



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Tuesday, September 6, 2022
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from August 1, 2022
- III. Review of Cases
- IV. New Business:
 - (a) RZ-22-10 and SUB-22-05: Request to rezone property located at 1223 Crestview Church Road from R10 (CZ) Medium-Density Residential (Conditional Zoning) to an amended R10 (CZ) Medium-Density Residential (Conditional Zoning) to allow a residential Planned Unit Development and approve a subdivision sketch design
 - (b) Discussion of potential subdivision ordinance amendments to be presented at a future date
- V. Items not on the agenda
- VI. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, AUGUST 1, 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
Jeff Sugg, City Attorney

CALL TO ORDER

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

APPROVAL OF MINUTES FROM JULY 11, 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 July Regular Meeting.

NEW BUSINESS

SUB-22-01: AN EVIDENTIARY HEARING ON A SUBDIVISION ORDINANCE VARIANCE FOR WINDCREST ACRES, SECTION 4

Being a quasi-judicial hearing, Mr. Evans was placed under oath and gave a visual presentation on the above referenced case. He gave an overview of the case:

Applicant: Davidson Land Development, LLC

Request: Variance from 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).

Size: 19.91 acres +/- of 69.13 acres +/-

Parcel ID #: 7762369298 (portion)

Underlying Zone: R10/RA6*

*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.

Overlay Zone: None

Existing Land Use: Undeveloped

Surrounding Land Use:

- North: Windcrest Acres, Sec. 3
- South: Manufactured Home Park
- East: Future Development Area
- West: Residential (single-two-multifamily) /Commercial

Land Development Plan: Neighborhood Residential

He showed overview maps of the property and adjoining properties, as well as stated that notices to adjoining owners were mailed on July 12th and July 13th within the time period required by the North Carolina General Statutes. He also mentioned the date that signs were posted. He also showed topographic/utilities maps, aerial maps, a site plan of the subject property, as well as photographs of the subject property from all directions. He then gave the analysis for the case:

- (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 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:

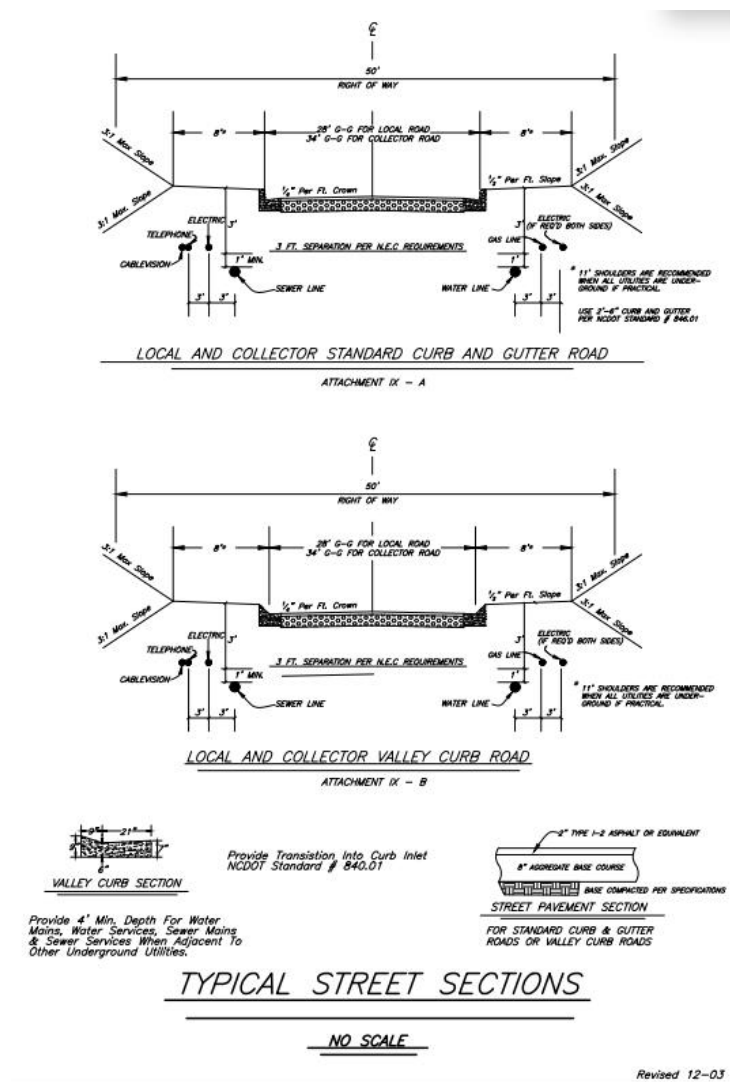
a. Streets with Curb and Gutter Section

- 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)*

He then showed a diagram of typical street sections, which detail standard curb and gutter as well as valley curb road sections as seen below:



He showed photographic examples of a standard curb and gutter street, a valley curb and gutter street, and a ribbon pavement street. He then went over the subdivision ordinance variance process:

(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 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.

