



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, June 5, 2023
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from May 1, 2023
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved.
There have been none approved since May 1, 2023.
- IV. Old Business items continued from May 1, 2023
 - (a) Convening of Watershed Review Board for RZ-23-04: An application to amend Article 5 (Use Regulations) and Article 10 (Watershed Protection Regulations) of the Asheboro Zoning Ordinance to allow for residential developments to request a Special Intensity Allocation within the Watershed Balance Area.
 - (i) The Planning Board will make a recommendation concerning Chapter 5.
 - (ii) The Planning Board, acting as Watershed Review Board, will make a recommendation on Chapter 10.
 - (b) RZ-23-05: An application to rezone property located at the intersection of Old Cox Road and Old Humble Mill Roads (Randolph County Parcel Identification Numbers 7679024396, 7669905560 7679008885) from Randolph County zoning to R15 (CZ) Low-Density Single-Family Residential Conditional Zoning district to allow a Residential Planned Unit Development with Commercial Uses Authorized
 - (c) RZ-23-06: An application to rezone property located south of 1195 Pineview Road (Randolph County Parcel Identification Number 7753354982), to rezone from B2 (CZ) General Commercial Conditional Zoning to R10 (CZ) Conditional Zoning for the purpose of a Residential Planned Unit Development, including a special intensity allocation within the Back Creek Watershed (Balance)
 - (d) RZ-23-07: An application to rezone property located at 379-1 and 379-2 South Cox Street from OA6 (Office-Apartment) to OA6 (CZ) Office-Apartment Conditional Zoning for a Congregate Living Facility. **An additional continuance until the July 10, 2023 Planning Board meeting has been requested by the applicant.**
- V. New Business
 - (a) RZ-23-08: An application to rezone property located at 207 East Pritchard Street (Randolph County Parcel Identification Number 7751966980) from B2 General Commercial to OA6 Office-Apartment

(b) RZ-23-09: An application to rezone property located at 3114 Zoo Parkway (Randolph County Parcel Identification Number 7669460864) from R40 (Low-Density Residential) to R10 (Medium-Density Residential)

(c) RZ-23-10: An application to rezone property located at 615 & 617 South Church Street; 233 West Kivett Street; 616 & 622 Hammer Avenue (Randolph County Parcel Identification Number 7751703525), with an amended Conditional Zoning Office-Apartment designation for the purpose of a Multi-Family Development for the Elderly that is a Whole Block Redevelopment project. **The applicant has asked for a continuance until the July 10, 2023 Planning Board meeting.**

V. Items not on the agenda

VI. Adjournment