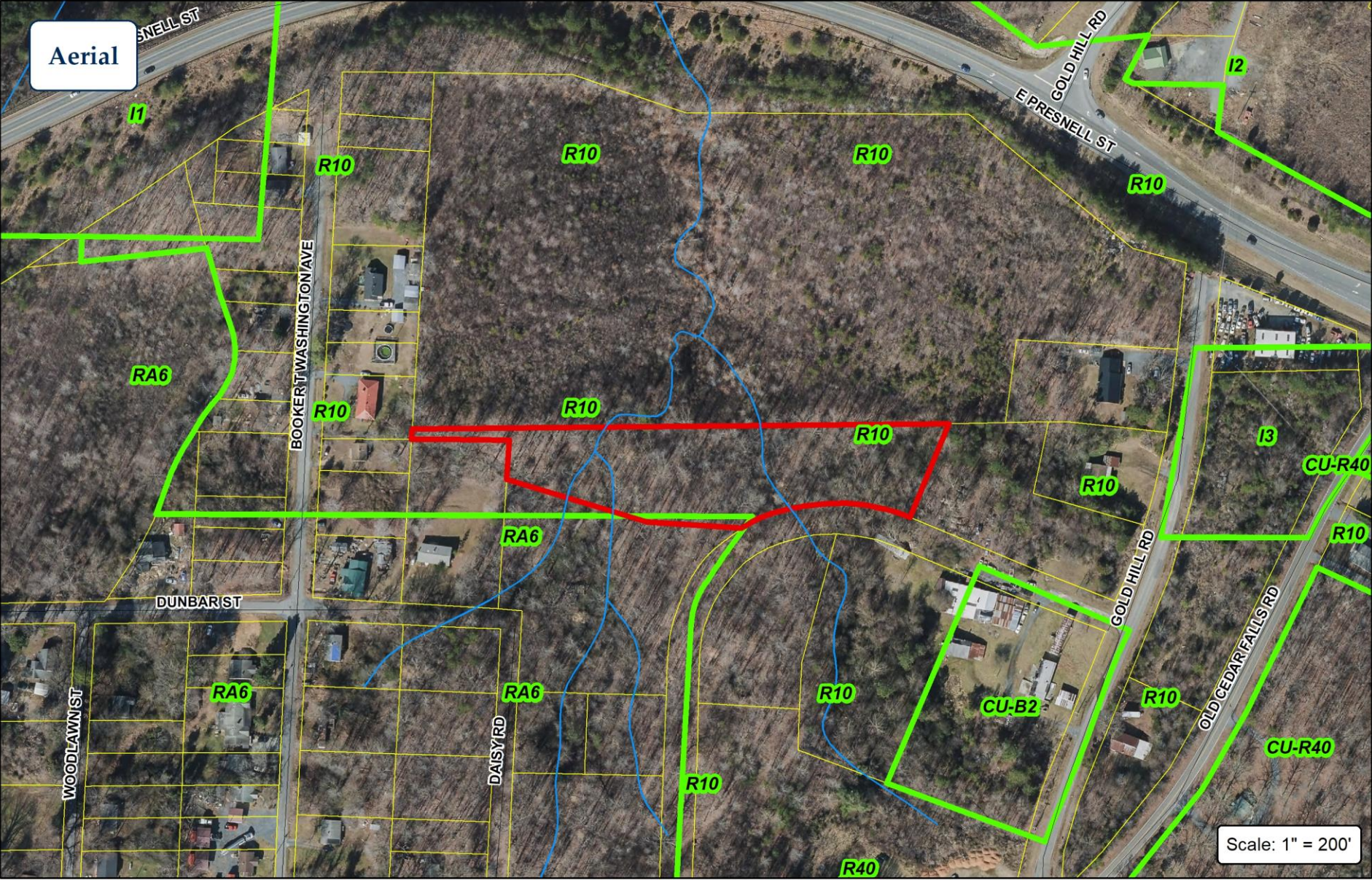
ANALYSIS

The Lot

The Zoning Lot is located in the City of Asheboro ETJ with no utilities available.

Variance: Article 100, Section 106

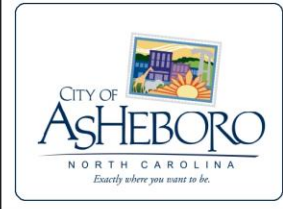
Article 100, Section 106 states that “no building, structure, or use of land other than for agricultural purposes or for a special purpose lot shall be established on a lot that does not abut and have direct access to a dedicated public street.” The Asheboro Zoning Ordinance, effective January 1, 2007, defines public street as “a right-of-way or fee simple tract of land that has been set aside for public travel, offered for dedication to the public by the recording of a subdivision plat, built to public street standards, and eligible for maintenance by either the City of Asheboro or the State of North Carolina.” The Zoning Lot is currently accessed by a gravel drive that is not built to public street standards nor eligible for maintenance. The applicant proposes to develop the lot for a Mobile Home – Class A use.

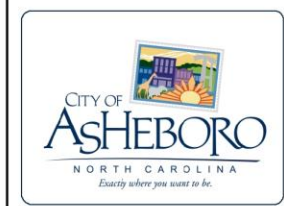
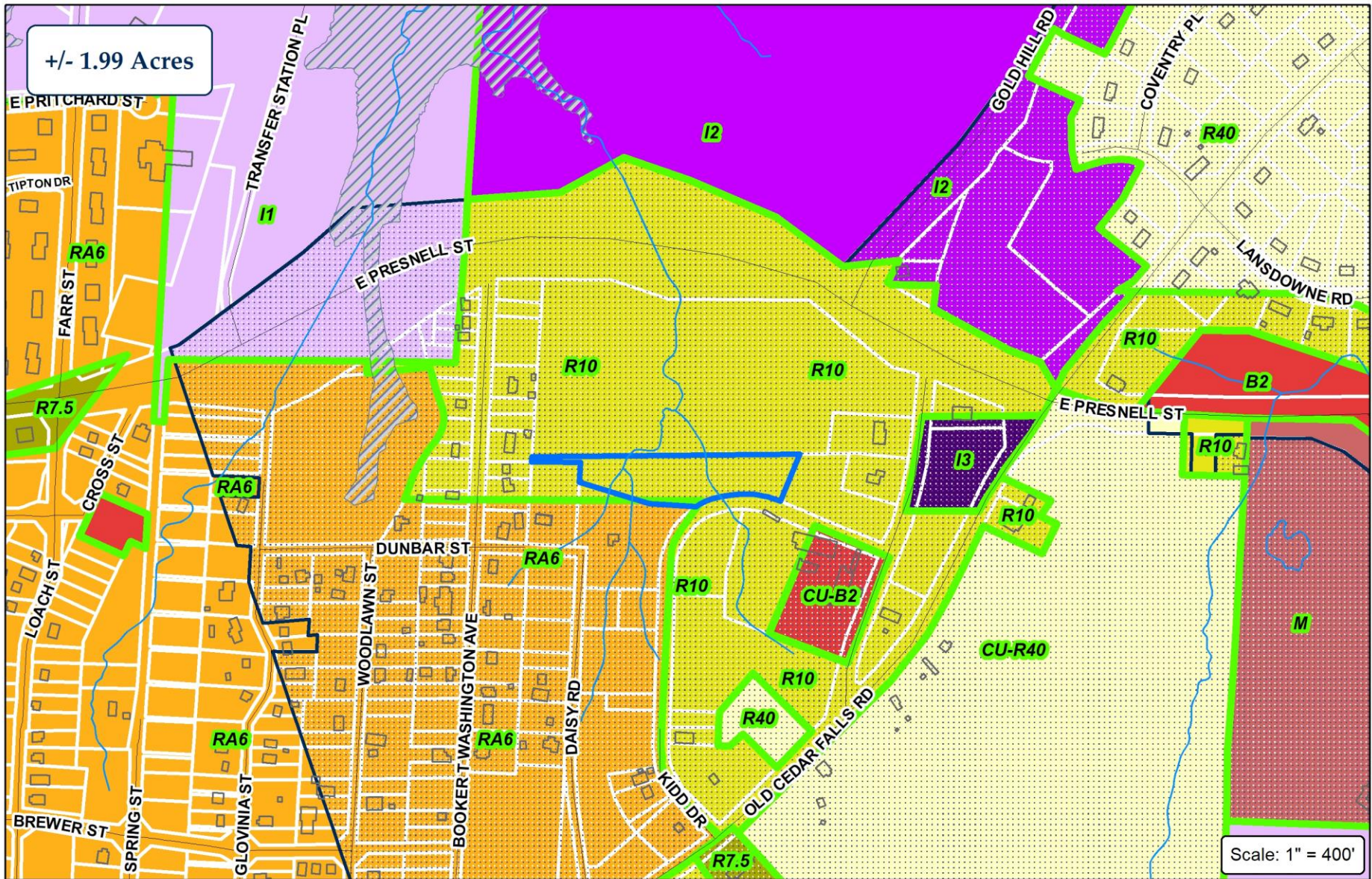


City of Asheboro Planning & Zoning Department

Board of Adjustment Case: BOA-21-01
Variance

Parcel: 7761458800

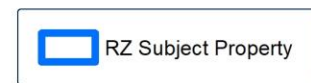


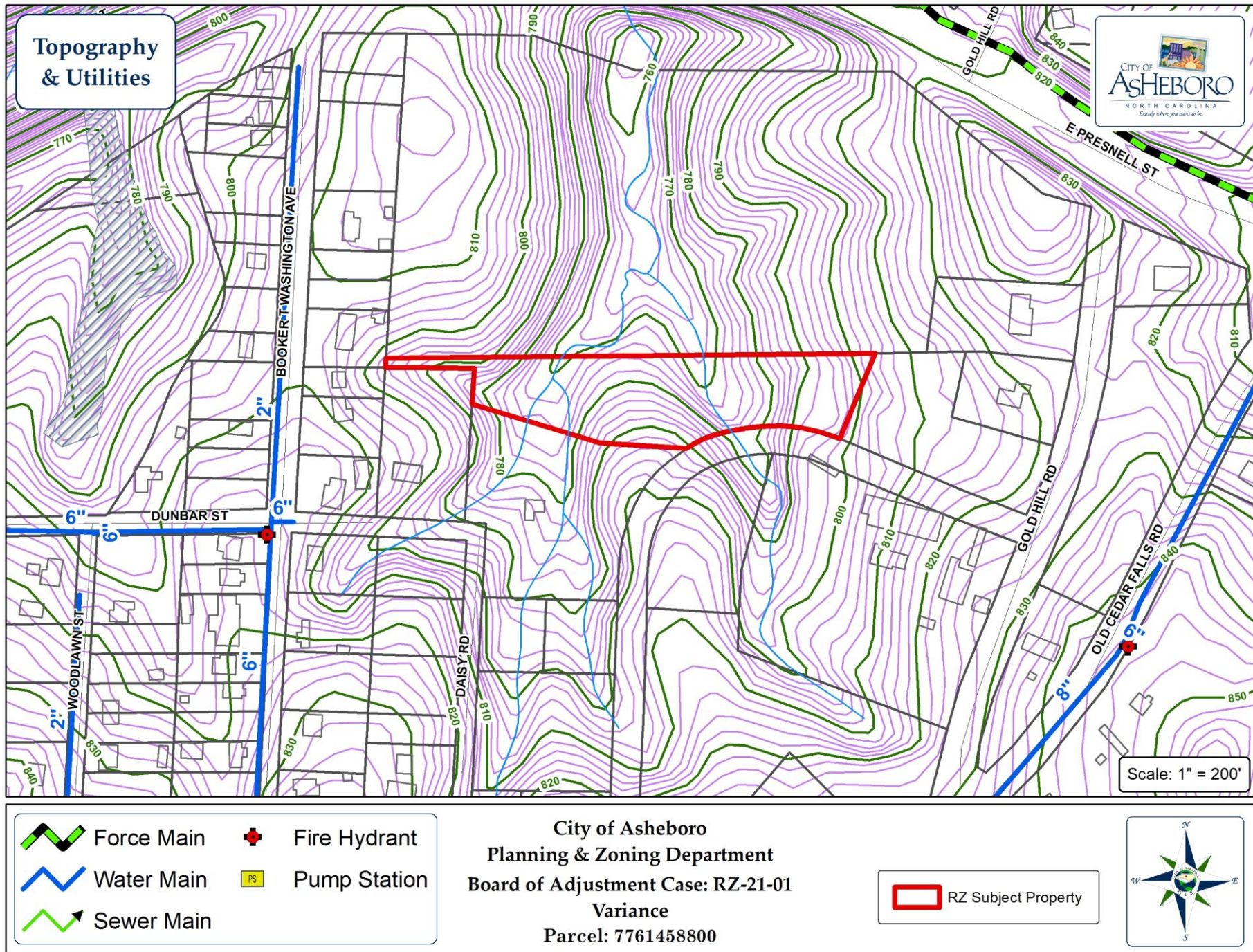


City of Asheboro Planning & Zoning Department

Board of Adjustment Case: BOA-21-01
Variance

Parcel: 7761458800





The concurring vote of four-fifths of the Board shall be necessary to grant a variance. (904.2)

When unnecessary hardships would result from carrying out the strict letter of the zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

All of these findings of fact shall be made in the indicated order by the Board of Adjustment, which is not empowered to grant a variance without an affirmative finding of fact on all four categories above. Each finding of fact shall be supported by substantial evidence in the record of proceedings before the Board.

The Board may impose appropriate conditions upon the granting of any variance provided that the conditions are reasonably related to the variance. Violation of such conditions shall be a violation of this Ordinance. (905)

I have found all the findings of fact as listed above in favor of the applicant.

Variance: To eliminate Article 100, Section 106 of the Asheboro Zoning Ordinance requirement that no building, structure, or use of land other than for agricultural purposes or for a special purpose lot shall be established on a lot that does not abut and have direct access to a dedicated public street.

Member's Vote: Yes _____ No _____

Signature _____

103.5 Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the office of the Planning Director shall be the final authority as to the current zoning status of land, buildings, or other structures in the affected territory as described in Section 101, above.

104 Zoning Affects Every Building and Use

No building shall be erected, reconstructed, or structurally altered, nor shall any building or land be used, except in compliance with all the regulations established by this Ordinance for the district in which the building or land is located.

105 Open Space Not to Be Encroached Upon

The minimum yards or other spaces or off-street parking or loading space required by this Ordinance, including those provisions regulating intensity of use, for each and every building hereafter erected or structurally altered shall not be encroached upon or considered as meeting the yard or open space requirements for any other building.

