



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, December 5, 2022
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from November 7, 2022
- III. Review of Cases
- IV. Old Business:
 - (a) Proposed amendments to the Subdivision Ordinance (Case No. SUB-22-06) and related amendments to the Zoning Ordinance (Case No. RZ-22-12)
 - (b) Adoption of Proposed 2023 Meeting Dates
- V. New Business
 - (a) RZ-22-13: Request to rezone property located at 564 Cox Avenue (Randolph County Parcel Identification Number 7760064470) from B2 (CZ) General Commercial Conditional Zoning to R10 Medium-Density Residential
 - (b) RZ-22-14: Request to rezone property located on Golda Avenue, east of 210 Golda Avenue, approximately 850 feet east of intersection of North Fayetteville Street (Randolph County Parcel Identification Number 7763129076) from R10 Medium-Density Residential to RA6 (CZ) High-Density Residential Conditional Zoning for development with multiple family dwellings having a floor area ratio of up to 17 percent.
- VI. Items not on the agenda
- VII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, NOVEMBER 7, 2022
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:

Michael O'Kelley) – Chair
Pamela Vuncannon) – Vice Chair

Harold Anderson)
Ritchie Buffkin)
David Henderson) - Members Present
Van Rich)
Thomas Rush)

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

CALL TO ORDER

Mr. O'Kelley called the Asheboro Planning Board to order.

APPROVAL OF MINUTES FROM OCTOBER 3, 2022

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

REVIEW OF CASES

Mr. Evans went over the land use cases that the City Council heard at their September Regular Meeting.

NEW BUSINESS

A) PROPOSED AMENDMENTS TO THE SUBDIVISION ORDINANCE (CASE NO. SUB-22-06) AND RELATED AMENDMENTS TO THE ZONING ORDINANCE (CASE NO. RZ-22-12)

Mr. Evans gave a visual presentation on the above referenced agenda item. He first gave an introduction:

- City staff has been directed to investigate several topics related to the regulation of subdivisions within the City of Asheboro's land use jurisdiction.
- These topics emerged through discussions, questions and suggestions from the City Planning Board, City Council, and the City management team.
- Several of the amendments, if acceptable, are expected to require associated amendments to the Zoning Ordinance.

He stated the purpose of the proposed amendments:

The proposed amendments will address various issues related to land development and land use regulation, including review, approval, appeal, and variance processes, technical standards, and approval expiration time frames.

He went over topics included in proposed amendments:

- Establishing expiration durations for Subdivision Sketch Design plats and extending expiration durations for Preliminary plats
- Cross-referencing sections of the subdivision ordinance with other city codes and statutory provisions (such as state law regarding subdivisions and local planning and development regulation)

Changing subdivision review authority

- Staff: Minor and **major** subdivisions
Major subdivisions would be reviewed by staff instead of Planning Board and Council. Staff will provide monthly report to both Planning Board and Council on approved sketch, preliminary, and final plats.
- Planning Board (functioning as Board of Adjustment): Interpretations of subdivision ordinance
- City Council: Discretionary actions including variances and extensions of time for review.

He summarized various issues in the subdivision ordinance that may be amended (subject to change with final draft):

- Changing plat certification language and dimensional requirements
- Establishing private street design standards for Planned Unit Developments, Residential Townhouse Developments in B3 district, and Recreational Vehicle Resorts
 - Need for interconnected street network for public usefulness
 - Need for standards for private streets to ensure quality of construction, city operations and emergency response, improved long-term maintenance and costs for residents, and potential for city maintenance in future.
 - Distinguishing between larger development with extensive street network and smaller infill projects with surface parking lots.
 - Making miscellaneous clerical corrections
 - Increasing visitor parking requirements. Currently, in addition to 2 parking spaces per dwelling required for residents, 1 space per 10 units is required.
 - Clarifying street lighting responsibilities within new major subdivisions
 - Article II (Authority and Jurisdiction)
 - Article IV (Legal Provisions)
 - Article V (Definitions)
 - Article VI (Compliance with official plans)
 - Article VII (Procedure for Review and Approval of Subdivision Plats)
 - Article X (Planned Unit Developments)
 - Article XI (Residential Townhouse Developments)
 - Article XII (Recreational Vehicle Resorts)

He went over the LDP Recommendations – Goals and Policies:

Goals/Policies Supporting Request (7) for subdivision ordinance:

- Policy 1.2.1: The City will promote its expedited permitting process and continue to make the land development process user-friendly for citizens and organizations.
- Goal 2.1: Development that enhances our city's character and sense of community
- Policy 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.

- Policy 2.3.4: The City will adapt the subdivision review process to only require staff approval of traditional, cluster, and TND subdivisions that meet requirements (related to traditional subdivisions)
- Goal 3.2: Quality design demanding appropriate scale and context
- Goal 5.1: Cost effective, efficient, and coordinated infrastructure in appropriate locations
- Policy 5.3.1: The City will amend the Zoning and Subdivision Ordinances to discourage development patterns (i.e. excessive use of cul-de sacs, lack of connectivity within and between developments) that result in the City (and its taxpayers) incurring unnecessary infrastructure costs.

He then gave staff's recommendation to continue its deliberation to the Board's regular December meeting. Such action will allow additional time for board and staff review, as well as public input. This is scheduled for the December 8th City Council regular meeting. If continued, it will be on the Planning Board's December 5th agenda. He asked if there were any questions regarding the subdivision ordinance before he moved to the zoning ordinance portion of the amendments. Mr. Rich inquired about parking requirements. Specifically he asked for garages not to be considered as an extra parking space to count toward the parking requirement. Mr. Nuttall noted that staff can see what other jurisdictions are doing for this specific situation. Ms. Vuncannon mentioned considering the location of the visitor parking being closer to the housing units. Mr. Henderson asked about existing subdivisions and legal nonconforming status they may have. Mr. Nuttall mentioned Parkway South townhomes as an example of a built subdivision that has recently requested to have the streets maintained by the City. He stated that the proposed Subdivision Ordinance amendments only apply to new subdivision proposals. He further mentioned that a new policy change may be presented in the future on how to address existing subdivisions. Mr. Evans noted that reviews of subdivisions wouldn't really change from a standpoint that they would still be routed for external reviews, such as NCDOT, and the schools and post office. There were no further questions.

Mr. Evans continued with the Zoning Ordinance component of the request:

Legal Description: Amend Chapter 2 and 5 of the Asheboro Zoning Ordinance to: assign appeal authority for subdivision approval or denial to the Board of Adjustment establish private street design standards for Planned Unit Developments (as of November 3, 2022).

Zoning History: The Zoning Ordinance has been amended twice in the last 20 +/- years as a result of contemplated amendments of the Subdivision Ordinance (RZ-03-11 and RZ-16-13).

1. City staff has been directed to investigate several topics related to the regulation of subdivisions within the City of Asheboro's land use jurisdiction.
2. These topics emerged through discussions, questions and suggestions from the City Planning Board, City Council, and the City management team.
3. Several areas of interest within the Subdivision Ordinance could trigger necessary and associated amendments to the Zoning Ordinance.
4. Zoning Ordinance amendments that may be necessary as of November 7, 2022, are as follows:
 - a. Assigning appeal authority for subdivision approval or denial to the Board of Adjustment
 - b. Establishing private street design and construction standards for Planned Unit Developments.
 - c. Language reflective of administrative reviews of subdivisions

He went over the LDP Recommendations – Goals and Policies:

Goals/Policies Supporting Request (2) for zoning ordinance:

- Policy 2.3.4: The City will adapt the subdivision review process to only require staff approval of traditional, cluster, and TND subdivisions that meet requirements (related to traditional subdivisions)

- Policy 5.3.1: The City will amend the Zoning and Subdivision Ordinances to discourage development patterns (i.e. excessive use of cul-de sacs, lack of connectivity within and between developments) that result in the City (and its taxpayers) incurring unnecessary infrastructure costs.

He then stated the staff's recommendation is to continue the request until the Planning Board's December 5th meeting. There were no questions for Mr. Evans at this time.

Mr. Rich moved to continue Case No. SUB-22-06 until the regular December 5th, 2022 Planning Board meeting. Ms. Vuncannon seconded the motion and the motion carried unanimously.

Ms. Vuncannon moved to continue Case No. RZ-22-12 until the regular December 5th, 2022 Planning Board meeting. Mr. Anderson seconded the motion and the motion carried unanimously.

B) CONSIDERATION OF PROPOSED 2023 MEETING DATES

Mr. Nuttall went over the proposed 2023 meeting dates. He pointed out the January, July, and September dates and stated that these dates depend on when City Council will meet for those months. He stated these proposed dates are informational at this time and should have a more concrete idea of meeting dates at the December Regular Meeting.

ITEMS NOT ON THE AGENDA

Mr. Nuttall mentioned that city planning staff will host informational sessions for the Land Development Plan update on November 28th from 11-3 p.m. at Randolph County Department of Social Services, November 29th from 11-3 p.m. at Randolph Community College and November 30th for several hours at the Asheboro Public Library.

ADJOURNMENT

With no further business to come before the board, Mr. O'Kelley adjourned the meeting.

Bradley Morton, Planning Board Secretary

Michael O'Kelley, Planning Board Chair



Proposed amendments to the Subdivision Ordinance (**Case No. SUB-22-06**) and related amendments to the Zoning Ordinance (**Case No. RZ-22-12**)

Staff Report

Subdivision Ordinance Text Amendment Staff Report

Case #22-06 | 12-5-22

Introduction:

City staff has been directed to investigate several topics related to the regulation of subdivisions within the City of Asheboro's land use jurisdiction. These topics emerged through discussions, questions and suggestions from the City Planning Board, City Council, and the City management team. Several of the amendments are expected to require related to changes to the Zoning Ordinance.

