



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, August 1, 2022
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from July 11, 2022
- III. Review of Cases
- IV. New Business:
 - a.) Case No. SUB-22-01: An evidentiary hearing on a subdivision ordinance variance for Windcrest Acres, Section 4
- V. Items not on the agenda
- VI. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JULY 11, 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)
David Henderson) - Members Present
Van Rich)
Thomas Rush)

Ritchie Buffkin) – Members Absent

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 JUNE 6, 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. Nuttall went over the land use cases that the City Council heard at their June Regular Meeting. He also presented the certificate of service of the Final Decision Document for Case No. BOA-22-01.

NEW BUSINESS

RZ-22-09: REQUEST TO REZONE 467 AND 471 EAST DORSETT AVENUE FROM B2 (CZ) GENERAL COMMERCIAL CONDITIONAL ZONING TO I1 (CZ) LIGHT INDUSTRIAL CONDITIONAL ZONING FOR MANUFACTURING, PROCESSING, AND ASSEMBLY (LIGHT) AND WAREHOUSE

Mr. Nuttall stated that this particular case has been withdrawn by the applicant and no action from the board is required at this time.

SUB-22-01: REQUEST FOR A SUBDIVISION SKETCH DESIGN FOR WINDCREST ACRES, SECTION 4

Mr. Nuttall stated that the applicant for this particular subdivision case has requested a variance from the subdivision ordinance and that staff will need the board to defer the subdivision sketch design case to a

later meeting. Mr. O'Kelley, with no objection from any board members, deferred Case No. SUB-22-01 to a later meeting.

SUB-22-04: REQUEST FOR A SUBDIVISION SKETCH DESIGN FOR ESTATES OF CEDAR FALLS, PHASE 3

Mr. Nuttall gave a visual presentation on the above referenced subdivision sketch design case. He gave an overview of the case:

Applicant: Brian Thomas

Request: Sketch Design for Conventional Subdivision

Size: 13.36 acres +/- of 56.13 acres +/-

Parcel ID #: 7772117810 (portion)

Number of Lots: 38

Average Lot Size: 0.3 acres

He then showed overview, topographic/utilities, and aerial maps of the subject property as well as the sketch design plan with a grading note added by the applicant's design team that identified approximate roadway grades if a roadway was to be proposed for interconnectivity to the property to the east. This indicated that a roadway to the adjoining eastern property would require a slope of +/- 25 %. Given this extreme slope, the applicant's design team indicated that there should not be a roadway provided in that location.

He then went over the development issues:

1. This is a conventional subdivision. While the Subdivision Ordinance encourages sidewalks, they are not required in a development that is not a Planned Unit Development.
2. Unlike the Planned Unit Development previously approved to the West of the subject property, a conventional residential subdivision is permitted by right in a residential zoning district, subject to meeting the requirements of the Subdivision Ordinance.
3. Access to this subdivision is proposed via the street connection provided in the adjoining Phase 1. The development does not include a connection to the previously approved Thomas Estates Planned Unit Development or a separate connection to Old Cedar Falls Road.

He then went over Department Comments:

Engineering:

The plan was routed to Engineering. They have noted necessary corrections, which have been returned to the applicant.

Public Works:

The plan was routed to Public Works, who have no comments at this time.

Planning:

1. The development layout implements the proposal made to Council with Phases 1 and 2 regarding the provision of access to the adjoining property to the north. No future access to the adjoining property to the east is shown. The applicant has indicated that projected site grading and topography make such a connection impractical. Generally, the city looks for access to be provided to adjacent properties where future development could occur.
2. Certain provisions of the NC Fire Code can seek to limit development with only one fire apparatus access road to less than 100 dwellings. In this instance, that provision is not applicable due to the

review and approval process utilized for this subdivision. The layout as proposed complies with fire apparatus access road requirements.

Other:

1. The Plan has been routed to the NC Department of Transportation, Asheboro City Schools, and the US Post Office. NCDOT has indicated that site drive location may need to be adjusted and/or clearing of dedicated R/W to obtain minimum sight distance. Roadway improvements may be required.
2. Fire hydrant locations will need to be approved by Fire Department with the preliminary plat.

He then stated that staff's recommendation is to approve the subdivision noting these comments.

Mr. O'Kelley inquired if there was anyone to speak for this request. Mr. Mack Summey, Summey Engineering, spoke on behalf of the applicant. He provided further detail regarding the slope of the property and the reasoning of not including an eastern connection. He then asked the board if there were any questions. There were no questions from the board at this time.

Mr. O'Kelley inquired if there was anyone to speak against this request. There was no one in opposition to the request.

Mr. Anderson moved to recommend approval of the request, noting department comments, based on Staff's recommendation. Mr. Rush seconded the motion and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

Due to some members of the public being in the audience who had not spoken on the evening's action items, Mr. O'Kelley inquired if there was anyone at this time who wished to speak on non-action related items.

Mr. Ward Russell inquired on discussions regarding a property acquisition for the purposes of constructing a new road to access McCrary Ballpark. Mr. Nuttall stated that this particular item has not been through a City Council review at this time and that the Planning Board would not be involved in reviewing this type of project. Another person, who did not state their name, inquired if they had missed the outcome of Case No. RZ-22-09. Mr. Nuttall stated that Case No. RZ-22-09 was withdrawn by the applicant.

At this time, Mr. Nuttall gave a visual presentation regarding the Land Development Plan Update. He began with some background information:

- Update to the Land Development Plan began in late 2019
- Steering committee formed and several meetings held
- COVID-19 Pandemic ...
- Attempts to continue progress through virtual meetings but the process slowed
- Reconvened group in late 2021 following improvement of public health

He then gave the current status of the update:

- Total of 5 committee meetings have occurred
- Focus group conversations held with community leaders and representatives in 2021
- Public survey released and data collected
- Infrastructure and existing conditions maps and demographic data updated since last reviewed
- Draft Vision Statement prepared
- Draft recommendations are emerging in terms of growth, land use and land development plan goals

He showed the board a draft of the vision statement:

Asheboro is a welcoming city that embraces a growing, engaged population and diversified economy.