106 Every Lot Must Abut A Street and Possess Sufficient Buildable Area
(Amended 8-6-2015)

No building, structure or use of land other than for agricultural purposes or for a special purpose lot shall be established on a lot that does not abut and have direct access to a dedicated public street and does not have at least one thousand (1,000) square feet of contiguous buildable area of a shape sufficient to hold a principal building.

107 One Principal Building Per Lot

Not more than one principal building shall be constructed on any R40, R15, R10, and R-7.5 lot.

108 Required Open Space May Not Be Used By Another Building

Story

The portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Street

A thoroughfare which affords the principal means of access to abutting property.

Street Line

The street line is the dividing line between the street and the lot, as established by the City of Asheboro; also called the "right-of-way line".

Street, Private

A roadway, not dedicated to the public, providing primary access to adjacent properties and meeting the regulations of the City of Asheboro for private street development.

Street, Public

Effective October 10, 2005 to December 31, 2006: A right-of-way that has been offered for dedication to the public for access to adjacent properties.

Effective January 1, 2007: A right-of-way or fee simple tract of land that has been set aside for public travel, offered for dedication to the public by the recording of a subdivision plat, built to public street standards, and eligible for maintenance by either the City of Asheboro or the State of North Carolina.

Structural Alteration

Any change, except for repair or replacement, in the supporting members of a structure, such as, but not limited to, bearing walls, columns, beams or girders.

Structure

Anything built or constructed which requires location on the ground or attachment to something having a fixed location on the ground. For purposes of this ordinance, this definition does not include retaining walls or fences.

Structure, Accessory

A subordinate structure detached from, but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure. Dumpsters and their required screening are not to be considered accessory structures.

CITY OF ASHEBORO
Application for Board of Adjustment Hearing

APPLICANT INFORMATION

Applicant Jacqueline Check Applicant's Phone # 336-9164-8585
Applicant's Address 1387 Old Cedar Falls Rd
Asheboro North Carolina 27203-
Applicant's Email Address jakcheck@aol.com

PROPERTY INFORMATION

Property Owner's Name Same as above
Location of Property TBD Kidd Dr.
Property Size (ac. or sq.ft.) 1.86 acres
Randolph County Property Identification Number (PIN#) 7761458800
Current Zoning District R10
Date Property Title Acquired 5/2020 Deed Book 2708 Page 1469
Subdivision _____ Section _____ Lot # _____
Plat Book 164 Page 57

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 variance rests with the applicant.

Applicant Signature(s)

Jacqueline M. Check

If Applicant is not the Property Owner, has Property Owner been notified?

☐ Yes ☐ No

Printed Name of Authorized Signatory (If different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

CITY OF ASHEBORO
Application for Board of Adjustment Hearing

REQUEST FOR A VARIANCE

TO THE CITY OF ASHEBORO BOARD OF ADJUSTMENT:

I, Jacqueline Chock hereby petition the Board of Adjustment to grant the following variance from the Asheboro Zoning Ordinance (please specify the variance that is requested):

Section 106: Every Lot Must Abut A Street
and Possess Sufficient Buildable Area

STATEMENT BY APPLICANT:

In the space provided below and/or on the back of this form, please state the facts and line of argument that you believe support your request for a variance. In providing this information, please state the precise action that you would like to see taken by the Board of Adjustment.

I'm requesting this variance because this same road were in used years ago, I have since had it cleared out, had rock and gravel brought in; I Do plan to have the turn about widen as soon as it dries up; but I did without knowing had my home brought in which is a double wide manufactured home and placed on my property the guys that brought it in were able to bring in and set it up with no problem and were able to turn around and go back out.

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Jacqueline M. Check
Signature of Applicant

I had pipe brought in to widen the drive and I followed the specks as to how far my home should set back. I'm more than willing to have it widen even more if need be. My parents Joe and Jannie Miller owns property at 540 Kidd Drive my brother Billy Miller also owns land on Kidd Dr. also my sister Judy and James Pemberton owns land on Kidd Drive. Opening this road is only benefiting them and brings more value to their property.

VARIANCE REQUEST - BASIC INFORMATION

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the State Enabling Act, the Board is required to reach four conclusions as a prerequisite to issuance of a variance. Specifically, the four findings are as follows:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

All of these findings of fact shall be made in the indicated order by the Board of Adjustment, which is not empowered to grant a variance without an affirmative finding of fact on all four categories above. Each finding of fact shall be supported by substantial evidence in the record of proceedings before the Board.

The Board may impose reasonable conditions upon the granting of any variance to insure that the public health, safety, and general welfare shall be protected and substantial justice done. Violation of such conditions shall be a violation of this Ordinance.

I received a copy of the above requirements outlining the conclusions required to be found for the granting of a Variance by a Board of Adjustment and have been informed that the burden of providing evidence to support such conclusions to obtain such variance rest with the applicant. I have also been advised of the application process by staff and received the opinion of the North Carolina Bar Association regarding legal representation in quasi-judicial proceedings.

Jacqueline M. Cheek 3/3/21
Applicant Date

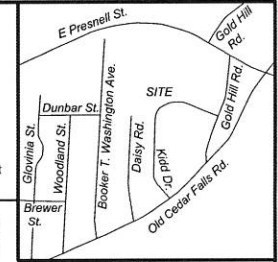
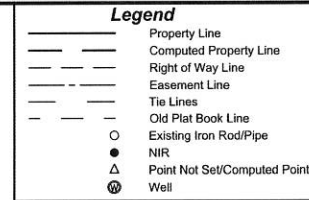
STAFF USE		
Received by: <u>JTL</u>	Date: <u>3-4-21</u>	Case Number: <u>21-01</u>

BK 164 PG 57 - 57 (1)
This Document eRecorded:
Fee: \$21.00 DocType: PLAT
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOC# 20096487
04/07/2020 04:17:47 PM
Tax: \$0.00

Notes:

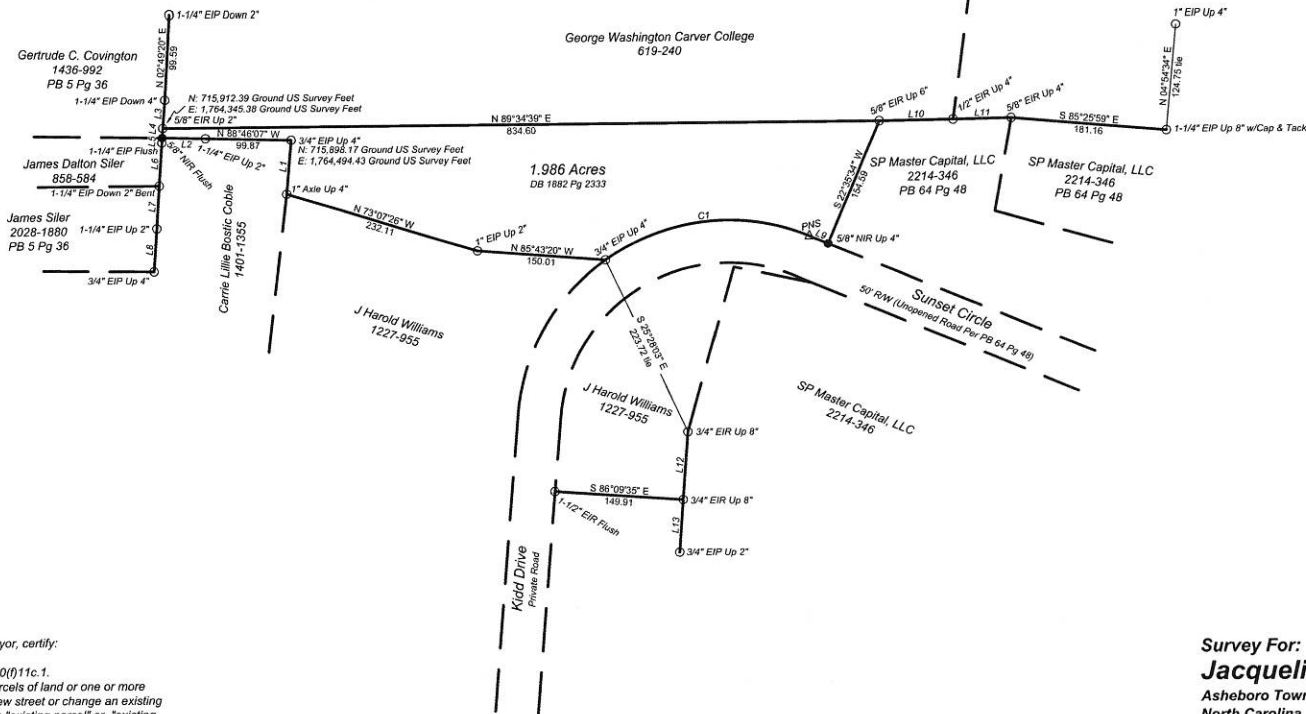
1. No NCGS Monuments found within 2000' of property.
2. This project is not located within a special flood hazard area.
3. Area calculated by coordinate geometry.
4. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
5. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
6. Tax PIN: 7761458800



Location Map
(Not to Scale)

LINE	BEARING	DISTANCE
L1	N 04°25'16" E	62.67
L2	N 88°46'07" W	49.91
L3	S 03°58'12" W	33.15
L4	N 03°55'11" E	11.02
L5	S 03°35'11" W	5.96
L6	S 03°23'35" W	49.73
L7	S 03°07'55" W	50.03
L8	S 03°35'23" W	50.98
L9	N 67°39'57" W	23.63
L10	N 85°56'19" E	86.98
L11	N 88°44'48" E	67.11
L12	N 04°02'47" E	79.78
L13	N 03°41'46" E	61.70

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	246.71	249.60	239.09	S 53°21'05" W	97°57'36"



Owners:
Harris John Kidd
938 Thornburg Rd.
Asheboro, NC 27205

I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(f)(1)c.1.
That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book See page Notes etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book See page Notes; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 2 day of April A.D., 2020.

Dan W Tanner II
Digitally signed by Dan W Tanner II
Date: 2020.04.06 15:14:04 -04'00'

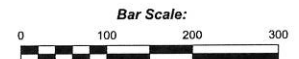


I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: <0.10'
- (3) Type of GNSS field procedure: Real-Time Kinematic Networks
- (4) Dates of survey: March 26, 2020
- (5) Datum/Epoch: NAD83(2011) / 2010.00
- (6) Published/Fixed-control use: North Carolina Real Time Network
- (7) Geoid model: Geoid 12A
- (8) Combined grid factor(s): 0.99987508
- (9) GPS/GNSS Scale Point: N:715,673.35 E:1,765,339.49 EL:817.44
- (10) Units: US Survey Feet

Survey For:
Jacqueline Cheek

Asheboro Township Randolph County
North Carolina April 2, 2020
Deed Book:1882 Pg:2333
Scale: 1" = 100 US Survey Feet



SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com
Firm #: P-1110
Dan W Tanner II L-4787
© 2020 Survey Carolina, PLLC Job #: 11745

Professional Land Surveyor
L-4787

This document presented and filed:

07/01/2020 03:47:59 PM

DEED

Fee \$26.00 Excise Tax: \$7.00



20100975

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

Purchase Price: \$3,500.00

NCREET: \$7.00

Prepared by: The Law Office of Ben C. Morgan, 150-A Scarboro Street, Asheboro, NC 27203

Parcel Identification Number: 7761.45.8800

✓ Mail to: The Law Office of Ben C. Morgan, 150-A Scarboro Street, Asheboro, NC 27203

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of June, 2020, by and between the following Grantor and Grantee:

Grantor: Harris John Kidd and wife Kathy Lynn Inman Kidd
938 Thornburg Road
Asheboro, NC 27205

Grantee: Jacqueline Cheek
1387 Old Cedar Falls Road
Asheboro, NC 27203

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall signify either singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by theses presents does grant, bargain, sell, and convey unto the Grantee in fee simple that certain lot or parcel of land situated in Asheboro Township, Randolph County, North Carolina, which is more particularly described as follows:

BEING all of that 1.986 acre tract shown on a plat entitled "Survey for Jacqueline Cheek" dated April 2, 2020, by Survey Carolina, PLLC, Job #: 11745, and recorded in Plat Book 164, Page 57, Randolph County Registry.

The tract described is not the primary residence of the Grantor.

In connection with the preparation of this instrument, The Law Office of Ben C. Morgan has not examined any public records as they may pertain to the above-described premises and does not certify title.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Harris John Kidd (Seal)
Harris John Kidd

Kathy Lynn Inman Kidd (Seal)
Kathy Lynn Inman Kidd

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, Ronda L. Rush, a Notary Public of the County of Randolph and State of North Carolina, certify Harris John Kidd and wife Kathy Lynn Inman Kidd, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of ~~June~~ July, 2020.

Ronda L. Rush, My commission expires: 11-27-22
Notary Public

[The remainder of this page intentionally has been left blank.]



Siler, Brian Christopher
14500 Sycamore Spring St
Chester, Va 23836

Coble, Carrie Lillie Bostic
P O Box 2339
Asheboro, NC 27204

Cheek, Jacqueline
1387 Old Cedar Falls Rd
Asheboro, NC 27203

Sp Master Capital LLC
P O Box 1104
Asheboro, NC 27204

Williams, J Harold
589 Lord Randolph Cir
Asheboro, NC 27205

Covington, Gertrude C (Covington,
Johnny L)
736 Booker T Washington Ave
Asheboro, NC 27203

George Washington Carver College
3746 Midway Acres Rd
Asheboro, NC 27205

Sp Master Capital LLC
P O Box 1104
Asheboro, NC 27204



COUNTY OF RANDOLPH
Health Department
204 E Academy St - Asheboro NC 27204-0771

**AUTHORIZATION FOR WASTEWATER
SYSTEM CONSTRUCTION PERMIT**

Authorizations for Wastewater System Construction are valid for 5 years from the date of issuance, not to exceed the validity of the Improvements Permit, and are required before other construction permits can be issued.

DO NOT GRADE OR DISTURB THE APPROVED SEPTIC AREA! This permit is subject to revocation if the site and soil conditions are altered, the proposed facility, site plan or plat has changed, and the design wastewater flow or wastewater characteristics have increased. The wastewater system shall be inspected and approved by the Health Department prior to covering and placing the system into use. This permit is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to conditions of this permit.