He then went over the Subdivision Ordinance Variance Criteria (ARTICLE IV LEGAL PROVISIONS SECTION 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."

Mr. Sugg mentioned that there would be Findings of Fact presented to the board at its regular September meeting and action would be needed to adopt the Findings of Fact prior to the City Council's review of the Subdivision Ordinance Variance Request. Mr. Evans stated that the City Council will consider this request during its Thursday, September 8, 2022 meeting.

He then asked the board if there were any questions. Mr. O'Kelley inquired if Sections 1, 2, and 3 of Windcrest Acres were approved before the 2003 ordinance. Mr. Evans stated that the Sketch Designs for those sections were approved in the 1990's and Section 4 was not included in its original design, giving the first 3 sections a legal nonconforming status. Mr. Henderson inquired if Section 4 could be private roads. Mr. Evans stated that Section 4 would not have to be city-maintained but the provision for private roads requires approval of a residential Planned Unit Development, which is a different process, such as a conditional zoning district or a special use permit. There were no more questions for Mr. Evans at this time.

Mr. Christian Vestal with Summey Engineering, the applicant's representative, was placed under oath and gave his testimony in favor of the request. He stated that the applicant initially purchased the property with the intention to develop Section 4 with the ribbon pavement as what was previously approved in Section 3. He stated that one of the hardships in the current economic state is that the cost would be much greater due to the additions of grading, catch basins and the underground piping that come along with the full installation of curb and gutter streets, which would result in a financial loss for the developer. He stated that another challenge to this development is the 10% or more slope on a lot of the property. He stated that the surrounding areas are not to the current standards of the ordinance regarding curb and gutter streets. He stated that the proposed ribbon pavement would be built at a higher standard than any of the other existing streets. He stated that the effort to build a right hand turn lane would be required by NCDOT and would be required to put up a bond. He stated that if there were any questions from the board he would answer them at this time.

Mr. Rich had concerns about water runoff and where will it go if you don't pipe the water to a gutter. Mr. Vestal stated that there would be more issues with curb and gutter streets than ribbon pavement due to the underground piping and rapid gravity flow down to the lower areas of the property. He stated that issues with water between homes is caused by insufficient grading and the lack of depth of the ditch systems in a ribbon pavement scenario. He stated that the current standard for the ditches would be deeper than what is existing, so this would move water away from the homes. He stated that the pads constructed for the existing homes in the development have been placed in a way that don't have a lot of stormwater issues regarding post construction run-off. Mr. Rich also stated that it would be unlikely that the developer would maintain the ditches post-construction. Mr. Vestal stated that the ditches would be inside of the right of way and that the city would have a right to maintain them if needed. Mr. O'Kelley noted the topography on Section 4 being far steeper than Section 3 and inquired about grading the property. Mr. Vestal stated that grading would be gradual and "stair-stepped" down as the road would allow. Mr. O'Kelley inquired if there

had been similar requests and asked about the precedent that granting this variance would set for future developments. Mr. Evans stated that there have not been any subdivision ordinance variances in the last decade, specifically addressing curb and gutter. He stated that a variance is unique to a single property. Mr. Henderson stated that there would be less maintenance requirements of curb and gutter streets compared to ribbon pavement, particularly at the edges of the ribbon pavement where it appears to deteriorate the quickest. Mr. Vestal explained the current standards of ribbon pavement being a higher standard than what is currently existing in the developed portions of the subdivision and the surrounding streets. Ms. Vuncannon inquired if the driving width of a ribbon pavement street the same as a curb and gutter. Mr. Vestal stated that if the road was conditioned to be widened to a typical curb and gutter street, the developer would be okay with this. Mr. Rush inquired on the shoulder width of the existing Bennett Street. Mr. Vestal stated that it is a 2 foot shoulder existing. There were no further questions for Mr. Vestal at this time.

Mr. Evans noted that in order for a favorable recommendation to go to City Council there would need to be 6 out of 7 votes in favor. Mr. Buffkin made a motion to grant the variance. Ms. Vuncannon seconded the motion; the variance was denied on a three (3) to four (4) vote. Mr. Buffkin, Mr. O'Kelley and Ms. Vuncannon voted in favor of granting the variance. Mr. Anderson, Mr. Henderson, Mr. Rich, and Mr. Rush voted in opposition.

Mr. O'Kelley inquired on what were the next steps. Mr. Sugg stated that a Final Decision Document will be presented to the board for adoption and the Council will review the document and use it as a reference to make its decision. He stated that the Chair or Vice-Chair will need to deliver the Final Decision Document to the City Council at the Council's next regular meeting.