Land development and investment expands housing, employment, and recreational opportunities for all residents and protects and enhances the city's valuable and unique community assets, such as the North Carolina Zoo, healthy natural environment, and historic charm.

He then spoke on the Growth Strategy Map:

- Classifies different areas based on efficiency of city service provision and suitability for development;
- Serves as a guide to help implement city policies and is not regulatory;
- Can indicate the level of support or encouragement land development proposals may receive;
- Used in conjunction with other element of the plan;
- Referenced during zoning amendment (primarily map amendments).

He went over proposed categories of the Growth Strategy Map

- **Targeted Primary Growth Area (TGPA)** – Primary growth areas that are also within Low-Moderate income areas or a Qualified Census Tract. Suitable development within TPGAs should be given the highest level of encouragement and incentives for immediate completion.
- **Primary Growth Area (PGA)** – Areas with prime access to existing city infrastructure and urban services and located within existing city limits. Suitable development within PGAs should be given a high level of encouragement and incentives for immediate completion.
- **Secondary Growth Area (SGA)** – Areas in close proximity to an existing city maintained public utilities and located outside of, but adjacent to existing city limits. Suitable development within SGAs should be given a moderate to high level of encouragement and incentives for completion over the next 1-10 years.
- **Long-Range Growth Area (SGA)** – Areas with moderate potential for expansion of city maintained public utilities and located outside of existing city limits. Suitable development within LGAs should be given a moderate level of encouragement for completion over the next 5-15 years.
- **Economic Development Area (EDA)** – Areas with prime access to a major thoroughfare and/or highway interchange, with high potential for economic development expansion, but in need of public infrastructure investment. Suitable economic development within EDAs should be given a high level of encouragement and incentives for immediate completion.
- **Conservation Area (CA)** – Areas with a low level of existing urban development, with low potential for expansion of city maintained public utilities, and primarily located in a rural setting outside of existing city limits. Areas within CAs should be given a very high level of encouragement and incentives to be maintained in very low-density, rural uses.
- **US 64 Bypass Economic Activity Center** – Location with potential to provide economic development opportunities and diversify the tax base but currently rural in character and lacking the infrastructure to support sizeable projects that will generate significant jobs and investment. Land use decisions within such a center should promote and protect the viability of these areas as prime and finite assets.
- **NC Highway 49 Study Area** – Area where significant growth potential exists as a result of public utility availability and recent transportation improvements but warranting special consideration due to increasing land development interest and unique land characteristics. Urban growth and the provision of city services should be evaluated within the next two years in order to define a growth strategy.
- **NC Zoo Study Area** – Area where significant growth potential exists as a result of public utility availability, recent transportation improvements and the proximity to the North Carolina Zoo but warranting special consideration due to increasing land development interest and unique land characteristics. Urban growth and the provision of city services should be evaluated within the next two years in order to define a growth strategy.

He then showed comparisons of the current and the proposed Growth Strategy Map. He also noted these changes:

Current Map

- Current maps only reflect jurisdictional area
- Have only one Primary Growth Area
- Does not comment on growth relative to the Hwy 64 Bypass
- Omits any area of future study area
- Does not contain a “Conservation Area”

New Proposed Map

- Projects growth areas beyond jurisdictional area
- Proposes 2 different levels of Primary Growth (Primary and Targeted)
- Provides recommendations related to areas projected to see development interest connected to the Hwy 64 Bypass
- Identifies 2 areas for future study; the Hwy 49 corridor and the NC Zoo study area
- Adds a “Conservation Area” to reflect certain areas with land development limitations due to environmental constraints

He went on to discuss the Future Land Use Map:

- Specifies guidelines and recommendations related to land use;
- Contains a variety of uses designed to accommodate a range of densities and intensities;
- Detailed descriptions are provided for each designation;
- Used in conjunction with other element of the plan;
- Referenced during zoning amendment (primarily map amendments).

He then showed comparisons of the current and the proposed Future Land Use Map. He also noted these changes:

Current Map

- Current maps only reflect jurisdictional area
- Limited mixed use activity centers outside of downtown
- Does not comment on growth relative to the Hwy 64 Bypass
- Omits any area of future study area

New Proposed Map

- Projects growth areas beyond jurisdictional area
- Recommends several neighborhood and village scale mixed use centers in areas that have experienced such development
- Provides recommendations related to areas projected to see development interest connected to the Hwy 64 Bypass
- Identifies 2 areas for future study; the Hwy 49 corridor and the NC Zoo study area

He pointed out a few of the plan goal categories, including:

- Housing
- Economic Development
- Land Use
- Transportation
- Community Resources and Facilities

He stated the next steps moving forward:

- Finalize committee input
- Refine plan objective and policy statements relative to each goal
- Formal presentations of draft to city boards and commissions
- Community meetings for public review and input
- Anticipated adoption of plan in 2022

He stated that there was no action needed at this time. He asked the board if there were any comments or questions. The board had no questions or comments for Mr. Nuttall.

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



Case No. SUB-22-01: An evidentiary hearing on a subdivision ordinance variance for Windcrest Acres, Section 4

Staff Report

SUBDIVISION ORDINANCE VARIANCE REQUEST

Case: SUB-22-04 (Windcrest Acres, Section 4)

Date: August 1, 2022

GENERAL INFORMATION:

Appellant: Davidson Land Development, LLC

Appellant Address: PO Box 1706, Lexington, NC 27293

Location of Affected Property: Bennett Street (portion of Randolph County PIN 7762369298)

Property Size: 19.91 Acres

Underlying Zone: R10/RA6*

Overlay Zone: None

Existing Land Use: Undeveloped

Surrounding Land Use:

North: Windcrest Acres, Sec. 3

East: Future Development Area

South: Manufactured Home Park

West: Residential (single-two-multifamily) /Commercial

Land Development Plan: Neighborhood Residential

*There is a small portion of RA6 zoning that appears on the city's zoning map. Staff believes this to be incorrect and is taking steps to further investigate and, if necessary, correct this error.