Permit Type: SEPTIC NEW

Applicant Name: JACKIE CHEEK
Address: 1387 OLD CEDAR FALLS RD
City, St. Zip: ASHEBORO, NC 27203
Phone:

Permit #: 2020-00000272

Parcel #: 7761458800

Contact: JOHN KIDD

Contact Phone: 336 953-5631

Owner: KIDD, HARRIS JOHN
Address: 938 THORNBURG RD
City, St. Zip: ASHEBORO, NC 27205

LOCATION INFORMATION:

Address:

Township: 01 - ASHEBORO

Acreage: 1.8600

Subdivision Name:

Lot Number:

FACILITY INFORMATION:

Proposed Use: SINGLE FAMILY RESIDENCE

Design Flow: 360

Number Of Bedrooms: 3

Max. Number Of People: 6

Number Of Shifts: 0

Basement: NO

Basement Fixtures: N/A

Dispersal Type: GRAVITY

Wastewater System Type: APPROVED 25% REDUCTION GRAVITY SYSTEM

Drainfield Size: 360 LINEAR FEET

Grease Trap Size: GALLONS

Septic Tank Size: 1000 GALLONS

Pump Tank Size: GALLONS

Pump GPM:

Pump TDH:

Trench Depth: 16 INCHES

Trench Width: 36 INCHES

Stone Depth: INCHES

Cover Depth: 6 INCHES

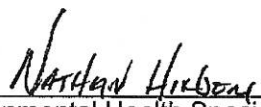
Conditions:

Number of Conditional Attachments:

Issued By: NATHAN HINSON

Date Issued: 08/11/2020

Expiration Date: 04/29/2025


Environmental Health Specialist:

- LOCAL TELEPHONE NUMBER -

Asheboro: (336) 318-6262 - Greensboro/Liberty: (336) 218-4242 - Archdale/Trinity: (336) 819-3262
<http://www.co.randolph.nc.us>

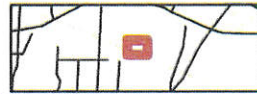


Randolph County
Environmental Health

Location: 7761458800

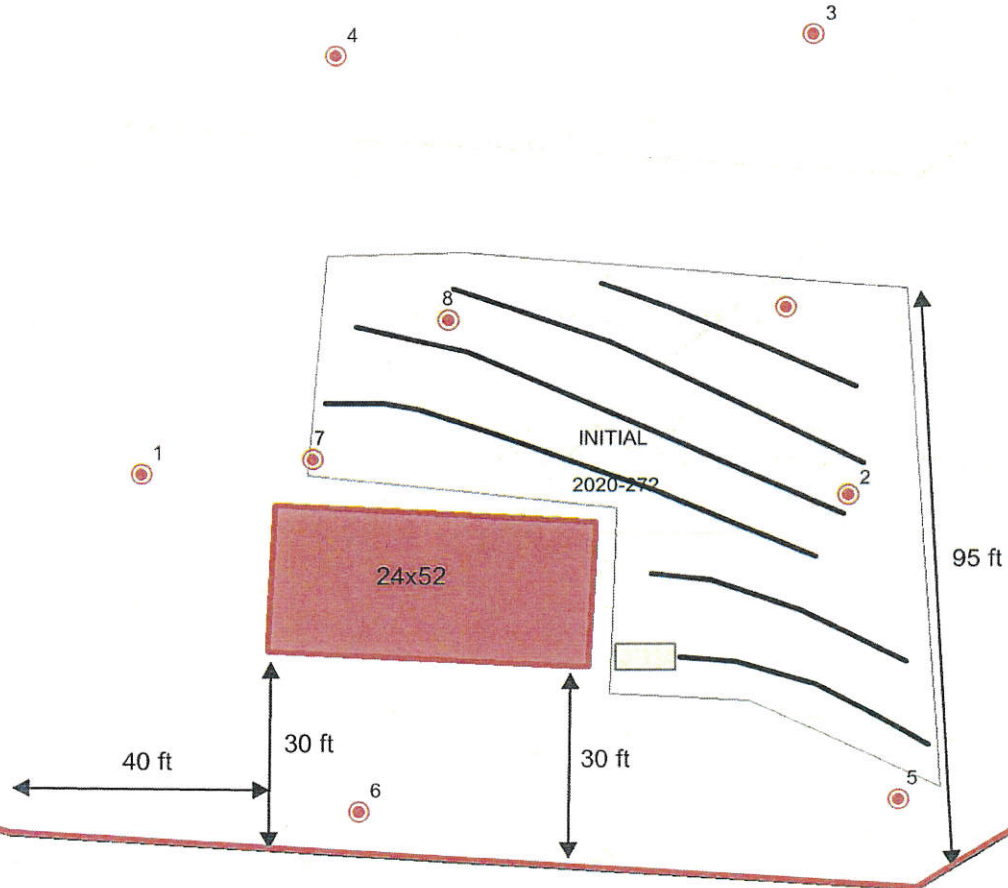


1 inch = 30 feet



7761468088

7761458800



7761455651

7761455651



RZ-21-06: Request to rezone from R10 (Medium-Density Residential) to OA6 (Office-Apartment) Mackie Avenue (Randolph County Parcel Identification Number 7760373801)

Staff Report

Rezoning Staff Report

RZ Case # RZ-21-06

Date 6/7/2021 PB

General Information

Applicant Shea S. Bolick
Address 336-626-4350
City Asheboro NC 27205
Phone 336-626-4350
Location Mackie Avenue

Requested Action Rezone from R10 Medium-Density Residential to OA6 Office-Apartment

Existing Zone R10 **Existing Land Use** Undeveloped
Size 0.39 acres +/- **Pin #** 7760373801

Applicant's Reasons as stated on application

See attached.

Surrounding Land Use

North Commercial

East Single-family

South Single-family/undeveloped

West Single-family

Zoning History N/A

Legal Description

The property of Anita D. Jean Estate, located on the north side of Mackie Avenue between 1015 and 1037 Mackie Avenue, totaling approximately 0.39 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7760373801.

Analysis

1. The property is located in the city limits.
2. Mackie Avenue is a city-maintained collector street that is approximately 18 feet wide in front of the subject property. As part of the Dixieland Acres Traffic Calming Study, a speed cushion is proposed on Mackie Avenue in the vicinity of the subject property.
3. The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
4. The requested zoning district allows residential (single-family, two-family, multiple-family), office & institutional uses, and limited commercial uses. The OA6 zoning district is described by the zoning ordinance as "intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
5. The ordinance limits multi-family uses to no more than four units on parcels of less than 45,000 square feet (approximately 1.03 acres +/-) in the OA6 district. Heavier commercial uses (such as retail, eating establishments, motor vehicle sales and major/minor repair, etc.) are prohibited in the OA6 district.

Rezoning Staff Report

RZ Case # **RZ-21-06**

Page 2

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation	Commercial
Small Area Plan	Central
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

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

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

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

2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Rezoning Staff Report

RZ Case # RZ-21-06

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 4: The proposed rezoning is not compatible with surrounding land uses.

Checklist Item 6: Existing infrastructure is not adequate to support the desired zone (specifically roads)

Goal 3.2: Quality design demanding appropriate scale and context

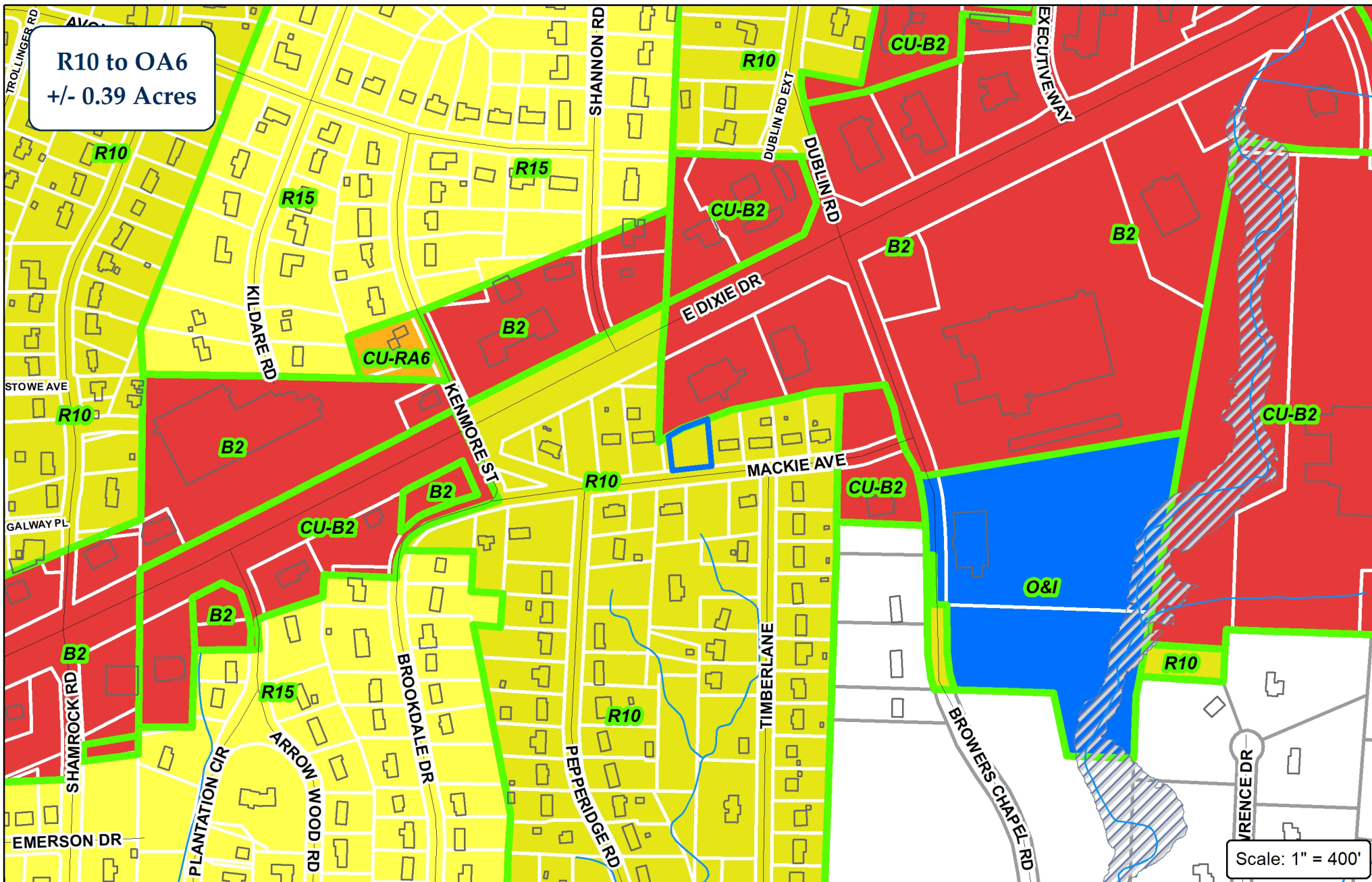
Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

Although the OA6 Office-Apartment district can be a reasonable transition between heavier commercial and residential districts, there are concerns with applying an OA6 district to this property.

While the LDP designates the property as Commercial and the property adjoins a commercial use to the north, there is no other commercial or multi-family residential properties along this segment of Mackie Avenue. The property is located in the middle of a block consisting of single-family and two-family dwellings. A conditional zoning request potentially could mitigate compatibility issues, but this is a general district request that does not allow review of proposed development or public input related to allowable uses. Additionally, the property does not possess direct access to a minor thoroughfare or higher classification street.

Considering these factors, staff believes that, overall, the existing R10 district is more consist with the Land Development Plan and retaining the present classification is reasonable and in the public interest.

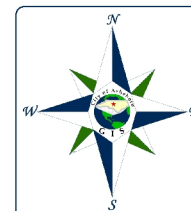
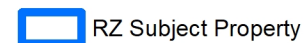
Recommendation In light of the above analysis, staff's recommendation is to deny the request.



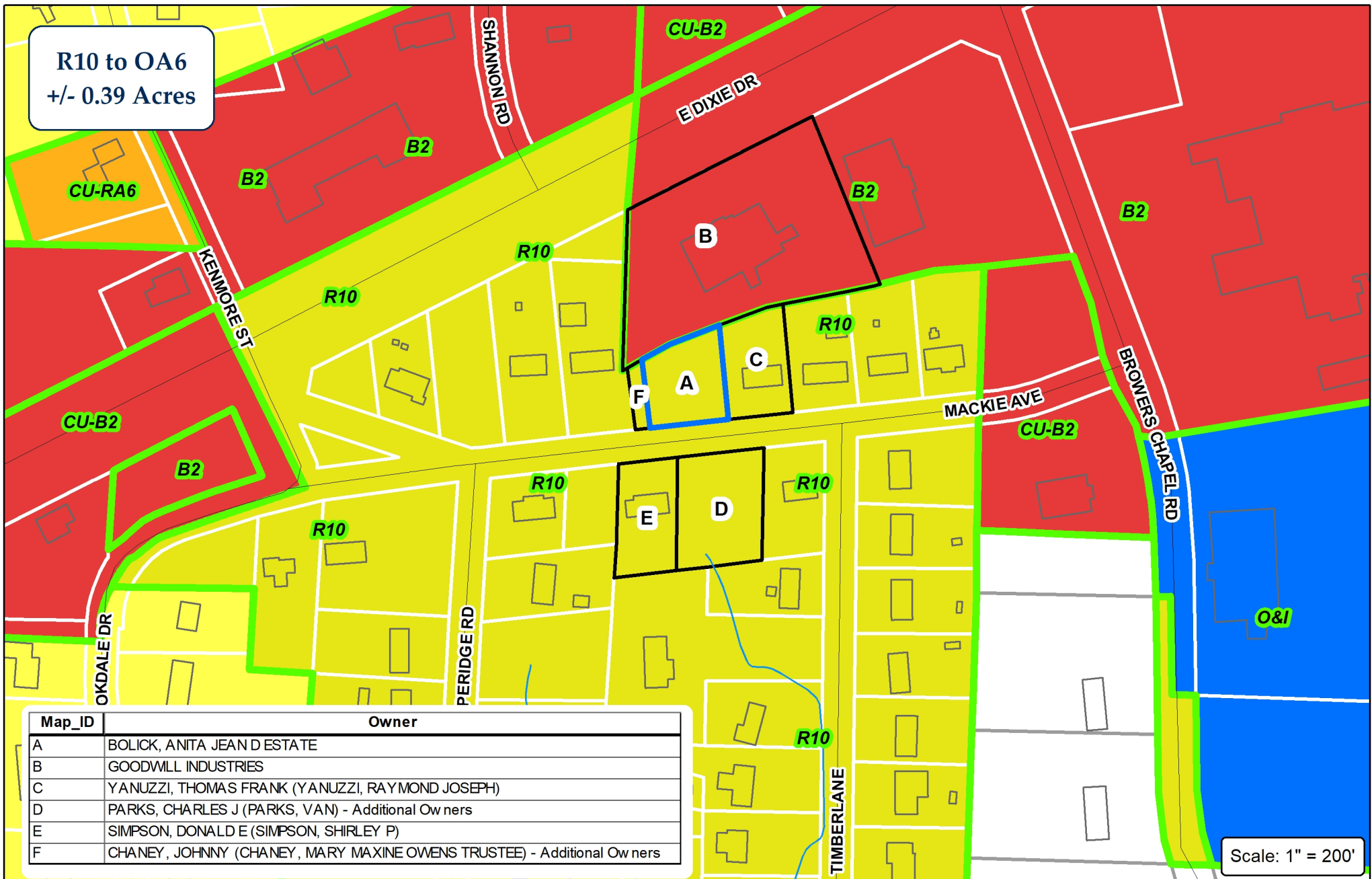
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-06