ITEMS NOT ON THE AGENDA

There were no items to discuss.

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



Requests by Darren Lucas concerning property located at 1223 Crestview Church Road (Randolph County Parcel Identification Number 7669289834)

RZ-22-10 and SUB-22-05: Request to rezone property located at 1223 Crestview Church Road from R10 (CZ) Medium-Density Residential (Conditional Zoning) to an amended R10 (CZ) Medium-Density Residential (Conditional Zoning) to allow a residential Planned Unit Development and approve a subdivision sketch design

Staff Report

Rezoning Staff Report

RZ Case # RZ-22-10

Date 9/6/2022 Planning Board

General Information

Applicant Darren Lucas

Address 3010 High Pine Church Road

City Asheboro NC 27205

Phone 336-669-7683

Location 1223 Crestview Church Road

Requested Action Modify an existing R10 (CZ) Medium-Density Conditional Zoning District for the purpose of a Residential Planned Unit Development

Existing Zone R10 (CZ)

Existing Land Use Undeveloped

Size 9.921 acres +/-

Pin # 7669289834

Applicant's Reasons as stated on application

Townhomes

Surrounding Land Use

North Low-Density Residential

East Low-Density Residential

South Low-Density Residential

West Low-Density Residential/Undeveloped

Zoning History RZ-18-06: Property was rezoned from R15 to R10 (CZ) for Residential Planned Unit Development consisting of 36 units.

Legal Description

The property of Falling Oak Investments, LLC located at 1223 Crestview Church Rd., at the northern intersection of Zoo Pkwy., totaling approximately 9.921 acres +/- and more specifically defined by Randolph County Parcel Identification Number 7669289834.

Analysis

See Attachment 1

Attachment 1: Staff Analysis for RZ-22-10 (Zoocrest Townhomes)

1. The application proposes a total of 58 attached single-family dwellings on 58 lots. Townhomes are reviewed as Planned Unit Developments under the code. Units shown are single-story and are approximately 825 s.f. in size. Parking for each unit and visitor parking is provided via surface parking area in front of the units. Lots would be served by privately maintained drives or streets, except for two lots that would be accessed from Zoo Parkway. Common elements incorporating open space preservation is provided. Solid waste disposal would occur via 3 dumpsters shown to be screened from public street view. Landscaping would be preserved or installed adjacent to Zoo Pkwy and Crestview Church Rd., along the project's perimeter, and within the development per the plans provided.
2. The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes approval conditions and site development requirements. The project-specific zoning district is allowed to diverge from the zoning ordinance's predetermined land use requirements.
3. The property is outside the city limits. The project proposes to connect to city water and sewer; the site plan shows privately maintained sewer and publicly maintained water extended into the property to serve the lots. Connection to city services will require annexation consistent with City policies.
4. Zoo Parkway (NC 159) is a state-maintained major thoroughfare. Crestview Church Road is a state-maintained minor thoroughfare. The US64 Bypass is approximately 0.75 mile from the property; travel distance to access the bypass is about 1.9 miles.
5. The immediate area primarily consists of low to medium density single-family residential uses. Institutional uses and multi-family residential uses exist to the south. There is also industrial zoning to the south along Zoo Parkway. The Jellystone Park Campground is approximately 0.3 mile southwest on Crestview Church Road. The Zoo City Sportsplex is approximately 0.3 mile southeast on Zoo Parkway.
6. In 2018, City Council rezoned the subject property from R15 to R10 (CZ) and approved a Planned Unit Development with 36 attached single-family townhome lots accessed by new public streets. Units proposed at that time ranged in size between approximately 1400 and 1600 s.f. and included two-vehicle garages.
7. Conventional subdivisions in the R10 district require a minimum lot size of 10,000 SF per lot for single-family dwellings or 15,000 SF per lot for two-family (duplex) dwellings; under the code, generally the maximum number of lots permitted is similar for Planned Unit Developments and conventional subdivisions.
8. The R10 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.
9. The LDP Proposed Land Use Map (2015) identifies the property as appropriate for Neighborhood Residential development which should include "new neighborhoods of similar density" to the surrounding neighborhoods "to provide a greater sense of community."
10. The proposed development density is approximately 6.4 dwellings per acre when accounting for land area necessary for street right-of-way to serve the lots. In the R10 district, the maximum possible dwelling per acre is 5.8 for a project consisting of duplex dwellings when no land area is necessary for street right-of-way; for single-family projects, that maximum possible density is reduced to 4.3 units per acre.

Rezoning Staff Report

RZ Case # RZ-22-10

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 Secondary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 6: Existing infrastructure is adequate to support the desired zone (*water, sewer, roads, schools, etc.*).