ANALYSIS:

(1) The applicant has requested a subdivision variance from the Asheboro Subdivision Ordinance, Article IX (Required Improvements and Design Standards); Section B.1 (Streets, Publicly Maintained, Design Standards), which require that public streets have curb and gutter.

(2) This request is limited to the variance request only. A separate subdivision sketch request filed in compliance with the Subdivision Ordinance will need to be considered following this hearing and the Board's adoption of the minutes and/or Final Decision Document related to this matter.

(3) The Subdivision Ordinance generally requires that new publicly maintained streets have curb and gutter.

(4) The design of previous sections of Windcrest Acres (Sections 1 through 3) occurred prior to this requirement being in place.

(5) The specific section of the Subdivision Ordinance (Article IX, Required Improvements and Design Standards, Section B (STREETS, PUBLICLY MAINTAINED)). The applicant is seeking a variance from the section of the Subdivision Ordinance below, which prescribes the following design standards for publicly maintained streets:

Article IX, Required Improvements and Design Standards.

B. STREETS, PUBLICLY MAINTAINED

1. Design Standards: All streets shall be designed and built in accordance with the current edition of the North Carolina Department of Transportation Division of Highways Minimum Construction Standards for Subdivision Roads, with the following modifications:

a. Streets with Curb and Gutter Section

1. Curb and Gutter shall be 30" concrete per N. C. Department of Transportation Standard #846.01.

2. Right-of-way, pavement width, and typical street sections for local and collector roads shall conform to the attached illustration for curb and gutter sections.(See attachment IX-A)

b. Streets with Valley Curb Section

1. Right-of-way, pavement width, and typical street sections for local valley curb roads shall conform to the attached illustration for local valley curb. (See attachment IX-B)

2. The erosion control plan for valley curb section streets must include the following item certified by a registered professional engineer:

a) Stormwater quantity and velocity calculations showing that adequate curb inlets are provided so that storm water will not overtop the valley curb during a twenty-five year storm in a manner that will cause erosion of the street shoulders. (Amended 2/03)

(6) Process

The Planning Board is reviewing evidence presented by the applicant in support of the variance, and making a recommendation to the City Council. This is a quasi-judicial proceeding, subject to GS 160D-406. The Planning Board considers evidence presented by the applicant, their representative, or any other party with standing in concerning the variance and makes a recommendation to the City Council. City Council will hold a separate quasi-judicial hearing.

Staff does not make a recommendation on whether the variance should be granted.

(7) Following the maps that are provided in the staff report, these exhibits are attached to this request:

Exhibit 1 contains the email requesting the variance.

Exhibit 2 is the standard detail in the Subdivision Ordinance for curb and gutter, with two options: standard curb and gutter and valley curb.

Exhibit 3 is a copy of the notification letter mailed to property owners. In addition, those property owners were mailed an 11' x 17' copy of the subdivision plat.

Case: SUB-22-01 (Variance request)

Date: August 1, 2022

The following provision in the Subdivision Ordinance applies to variances:

Article 4 (VII) VARIANCES

Where, because of severe topographical or other conditions peculiar to the site, strict adherence to the provisions of this Ordinance would cause an unnecessary hardship, the City Council upon recommendation of the Planning Board, may authorize a variance to the terms of this Ordinance only to the extent that is absolutely necessary and not to an extent which would violate the intent of the Ordinance. All requests for variances shall be submitted in writing, by the subdivider or his agent, to the Planning Department. Such request shall be accompanied by materials providing sufficient evidence to support the claim of hardship.