Parcel: 7760373801



R10 to OA6
+/- 0.39 Acres

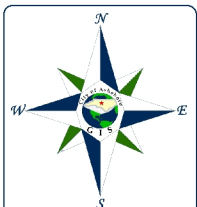
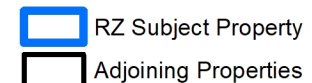


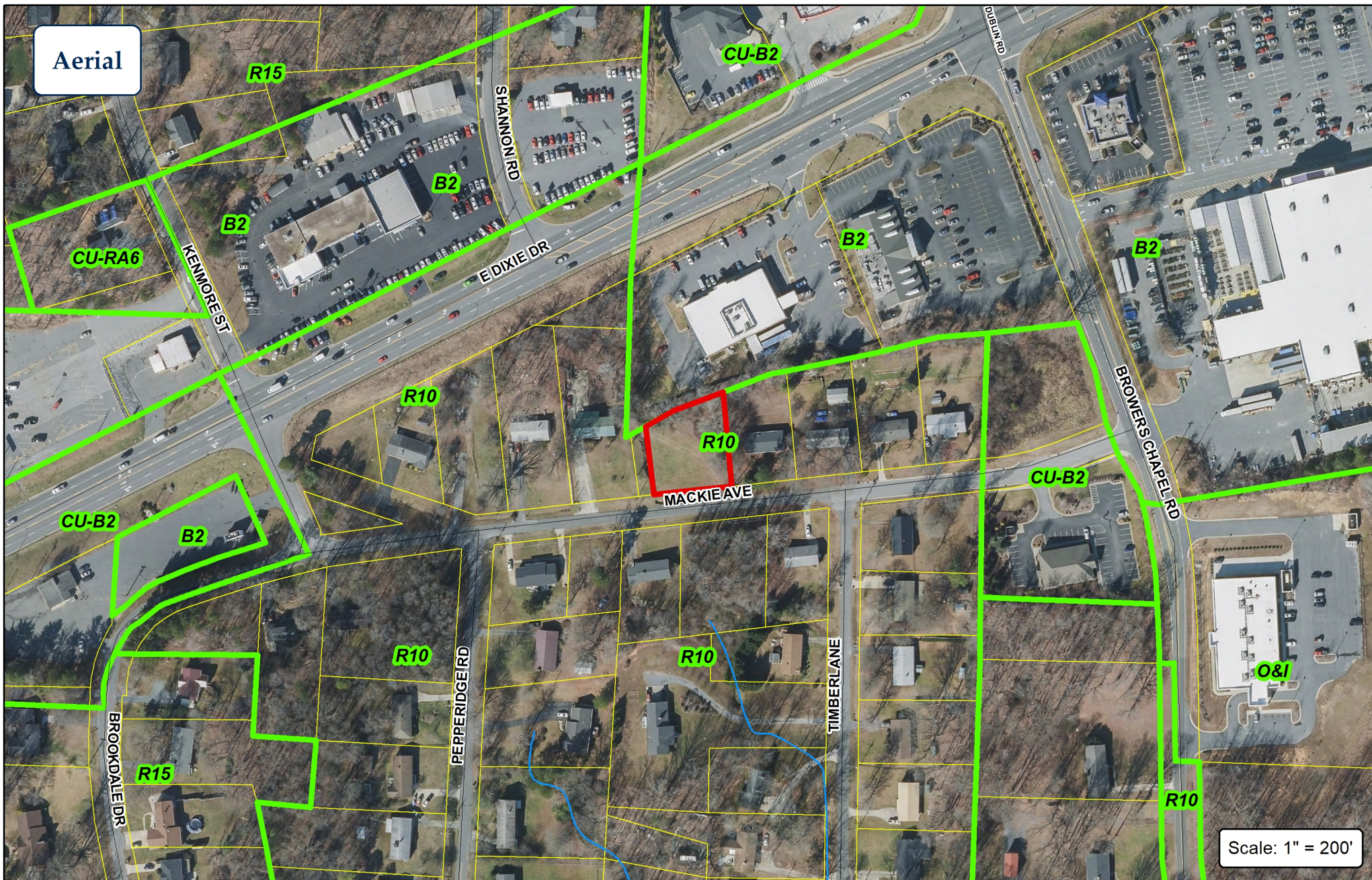
Map_ID	Owner
A	BOLICK, ANITA JEAN D ESTATE
B	GOODWILL INDUSTRIES
C	YANUZZI, THOMAS FRANK (YANUZZI, RAYMOND JOSEPH)
D	PARKS, CHARLES J (PARKS, VAN) - Additional Ow ners
E	SIMPSON, DONALD E (SIMPSON, SHIRLEY P)
F	CHANEY, JOHNNY (CHANEY, MARY MAXINE OWENS TRUSTEE) - Additional Ow ners

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-06

Parcel: 7760373801



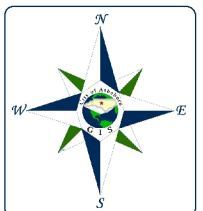
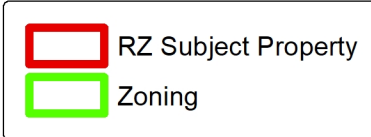


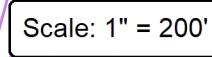
Aerial

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-06

Parcel: 7760373801





Force Main



Water Main



Sewer Main



Fire Hydrant



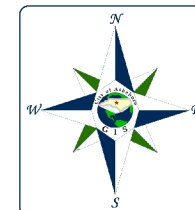
Pump Station

City of Asheboro
Planning & Zoning Department

Rezoning Case: RZ-21-06

Parcel: 7760373801

RZ Subject Property



Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant Shea S. Bolick
Applicant's Phone # 336-626-4350
Applicant's Address 655 Forest Valley Drive
Asheboro, NC 27205
Applicant Email Address vacationshea@hotmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Anita Jean Duckett Bolick Estate
Location of Property Unaddressed - Between 1015 and 1037 Mackie Avenue
Property Size (ac. or s.f.) 0.39 ac.
Randolph County Property Identification Number (PIN#) 7760373801
Current Zoning District R10
Requested Zoning District OA6
Date Property Title Acquired 02-21-2005
Deed Book 1909 Page 324-326
Subdivision Dixieland Acres Section Map 8 Lot # 9-13
Plat Book 95 Page 19

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.

No

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?

Goodwill Industries developed directly to the north and it is zoned B-2. Property 400' to the east has been rezoned to CU B-2 and property to the west is zoned B-2. The commercial property continues to grow and abut residential. An intermediate zoning (OA6) will make the proper transition from the two contradictory land uses. Mackie Avenue will provide the remaining separation needed to buffer the different land uses.

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

The Land Development Plan designates the proposed land use as "Commercial". This property is situated between existing commercial and residential development. OA6 zoning is to provide a transition from residential to commercial uses. The proposed zoning will perfectly fulfill the transition desired between the adjacent zoning districts.

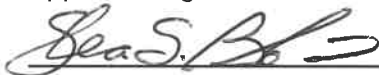
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

Mackie Avenue was extended to Browers Chapel Road not too long ago and now serves as a collector road, thus further changing the characteristics of the neighborhood. It is believed that the most ideal use of the property between East Dixie Drive and Mackie Avenue is OA6, much like which has occurred on South Cox Street. This is the ideal transition from commercial development and much more complimentary to residential areas.

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



Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)



Owner Address

655 Forest Valley Drive

Asheboro, NC 27205

Telephone Number

336-626-4350

Printed Name of Authorized Signatory (if different from Owner)

Shea S. Bolick

Position/Relationship of Authorized Signatory to Owner

Son of deceased.

STAFF USE

Received by: TW

Date: 5/19

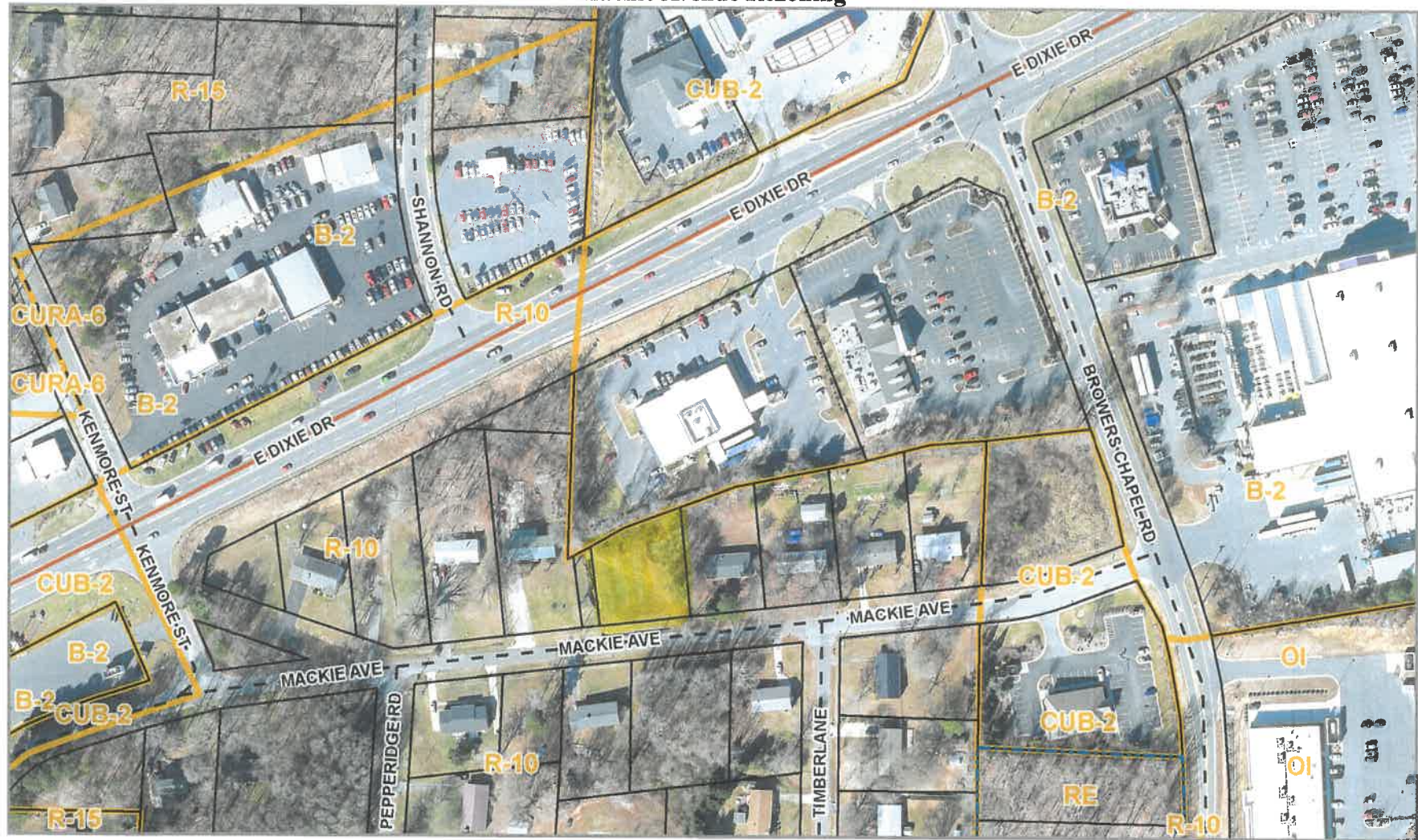
Case Number: RZ-21-06

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

This is to notify you that I (we), Shea S. Bolick
have filed an application with the City of Asheboro to rezone property located at
Mackie Avenue
(between 1015 & 1037) from R10
to OA6.

On Monday, June 7, ~~2019~~ 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, July 15, 2021, 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
336-626-4350.

Mackie Avenue Rezoning

Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 200 feet
5/18/2021



20050221000047340 DEED
Bk: RE1909 Pg: 324
02/21/2005 03:33:09PM 1/3

2/21

~~Mail to: Anita Bolick 1223 Pepper Ridge Road Asheboro, NC 27205~~

Prepared by: William E. Mathers, 135 Worth Street, Asheboro, NC 27203

3/6 .e

p112

WARRANTY DEED

STATE OF NORTH CAROLINA
RANDOLPH COUNTY

THIS CONVEYANCE, Made this 16th day of February, 2005 by Johnny Chaney and wife, Mary O. Chaney, both of Randolph County, hereinafter referred to as "GRANTORS", and Anita Bolick, 1223 Pepper Ridge Road, Asheboro, Randolph County, North Carolina, 27205 hereinafter referred to as "GRANTEE".

WITNESSETH:

That the Grantors, for the sum of Ten (\$10.00) dollars and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee all their undivided interest in, all that certain lot or parcel of land situated in Asheboro Township, Randolph County, North Carolina, and more particularly described as follows:

Being all of Tract Number 9, containing 0.3933 acres, more or less, as shown by plat entitled "A Recombination Plat for Owners Johnny Chaney and Wife Mary O. Chaney" recorded in Plat Book 95, Page 19, Randolph County Registry.

William E. Mathers has neither examined nor certifies title to the above-described property.

The information for the preparation of this deed was provided by the Grantors herein.

TO HAVE AND TO HOLD all of our undivided interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belong to the Grantee in fee simple.

And the Grantors covenant with the Grantee, that Grantors are seized of an undivided interest in the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Johnny Chaney (SEAL)
Johnny Chaney

Mary O. Chaney (SEAL)
May O. Chaney

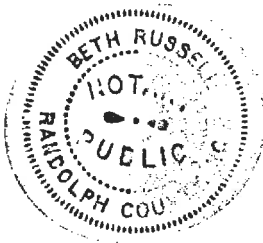
STATE OF NORTH CAROLINA, Randolph County.

I, Beth Russell, a Notary Public of said County, do hereby certify that **Johnny Chaney and May O. Chaney**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 10 day of February, 2005.

Beth Russell (SEAL)

My Commission Expires: October 23, 2008.



NORTH CAROLINA - RANDOLPH COUNTY

The foregoing certificate(s) of
BETH RUSSELL, NOTARY PUBLIC,

is (are) certified to be correct.

This the 21 st day of February 2005.

