



**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

# # # # #  
**MEETING OF THE ASHEBORO PLANNING BOARD**  
**CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.**  
**MONDAY, MAY 1, 2023**  
**7:00 p.m.**

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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

**CALL TO ORDER**

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

**APPROVAL OF MINUTES FROM APRIL 3, 2023**

Mr. O'Kelley inquired if there were any corrections or additions to the April 3, 2023 minutes. Hearing no corrections or additions, the minutes were approved as presented.

**REVIEW OF CASES AND MONTHLY REPORT ON MAJOR SUBDIVISIONS ADMINISTRATIVELY APPROVED**

Mr. Evans went over the land use cases that the City Council heard at their April Regular Meeting. He stated that there were no Major Subdivisions that had been approved by staff since the last Planning Board meeting.

**NEW BUSINESS**

- 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.**

Mr. Evans gave a visual presentation of the above-referenced agenda item. He then gave an overview of the following:

Applicant: Terry Tucker

Request: Text amendments to the zoning ordinance regarding watershed provisions, Chapter 5 (Use Regulations) and Chapter 10 (Watershed Protection Regulations)

He then gave an introduction to the items:

1. The Zoning Ordinance contains watershed protection standards that are designed to protect surface water supplies (water-supply reservoirs) within the city's jurisdiction. The standards were adopted in the 1990s.
2. Asheboro has watershed protection jurisdiction within the Back Creek (Lake Lucas) and Cedar Creek (Lake McCrary). Each watershed contains a critical and non-critical (or balance) area; the proximity from the water supply determines critical and non-critical areas.
3. The Planning Board serves as the Watershed Review Board and is responsible for reviewing and making a recommendation when an amendment to the watershed protection standards is proposed. With this application, both watershed protection and non-watershed protection standards are requested to be modified. Only watershed protection standards applicable to non-critical areas are requested to be amended.
4. Watershed protection standards seek to protect surface water quality by restricting development intensity. Single-family residential development is limited to 1 dwelling unit per acre in non-critical areas; all other development is limited to 12% built-upon or impervious area (building, pavement, other hard surfaces, etc.) unless a special intensity allocation (SIA) is requested and approved by the City Council. Under state rules and the city code, up to 10% of the city's non-critical jurisdictional area within city watersheds may be granted a SIA allowing a project to construct built-upon area of up to 70%.
5. State rules permit residential projects to seek a special intensity allocation (SIA); the city code, however, only identifies non-residential projects as eligible. The amendment proposes to make both residential and non-residential projects eligible for a SIA.
6. When evaluating requests for a special intensity allocation, the city code directs the City Council to ensure a project minimizes built-upon surface area, directs stormwater away from surface waters, incorporates best management practices related to water quality protection, connects to water and sewer, and provides the public with a positive economic benefit.
7. The city's Back Creek (Lake Lucas) jurisdictional watershed area is approximately 1500 acres in size; the city has approximately 37 acres of remaining allocation it can grant to projects. The city's Cedar Creek (Lake McCrary) jurisdictional watershed area is approximately 82 acres; the city has approximately 8 acres of remaining allocation it can grant to projects.
8. State rules allow interlocal transfer of jurisdictional area between local governments. City staff is discussing the potential for such a transfer from Randolph County to the City of Asheboro.
9. In response to the application, staff has provided proposed text attached to this report.

He provided an illustration highlighting the Special Intensity Allocation, which showed the Entire Watershed Balance Area and the percentages of the balance area eligible for the allocation. He also provided aerial imagery of the Back Creek Watershed area as well as the Cedar Creek Watershed area. He then went through a summary of the amendments:

#### Chapter 5 (Use Regulations)

- Minor clerical changes, renumbering
  - Change terminology eliminating "Non-Residential" from Special Intensity Allocation
  - Section 5.05 (30) Special Use Criteria for Watershed SIAs
1. Projects must minimize built upon surface area.
  2. Projects must direct stormwater away from surface waters.
  3. Projects must incorporate Best Management Practices to minimize quality impacts.
  4. Projects must be connected to City of Asheboro water and sewer.
  5. Projects must provide a positive economic benefit and/or housing opportunities to the community.

#### Chapter 10 (Watershed Regulations)



- Minor clerical changes, renumbering
- Change terminology eliminating "Non-Residential" from Special Intensity Allocation
- Remove obsolete language regarding acreage of Special Allocation remaining.

He went over the LDP Recommendations, specifically the Goals and Policies:

**Goals/Policies Supporting Request (3):**

- Policy 4.1.2 The City will strongly enforce Watershed Protection regulations and ensure that state storm water runoff and water quality regulations are followed.
- Policy 2.1.1: The Zoning Ordinance will be periodically reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.
- Design Principle #3: Move from "Separation of uses towards "Mixed Use Development."

**Goals/Policies Not Supporting Request:**

None at this time.

He then gave staff's final analysis:

"Staff believes that there are compelling reasons to allow residential development to apply for a special intensity allocation (SIA) as permitted by state rules. The inability of the city to consider residential projects for a SIA leaves landowners with fewer choices when contemplating the reasonable use of their property. This limitation may eventually lead to a non-residential project being pursued in a predominantly residential area because a landowner doesn't have the option to put forward a viable proposal for housing. Properties that are within both the city limits and jurisdictional watershed area and which also possess access to city and sewer should be encouraged to develop residentially if consistent with the surrounding pattern of development.

Further, a significant amount of Asheboro's watershed balance areas are near major transportation corridors, such as I-73/74 and NC Hwy. 49 South, that produce considerable economic development and employment activity. Supporting the potential for new housing options in close proximity to these areas generally is advocated by the Land Development Plan. Approval of the amendment only would allow the city to consider more residential projects within watershed areas on the merits of the proposal and prevent development ideas from being dismissed due to an inflexible code. Incompatible or unreasonable requests for a SIA to permit a residential project still could be denied.

It is important to restate, however, that the ability to consider and grant a special intensity allocation (SIA) is finite. A SIA request, whether for residential or non-residential development, must be carefully evaluated and should only be granted when doing so clearly is in the public's interest. Making residential projects eligible for a special intensity allocation likely will more quickly diminish the amount of allocation available over time."

He then stated that staff requests additional time to engage with Randolph County staff on the question of the feasibility of an interlocal transfer of jurisdictional area. He stated that one motion is for Planning Board in its regular capacity for Chapter 5 and one motion is Planning Board in its capacity as Watershed Review Board for Chapter 10. He then asked the board if there were any questions regarding the information presented. Mr. Henderson asked about critical areas of the watershed and what the rule is now for dwellings. Mr. Evans stated that in the critical areas, development is typically limited to 1 dwelling per two acres for single family development and 6% for other development. He also explained that the amendments proposed are specific to the balance areas and not the critical areas. Mr. Evans also showed the watershed maps and explained that the majority of the watershed is in the county. Ms. Vuncannon asked for clarification on acreage requirements and asked how much area of transfer the city expects to receive from Randolph County. Mr. Evans explained these requirements and also stated that staff would know more information regarding the Randolph County allocation in June. Mr. O'Kelley inquired if there was anyone

to speak for this request. Mr. HR Gallimore with RE/MAX Central Realty spoke on behalf of the applicant. He asked the board if there were any questions for him. There were no questions for Mr. Gallimore at this time. Mr. O'Kelley inquired if there was anyone to speak in opposition to this request. There was no one in opposition. The following action was taken:

**i. The Planning Board will make a recommendation concerning Chapter 5.**

Ms. Vuncannon moved to continue the Chapter 5 use regulations text amendment to the June 5, 2023 Planning Board meeting. Mr. Rush seconded the motion and the motion carried unanimously.

**ii. The Planning Board, acting as Watershed Review Board, will make a recommendation on Chapter 10.**

Ms. Vuncannon moved to continue the Chapter 10 Watershed Protection Regulations text amendment to the June 5, 2023 Planning Board meeting. Mr. Rich seconded the motion and the motion carried unanimously.

- 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 and Commercial Planned Unit Development. A continuance until the June 5, 2023 Planning Board meeting has been requested by the applicant.**

Mr. Evans stated that a written continuance request for the above-referenced zoning case has come in by the applicant with the reasoning that they wanted to hold a neighborhood meeting with adjoining property owners to discuss the project informally before the public hearing. Mr. Buffkin moved to continue RZ-23-05 to the June 5, 2023 Planning Board meeting. Ms. Vuncannon seconded the motion and the motion carried unanimously.

- 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)**

Mr. Evans gave a visual presentation of the above-referenced agenda item. He then gave an overview of the following:

Applicant: Terry Tucker

Location: Pineview Road

Request: 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)

Randolph County Parcel ID: 7753354982

Size: 13.37 acres +/-

Existing Land Use: Undeveloped

He presented overview, rezoning, topographic/utilities, aerial, and oblique maps, as well as a proposed site plan of development, including a proposed street profile. He also presented photographs of the subject property from all directions. He then gave an analysis:

1. The property is located south of Pineview Rd., a minor thoroughfare adjacent to the interchange of I-73/74. Access to the property is provided via a private driveway that extends from Pineview Rd. and also provides access to the adjoining congregate living facility.
2. The property is currently inside the city limits. City services are available to serve the site.
3. 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. A primary deviation identified is that the property does not have direct access to a public street. The project is proposed to be served via a private paved drive that is approximately 20 feet in width and which currently provides primary access to the adjacent institutional facility.
4. The property is within the Back Creek Watershed Balance (non-critical) area.
5. This type of residential project is limited to a total built-upon area of 12% under existing regulations. The project proposes a built-upon area of approximately 25% based on data presented. As of April 27, 2023, staff has requested and is awaiting confirmation of the precise built-upon area on the subject parcel.
6. Under the current code, non-residential projects are eligible to seek a special intensity allocation (SIA) that can authorize development with built-upon areas of up to 70% if certain criteria are met. The ability to grant a SIA, though, is limited to no more than 10% of the city's jurisdictional watershed area. An SIA for this project would utilize approximately 5% of the remaining allocatable acreage.
7. The applicant has filed a text amendment (RZ-23-04) seeking to allow residential projects to apply for a SIA within non-critical watershed areas. This rezoning application is not approvable, as presently proposed, unless that text amendment is approved.
8. The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
9. The requested R10 (CZ) district would allow 44 attached single-family dwellings contained in 22 structures and grant a special intensity allocation for any proposed built-upon area exceeding 12%. The project density equals approximately 3.39 dwellings per acre when accounting for right-of-way area, a density that is consistent with the proposed R10 district.
10. As of April 26, 2023, staff has returned comments and requested additional information from the designer. Details regarding utilities, proposed landscaping, building design, solid waste disposal plans, and other matters are expected to be submitted.

He went over the LDP Recommendations:

**Proposed Land Use Map:** Commercial

**Small Area Plan:** Northwest

**Growth Strategy Map:** Primary Growth

**Goals/Policies Supporting Request:**

- Policy 2.1.5: Transitional land use between high-intensity and low-intensity uses.
- Checklist Item 3: Fits district description of zoning ordinance
- Checklist Item 5: Complies with growth strategy map.
- Checklist Item 13: Outside of Flood area

**Goals/Policies Not Supporting Request:**

- Checklist Item 1: Does not comply with LDP proposed land use map.
- Checklist Item 12: Located within watershed.
- Checklist Item 14: Steep slopes of greater than 20%.

He then gave proposed conditions:

If the Board chooses to take action on the application, the following draft conditions are proposed:

- (A) The use approved shall be a Residential Planned Unit Development with a total of 44 dwelling units on 44 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 or other additions to the rear of 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, 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 utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required 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 ultimately 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
  - iii.) Subdivision Sketch Design and Preliminary Plat
- (J) Prior to the issuance of a zoning compliance permit, plans concerning water, including provisions for fire hydrants, streetlights, and sanitary sewage that comply with city policies, shall be submitted and approved.
- (K) 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.
- (L) All dwellings shall be located on a subdivided lot and recorded in the public registry in accordance with the city's land development requirements.
- (M) If, in the future, the private street is offered for dedication as a public street and the city is agreeable to accepting such offer, such change shall not be a modification of the Conditional Zoning District requiring Council approval.
- (N) 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.

He then gave the final analysis:

"While the property is designated for Commercial Use by the Land Development Plan, it is surrounded by residential uses. The proposed residential use and density provides a more appropriate transition between the adjacent institutional use and rural residential development than what could be allowed under the current general commercial zoning designation. Further, the lack of direct frontage on and visibility from Pineview Road likely limits viable commercial options for the property.

The Land Development Plan generally supports appropriately planned and designed residential development that can provide new housing opportunities for the city's large employment sectors, such as the one that exists on Pineview Street east of I-73/74. The conditional zoning district can ensure important design elements are considered and provided to help achieve city-adopted goals and policies.

Approval of the district, however, would reduce the amount of acreage available for special intensity allocations to other projects. Without more information from Randolph County about the feasibility of transferring jurisdictional area from the county to Asheboro and public input on text amendment RZ-23-04, a final recommendation is premature."

He stated that the recommendation at this time is a continuance requested by staff based on the reasoning of the above-referenced final analysis. He stated that if continued, this will be on the Planning Board's June 5, 2023 agenda. The City Council is scheduled to hear this request on June 8, 2023. He asked the board if there were any questions. Mr. Henderson noted the steep terrain and asked about the BMP to minimize soil movement off-site. Mr. Nuttall stated that NCDEQ reviews erosion control measures and that post-construction measures are handled through site design. Mr. Henderson inquired about the width of the roadway and the width of the subject property overall. He asked if these widths are adequate for drainage. Mr. Evans stated that the road is 20 feet in width and the property strip is 60 feet wide. He stated that the typical right of way width of a public street is 50 feet. Mr. Rich affirmed that a continuance would be the most prudent action for the board to take but the board should entertain any public comments at the current hearing. There were no more questions for Mr. Evans at this time. Mr. O'Kelley inquired if there was anyone to speak for this request. Mr. HR Gallimore with RE/MAX Central Realty spoke on behalf of the applicant. He stated that all notices were mailed within the proper time period. He stated that there would be no dirt hauled off-site for this project. He stated that commercial use is not suitable for this property. He asked the board if there were any questions. There were no questions for Mr. Gallimore at this time. Mr. O'Kelley inquired if there was anyone to speak in opposition to the request. There were adjoining property owner concerns with the development stating that it is out of character with the neighborhood, that it has the potential for higher traffic, and there were overall concerns with stream protection, water runoff, and excess sediment due to the amount of fill that would be brought in for the development. Ms. Vuncannon inquired about permitted uses of the property in its current B2(CZ) zoning district. It was pointed out that with conditional zoning, a site-specific plan for the use is required to be presented and approved, but as an example, it was noted that Highway 64 and North Fayetteville Street are major thoroughfares and are typically zoned B2 General Commercial, which permit a number of uses including retail, restaurants, hotels, and offices. There were no further comments or questions at this time.

Mr. Buffkin moved to continue RZ-23-06 to the June 5, 2023 Planning Board meeting. Mr. Rush seconded the motion and the motion carried unanimously.

- 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. A continuance until the June 5, 2023 Planning Board meeting has been requested by the applicant.**

Mr. Evans stated that a written continuance request has been received for the above-referenced zoning case. He stated that the applicant would like to have more outreach to the neighboring property owners. Ms. Vuncannon moved to continue RZ-23-07 to the June 5, 2023 Planning Board meeting. Mr. Rich seconded the motion and the motion carried unanimously.

- e) Annual Report concerning Planning Board activities, expenditures, and budget estimates.**

Mr. Evans went over the Planning Board Annual Report with the board. He thanked the board for their work, dedication, and attention as there have been a lot of complex cases that they have been reviewing throughout the year. He spoke on expenditures, including the increase in Planning Board member stipends. He stated that staff will present the report to the City Council at the May 4, 2023 regular meeting. Mr. O'Kelley inquired if the Chair would need to attend the meeting. Mr. Evans stated that staff can present this item and the Chair or Vice Chair will not need to attend. There were no further questions for Mr. Evans at this time. No Action was needed or taken by the Planning Board at this time.

#### **ITEMS NOT ON THE AGENDA**

There were no items at this time.

**ADJOURNMENT**

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

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Bradley Morton, Planning Board Secretary

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Michael O'Kelley, Planning Board Chair



(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.

**Staff Report**

# Rezoning Staff Report

**RZ Case #** RZ-23-04

**Date** June 5, 2023 Planning Board

## General Information

**Applicant** Terry Tucker

**Address** 465 Lewallen Road

**City** Asheboro NC 27203

**Phone** 336-669-6427

**Location** N/A

**Requested Action** Amend the Asheboro Zoning Ordinance to allow certain residential development to be eligible for Special Intensity Allocations within Watershed Balance Areas

**Existing Zone** N/A

**Existing Land Use** N/A

**Size** N/A

**Pin #** N/A

## Applicant's Reasons as stated on application

The intended project will provide needed affordable housing for citizens of Asheboro. The requested amendment will allow the project to go forward and confirm to the City's development plan. Without amendment its likely site would not be developed. We would like to amend Chapter 5 of the ordinance to allow a special intensity allocation for a residential development. [Staff note: the amendment, if approved, would permit residential development throughout the city's jurisdictional watershed area to seek a SIA; the request is not for authorization of a single project.]

## **Surrounding Land Use**

**North** N/A

**East** N/A

**South** N/A

**West** N/A

**Zoning History** Watershed requirements were last amended in 2014 (Case No. RZ-14-12) to match state law.

## **Legal Description**

Amend Chapters 5 and 10 of the Asheboro Zoning Ordinance to allow certain residential development to be eligible for Special Intensity Allocations within Watershed Balance Areas

## **Analysis**

1. The Zoning Ordinance contains watershed protection standards that are designed to protect surface water supplies (water-supply reservoirs) within the city's jurisdiction. The standards were adopted in the 1990s.
2. Asheboro has watershed protection jurisdiction within the Back Creek (Lake Lucas) and Cedar Creek (Lake McCrary). Each watershed contains a critical and non-critical (or balance) area; the proximity from the water supply determines critical and non-critical areas.
3. The Planning Board serves as the Watershed Review Board and is responsible for reviewing and making a recommendation when an amendment to the watershed protection standards is proposed. With this application, both watershed protection and non-watershed protection standards are requested to be modified. Only watershed protection standards applicable to non-critical areas are requested to be amended.
4. Watershed protection standards seek to protect surface water quality by restricting development intensity. Single-family residential development is limited to 1 dwelling unit per acre in non-critical areas; all other development is limited to 12% built-upon or impervious area (building, pavement, other hard surfaces, etc.) unless a special intensity allocation (SIA) is requested and approved by the City Council. Under state rules and the city code, up to 10% of the city's non-critical jurisdictional area within city watersheds may be granted a SIA allowing a project to construct built-upon area of up to 70%.
5. State rules permit residential projects to seek a special intensity allocation (SIA); the city code, however, only identifies non-residential projects as eligible. The amendment proposes to make both residential and non-residential projects eligible for a SIA.
6. When evaluating requests for a special intensity allocation, the city code directs the City Council to ensure a project minimizes built-upon surface area, directs stormwater away from surface waters, incorporates best management practices related to water quality protection, connects to water and sewer, and provides the public with a positive economic benefit.
7. The city's Back Creek (Lake Lucas) jurisdictional watershed area is approximately 1500 acres in size; the city has approximately 45.8 acres of remaining allocation it can grant to projects (a calculation error was identified in the previous report and approximately 8 more acres of allocatable area exists then was reported with the May, 2023 report). The city's Cedar Creek (Lake McCrary) jurisdictional watershed area is approximately 82 acres; the city has approximately 8 acres of remaining allocation it can grant to projects.
8. State rules allows interlocal transfer of jurisdictional area between local governments. Since the May 1, 2023 Planning Board meeting, staff has discussed the potential for such a transfer with both Randolph County and the NC Department of Environmental Quality (DEQ). City staff expect to present a proposal seeking recognition of additional allocatable area within the next 60 days. That proposal will be subject to Randolph County and DEQ approval.
9. In response to the application, staff has provided proposed text attached to this report.



# Rezoning Staff Report

RZ Case #      RZ-23-04

## 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

**4.1.2** The City will strongly enforce Watershed Protection regulations and ensure that state storm water runoff and water quality regulations are followed.

**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.

**Design Principle #3** – Move from “Separation of Uses” toward “Mixed Use Development”

# Rezoning Staff Report

**RZ Case #      RZ-23-04**

## **LDP Goals/Policies Which Do Not Support Request**

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

Staff believes that there are compelling reasons to allow residential development to apply for a special intensity allocation (SIA) as permitted by state rules. The inability of the city to consider residential projects for a SIA leaves land owners with fewer choices when contemplating the reasonable use of their property. This limitation may eventually lead to a non-residential project being pursued in a predominantly residential area because a landowner doesn't have the option to put forward a viable proposal for housing. Properties that are within both the city limits and jurisdictional watershed area and which also possess access to city and sewer should be encouraged to develop residentially if consistent with the surrounding pattern of development and Land Development Plan recommendations.

Further, a significant amount of Asheboro's watershed balance areas are near major transportation corridors, such as I-73/74 and NC Hwy. 49 South, that produce considerable economic development and employment activity. Supporting the potential for new housing options in close proximity to these areas generally is advocated by the Land Development Plan. Approval of the amendment only would allow the city to consider more residential projects within watershed areas on the merits of the proposal and prevent development ideas from being dismissed due to an inflexible code. Incompatible or unreasonable requests for a SIA to permit a residential projects still could be denied.

It is important to restate, however, that the ability to consider and grant a special intensity allocation (SIA) is finite. A SIA request, whether for residential or non-residential development, must be carefully evaluated and should only be granted when doing so clearly is in the public's interest. Making residential projects eligible for a special intensity allocation likely will more quickly diminish the amount of allocation available over time. That said, staff has begun the process to pursue recognition of additional allocatable area.

Considering these factors, staff believes that the proposed zoning text amendment is reasonable and in the public's interest, noting that the City currently possesses adequate allocatable area based on historical action and still will retain the ability to evaluate each application.

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

## **Chapter 5 Use Regulations**

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### **Section 5.05 (Special Use Regulations)**

#### **Subsection 30 (Watershed ~~S~~NIA)**

##### **(30) Watershed ~~S~~NIA**

All applications for a SIA shall include the following:

- (1)** Projects must minimize built upon surface area.
- (2)** Projects must direct stormwater away from surface waters.
- (3)** Projects must incorporate Best Management Practices to minimize quality impacts.
- (4)** Projects must be connected to City of Asheboro water and sewer.
- (5)** Projects must provide a positive economic benefit and/or housing opportunities to the community

UT to Cedar Creek WS-II-CA (Critical Area)

UT to Cedar Creek WS-II-BW (Balance of Watershed)

(B) Back Creek Lake WS-II-CA (Critical Area) UT to Cedar Creek WS-II-CA (Critical Area)

(1) Intent.

In order to maintain a predominantly undeveloped land use intensity pattern, single family residential uses shall be allowed at a maximum of one dwelling unit per 2 acres. All other residential and nonresidential development shall be allowed a maximum of 6% built-upon area.

(2) Allowed Uses

(a) All uses allowed in the underlying zoning districts where the watershed is located, subject to the modifications noted below unless specifically excluded in ~~2-(3)~~ Prohibited Uses.

(b) Agriculture, subject to the provisions of the Food Security Act of 1985 and the Food, Agricultural, Conservation and Trade Act of 1990. Agricultural activities conducted after January 1, 1993 shall maintain a minimum ten (10) foot vegetative buffer, or equivalent control as determined by the Soil and Water Conservation Commission, along all perennial waters indicated on the most recent versions of USGS 1:24,000 (7.5 minute) scale topographic maps or as determined by local government studies. Animal operations greater than 100 animal units shall employ Best Management Practices by July 1, 1994 recommended by the Soil and Water Conservation Commission.

(c) Silviculture, subject to the provisions of the Forest Practices Guidelines Related to Water Quality (15 NCAC 11.6101-.0209).

(3) Prohibited Uses

(a) Storage of hazardous materials.

(b) landfills or incinerators

(c) sites for land application of sludge/residuals or petroleum contaminated soils

(d) commercial uses which sell, store or distribute motor fuels or other hazardous materials

(e) airports

(f) industrial uses

(g) metal salvage facilities including junkyards

- (h) manufacture, use or storage of any hazardous materials including waste as listed on the EPA hazards material list or determined by the City Council of the City of Asheboro.
    - (i) private sewage disposal systems except for subsurface septic tanks. Public community sewage treatment facilities may only be allowed if the Health Department determines that an existing public health problem can be alleviated by constructing sewage facilities.
  - (4) Density and Built-upon Limits:
    - (a) Single family Residential -- development shall not exceed one dwelling unit per two (2) acres on a project by project basis. No residential lot shall be less than two acres, except within an approved cluster development.
    - (b) All other residential and nonresidential development shall not exceed six (6%) percent built-upon area on a project by project basis. For the purpose of calculating built-upon area, total project area shall include total acreage in the tract on which the project is to be developed.
- (C) Back Creek Lake Watershed -- Balance of Watershed UT to Cedar Creek -- Balance of Watershed WS-II-BW
- (1) Intent.
 

In order to maintain a predominantly undeveloped land use intensity pattern, single family residential uses shall be allowed at a maximum of one dwelling unit per acre. All other residential and nonresidential development shall be allowed a maximum of 12% built-upon area. In addition, ~~non-residential uses~~ new development may occupy ten percent (10%) of the balance of the watershed which is outside the critical area, with a seventy percent (70%) built upon area when approved as a special ~~non-residential~~ intensity allocation (SNIA).

The City Council is authorized to consider a Special Use Permit for SNIAs consistent with the provisions of this Ordinance.
  - (2) Allowed Uses
    - (a) All uses allowed in the underlying zoning districts where the watershed is located, subject to the modifications noted below unless specifically excluded in (2) Prohibited Uses.
    - (b) Agriculture, subject to the provisions of the Food Security Act of 1985 and the Food, Agricultural, Conservation and Trade Act of 1990.
    - (c) Silviculture, subject to the provisions of the Forest Practices Guidelines Related to Water Quality (15 NCAC 11.6101-.0209).

needed improvements and the date by which the corrective action is to be completed. All corrective action or improvements shall be made consistent with the plans and specifications and the operation and maintenance plan or manual. After notification by the owning entity, the Watershed Administrator shall inspect and approve the completed corrective action or improvements.

(5) Density and Built-upon Limits

- (a) Single family Residential -- development shall not exceed one dwelling unit per acre on a project by project basis. No residential lot shall be less than one acre, except within an approved cluster development.
- (b) All other residential and nonresidential development shall not exceed twelve (12%) percent built-upon area on a project by project basis except that up to ten percent (10%) of the balance of the watershed may be developed ~~for nonresidential uses at up~~ to seventy percent (70%) built upon area on a project by project basis. For the purpose calculating built-upon area, total project area shall include total acreage in the tract on which the project is to be developed.

#### 10.11 CLUSTER DEVELOPMENT

Clustering of development is allowed in all Watershed Areas except WS-I under the following conditions:

- (A) Minimum lot sizes are not applicable to single family cluster development projects; however the total number of lots shall not exceed the number of lots allowed for single family detached developments in Section 10.10 Development Regulations. Built-upon area or stormwater control requirements of the project shall not exceed that allowed for the critical area or balance of watershed, whichever applies.
- (B) All built-upon area shall be designed and located to minimize stormwater runoff impact to the receiving waters and minimize concentrated stormwater flow.
- (C) The remainder of the tract shall remain in a vegetated or natural state. Where the development has an incorporated property owners association, the title of the open space area shall be conveyed to the association for management. Where a property association is not incorporated, a maintenance agreement shall be filed with the property deeds.
- (D) Cluster development shall comply with all requirements of Article X of the Asheboro Subdivision Ordinance, and Section 5.05(16) of the Asheboro Zoning Ordinance except as modified above.

materials; the improper management of stormwater runoff; or any other situation found to pose a threat to water quality.

(B) Abatement

The Watershed Administrator shall monitor land use activities within the watershed areas to identify situations that may pose a threat to water quality.

(C) The Watershed Administrator shall report all findings to the Watershed Review Board. The Watershed Administrator may consult with any public agency or official and request recommendations.

(D) Where the Watershed Review Board finds a threat to water quality and the public health, safety and welfare, the Board shall institute any appropriate action or proceeding to restrain, correct or abate the condition and/or violation.

## 10.20 ADMINISTRATION, ENFORCEMENT AND APPEALS

The City of Asheboro's Zoning Administrator shall serve as the Watershed Administrator, who shall be duly sworn in. It shall be the duty of the Watershed Administrator to administer and enforce the provisions of this ordinance as follows:

(A) The Watershed Administrator shall issue Watershed Protection Permits and Watershed Protection Occupancy Permits as prescribed herein. A record of all permits shall be kept on file and shall be available for public inspection during regular office hours of the Administrator.

(B) The Watershed Administrator shall serve as clerk to the Board of Adjustment which sits as the Watershed Review Board.

(C) The Watershed Administrator shall keep records of all amendments to the local Water Supply Watershed Protection Ordinance and shall provide copies of all amendments upon adoption to the Supervisor of the Classification and Standards Group, Water Quality Section, Division of Environmental Management.

(D) The Watershed Administrator shall keep records of the jurisdiction's utilization of the provision that a maximum of ten percent (10%) of the noncritical area of WS-II-BW may be developed ~~with nonresidential development~~ to a maximum of seventy percent built upon surface area. Records for each watershed shall include the total acres of noncritical watershed area, total acres eligible to be developed under this option, total acres approved for this development option, and individual records for each project with the following information: location, acres, site plan, use, stormwater management plan as applicable and inventory of hazardous materials as applicable. As of July 1, 1993 there are 3,500.8 acres in the Back Creek BW and ~~175.04~~ 350.08 acres eligible for the ~~10~~ 5% provision; in the UT to Cedar Creek there are 940.8 acres in the BW and ~~47.04~~ 94.08 acres eligible for the ~~10~~ 5% provision in the City of Asheboro's jurisdiction.

**APPLICANT INFORMATION**

Applicant Terry Tucker  
Applicant's Phone # 336-669-6427  
Applicant's Address 465 Lewallen Rd.  
Asheboro, NC 27205  
Applicant Email Address doublet@triad.rr.com

**PROPERTY INFORMATION FOR MAP AMENDMENTS**

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 intended project will provide needed affordable housing for citizens of Asheboro. The requested amendment will allow the project to go forward and conform to the City's development plan. Without amendment its likely site would not be developed

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?

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Does not apply ☒

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

We would like to amend Chapter 10 and Chapter 5 of the ordinance to allow a special intensity allocation for a residential development.

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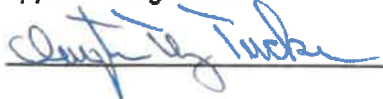
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**APPLICATION SIGNATURES**

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

*Applicant Signature**Printed Name of Authorized Signatory (if different from Applicant)**Position/Relationship of Authorized Signatory to Applicant**Owner Signature (if different than Applicant)**Owner Address*

465 Lewallen Rd.  
Asheboro, NC 27205

*Telephone Number*

336-669-6427

*Printed Name of Authorized Signatory (if different from Owner)**Position/Relationship of Authorized Signatory to Owner*

|                  |         |                       |
|------------------|---------|-----------------------|
| <b>STAFF USE</b> |         |                       |
| Received by:     | 3/24/23 | Date: TWITALL         |
|                  |         | Case Number: RZ-23-04 |



**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

**Staff Report**

# Rezoning Staff Report

**RZ Case #** RZ-23-05

**Date** June 5, 2023 Planning Board

## General Information

**Applicant** William L. Turner

**Address** 410 Lakestone Drive

**City** Raleigh NC 27609

**Phone** 919-369-3254

**Location** Old Cox Road and Old Humble Mill Road

**Requested Action** Establish City of Asheboro R15 (CZ) Low-Density Single-Family Residential (Conditional) zoning for a planned unit development consisting of single-family-detached, single-family-attached, with commercial uses authorized.