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

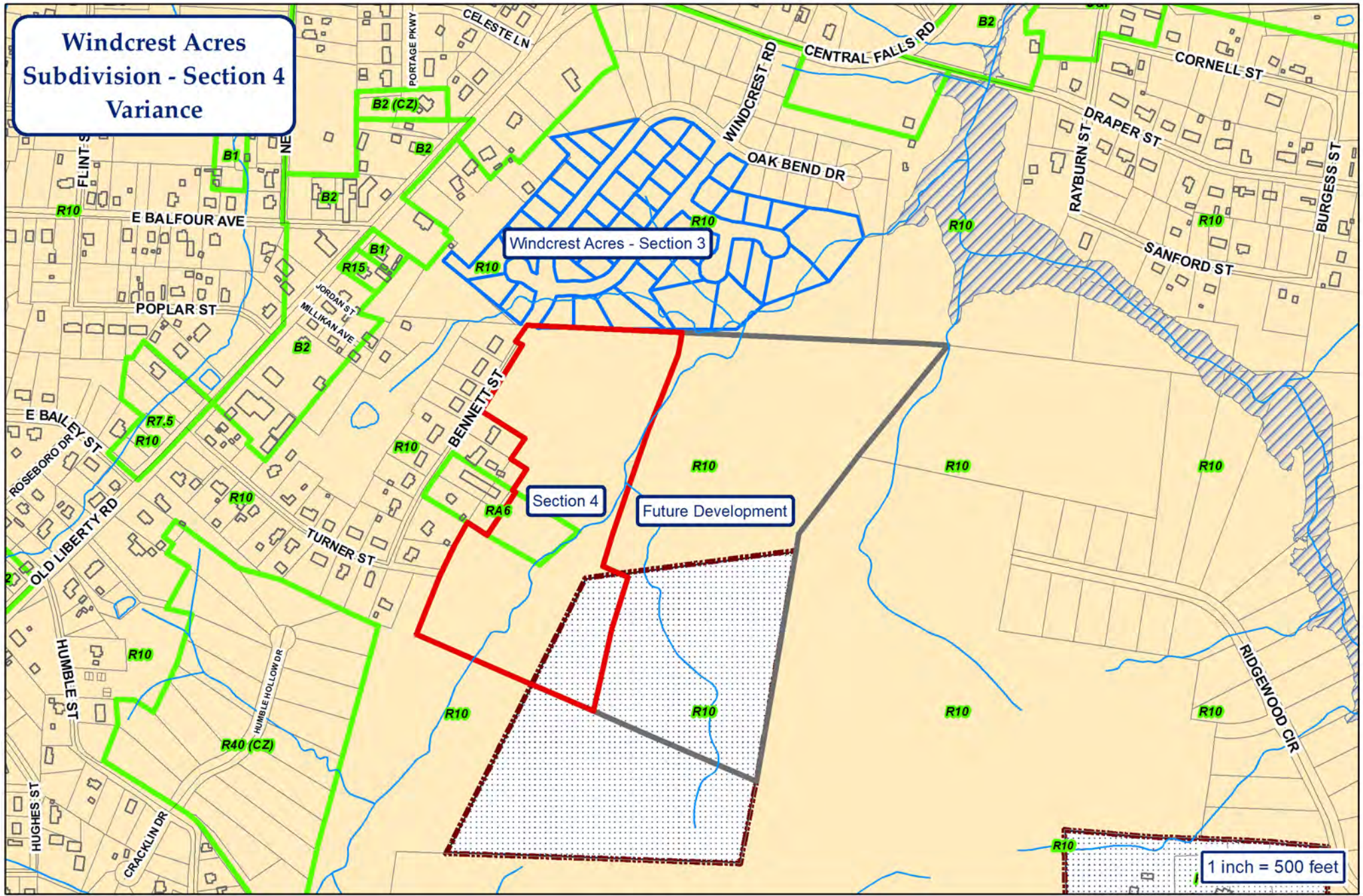
Board Action: Approve a variance from Article IX, Required Improvements and Design Standards, Section B (STREETS, PUBLICLY MAINTAINED), allowing a public street to be built without curb and gutter.

Member's Vote: Yes_____

No_____

Signature_____

Windcrest Acres
Subdivision - Section 4
Variance



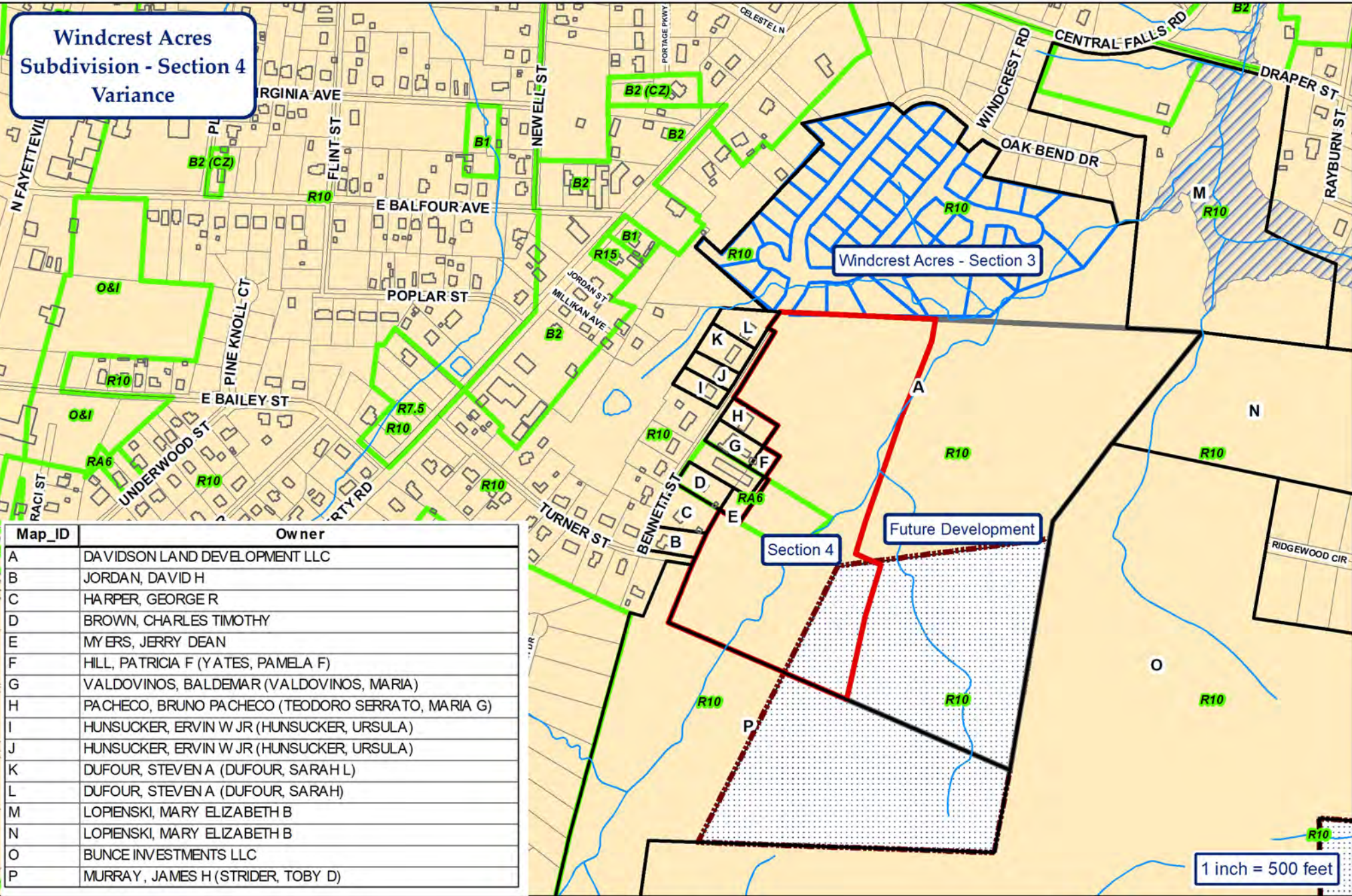
City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-22-01
Variance
Parcel: 7762369298