Purpose:

The proposed amendments address various issues related to land development and land use regulation, including review, approval, appeal, and variance processes, technical standards, and approval expiration timeframes. More specifically, topics include:

- Changing subdivision approval authority from City Council to Community Development staff, with authority for variances and discretionary determinations assigned to City Council and appeals to the Board of Adjustment
- Establishing expiration durations for Subdivision Sketch Design plats and extending expiration durations for Preliminary plats
- Cross-referencing sections of the subdivision ordinance with other city codes and statutory provisions (such as state law regarding subdivisions and local planning and development regulation)
- Changing plat certification language and dimensional requirements
- Establishing private street design standards for Planned Unit Developments, Residential Townhouse Developments, and Recreational Vehicle Resorts
- Making miscellaneous clerical corrections
- Clarifying street lighting responsibilities within new major subdivisions

Affected Articles (as of November 30, 2022):

- Article II (Authority and Jurisdiction)
- Article IV (Legal Provisions)
- Article V (Definitions)
- Article VI (Compliance with official plans)
- Article VII (Procedure for Review and Approval of Subdivision Plats)
- Article X (Planned Unit Developments)
- Article XI (Residential Townhouse Developments)
- Article XII (Recreational Vehicle Resorts)

Update:

During discussion of the staff proposal at the November 7 Planning Board meeting, the Board raised additional questions related to Planned Unit Development (PUD) standards for resident and

visitor parking and the appropriate location for such parking. Staff continues to research these areas of interest and is develop draft language. The Board will be updated on these matters at its December 5 meeting.

Staff Recommendation:

Staff requests the Planning Board continue this matter to the Board's regular January meeting.

Rezoning Staff Report

RZ Case # RZ-22-12

Date 12/5/2022 Planning Board

General Information

Applicant City of Asheboro

Address 146 N. Church Street

City Asheboro NC 27203

Phone 336-626-1201

Location N/A

Requested Action Amend the text of the Zoning Ordinance where necessary to align zoning codes with changes to the Subdivision Ordinance detailed in SUB-22-06 and described in this report.

Existing Zone N/A

Existing Land Use N/A

Size N/A

Pin # N/A

Applicant's Reasons as stated on application

See attached.

Surrounding Land Use

North N/A

East N/A

South N/A

West N/A

Zoning History The Zoning Ordinance has been amended twice in the last 20 +/- years as a result of contemplated amendments of the Subdivision Ordinance (RZ-03-11 and RZ-16-13).

Legal Description

Amend Chapter 2 and 5 of the Asheboro Zoning Ordinance to: assign appeal authority for subdivision approval or denial to the Board of Adjustment establishing private street design standards for Planned Unit Developments (as of November 30, 2022).

Analysis

1. City staff has been directed to investigate several topics related to the regulation of subdivisions within the City of Asheboro's land use jurisdiction.
2. These topics emerged through discussions, questions and suggestions from the City Planning Board, City Council, and the City management team.
3. During discussion of the staff proposal at the November 7 Planning Board meeting, the Board raised additional questions related to Planned Unit Development (PUD) standards for resident and visitor parking and the appropriate location for such parking. Staff continues to research these topics and plans to update the Board on these matters at its December 5 meeting.
4. It is anticipated that the proposed amendments filed by staff to the Subdivision Ordinance, as well as potential modifications related to PUD parking requirements initiated by the Board, will necessitate amendments to the Zoning Ordinance. These include:
 - a. Assigning appeal authority for subdivision approval or denial to the Board of Adjustment
 - b. Establishing private street design and construction standards for PUDs.
 - c. Changing minimum parking requirements for PUDs and, potentially, other residential uses.

Rezoning Staff Report

RZ Case # RZ-22-12

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 N/A

Small Area Plan N/A

Growth Strategy Map Designation N/A

LDP Goals/Policies Which Support Request

Policy 2.3.4: The City will adapt the subdivision review process to only require staff approval of traditional, cluster, and TND subdivisions that meet requirements (**related primarily to traditional subdivisions**)

Policy 5.3.1: The City will amend (codes) to discourage development patterns (i.e. excessive use of cul-de sacs, lack of connectivity within and between developments) that result in the City (and its taxpayers) incurring unnecessary infrastructure costs.

Rezoning Staff Report

RZ Case # RZ-22-12

LDP Goals/Policies Which Do Not Support Request

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

Staff requests the Planning Board continue this matter to the Board's regular January meeting.

Recommendation Pending.

Comparison of parking for residential Planned Unit Developments (may have different name in some jurisdictions).

Jurisdiction	Population*	# of spaces required	
Statesville, NC	28,419	2 per unit	10% overflow added equaling 2.2 spaces per DU
Salisbury	35,540	1 for 1 BR 2 for 2+ BR	5% bicycle parking spaces
Wilson	47,851	1 per unit	
Reidsville	14,583	2 per unit	
Lexington	19,632	2 per unit	Explicitly permits garage spaces
Burlington	57,303	2 per unit	
Kannapolis	53,114	1.5 per unit for 1-2 BRs 2 for 3+ BR	
Southern Pines	15,545	2 per unit	Required parking is for residents and guests. While classified differently, in multi-family developments, 1 space per 1 BR, 2 per 2-3 BR, 2.5 per 4 BR plus 1 visitor space per 5 visitor spaces per dwelling unit
Garner	31,159	2 per unit	Overflow= 1 guest space per 8 unit/garaged spaces count as 0.5 space Guest parking in developments with more than 4 dwellings per structure must be distributed proportionally and within 250 feet of structure it serves.
Mooresville	50,193	2 per unit 1.5 in TD	Parking for front-load units shall not count garage spaces towards the minimum off-street parking.
High Point	114,059	1.5 per unit except 0.5 for elderly housing	SF attached is grouped with Triplex, Quadplex, and Multi-family
Asheboro	27,473	2 plus 0.1 per unit for visitor parking	Resident plus visitor spaces equals 2.1 spaces per DU for typical single-family PUD project

*2021 Estimate from Office of State Demographer

APPLICANT INFORMATION

Applicant City of Asheboro
Applicant's Phone # 336-626-1201
Applicant's Address 146 North Church Street
Asheboro, NC 27203
Applicant Email Address jevans@ci.asheboro.nc.us

PROPERTY INFORMATION FOR MAP AMENDMENTS N/A

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

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

The staff report identifies several goals and policies
in support of the application.

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

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

There are no specific errors of the zoning ordinance.
Language will be proposed to be consistent with
Subdivision Ordinance amendments.

Does not apply ☐

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

The amendments are to ensure the zoning ordinance is consistent with changes proposed to the Subdivision Ordinance

Does not apply ☐

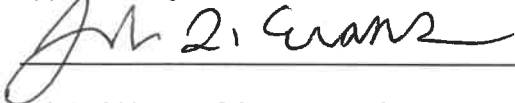
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

The staff report, when finalized, will fully discuss factors in support of the application.

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)

N/A

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: Filed JLE Date: _____ Case Number: RZ-22-12



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Adoption of Proposed 2023 Meeting Dates

Proposed Planning Board 2023 Meeting Dates

Tuesday, January 3, 2023*

Monday, February 6, 2023

Monday, March 6, 2023

Monday, April 3, 2023

Monday, May 1, 2023

Monday, June 5, 2023

Monday, July 10, 2023**

Monday, August 7, 2023

Tuesday, September 5, 2023***

Monday, October 2, 2023

Monday, November 6, 2023

Monday, December 4, 2023

*City offices will be closed Monday, January 2, 2023, in observance of New Year's. City Council did not indicate that their January meeting date (January 5, 2023) will be changed when their calendar is adopted at its December 8, 2023 meeting. Therefore, Tuesday, January 3, 2023, is proposed as the January Planning Board meeting date.

**City Council indicated that their meeting date would likely be moved back from Thursday, July 6th until the July 13th (July 4th) holiday. In anticipation of this Council action, staff suggests moving the Planning Board date to July 10, 2023.

***City Hall is closed on Monday, September 4, 2023 in observance of Labor Day. Depending on Council action, September 11, 2023 may be proposed as the Planning Board's meeting date.



Case No. RZ-22-13: Request to rezone property located at 564 Cox Avenue (Randolph County Parcel Identification Number 7760064470) from B2 (CZ) General Commercial Conditional Zoning to R10 Medium-Density Residential
Staff Report

Rezoning Staff Report

RZ Case # RZ-22-13

Date December 5, 2022 Planning Board

General Information

Applicant Carlos Alberto Ramos

Address 564 Cox Avenue

City Asheboro NC 27203

Phone 336-524-7271

Location 564 Cox Avenue

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

Existing Zone B2 (CZ)

Existing Land Use Single-family dwelling

Size 0.33 acres +/-

Pin # 7760064470

Applicant's Reasons as stated on application

Plans call for neighborhood residential use. I want to use it for residential only. I want to add on one more bedroom and full bathroom and make it a family home.

Surrounding Land Use

North Commercial

East Single-Family Residential

South Single-family residential

West Commercial

Zoning History Property has had non-residential zoning applied since 1979 (both OA6 (CZ) and B2 (CZ)), including for a child care facility and other uses noted (CUP-07-22) in Analysis #3 below. Prior to that time, the property was zoned R10.

Legal Description

The property of Carlos Alberto Ramos, located at 564 Cox Avenue, totaling approximately 0.33 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7760064470.

Analysis

1. The property is located within the City limits.
2. Both Cox Avenue and Cliff Road are city-maintained streets. There is a signalized intersection at Cliff Road and East Dixie Drive one block north of the subject property.
3. Tax records indicate the structure was built in 1965. Currently, the property is being used residentially which constitutes a non-conforming use.
4. The subject property has a conditional zoning designation from 2007 allowing professional services, business services, and personal services (excluding dry cleaning and laundry/laundromat facilities). Tax records indicate the structure was built in 1965. Currently, the property is being used residentially which constitutes a non-conforming
5. The zoning ordinance describes the R10 zoning district as "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."
6. The R10 district allows for a single-family or two-family dwelling. A minimum of 15,000 square feet are required for a two-family dwelling.
7. Under the current B2 (CZ) General Commercial Conditional Zoning designation, additions and improvements to the single-family dwelling and related structures are restricted.
8. In 2021, Council approved a rezoning from R15 Low-Density Single-Family Residential to R10 Medium-Density Residential on an adjoining parcel across Cliff Road. A single-family dwelling is currently under construction on this parcel.