**Existing Zone** E-1 (Randolph County)

**Existing Land Use** Undeveloped

**Size** 233.53 acres +/-

**Pin #** 7679024396, 7669905560 7679008885

## Applicant's Reasons as stated on application

Constructing a development of a residential subdivision of various types of residences and a small commercial area

## **Surrounding Land Use**

**North** Low-Density Res./agricultural/undeveloped

**East** Low-Density Res./agricultural/undeveloped

**South** Low-Density Res./agricultural/undeveloped

**West** Low-Density Res./agricultural/undeveloped

**Zoning History** N/A related to City of Asheboro

## **Legal Description**

Properties of Mary Ella Beeson Pugh, Barbara Pugh Marsh, and others, located on the northern and southern corners of Old Cox Road and Humble Mill Road, and along the west side of Old Cox Rd., totaling approximately 233.53 acres +/- , more specifically identified by Randolph County Parcel Numbers 7679024396, 7669905560, and 7679008885 and Tracts 1, 2, and 3 in Plat Book 71 PG 46.

## **Analysis**

See attachment 1.

Attachment 1: Staff Analysis of RZ-23-05 (Richlands Cree Dev.): Old Cox Road and Old Humble Mill Road

1. The property is currently outside the city limits. An annexation petition has been filed by the property owners; if annexed, the owner seeks approval of this proposal. Prior to final action on the requested zoning action, the City Council will need to decide on the question of annexation after holding a separate public hearing.
2. The property currently is under Randolph County planning and land use jurisdiction and is zoned E-1 (Environmental). All development, other than single-family residential homes, is regulated through Conditional District or Special Use Permit review under the County code.
3. The request is for a Residential Planned Unit Development, including a commercial element. The request includes the potential for 415 dwelling units to be constructed in several phases over 5-plus years. The residential units include a mixture of single-family detached lots of various sizes and townhouse style attached single-family dwellings on individual lots. Approximately 14 acres is designated for future commercial development, but approval of the commercial element is not requested with this application; details concerning proposed commercial uses and development standards would have to be submitted, reviewed, and approved by City Council following a future public hearing. Development plans identify an interconnected street network, sidewalks throughout the project, a private trail, and a recreational clubhouse for residents along with play fields/courts. A mixture of preserved vegetation and planted landscaping is proposed along the perimeter of the project; a vegetative buffer is shown to be retained along Old Cox Road and Old Humble Mill Road.
4. Old Cox Road and Old Humble Mill Road are state maintained. Two new intersections, including one roundabout, on Old Cox Rd. are proposed with a third connection possible to serve future commercial development. One driveway from Old Humble Mill Road is proposed. A Traffic Impact Analysis has been submitted by the applicant and presented to the city and NCDOT. The applicant is working to address NCDOT feedback; left-turn lanes are expected to be provided at the proposed connections to Old Cox Rd. and Old Humble Mill Rd. Right-turn lanes also may be directed by NCDOT.
5. The zoning ordinance describes the R15 district as "intended to provide regulations which will produce a low intensity of single-family residential use with the necessary governmental and other support facilities to service such suburban intensity living." The overall residential density for the project is about 2.13 units per acre, which is consistent with an R15 designation.
6. The property is approximately 1 mile south of the US 64 Bypass. Access to the bypass at the Zoo Connector is about 3.3 travel miles; access via NC 42 is a similar distance. The property is approximately 1.3 miles south of the Zoo City Sportsplex and, at the closest point, is about 900 feet from the NC Zoological Park property; the closest Zoo-related activity appears to be approximately 2,500 feet away. Non-contiguous city limits, encompassing the Richland Village manufactured home park, are adjacent to the property and also are 1 mile south (272 acres owned by the NC Zoo Society).
7. Plan revisions were requested by staff to clarify the proposal. Revised plans were received June 1, 2023, and currently are under review. The results of that review will be discussed at the Planning Board and City Council meetings.
8. Included with this report is a projection of revenue and expenses, prepared by the applicant, that presents expected public revenues and expenses to be generated by the development. Staff is preparing a separate summary detailing anticipated operational impacts should the property be annexed and developed as proposed.

# Rezoning Staff Report

RZ Case #      RZ-23-05

## 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.*

|                                          |                                                            |
|------------------------------------------|------------------------------------------------------------|
| <b>Proposed Land Use Map Designation</b> | Does not designate beyond current land use jurisdiction    |
| <b>Small Area Plan</b>                   | Does not include area beyond current land use jurisdiction |
| <b>Growth Strategy Map Designation</b>   | Does not designate beyond current land use jurisdiction    |

## LDP Goals/Policies Which Support Request

**Checklist Item 11: Rezoning will promote the type of development described in Design Principles. Specifically, Design Principles #3 and #4 – Move from “Separation of Uses” toward “Mixed Use Development; and Move from “Conventional Development” toward “Cluster Development”**

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

# Rezoning Staff Report

**RZ Case #        RZ-23-05**

## **LDP Goals/Policies Which Do Not Support Request**

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

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

Since the property involved in this request is outside of the City's Extraterritorial Zoning Jurisdiction, the adopted Land Development Plan (LDP) does not provide specific growth strategy and land use recommendations for the property and surrounding area. The proposal can, however, be reviewed against general goals and policies advocated by the LDP.

The LDP's Southeast Small Area Plan recognized that the US Hwy 64 Bypass likely would change development patterns in the vicinity of the highway but recommended balancing growth with the preservation of rural character and protecting gateways leading to the NC Zoo. The Plan's prediction has proven true; improved access provided by the Bypass, combined with recent economic development announcements and the availability of municipal water and sewer service, has generated consistent development interest in the area.

One way to accomplish seemingly competing LDP goals is through a conditional zoning district that proposes the clustering of homes on property in areas most suitable for development, preserving significant natural areas for open space, and coordinating development in a manner that considers unique land features and area context. New land development should strike a balance between well-planned growth and honoring the uniqueness of the area afforded by the NC Zoo. Overall, staff believes the application attempts to find that balance and further advances the public's interest to promote diversified home-ownership options for people.

**Recommendation**     Staff supports the application subject to the suggested conditions.

# **Rezoning Staff Report**

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

Refer to Attachment 2.



Attachment 2: RZ-23-05 Proposed Conditions as of 6-5-2023

(A) The use approved shall be a Residential Planned Unit Development with no more than 413 dwelling units on 413 lots and development shall be per the approved site plan and materials submitted in support of the application.

(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 within Phase 1 of the development 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, 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 utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.

(F) Solid waste disposal for the project shall be consistent with city policies and codes.

(G) Landscaping, including street trees, front yard landscaping, tree preservation, and perimeter buffering shall be installed or retained consistent with the details and specifications shown on the site plan and as modified by these conditions.

(H) Prior to the recording of Memorandum of Land Use Restrictions outlined in (Z), the applicant shall submit a site plan reflecting any revisions necessary to comply with city codes and conditions of approval.

(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

iii.) Subdivision Sketch Design and Preliminary Plat

(J) Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, street lights, and sanitary sewage that comply with city policies, shall be submitted and approved.

(K) All dwellings shall be located on a subdivided lot and recorded in the public registry in accordance with the city's land development requirements.

(L) All setbacks shall be no less than as provided by the site plan except that corner lots within phases 2 and 3 shall only be required to comply with one front yard setback; the other yard(s) adjacent to a street shall be considered a side yard setback or shall abide by any buffer yard provided. Within phases 2 and 3, side yard setbacks shall be no less than 10' and rear yard setbacks shall be no less than 20'. Front yard averaging provisions shall not be applicable within any phase of the development.

(M) Open space shall be created and recorded consistent with the conditional zoning district site plan.

(N) Recreational elements proposed within each phase shall be constructed and available for use prior to the recording of subdivision plats resulting in the creation of more than 75% of the lots approved for that phase as ultimately shown on the preliminary plats to be presented.

(O) Recreational vehicle (RV) parking shall either be prohibited throughout the development by the homeowners' association documents or areas compliant with city regulatory requirements shall be provided. Phase 3 lots 126-155 shall be permitted to store RVs provided it is done in a manner that complies with the city requirements.

(P) Sidewalks that meet ADA standards shall be provided along streets to connect all units and lots, parking areas, recreation vehicle storage (if provided), recreation facilities, trash facilities, community mailbox(s), and shall extend to intersections with existing streets, and along existing public streets where new curb and gutter is added.

(Q) Within the 30 ft. buffer areas, shown along Old Cox Road and Old Humble Mill Road, existing vegetation shall be retained where present; where no vegetation present, a street yard equivalent to 1 evergreen shrub per 10 linear feet and 1 canopy tree per 20 linear feet shall be provided within the buffer area.

(R) The 20 ft. Type B buffers identified on the site plan may use existing vegetation when located within the buffer area and providing equivalent or greater buffering than the zoning ordinance requirements for a Type B buffer. Otherwise, new plantings shall be provided.

(S) Stormwater control measures designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual shall be provided. Measures shall control the ten-year post-development peak discharge rates to pre-development peak flow rates. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.

(T) No uses are permitted within the "Future Development" portion of the property. Approval of a separate rezoning application shall occur prior to the city's issuance of any building permits for this area.

(U) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.

(V) No new driveways or roadway connections shall be made to Old Cox Road or Old Humble Mill Road except for those shown on the submitted site plan unless determined by zoning administrator to be necessary for public or emergency service response(s).

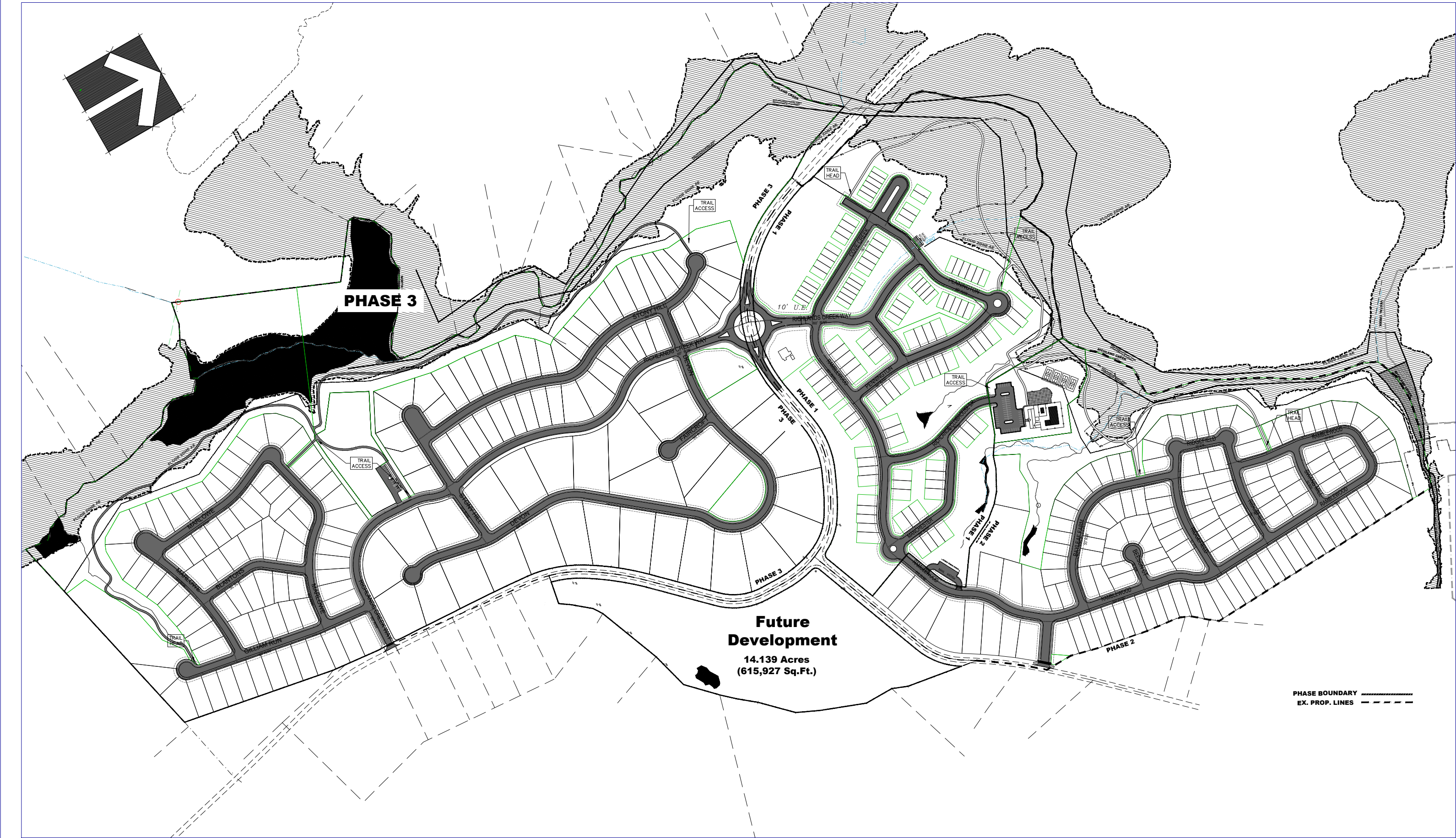
(W) Final roadway names shall be subject to city and Randolph County approval.

(X) Floodplain development permits shall be issued by the city prior to any construction within regulated floodplain areas.

(Y) Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with this order, shall be recorded in the office of the Randolph County Register of Deeds. Such homeowners' documents shall include, but not be limited to, maintenance responsibilities of the association, a release of City of Asheboro from liability due to utility maintenance on any streets, indication that walls between units are party walls, and prohibition of parking recreational vehicles (boats, campers, travel trailers, etc.) outdoors.

(Z) 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.





PROJECT DATA

1. Subdivision Name: Richlands Creek
2. Developer: The Turner Group, Inc.  
Attn: Mr Bill Turner  
410 Lakeshore Drive  
Raleigh, NC 27609  
(919) 369-3254
3. Current Owner: Barbara Pugh Marsh  
1105 16th Street  
Port Royal, SC 29935
4. Engineering By: Hiram J Marziano, PE  
P.O. Box 278, Asheboro, NC 27204  
(336) 493-4450
5. Environmental Consulting: Pilot Enviromental, Inc.  
PO Box 128  
Kernersville, NC 27285  
(336) 310-4527
6. Traffic Study: Steven Epley, PE | Traffic Project Manager  
DAVENPORT  
4600 Marriott Drive, Suite 340  
Raleigh, NC 27612  
(919) 809-7006
7. Landscape Architect: Tim Knowles, PLA  
Landscape Architect  
202 Cross Vine Lane  
Greensboro, NC 27455
- 8 Project Surveyor: Survey Carolina PLLC  
154 S. Fayetteville Street, Suite B  
Asheboro, NC 27203  
(336) 625-8000

THESE PLANS (SHEETS 1-8) ARE FOR REVIEW ONLY  
THEY ARE NOT FOR CONSTRUCTION

| REVISIONS |      |             |      |
|-----------|------|-------------|------|
| BY        | DATE | DESCRIPTION | SYM. |
|           |      |             |      |
|           |      |             |      |
|           |      |             |      |
|           |      |             |      |
|           |      |             |      |



CONSULTING, CIVIL ENGINEER  
**HIRAM J. ARZIANO, PE**  
PO Box 278, Asheboro, NC 27204 - (336)493-4450  
hmarziano@triadbiz.rr.com

Data Sheet for Rezoning  
SITE DATA SHEET

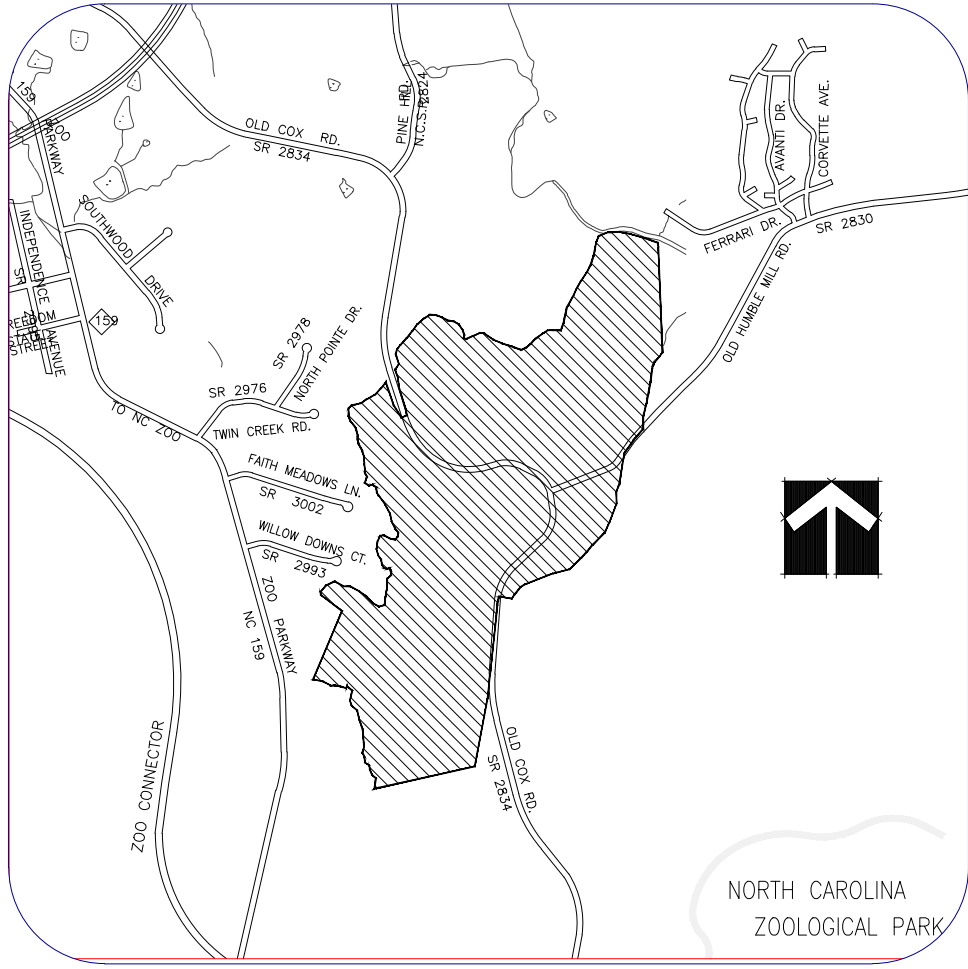
**RICHLANDS CREEK DEVELOPMENT**  
**CITY OF ASHEBORO**  
Randolph County, North Carolina

Scale: 1" = 200'  
Date: 04/13/2023  
Drawn: TS  
Checked: ---  
Job No.:

Sheet No.:  
**1**  
Of: 8 Version: 1

SITE DATA

1. Total Area = 240.921 Acres (10,494,516 Sq.Ft.)  
Area in Existing R/W = 6.191 Acres (269.688 Sq.Ft.)  
Area Net of Existing R/W: 234.730 Ac. (10,228,828 Sq.Ft.)  
Area in Future Development = 14.139 Acres (615,927 Sq.Ft.)  
Net Area in Development = 220.591 Acres (9,612,901 Sq.Ft.)
2. Total Number of Lots - 413 Total
3. Lots per Acre - 1.87
4. Total Area in Lots - 104.197 Acres
5. Total Area in Parks & Open Space - 85.647 Acres
6. Area in Proposed R/W - 30.747 Acres
7. Linear Feet in Proposed Streets - 21,556
8. Deed Reference - D.B. 2663, Pg. 1409
9. Plat Reference - P.B. 71, Pg. 46
10. Tax Map No. - 7679024396, 7669905560, 7679008885
11. Existing Zoning - Randolph County Zone E-1,  
Zoo Environmental Area
12. Proposed Zoning - City of Asheboro Zone - R15 - CZ
13. Parcel Location - Randolph County, Grant Township
14. Fire District - Eastside
15. Voting Districts: County Commissioner: District 5  
NC Senate: District 29  
NC House: District 78  
US House: District 7
16. Water and Wastewater Services by the City of Asheboro
17. Portions of this site along Richland Creek and Vestal Creek are within Flood Zone AE (1% Annual Chance Flood Plain).  
Refer to FIRM Community Panel No. 3710767900J, DATED 1/12/08.
18. Detailed construction plans will be prepared to include:
- Site grading, Erosion Control & Drainage Plans.
  - Street Plan & Profiles.
  - Water & Wastewater System Plans.
  - All supporting, appurtenant details & specifications necessary to meet regulatory requirements.
19. Water & Wastewater system plans will be submitted to regulatory agencies for obtaining necessary permits prior to construction.
20. Permits Include but may not be Limited to:
- Asheboro planning, engineering & fire marshal
  - City of Asheboro relative to water & wastewater systems
  - NCDEQ- WS land quality for E&SC permitting
  - NCDEQ- WS for water system permitting
  - NCDOT for driveway permit and State Road design approval
  - US COE & NCDEQ for Wetland Mitigation
21. Infrastructure: Streets, Water, & Wastewater Systems to be public and maintained by the City of Asheboro.
22. Topographic data was obtained for NC One Map, DEM20 data.  
Topography shown represents existing terrain.  
Street grading plans will be prepared to meet NCDOT & Vity of Asheboro approval and standards.



Vicinity Map  
Not to Scale

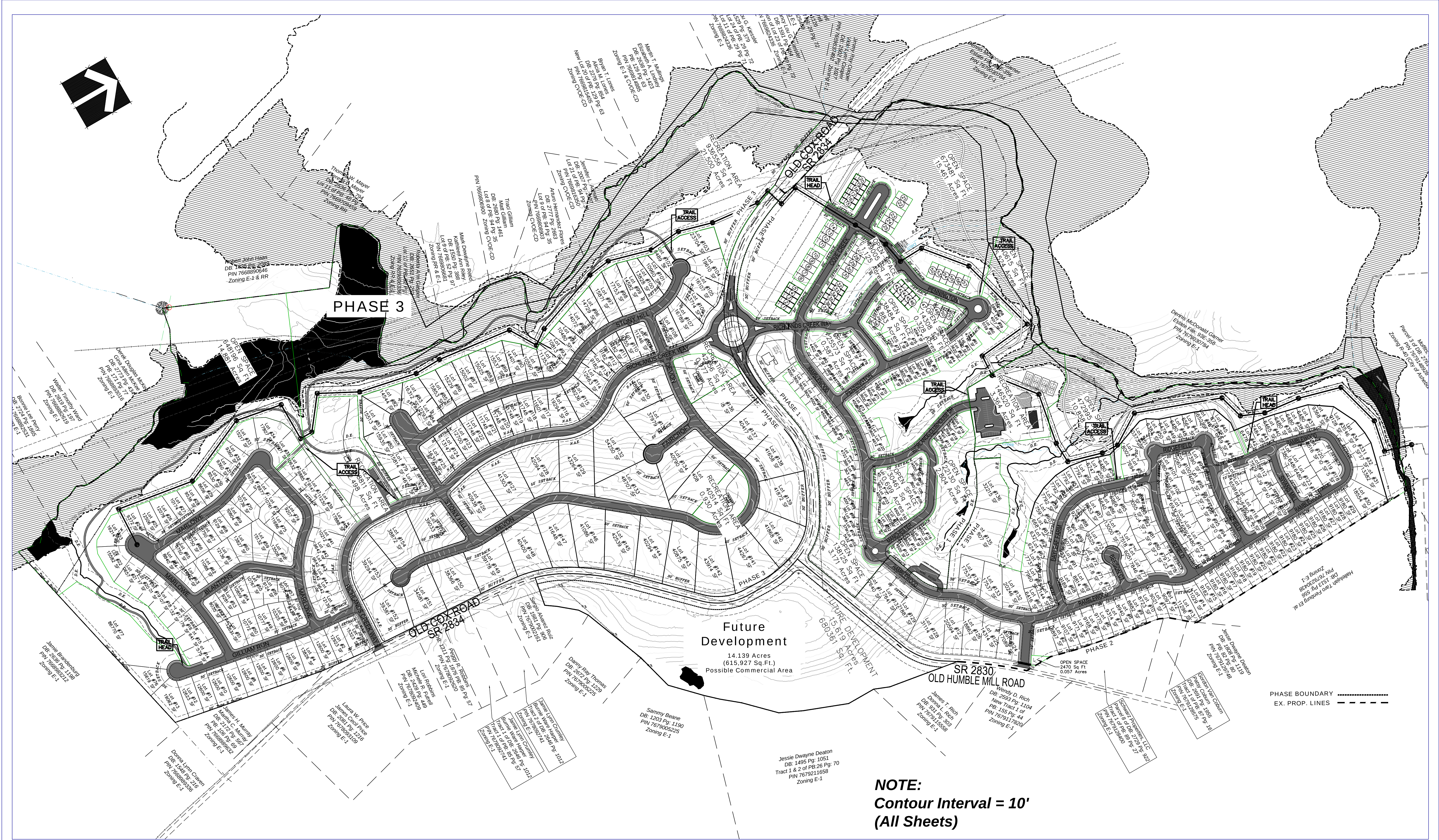
AMENITIES NOTES:

1. The main amenities area to be constructed as part of Phase 2 will consist of a Clubhouse Building (±3,000 Sq.Ft), Pool, Playground, and picnic areas.
2. The large recreation area in Phase 3 will consist of Swings / Play equipment, Firepit / Picnic area with benches, along with open space for recreation,
3. The smaller "Pocket Parks" in Phase 3 will consist of Open areas with landscaping and bench / sitting areas.
4. The Large open area between Old Cox Road and the proposed townhomes is being reserved for a future community garden space.
5. The existing dwelling located directly northeast of the planned roundabout is intended to be platted as its own lot and retained by the developer for future use, pending evaluation of its condition and potential uses. Access to and utilities for this parcel are to be from the proposed development.
6. Other areas and facilities not in lots or Rights of Way are considered as the open space of this project, and are to be held and maintained by the Homeowners Association for the benefit the residents of this project.

SKETCH PLAN SHEET INDEX

| SHEET NO. | DESCRIPTION                          |
|-----------|--------------------------------------|
| 1         | PROJECT DATA & KEY MAP               |
| 2         | OVERALL SITE MAP                     |
| 3         | AREA WEST OF OLD COX ROAD            |
| 4         | AREA EAST OF OLD COX ROAD            |
| 5         | PHASE 1 SKETCH PLAN                  |
| 6         | PHASE 2 SKETCH PLAN                  |
| 7         | PHASE 3 SKETCH PLAN                  |
| 8         | TYPICAL LOT LAYOUT AND ROAD SECTIONS |





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CONSULTING, CIVIL ENGINEER

 **HIRAM J. ARZIANO, PE**

PO Box 278, Asheboro, NC 27204 - (336)493-4450  
hmarziano@triadbiz.rr.com

Plan for Rezoning  
OVERALL PROJECT LAYOUT

RICHLANDS CREEK DEVELOPMENT

CITY OF ASHEBORO

Randolph County, North Carolina

Scale: 1" = 200'

Date: 04/13/2023

Drawn: TS

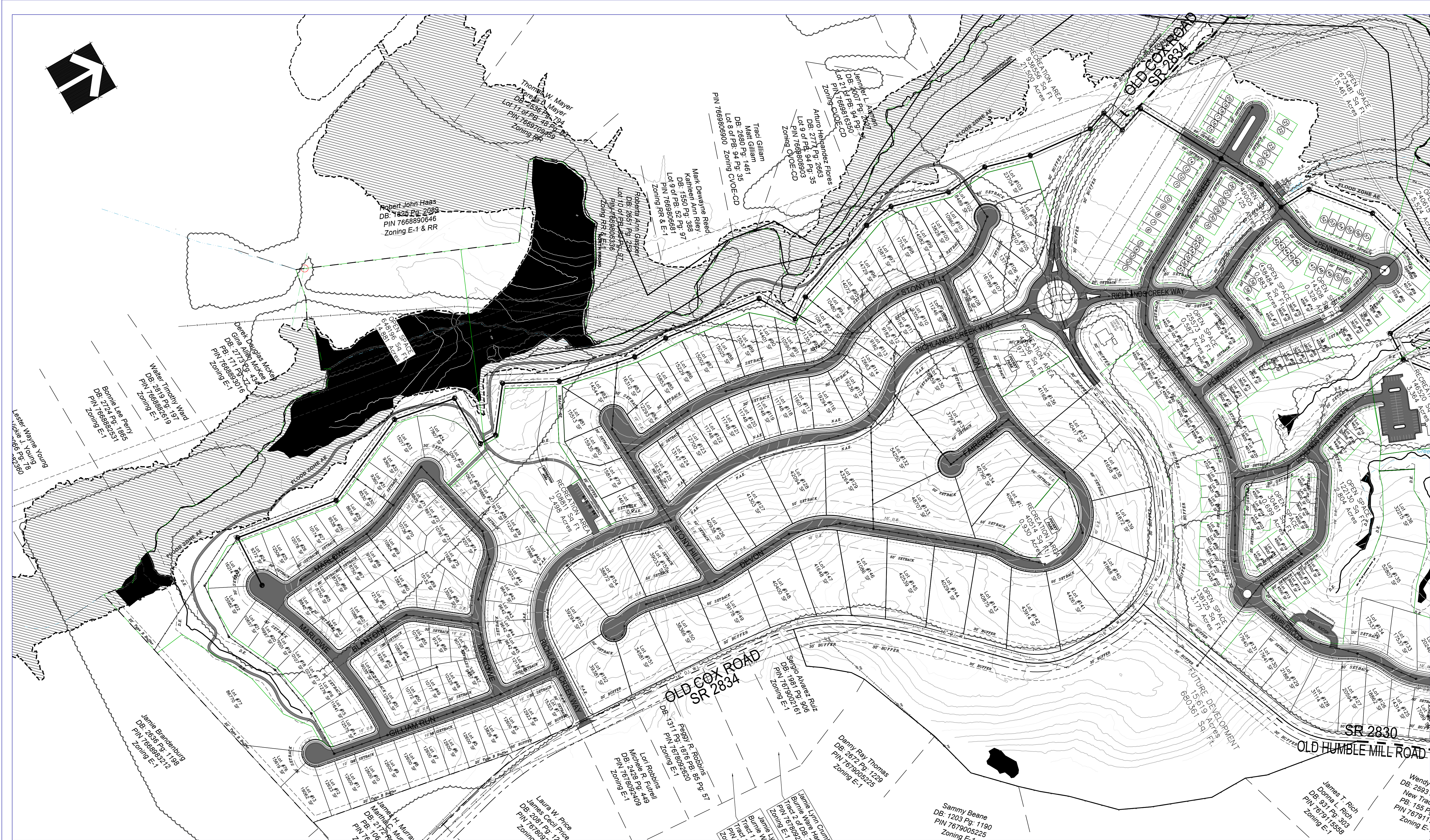
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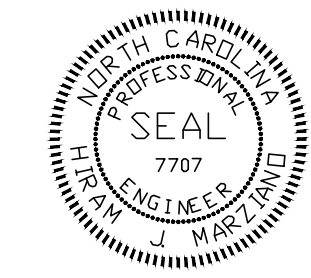
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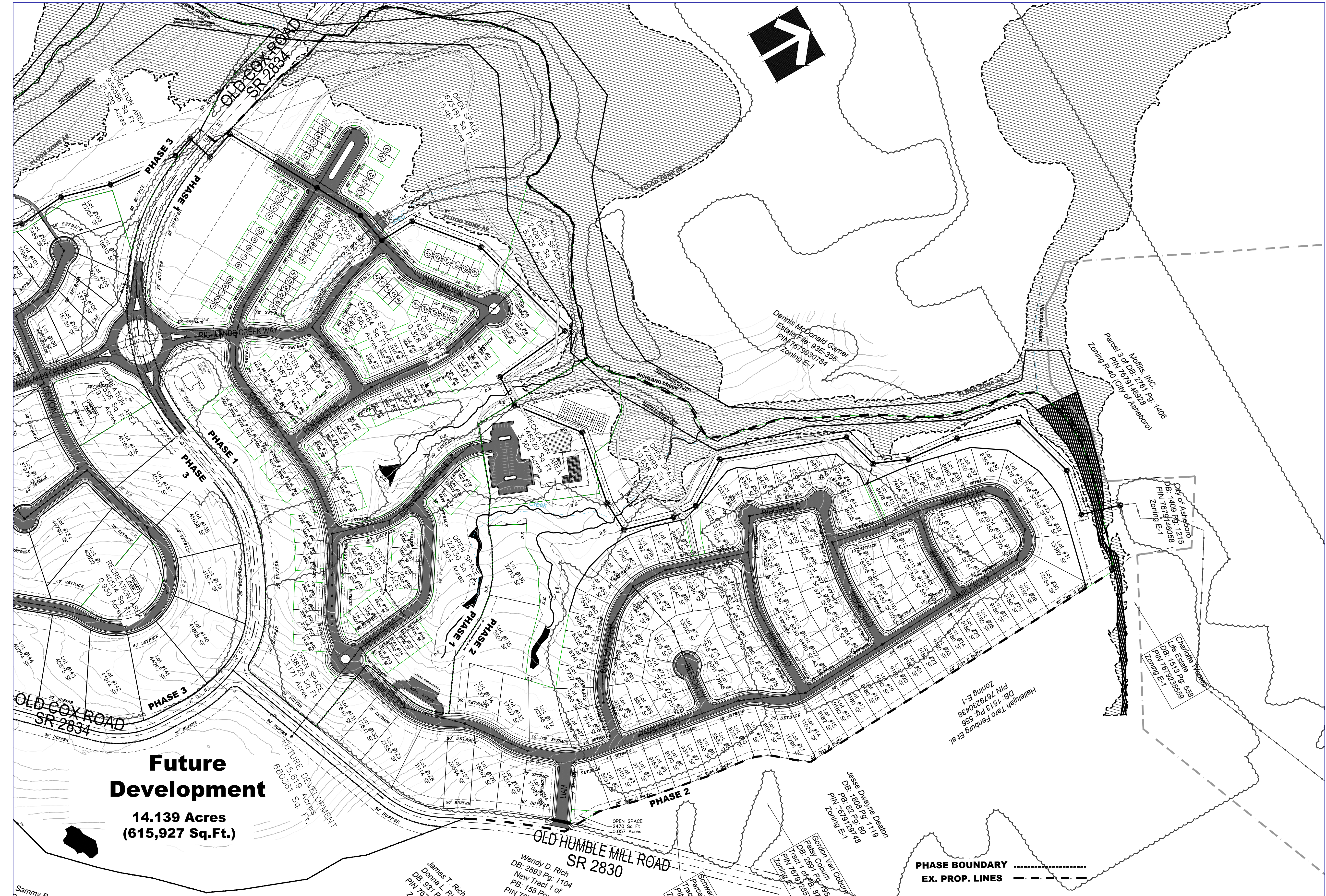
## SITE LAYOUT PHASE 3