- Subject Property
- Zoning
- City Limits
- ETJ



Windcrest Acres Subdivision - Section 4 Variance



Map_ID	Owner
A	DAVIDSON LAND DEVELOPMENT LLC
B	JORDAN, DAVID H
C	HARPER, GEORGE R
D	BROWN, CHARLES TIMOTHY
E	MYERS, JERRY DEAN
F	HILL, PATRICIA F (YATES, PAMELA F)
G	VALDOVINOS, BALDEMAR (VALDOVINOS, MARIA)
H	PACHECO, BRUNO PACHECO (TEODORO SERRATO, MARIA G)
I	HUNSUCKER, ERVIN W JR (HUNSUCKER, URSULA)
J	HUNSUCKER, ERVIN W JR (HUNSUCKER, URSULA)
K	DUFOUR, STEVEN A (DUFOUR, SARAH L)
L	DUFOUR, STEVEN A (DUFOUR, SARAH)
M	LOPIENSKI, MARY ELIZABETH B
N	LOPIENSKI, MARY ELIZABETH B
O	BUNCE INVESTMENTS LLC
P	MURRAY, JAMES H (STRIDER, TOBY D)

City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-22-01
Variance
Parcel: 7762369298



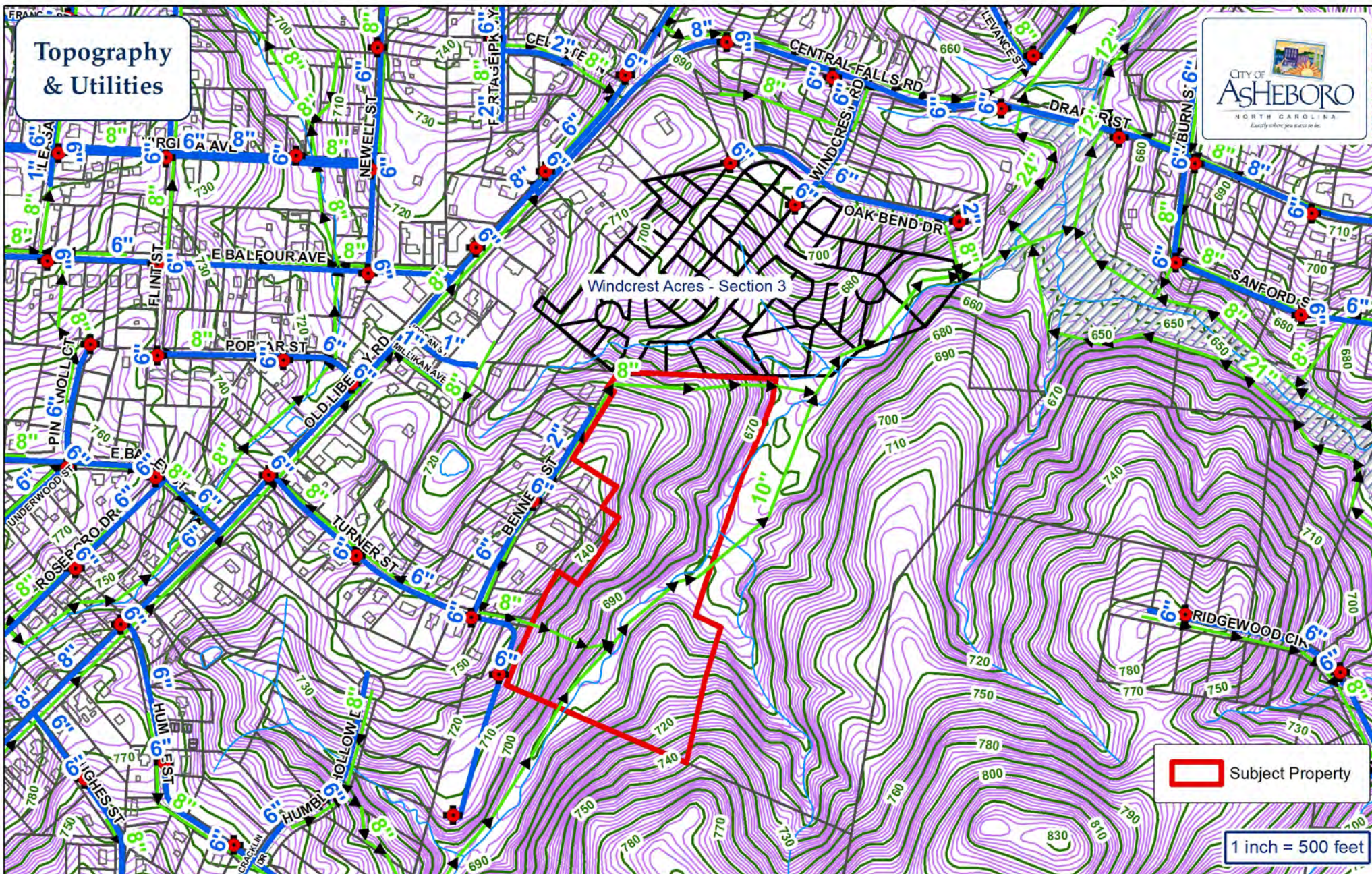
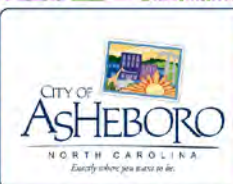
Subject Property