Checklist Items 12 and 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-22-10**

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*)

Checklist Item 10: Rezoning is not consistent with land category descriptions

Checklist Item 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

Since original adoption of the Land Development Plan (LDP) in 2000, this area has seen significant change. Construction and opening of the US 64 Bypass and Zoo Connector, the building of the Zoo City Sportsplex, development of the Jellystone Park Campground, continued growth of the Crossroads Retirement Community, and other investments have altered the landscape.

Yet, it is important to note that the LDP's "Neighborhood Residential" designation still advocates for new residential development to be comparable in density to surrounding neighborhoods. This application proposes a project with density notably higher than adjacent development and the number of lots planned exceeds the number of lots that would be expected to be created in the R10 district or even, most likely, in the R7.5 district.

While the project would advance some LDP goals related to diverse housing options and includes sidewalks and open space preservation not always included in conventional subdivisions, the number of lots and units proposed is out of character for the area and zoning district. Staff, therefore, does not believe approval of the request would be reasonable or consistent with the Asheboro Land Development Plan.

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

Rezoning Staff Report

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

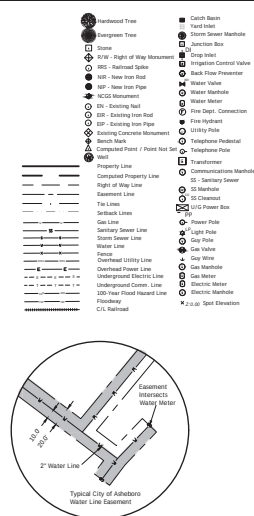
- (A) The use approved shall be a Residential Planned Unit Development with a total of 58 dwelling units on 58 lots.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings shall not be considered a modification requiring City Council review provided such additions are located on a recorded lot.
- (D) Maintenance of all recreation areas, parking lots, any utilities not publicly maintained, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the responsibility of the property owner and any successors in interest.
- (E) Any water meter located outside the public right-of-way shall be located within a City of Asheboro waterline easement. Surveying of any required city easements shall be the responsibility of the property owner.
- (F) Installation of traffic and street signs within the development shall be the responsibility of the developer.
- (G) 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.
- (H) Landscaping, including street trees, front yard landscaping, and perimeter buffering shall be installed consistent with the details and specifications shown on the site plan.
- (I) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
 - i) Driveway permit from NCDOT
 - ii.) Permitting from NC Department of Environmental Quality
- (J) Prior to the issuance of a zoning compliance permit, plans concerning water, including provisions for fire hydrants, 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.
- (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 Use Permit in the chain of title for the Zoning Lot.

Bar Scale: 0 60 120 180

SURVEY CAROLINA, PLLC
154 S. Fayetteville St., Suite B, Asheboro, NC
Phone Number: 336 625-8000
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Firm #: P-1110
Don W Tanner III L-4787
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Job #: 14342



Sheet 2 of 2:
Waterline Easement Survey-000:
Zoocrest Townhomes
Grant Township Randolph County
North Carolina July 29, 2022
Deed Book:2607 Pg:737
Plat Book:156 Pg:100
Scale: 1" = 60 US Survey Feet

Bar Scale: 0 120 180

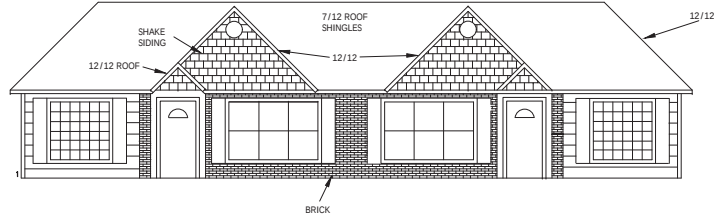


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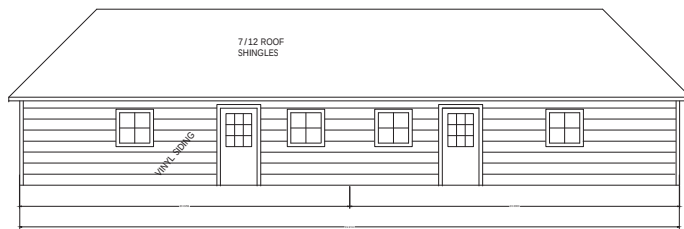
Firm #: P-1110
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Job #: 14342

FRONT VIEW



REAR VIEW

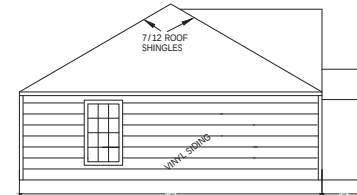


LIGHT
ELEVATION
ROUND MERCURY
VAPOR (PROGRESS ENERGY)
NON GLARE OR
DOWN SHIELDED
LIGHT



LIGHTING SHALL CONSIST OF
FULL CUTOFF FIXTURES AND
MEET ALL REQUIREMENTS
OF SECTION 6.02 OF ZONING
ORDINANCE.