**RICHLANDS CREEK DEVELOPMENT**  
CITY OF ASHEBORO  
Randolph County, North Carolina

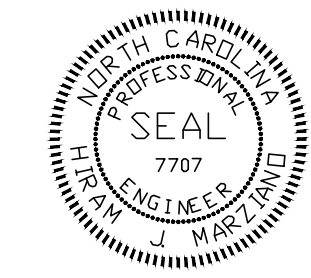
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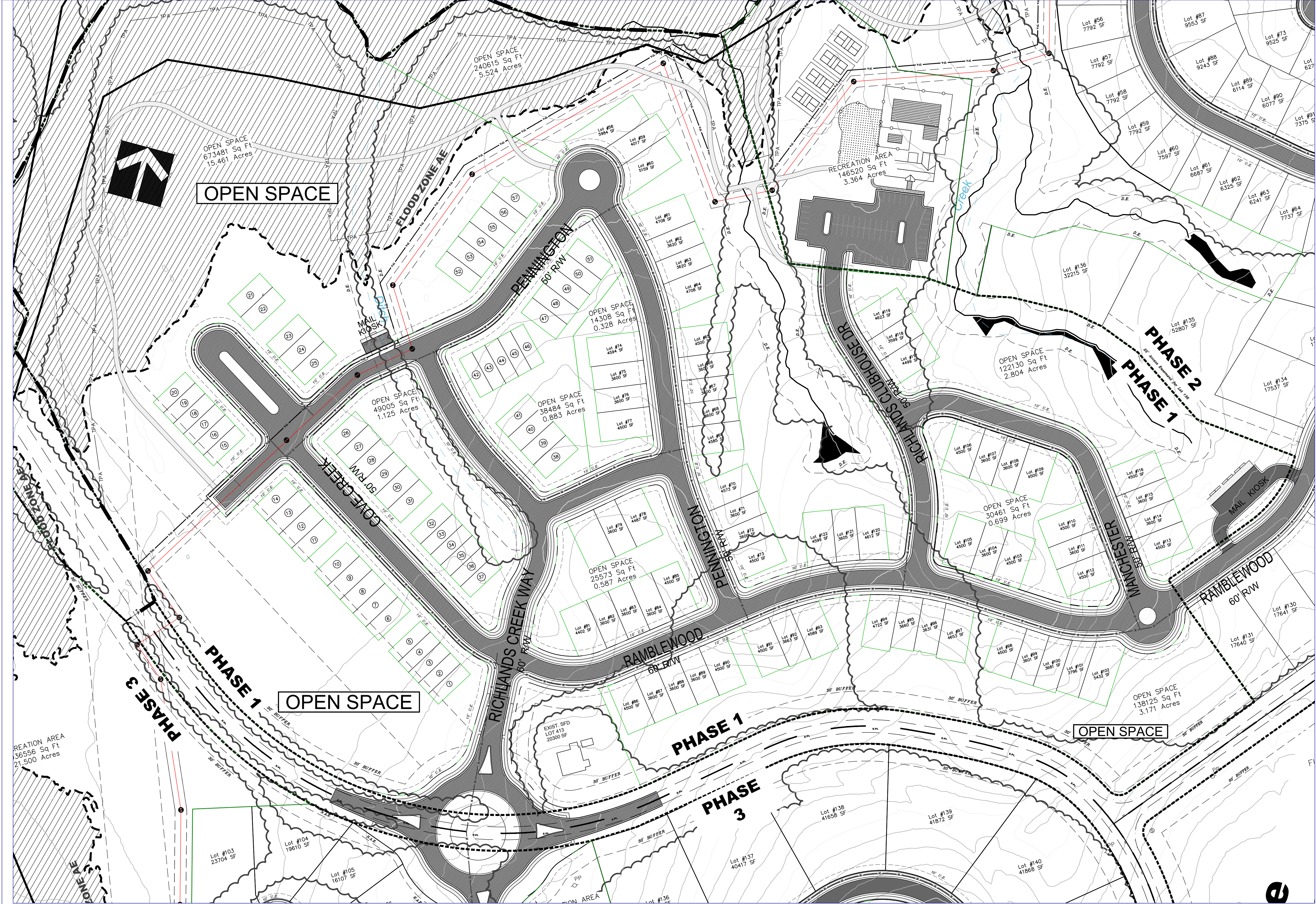
## SITE LAYOUT PHASES 1 & 2

**RICHLANDS CREEK DEVELOPMENT**  
CITY OF ASHEBORO  
Randolph County, North Carolina

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|                                                    |                                 |
|----------------------------------------------------|---------------------------------|
| Phase 1 Site Data:                                 |                                 |
| Total Area =                                       | 48.354 Acres                    |
| Area in Townhome Lots: 2.871 Acres (125,250 Sq.Ft) |                                 |
| Number of Townhome Lots: 57                        |                                 |
| Average Townhome Lot Size: 2,197 Sq.Ft.            |                                 |
| Area in SFA Lots: 6.197 Acres ( 269,927 Sq.Ft)     |                                 |
| Number of SFA Lots: 65                             |                                 |
| Average SFA Lot Size: 4,153 Sq.Ft.                 |                                 |
| Open Space =                                       | 30.582 Acres (1,332,189 Sq.Ft.) |
| Area in R/W =                                      | 8.704 Acres (379,146 Sq.Ft.)    |
| Linear Feet in Streets = 5,969                     |                                 |
| Phase 1 Totals:                                    |                                 |
| Average Lot Size is 3,239 Sq. Ft.                  |                                 |
| 2.52 Lots per Acre                                 |                                 |
| Area In Lots is 9.068 Acres (±18.9% of Total)      |                                 |
| Open Space is 30.582 Acres (±63.2% of Total)       |                                 |

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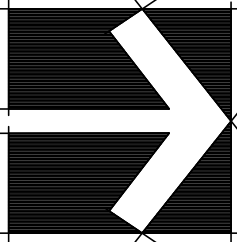
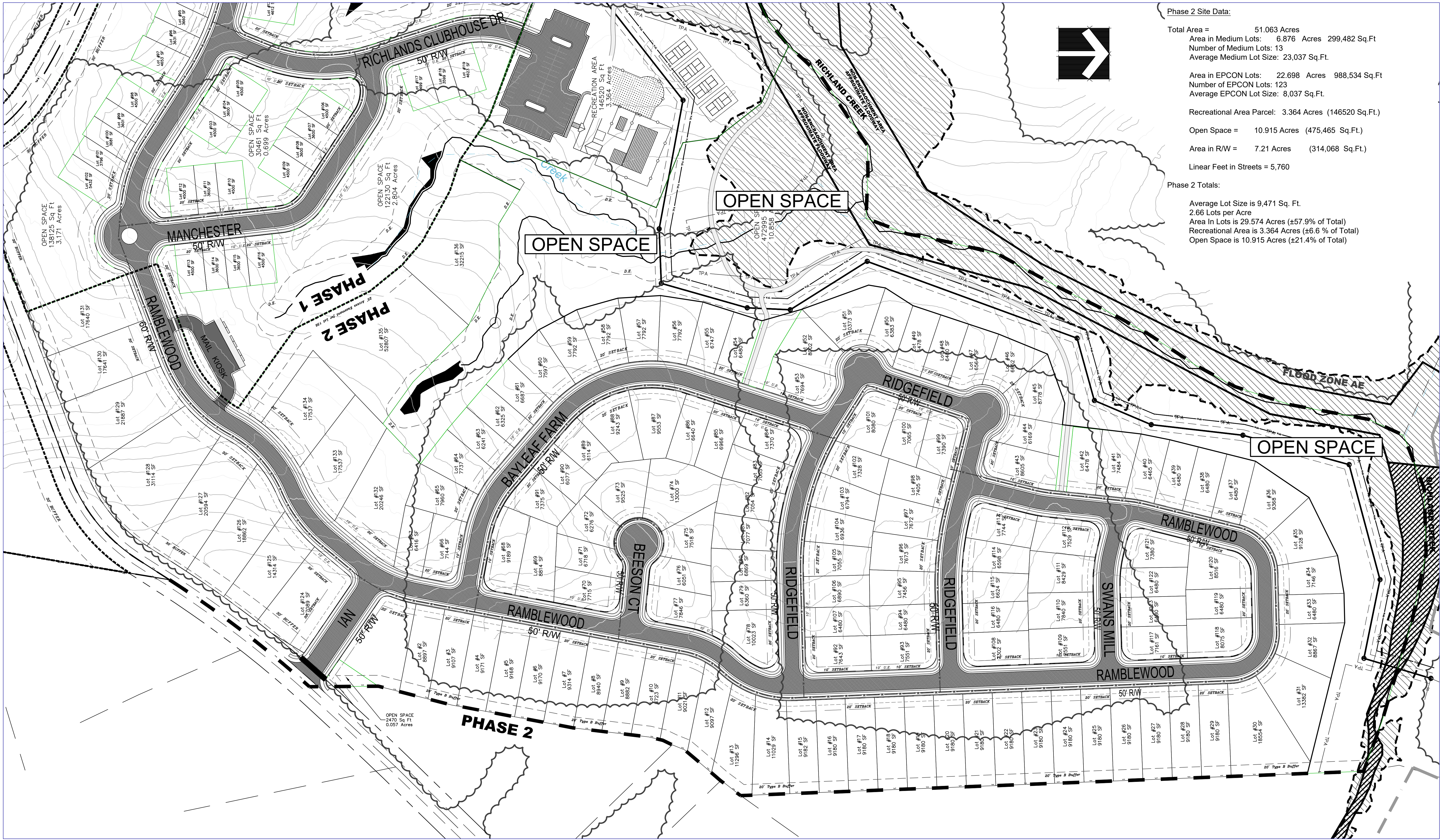
PHASE 1  
SKETCH PLAN

RICHLANDS CREEK DEVELOPMENT  
CITY OF ASHEBORO  
Randolph County, North Carolina

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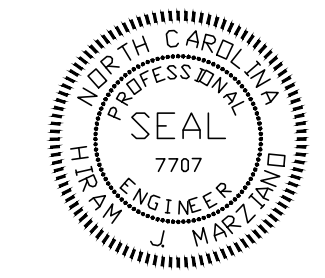
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| Phase 2 Site Data:        |                                |                  |  |
| Total Area =              | 51.063 Acres                   |                  |  |
| Area in Medium Lots:      | 6.876 Acres                    | 299,482 Sq.Ft    |  |
| Number of Medium Lots:    | 13                             |                  |  |
| Average Medium Lot Size:  | 23,037 Sq.Ft.                  |                  |  |
| Area in EPCON Lots:       | 22.698 Acres                   | 988,534 Sq.Ft    |  |
| Number of EPCON Lots:     | 123                            |                  |  |
| Average EPCON Lot Size:   | 8,037 Sq.Ft.                   |                  |  |
| Recreational Area Parcel: | 3.364 Acres                    | (146520 Sq.Ft.)  |  |
| Open Space =              | 10.915 Acres                   | (475,465 Sq.Ft.) |  |
| Area in R/W =             | 7.21 Acres                     | (314,068 Sq.Ft.) |  |
| Linear Feet in Streets =  | 5,760                          |                  |  |
| Phase 2 Totals:           |                                |                  |  |
| Average Lot Size is       | 9,471 Sq. Ft.                  |                  |  |
| 2.66 Lots per Acre        |                                |                  |  |
| Area In Lots is           | 29.574 Acres (±7.9% of Total)  |                  |  |
| Recreational Area is      | 3.364 Acres (±6.6 % of Total)  |                  |  |
| Open Space is             | 10.915 Acres (±21.4% of Total) |                  |  |

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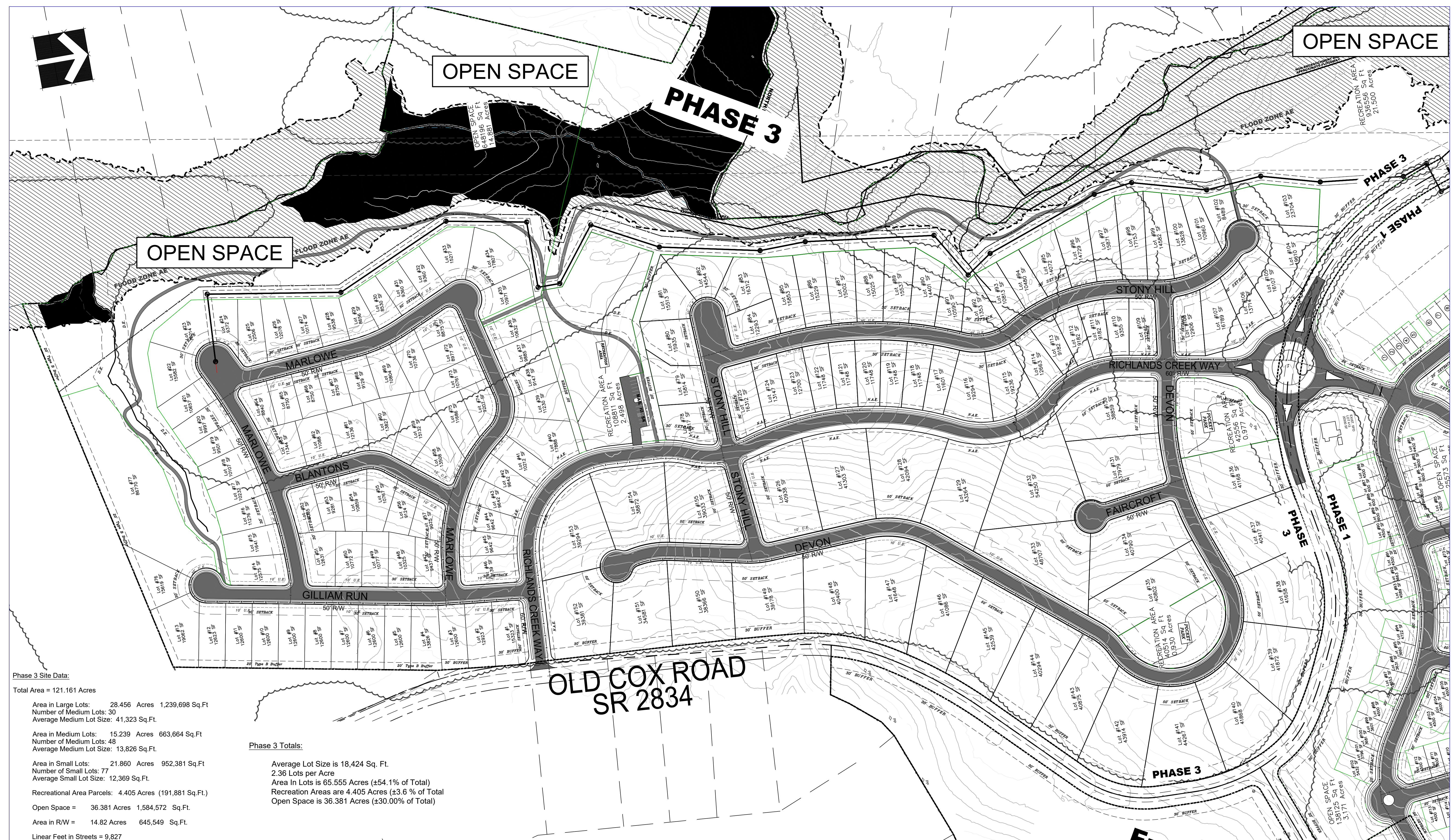
PO Box 278, Asheboro, NC 27204 - (336)493-4450  
hmarziano@triadbiz.rr.com