Rezoning Staff Report

RZ Case # RZ-22-13

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 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 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.*).

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

Checklist Items 12, 13, and 14: 12.) Property is located outside of watershed

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

14.) Rezoning is not located on steep slopes of greater than 20%.

Rezoning Staff Report

RZ Case # RZ-22-13

LDP Goals/Policies Which Do Not Support Request

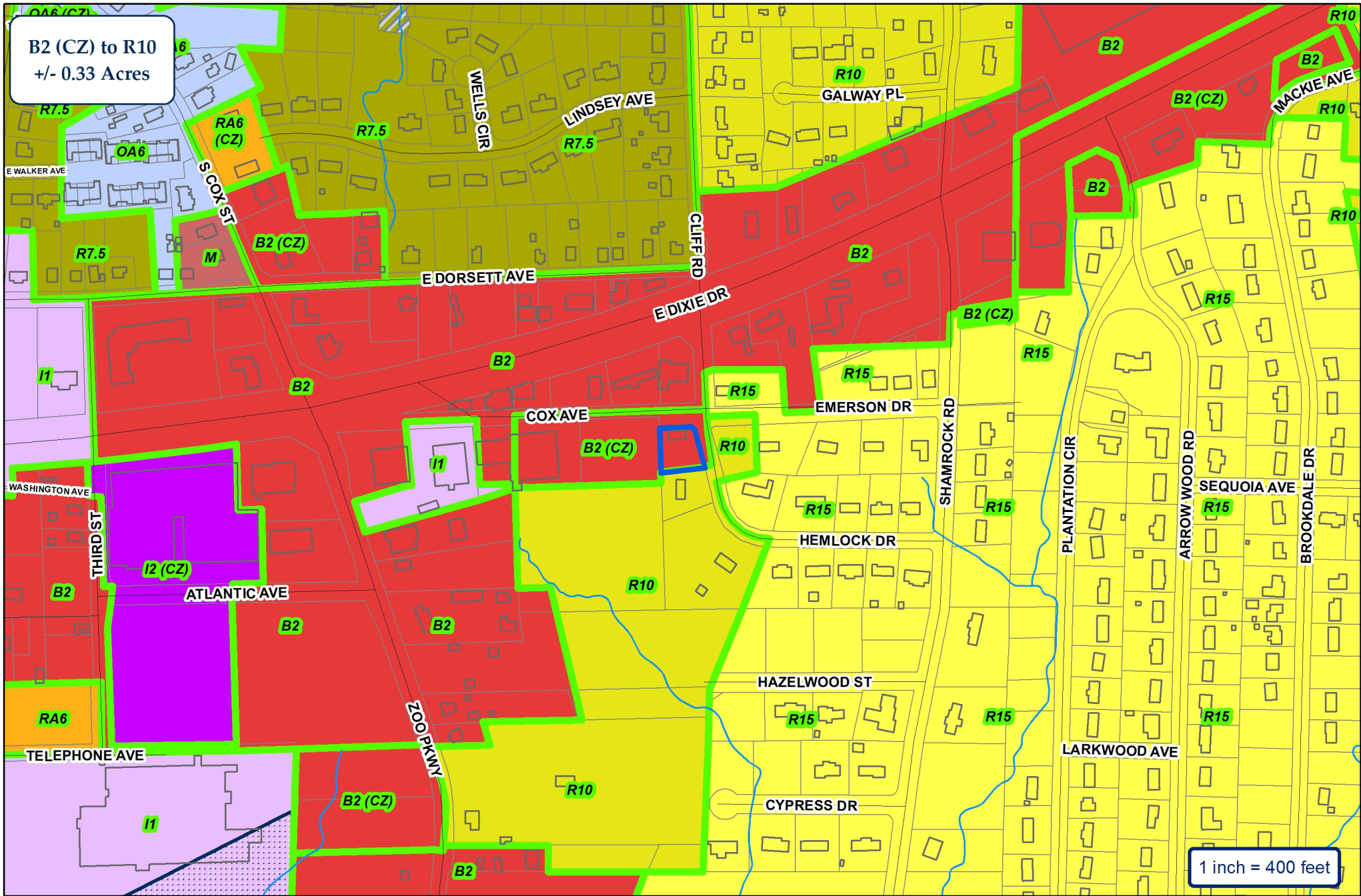
Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

The Land Development Plan Proposed Land Use Map designates this and other properties on the south side of Cox Avenue property for Neighborhood Residential development. The requested R10 district generally is consistent with the Neighborhood Residential designation.

The structure on the property was originally constructed as a single-family dwelling in 1965. The property was first zoned for commercial use in 1979; the last commercial zoning amendment occurred in 2007 which authorized a variety of commercial service uses from the property. Currently, the structure is being used for a single-family dwelling.

The current property owner has indicated a desire to continue use the property exclusively for residential use and the current zoning precludes most modifications to the property that would be associated with residential activity. Furthermore, the Central Small Area Plan includes "preservation and revitalization of existing neighborhoods" as a key issue within this planning area. The property is located on the edge of the boundary between commercial and residential zoning and uses. Applying the property's former R10 residential designation will allow continued investment into residential use of the property that is currently restricted by current zoning.

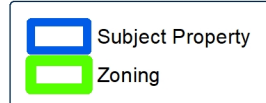
Recommendation In light of the above analysis, staff believes the request is generally consistent with the Land Development Plan and reasonable and recommends approval believing that such action serves the public interest.



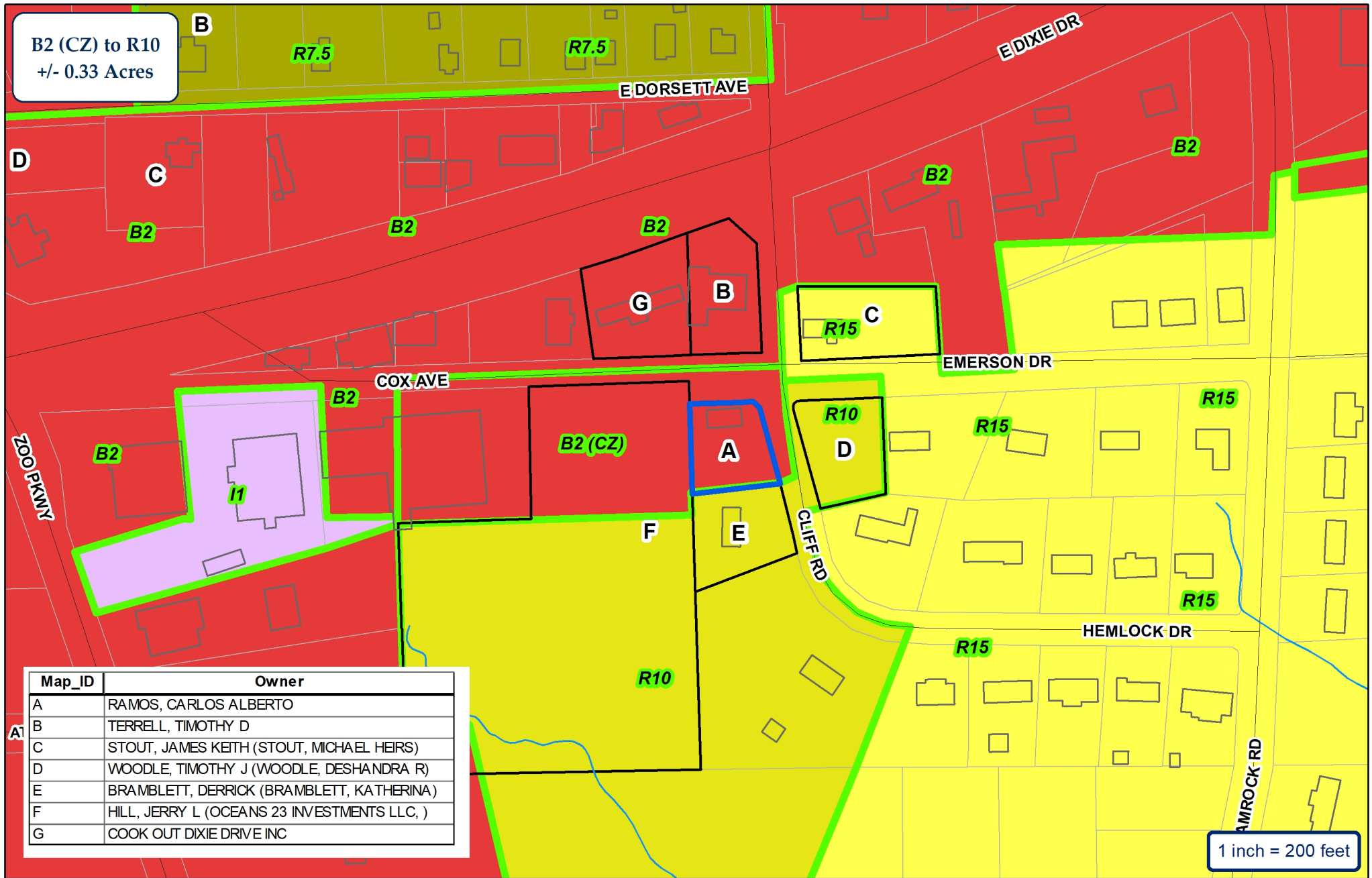
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-13