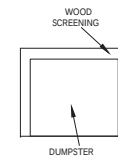
LEFT & RIGHT SIDE VIEW



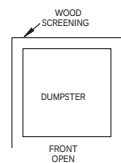
PAVEMENT/SIDEWALK
ELEVATION



SIDE
VIEW



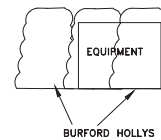
AERIAL
VIEW



SCREENING SHALL BEGIN AT GROUND
LEVEL WITH NO OPEN SPACE BETWEEN
THE GROUND AND BOTTOM OF
SCREENING MATERIAL.

THE HEIGHT OF THE SCREENING SHALL
BE EQUAL TO OR GREATER THAN THE
HEIGHT OF DUMPSTER

MECHANICAL VIEW



THE HEIGHT OF PLANTINGS SHALL BE
EQUAL TO OR GREATER THAN THE
MECHANICAL EQUIPMENT AT THE
TIME OF PLANTING.

Elevation Views For: Zoocrest Townhomes

City of Asheboro
Asheboro Township
North Carolina
Randolph County
May 13, 2022
Scale: 1" = 8 US Survey Feet



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Job #: 14342

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-22-05

Date 9/6/2022 Planning Board

GENERAL INFORMATION

Subdivision Name	Zoocrest Townhomes
Requested Action	Subdivision Sketch Design
Applicant	Darren Lucas
Address	3010 High Pine Church Road
Phone	336-669-7683
Location	1223 Crestview Church Road (at intersection of Zoo Pkwy.)

PARCEL INFORMATION

PIN 7669289834

Size 9.921 acres +/-

Number of Lots 58 + common area

Existing Zoning R10 (CZ)

Average Lot Size Pending

Existing Land Use Undeveloped

Surrounding Land Use

North Low-Density Residential

East Low/Medium-Density Res.

South Low-Density Residential

West Low/Medium-Density Res.

LAND DEVELOPMENT PLAN

Growth Strategy Map Secondary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map Central

Identified Activity Center? No

Development Issues

1. The applicant is also requesting to amend the existing R10 (CZ) Medium-Density Conditional Zoning district, for a Residential Planned Unit Development. This is required to be approved for the approval of the sketch design.
2. The applicant is proposing a total of 58 dwelling units on 58 lots. The units are attached single-family units. There are a total of 29 structures.
3. One entrance from Crestview Church Road is proposed to serve the development. All driveways access internal private streets with the exception of the two lots on Zoo Parkway. These two lots will require driveway permit approval from NCDOT.
4. As proposed, the homeowners' association will be responsible for maintaining all public streets within the development, trash pickup, and sewer service. A public waterline, to be maintained by the City of Asheboro, is proposed.