PHASE 2  
SKETCH PLAN

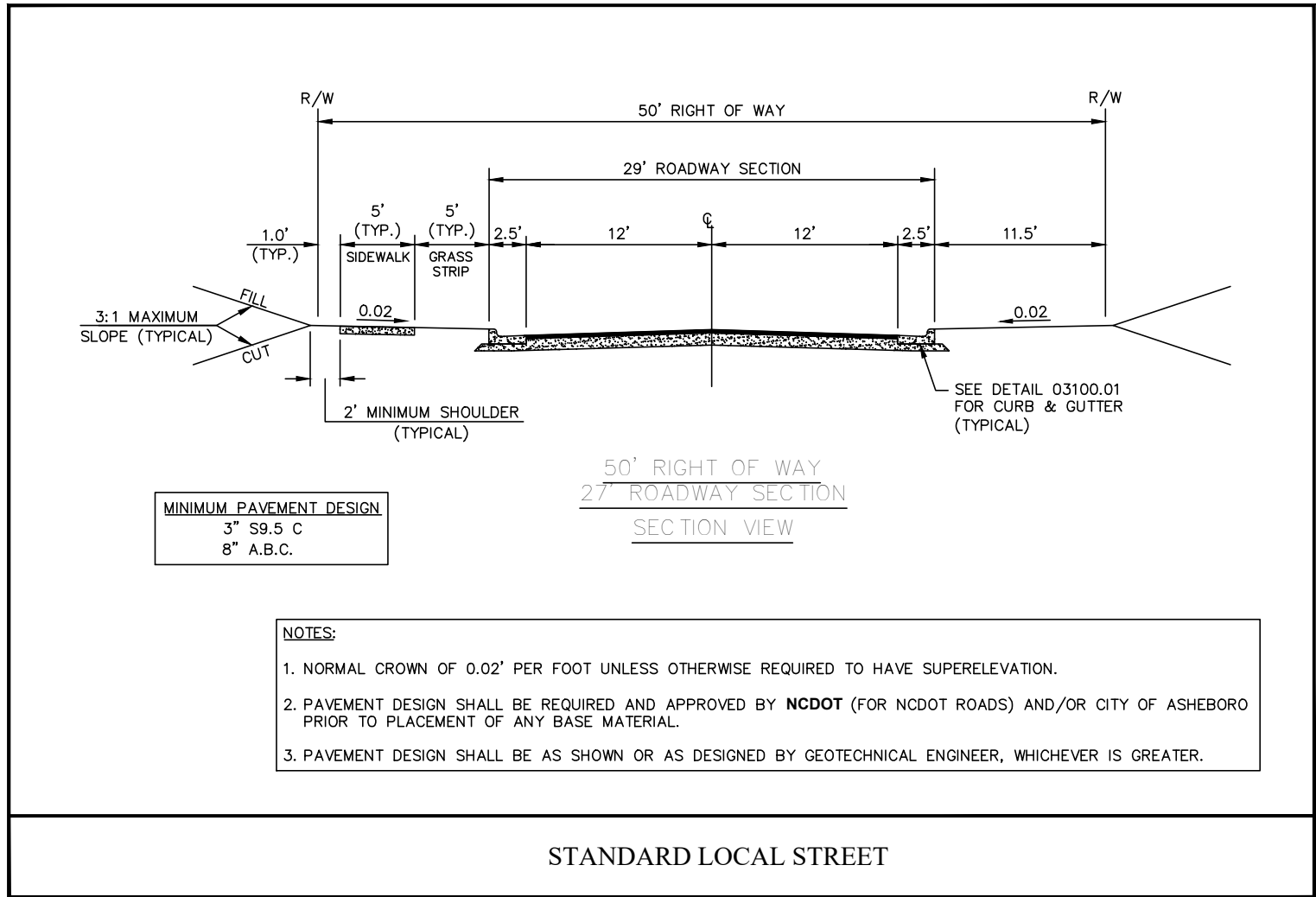
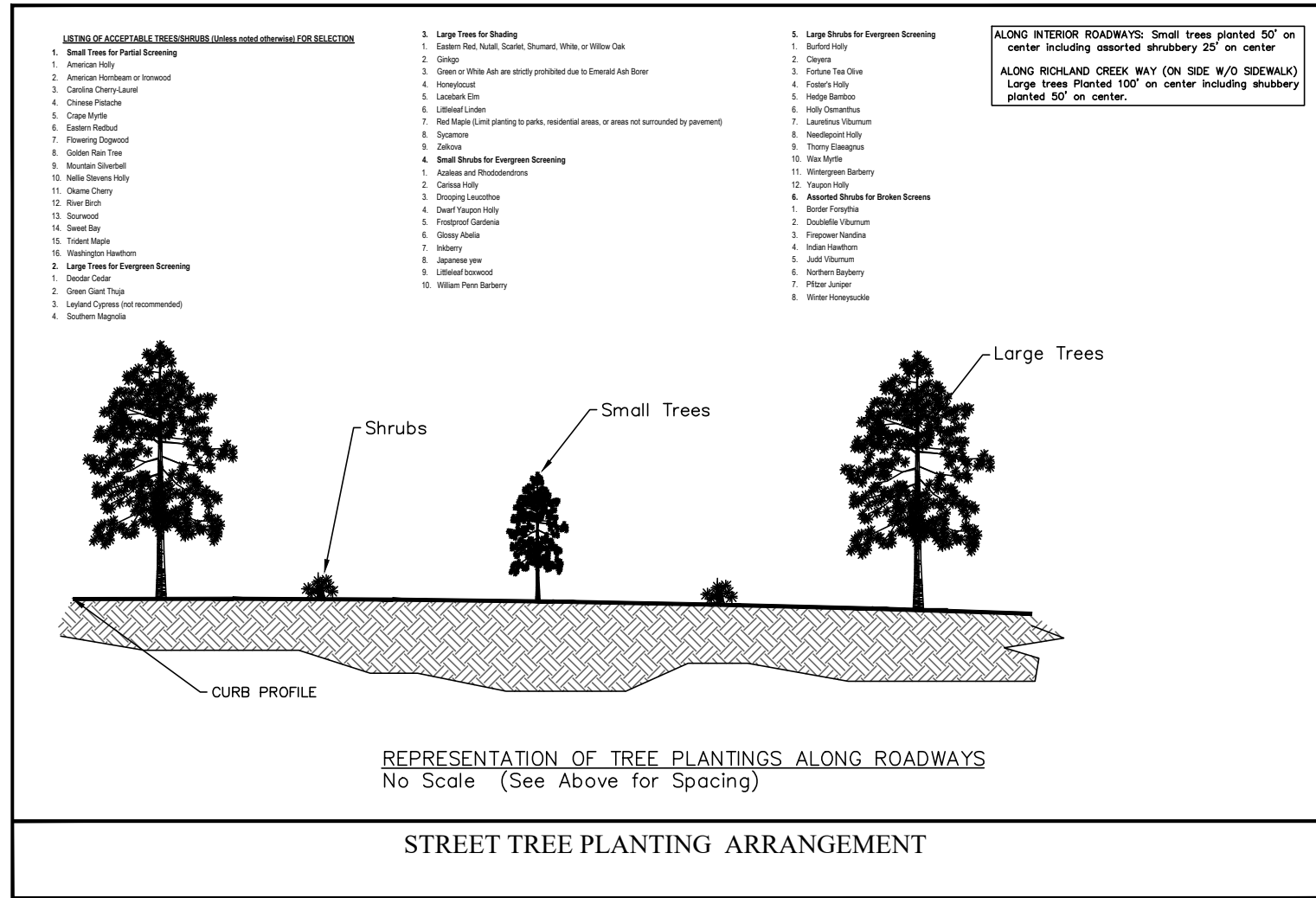
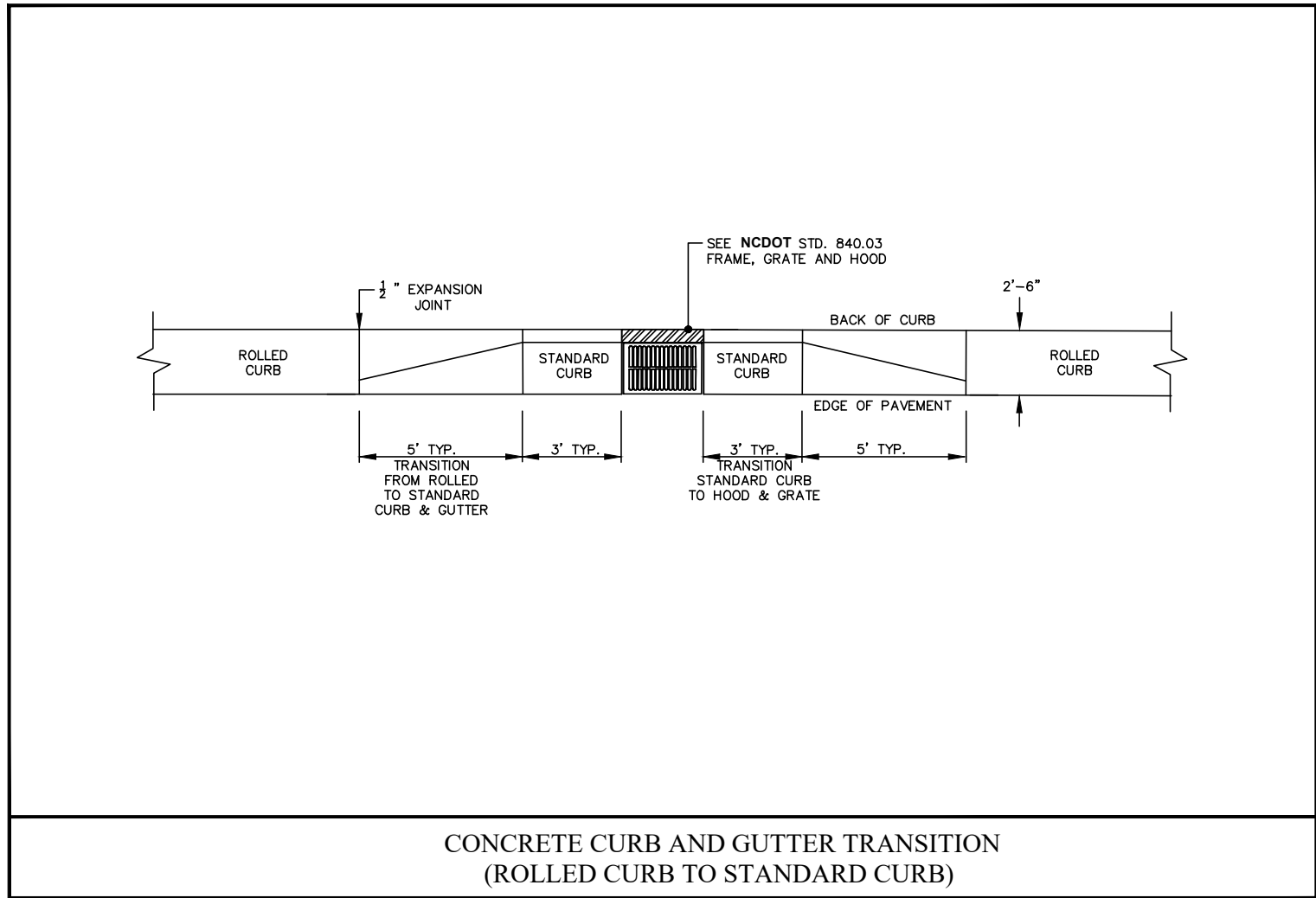
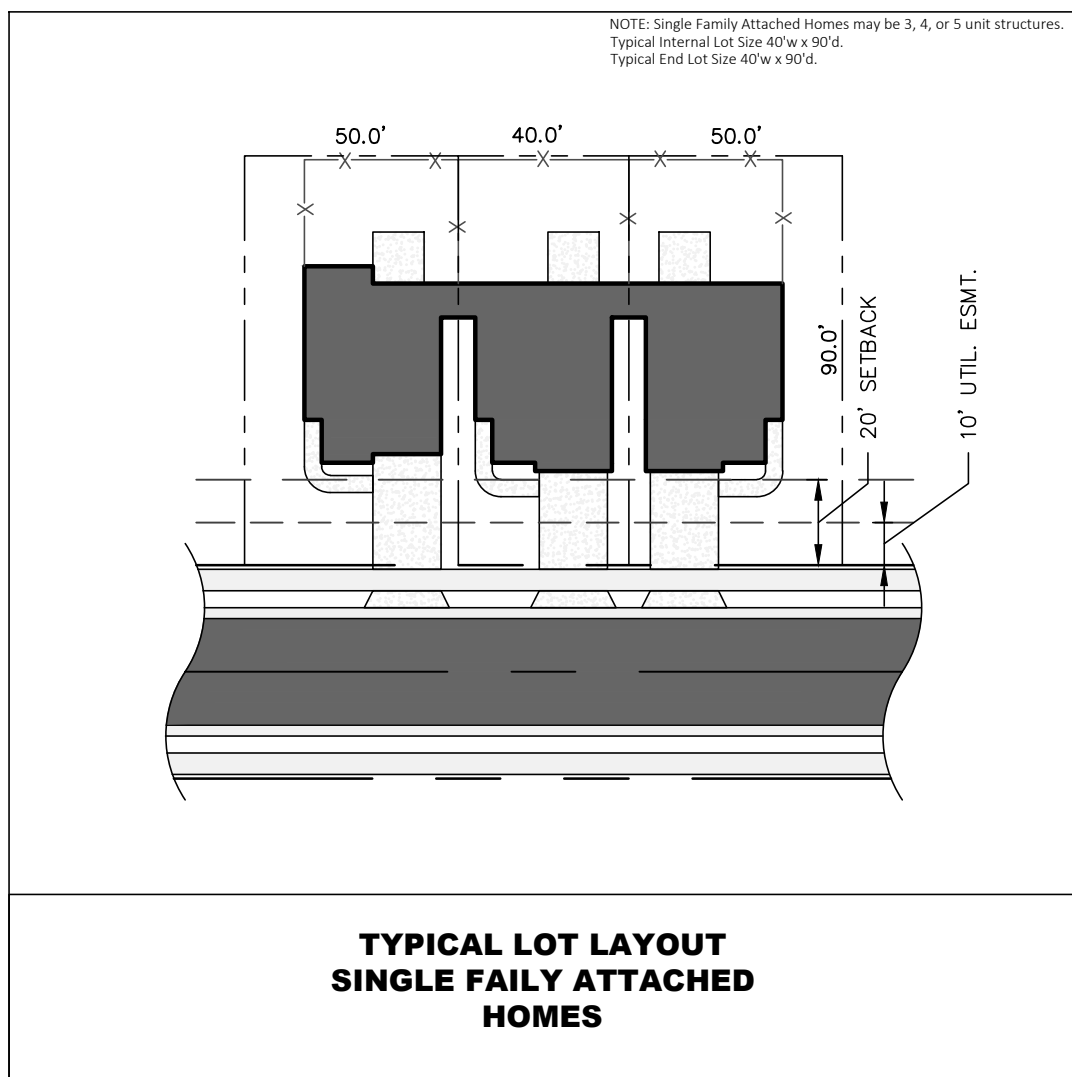
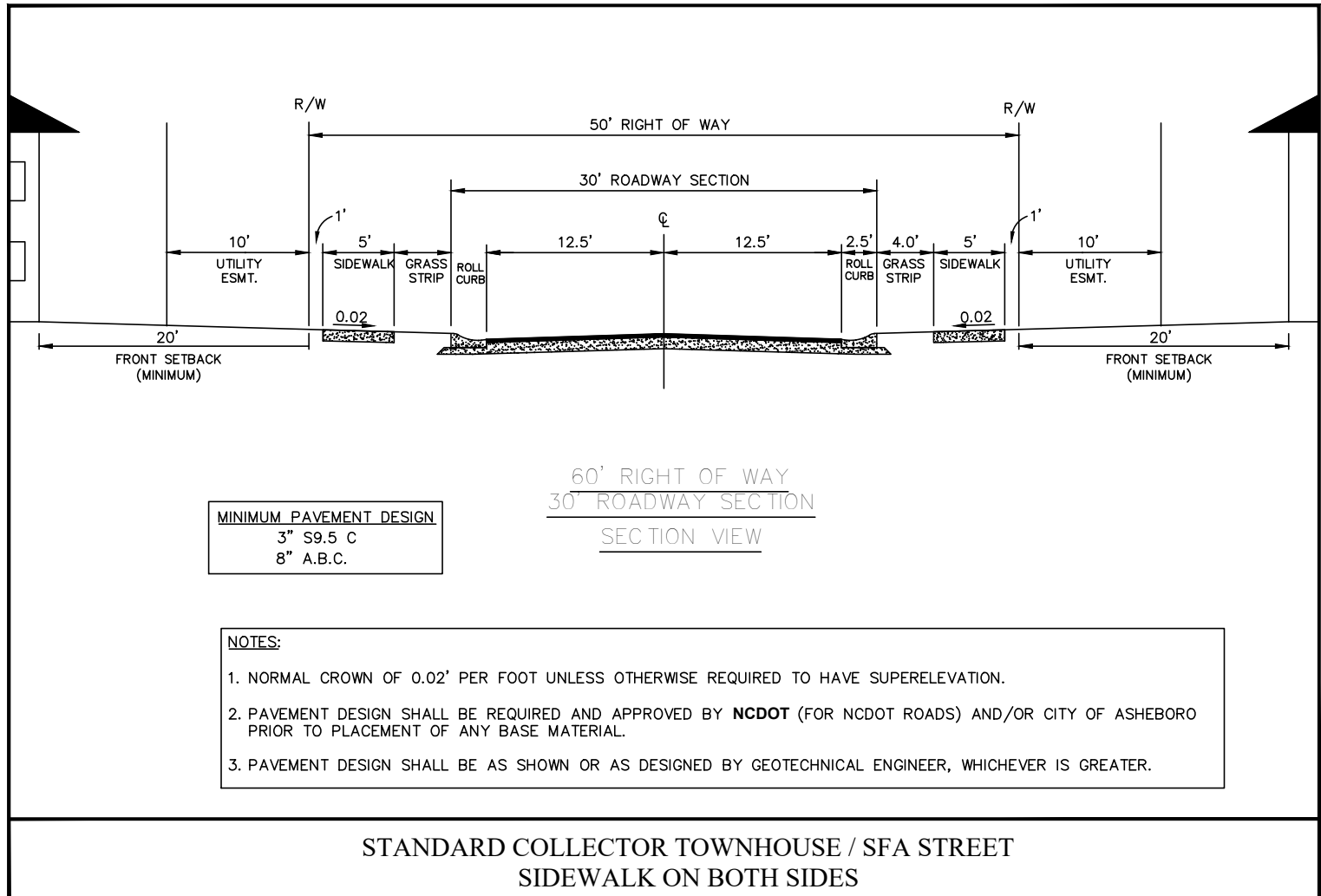
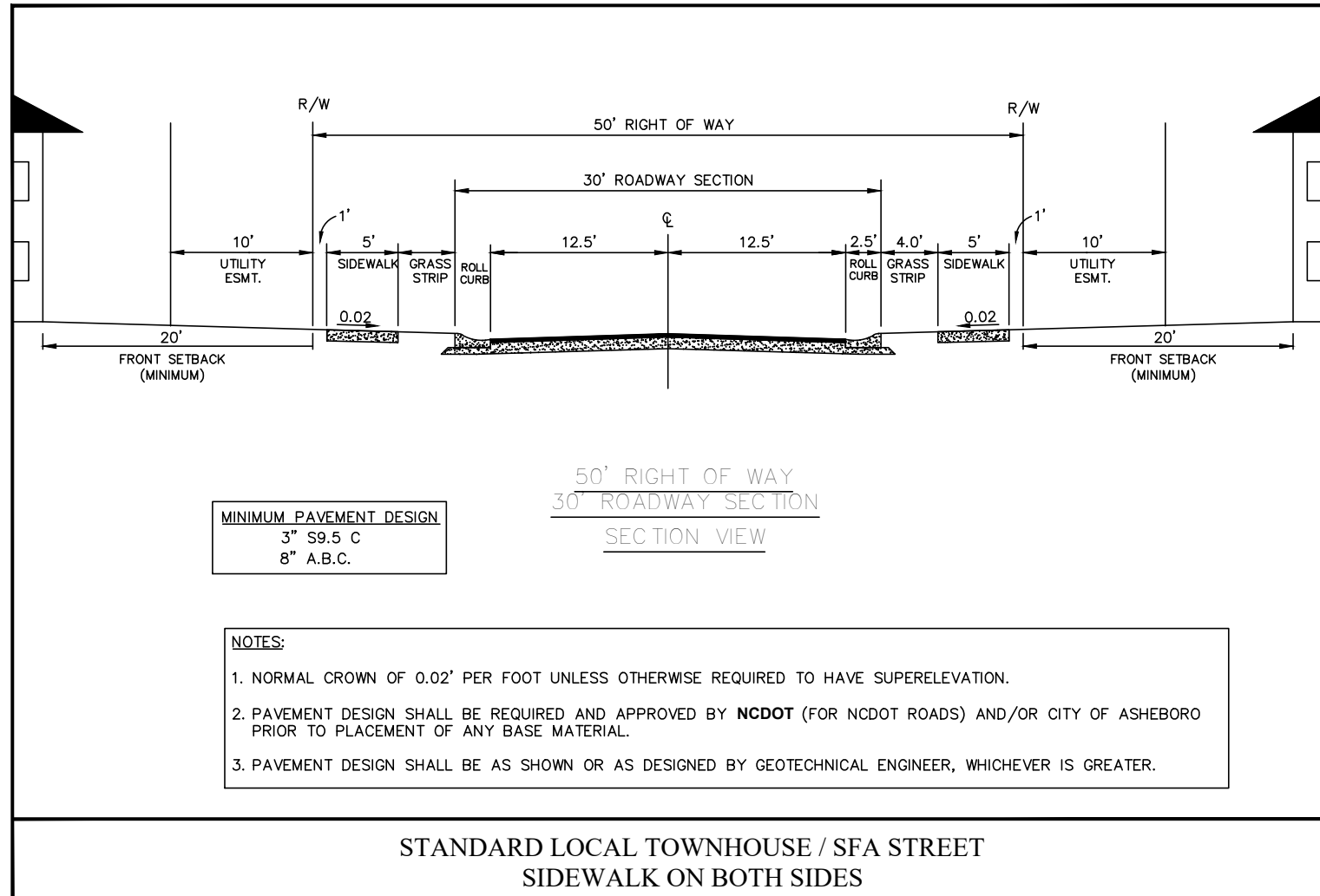
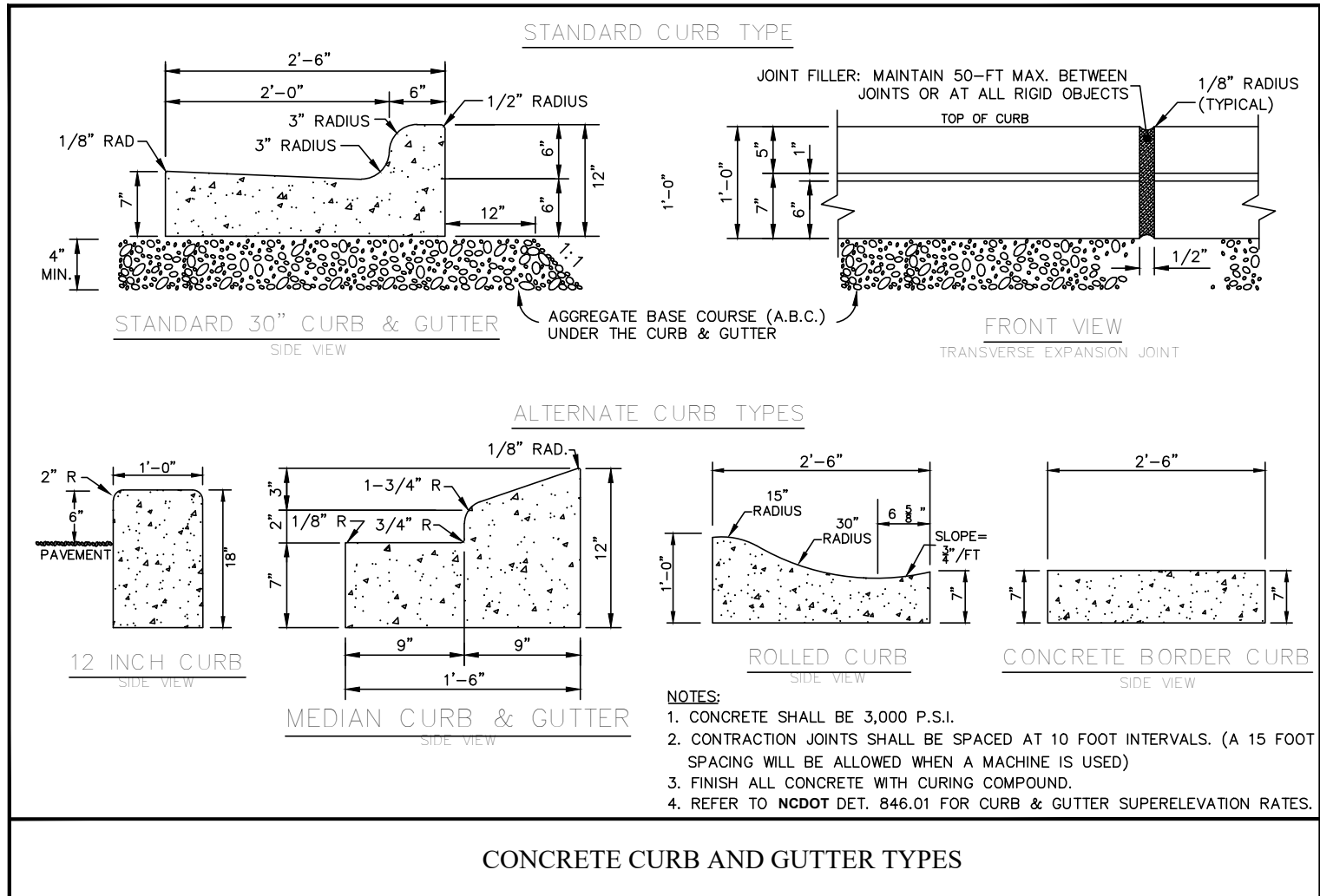
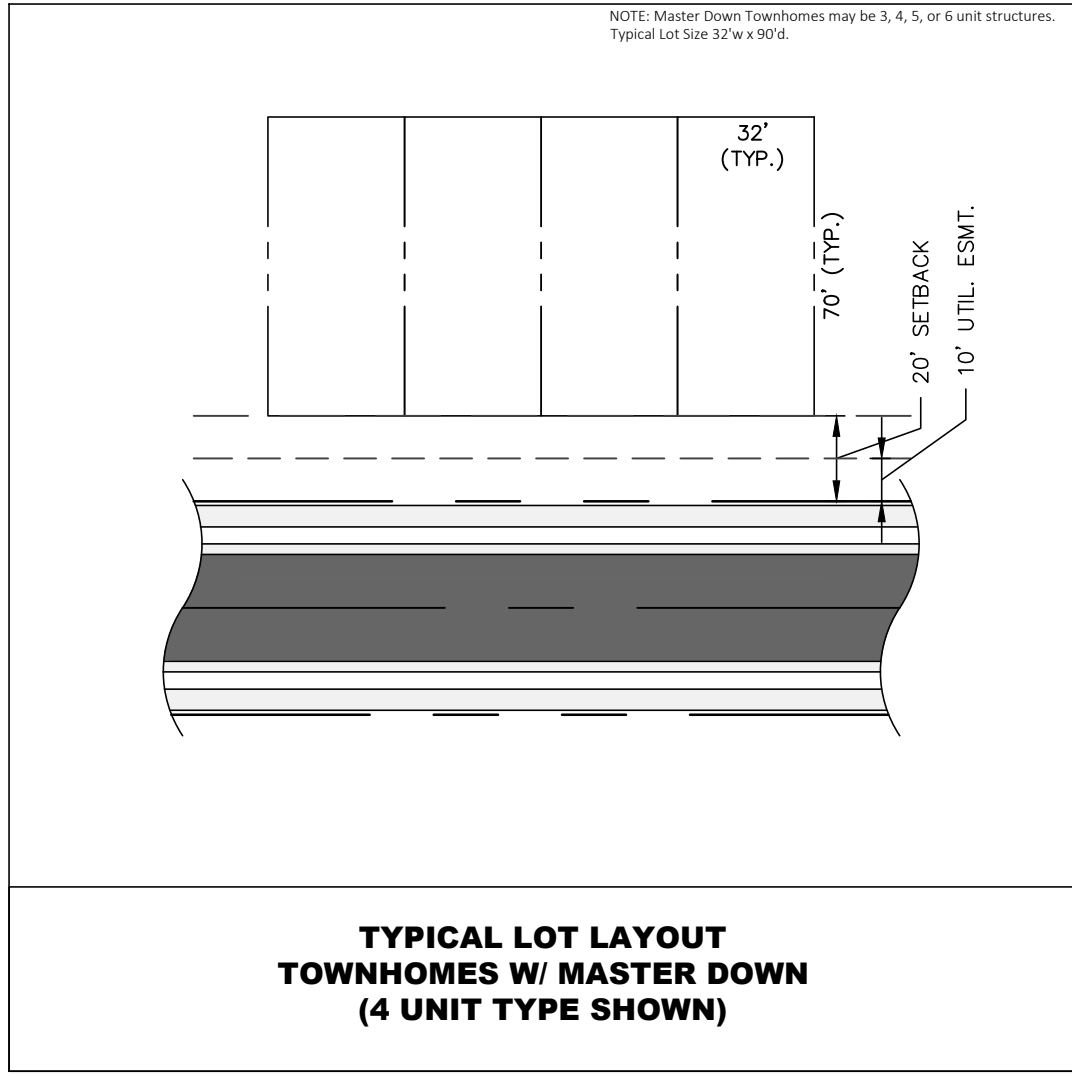
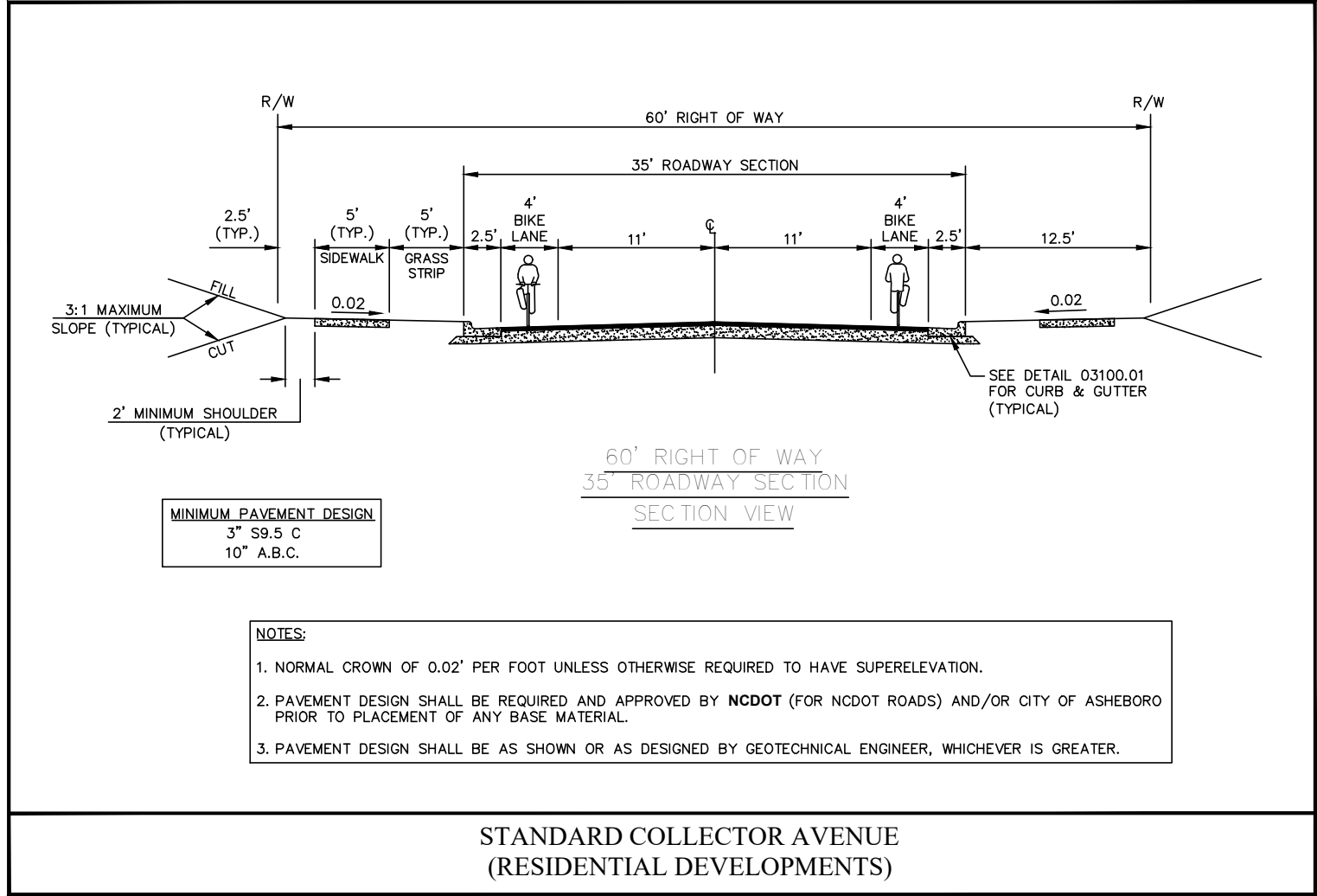
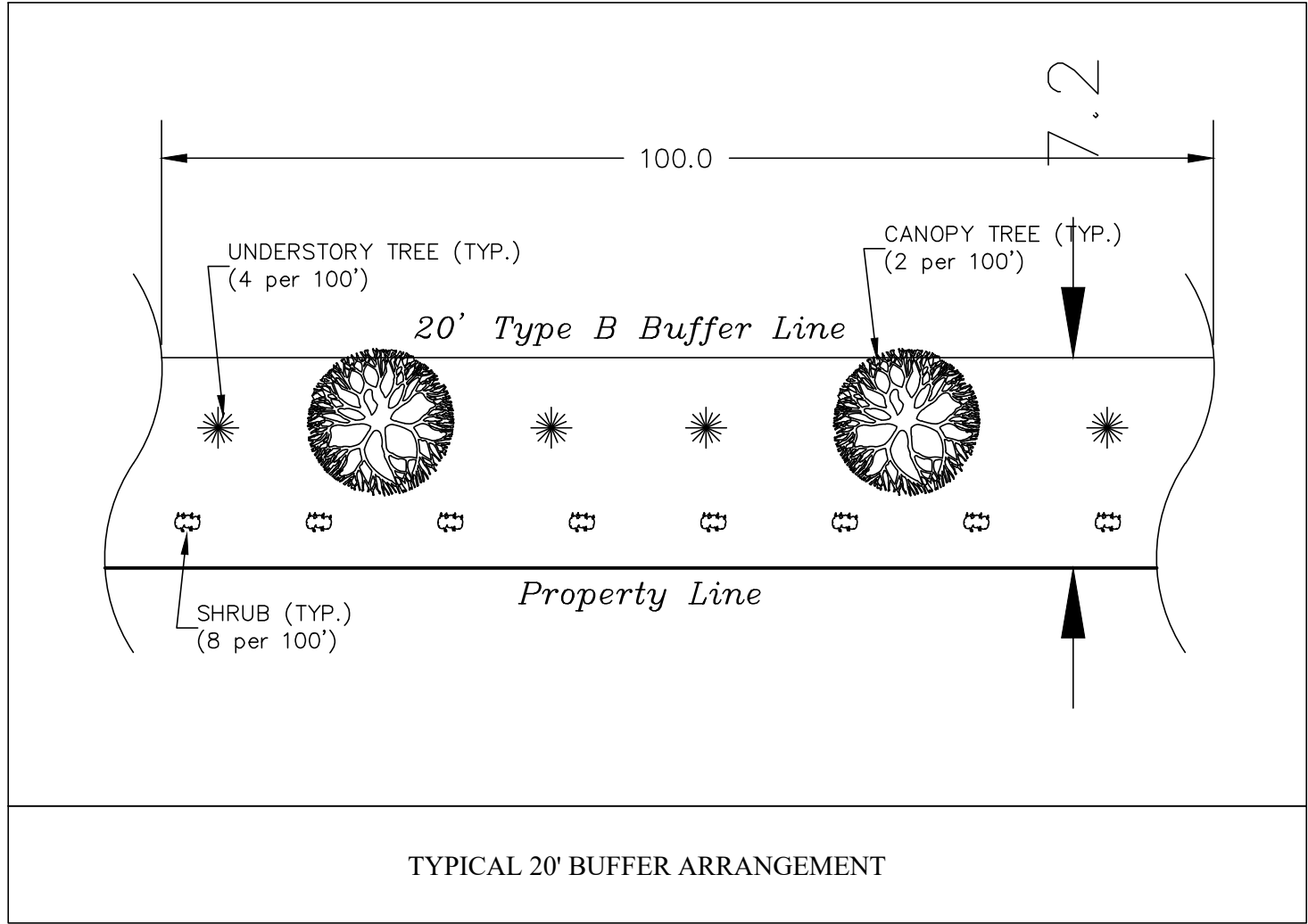
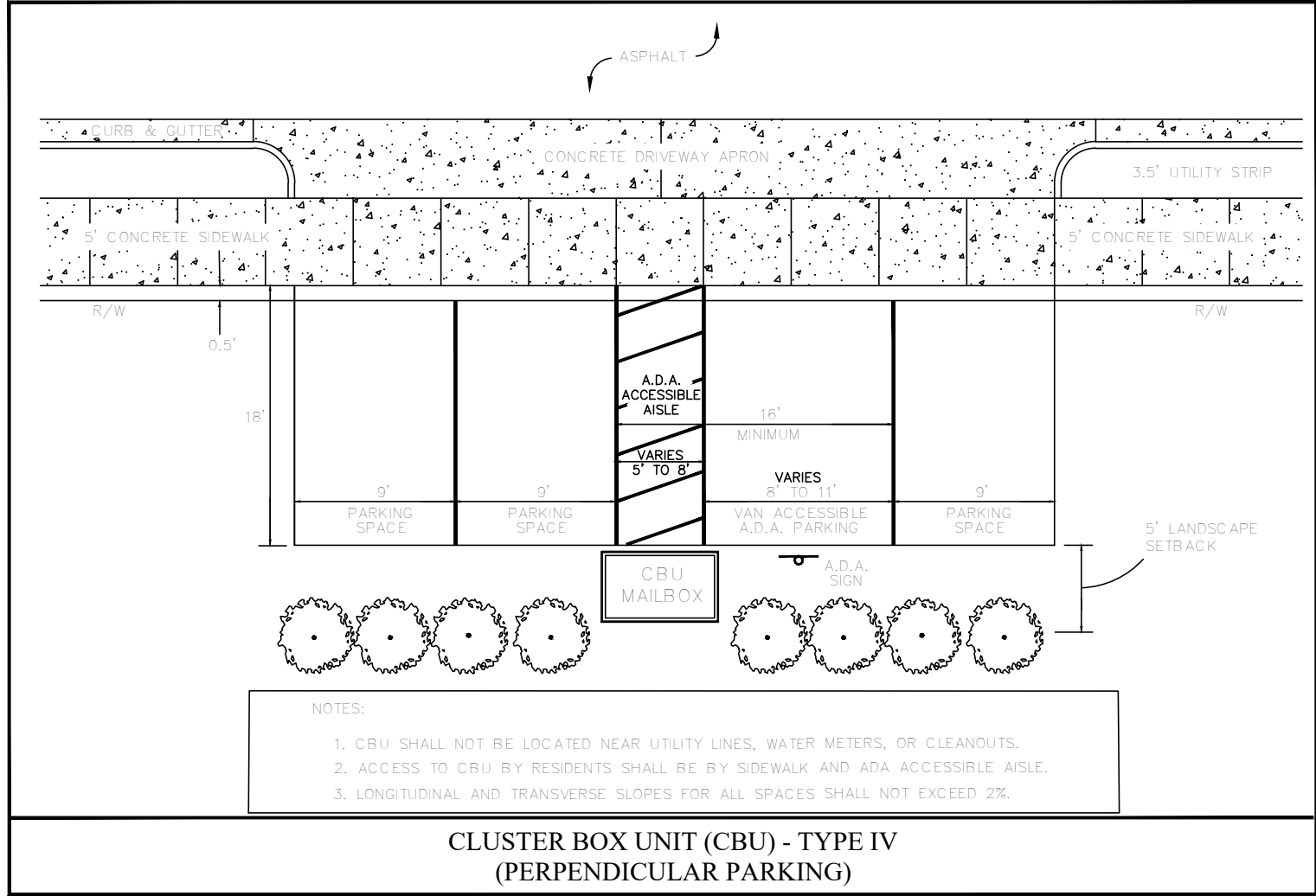
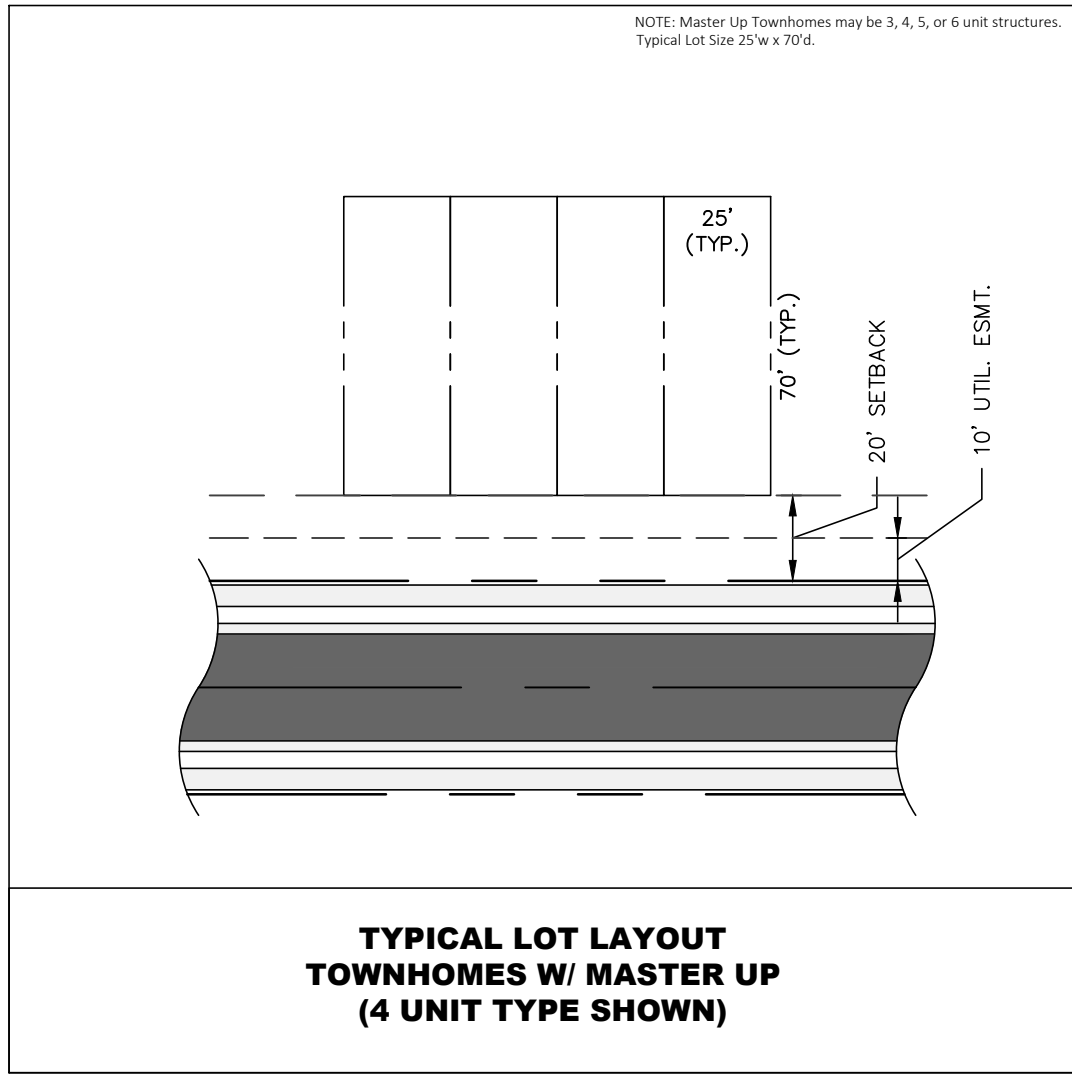
**RICHLANDS CREEK DEVELOPMENT**  
CITY OF ASHEBORO  
Randolph County, North Carolina

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## TYPICAL LOT LAYOUTS STREET TYPICAL SECTIONS

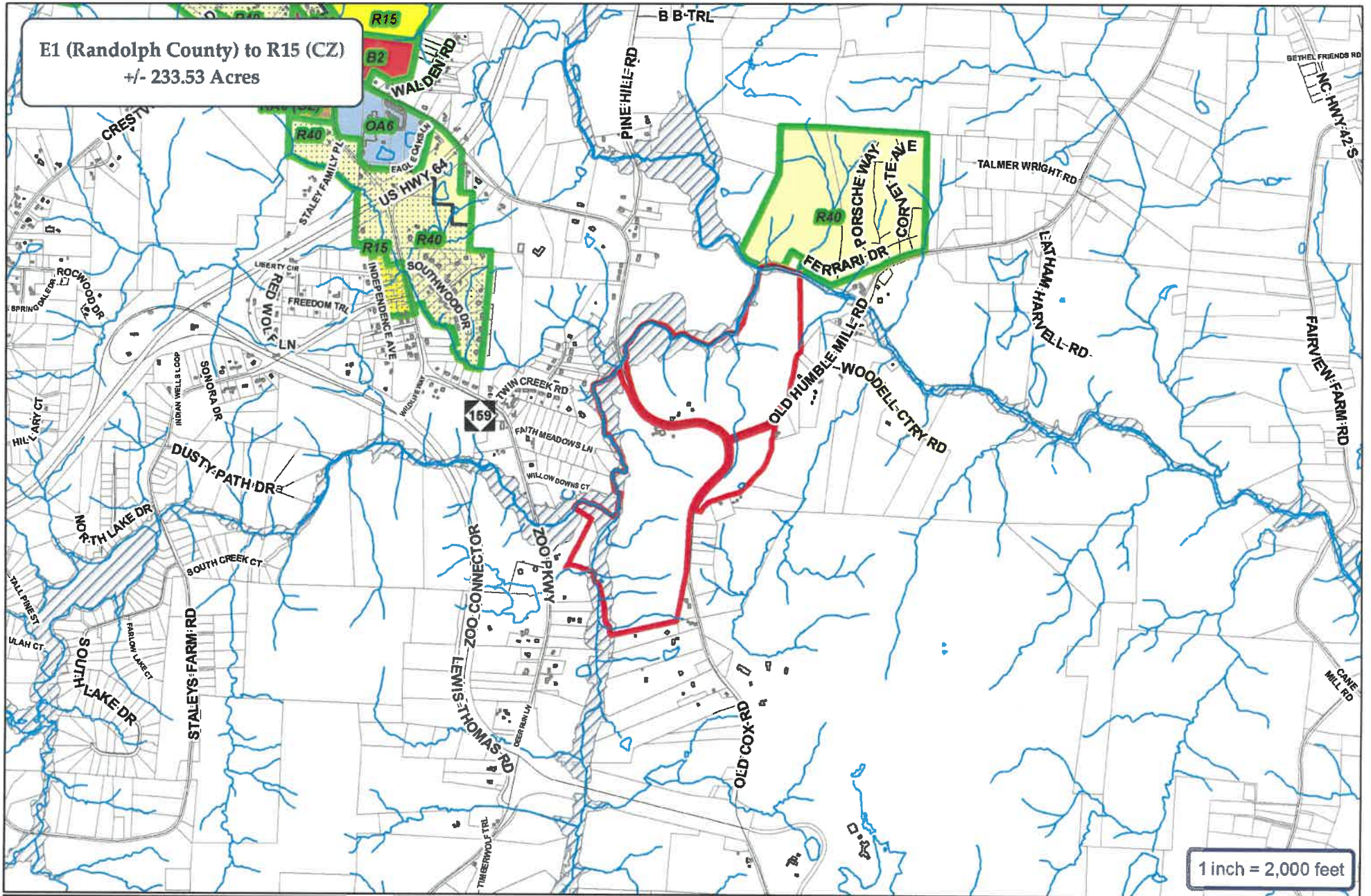
### RICHLANDS CREEK DEVELOPMENT CITY OF ASHEBORO Randolph County, North Carolina