Parcels: 7760064470



B2 (CZ) to R10
+/- 0.33 Acres



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-13

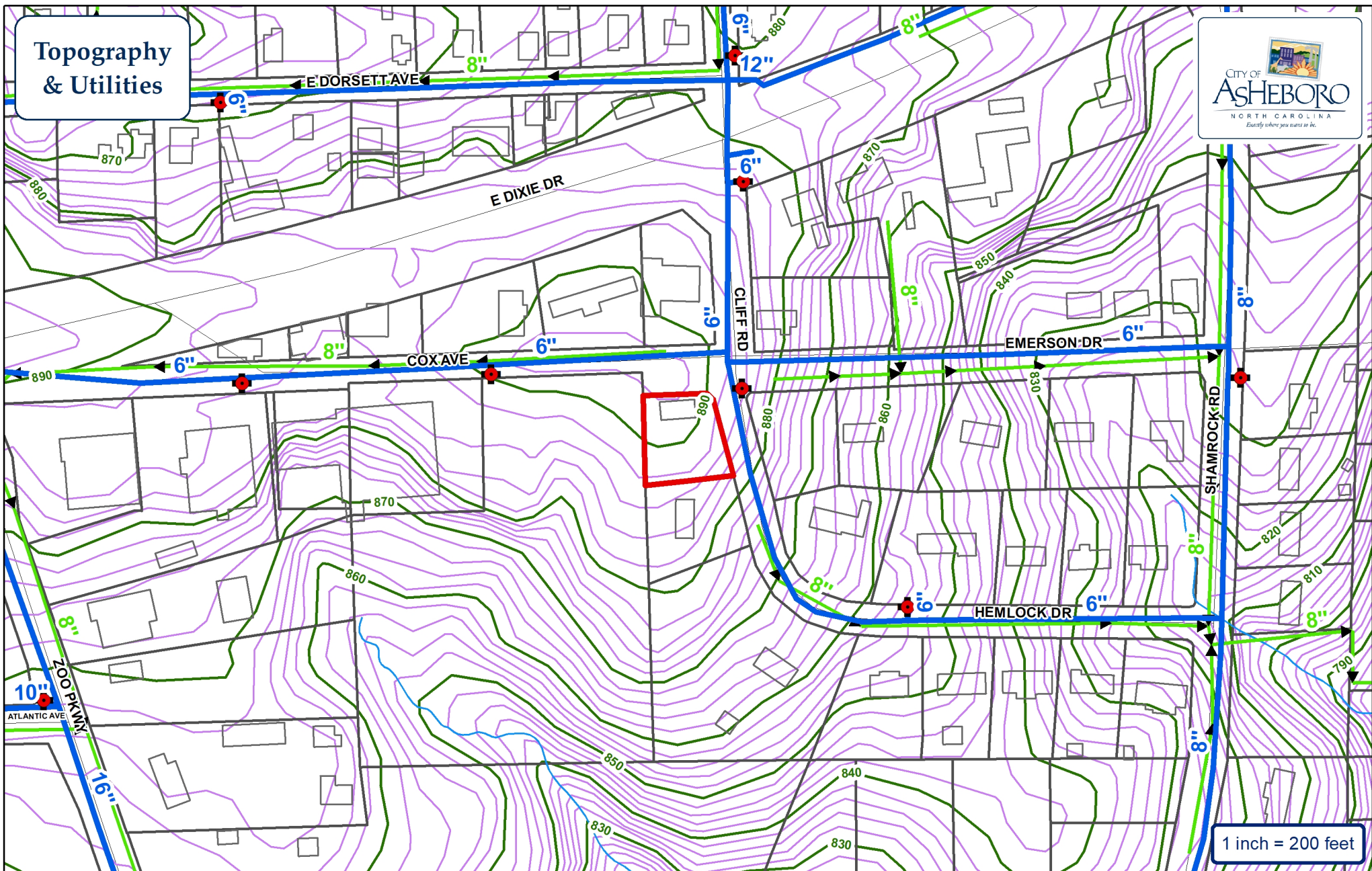
Parcels: 7760064470



- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



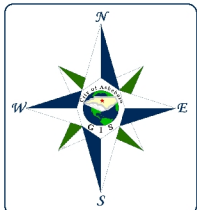
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|--|------------|--|--------------|
| | Water Main | | Fire Hydrant |
| | Sewer Main | | Pump Station |
| | Force Main | | Watershed |

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-13

Parcels: 7760064470

Subject Property

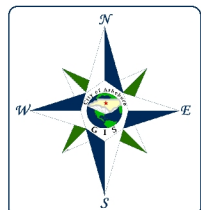
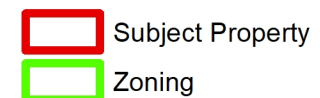




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-13

Parcels: 7760064470



APPLICANT INFORMATION

Applicant CARLOS ALBERTO RAMOS

Applicant's Phone # 336-524-7171

Applicant's Address 564 COX AVE. ASHEBORO
N.C. 27205

Applicant Email Address CARLOSrmachining@GMAIL.COM

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name CARLOS ALBERTO RAMOS

Location of Property 564 COX AVE.

Property Size (ac. or s.f.) .33 AC.

Randolph County Property Identification Number (PIN#) 7760064470

Current Zoning District B2(CZ)

Requested Zoning District R10

Date Property Title Acquired MAY 27, 2021

Deed Book 27552 Page 2305

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

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

PLANS CALLS FOR NEIGHBORHOOD RESIDENTIAL USE

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

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

Does not apply ☒

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

I want to use it for Residential only

Does not apply ☐

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

I want to add on one more bedroom
and full bathroom and make it
a family home

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*Carlos Ramos*Owner Signature (if different than Applicant)**Printed Name of Authorized Signatory (if different from Applicant)**Owner Address*564 COX AVE.ASHEBORO N.C. 27205*Position/Relationship of Authorized Signatory to Applicant**Telephone Number*336-524-7271*Printed Name of Authorized Signatory (if different from Owner)**Position/Relationship of Authorized Signatory to Owner***STAFF USE**

Received by: John Evans Date: 10-21-22 Case Number: RZ-22-12



RZ-22-14: Request to rezone property located on Golda Avenue, east of 210 Golda Avenue, approximately 850 feet east of intersection of North Fayetteville Street (Randolph County Parcel Identification Number 7763129076 from R10 Medium-Density Residential to RA6 (CZ) High-Density Residential Conditional Zoning for a development with multiple family dwelling units having a floor area ratio of up to 17 percent.

Rezoning Staff Report

RZ Case # RZ-22-14

Date December 5, 2022 Planning Board

General Information

Applicant Darren Lucas

Address 3010 High Pine Church Road

City Asheboro NC 27205

Phone 336-669-7683

Location Golda Avenue

Requested Action Rezone from R10 Medium-Density Residential to RA6 (CZ) High-Density Residential Conditional Zoning for a development with multiple family dwellings having a floor area ratio of up to 17%

Existing Zone R10 **Existing Land Use** Undeveloped

Size 8.593 acres +/-

Pin # 7763129076

Applicant's Reasons as stated on application

Low density apartments

Surrounding Land Use

North Single-family residential

East Undeveloped

South Undeveloped

West Single-family residential

Zoning History N/A

Legal Description

The property of Darren Lucas, located east of 210 Golda Ave., approximately 850' east of N. Fayetteville St. totaling approximately 8.593 acres +/- , and identified by Randolph County Parcel Identification No. 7763129076.

Analysis

See Attachment 1

Attachment 1: Staff Analysis for Rezoning Case No. RZ-22-14

1. The property is inside of the city limits.
2. Golda Avenue is a local, city-maintained street, with an apparent pavement width of less than 20 feet in various locations between the subject property and North Fayetteville Street. The Public Works Department has indicated that improvements to Golda Avenue, including resurfacing that may result in additional roadway width between the subject property and N. Fayetteville Street, are expected to occur in the next few years.
3. The application is for a multi-family development with a floor area ratio (a ratio of total conditioned building square footage to property square footage) of up to 17 percent. 46 units are proposed on one parcel of land, equaling approximately 5.4 dwellings per acre. The proposed floor area ratio is approximately 10.14 percent. No new lots are proposed to be created by the project.
4. The area includes primarily single-family dwellings, with some two-family dwellings. Two multi-family developments, which access N. Fayetteville St., are in the vicinity of the subject property. Matthew Grande Apartments are located approximately 500' to the north and Summers Run Apartments are approximately 1200' to the west and across N. Fayetteville St.
5. One entrance is proposed to the development on Golda Avenue. Access will be via a privately maintained driveway. The proposed project layout, including private driveway, limits an opportunity for a future street connection between Golda Avenue and Eckerd Street. It is likely that the city would seek to preserve this opportunity for a project proposing to subdivide the property.
6. The proposed units are single-story duplex (two-family) style units with approximately 825 square feet in each unit. Parking is shown in front of each unit within a surface parking lot.
7. The applicant is proposing a 35' foot setback around the perimeter of the property. Within the first 10 feet of the setback, except for in the area of the city's existing sewer easement, the plan notes that "1 Evergreen tree every 20' & 1 shrub every 5' (Burford Holly & Leyland Cypress) or existing hardwood trees" will be provided. 29 additional trees are shown dispersed throughout the parking lot.
8. The existing R10 zoning permits one single-family dwelling on a lot with at least 10,000 SF or one two-family dwelling on a lot with 15,000 SF. If a subdivision using public streets were proposed, a maximum of 18 lots with 36 dwellings could likely be accommodated.
9. The RA6 Residential District is "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."
10. The neighborhood residential designation of the property is described by the Land Development Plan's Land Category Description as intended "to accommodate existing medium-density, single family residential neighborhoods, while encouraging new neighborhoods of similar density to provide a greater sense of community."
11. The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes permitted uses, development conditions and site development requirements. The project-specific zoning district is allowed to diverge from the zoning ordinance's predetermined land use requirements. The only deviation from the city's standard requirements for a multi-family development is the applicant's request to not provide screened parking area for recreational vehicles. Typically, a project of this size would require approximately 3300 s.f. of screened recreational vehicle parking area; none is proposed. However, the plan does provide a total of 23 visitor spaces for the project; only 10 visitor spaces are required.
12. The plan has been routed to NCDOT, Asheboro City Schools, and the US Post Office. Asheboro City Schools indicated that it didn't have a concern with the plan. The US Post Office requested the ability to review a community mail box (CBU) location. NCDOT commented that future development beyond the number of units shown may require road improvements on North Fayetteville Street, but didn't raise an objection to the development as proposed.