Zoning

City Limits

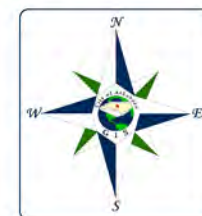
ETJ

Topography & Utilities

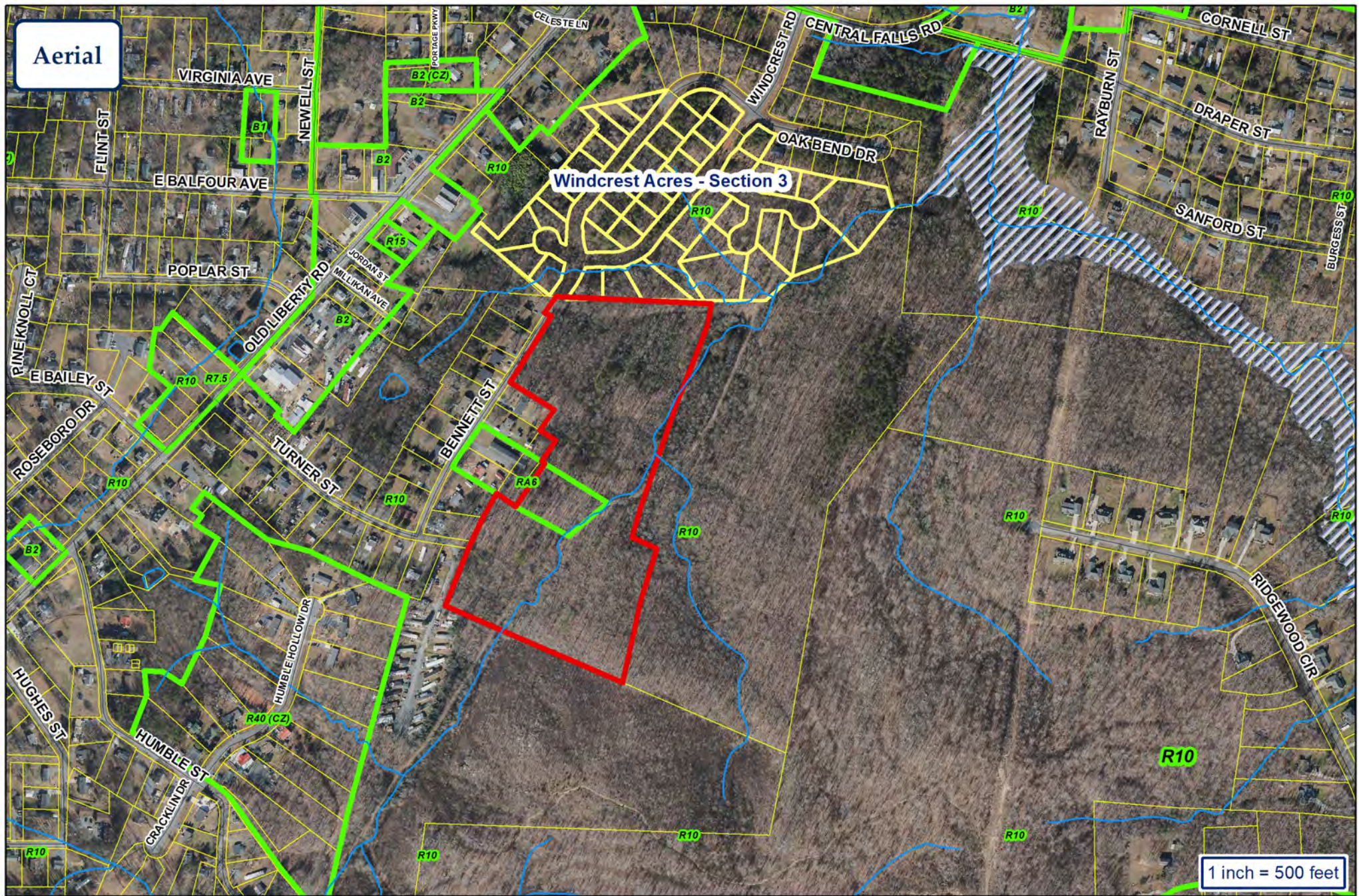


- | | | | |
|--|------------|--|--------------|
| | Force Main | | Fire Hydrant |
| | Water Main | | Pump Station |
| | Sewer Main | | |

City of Asheboro Planning & Zoning Department
 Subdivision Case: SUB-22-01
 Variance
 Parcel: 7762369298



Aerial



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-22-01
Variance
Parcel: 7762369298

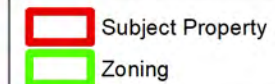


EXHIBIT 1

John Evans

From: Trevor Nuttall
Sent: Thursday, July 7, 2022 6:13 PM
To: Chris Reid
Cc: Christian Vestal; John Evans; Mack Summey; lanny@lthedrick.com
Subject: Re: [External Sender] Windcrest Ph. 4

Correct, the variance request will lead to a need to defer the subdivision reviews until the boards have had an opportunity to consider the variance.

On Jul 7, 2022 6:08 PM, Chris Reid <chris@reidfarm.com> wrote:

Let's proceed with the variance as curb and gutter is not mathematically possible on that topography.

Can we proceed with annexing the parcel that's in the county?

To clarify, by asking for a variance, phase 4 will be pulled from next weeks P&Z and CC meetings?

Thanks

Chris Reid
Davidson Land Development
Lexington, NC 27292

On Jul 7, 2022, at 4:30 PM, Trevor Nuttall <tnuttall@ci.asheboro.nc.us> wrote:

There is no application; however, we will need a written request (we likely can use your email if you confirm you wish for us to use this or you can provide a separate written request) and any materials that you'd like to present to support the request.

The process to consider a variance is outlined by [GS 160D-406.pdf \(ncleg.gov\)](#). Both the Planning Board and City Council would hold separate quasi-judicial public hearings in successive months. Due to the notice requirement, we would not be able to hear any variance at the July 11 / July 14 meetings. Note that the hearings would be quasi-judicial in nature and that a 4/5 majority of each board must vote in favor of the request for it to be recommended for approval/granted. At the meetings, the applicant will be able to offer additional evidence and testimony pertaining to the request. A variance request received today will lead to a Planning Board variance hearing in August (for a recommendation) and a City Council variance hearing in September. Once received, we will handle the notification requirements. Generally, we recommend applicants consider being represented by legal counsel at quasi-judicial hearings.