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Of: 8 Version: 1



E1 (Randolph County) to R15 (CZ)  
+/- 233.53 Acres



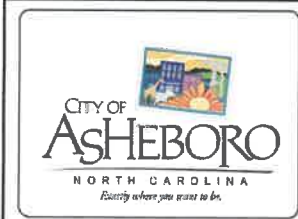
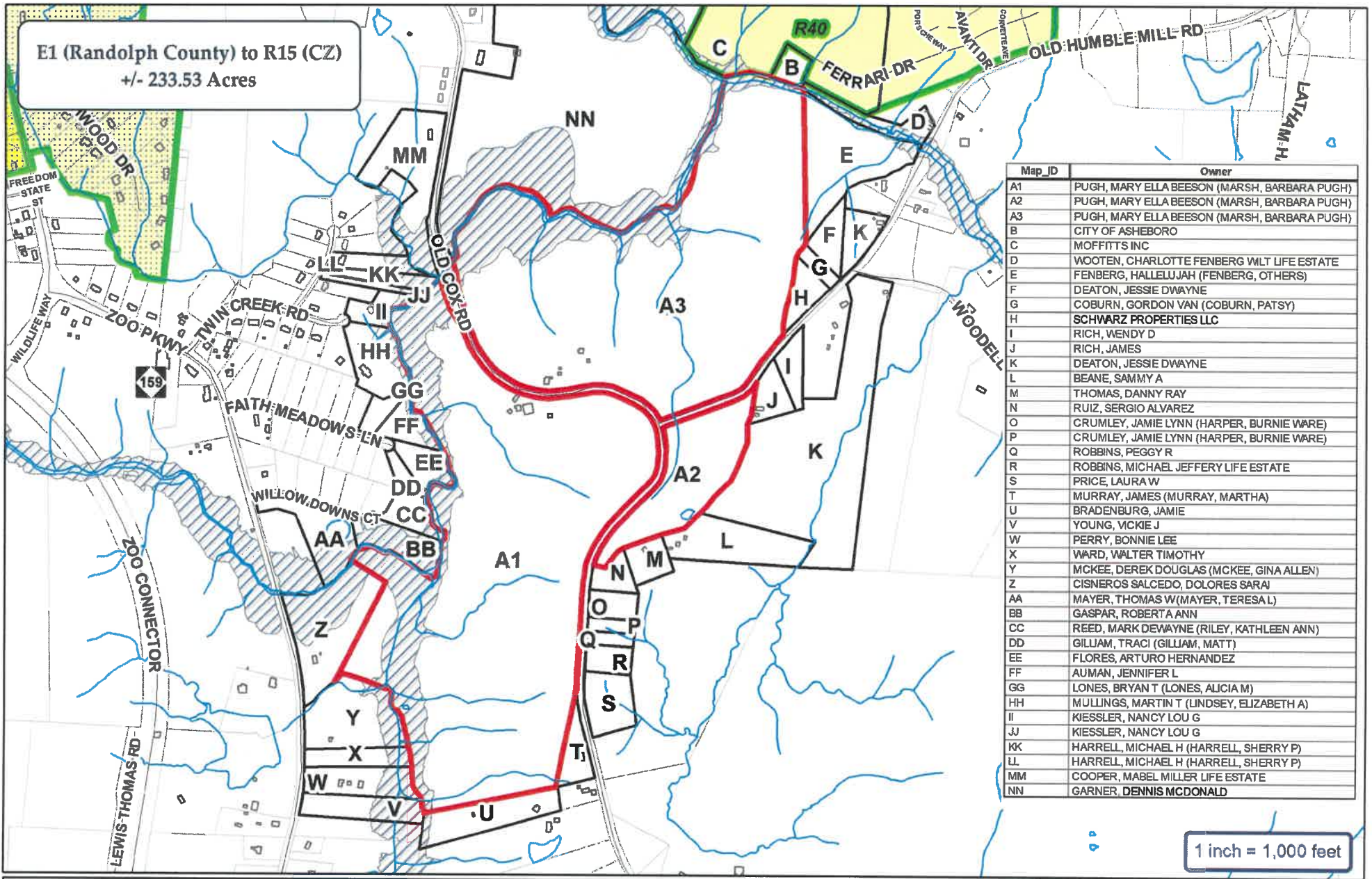
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-05

Parcels: 7669905560, 7679024896 & 7679008885



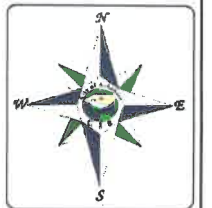
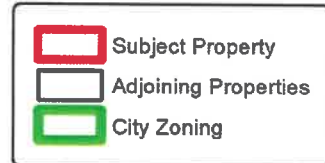




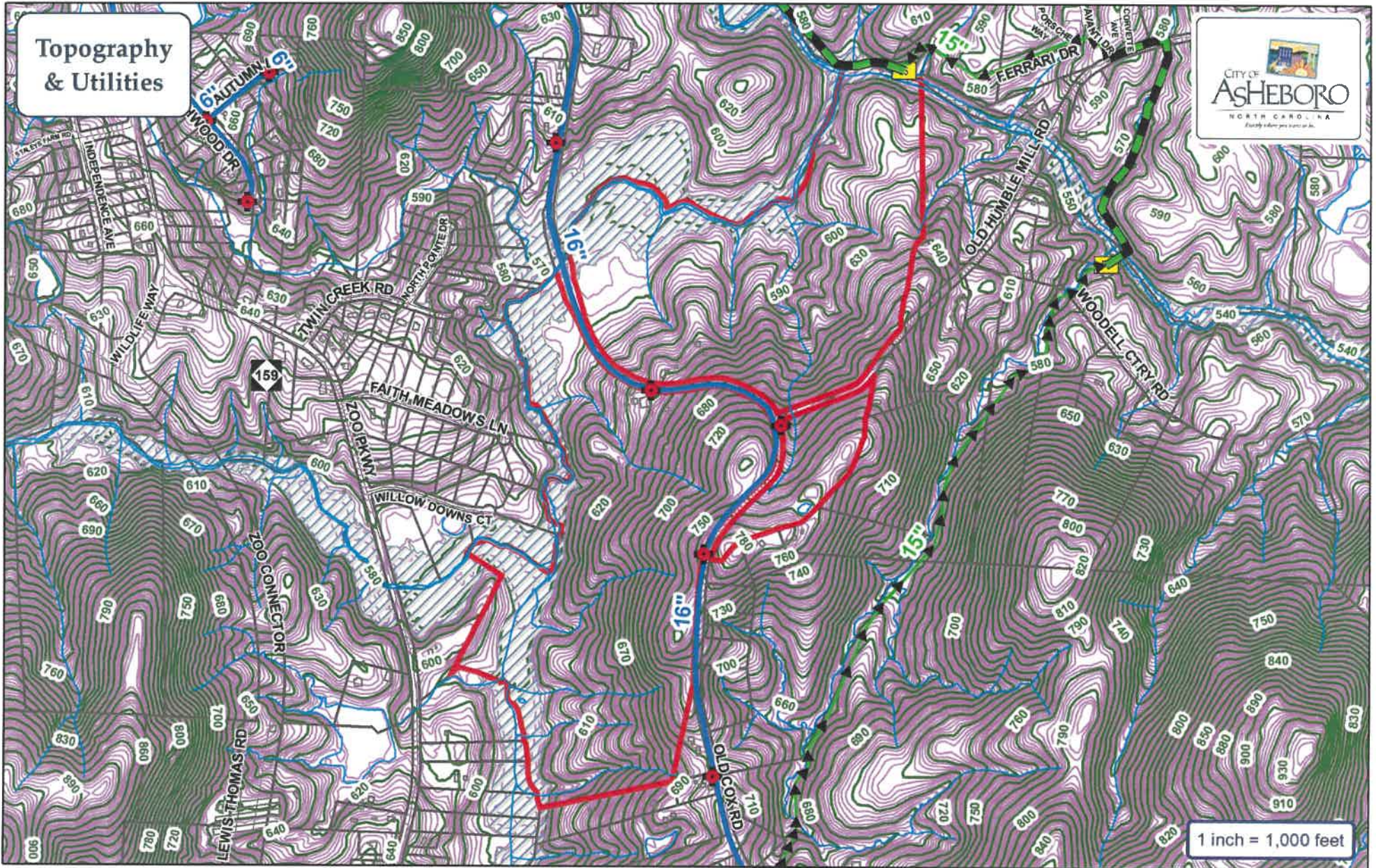
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-05

Parcels: 7669905560, 7679024396 & 7679008885



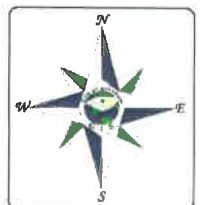
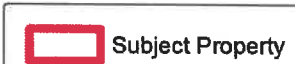




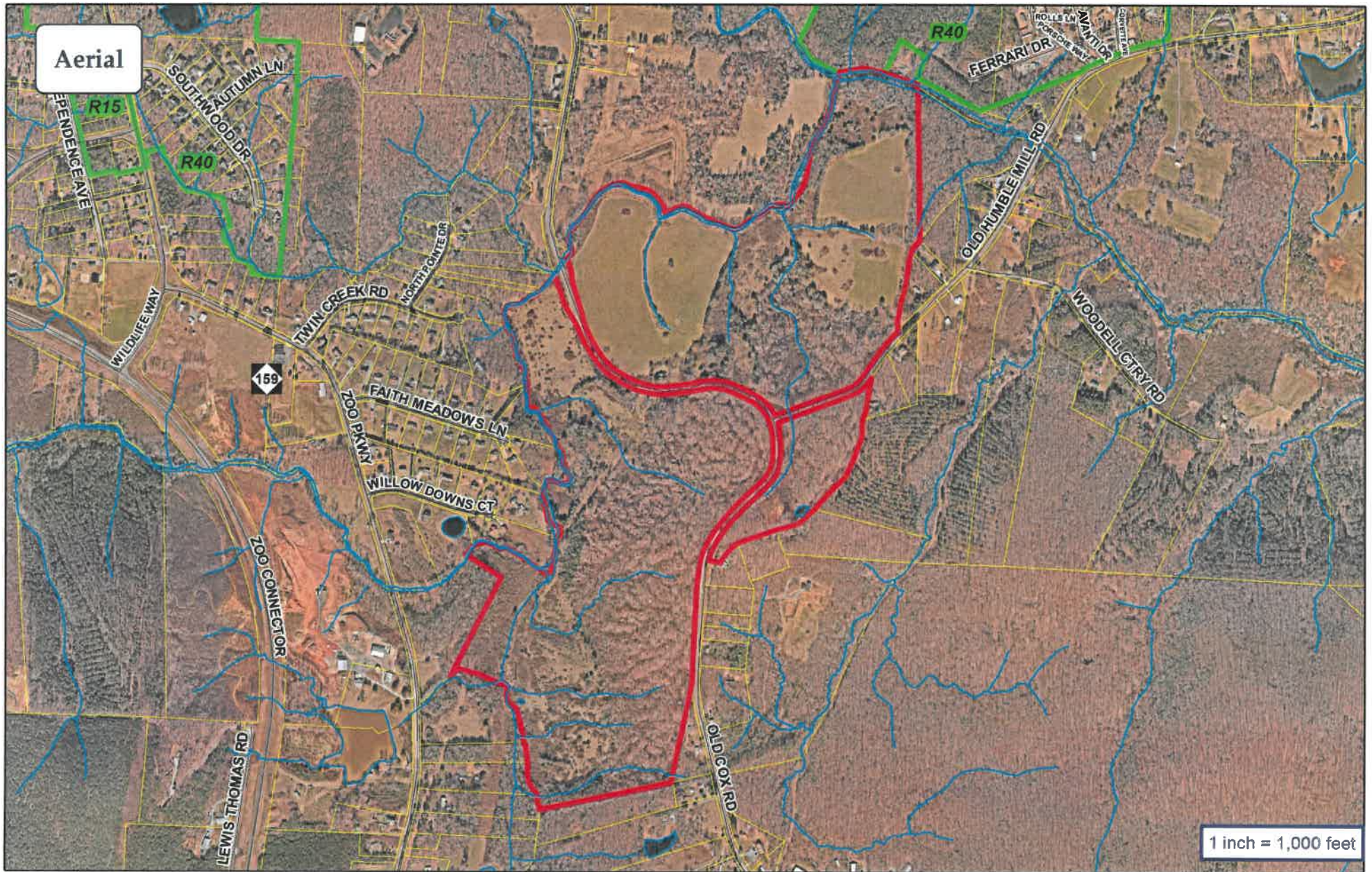
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-05

Parcels: 7669905560, 7679024396 & 7679008885



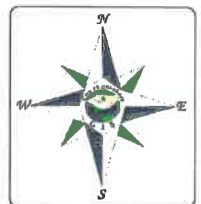
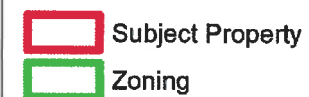




# City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-05

Parcels: 7669905560, 7679024396 & 7679008885





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

**APPLICANT INFORMATION**

Applicant William L. Turner III Applicant's Phone # 919-369-3254

Applicant's Address 410 Lakestone Dr.  
Raleigh, NC 27609

Applicant email address bturner@robuckhomes.com

**PROPERTY INFORMATION**

Property Owner's Name Mary Ella Pugh, Barbara Marsh, Susan Hash, Joyce Morgan

Location of Property Old Cox Rd/Old Humble Mt Property Size (ac. or s.f.) 233.53

Randolph County Property Identification Number (PIN#) 7679024396, 766905560, 767900885

Current Zoning District E-1-CVOE-CD Requested Zoning District R1SCZ

Date Property Title Acquired 8/22/19 Deed Book 2663 Page 1409  
2663 1411

Subdivision \_\_\_\_\_ Section \_\_\_\_\_ Lot # \_\_\_\_\_

Plat Book 71 Page 46

**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:

Constructing a development of a residential  
subdivision of various types of residences and a  
small commercial area.



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

The development is being done in accordance with the Land Development as may be modified by the CZ suffix.

**For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".**

3. 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 ☒

4. 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?

Does not apply ☒

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

The current prospect for the City of Asheboro for their current environs is expected to receive residential growth in the foreseeable future that require projects such as this to help meet that growth.



### **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*

William I. Turner III  
*President*

*Printed Name of Authorized Signatory (if  
different from Applicant)*

*Position/Relationship of Authorized  
Signatory to Applicant*

*Owner Signature (if different than Applicant)*

Mary Ellen Brown Pugh

*Owner Address*

1038 Redding Rd.  
Asheboro NC 27263

*Telephone Number*

*Printed Name of Authorized Signatory (if  
different from Owner)*

*Position/Relationship of Authorized  
Signatory to Owner*

### **STAFF USE**

Received by: JLE Date: 4-14 Case Number: RZ-23-05



APPLICATION SIGNATURES

Owners Signature Page Extended

---

Susan Pugh Hash

*Barbara P. Marsh*

Barbara Pugh Marsh

---

Joyce Pugh Morgan

---



### APPLICATION SIGNATURES

**Owners Signature Page Extended**

Susan Pugh Hask

**Susan Pugh Hash**

**Barbara Pugh Marsh**

**Joyce Pugh Morgan**

**THE UNIVERSITY OF CHICAGO**



APPLICATION SIGNATURES

Owners Signature Page Extended

Suzanne Pugh Hach

Barbara Pugh Marsh

Joyce Pugh Morgan  
Joyce Pugh Morgan





**Case No. RZ-23-05: Engineer's Responses to City Comments**



## **RESPONSE to City comments dated 5-15-23**

**GENERAL RESPONSE: (By: Hiram J. Marziano, PE Date: 016-01-2023)**

*The responses to the comments received from the City as listed above are presented below in italics. Additionally, and in order to be concise, we offer the following information about our comments:*

- a. We have endeavored to respond to each comment by revision to the plan drawings insofar as possible at this time and as written below. Many of the responses are based on very preliminary data since no practical design of the facilities has occurred at this time.*
- b. The plans have been edited to print more legibly as requested.*
- c. The sheet-by-sheet comments have been used to revise the plans. Individual responses have not been prepared due to the urgency to submit the documents. Again, the intent has been to provide some type of response to the plans.*
- d. Any City comments regarding the "commercial" area are no longer applicable to this submittal and will be addressed in future project development once conditions have been determined. The Revenue Proforma however will still contain an allowance for commercial development during project years 4 & 5 to act as a place holder.*

### **RESPONCES:**

1. General layout of water of proposed public water and sewer mains required.

*Schematic layout of water & sewer lines has been placed on the plans. Final design will comply with City & NCDEQ requirements.*

2. Provide sheet with topo and rough grading if available. At the very least, some idea of existing areas of significant trees that may be able to be preserved should be shown and identified (treeline noted as preservation area). All sheets should reflect tree save areas if any.

*Laser topo is shown on the plans and woods lines are also shown on the plans. Primarily the areas on the north side of old Cox Rd. Will receive the major grading on this project. The reason being is that area will have the smallest lots along with the townhome development and the proposed recreational amenity center. That particular area also has the most open space due to its current use as pastureland. The South side of old Cox Rd. (Phase three) has larger lots; it only requires that grading be performed for the proposed roadways to include slope ties to the existing grade. The limits of the trees cannot be determined until proper surveys are performed. Additionally, the amount of rock near the surface of that area does not provide a proper growth area for significant trees. Surveys will identify major trees during the design phase.*



## **RESPONSE to City comments dated 5-15-23**

3. Recommend including preliminary details on a stormwater management plan for the development. It is up to the developer how much detail to provide but stormwater issues likely will be identified, and plans should reflect the quantity of stormwater to be managed.  
*The roadways will include curbing and will require a storm water system consisting of pipes, catch basins and discharge out falls to Richland Creek. The design of the stormwater system will be in conformance with city and NCDOT requirements. The primary hurdle to overcome will be to design a proper discharge system(s) into Richland Creek. This may include retention basins, rain gardens and other methods to retain and spread the discharge into the Creek in such a manner that erosion can be controlled and reduce pollution. Again, surveys to identify the discharge points will be required during the design phase.*
4. Suggest plans reflect an inventory of unique built and natural features that are to be proposed/incorporated into the project.  
*Field surveys have already been performed to identify some of the major rock outcrops within the project limits. The primary area of the surveys were performed along Cox Rd. During the design phase additional surveys will identify if any unique or natural features That might be encountered. The intent will be to avoid these features if practical.*
5. IF RV parking is not prohibited by developer zoning condition and HOA documents, Code requires an area with capacity for 42 12' x 30' RV spaces be provided and screened from view.  
*No RV parking is intended to be provided for this development.*
6. If phasing is chronological by number, note that (i.e. Phase 1A, IB, 2A, etc.). The traffic study's phasing plan does a good job of presenting the order of construction — it would be helpful for the zoning site plan to similarly communicate this info.
  - a. Ensure consistent phasing with the traffic report — it appears traffic shows community recreational amenities in phase 1 while zoning plan is unclear:
    - i. Community recreational amenity must be included in a phase.



## **RESPONSE to City comments dated 5-15-23**

- ii. Phases of proposed roadway improvements need to be identified — conditions will be proposed to implement traffic study recommendations re: timing.

*The project phasing has been modified as shown on the revised plan submittal. No A or B designations are proposed. Additionally, the traffic report is being modified currently to comply with the NCDOT requirements. When completed, the report will be used along with the project phasing to include the recommendations on a phase-by-phase basis. To do otherwise would probably be disallowed by the DOT.*

- 6. Is the proposed trail proposed to be offered for public use? Trailheads may need a few parking spaces provided to prevent parking in cul-de-sacs.

*They proposed walking trail it's not intended and will not be offered for public use. The trail will not be designed such that it intersects with old Cox Rd.*

- 7. Proposed building setbacks from front property lines or r/w, side, and rear lines need to be stipulated for each section.

*Set back lines have been placed on the plans.*

- 8. General plans for project landscaping need to be provided (street trees, common areas, etc).

*General detail of buffer landscaping has been added to typical details along with a listing of trees & shrubs common to this area.*

- 9. Catalog of building styles/elevations for each section needs to be provided.

*The developer will be providing those examples inside their PowerPoint presentation and a copy will be submitted to the City Planning Department.*

- 11. Proposed Street names did not print — ensure printed versions of plan included proposed street names. Approval will be subject to Randolph County E-911 review. Clear

*Many comments from the city relate to clarity of the printed documents. The plans have been revised to allow for better printing on the final document. All street names will be submitted to Randolph County as required for 911 approval.*



## ***RESPONSE to City comments dated 5-15-23***

12. Description of buffers and permitted activities within proposed buffers need to be identified. Details both along the perimeter and general internal landscaping are needed. The terminology needs to distinguish between setbacks and buffers/screens consisting of plantings, fences, berms, etc. For instance, parking for the retail lot is encroaching into the 100' buffer, but the building may be just outside of this area. Suggest berm be labeled on sheets as indicated in Typical Sections. Spacing of plantings on top and behind of berm need to be stipulated.

*Buffers shown along old Cox Rd. and Humble Mill Rd. are to be left in a natural condition and no disturbance is intended. Buffers within the development will be landscaped as may be practical and in accordance with City requirements. No berms will be constructed along the existing roadways are interior lots.*

13. If stream buffers or private drainage easements (i.e. ditch) are proposed, please label.

*Complied*

14. Ensure all lots have a lot number.

*Complied*

15. Show all reverse access easements where intention is to prohibit driveway connection to public street.

*Complied*

16. All mail kiosks standards will need to be approved by city during engineering plan review and are subject to USPS review and approval.

*Understood*

17. Throughout plan and section sheets, provide a total acreage and percentage of open space and recreation area within each section and clearly delineate the boundary of each or what is counting towards those categories. It is unclear what is being counted currently in many sections.

*Generally, any area that is not in a Lot or right-of-way is included in Open Space. Plans have attempted to better clarify those areas.*

## ***RESPONSE to City comments dated 5-15-23***

18. Any street temporary termination at phase lines shall be approved by the city. Segments exceeding 150' in length shall have properly constructed and approved turnarounds.

*Understood*

**See GENERAL RESPONSES relative to the sheet-by-sheet comments. The revised submittal should clarify most if not all of the following:**

### **Sheet 1 and 2 Comments**

- Please indicate how many lots are in each phase for quick reference.
- Ensure any roads proposed to be private are labeled. It is unclear if the commercial element roads are proposed to be public or private.
- Site Data Note 3: staff recommends providing a residential lots per acre and a commercial lots per acre in addition to the overall lots per acre.
  - Staff has calculated residential lots per acre at 2.13 dwelling units per acre after accounting for/deducting existing/new public right-of-way and removing commercial acreage.
  - Please provide a similar calculation for commercial element — this will be affected by whether proposed roads serving the commercial area are proposed to be public.
- On Note 5, what is the acreage in parks/recreation space alone?
  - PUDs typically require a minimum of 52 percent of land area to be open space. Open space is typically calculated as the area that is not contained within lots or that is impervious (buildings, parking, streets/sidewalks, etc.) and is owned in a uniform manner that can be continuously controlled as open space.
    - A min. of 3.3% of the required open space area must be defined as a recreational area.
  - Each phase needs to clearly provide total area of open space and recreational space provided.
  - Through plan and section sheets, provide a total acreage and percentage of open space and recreation area and clearly delineate the boundary of each. It is unclear what is being counted as open space.
- Note 16: add "following annexation".
- On Note 20, correct sp. of "fire marshal".
- On Note 21, add the following to the end (within public R/W or COA easements).
- On Note, 22, make clerical correction (spelling of "City")
- On Sketch Plan Sheet Index, Sheet No. 10 is Phase 4C, not 4B. Sheet 11 is 4C. Sheet 12 is Typical Sections.



## ***RESPONSE to City comments dated 5-15-23***

- The number of lots in Phase 1A and 1B and 2B with a single means of access may not be recommended for approval as is. 1A and 1B may need to be phased differently and Phase 2B's density reduced or additional access provided.
- Identify street sections consist with street typically throughout.
- Plans need to clearly label common areas proposed to be maintained by HOA, such as, but not limited to, clubhouse/private recreation areas, parking areas for residents, etc.,
- Label Lots 12 and 13 in Section 4A; Lot 1 in Phase 2B.
- The commercial drive goes right up to the property line of Danny Ray Thomas. It is likely that buffering/screening will be required along that boundary.
- Need more information on the retail area on outparcel 6, such as permitted/prohibited uses, maximum unit sizes, architectural standards and sign standards, buffering/landscaping/screening against adjoining properties, street trees, interior landscaping (typically requiring a minimum of 1 canopy tree per 20 parking spaces distributed throughout the development), front yard landscaping, sidewalk construction and pedestrian connection to the rest of the development, signage details and any other conditions or restrictions that may be proposed. Without additional detail on the outparcels contained in Lots 1-5 of the commercial area, it is likely these lots will have to be resubmitted for Planning Board and Council zoning district approval at a later date when the uses and site plans are known prior to permits for construction. As such, how access will be provided for outparcel 6 needs to be shown —from Old Humble Mill or Old Cox? (i.e. sections need to be identified for commercial area).
- Is there a buffer of any kind proposed along the side of Section 2B that faces adjoining parcels (Lots 3 through 30)? Floodplain provides a natural buffer along most other perimeter boundaries and/or a buffer is shown in those areas.
- Please indicate setbacks for each section for all lots, including the townhomes (this can be done on the individual sheets for each residential section, and for the commercial section not to interfere with buffering and screening). Setbacks include perimeter setbacks adjacent to adjoining properties, setbacks on existing rights-of-way (Old Cox Road and Old Humble Mill Roads), and new streets within the development.
- Advisory Note: It was brought to our attention that there may be an access easement from Old Cox Road to 2377 Old Cox Road (see aerial photo below). While not a zoning matter, the status of this access and any easements should be evaluated.

### **Sheet 3:**

- Show phase lines clearly. Show and label Flood BFEs if known.
- Is negative access for new arterial proposed? If yes, label.
- Include sidewalk along all newly constructed curb and gutter associated with the roundabout
- Trail in this section should not dump one at Old Cox Rd. Align it with sidewalk note in preceding bullet.

### **Sheet 4:**

- Show phase lines clearly.
- Show outline of 6' trail darker for clarity.

## ***RESPONSE to City comments dated 5-15-23***

- What are solid waste disposal plans for the townhome section?
- Some of the lots, such as Lots 6 through 8, look challenging from a buildability standpoint given the 100' buffer along Old Cox Road, and a fairly small footprint on the internal street. This illustrates the importance of defining setbacks and buffer use.

### **Sheet 5:**

- Show phase lines clearly.
- Show outline of 6' trail darker for clarity.
- Please label the amenities in the recreation area (clubhouse, pickleball courts, etc.) and the size of the structure to determine parking adequacy.
- Label improved paved area in ditch — appears to be mail kiosk.
- Label structure in NE quadrant of roundabout — purpose and use?
- What is the difference between SFA and townhome lots? Label each clearly and use typical sheet to provide details.

### **Sheet 6:**

- Show phase lines clearly.
- Show outline of 6' trail darker for clarity.
- What is use and how is access to lot 13 provided?

### **Sheet 7:**

- Show phase lines clearly.
- Show outline of 6' trail darker for clarity.
- Is there a buffer of any kind proposed along the side of Section 2B that faces adjoining parcels (Lots 3 through 30)? Floodplain provides a natural buffer along most other perimeter boundaries and/or a buffer is shown in those areas.

### **Sheet 8:**

- Label existing public roads
- Identify if road serving commercial lots are public or private.
- Identify if reverse easement will exist along Old Cox Rd. If so, show.
- Identify stormwater management plan for this element.
- Advisory Note: It was brought to our attention that there may be an access easement from Old Cox Road to 2377 Old Cox Road (see aerial photo below). While not a zoning matter, the status of this access and any easements should be evaluated.
- Need more information on proposed outparcels such as permitted/prohibited uses, maximum unit sizes, architectural standards and sign standards, buffering/landscaping/screening against adjoining properties, street trees, interior landscaping (typically requiring a minimum of 1 canopy tree per 20 parking spaces distributed throughout the development), front yard landscaping, sidewalk construction



## ***RESPONSE to City comments dated 5-15-23***

and pedestrian connection to the rest of the development, signage details and any other conditions or restrictions that may be proposed. Without additional detail on the outparcels contained in Lots 1-5 of the commercial area, these lots likely will have to be resubmitted for Planning Board and Council zoning district approval at a later date when the uses and site plans are known prior to permits for construction. As such, how access will be provided for outparcel 6 needs to be shown — from Old Humble Mill or Old Cox? (i.e. sections need to be identified for commercial area).

- Clarify how buffer will be used through phase. If 100' Buffer should instead be setback along Old Humble Mill Rd., relabel.
- Sidewalks are required to connect commercial areas internally and to existing right-of-ways/other portions of the development. Effort needs to be made to connect commercial area with residential lots with pedestrian connections in some manner — If area to be cleared along Old Cox Rd. for outparcels, a sidewalk likely will be recommended to be built on the lots at the ROW.
- The city will likely propose conditions designed to ensure commercial element is consistent with a neighborhood commercial and not general commercial scale. Uses and max. s.f. per use may be recommended.
- Plans for landscaping and buffering and screening for outparcel 6 need to be provided.
- Does the area in new public r/w need to be indicated?
- What comprises open space for this section? An open space lot is identified but is only 1.3 acres. Section site data calls for open space of 2.3 acres. What is being considered as open space needs to be delineated and must remain controllable as open space,

### **Sheet 9:**

- Show phase lines clearly.
- Is negative access for new arterial proposed? If yes, label.
- Correct Site Data Label in top right — Section **1** identified.
- Number of lots noted is 77 — highest lot number shown is 75.

### **Sheet 10:**

- Show phase lines clearly.

### **Sheet 11:**

- Is negative access for new arterial proposed? If yes, label.
- Include sidewalk along all newly constructed curb and gutter associated with the roundabout

### **Sheet 12:**

- Provide dimensional details of typical townhome/SFA lots — each lot must be able to accommodate 2 9' x18' off-street parking spaces. Garaged space can count.
- Update typical berm and buffer detail to indicate spacing of plantings and avg. height of berm.
- Typical townhome lot with Master down note states depth of 90' — drawing shows 70'. Will townhome completely cover lot? Can a typical footprint be added?