Rezoning Staff Report

RZ Case # RZ-22-14

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 Northeast

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: Complies with Growth Strategy Map.

Checklist Items 12, 13: 12.) Property is located outside of watershed

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

Rezoning Staff Report

RZ Case # RZ-22-14

LDP Goals/Policies Which Do Not Support Request

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

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*)

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

The Land Development Plan designates the subject property for Neighborhood Residential development. This designation advocates for new residential projects to be of similar density to surrounding areas. Such designation traditionally has not supported new multi-family development; the Land Development Plan designates areas for multi-family development through the Urban Residential designation.

Yet, the Land Development Plan does envision property on the north side of Golda Avenue, across from the subject property, developing at Urban Residential densities similar to the Matthew Grande and Summers Run apartments. The primary distinction between those developments and the adjacent property identified for Urban Residential Development, are those properties direct access to N. Fayetteville Street, a major thoroughfare.

The application seeks to develop a relatively low-density multi-family project when compared to density typically permitted by the RA6 district (46-825 s.f. units proposed versus 77-825 s.f. units that a 17% FAR could otherwise accommodate on this property). The proposal to construct single-story duplex-style units, rather than multi-story units, is more consistent with the surrounding pattern of residential development.

The total number of units is the primary inconsistency related to the Land Development Plan that staff has identified. It is conceivable that the current zoning could accommodate a subdivision proposing two-family dwellings (duplexes) with approximately 40 units after accounting for expected land area necessary for street right-of-way. R10 does not permit multi-family development and the application requests approval for 46 multi-family units.

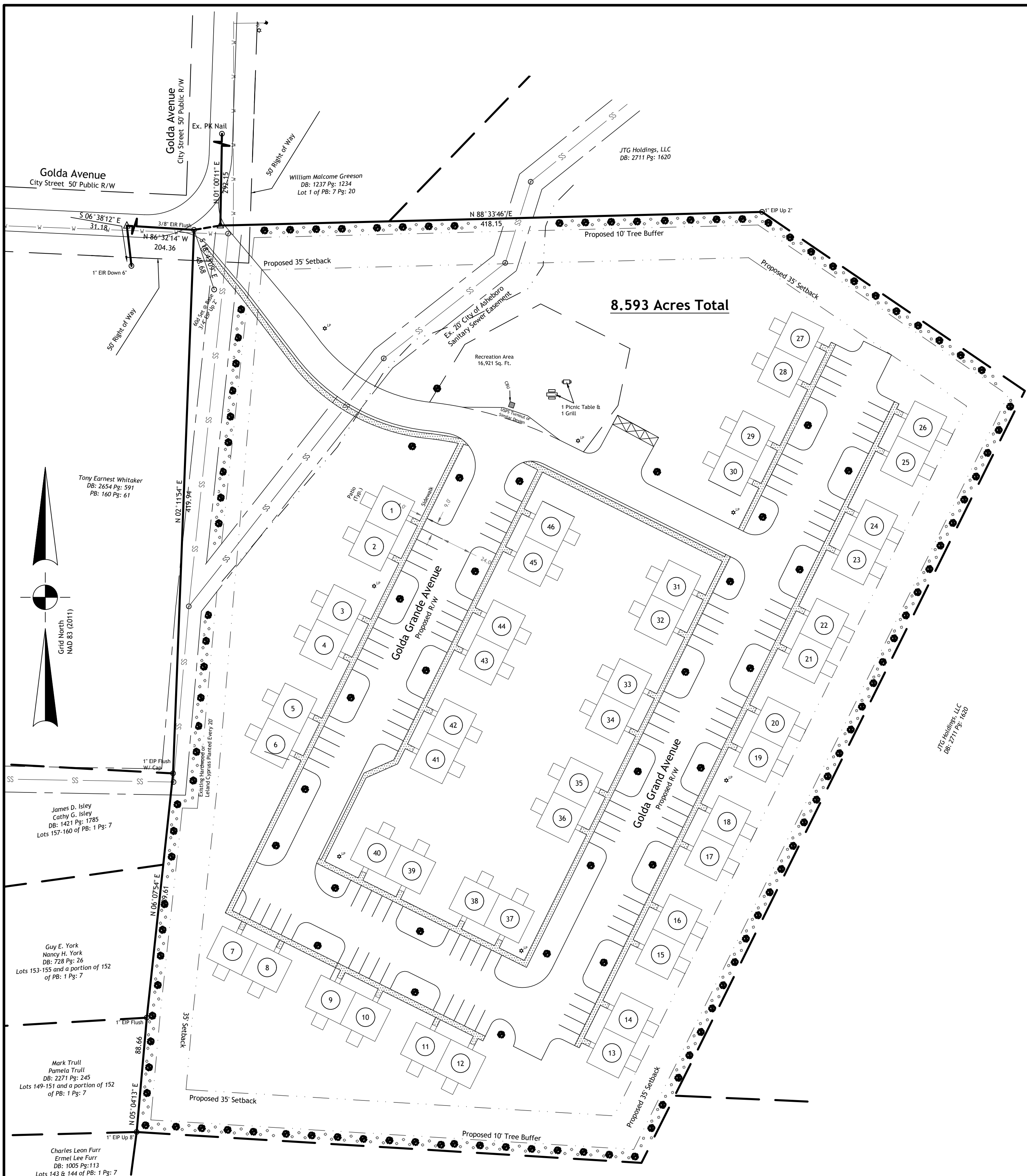
Other goals and policies of the Land Development Plan, however are advanced by the application. The community will possess sidewalks connecting all of the units, significant open space is proposed to be preserved, and a limited amount of recreational amenities will be provided.

Recommendation In light of the above analysis, staff believes the request is generally consistent with the Land Development Plan and reasonable and recommends approval believing that such action serves the public interest.

Rezoning Staff Report

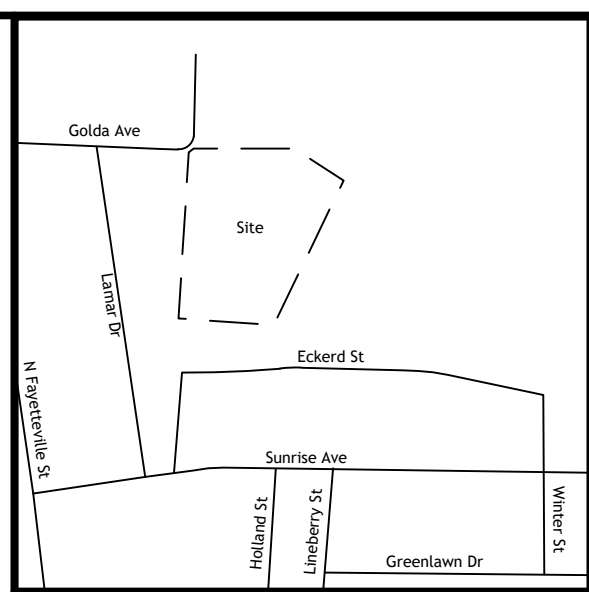
Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

- (A) The use approved shall be a Development consisting of 46 Multiple Family Dwellings with a Floor Area Ratio of up to 17 percent.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Enclosure of concrete pads or other additions to the rear of dwellings shall not be considered a modification unless the cumulative additional square footage leads to a project Floor Area Ratio of more than 17%.
- (D) Maintenance of all recreation areas, any utilities not publicly maintained in accordance with city policies, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly maintained shall be the responsibility of the property owner and any successors in interest.
- (E) Installation of traffic and street signs within the development shall be the responsibility of the developer. Approval of any proposed name of the private road shall be obtained from Randolph County for E-911 purposes.
- (F) If solid waste disposal facilities as shown on the site plan are deemed to be inadequate, the property owner shall be responsible for ensuring that additional facilities or measures are installed. Any such facilities shall be consistent with city policies and codes.
- (G) No recreational vehicle storage or similar outdoor storage shall be permitted on the property.
- (H) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing permitting from NC Department of Environmental Quality.
- (I) Prior to the issuance of a zoning compliance permit, construction plans concerning water, including provisions for fire hydrants determined to be required by Fire and Rescue, and sanitary sewage that complies with city policies, shall be submitted. Surveying of any required city easements shall be the responsibility of the property owner.
- (J) Prior to the issuance of a zoning compliance permit, the applicant shall submit a site plan reflecting any revisions necessary to comply with city codes and conditions of approval.
- (K) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.



- Notes:
- This project is not located within a special flood hazard area per NCFRIS.
 - Map #: 37107763001 Effective Date: 1/2/2008
 - Area calculated by coordinate geometry.
 - 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.
 - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 - Tax PIN: 7763129076
 - Buffers: 1 Evergreen tree every 20' & 1 shrub every 5' (Burford Holly & Leland Cypress) or existing hardwood trees.
 - The use will meet all performance standards of the Asheboro Zoning Ordinance.
 - Required Parking Spaces: 92 + 10 Visitor
Shown: 92 + 23 Visitor
 - Current Zoning: R10
 - Proposed Zoning: RA6 (CZ)