Ann Shaw
Register of Deeds

BY: Maggie M. Shaw
Deputy

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described herein and that we hereby adopt this plan of recombination with our free consent. Further we certify the land as shown herein is within the subdivision regulation jurisdiction of the City of Asheboro, North Carolina.

1-6-05 Johnny Chaney
DATE OWNER

1-6-05 Mary O. Chaney
DATE OWNER

CERTIFICATE OF SURVEY

I, Shea S. Bolick, certify that this plat was drawn by me from an actual survey made by me (deed description recorded in Book 1191, page 975, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 757, page 291; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 6th day of January, A.D., 2005. I also certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.



Shea S. Bolick
L-4424

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA - CITY OF ASHEBORO

I, Raymond Neely, Review Officer for the City of Asheboro certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

1-12-05 Raymond Neely
DATE REVIEW OFFICER

GENERAL NOTES

1. No N.C.G.S. monuments found within 2000'.
2. Area calculated by D.M.D.
3. Site is subject to all easements, right-of-ways, and agreements of record prior to the date of the survey.
4. This survey was performed without the benefit of a title search.
5. Total area surveyed is 0.4556 acres.
6. All property lines not surveyed are shown as broken lines.
7. Subject property zoned R10.

LEGEND

- EIR EXISTING IRON ROD
- NIR NEW IRON ROD
- NIP NEW IRON PIPE
- △ CENTERLINE INTERSECTION
- EP EDGE OF PAVEMENT
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- ④ LOT NUMBER
- IRON PIPE PER DEED

PURPOSE OF SURVEY

This survey is a redivision of Lot Nos. 4 & 8-13 of Dixieland Acres Subdivision as shown on unrecorded Map No. 8 prepared by Clotus Craven, dated March 1958. Lot No. 4 is recorded in deed book 757 page 291; Lots 8-13 are recorded in deed book 1191 page 975. Lot previously known as Lot No. 8 is to be recombined with Lot No. 4 and new lot will be known as Lot No. 4. Lots 9-13 hereafter will be known as Lot No. 9.

FERREE ESTATES INC.

DB 535 PG 413

S 88° 31' E 116.38'

CHARLES W. BURROWS

DB 1066 PG 240

VICINITY MAP
SCALE: 1" = 1000'

FRANCES L. YANNUZZI
DB 1072 PG 179

FILED Ann Shew
Register of Deeds Randolph Co NC
Recording Fee \$21.00
NC Real Estate Ex. Tx \$ 00

Dy. Maggi Mann, Deputy



20050113000010870 171
20050113000010870 PLAT
BK: PL95 PG: 19
01/13/2005 12:15:46PM 171



SCALE: 1" = 30'

~ A RECOMBINATION PLAT FOR OWNERS ~
JOHNNY CHANEY & WIFE MARY O. CHANEY
1015 MACKIE AVE. ASHEBORO, NC 27205 PHONE: (336) 629-3907

DIXIELAND ACRES MAP 8 LOTS 4 & 8-13
ASHEBORO TOWNSHIP RANDOLPH COUNTY, NC

SURVEYED NOVEMBER 14, 2004 MAPPED JANUARY 6, 2005

~ SURVEYED & MAPPED BY ~

SHEA S. BOLICK

PROFESSIONAL LAND SURVEYOR, L-4424
655 FOREST VALLEY DR. ASHEBORO, NC 27205 PHONE: (336) 626-4350



RZ-21-07 and SUB-21-01: A request for a Planned Unit Development on the property (Randolph County Parcel Identification Number 7762740259) located west of 1591 East Allred Street, approximately 100 feet east of Ridgewood Circle, including a subdivision sketch design

Staff Report

The applicant has requested to continue this request until the July 12, 2021 Planning Board.

Rezoning Staff Report

RZ Case # RZ-21-07

Date 6/7/2021 Planning Board

General Information

Applicant

Davidson Land Development, LLC

Address 336-250-0483

City Lexington NC 27292

Phone 336-250-0483

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

Requested Action

Rezone from Conditional Use High Density Residential (CU-RA6) to Conditional Use High-Density Residential (CU-RA6)

Existing Zone CU-RA6

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)

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 CU-RA6 district allows single, two-family and multi-family dwellings with a Conditional Use Permit. 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.
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 quasi-judicial Conditional Use Permit requests will be reviewed as legislative Conditional Zoning. However, this will not be in place until July 1, 2021.
8. Since the previous Conditional Use Permit 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

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-21-07

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

The property is currently in the CU-RA6 district. The current request allows for a 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, a rezoning permitting process allowing site plan review 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.

The applicant has requested a continuance and staff believes this should be granted considering pending city action regarding procedures for reviewing site-specific development plans.

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

Recommendation

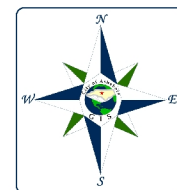
The map displays a residential area with several key features:

- Zoning Districts:** Labeled in green circles as R10, R15, and R40.
- Specific Lots:** Outlined in black and labeled in red boxes as CU-I2, CU-B2, CU-RA6, and CU-RA6.
- Streets:** Numerous streets are shown, including Ridge Wood Cir, Finchley Ct, Robins Nest Dr, Johnnys Way, Gold Hill Rd, Cheddarington Dr, Yorkmont Ct, Windsor Trl, Westminister Dr, Snowdon Ct, Camden Ct, E Allred St, Etton Ave, Windsor Dr, Beech Tree Pl, Cedar Wood Pl, Valley Dale Ln, Country Place Rd, Ridge Rd, Maple, Randolph Tabernacle Rd, and Bicknell Rd.
- Scale:** A scale bar at the bottom right indicates 1" = 600'.



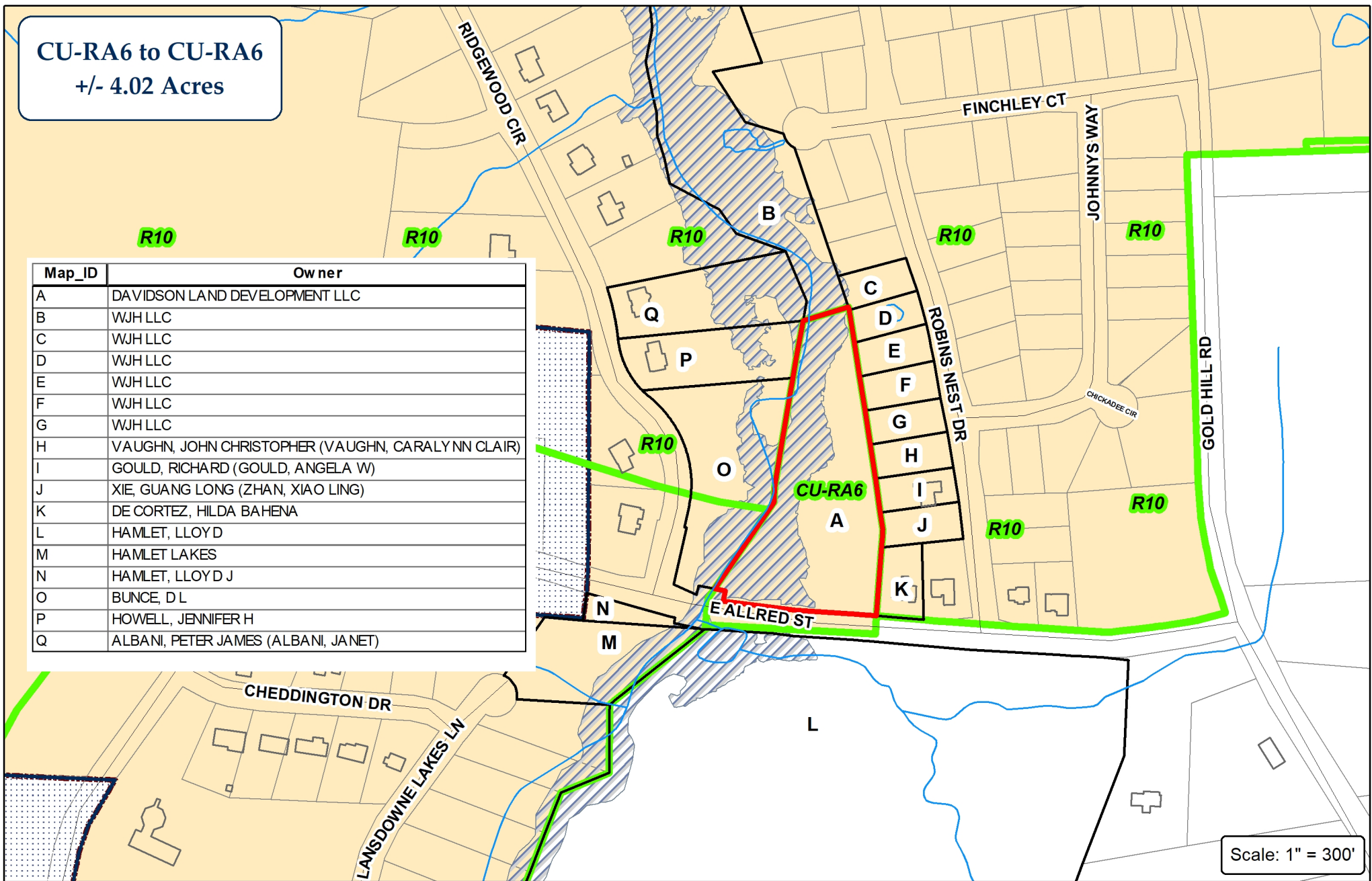
Rezoning Case: RZ-21-07

- Subject Property
- Zoning



CU-RA6 to CU-RA6
+/- 4.02 Acres

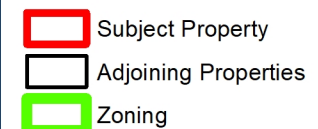
Map_ID	Owner
A	DAVIDSON LAND DEVELOPMENT LLC
B	WJH LLC
C	WJH LLC
D	WJH LLC
E	WJH LLC
F	WJH LLC
G	WJH LLC
H	VAUGHN, JOHN CHRISTOPHER (VAUGHN, CARALYNN CLAIR)
I	GOULD, RICHARD (GOULD, ANGELA W)
J	XIE, GUANG LONG (ZHAN, XIAO LING)
K	DE CORTEZ, HILDA BAHENA
L	HAMLET, LLOYD
M	HAMLET, LLOYD J
N	BUNCE, D L
P	HOWELL, JENNIFER H
Q	ALBANI, PETER JAMES (ALBANI, JANET)



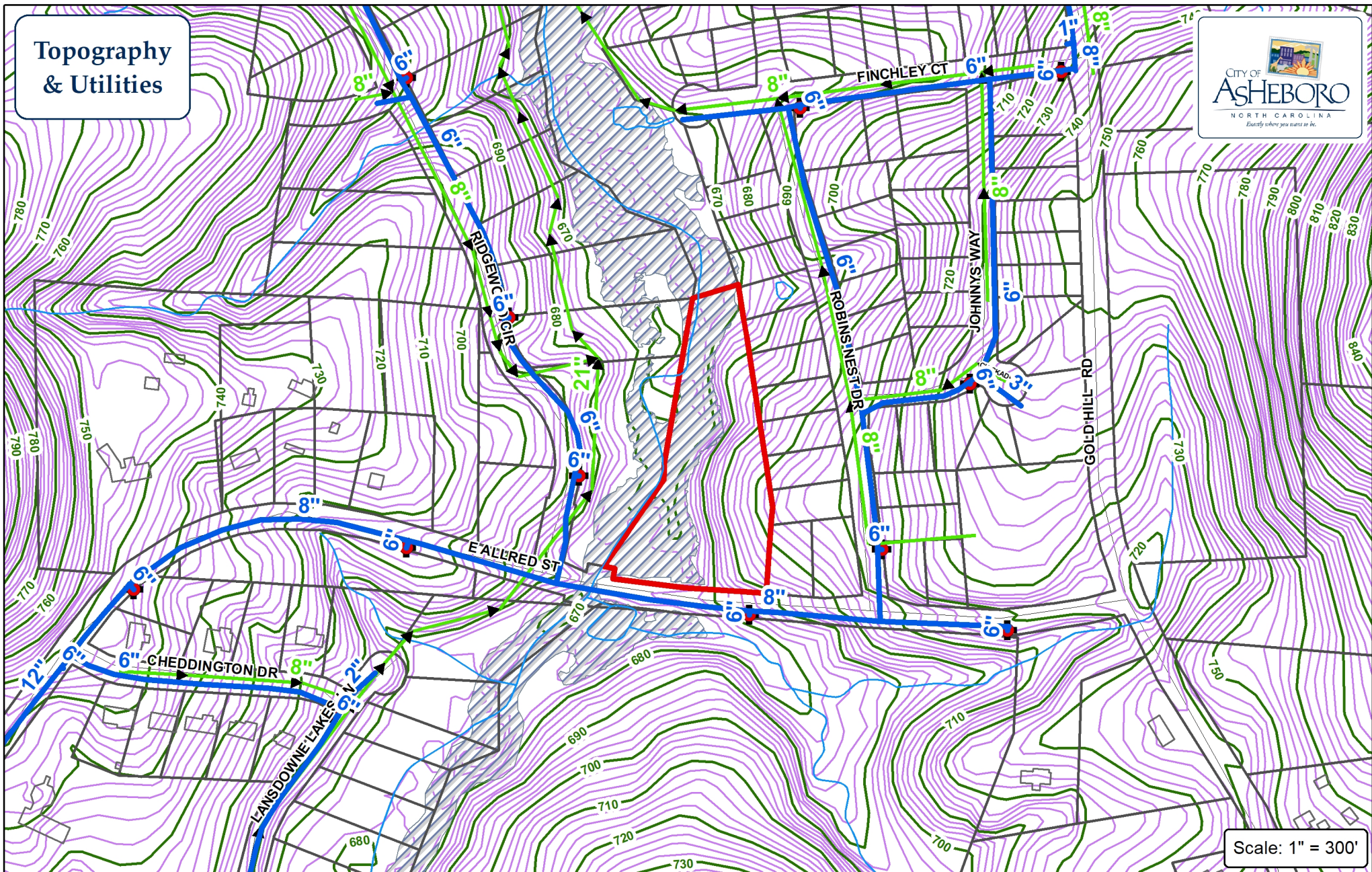
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-07

Parcel: 7762740259



Topography & Utilities



Scale: 1" = 300'



Force Main



Water Main



Sewer Main



Fire Hydrant



Pump Station

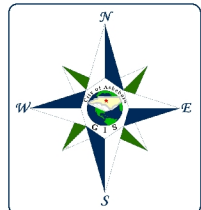
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-07