## ***RESPONSE to City comments dated 5-15-23***

- Provide city accepted cul-de-sac typical section with dimensions and ensure all cul-de-sacs meet this standard.
- Standard local street roadway section width is 28', not 27'.
- Indicate the streets to utilize each section provided.
- If utility easements proposed within the first 10' of lots as shown on some of the street sections, such easements should be shown on the plan sheets.

### **General comments/questions and review processes from other departments:**

- Awaiting comments from NCDOT on amended TIA that is to be submitted.
- Remember, written conditions can be proposed by the applicant and could be used to attempt to address feedback received by staff or the public. For instance, a prohibition of commercial operations on any outparcel between the hours of 11 pm and 5 am could be offered.
- The plan was shared with Randolph County Schools on 4-18-23. No comments have been received from RCS as of 5-11-23.
- The plan was shared with USPS on 4-18-23. The representative at USPS who handles community mailbox locations is Jennifer Way. Her email address is [jennifer.l.way@usps.gov](mailto:jennifer.l.way@usps.gov)
- The plan was shared by John Ogburn, Asheboro City Manager, to Hal Johnson, Randolph County Manager, on 4-26-23.
- In addition to county manager, the plan was shared with Randolph County Planning & Zoning on 5-10-23. They had comments, as of 5-11-23, related to street naming for the 9-1-1 Center, which are contained in a separate attachment. The contact person with Randolph County who coordinates road naming with the 9-1-1 Center/Emergency Services is Tim Mangum. His contact information is below.

Tim Mangum, GISP; GIS Planner; Randolph County Planning & Zoning  
Phone: 336-318-6552; Email : [Tim.Mangum@randolphcountync.gov](mailto:Tim.Mangum@randolphcountync.gov)





**Case No. RZ-23-05: Revenues and Expenses Projections by Applicant**

| RICHLANDS CREEK - DEVELOPMENT PLAN              |           |               | Note: Current plan is to develop 413+/- units. This revenue projection conservatively assumes about a 5% loss in units after design |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
|-------------------------------------------------|-----------|---------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|-------------------------------------------------------------------------------------------|------------------|------------------|------------------|----------------------------------------------------|-------------------|-------------------|-------------------|---------------------|
| OPINION OF REVENUES vs. EXPENDITURES            |           |               | Table 1: PHASE 1                                                                                                                    |                  |                  |                  | Table 2: PHASE 2                                                                          |                  |                  |                  | Table 3: PHASE 3                                   |                   |                   |                   |                     |
| (As Applies to the City of Asheboro Annexation) |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
|                                                 |           |               | Phase 1 (Includes 57 Townhomes & 65 SFA's)                                                                                          |                  |                  |                  | Phase 2 (Includes 136 Low-Med Density Lots & Opening of Commercial Area) + Amenity Center |                  |                  |                  | Phase3 (Includes 155 Single Family Detached Homes) |                   |                   |                   |                     |
| DEVELOPMENT PERIOD                              |           |               | Year 1                                                                                                                              | Year 2           | Year 3           | Year 4           | Year 5                                                                                    | Year 6           | Year 7           | Year 8           | Year 9                                             | Year10            | Year 11           | Year 12           | TOT. YR. 1-12       |
| Townhomes Constructed (by year)                 |           |               | 30                                                                                                                                  | 27               | 0                | 0                |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Total Townhomes (Year End)                      |           |               | 30                                                                                                                                  | 57               | 57               | 57               |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   | 57                  |
| SFA's Constructed (by year)                     |           |               | 25                                                                                                                                  | 15               | 15               | 5                |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Total SFA's (Year End)                          |           |               | 25                                                                                                                                  | 40               | 55               | 60               |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   | 60                  |
| Low-Med Density Units                           |           |               |                                                                                                                                     |                  |                  |                  | 35                                                                                        | 35               | 35               | 20               |                                                    |                   |                   |                   |                     |
| Low-Med Density Units (Year End)                |           |               |                                                                                                                                     |                  |                  |                  | 35                                                                                        | 70               | 105              | 125              |                                                    |                   |                   |                   | 125                 |
| Single Family-Detached (By Year)                |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  | 40                                                 | 40                | 40                | 30                |                     |
| Single Family-Detached (Year End)               |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  | 40               | 80                                                 | 120               | 150               | 150               |                     |
| Est. Tax Value/Townhome                         |           |               | \$ 285,000.00                                                                                                                       | \$ 295,000.00    | \$ 300,000.00    | \$ 315,000.00    |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Est. Tax Value/SFA's                            |           |               | \$ 375,000.00                                                                                                                       | \$ 385,000.00    | \$ 395,000.00    | \$ 405,000.00    |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Est. Tax Value/Low-Med. Density                 |           |               |                                                                                                                                     |                  |                  |                  | \$ 285,000.00                                                                             | \$ 295,000.00    | \$ 300,000.00    | \$ 315,000.00    |                                                    |                   |                   |                   |                     |
| Est. Tax Value/Amenity Center                   |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           | \$ 1,500,000.00  |                  |                  |                                                    |                   |                   |                   |                     |
| Est. Tax Value/Commercial                       |           |               |                                                                                                                                     |                  |                  |                  | \$ 1,000,000.00                                                                           | \$ 1,500,000.00  |                  |                  |                                                    |                   |                   |                   |                     |
| Est. Tax Value/Single Family Detached           |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Total Estimated Tax Value (by year)             |           |               | \$ 17,925,000.00                                                                                                                    | \$ 13,740,000.00 | \$ 5,925,000.00  | \$ 2,025,000.00  | \$ 10,975,000.00                                                                          | \$ 13,325,000.00 | \$ 10,500,000.00 | \$ 6,300,000.00  | \$ 16,000,000.00                                   | \$ 16,200,000.00  | \$ 16,400,000.00  | \$ 12,600,000.00  |                     |
| Cumulative Tax Value (Year End)                 |           |               | \$ 17,925,000.00                                                                                                                    | \$ 31,665,000.00 | \$ 37,590,000.00 | \$ 39,615,000.00 | \$ 50,590,000.00                                                                          | \$ 63,915,000.00 | \$ 74,415,000.00 | \$ 80,715,000.00 | \$ 96,715,000.00                                   | \$ 112,915,000.00 | \$ 129,315,000.00 | \$ 141,915,000.00 | \$ 1,411,915,000.00 |
|                                                 |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| REVENUES (City Only)                            |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Advallorum Taxes                                | \$ 0.665  | \$ 119,201.25 | \$ 210,572.25                                                                                                                       | \$ 249,973.50    | \$ 263,439.75    | \$ 336,423.50    | \$ 425,034.75                                                                             | \$ 494,859.75    | \$ 536,754.75    | \$ 643,154.75    | \$ 750,884.75                                      | \$ 859,944.75     | \$ 943,734.75     | \$ 943,734.75     |                     |
| Sanitation Fees                                 | \$ 18.00  | \$ 11,880.00  | \$ 20,952.00                                                                                                                        | \$ 24,192.00     | \$ 25,272.00     | \$ 7,560.00      | \$ 15,120.00                                                                              | \$ 22,680.00     | \$ 27,000.00     | \$ 8,640.00      | \$ 17,280.00                                       | \$ 25,920.00      | \$ 32,400.00      | \$ 32,400.00      |                     |
| Water/Sewer Billings                            | \$ 38.95  | \$ 25,707.00  | \$ 45,337.80                                                                                                                        | \$ 52,348.80     | \$ 54,685.80     | \$ 16,359.00     | \$ 32,718.00                                                                              | \$ 49,077.00     | \$ 58,425.00     | \$ 18,696.00     | \$ 37,392.00                                       | \$ 56,088.00      | \$ 70,110.00      | \$ 70,110.00      |                     |
| Water Conn. Fees                                | \$ 250.00 | \$ 13,750.00  | \$ 10,500.00                                                                                                                        | \$ 3,750.00      | \$ 1,250.00      | \$ 8,750.00      | \$ 8,750.00                                                                               | \$ 8,750.00      | \$ 5,000.00      | \$ 10,000.00     | \$ 10,000.00                                       | \$ 10,000.00      | \$ 7,500.00       | \$ 7,500.00       |                     |
| Sewer Conn. Fees                                | \$ -      | \$ -          | \$ -                                                                                                                                | \$ -             | \$ -             | \$ -             | \$ -                                                                                      | \$ -             | \$ -             | \$ -             | \$ -                                               | \$ -              | \$ -              | \$ -              |                     |
| Beer & Wine Tax                                 |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Intangibles Tax                                 |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Local Sales Tax                                 |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Franchise Tax                                   |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Rand. Co. Fire Tax                              |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Powell Bill                                     |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Subtotal                                        |           |               | \$ 170,538.25                                                                                                                       | \$ 287,362.05    | \$ 330,264.30    | \$ 344,647.55    | \$ 369,092.50                                                                             | \$ 481,822.75    | \$ 575,366.75    | \$ 627,179.75    | \$ 680,490.75                                      | \$ 815,556.75     | \$ 951,952.75     | \$ 1,053,744.75   | \$ 1,053,744.75     |
|                                                 |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| CITY EXPENDITURES (Assumed)                     |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |
| Administration                                  |           | \$ 1,000.00   | \$ 2,000.00                                                                                                                         | \$ 3,500.00      | \$ 5,000.00      | \$ 5,000.00      | \$ 6,000.00                                                                               | \$ 7,000.00      | \$ 8,000.00      | \$ 8,000.00      | \$ 9,000.00                                        | \$ 10,000.00      | \$ 12,000.00      | \$ 12,000.00      |                     |
| Police Protection                               |           | \$ 2,000.00   | \$ 4,000.00                                                                                                                         | \$ 6,000.00      | \$ 8,000.00      | \$ 4,000.00      | \$ 5,000.00                                                                               | \$ 8,000.00      | \$ 9,000.00      | \$ 9,000.00      | \$ 10,000.00                                       | \$ 10,000.00      | \$ 11,000.00      | \$ 11,000.00      |                     |
| Fire Protection                                 |           | \$ 5,000.00   | \$ 7,000.00                                                                                                                         | \$ 9,000.00      | \$ 11,000.00     | \$ 6,000.00      | \$ 7,000.00                                                                               | \$ 9,000.00      | \$ 10,000.00     | \$ 10,000.00     | \$ 11,000.00                                       | \$ 11,000.00      | \$ 12,000.00      | \$ 12,000.00      |                     |
| Street/Lights Maint.                            |           | \$ 400.00     | \$ 500.00                                                                                                                           | \$ 600.00        | \$ 700.00        | \$ 500.00        | \$ 600.00                                                                                 | \$ 700.00        | \$ 800.00        | \$ 1,000.00      | \$ 1,000.00                                        | \$ 1,000.00       | \$ 1,000.00       | \$ 1,000.00       |                     |
| Sanitation Service (% of Revenue)               | 85%       | \$ 10,098.00  | \$ 17,809.20                                                                                                                        | \$ 20,563.20     | \$ 21,481.20     | \$ 6,426.00      | \$ 12,852.00                                                                              | \$ 19,278.00     | \$ 22,950.00     | \$ 7,344.00      | \$ 14,688.00                                       | \$ 22,032.00      | \$ 27,540.00      | \$ 27,540.00      |                     |
| Water/Sewer Serv. (% of Revenue)                | 85%       | \$ 21,850.95  | \$ 38,537.13                                                                                                                        | \$ 44,496.48     | \$ 46,482.93     | \$ 13,905.15     | \$ 27,810.30                                                                              | \$ 41,715.45     | \$ 49,661.25     | \$ 15,891.60     | \$ 31,783.20                                       | \$ 47,674.80      | \$ 59,593.50      | \$ 59,593.50      |                     |
| Roadway Maintenance                             |           | \$ 2,500.00   | \$ 2,500.00                                                                                                                         | \$ 2,500.00      | \$ 2,500.00      | \$ 2,500.00      | \$ 2,500.00                                                                               | \$ 2,500.00      | \$ 2,500.00      | \$ 2,500.00      | \$ 2,500.00                                        | \$ 2,500.00       | \$ 2,500.00       | \$ 2,500.00       |                     |
| Electrical Serv. Inc.                           |           | \$ 3,000.00   | \$ 2,800.00                                                                                                                         | \$ 3,200.00      | \$ 4,300.00      | \$ 3,000.00      | \$ 2,800.00                                                                               | \$ 3,200.00      | \$ 4,300.00      | \$ 3,000.00      | \$ 2,800.00                                        | \$ 3,200.00       | \$ 4,300.00       | \$ 4,300.00       |                     |
| Debt Service (W&S)                              | 0         | \$ -          | \$ -                                                                                                                                | \$ -             | \$ -             | \$ -             | \$ -                                                                                      | \$ -             | \$ -             | \$ -             | \$ -                                               | \$ -              | \$ -              | \$ -              |                     |
| Subtotal                                        |           |               | \$ 45,848.95                                                                                                                        | \$ 75,146.33     | \$ 89,859.68     | \$ 99,464.13     | \$ 41,331.15                                                                              | \$ 64,562.30     | \$ 91,393.45     | \$ 107,211.25    | \$ 56,735.60                                       | \$ 82,771.20      | \$ 107,406.80     | \$ 129,933.50     | \$ 129,933.50       |
| BALANCE                                         |           |               | \$ 124,689.30                                                                                                                       | \$ 212,216.72    | \$ 240,404.62    | \$ 245,183.42    | \$ 327,761.35                                                                             | \$ 417,060.45    | \$ 483,973.30    | \$ 519,968.50    | \$ 623,755.15                                      | \$ 732,785.55     | \$ 844,545.95     | \$ 923,811.25     | \$ 923,811.25       |
| By: Hiram J. Marziano, PE May 29, 2023          |           |               |                                                                                                                                     |                  |                  |                  |                                                                                           |                  |                  |                  |                                                    |                   |                   |                   |                     |





**Case No. RZ-23-05: Information Related to  
Traffic Impact Analysis (provided by applicant).**

**Note: Potential Future Commercial Uses are included for evaluation purpose.  
The zoning application has been amended to not include a commercial element  
with the current request.**



# NCDOT Traffic Impact Analysis Need Screening / Scoping Request



TIA Need  
Screening



TIA  
Scoping



TIA  
Submittal

A Traffic Impact Analysis (TIA) may be required for developments based on the site trip generation estimates, site context, or at the discretion of the NCDOT District Engineer. The Applicant or the TIA Consultant shall submit this form along with the site plan to the District Engineer to determine the TIA need and, if a TIA is required, initiate the TIA scoping process. Without an approved scope, the TIA is incomplete and will be rejected until the study is revised to conform to NCDOT's TIA requirements.

Project Name: Richland Creek Subdivision Previous Name: If Applicable Beeson Farm

Location: Old Cox Rd at Old Humble Mill Rd Intersectio County: Randolph Municipality:

Project Description: 3-Phase mixed-use development consisting of a total of single-family homes, townhomes, fast-food restaurants, high-turnover restaurant, coffee shop, coffee shop, veterinary clinic and a hardware store.

|                  |                                |                                       |
|------------------|--------------------------------|---------------------------------------|
| Project Contact: | Applicant                      | TIA Consultant                        |
| Company Name     | <u>The Turner Group, Inc</u>   | <u>DAVENPORT</u>                      |
| Contact Person   | <u>Bill Turner</u>             | <u>Steven Epley</u>                   |
| Phone Number     | <u>919-369-3254</u>            | <u>(919) 809-7006</u>                 |
| Email            | <u>bturner@robuckhomes.com</u> | <u>sepley@davenportworld.com</u>      |
| Mailing Address  | <u>410 Lakestone Drive</u>     | <u>4600 Marriott Drive, Suite 340</u> |
|                  | <u>Raleigh, NC 27609</u>       | <u>Raleigh, NC 27612</u>              |

Site Plan Prepared By: Hiram J. Arziano, PE Site Plan Date: 01/22/2023

See site plan/vicinity map requirements on page 2.

Parcel Size: 233.53 Acre(s) Anticipated Build-Out Year: 25,29,32

Weekday Site Trip Generation - Do NOT adjust for mode split, pass-by, internal capture, or diverted trips.

| ITE<br>LUC | Proposed Land Use  | Size | Unit | Daily Trips | Peak Hour<br>Type | AM Peak Hour Trips |      |       | PM Peak Hour Trips |      |       | Data<br>Source |
|------------|--------------------|------|------|-------------|-------------------|--------------------|------|-------|--------------------|------|-------|----------------|
|            |                    |      |      |             |                   | Enter              | Exit | Total | Enter              | Exit | Total |                |
|            | See attached table |      |      |             | Please Select     |                    |      |       |                    |      |       | Please Select  |
|            |                    |      |      |             |                   |                    |      |       |                    |      |       |                |
|            |                    |      |      |             |                   |                    |      |       |                    |      |       |                |
|            |                    |      |      |             |                   |                    |      |       |                    |      |       |                |
|            |                    |      |      |             |                   |                    |      |       |                    |      |       |                |
|            |                    |      |      |             |                   |                    |      |       |                    |      |       |                |
|            |                    |      |      |             |                   |                    |      |       |                    |      |       |                |
|            |                    |      |      |             |                   |                    |      |       |                    |      |       |                |
|            |                    |      |      |             |                   |                    |      |       |                    |      |       |                |
|            |                    |      |      |             |                   |                    |      |       |                    |      |       |                |
| Total      |                    |      |      |             |                   |                    |      |       |                    |      |       |                |

Refer to the current [NCDOT Congestion Management Capacity Analysis Guidelines](#) for acceptable trip calculation methods and data sources.

\*\*Explain local or other data sources, if used:

☒ The estimated site trips meet NCDOT's TIA trip threshold of 3,000 daily trips.

☐ The estimated site trips meet the municipal TIA trip threshold of

☐ This project is located in a known [STIP](#) and/ or local CIP project #

☐ This project includes a rezoning request.

☐ The proposed site access is located within 1,000 feet of an interchange.

☐ The Applicant requests for a new or modified control-of-access break.

☐ The Applicant requests for a new or modified median break.

Applicant's Signature

Print Name

Date

Effective Date: 10/01/2017 (Version 17-721)

Page 1 of 2





# NCDOT Traffic Impact Analysis Need Screening / Scoping Request



**Site Plan/Vicinity Map Requirement for TIA Need Screening:** While the site plan may not be finalized during the TIA scoping stage, the graphic representation of the proposed development shall provide adequate details on the development scope and context. More specifically, the site plan/map shall clearly show the location and type of each access point, spacing to adjacent and opposing driveways or intersections, internal street network, proposed buildings/parcels with their anticipated uses and sizes at full build-out and, if applicable, any nearby interstate, US, NC or Secondary Roads (SR).

**Project Name:** Richland Creek Subdivision

**Project Reference Number:** 220089

- ☐ **A TIA is Required by the Local Government.** In addition, the study area is expected to include NCDOT maintained transportation facilities.
- ☒ **A TIA is Required by NCDOT,** per the [Policy on Street and Driveway Access to North Carolina Highways](#).

If either or both of the boxes above are checked, the Applicant/TIA Consultant is hereby requested to fill out as much as possible of the following TIA scoping checklist, and return it along with the supporting documents to NCDOT prior to the scoping meeting.

- ☐ **A TIA is NOT required.** This decision is based on the development information presented above. Changes in the development plan will require re-evaluation of the TIA need, and may necessitate a TIA. The Applicant should inform the District Engineer of any significant changes in a timely fashion to avoid delays or rejections of the driveway permit / encroachment agreement applications.

**Additional Comments:**

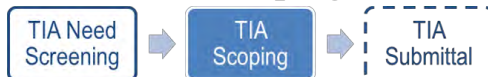
The TIA need decision is made by the NCDOT Division \_\_\_\_\_ District \_\_\_\_\_ on \_\_\_\_\_.

\_\_\_\_\_  
NCDOT District Representative's Signature  
Email concurrence may be used in lieu of the signature.

\_\_\_\_\_  
Print Name



# NCDOT TIA Scoping Checklist



**Project Name:** Richland Creek Subdivision

**TIA Scoping Date:** 05/11/23

☒ **TIA Need Screening Forms are Attached.** Project Reference #: 220089 Decision Date: \_\_\_\_\_

☒ **Site Plan and Access**

☒ Provide a site plan illustrating site access, internal and external roadways, buildings and land uses.

Refer to NCDOT's [Policy on Street and Driveway Access to North Carolina Highways](#) pages 14 and 15 for site plan requirements.

☒ Identify site access.

| New Access      | On Road                  | Access Type            |                     | Driveway Spacing                           |                |                               |
|-----------------|--------------------------|------------------------|---------------------|--------------------------------------------|----------------|-------------------------------|
|                 | Road Name                | Permitted Movements    | Traffic Control     | Distance (ft)                              | Direction      | Nearest Intersection / Access |
| Access A        | Old Humble Rd            | Conventional Full-Mvmt | 2-Way Stop          | 1180                                       | NE             | Old Cox Rd                    |
| Access B        | Old Cox Rd               | Roundabout             | 2-Way Stop          | 1175                                       | NW             | Old Humble Rd                 |
| Access D        | Old Cox Rd               | Roundabout             | 2-Way Stop          | 1175                                       | NW             | Old Humble Rd                 |
| Access F        | Old Cox Rd               | Conventional Full-Mvmt | 2-Way Stop          | 2040                                       | South          | Old Humble Rd                 |
| Access G        | Old Cox Rd               | Conventional Full-Mvmt | 2-Way Stop          | 340                                        | South          | Old Humble Rd                 |
| Access H        | Old Humble Rd            | Conventional Full-Mvmt | 2-Way Stop          | 270                                        | NE             | Old Cox Rd                    |
| Access J        | Old Cox Rd               | Conventional Full-Mvmt | 2-Way Stop          | 760                                        | South          | Old Humble Rd                 |
| Access K        | Old Humble Rd            | Conventional Full-Mvmt | 2-Way Stop          | 630                                        | NE             | Old Cox Rd                    |
| Existing Access | Existing Intersection of |                        | Access Modification | Proposed Interconnectivity (If Applicable) |                |                               |
|                 | Road A                   | Road B                 |                     | Connector #                                | Road Connected | Adjacent Development          |
| Access 1        |                          |                        | Please Select       | Connector 1                                |                |                               |
| Access 2        |                          |                        |                     | Connector 2                                |                |                               |
| Access 3        |                          |                        |                     | Connector 3                                |                |                               |
| Access 4        |                          |                        |                     | Connector 4                                |                |                               |

☐ Additional access clarifications and provisions (e.g., proposed control-of-access or median breaks, modifications of existing access, loading/unloading area access, bike/pedestrian accommodation).

☐ **Proposed K-12 School Site**

☐ NCDOT [MSTA School Traffic Calculator](#) for Select School Type shall be used.

☐ Peak Hour Factors (PHFs) shall be adjusted/weighted for new school trips (0.5 PHF by default).

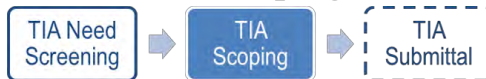
☐ Internal school circulation analysis is required, and should be submitted in advance or concurrent with the TIA submittal.

☐ Clarify traffic operation plans (e.g. traffic circulation pattern, pedestrian access, drop-off/pick-up zone location and configuration, queue storage area and, if applicable, staggered start times).





# NCDOT TIA Scoping Checklist



## ☒ Trip Generation

The TIA Consultant shall prepare trip generation estimates following the current [NCDOT Congestion Management Capacity Analysis Guidelines](#), and submit the calculation sheets and supporting information to the District Engineer for approval prior to capacity analysis.

| ITE LUC                                            | Proposed Land Use  | Size                | Unit | Daily Trips                 | Peak Hour Type | AM Peak Hour Trips |      |       | PM Peak Hour Trips |      |       | Data Source   |
|----------------------------------------------------|--------------------|---------------------|------|-----------------------------|----------------|--------------------|------|-------|--------------------|------|-------|---------------|
|                                                    |                    |                     |      |                             |                | Enter              | Exit | Total | Enter              | Exit | Total |               |
|                                                    | See attached table |                     |      |                             | Please Select  |                    |      |       |                    |      |       | Please Select |
|                                                    |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
|                                                    |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
|                                                    |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
|                                                    |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
|                                                    |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
|                                                    |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
|                                                    |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
|                                                    |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
|                                                    |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
|                                                    |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
| Unadjusted Site Trips                              |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
| Internal Capture Trips (Attach Calculation Sheets) |                    |                     |      |                             |                |                    |      |       |                    |      |       | Please Select |
| Internal Capture % of Unadjusted Site Trips        |                    |                     |      | %                           |                | %                  |      |       | %                  |      |       |               |
| LUC                                                | Proposed Land Use  | Any Internal Trips? |      | Pass-By % of External Trips |                |                    |      |       |                    |      |       |               |
|                                                    |                    | Please Select       |      | %                           |                | %                  |      |       | %                  |      |       | Please Select |
|                                                    |                    |                     |      | %                           |                | %                  |      |       | %                  |      |       |               |
|                                                    |                    |                     |      | %                           |                | %                  |      |       | %                  |      |       |               |
|                                                    |                    |                     |      | %                           |                | %                  |      |       | %                  |      |       |               |
|                                                    |                    |                     |      | %                           |                | %                  |      |       | %                  |      |       |               |
| Pass-By Trips (Attach Calculation Sheets)          |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
| Adjacent Street Volumes                            |                    |                     |      |                             |                |                    |      |       |                    |      |       | Please Select |
| Non-Pass-By Primary Trips                          |                    |                     |      |                             |                |                    |      |       |                    |      |       |               |
| Diverted Trips, if Applicable and Justifiable      |                    |                     |      |                             |                |                    |      |       |                    |      |       | Please Select |

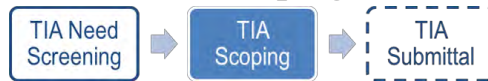
\*\*Explain local or other data sources, if used:

## ☐ Existing Site Trip Information for Redevelopment Projects (Attach separate sheets as needed)

| ITE LUC                   | Existing Land Use | Size | Unit | Daily Trips | Peak Hour Type | AM Peak Hour Trips |      |       | PM Peak Hour Trips |      |       | Data Source   |
|---------------------------|-------------------|------|------|-------------|----------------|--------------------|------|-------|--------------------|------|-------|---------------|
|                           |                   |      |      |             |                | Enter              | Exit | Total | Enter              | Exit | Total |               |
|                           |                   |      |      |             | Please Select  |                    |      |       |                    |      |       | Please Select |
|                           |                   |      |      |             |                |                    |      |       |                    |      |       |               |
| Total Existing Site Trips |                   |      |      |             |                |                    |      |       |                    |      |       |               |



## NCDOT TIA Scoping Checklist



### ☒ Trip Distribution

- ☒ Trip distribution diagrams are submitted concurrently with this document (attach separate sheets).
- ☐ Trip distribution diagrams will be submitted separately, along with supporting information, to the District Engineer for review and approval prior to capacity analysis. The trip distribution shall be based on the current and anticipated traffic patterns, as well as instructions noted below.

If required by the District Engineer, the following additional diagrams shall also be submitted:

- ☐ Mixed-Use Developments (separate diagrams for residential, commercial, and office trips)
- ☐ Inter-Development Trips (if 'internal' trips cross public streets)
- ☒ Pass-By Trips
- ☐ Diverted Trips
- ☐ Each Analysis Period

### ☐ Mode Split

- ☐ Provide Data Source and Justification

| Mode<br>Period | Auto |   |   |
|----------------|------|---|---|
| AM Peak        | %    | % | % |
| PM Peak        | %    | % | % |
| Daily          | %    | % | % |
|                | %    | % | % |

- ☐ Identify proper infrastructure and accommodation for other modes of travel.

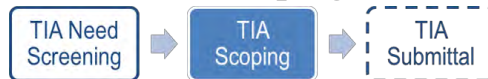
### ☒ Analysis Peak Periods:

- ☒ Weekday AM Peak 7-9AM
- ☒ Weekday PM Peak 4-6 PM
- ☐ Weekday Midday Peak \_\_\_\_\_
- ☐ Weekday PM School Peak \_\_\_\_\_
- ☐ Weekend \_\_\_\_\_ Peak \_\_\_\_\_
- ☐ Other \_\_\_\_\_





## NCDOT TIA Scoping Checklist



### ☒ Study Area Intersections and Data Collection

The study area shall include the site access intersections (both new and existing) identified under “Site Plan and Access” on page 1, as well as the following external and, if applicable, internal intersections.

| External Intersection | Intersection of |                 | Traffic Control | Intersection Turning Movement Counts |                |                   | Notes |
|-----------------------|-----------------|-----------------|-----------------|--------------------------------------|----------------|-------------------|-------|
|                       | Road A          | Road B          |                 | New / Existing                       | Date of Counts | Growth Adjustment |       |
| #1                    | Old Cox Road    | Old Humble Mill | 2-Way Stop      | Require New Counts                   | 10/19/22       |                   |       |
| #2                    | Old Cox Road    | Pine Hill Road  | 2-Way Stop      | Require New Counts                   | 10/19/22       |                   |       |
| #3                    | Zoo Parkway     | Old Cox Road    | 2-Way Stop      | Require New Counts                   | 10/19/22       |                   |       |
| #4                    |                 |                 |                 |                                      |                |                   |       |
| #5                    |                 |                 |                 |                                      |                |                   |       |
| #6                    |                 |                 |                 |                                      |                |                   |       |
| #7                    |                 |                 |                 |                                      |                |                   |       |
| #8                    |                 |                 |                 |                                      |                |                   |       |
| #9                    |                 |                 |                 |                                      |                |                   |       |
| #10                   |                 |                 |                 |                                      |                |                   |       |
| #11                   |                 |                 |                 |                                      |                |                   |       |
| #12                   |                 |                 |                 |                                      |                |                   |       |

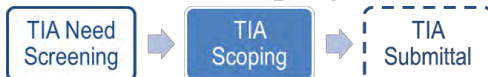
| Internal Intersection | Intersection of |        | Access Type     |                     | Intersection Spacing |               |                      |
|-----------------------|-----------------|--------|-----------------|---------------------|----------------------|---------------|----------------------|
|                       | Road A          | Road B | Traffic Control | Permitted Movements | Distance (ft)        | Direction     | Nearest Intersection |
| #101                  |                 |        | Please Select   | Please Select       |                      | Please Select |                      |
| #102                  |                 |        |                 |                     |                      |               |                      |
| #103                  |                 |        |                 |                     |                      |               |                      |
| #104                  |                 |        |                 |                     |                      |               |                      |
| #105                  |                 |        |                 |                     |                      |               |                      |

The following data will be collected:

- ☒ New traffic turning movement counts in ☒ 15-min intervals ☐ 5-min intervals (near schools)  
Unless otherwise noted above, new traffic counts shall be collected at the existing study intersections during the analysis periods. Weekday counts shall avoid Mondays, Fridays, holidays, school breaks, road closures, and major weather events.
- ☐ To account for the impact of existing and/or proposed school traffic, PHFs will be adjusted for:  
intersections numbered: \_\_\_\_\_  
and access points numbered: \_\_\_\_\_
- ☐ Traffic Forecast Data for TIP: \_\_\_\_\_
- ☒ Roadway/Intersection Configuration & Traffic Control
- ☐ Traffic Signal Phasing & Timing Data
- ☐ Crash Data: \_\_\_\_\_ Period: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_



## NCDOT TIA Scoping Checklist



### ☒ Future Year Conditions

☒ Project Build-Out Year: Ph 1: 2025, Ph 2: 2029 and Ph 3/Full Build: 2032

☒ Future Analysis Year(s): Ph 1: 2025, Ph 2: 2029 and Ph 3/Full Build: 2032

☒ Identify below any funded/committed future transportation improvements, as well as any approved but incomplete developments near the site.

| Funded STIP / Local CIP Project | Project Description                              |                                                | Year Complete          |
|---------------------------------|--------------------------------------------------|------------------------------------------------|------------------------|
| Zoo City Sportsplex             | Intersection of Zoo Parkway at Old Cox Road Imps |                                                | TBD                    |
| Committed Imps                  |                                                  |                                                |                        |
|                                 |                                                  |                                                |                        |
|                                 |                                                  |                                                |                        |
| Nearby Approved Development     | Location                                         | Future Land Use (exclude any completed phases) | Committed Improvements |
| Zoo City Sportsplex             | NE corner Zoo Pkwy/Old Cox                       | Sports complex                                 |                        |
| NC Zoo Expansion                | 4401 Zoo Pkwy                                    | Zoo                                            | Please advise          |
| Pkwy South                      | 3140 Zoo Pkwy                                    | Subdivision                                    |                        |
| Zoocrest Townhomes              | 1223 Crestview Church Rd                         | Subdivision                                    |                        |

☒ Annual Growth Factor: 1 %

Justification/Data Source: City of Asheboro Land Use Plan

### ☐ Local Comprehensive Transportation Plan Compliance

☐ Identify Applicable Local Transportation Planning Documents

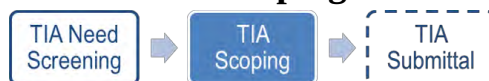
☐ Identify Applicable Roadways inside the Study Area

| Road Name | Classification | Speed Limit | Proposed Cross-Section | Proposed Right-of-Way | Compliance Requirements | Affect Study Intersection # |
|-----------|----------------|-------------|------------------------|-----------------------|-------------------------|-----------------------------|
|           |                |             |                        |                       |                         |                             |
|           |                |             |                        |                       |                         |                             |
|           |                |             |                        |                       |                         |                             |
|           |                |             |                        |                       |                         |                             |
|           |                |             |                        |                       |                         |                             |





## NCDOT TIA Scoping Checklist



### ☒ Study Method

The traffic analysis shall follow the current [NCDOT Congestion Management Capacity Analysis Guidelines](#), [Policy on Street and Driveway Access to North Carolina Highways](#), and use the current approved version of analysis software (e.g. Synchro/SimTraffic, HCS, Sidra Intersection, TransModeler).