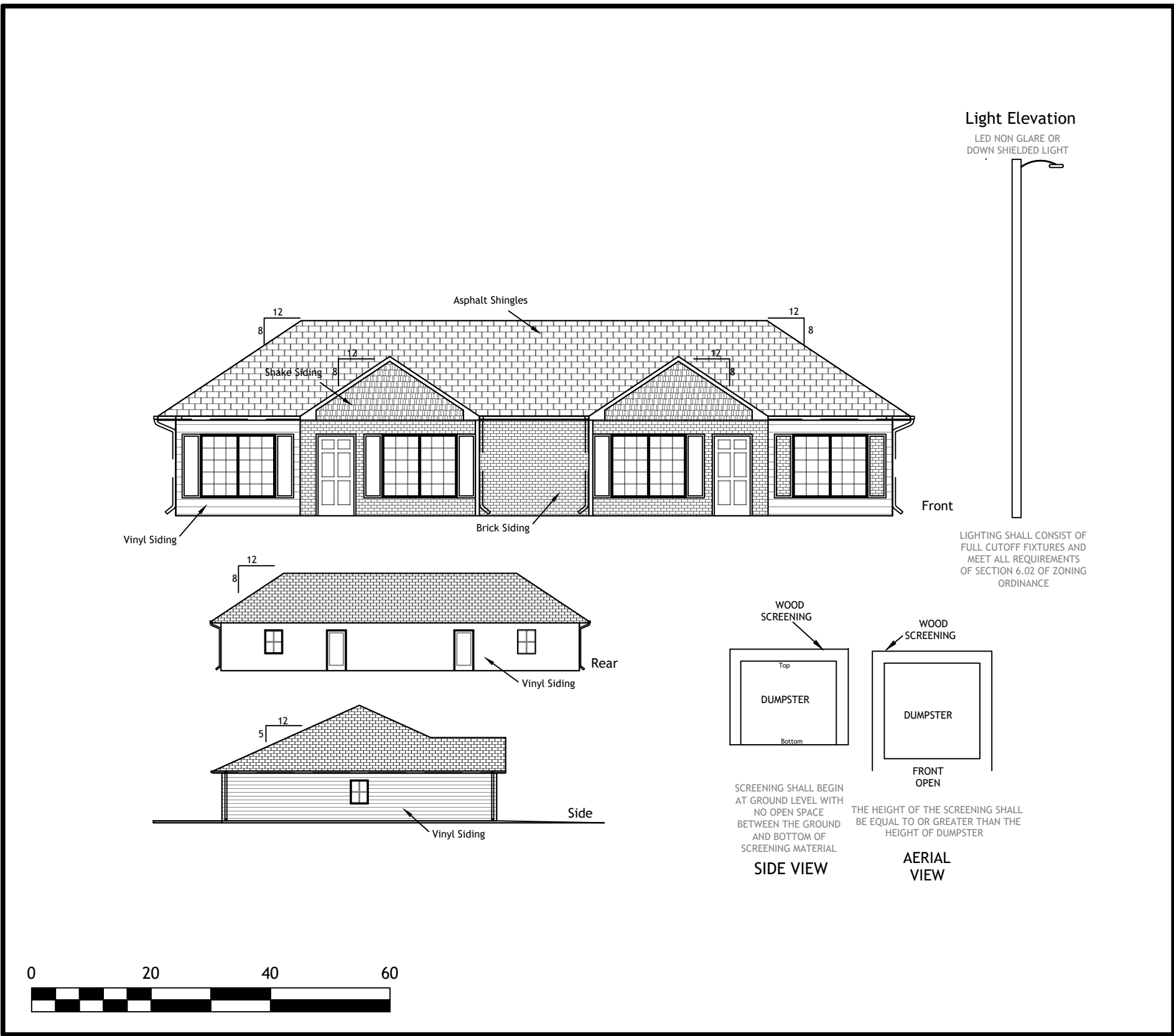
- Property Line
Computed Property Line
Right of Way Line
Easement Line
Tie Lines
Setback Lines
Gas Line
Sanitary Sewer Line
Storm Sewer Line
Water Line
Fence
Overhead Utility Line
Overhead Power Line
Underground Electric Line
Underground Comm. Line
100 Year Flood Hazard Line
Floorway
C/L Railroad
- Hardwood Tree
Evergreen Tree
Stone
R/W - Right of Way Monument
RRS - Railroad Spike
NIP - New Iron Pipe
NCGS Monument
EN - Existing Nail
EIR - Existing Iron Rod
EIP - Existing Iron Pipe
Existing Concrete Monument
Bench Mark
Computed Point / Point Not Set
Well
- Catch Basin
Yard Inlet
Storm Sewer Manhole
Junction Box
Drop Inlet
Irrigation Control Valve
Back Flow Preventer
Water Valve
Water Meter
Fire Dept. Connection
Fire Hydrant
Telephone Pole
Transformer
Communications Manhole
SS - Sanitary Sewer
- SS Manhole
SS Cleanout
U/G Power Box
PP
Power Pole
Light Pole
Guy Pole
Gas Valve
Gas Manhole
Gas Meter
Electric Meter
Electric Manhole
2.0.00 Spot Elevation



STATE OF NORTH CAROLINA

I, _____ Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____



Site Data Section

46- 1 Story Units @ 825 Sq. Ft Heated: 37,950 Sq. Ft.
Porches: 116 Sq. Ft.
Total Lots: 46
Average Lot Size: 825 Sq. Ft.
Zoning: R10
Proposed Zoning: RA6 (CZ)
Floor Area Ratio: 10.14%

OPEN SPACE CALCULATION
Concrete/Pavement: 73,442 Sq. Ft.
Buildings: 37,950 Sq. Ft.
Total Built Upon: 111,392 Sq. Ft.
Total Area in Tract: 374,311 Sq. Ft.
Open Space: 262,919 Sq. Ft. / 70%

Recreation Area
Required: 12,352 Sq. Ft. / 3.3%
Shown : 16,921 Sq. Ft.

Owners:
Harold E. Canoy
Judith F. Canoy
2052 Yancy Avenue
Asheboro, NC 27203

Sheet 1 of 2:
Survey For:
Golda Grande
City of Asheboro
Asheboro Township Randolph County
North Carolina November 9, 2022
Deed Book:1167 Pg:303
Scale: 1" = 50 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
© 2022 Survey Carolina, PLLC

Job #: 14588

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

In accordance with NC General Statute 47-30(f)11d
That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

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 1167 , page 303 ;

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 original signature, license number and seal this the 9th day of November, A.D., 2022.

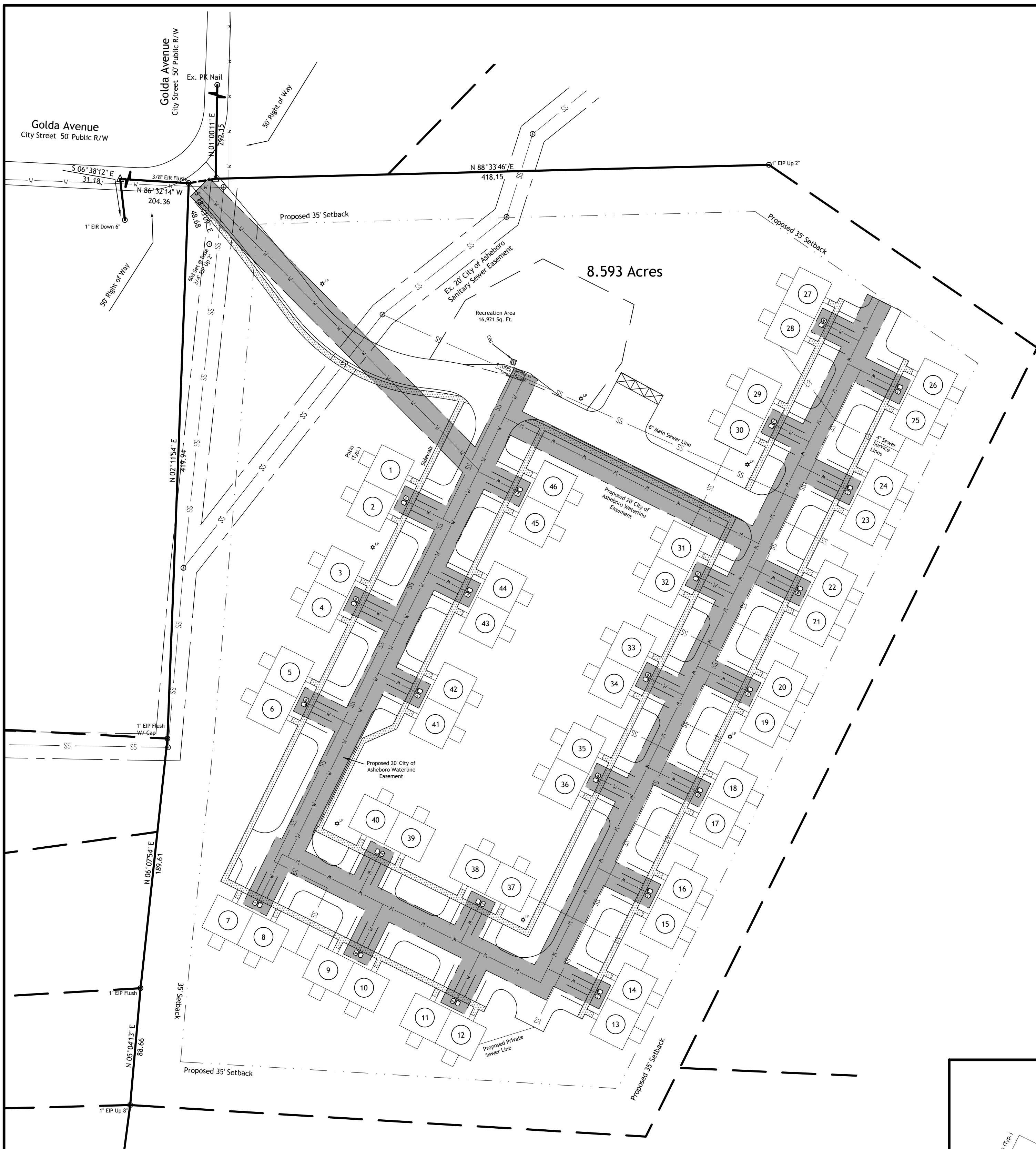
PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor L-4787



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: October 21, 2022
- (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): 0.99988368
- (9) GPS/GNSS Scale Point: N:732,455.22 E:1,761,740.38 Z:687.20
- (10) Units: US Survey Feet