Under city code, variances are authorized by Article 4 (VII) of the subdivision ordinance; the code standards for authorizing a variance are included below:

Article 4 (VII) VARIANCES

Where, because of severe topographical or other conditions peculiar to the site, strict adherence to the provisions of this Ordinance would cause an unnecessary hardship, the City Council upon recommendation of the Planning Board, may authorize a variance to the terms of this Ordinance only to the extent that is absolutely necessary and not to an extent which would violate the intent of the Ordinance. All requests for variances shall be submitted in writing, by the subdivider or his agent, to the Planning Department. Such request shall be accompanied by materials providing sufficient evidence to support the claim of hardship.

Please confirm how you wish to proceed.

From: Christian Vestal [mailto:christian@summeyengineering.com]
Sent: Thursday, July 7, 2022 1:44 PM
To: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>; John Evans <jevans@ci.asheboro.nc.us>
Cc: Chris Reid <chris@reidfarm.com>; Mack Summey <mack@summeyengineering.com>; lanny@lthedrick.com
Subject: [External Sender] Windcrest Ph. 4

Hey Guys,

After looking at the numbers for phase 3, it has been determined that we will be pursuing a variance for phase 4 to remove the curb and gutter.

With the existing topography being more difficult than phase 3, and considering the slim margins on phase 3, the developer has decided to either do the project with no curb, or not do it at this time.

Can you send us the requirements for the variance request, and any associated applications to get started?

Let us know what you need from us.