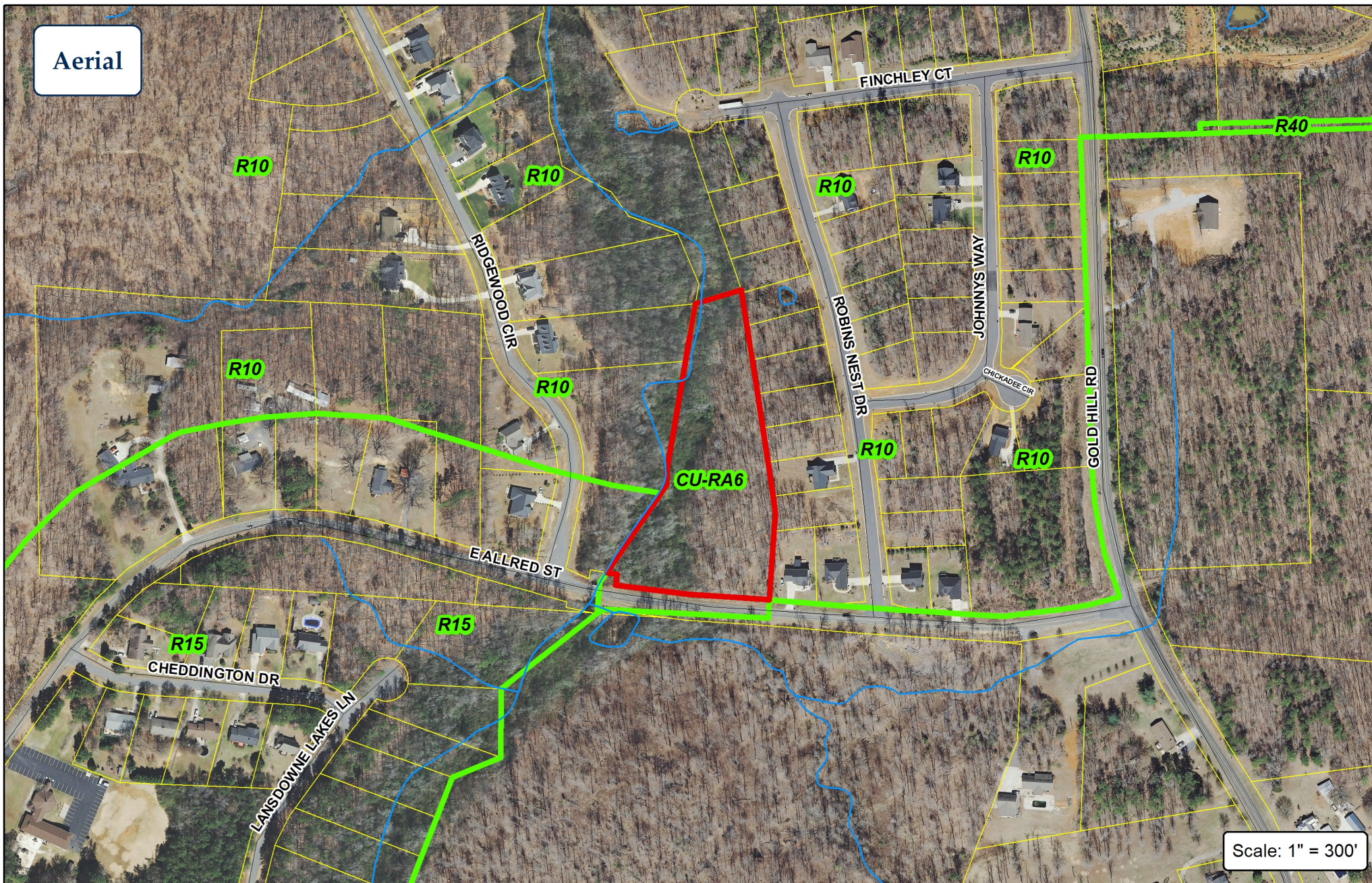
Parcel: 7762740259



Subject Property



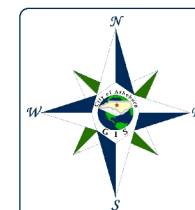
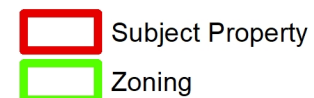
Aerial



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.

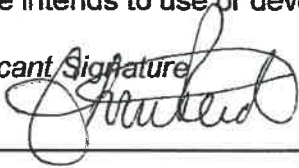
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

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 6/7/2021 Planning
Board

GENERAL INFORMATION

Subdivision Name Cane Creek Townhomes
Requested Action Subdivision Sketch Design
Applicant Davidson Land Development LLC
Address 1926 Old Humble Mill Rd., Asheboro, NC 27205
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 457 linear feet, less than the street that was proposed on the previous plan.
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 are pending as of 6-1-2021

Public Works Plat corrections are pending as of 6-1-2021

Planning Plat corrections are pending as of 6-1-2021.

The sketch design indicates that mail delivery will be through individual boxes. 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.

Other Asheboro City Schools has reviewed the sketch design and indicated they had no comments.

Staff Recommendation Staff's recommendation is to continue the request, so that the subdivision review may be considered at the same time as the rezoning request.

**Planning Board
Recommendation**

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-21-01

Date 6/7/2021 Planning Board

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.U.D.: 4.04 ACRES (176,022 SF)
TOTAL # OF LOTS: 10 LOTS PLUS COMMON AREA
LOT 1 = 2,890 SF LOT 2 = 2,890 SF LOT 3 = 2,890 SF
LOT 4 = 2,890 SF LOT 5 = 2,890 SF LOT 6 = 2,890 SF
LOT 7 = 2,890 SF LOT 8 = 2,890 SF LOT 9 = 2,890 SF
LOT 10 = 2,890 SF
TOTAL COMMON LOT AREAS: 27,584 S.F. (0.63 AC)
TOWNHOMES COMMON AREA: 147,659 SF = (3.39 AC)
TOTAL BUA: 36,805 SF = (0.85 AC)
ALL COMMON AREA INCLUDING RECREATION AREA & LANDSCAPING TO BE
MAINTAINED BY HOMEOWNERS ASSOCIATION.

OPEN SPACE AREA RATIO (32% MIN): 79,008 (136,217 S.F.)
RECREATIONAL SPACE REQ'D (3.33% OF 52% OF TOTAL AREA): (3,048 SF)
PROPERTY USE: CURRENT ZONING = R10
PROPOSED ZONING = CU-RAS FOR P.U.D. ONLY
PROPOSED UNITS = 10 TOWNHOUSES (1,200 S.F. HEATED SF/UNIT MINIMUM)

LINEAR FEET OF STREETS: PUBLIC: 25' WITH C&G - 457 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. DETAILED GRADING 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
FIRE HYDRANT LOCATIONS ARE TENTATIVE
SUBJECT TO APPROVAL BY FIRE CHIEF.

BUILDING SETBACK NOTE
SINGLE-FAMILY HOMES 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
1. 20' WIDE CITY OF ASHBORO SANITARY SEWER
EASEMENT WILL BE PROVIDED ALONG ALL 10'
SANITARY SEWER LINES NOT IN PUBLIC ROW.
2. 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 ROW.
3. ALL STORM SEWERS 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 3/16/18.
3. TOTAL AREA = 4.04 ACRES ±
4. PIN: 7752740259
5. DEED REFERENCE: DB 2406 PG 1000
6. PLAT REFERENCE: PG 70 PG 71
7. EXISTING ZONING: R-10 ASHBORO
PROPOSED ZONING: CU-R-AS ASHBORO
8. SETBACKS
FRONT - 30' (ALLRED ST) 15' (CANE CREEK LN)
REAR - 0' (UNLESS OTHERWISE SHOWN)
SIDE - 0' (UNLESS OTHERWISE SHOWN)
9. PROPOSED PUBLIC ROADS: 457 LF ±
10. ALL ROADWAY SECTIONS TO BE
CONSTRUCTED PER NCDOT STANDARDS
11. NCDOT DRIVEWAY PERMIT REQ'D
12. MONUMENT SIGN TO BE 40 SQ FT MAX. AREA
MIN. OF 10' FROM RIGHT OF WAY
13. MAIL WILL BE DELIVERED TO EACH INDIVIDUAL
UNIT.

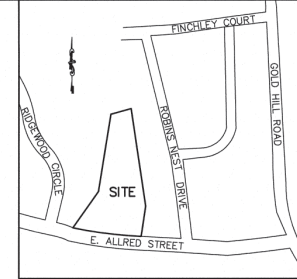
OWNER - DEVELOPER
KEN MCDOWELL
1926 OLD HUMBLE MILL ROAD
ASHBORO, NC
PHONE (336) 302-9225

DRAWING LEGEND
PROPERTY LINE
ADJOINING PROPERTY LINE
PROPOSED RIGHT OF WAY
PROPOSED LOT LINE
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:
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 ADDED TO THE CANOPY TREES AT THE RATE OF
8 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 OPAQUE HEDGE A
MINIMUM OF SIX FEET IN HEIGHT ABOVE
FINISHED GRADE
*THE USER MUST COMPLY WITH PERFORMANCE
STANDARDS OF ASHBORO ZONING ORDINANCE,
SECTION 318A.

GRAPHIC SCALE
1" = 40'
1 inch = 40 ft



Summey Engineering Associates, LLC
Engineering - Land Planning - Consulting
RD 200 Box 229
Ashboro, NC 27922
Phone: 336-324-2922 Fax: 336-324-2922
Email: info@summeyeng.com
NC Professional Engineering Firm License No. F05194

Proposed Site Plan	Drawn by	Checked by	Job No.
11" = 40'	MMY 202	ZYG	11-0001
Date:	MMY 202	MMY 202	11-0001
Scale:	MMY 202	MMY 202	11-0001

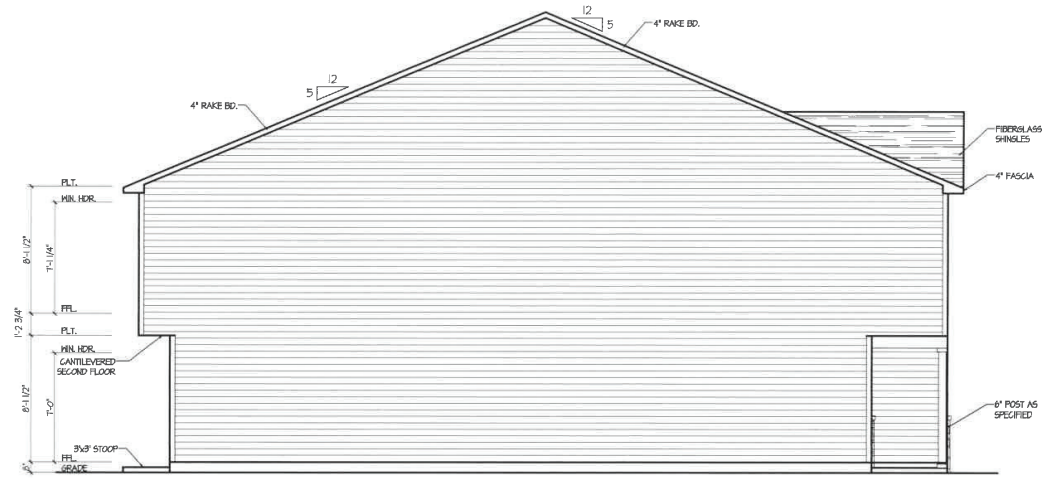
CANE CREEK TOWNHOMES
EAST ALLRED STREET
RANDOLPH COUNTY - ASHBORO - NORTH CAROLINA