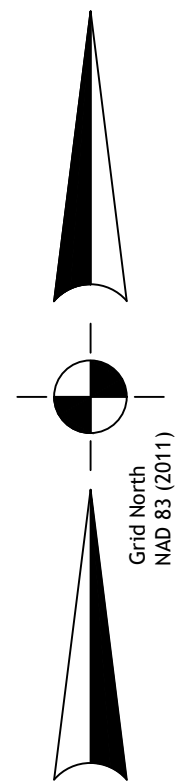
- Notes:
- This project is not located within a special flood hazard area per NCFRIS. Map #: 3710776300J Effective Date: 1/2/2008
 - Area calculated by coordinate geometry.
 - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
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Property Line
Computed Property Line
Right of Way Line
Easement Line
Tie Lines
Setback Lines
Gas Line
Sanitary Sewer Line
Storm Sewer Line
Water Line
Fence
Overhead Utility Line
Overhead Electric Line
Underground Electric Line
Underground Comm. Line
100 Year Flood Hazard Line
Flowway
C/L Railroad

Hardwood Tree
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R/W - Right of Way Monument
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NIR - New Iron Rod
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EIP - Existing Iron Pipe
Existing Concrete Monument
Bench Mark
Computed Point / Point Not Set
Well

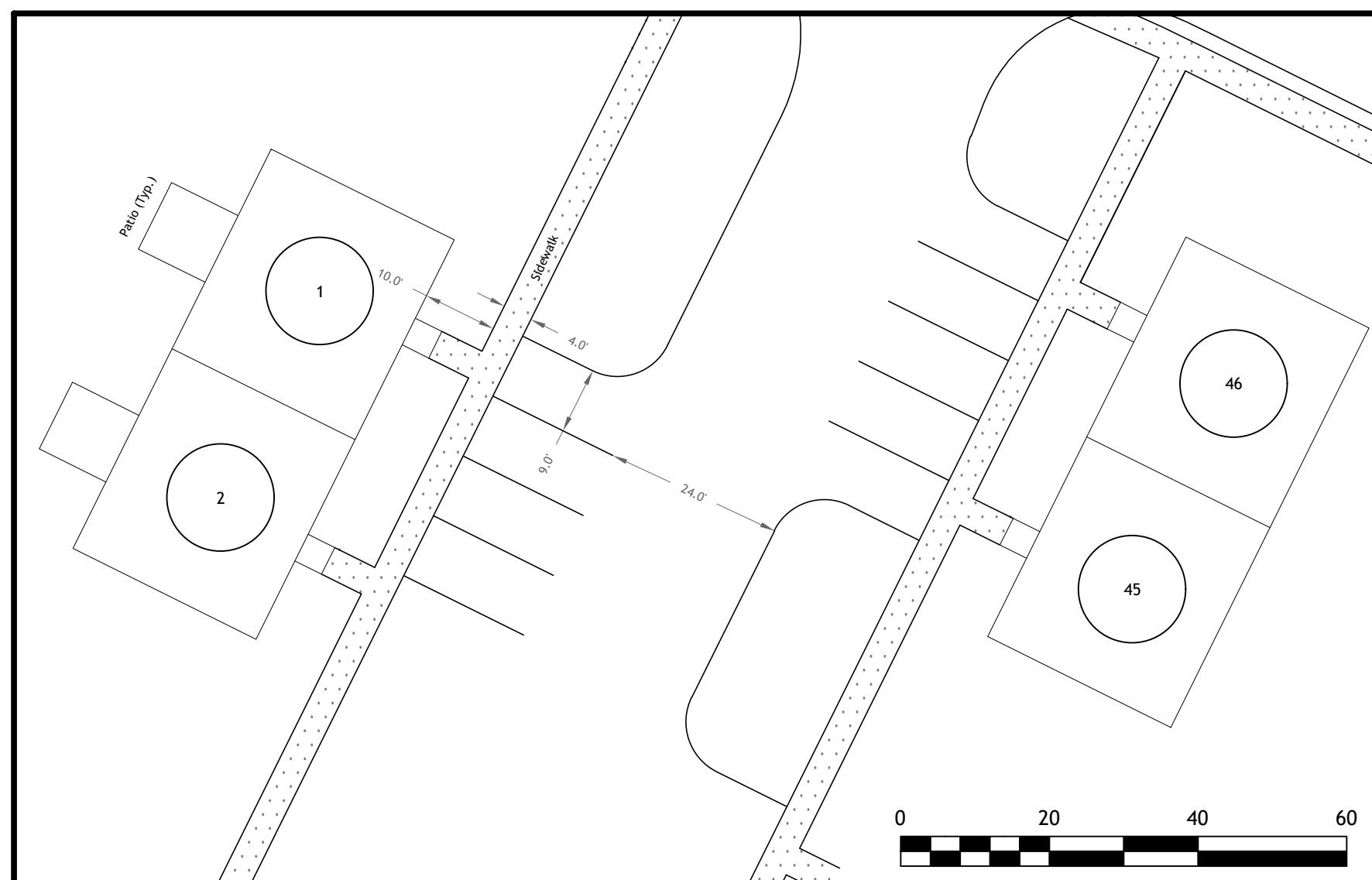
Catch Basin
Yard Inlet
Storm Sewer Manhole
Junction Box
Drop Inlet
Irrigation Control Valve
Back Flow Preventer
Water Valve
Water Manhole
Water Meter
Fire Dept. Connection
Fire Hydrant
Utility Pole
Telephone Pedestal
Transformer
Communications Manhole
Sanitary Sewer

SS Manhole
SS Cleanout
U/G Power Box
PP
Power Pole
Light Pole
Guy Pole
Gas Valve
Guy Wire
Gas Manhole
Gas Meter
Electric Manhole
Spot Elevation



Location Map
(Not to Scale)

Typical Parking and Drive



Owners:
Harold E. Canoy
Judith F. Canoy
2052 Yancy Avenue
Asheboro, NC 27203

Sheet 2 of 2:
Survey For:
Golda Grande
City of Asheboro
Asheboro Township
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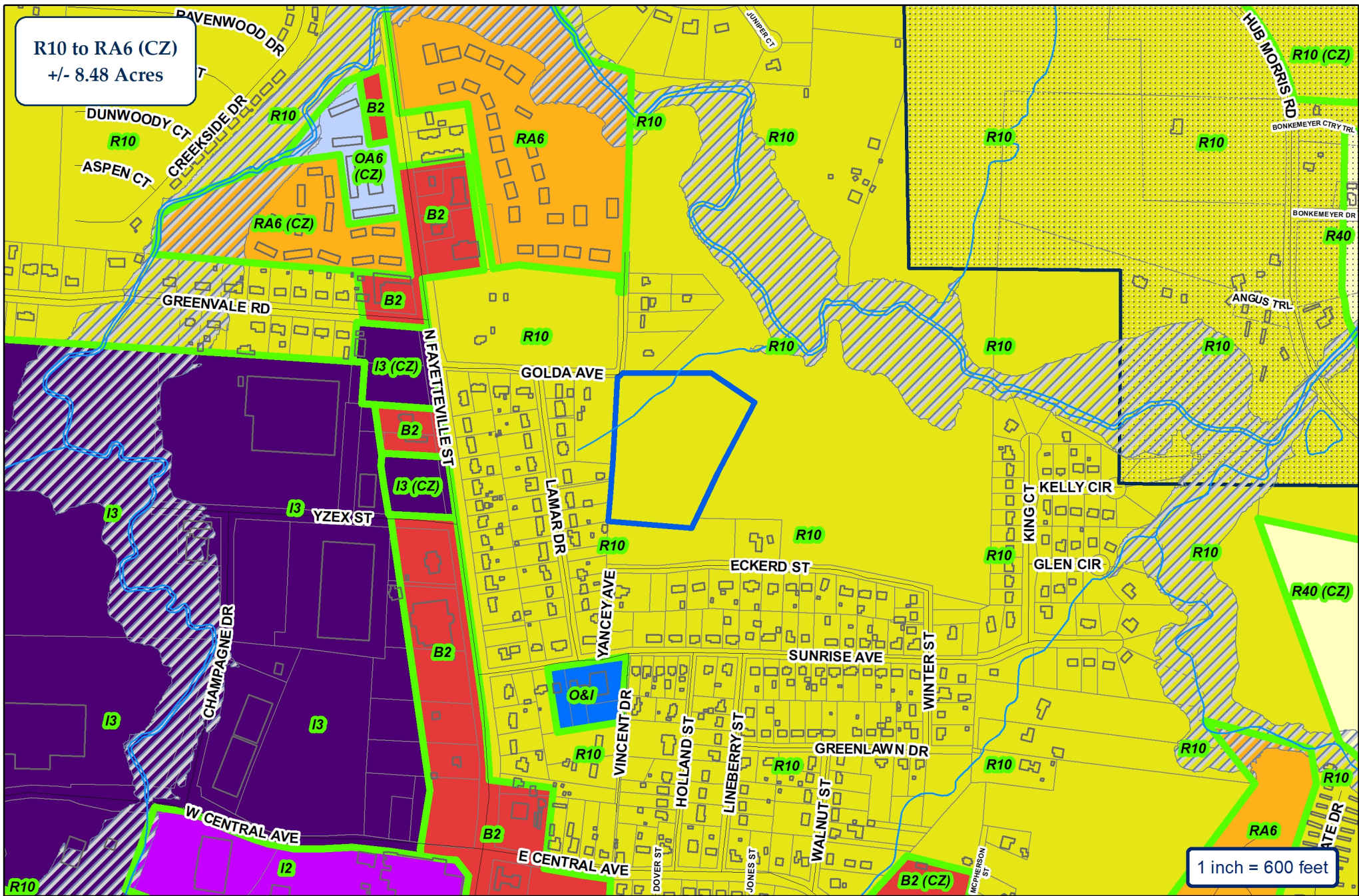


SURVEY CAROLINA, PLLC
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Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787
© 2022 Survey Carolina, PLLC

Job #: 14588

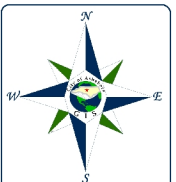
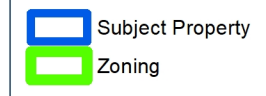