SUBDIVISION STAFF REPORT

Sketch Design

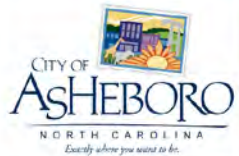
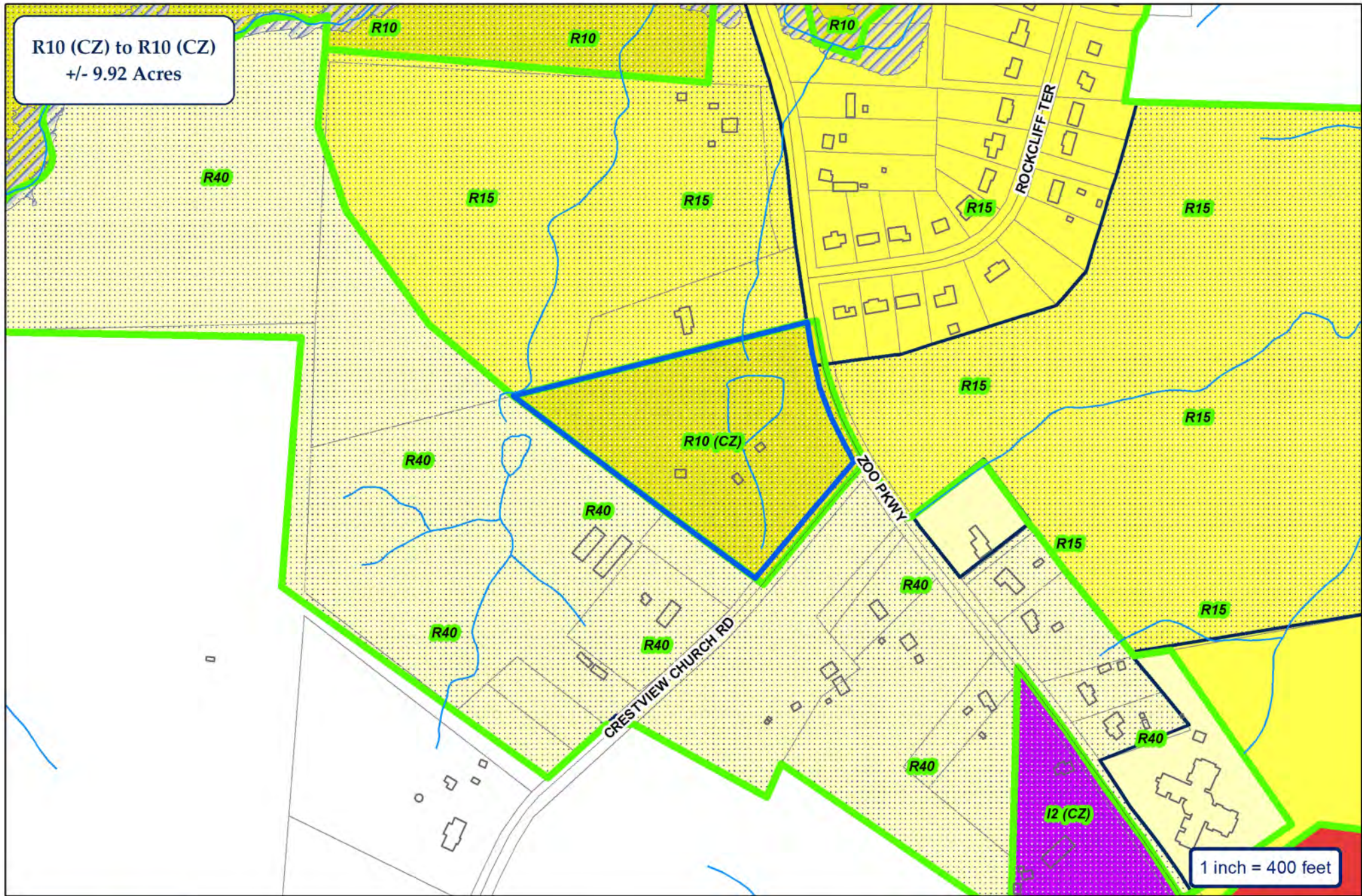
DEPARTMENT COMMENTS

Engineering	The plan was routed to Engineering. After review, as of September 1st, no corrections or comments have been noted.
Public Works	Public Works indicated the plat is acceptable, but recommended having an additional dumpster. Individual can pickup may be available for Lots 57 and 58 facing Zoo Parkway. Public Works indicated that they will need to review engineered drawings on the proposed water system with the Preliminary Plat.
Planning	1. Plat corrections, such as but not limited to detail on recreation area, paving detail, grading limits, and other miscellaneous clerical items such as plat certifications have been requested. 2. 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. 3. The subdivision ordinance requires that sidewalks connect all units to amenities within the development. Comments returned to the applicant include extending sidewalks to Units 57 and 58, the recreation area, and the right-of-way of Crestview Church Road.
Other	1. The plan was routed to the NC Department of Transportation, Randolph County Schools, and the US Postal Service. As of September 1st; none have provided comments. 2. Hydrant locations will need to be shown on the Preliminary Plat, and approved by Asheboro Fire Department. 3. Building Inspections indicated they will need to review engineered drawings on the proposed private sewer prior to Building permitting.

Staff Recommendation A staff recommendation will be available at the Planning Board meeting.