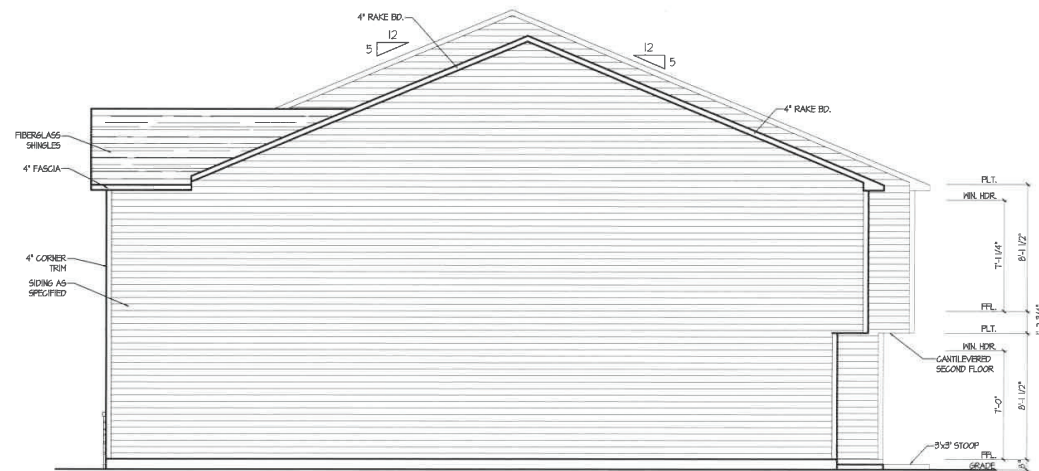
FRONT ELEVATION
4 UNIT BUILDING



REAR ELEVATION



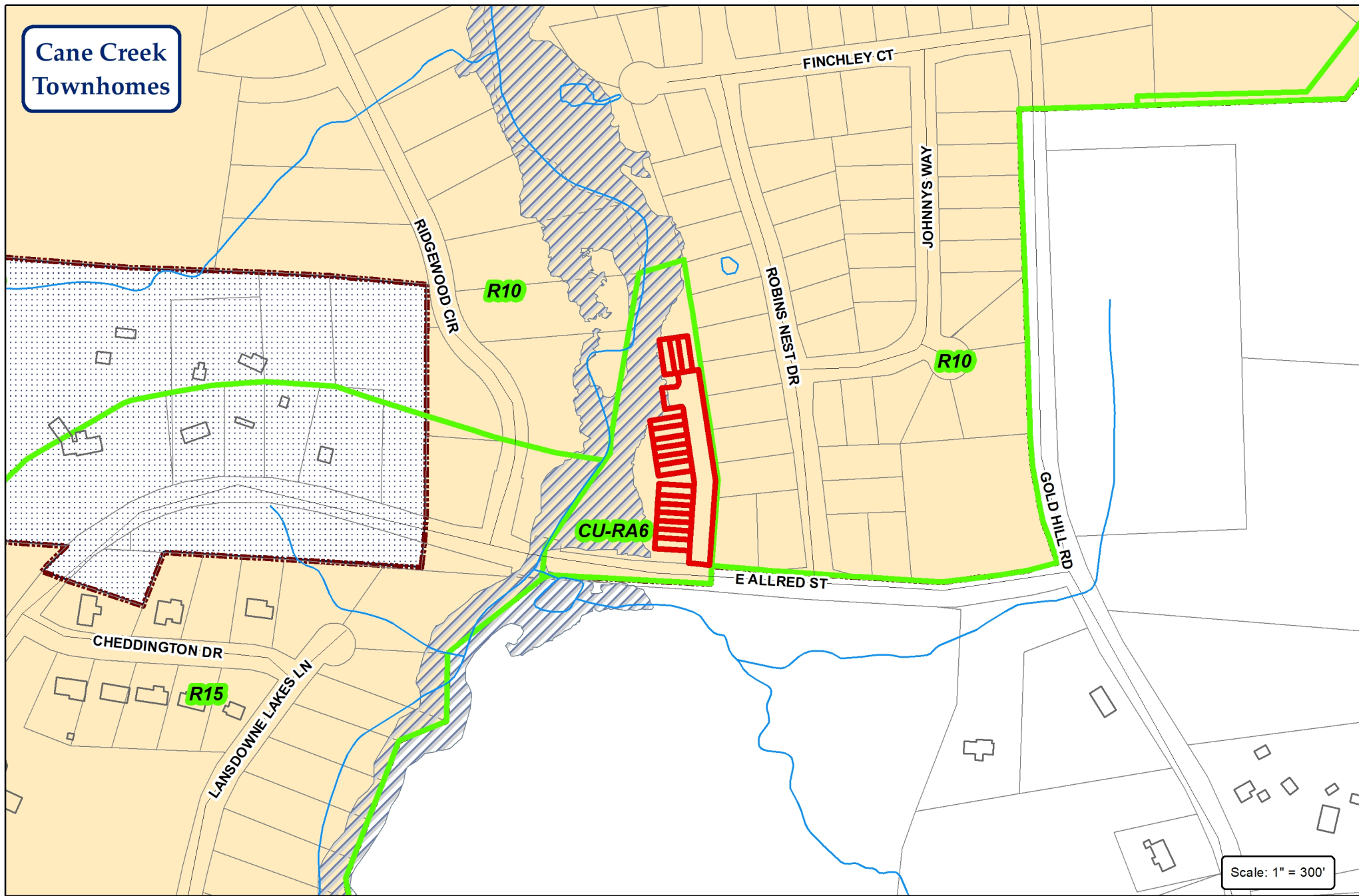
1704 RH LEFT ELEVATION



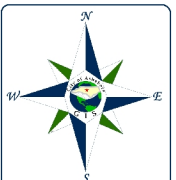
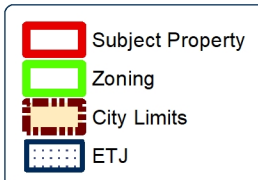
1508 RH RIGHT ELEVATION

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

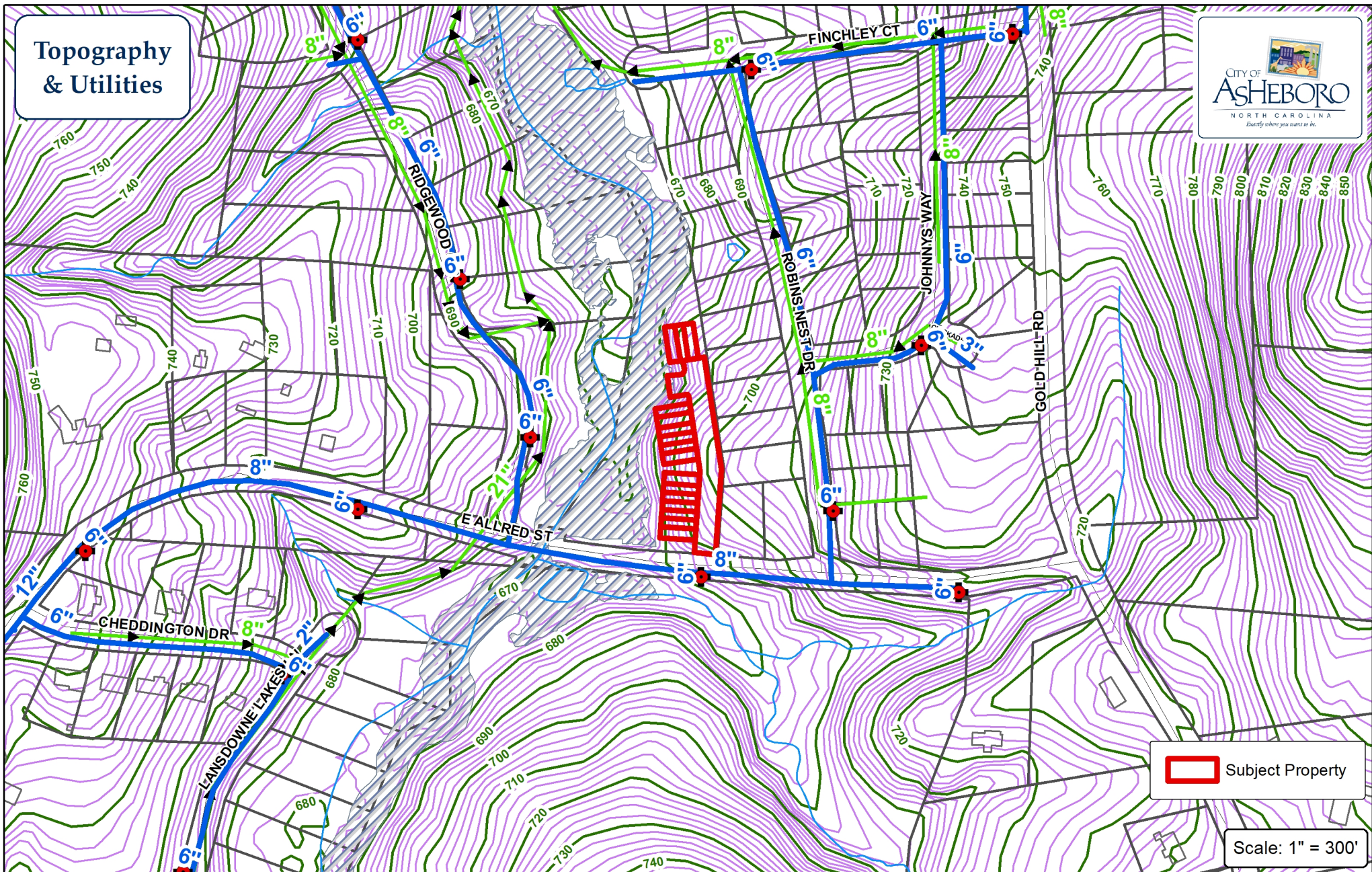
Cane Creek Townhomes



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



Topography & Utilities



 Subject Property

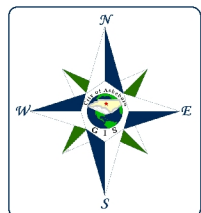
Scale: 1" = 300'

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

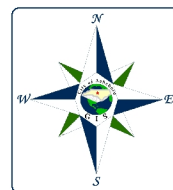
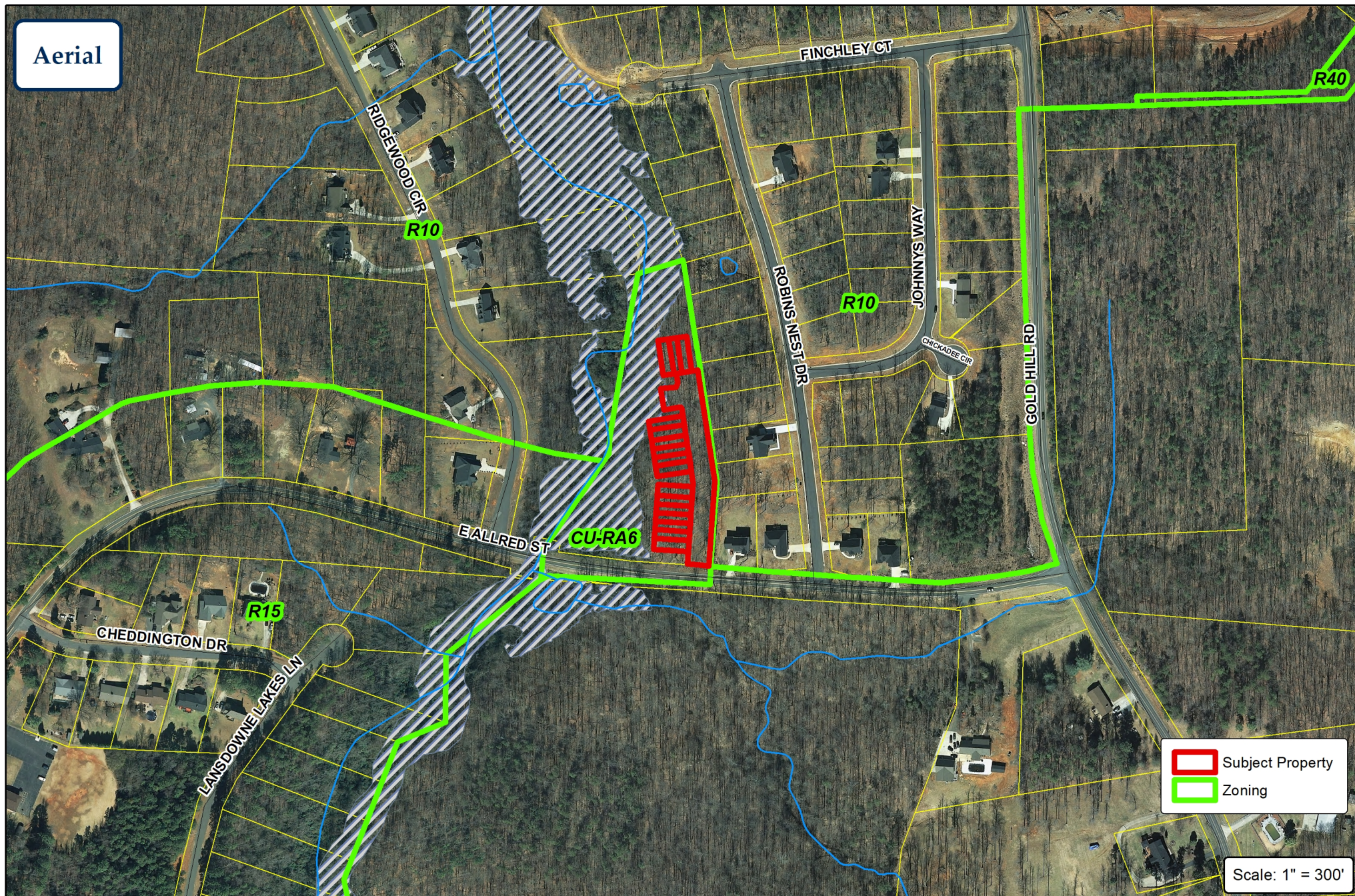
City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-21-01

Parcel: 7762740259



Aerial





SUB-17-02: Robins Nest Phase 3

Final Plat Certification

Staff Report

SUBDIVISION STAFF REPORT
Final Plat

CASE # SUB-17-02

Date 6-7-2021 Planning Board, 6
-10-21 City Council

GENERAL INFORMATION

Subdivision Name Robins Nest Phase 3
Requested Action Subdivision Final Plat
Applicant Davidson Land Development, LLC
Address 896 Shiptontown Rd., Lexington, NC 27292
Phone
Location End of Finchley Court, west of Gold Hill Road

PARCEL INFORMATION

PIN 7762668155

Size 12.61 acres +/-

Number of Lots 20

Existing Zoning R10

Average Lot Size 24,470 SF +/-

Existing Land Use Undeveloped with infrastructure (streets,
utilities) under construction

Surrounding Land Use

North Undeveloped/Residential

East Residential/Motor vehicle repair

South Ph. 2 of Robins Nest

West Low-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

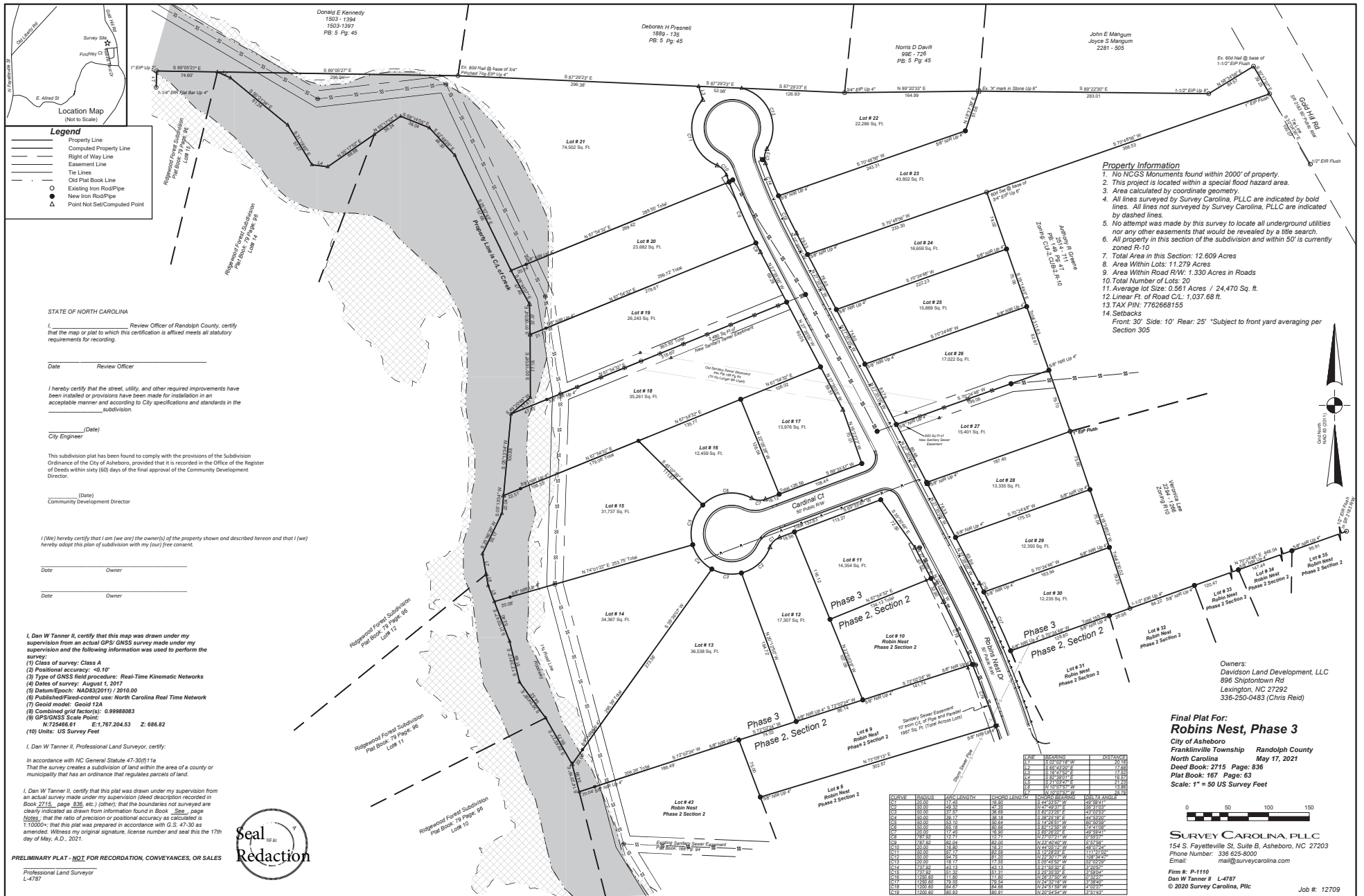
1. The property is located in the city limits. City services are available to each lot.
2. The proposal is for the extension of an existing conventional residential subdivision, Robins Nest, Phase 3.
3. Single-family and two-family dwellings are permitted in the R10 zoning district if lot size requirements are met.
4. Two existing entrances serve the development from the existing Phase 1.
5. This is the final phase of Robins Nest (Phase 3), which includes the extension of Robins Nest Drive, plus the addition of a new public street, Bobwhite Lane, ending in a cul de sac. City-maintained streets are proposed to be extended by approximately 1,038 linear feet. Robins Nest Drive's public right-of-way extends to the adjoining property to the north, which would allow a potential public street connection to that property.