Thanks

Christian Vestal

Design Technician

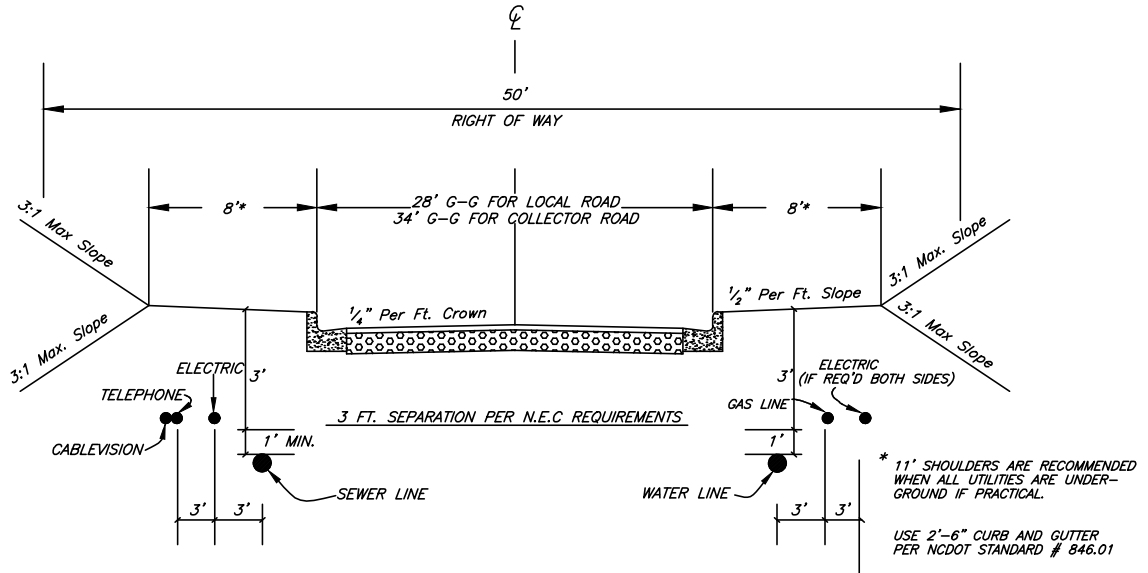
Summey Engineering Associates, PLLC

P.O. Box 968 | Asheboro, NC 27204

Office: 336.328.0902 | Fax: 336.328.0922

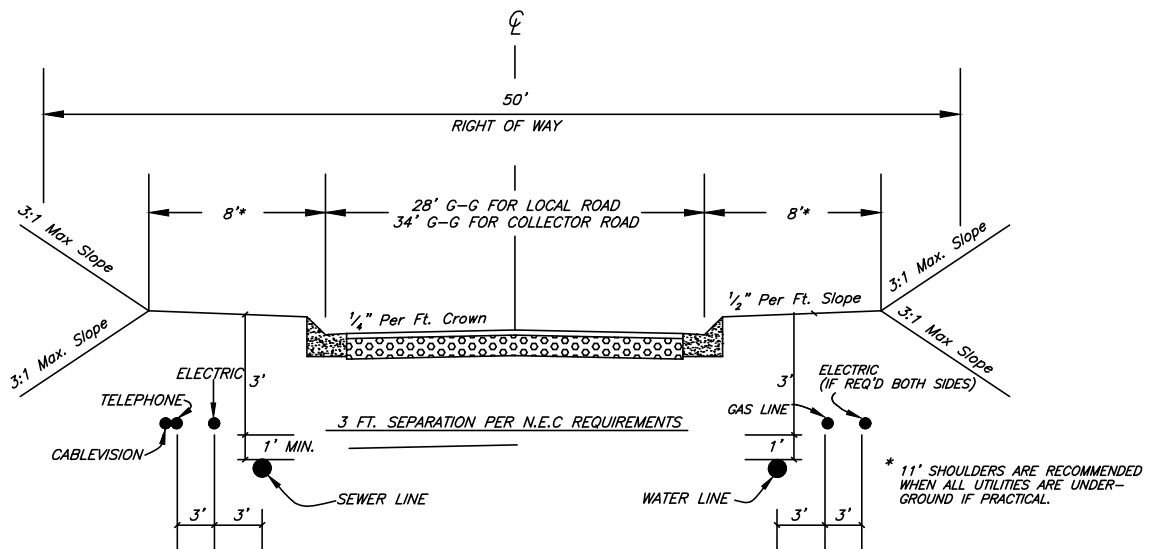
Email: christian@summeyengineering.com

EXHIBIT 2



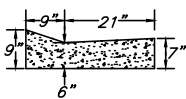
LOCAL AND COLLECTOR STANDARD CURB AND GUTTER ROAD

ATTACHMENT IX - A



LOCAL AND COLLECTOR VALLEY CURB ROAD

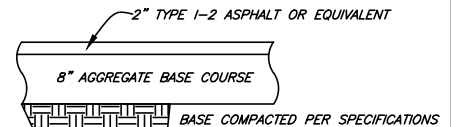
ATTACHMENT IX - B



VALLEY CURB SECTION

Provide Transition Into Curb Inlet
NCDOT Standard # 840.01

Provide 4' Min. Depth For Water
Mains, Water Services, Sewer Mains
& Sewer Services When Adjacent To
Other Underground Utilities.



STREET PAVEMENT SECTION

FOR STANDARD CURB & GUTTER
ROADS OR VALLEY CURB ROADS

TYPICAL STREET SECTIONS

NO SCALE

EXHIBIT 3



Notice of Hearing for Subdivision Ordinance Variance

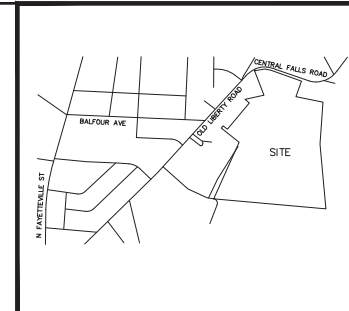
As an adjoining or neighboring property owner, this is to notify you that Davidson Land Development, LLC has filed a request for a variance from the Asheboro Subdivision Ordinance for proposed Windcrest Acres, Section 4. A copy of the proposed subdivision plan is attached.

Specifically, the request seeks a variance from Article IX, Section B.1, of the Asheboro Subdivision Ordinance (STREETS, PUBLICLY MAINTAINED Design Standards), which generally requires that new publicly maintained streets be built with curb and gutter. If the variance is approved, new streets within the subdivision would not be required to possess curb and gutter and would be constructed in a similar manner to those within the built sections of Windcrest Acres.

The City of Asheboro Planning Board will hold a quasi-judicial hearing on this request on **Monday, August 1, 2022 at 7:00PM**. This meeting will be held in the City Council Chambers at City Hall, 146 North Church Street, Asheboro, NC 27203. Following the hearing, the Planning Board will forward its recommendation on the request to the Asheboro City Council. A separate notice regarding details of the Asheboro City Council meeting where this matter will be heard will be mailed following the Planning Board meeting.

Please note that the proposed subdivision is permitted under existing zoning and no public hearing will be held related to a zoning change. The only item to be considered during this hearing is the variance request (i.e. whether roads within this section of the subdivision will be required to possess curb and gutter).

The meeting is open to the public. If you have any questions, please contact the Planning Department at 626-1201 ext. 225.



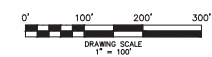
VICINITY MAP
N.T.S.

SITE NOTES:

1. PROPERTY INFORMATION
OWNER/DEVELOPER: DAVIDSON LAND DEVELOPMENT, LLC
PIN NUMBERS: 7762360508
EXISTING ZONING: R10 / RAB
EXISTING LAND USE: VACANT
OWNER ADDRESS: 896 SHIPTONTOWN RD LEXINGTON, NC 27292
NUMBER: 336-746-0115
2. THE PROJECT IS LOCATED WITHIN THE CITY OF ASHEBORO
3. PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY RECEIVED FROM SURVEY CAROLINA, PLLC
4. PROPOSED USE: RESIDENTIAL
5. LOT INFORMATION
- NUMBER OF LOTS:
- EXISTING 1-27 (SECTION 1 AND 2) 28-74 (46) (SECTION 3)
- PROPOSED 1-35 (SECTION 4)
- TOTAL TRACT AREA: 69.33 AC
- SITE AREA IN CURRENT DEVELOPMENT: 19.91 AC
- AVERAGE LOT SIZE IN CURRENT DEVELOPMENT: 0.48 AC
- PROPOSED R/W AREA: 3.09 AC
- SETBACKS:
FRONT- 30 FT (UNLESS MODIFIED BY FRONT YARD AVERAGING REQUIREMENT)
SIDE- 10 FT
REAR- 25 FT
MIN. LOT SIZE 10,000 SF
MIN. LOT WIDTH 75'
6. PROPOSED STREET INFORMATION
- COPPERFIELD COURT 830 LF
- SMOKEY RIDGE ROAD 1150 LF
- IRONWOOD COURT 220 LF
- 60' R/W
7. MAINTENANCE NOTES
- MUNICIPALITY TO MAINTAIN ALL STORM SEWER, SANITARY SEWER, AND WATER LINES WITHIN PUBLIC R/W
8. OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
9. CONFIRM UTILITY TIES WITH CITY PRIOR TO CONSTRUCTION.
10. NO STREET LIGHTING IS PROPOSED PER THIS DESIGN

DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SETBACK LINES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- PERENNIAL STREAM
- EXISTING STORM PIPE



PRELIMINARY CIVIL SITE
DEVELOPMENT PLANS

SKETCH PLAN
WINDCREST ACRES SUBDIVISION SECTION 4

ASHEBORO - RANDOLPH COUNTY - NC

Scale:	AS NOTED
Date:	NOV 2021
Drawn By:	CV
Checked By:	HMS
Job No.:	E-17610

Sheet No. **C-1**



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