**Planning Board
Recommendation**

R10 (CZ) to R10 (CZ)
+/- 9.92 Acres

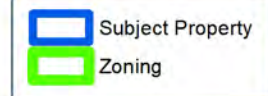


City of Asheboro Planning & Zoning Department

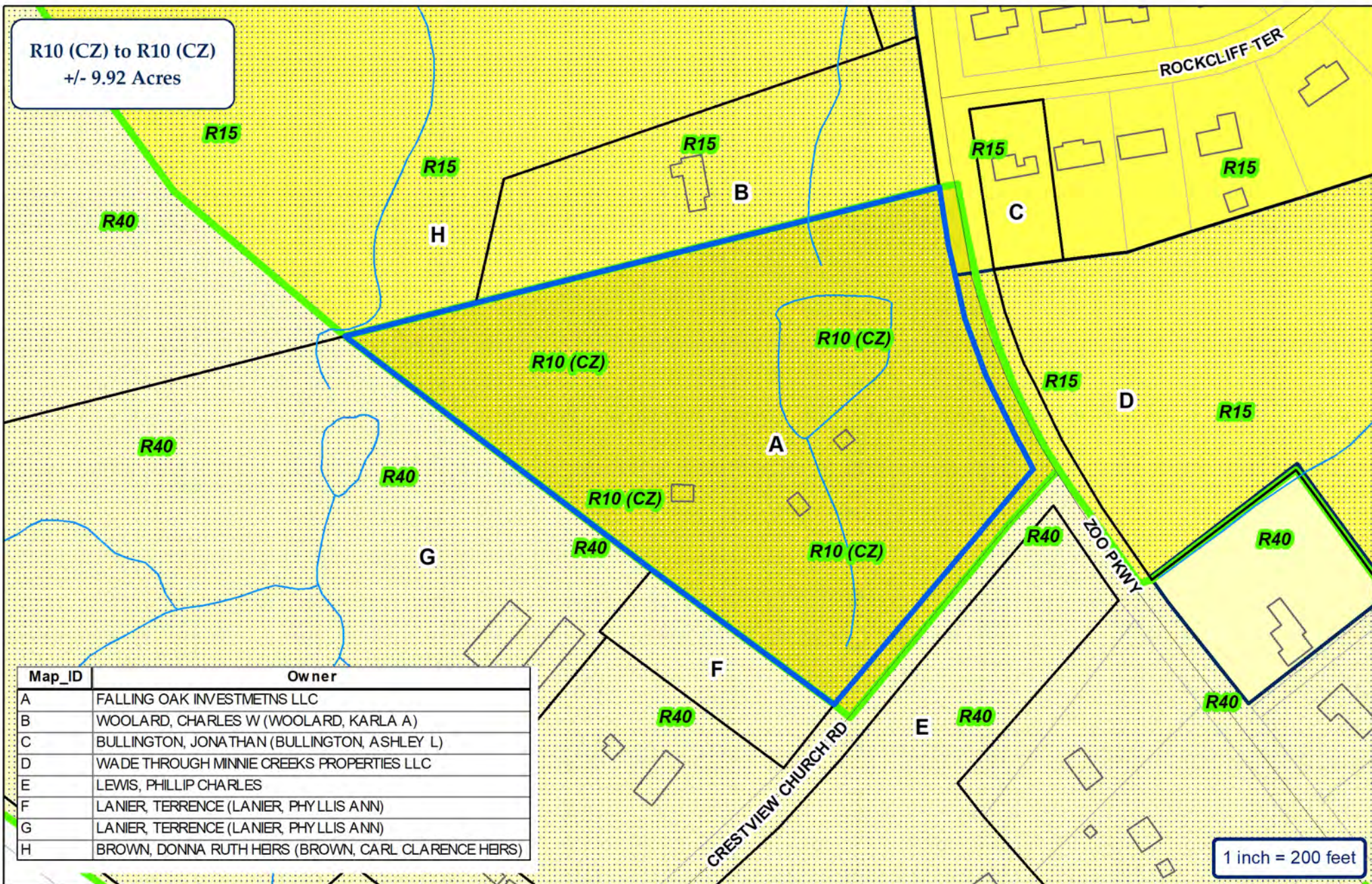
Rezoning Case: RZ-22-10

Subdivision: SUB-22-05

Parcels: 7669289834



R10 (CZ) to R10 (CZ)
+/- 9.92 Acres

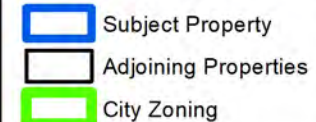


Map_ID	Owner
A	FALLING OAK INVESTMETNS LLC
B	WOOLARD, CHARLES W (WOOLARD, KARLA A)
C	BULLINGTON, JONATHAN (BULLINGTON, ASHLEY L)
D	WADE THROUGH MINNIE CREEKS PROPERTIES LLC
E	LEWIS, PHILLIP CHARLES
F	LANIER, TERRENCE (LANIER, PHYLLIS ANN)
G	LANIER, TERRENCE (LANIER, PHYLLIS ANN)
H	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)