SUBDIVISION STAFF REPORT

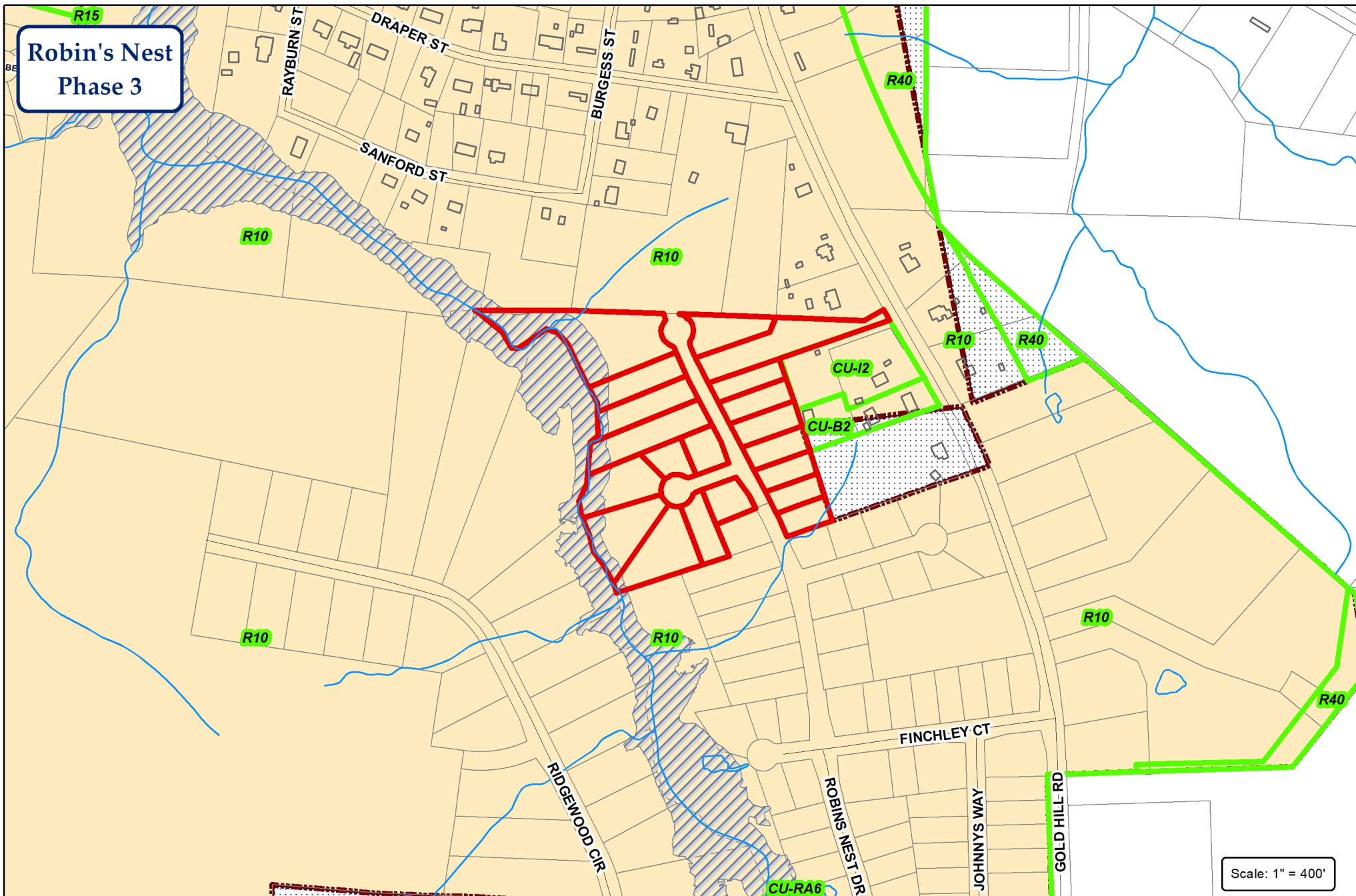
Final Plat

DEPARTMENT COMMENTS

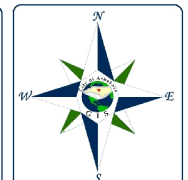
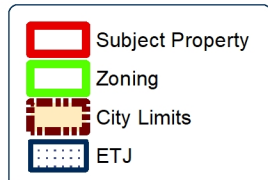
Engineering	No comments received from Engineering Dept.- designer to contact Department for comments.
Public Works	Public Works has reviewed the plat and has no additional comments. No guarantee will be required for this section of the subdivision due to completion of all improvements.
Planning	Plat corrections are pending. The Subdivision Ordinance requires that the applicant provide a one-year warranty on improvements. Community mailbox as required by USPS shall be located outside public right-of-way unless approved by City.
Other	The Fire Department has reviewed the plat and has no additional comments.
Staff Recommendation	Staff recommends approval of the subdivision, subject to the noted outstanding items being completed and comments being addressed.
Planning Board Recommendation	The Planning Board will consider the request during its June 7, 2021 meeting and a recommendation will be available after that date.



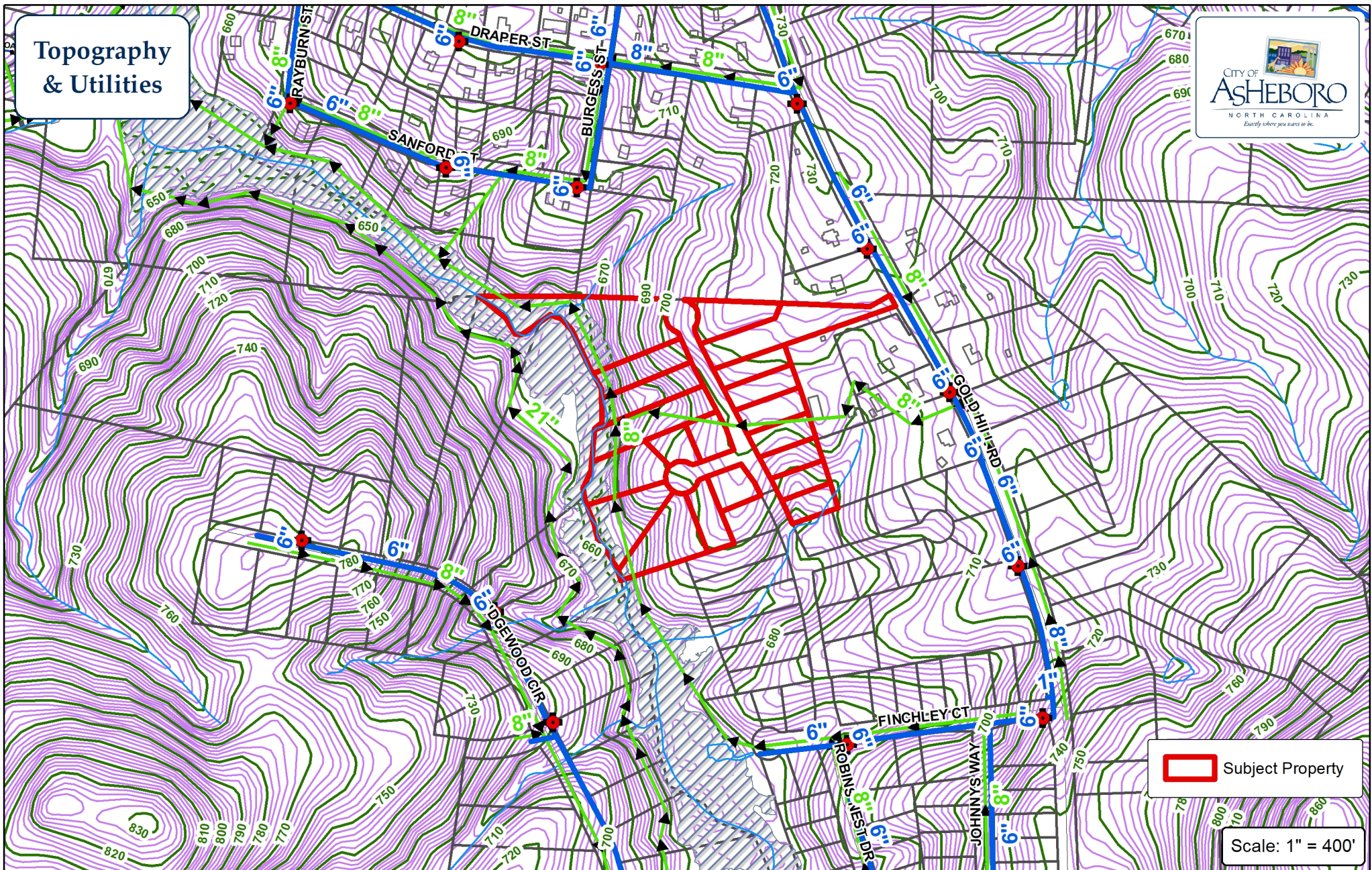
**Robin's Nest
Phase 3**



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-17-02
Parcel: 7762668155



Topography & Utilities



 Subject Property

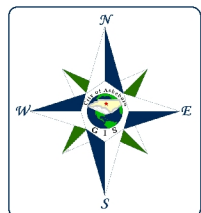
Scale: 1" = 400'

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

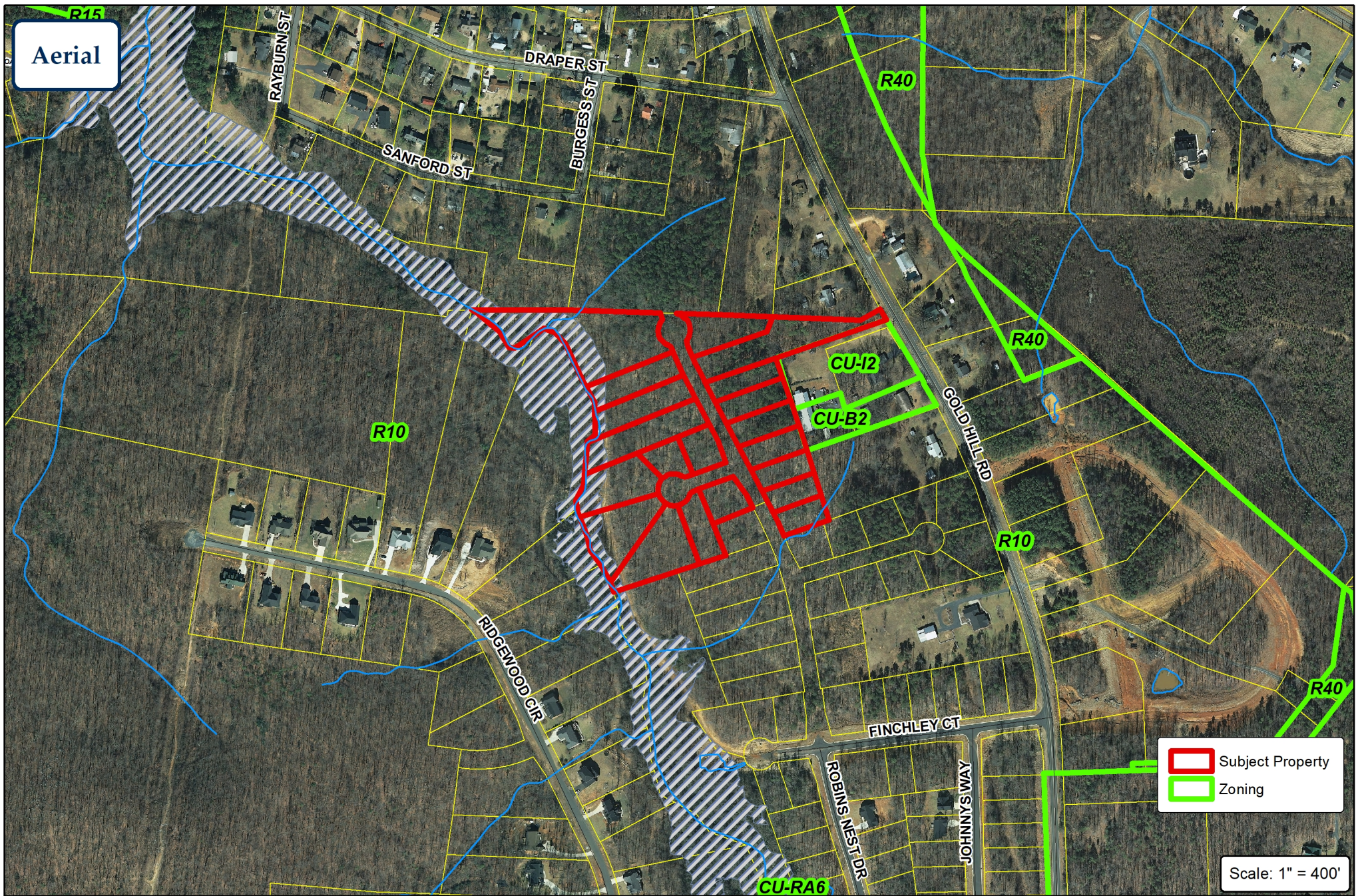
City of Asheboro Planning & Zoning Department

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Aerial



Subject Property
Zoning

Scale: 1" = 400'



City of Asheboro
Planning & Zoning Department
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