The study shall include the following analysis scenarios for each analysis period.

1. Existing Conditions
2. Future No-Build Conditions (existing + background growth + approved developments + committed or funded improvements)
3. Future Build Conditions (future no-build + site trips)
4. Future Build with Improvements Conditions (future build traffic with improvements to mitigate the proposed development's impacts) and, if applicable:
- ☐ 5. TIP Design Year Analysis \_\_\_\_\_
- ☐ 6. Alternative Access Scenario (without proposed control-of-access or median break / modification)

The following additional analysis/outputs should be provided as warranted:

- ☐ Signal Warrant Analysis for accesses/intersections \_\_\_\_\_
- ☐ Multi-Modal Level of Service Analysis
- ☐ School Loading Zone Traffic Simulation
- ☒ Phasing Analysis (scope separately as needed)
- ☐ Safety/Crash Analysis
- ☐ Control-of-Access Modification Justification
- ☐ Median Break / Modification Justification
- ☐ Other \_\_\_\_\_

### ☒ Submittals

In addition to the hardcopies required below, the TIA Consultant shall provide the District Engineer and, if required, the local government an electronic copy of the study documents, including the latest site plan, figures and appendices, in searchable PDF files and the original traffic analysis files (e.g., Synchro, HCS). To expedite review, the NCDOT electronic submittals shall also be delivered concurrently to:

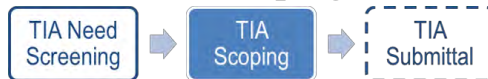
☐ Div. Traffic Engr ☐ Regional Traffic Engr ☐ Congestion Management ☒ Other District Eng

| Submittals                     | NCDOT      |          | Local Government |          |
|--------------------------------|------------|----------|------------------|----------|
|                                | Electronic | Hardcopy | Electronic       | Hardcopy |
| Trip Generation & Distribution | Required   |          | Please Select    |          |
| Draft TIA Report               | Required   |          |                  |          |
| Final Sealed TIA Report        | Required   |          |                  |          |

☐ **Additional Comments** (municipal TIA requirements, approved variations from NCDOT guidelines)



## NCDOT TIA Scoping Checklist



### Agreement by All Parties

The undersigned agree to the contents and methodology described above for completing the required traffic impact analysis for the proposed development identified herein. Any changes to the above methodology contemplated by the Applicant or the TIA Consultant must be submitted to the District Engineer in writing. If approved by NCDOT, then such changes may be accepted for the TIA report. Subsequent revisions to the development plan (e.g. land use, density, site access, or schedule) may require additional scoping and analysis, and may modify the TIA requirements.

This agreement shall become effective on the date approved by NCDOT, and shall expire \_\_\_\_ months after the effective date or upon significant changes to the roadway network and/or development assumptions, whichever occurs first. Once expired, renewal or re-scoping will be required for subsequent TIA submittals.

### APPLICANT

|                    |                     |               |
|--------------------|---------------------|---------------|
| _____<br>Signature | _____<br>Print Name | _____<br>Date |
|--------------------|---------------------|---------------|

### TIA CONSULTANT

|                    |                                         |                             |
|--------------------|-----------------------------------------|-----------------------------|
| _____<br>Signature | Steven Epley, PE<br>_____<br>Print Name | 05/11/2023<br>_____<br>Date |
|--------------------|-----------------------------------------|-----------------------------|

### LOCAL GOVERNMENT REPRESENTATIVE (If Applicable)

|                    |                     |               |
|--------------------|---------------------|---------------|
| _____<br>Signature | _____<br>Print Name | _____<br>Date |
|--------------------|---------------------|---------------|

Email concurrence may be used in lieu of the signature.

### NCDOT DISTRICT REPRESENTATIVE

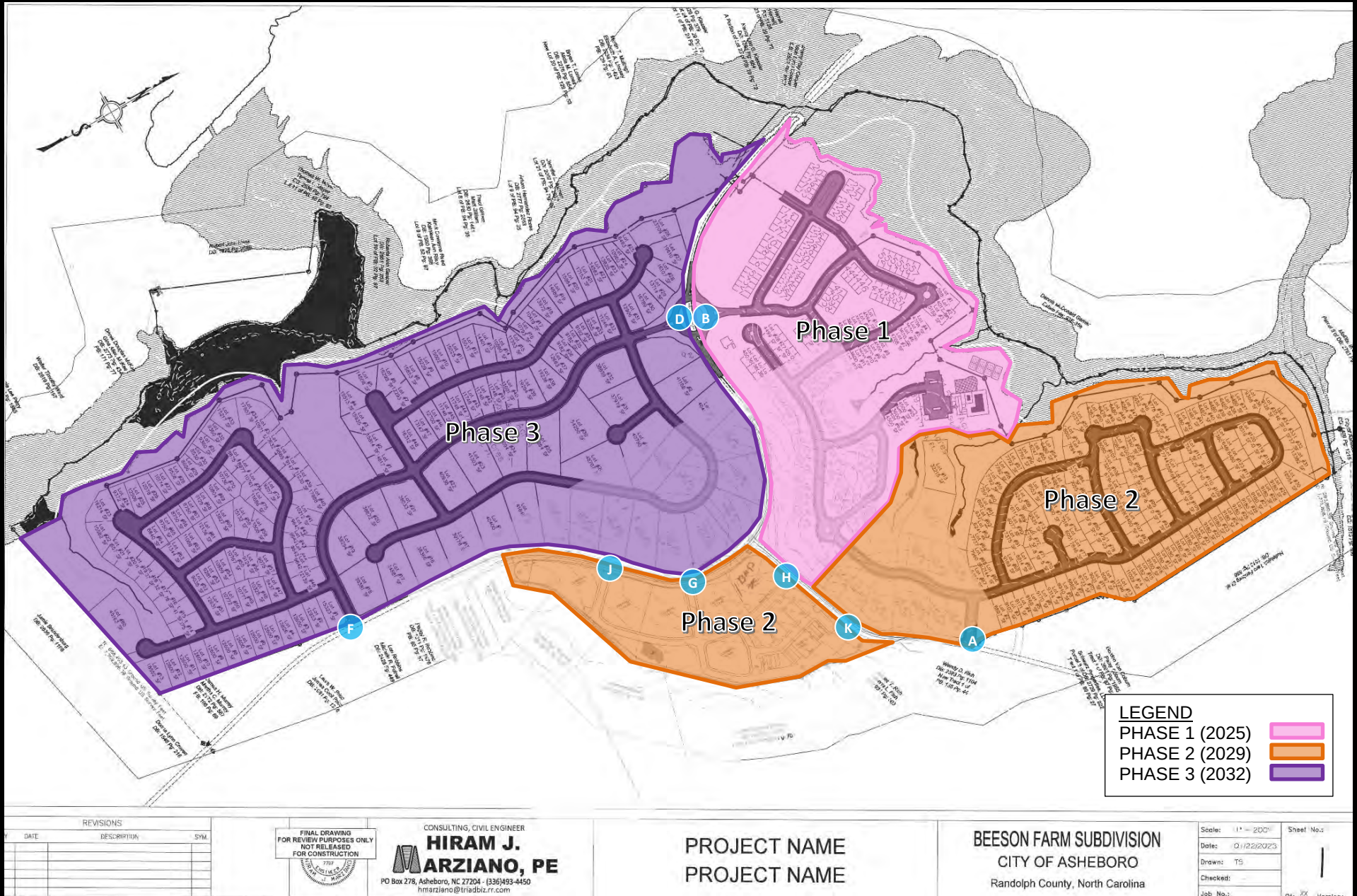
Reviewed and approved by the NCDOT Division \_\_\_\_ District \_\_\_\_ on \_\_\_\_\_.

|                    |                     |
|--------------------|---------------------|
| _____<br>Signature | _____<br>Print Name |
|--------------------|---------------------|

Email concurrence may be used in lieu of the signature.



| Table A - Weekday Site Trip Generation                                                          |         |      |                   |                        |                    |              |      |       |              |      |       |
|-------------------------------------------------------------------------------------------------|---------|------|-------------------|------------------------|--------------------|--------------|------|-------|--------------|------|-------|
| Richland Creek Subdivision, Randolph County, NC                                                 |         |      |                   |                        |                    |              |      |       |              |      |       |
| Average Weekday Driveway Volumes                                                                |         |      |                   |                        | Weekday<br>24 Hour | AM Peak Hour |      |       | PM Peak Hour |      |       |
| Proposed Land Use                                                                               | LU Code | Size | Unit              | Type                   | Two-Way            | Enter        | Exit | Total | Enter        | Exit | Total |
| Phase 1 Build                                                                                   |         |      |                   |                        |                    |              |      |       |              |      |       |
| Single-Family Attached Homes                                                                    | 215     | 122  | Dwelling<br>Units | Adjacent -<br>Equation | 879                | 14           | 44   | 58    | 41           | 28   | 69    |
| Phase 1 Total Trips                                                                             |         |      |                   |                        | 879                | 14           | 44   | 58    | 41           | 28   | 69    |
| Phase 2 Build                                                                                   |         |      |                   |                        |                    |              |      |       |              |      |       |
| Single-Family Detached Homes                                                                    | 210     | 136  | Dwelling<br>Units | Adjacent -<br>Equation | 1,339              | 25           | 74   | 99    | 84           | 49   | 133   |
| Fast-Food Restaurant with Drive-<br>Through Window                                              | 934     | 3.5  | Th.Sq.Ft.<br>GLA  | Adjacent -<br>Rate     | 1636               | 80           | 76   | 156   | 60           | 56   | 116   |
| Fast-Food Restaurant with Drive-<br>Through Window                                              | 934     | 3.5  | Th.Sq.Ft.<br>GLA  | Adjacent -<br>Rate     | 1636               | 80           | 76   | 156   | 60           | 56   | 116   |
| High-Turnover (Sit-Down)<br>Restaurant                                                          | 932     | 6.0  | Th.Sq.Ft.<br>GLA  | Adjacent -<br>Rate     | 643                | 32           | 25   | 57    | 33           | 21   | 54    |
| Hardware Store                                                                                  | 816     | 5.0  | Th.Sq.Ft.<br>GLA  | Generator -<br>Rate    | 40                 | 4            | 3    | 7     | 3            | 3    | 6     |
| Pharmacy with Drive-Through<br>Window                                                           | 881     | 6.0  | Th.Sq.Ft.<br>GLA  | Adjacent -<br>Rate     | 650                | 12           | 10   | 22    | 31           | 31   | 62    |
| Coffee Shop with Drive-Through<br>Window                                                        | 937     | 3.5  | Th.Sq.Ft.<br>GLA  | Adjacent -<br>Rate     | 1867               | 153          | 148  | 301   | 68           | 68   | 136   |
| Veterinary Clinic                                                                               | 640     | 10.0 | Th.Sq.Ft.<br>GLA  | Adjacent -<br>Equation | 215                | 26           | 12   | 38    | 16           | 25   | 41    |
| Phase 2 Total Trips                                                                             |         |      |                   |                        | 8,026              | 412          | 424  | 836   | 355          | 309  | 664   |
| Phase 3 Build                                                                                   |         |      |                   |                        |                    |              |      |       |              |      |       |
| Single-Family Detached Homes                                                                    | 210     | 155  | Dwelling<br>Units | Adjacent -<br>Equation | 1510               | 28           | 83   | 111   | 95           | 55   | 150   |
| Phase 3 Total Trips                                                                             |         |      |                   |                        | 1,510              | 28           | 83   | 111   | 95           | 55   | 150   |
| Full Build Total Trips                                                                          |         |      |                   |                        | 10,415             | 454          | 551  | 1,005 | 491          | 392  | 883   |
| Pass-By                                                                                         |         |      |                   |                        | --                 | --           | --   | --    | --           | --   | --    |
| Pass-by Fast-Food                                                                               |         |      | 50% AM, 55% PM    |                        | --                 | 117          | 117  | 234   | 95           | 95   | 190   |
| Pass-by High-Turnover                                                                           |         |      | 43% PM            |                        | --                 | 0            | 0    | 0     | 11           | 11   | 22    |
| Pass-by Pharmacy                                                                                |         |      | 49% PM            |                        | --                 | 0            | 0    | 0     | 15           | 15   | 30    |
| Total Pass-by Reduction                                                                         |         |      |                   |                        | --                 | 117          | 117  | 234   | 121          | 121  | 242   |
| Limited to 10% of Adjacent Street Traffic <sup>(2)</sup>                                        |         |      |                   |                        | --                 | -14          | -14  | -27   | -14          | -14  | -27   |
| Phase 2 Adjusted Trips                                                                          |         |      |                   |                        | --                 | 399          | 411  | 809   | 342          | 296  | 637   |
| Total Adjusted (Primary) Trips                                                                  |         |      |                   |                        | --                 | 441          | 538  | 978   | 478          | 379  | 856   |
| Notes: <sup>(2)</sup> Pass-by limited to 10% of Adjacent Street Traffic (approx. 2,700 veh/day) |         |      |                   |                        |                    |              |      |       |              |      |       |





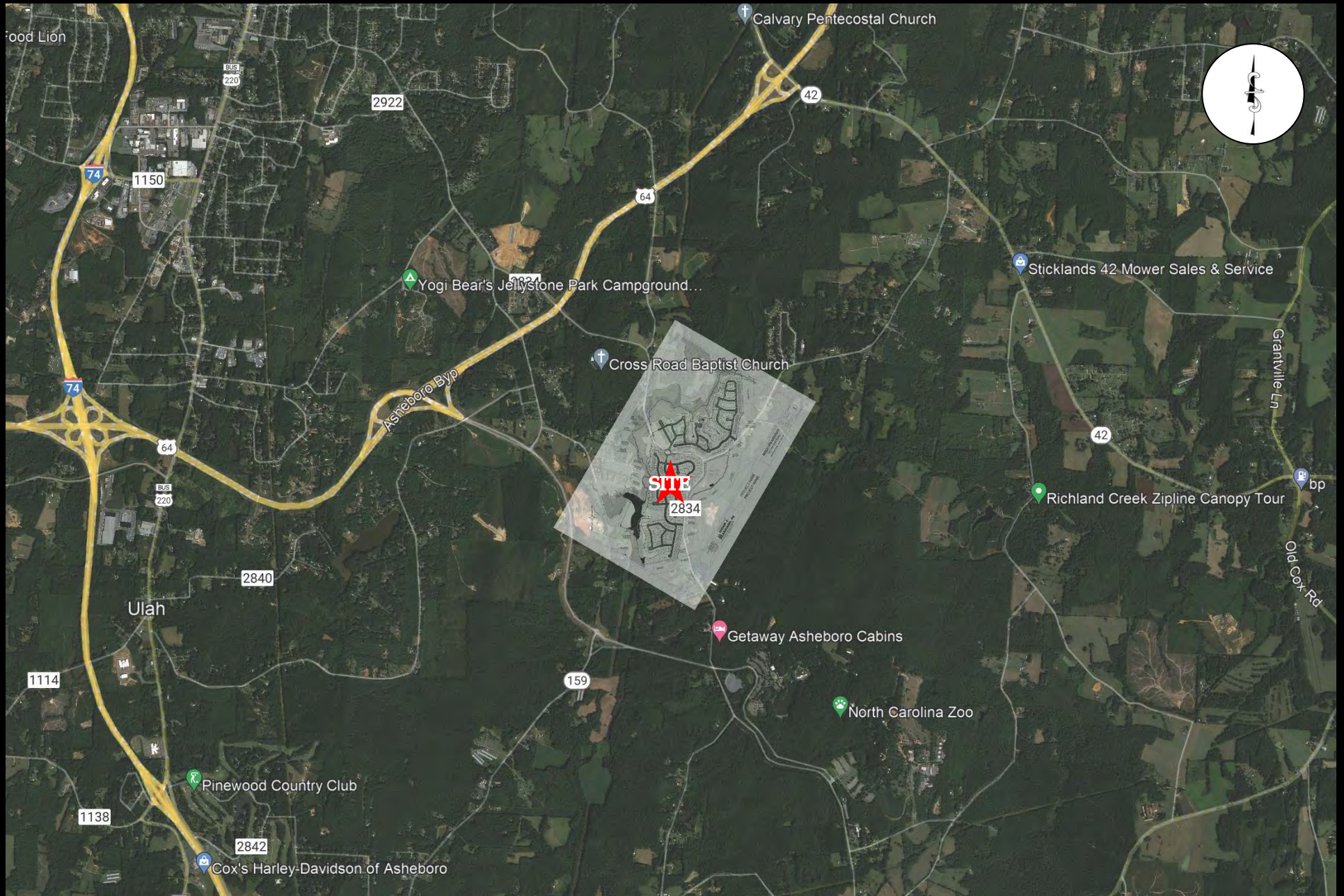
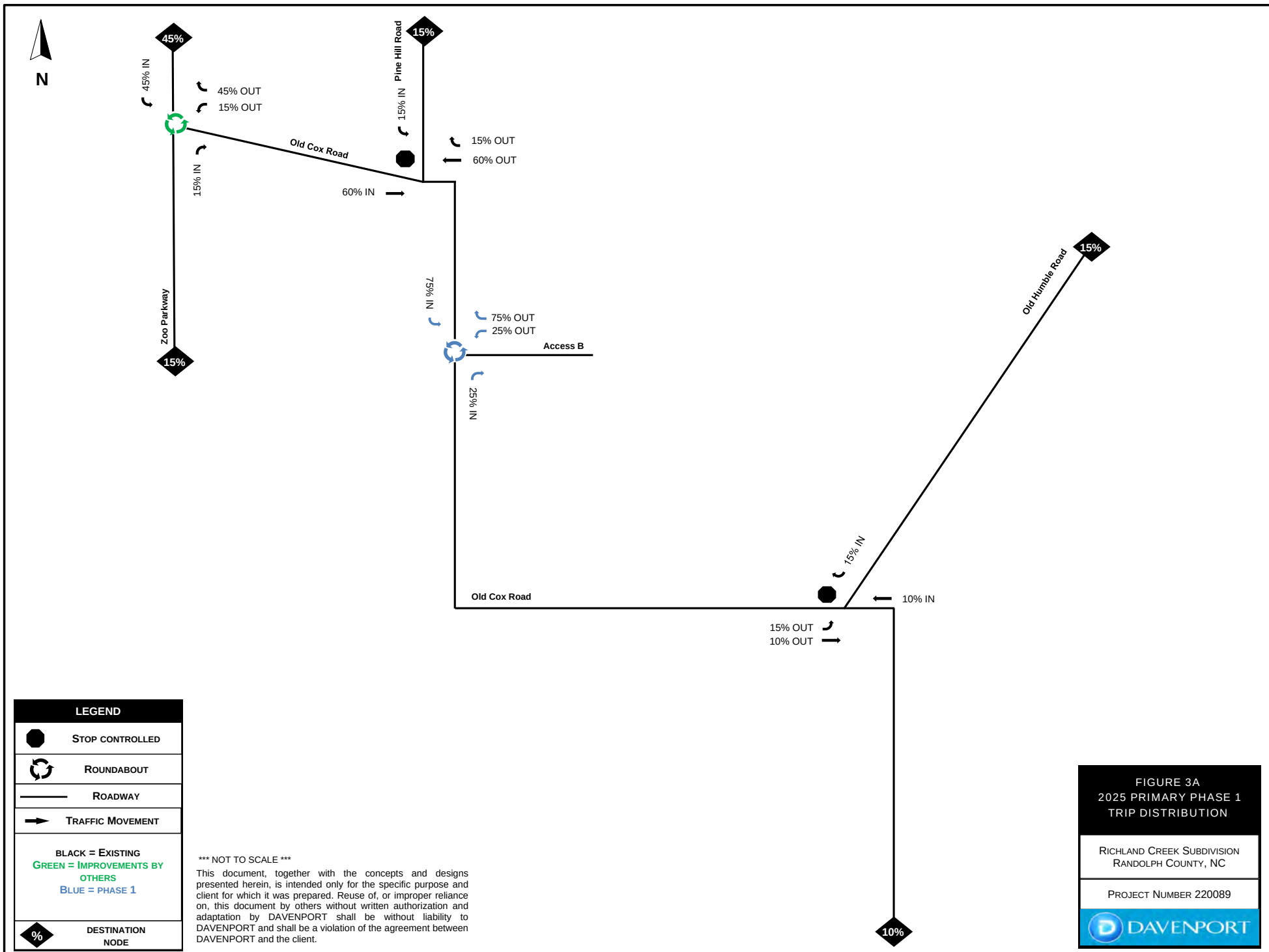