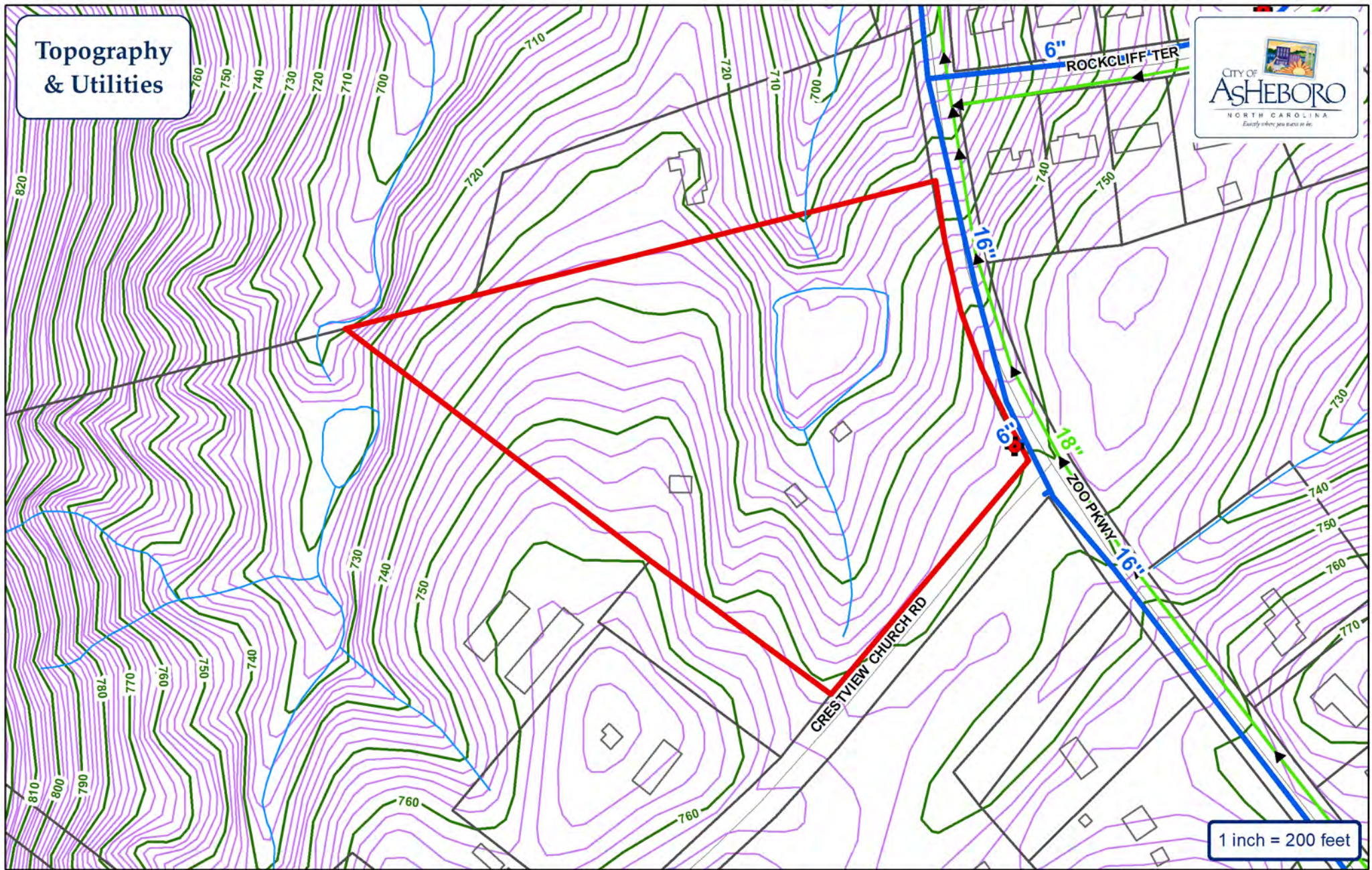
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-10
Subdivision Case: SUB-22-05

Parcels: 7669289834



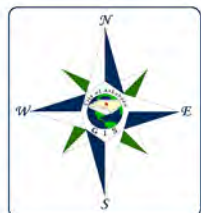
Topography & Utilities



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

City of Asheboro Planning & Zoning Department
 Rezoning Case: RZ-22-10
 Subdivision: SUB-22-05
 Parcels: 7669289834

Subject Property



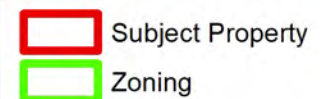


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-22-10

Subdivision: SUB-22-05

Parcels: 7669289834



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 Falling Oak Investments LLC

Location of Property 1223 Crestview Church Rd Property Size (ac. or s.f.) 10 Acres

Randolph County Property Identification Number (PIN#) 7669-28-9834

Current Zoning District R-10(C2) Requested Zoning District R-10(C2) Amended

Date Property Title Acquired 2018 Deed Book 2607 Page 737

Subdivision _____ Section _____ Lot # _____

Plat Book 156 Page 100

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:

Townhomes

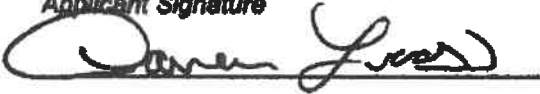
APPLICATION SIGNATURES

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



Printed Name of Authorized Signatory (if different from Applicant)

Darren Lucas

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Decafigned by:

John Robbins

2132A556808C40D...

Owner Address

5941 NC-8

Lexington, NC 27292

Telephone Number

336-242-9820

Printed Name of Authorized Signatory (if different from Owner)

John Robbins

Position/Relationship of Authorized Signatory to Owner

managing member

STAFF USE		
Received by: <u>John L. Evans</u>	Date: <u>8-10-22</u>	Case Number: <u>R2-22-10</u>