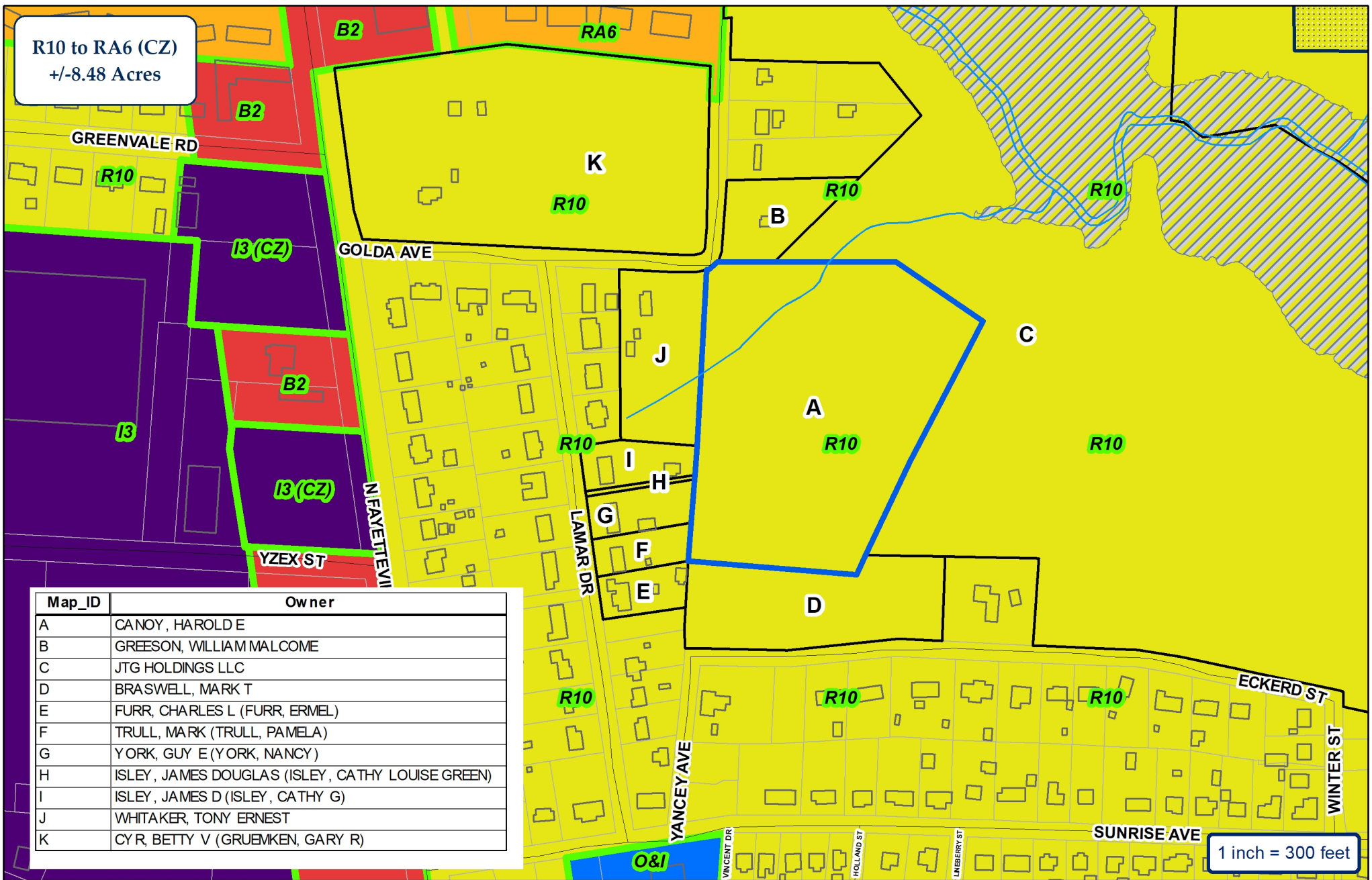
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-14

Parcels: 7763129076



R10 to RA6 (CZ)
+/-8.48 Acres



Map_ID	Owner
A	CANOY, HAROLD E
B	GREESON, WILLIAM MALCOME
C	JTG HOLDINGS LLC
D	BRASWELL, MARK T
E	FURR, CHARLES L (FURR, ERMEL)
F	TRULL, MARK (TRULL, PAMELA)
G	YORK, GUY E (YORK, NANCY)
H	ISLEY, JAMES DOUGLAS (ISLEY, CATHY LOUISE GREEN)
I	ISLEY, JAMES D (ISLEY, CATHY G)
J	WHITAKER, TONY ERNEST
K	CYR, BETTY V (GRUEMKEN, GARY R)

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-14

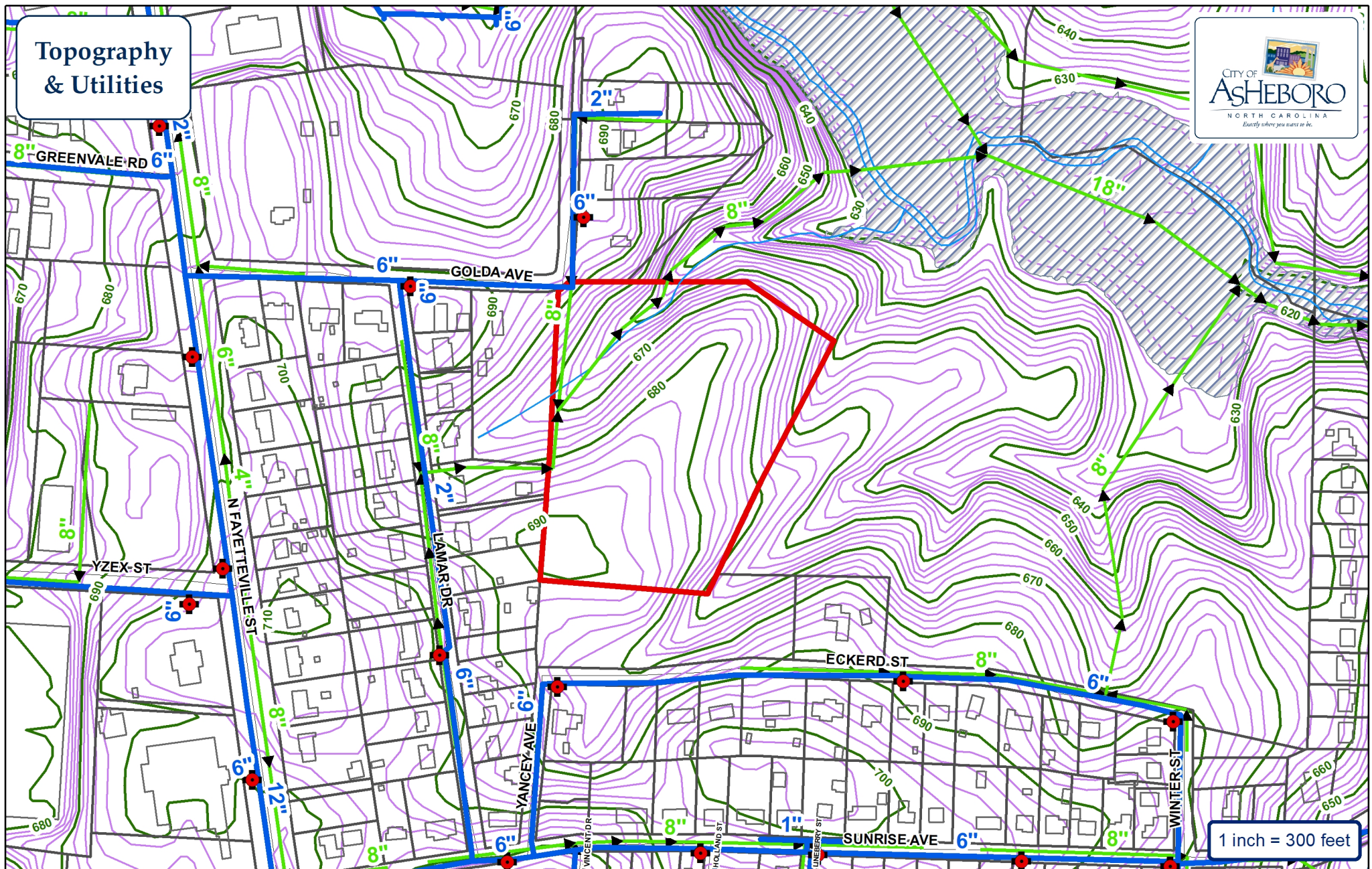
Parcels: 7763129076



-  Subject Property
-  Adjoining Properties
-  City Zoning



Topography & Utilities



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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-14

Parcels: 7763129076

Subject Property

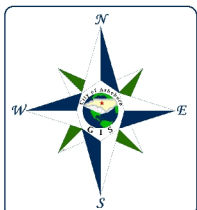
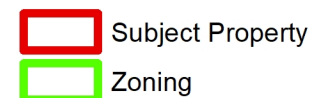




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-14

Parcels: 7763129076



limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

APPLICANT INFORMATION

Applicant Darren Lucas Applicant's Phone # 336 669 7683
Applicant's Address 3010 High Pine Church Rd
Asheboro, N.C. 27205
Applicant email address Darren_Lucas@yahoo.com

PROPERTY INFORMATION

Property Owner's Name Darren Lucas
Location of Property Golda Ave Property Size (ac. or s.f.) 8.48 Acres
Randolph County Property Identification Number (PIN#) 7763129076
Current Zoning District R10 Requested Zoning District RA6 CZ
Date Property Title Acquired 2022 Deed Book _____ Page _____
Subdivision _____ Section _____ Lot # _____
Plat Book _____ Page _____

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

Low Density Apartments

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 Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature

Darren Lucas

Printed Name of Authorized Signatory (if different from Applicant)

Darren Lucas

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Darren Lucas

Owner Address

3010 High Pine Church Rd
Asheboro N.C. 27205

Telephone Number

336-669-7683

Printed Name of Authorized Signatory (if different from Owner)

Darren Lucas

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: John Ewing Date: 11-4-22 Case Number: RZ-22-14
Fee Paid