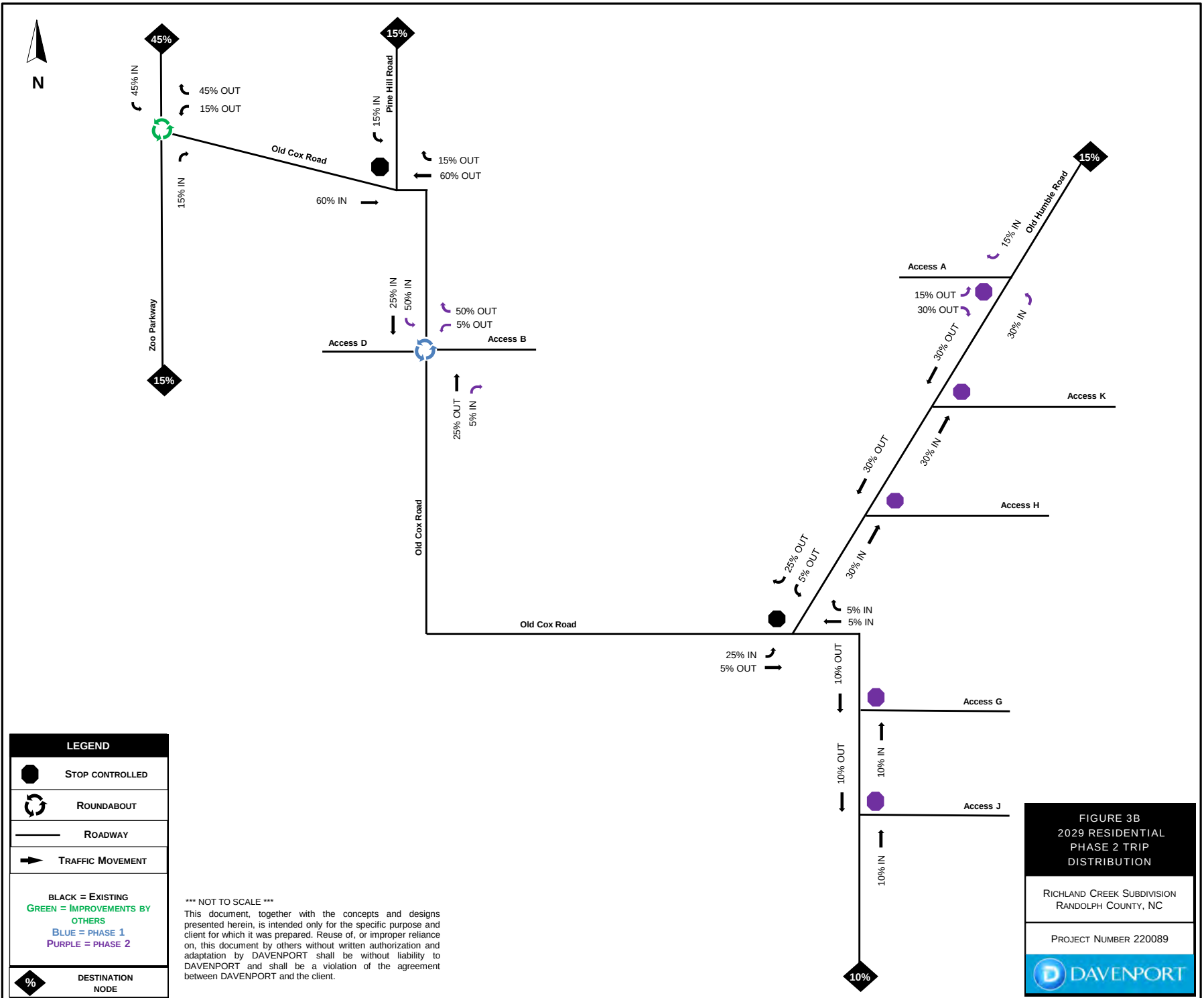




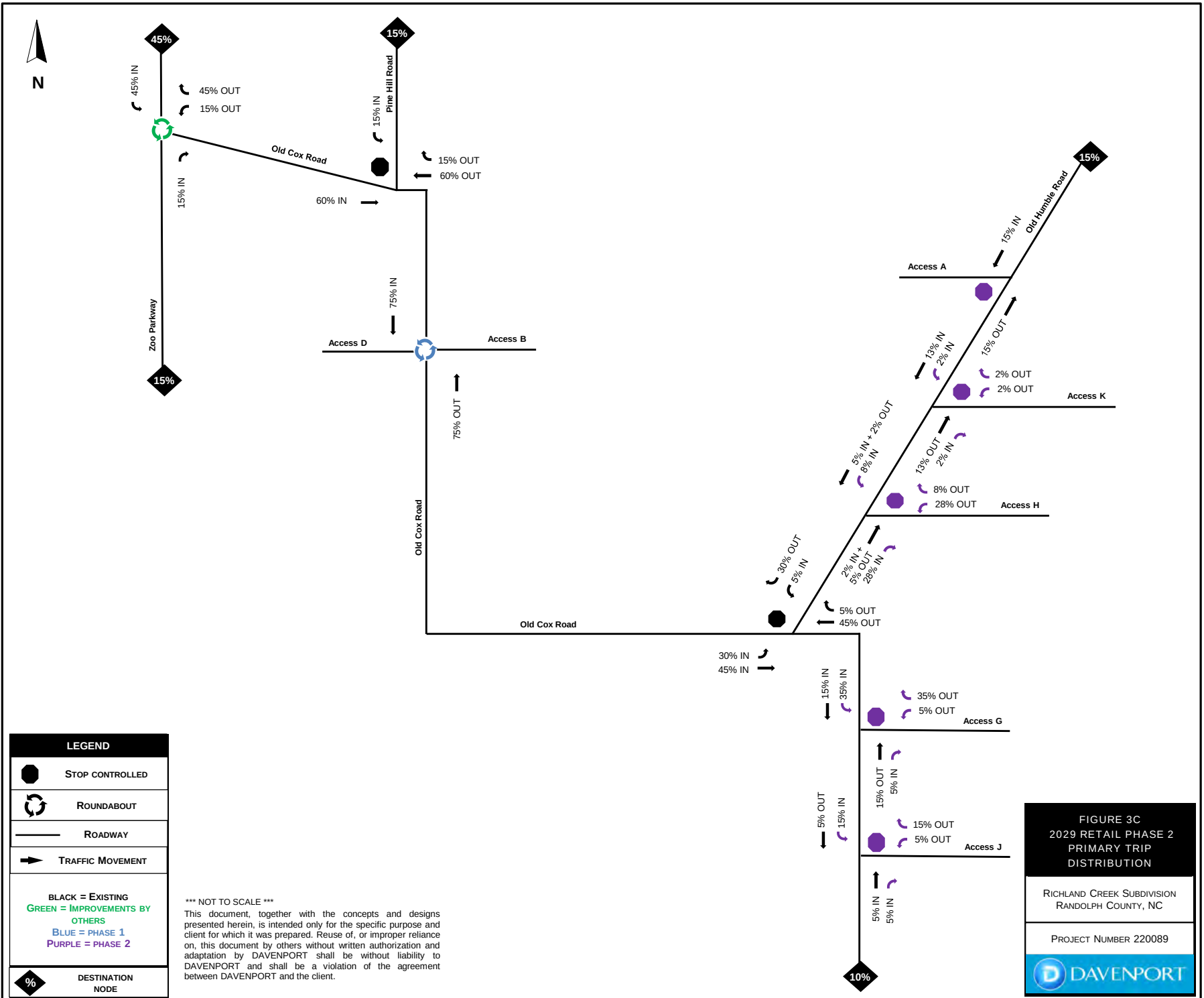
FIGURE 2B  
VICINITY MAP

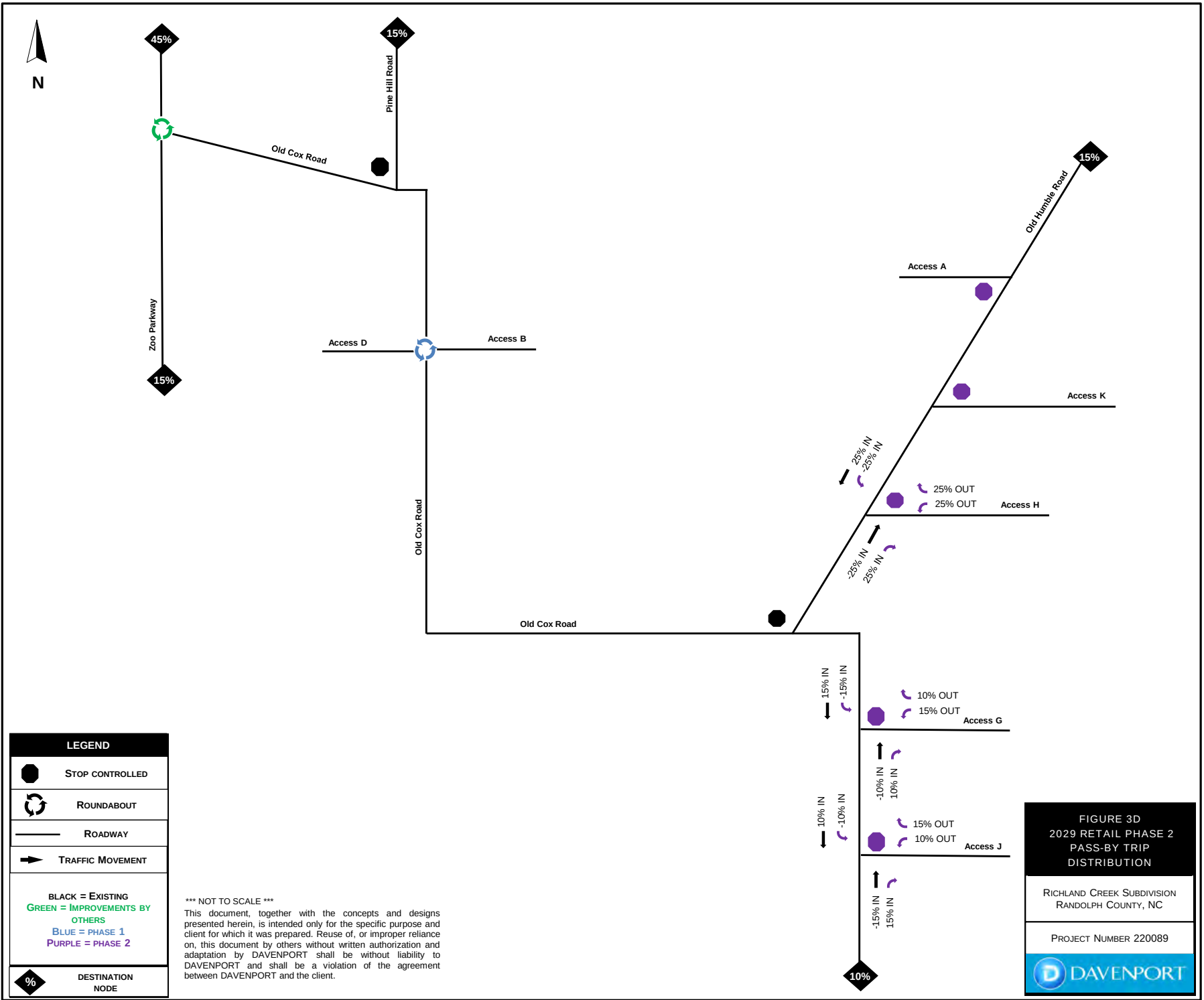




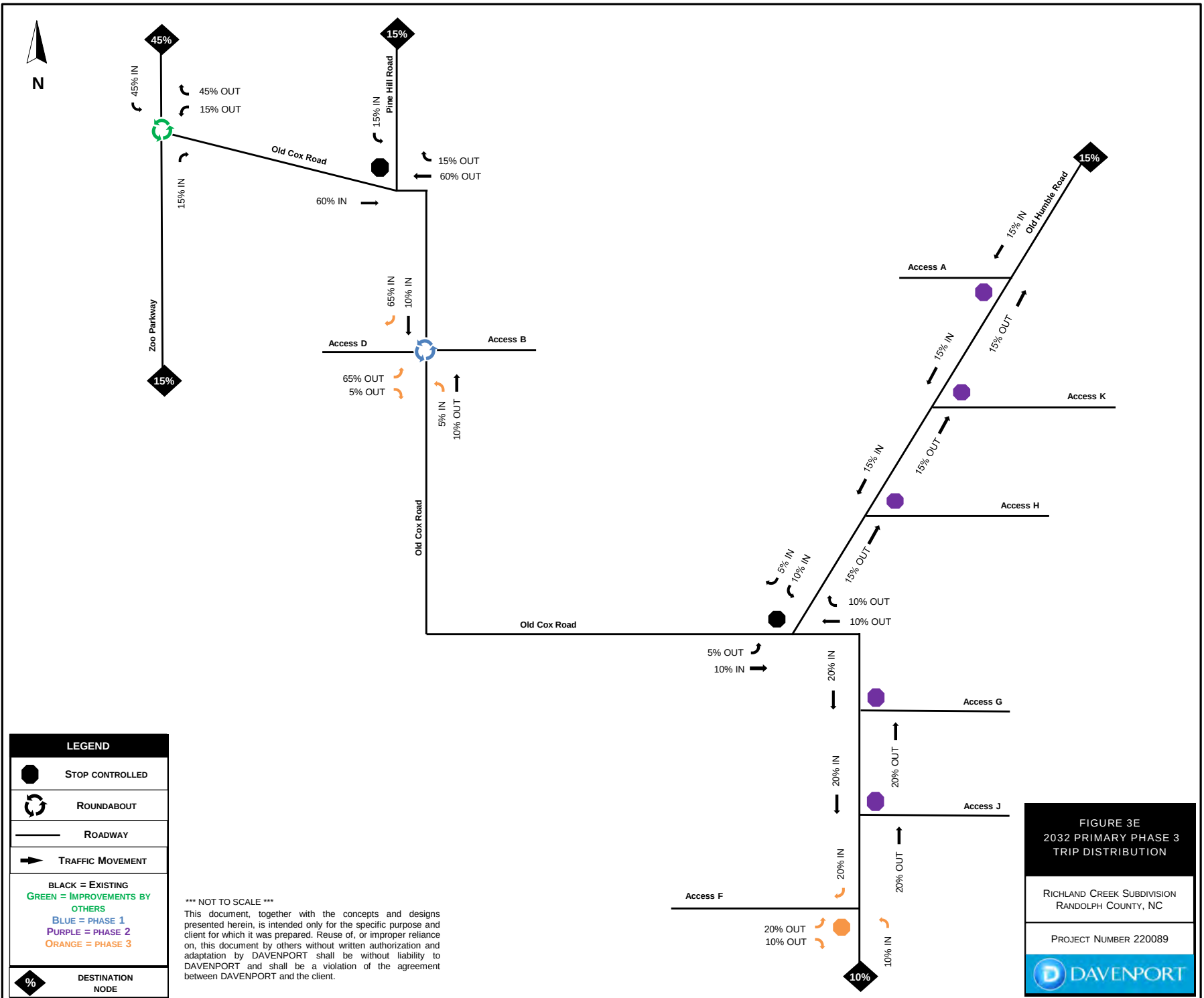












## COMPONENTS OF GROWTH

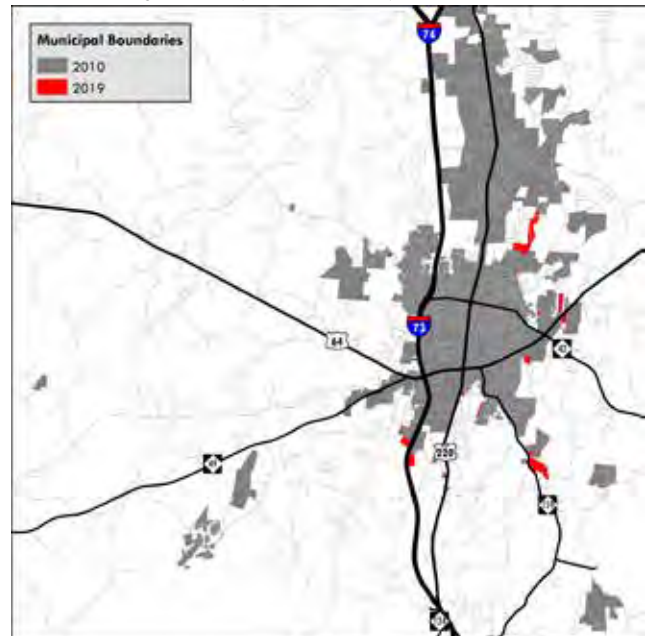
Between 2010 and 2018, Asheboro's population grew by 838 residents to the total population. Some of this increase was due to growth in the City's municipal limits due to annexations. During this time, the City annexed 0.35 square miles and added 263 residents in this newly annexed area. The remaining population growth occurred from an increase in population within the City's 2010 municipal limit area. Both Lexington and Reidsville annexed a very small area during this same time, and actually lost population within their original 2010 municipal limits. Salisbury's increase in population was almost solely due to an increase within its 2010 municipal limits. (Source: NC Demographer, Aspects of Municipal Change)

## POPULATION PROJECTIONS

The average annual growth rate for the City of Asheboro between 2000 and 2018 was 1.0%, meaning the City's population grew 1.0% each year on average during that time frame. In comparison, Randolph County's average annual growth rate was 0.6% during the same time, meaning the City's population grew faster than the County as a whole.

The North Carolina State Demographer estimates population projections 20 years out at the County level, but not the municipal level. The average annual growth rate over the past few years can be used to project the City of Asheboro's total population out to year 2040. Using 1.0% as the average annual growth rate, Asheboro can expect a total population of 32,065 by the year 2040. That is an increase of 6,215 people between 2018 and 2040 (a 24% increase).

**Figure 4: City Limits (2010 to 2019)**



Source: Randolph County GIS

The State Demographer projects Randolph County will grow by 13.0%, adding 18,692 people to its population, growing to a total population of 162,777 by the year 2039. The majority of this increase will be due to an increase in the older adult population, ages 65 years and older. The older adult population will grow by 47.0%, while the children population (ages 0 to 17) will grow by 11.1%, and the working adult population (ages 18-64) will only grow by 3.8%. The City of Asheboro can expect a similar change in population dynamics, as the older adult population grows at an increase rate compared to the younger population.

## RACE & ETHNICITY

Asheboro's population remains predominantly white, non-Hispanic (60%) in 2018. The white population grew very little between 2000 and 2010 (only a 2% change) while the Hispanic population grew 56% during the same time frame (see Figure 5). Between 2010 and 2018 however, the white population grew by 7% and the Hispanic population decreased by 6%.





Walden Rd.  
SPR 2931

Concept Plan by City of Asheboro Engineering Dept.

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● 2010年10月1日起，凡在中华人民共和国境内销售货物或者提供加工、修理修配劳务以及进口货物的单位和个人，均应按照《中华人民共和国增值税暂行条例》及实施细则缴纳增值税。

287 Acres



City of Asheboro  
Claimed Access and  
Utility Easements A-F

Existing City of  
Asheboro Access &  
Sewer Force Main  
Easement Per  
PB 113 Pg. 14 & 15

City of Asheboro  
Proposed Sign Easement

Area Table  
Public R/W: 31,845.85 Sq. Ft.  
City of Asheboro Claimed Access  
and Utility Easements  
Easement A: 18,209.54 Sq. Ft.  
Easement B: 194.62 Sq. Ft.  
Easement C: 256.07 Sq. Ft.  
Easement D: 15,741.12 Sq. Ft.  
Easement E: 9,655.12 Sq. Ft.  
Easement F: 1,120.80 Sq. Ft.  
Easement G: 120.49 Sq. Ft.  
Easement H: 139 Sq. Ft.

Ricky Eugene Spencer  
Clarissa Spencer  
DB 2565 Pg 1174

Ex Concrete Monument "Z" Round Up "Z"  
Ex 496,468.33 Ground US Survey Feet  
E: 1,763,821.70 Ground US Survey Feet

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| E1   | N 59°48'14" E | 188.34   |
| E2   | N 60°10'14" E | 189.30   |
| E3   | N 75°18'51" E | 21.71    |
| E4   | S 48°10'37" E | 14.50    |
| E5   | S 30°51'54" E | 40.62    |
| E6   | S 53°43'53" E | 26.74    |
| E7   | S 20°07'19" E | 22.67    |
| E8   | S 60°52'41" W | 19.75    |
| E9   | S 32°12'16" E | 36.01    |
| E10  | N 60°53'41" E | 13.81    |
| E11  | S 29°07'19" E | 10.00    |
| E12  | N 54°34'22" E | 23.16    |
| E13  | S 32°29'40" E | 5.94     |
| E14  | N 57°31'09" E | 44.78    |
| E15  | N 32°26'52" W | 8.31     |
| E16  | N 54°34'22" E | 52.49    |
| E17  | N 87°49'29" E | 17.29    |
| E18  | N 04°15'31" E | 9.93     |
| E19  | N 65°51'03" E | 12.85    |
| E20  | S 03°24'57" E | 10.32    |
| E21  | N 87°49'29" E | 1.96     |
| E22  | S 78°33'04" E | 65.27    |
| E23  | S 74°22'23" E | 63.54    |
| E24  | S 24°43'51" E | 8.62     |
| E25  | N 74°32'23" W | 13.14    |
| E26  | S 50°09'14" W | 3.31     |
| E27  | N 50°09'14" E | 3.32     |
| E28  | N 78°31'08" W | 27.70    |
| E29  | S 89°19'08" W | 7.75     |
| E30  | S 89°19'10" W | 6.32     |
| E31  | S 52°21'04" W | 9.07     |
| E32  | S 52°21'04" W | 74.55    |
| E33  | S 52°15'11" W | 8.88     |
| E34  | S 11°12'05" E | 12.05    |
| E35  | S 24°43'51" E | 33.79    |
| E36  | S 85°16'43" E | 4.78     |
| E37  | N 68°16'43" W | 16.86    |
| E38  | N 24°43'51" W | 57.71    |
| E39  | S 1°14'53" W  | 18.52    |
| E40  | N 72°55'25" W | 18.74    |
| E41  | N 38°57'01" W | 25.73    |
| E42  | S 1°14'53" W  | 18.52    |
| E43  | N 77°03'18" W | 82.52    |
| E44  | S 32°30'34" W | 125.47   |
| E45  | S 32°30'34" E | 111.93   |
| E46  | N 08°45'00" E | 9.08     |
| E47  | S 01°15'00" E | 21.48    |
| E48  | S 03°44'30" E | 6.30     |
| E49  | S 89°07'21" E | 45.20    |
| E50  | S 86°15'30" E | 12.01    |
| E51  | N 00°44'30" E | 12.01    |
| E52  | S 78°23'57" E | 10.69    |
| E53  | S 03°44'30" E | 11.59    |
| E54  | S 86°08'01" E | 26.39    |
| E55  | S 03°07'59" W | 14.17    |
| E56  | S 32°53'21" E | 5.37     |
| E57  | N 32°30'34" E | 21.11    |
| E58  | S 51°52'10" E | 6.20     |
| E59  | N 1°10'48" E  | 6.20     |
| E60  | S 03°04'56" W | 10.66    |
| E61  | S 31°43'28" W | 4.96     |
| E62  | N 78°18'02" E | 10.07    |
| E63  | N 83°03'46" W | 39.68    |
| E64  | S 03°38'50" W | 9.23     |
| E65  | N 68°21'10" W | 16.89    |
| E66  | N 03°38'50" E | 9.07     |
| E67  | N 86°55'04" W | 100.86   |
| E68  | N 50°48'14" W | 23.52    |
| E69  | N 38°11'26" W | 40.35    |
| E70  | S 36°15'25" W | 6.57     |
| E71  | N 49°51'03" E | 22.23    |
| E72  | N 56°15'25" E | 7.75     |
| E73  | N 49°51'03" E | 18.58    |
| E74  | N 45°22'10" W | 7.01     |
| E75  | S 50°27'58" W | 96.15    |
| E76  | S 30°53'50" W | 87.27    |
| E77  | N 30°52'53" E | 39.58    |
| E78  | N 28°08'51" W | 139.69   |
| E79  | N 63°07'48" E | 3.68     |
| E80  | N 26°50'39" W | 48.50    |
| E81  | S 51°51'09" W | 4.86     |
| E82  | N 28°08'51" W | 15.02    |
| E83  | S 64°20'01" W | 31.86    |
| E84  | S 28°20'52" E | 13.33    |
| E85  | S 28°53'10" W | 16.02    |
| E86  | N 72°53'59" W | 13.73    |
| E87  | S 54°20'01" W | 38.35    |
| E88  | S 21°49'14" E | 6.40     |
| E89  | S 68°10'46" W | 25.37    |
| E90  | N 24°49'14" W | 8.74     |
| E91  | S 30°53'02" W | 31.83    |
| E92  | S 28°13'38" W | 11.34    |
| E93  | N 64°46'22" E | 20.73    |
| E94  | S 33°54'18" E | 19.36    |
| E95  | N 54°07'14" E | 38.07    |
| E96  | S 34°10'54" W | 19.36    |
| E97  | N 29°08'10" W | 7.08     |
| E98  | S 50°53'50" W | 44.50    |
| E99  | S 29°08'10" E | 4.39     |
| E100 | S 64°19'54" W | 36.48    |
| E101 | S 28°08'51" E | 27.51    |
| E102 | N 61°51'09" E | 28.87    |
| E103 | S 28°08'51" E | 10.00    |
| E104 | S 51°51'09" W | 28.87    |
| E105 | S 28°08'51" W | 34.59    |
| E106 | N 61°51'09" E | 29.62    |
| E107 | S 29°06'10" E | 10.00    |
| E108 | S 51°51'09" W | 29.18    |
| E109 | S 28°08'51" E | 10.27    |
| E110 | N 61°51'09" E | 29.55    |
| E111 | S 29°06'10" E | 10.00    |
| E112 | S 51°51'09" W | 30.12    |
| E113 | S 28°08'51" E | 38.04    |
| E114 | N 61°51'09" E | 31.17    |
| E115 | S 28°08'51" E | 10.00    |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| E116 | S 61°57'30" W | 31.17    |
| E117 | S 28°08'51" E | 26.72    |
| E118 | N 50°52'53" E | 33.33    |
| E119 | N 51°28'30" E | 96.88    |
| E120 | N 31°22'22" W | 15.12    |
| E121 | N 57°19'41" E | 19.35    |
| E122 | S 60°53'38" W | 19.46    |
| E123 | N 29°06'22" W | 10.00    |
| E124 | N 60°53'38" E | 19.46    |
| E125 | S 60°53'38" W | 18.37    |
| E126 | N 29°06'22" W | 13.90    |
| E127 | N 60°53'38" E | 18.37    |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 1061.33 | 206.21     | 207.87       | S 62°45'00" E | 11°20'49"   |
| C2    | 18.40   | 12.62      | 12.62        | N 73°29'30" W | 36°35'21"   |
| C3    | 103.45  | 12.62      | 12.62        | S 89°25'48" W | 11°20'49"   |
| C4    | 103.45  | 23.50      | 23.45        | N 83°14'40" W | 13°01'05"   |
| C5    | 103.45  | 6.86       | 6.86         | N 74°49'46" W | 3°48'43"    |
| C6    | 61.51   | 30.87      | 30.55        | N 87°18'04" W | 28°45'19"   |
| C7    | 18.43   | 13.38      | 13.09        | S 57°31'33" W | 41°35'27"   |
| C8    | 136.83  | 29.26      | 29.34        | S 30°38'49" W | 12°16'00"   |
| C9    | 66.31   | 29.05      | 28.82        | S 37°01'00" W | 25°02'21"   |
| C10   | 27.50   | 6.02       | 6.01         | S 45°17'42" W | 12°32'56"   |
| C11   | 27.50   | 13.91      | 13.90        | S 01°41'41" W | 70°39'05"   |
| C12   | 59.72   | 54.85      | 52.95        | S 59°56'41" E | 62°37'59"   |
| C13   | 49.01   | 7.69       | 7.68         | N 89°14'52" E | 8°59'16"    |
| C14   | 49.01   | 18.48      | 18.41        | N 84°00'51" E | 41°28'46"   |
| C15   | 25.76   | 33.10      | 30.87        | S 01°45'16" E | 73°37'46"   |
| C16   | 37.55   | 16.31      | 16.18        | N 38°40'36" W | 24°53'06"   |
| C17   | 57.45   | 9.66       | 9.66         | N 78°40'12" W | 14°46'07"   |
| C18   | 85.79   | 76.78      | 76.04        | N 60°02'53" W | 52°36'35"   |
| C19   | 122.82  | 117.67     | 117.67       | S 33°02'34" W | 1°24'04"    |
| C20   | 122.82  | 40.82      | 40.82        | N 30°43'07" W | 3°14'07"    |
| C21   | 39.93   | 13.42      | 13.35        | N 38°43'52" W | 19°15'02"   |
| C22   | 39.93   | 30.35      | 47.08        | N 84°28'36" W | 12°14'25"   |
| C23   | 750.83  | 12.57      | 12.54        | S 69°17'29" W | 3°46'34"    |
| C24   | 27.70   | 9.04       | 9.00         | N 84°11'13" W | 18°41'13"   |
| C25   | 27.70   | 15.31      | 15.12        | S 30°39'40" W | 31°39'45"   |
| C26   | 27.70   | 7.50       | 7.41         | S 01°04'53" W | 15°20'09"   |
| C27   | 11.08   | 16.65      | 15.13        | S 71°52'24" E | 86°05'50"   |
| C28   | 448.47  | 44.81      | 44.79        | N 65°13'00" E | 5°42'42"    |
| C29   | 26.92   | 21.19      | 21.01        | S 42°09'00" E | 42°09'00"   |
| C30   | 26.92   | 20.49      | 20.09        | N 88°54'02" E | 39°38'19"   |
| C31   | 26.92   | 17.88      | 17.04        | S 27°02'30" E | 33°20'26"   |
| C32   | 13.94   | 11.48      | 11.14        | N 55°25'28" E | 31°17'57"   |
| C33   | 34.04   | 21.97      | 21.59        | N 48°42'04" E | 36°56'32"   |
| C34   | 29.45   | 11.12      | 11.02        | N 30°30'36" E | 21°38'16"   |
| C35   | 68.54   | 9.14       | 9.13         | N 57°38'11" E | 7°38'14"    |
| C36   | 68.54   | 22.11      | 22.01        | N 66°43'41" E | 18°28'46"   |
| C37   | 68.54   | 37.44      | 36.98        | S 89°22'37" E | 31°17'57"   |
| C38   | 77.23   | 7.81       | 7.81         | S 75°37'59" E | 6°47'52"    |
| C39   | 77.23   | 15.89      | 15.86        | N 84°29'27" E | 11°47'11"   |
| C40   | 77.23   | 4.80       | 4.80         | N 42°16'46" E | 14°45'02"   |
| C41   | 57.59   | 2.88       | 2.88         | N 71°37'31" E | 2°38'05"    |
| C42   | 57.59   | 21.14      | 21.03        | N 88°21'43" E | 21°02'07"   |
| C43   | 21.18   | 21.86      | 20.90        | N 69°18'05" E | 59°02'22"   |

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 1639 , page 175 ;

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 3rd day of February, A.D., 2021.

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: December 09, 2021
- (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): 0.99987290
- (9) GPS/GNSS Scale Point(s):  
N:696,965.48 E:1,764,507.38 Z:721.42
- (10) Units: US Survey Feet

#### Notes:

1. This project is not located within a special flood hazard area.
2. Area calculated by coordinate geometry.
3. 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.
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Tax PIN: 7669460570 & 7669462663
6. City of Asheboro claims easements on any existing public water and sewer line and appurtenant that has been under the city's maintenance authority.
7. The city shall not issue to or collect from residents individual garbage or recyclable solid waste containers.
8. Front setback as 5' from each lot's property line that is closest to the proposed public r/w. Proposed Building Setbacks for Lots:  
Front Setback: 5'  
Side Setback: 0'  
Rear Setback: 0'

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 \_\_\_\_\_

I hereby certify that the street, utility, and other required improvements  
have been installed or provisions have been made for installation in an  
acceptable manner and according to City specifications and standards in  
the \_\_\_\_\_ subdivision.

\_\_\_\_\_(Date) \_\_\_\_\_ City Engineer

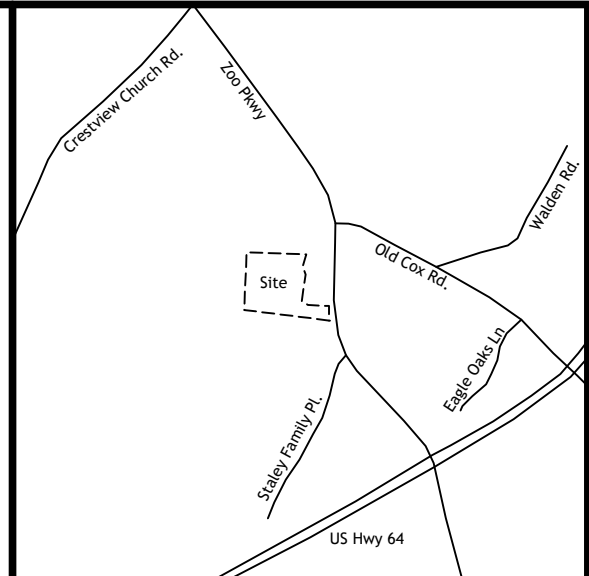
I (We) hereby certify that I am (we are) the owner(s) of the property shown and  
described herein and that I (we) hereby adopt this plan of subdivision and dedicate  
any right-of-way or easements as shown on the plat with my (our) free consent.

Date \_\_\_\_\_

\_\_\_\_\_(Owner) \_\_\_\_\_(Owner)

Date \_\_\_\_\_

\_\_\_\_\_(Owner) \_\_\_\_\_(Owner)



Location Map  
(Not to Scale)

| Pin | Owner                                            | Deed/Page |
|-----|--------------------------------------------------|-----------|
| 1   | 7669463259 Peggy T. Myers & Timothy V. Myers     | 2391/548  |
| 2   | 7669463300 Clay C. Fliskerly & Hilarie Fliskerly | 2777/2085 |
| 3   | 7669462370 Betty K. Shackelford                  | 2072/906  |
| 4   | 7669461382 Pearl Elizabeth Albright              | 2730/609  |
| 5   | 7669461355 Peggy M. Bowman                       | 2316/1098 |
| 6   | 7669461318 Mary Phillips Cox                     | 2506/845  |
| 7   | 7669460475 Jong Kun Woo                          | 2033/679  |
| 8   | 7669460439 Denise M. Summerell                   | 2327/457  |
| 9   | 7669460513 Elizabeth S. Buchanan                 | 2181/285  |
| 10  | 7669460507 Troy D. Danner & Deanna Lynn Danner   | 2569/164  |
| 11  | 7669369540 Ella Corrine Sheen                    | 2539/326  |
| 12  | 7669368498 Billie Gaynell Dunning                | 2456/968  |
| 13  | 7669368457 Janet S. Young & Richard A. Young     | 2774/1952 |
| 14  | 7669368424 Fayetteville RE, LLC                  | 2692/42   |
| 15  | 7669367599 Anthony Z. Dickow                     | 2500/274  |
| 16  | 7669368631 Eugenia M. Thomas                     | 1948/1359 |
| 17  | 7669368673 Martha C. Kinney & Amy R. Kinney      | 1943/1361 |
| 18  | 7669369637 Margaret Davis                        | 2496/451  |
| 19  | 7669369669 Darwin Thomas Smith                   | 2780/980  |
| 20  | 7669460701 Barbara L. Lassiter                   | 2099/762  |
| 21  | 7669460699 Tammie R. Swaim & Randall S. Swaim    | 2602/1011 |
| 22  | 7669461615 Gina F. Webster & Carla F. McBee      | 2268/430  |
| 23  | 7669461642 Clifford R. Richardson                | 2637/676  |
| 24  | 7669463452 Peggy Hill Moore                      | 2513/582  |
| 26  | 7669463413 Michael Bryant Patram                 | 1858/3715 |
| 27  | 7669462483 Roger G. Sweeney                      | 2640/1375 |
| 28  | 7669462454 Frances Winslow                       | 1797/1656 |
| 29  | 7669463553 Rebecca L. Yow                        | 2460/423  |
| 30  | 7669463524 Laverne B. Yarborough                 | 2419/1012 |
| 31  | 7669462595 Tina Baker Everhart                   | 2649/178  |
| 32  | 7669462566 Kendria L. Eckard                     | 2125/1431 |
| 33  | 7669463676 Peggy Hancock                         | 2180/1104 |
| 34  | 7669463648 Grace Dew Phillips                    | 2710/1293 |
| 35  | 7669463609 Rodrigo A. Velez & Elizabeth Zapata   | 2662/851  |
| 36  | 7669462770 Kasey Lynn Cain                       | 21E/743   |

Owners:  
Triangle Park Associates  
235 E Presnell St  
Asheboro, NC 27203

Owners:  
Parkway South  
Homeowner's Association  
3140 Zoo Pkwy  
Asheboro, NC 27205

Right of Way Dedication For:

Triangle Park Associates

City of Asheboro Randolph County  
Grant Township North Carolina February 3, 2022  
Deed Book:1639 Pg:175  
Plat Book:57 Pg:60  
Scale: 1" = 40 US Survey Feet

Bar Scale:  
0' 40' 80' 120'

SURVEY CAROLINA, PLLC

154 S. Fayetteville St, Suite B, Asheboro, NC 27203  
Phone Number: 336 625-8000  
Email: mail@surveycarolina.com

Firm #: P-1110



Notes:

- This project is not located within a special flood hazard area per NCFRIS.
- Map #: 3710766900 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: 7669289834
- All roads, driveways, parking areas, storm sewer system, dumpsters and sanitary sewer system within the development will be maintained by the property owner or Homeowner's Association.
- Water Lines will be maintained by City of Asheboro
- NO RV or boat parking will be permitted.
- All Trees should be a minimum of 10' from city waterlines.
- Lighting Standards: Maximum foot candles are 0.5 at Residential property lines and 2.0 at public R/W line.
- Buffers: 1 Evergreen tree every 20' & 1 shrub every 5' (Burford Holly & Leland Cypress) or existing hardwood trees.
- Setbacks: Proposed 25' Building Setbacks on all sides; Setbacks on subdivided lots within development are 0.
- Proposed Use: Residential Planned Unit Development
- Use will meet all City of Asheboro performance standards

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 1750.67 | 260.88     | 260.64       | S 13.3809° E  | 8.3217°     |
| C2    | 1712.07 | 120.53     | 120.39       | S 22.3631° E  | 9.4194°     |
| C3    | 712.07  | 80.62      | 80.57        | S 30.4227° E  | 6.2912°     |

Steven H. Hailey, Sr.  
Alexis L. Hailey  
2797 - 1661

Donna R Brown Hiers Et. Al.  
14E - 367  
Zoning: R15

N: 699,063.16 Ground US Survey Feet  
E: 1,762,303.19 Ground US Survey Feet  
1-114° Axle Up 6'

Terrence Lanier Et Al  
1251, 1255  
PB 59 Pg 93  
Zoning: R40

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 \_\_\_\_\_

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Randolph County, North Carolina, and that such plat has been approved according to the procedures for approval of minor subdivisions

Date \_\_\_\_\_ Randolph County Planning Director \_\_\_\_\_

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent.

Date \_\_\_\_\_ Owner \_\_\_\_\_

I hereby certify that the street, utility, and other required improvements have been installed or provisions have been made for installation in an acceptable manner and according to City specifications and standards in the \_\_\_\_\_ subdivision.

\_\_\_\_\_(Date) \_\_\_\_\_ City Engineer \_\_\_\_\_

This subdivision plat has been found to comply with the provisions of the Subdivision Ordinance of the City of Asheboro, provided that it is recorded in the Office of the Register of Deeds within sixty (60) days of the final approval of the Community Development Director.

\_\_\_\_\_(Date) \_\_\_\_\_ Community Development Director \_\_\_\_\_

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

In accordance with NC General Statute 47-30(f)11a  
That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

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 2607 , page 737 ;

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 29th day of July, A.D., 2022.

**PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES**

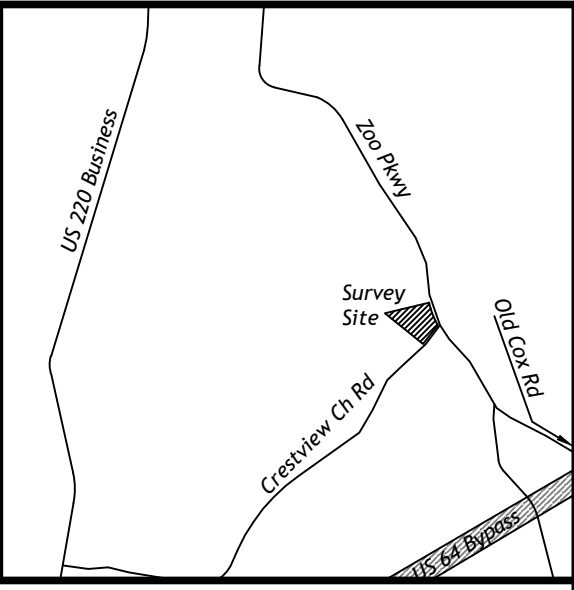
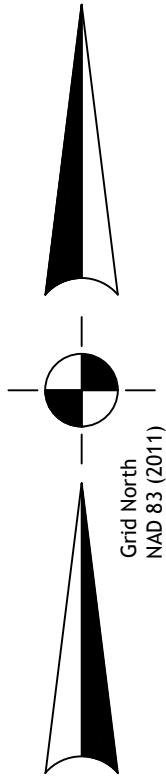
Professional Land Surveyor

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: June 19, 2017  
(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): 0.99986939  
(9) GPS/GNSS Scale Point:  
N: 699,308.50 E: 1,763,226.72 Z: 724.26  
(10) Units: US Survey Feet

N: 698,494.08 Ground US Survey Feet  
E: 1,763,058.55 Ground US Survey Feet



Location Map  
(Not to Scale)

- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- R/S - Railroad Spike
- NIR - New Iron Rod
- NIP - New Iron Pipe
- NCGS Monument
- EN - Existing Nail
- EIR - Existing Iron Rod
- EIP - Existing Iron Pipe
- Existing Concrete Monument
- Bench Mark
- Well
- Computed Point / Point Not Set
- 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
- Floodway
- C/L Railroad
- Catch Basin
- 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
- 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
- Guy Wire
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- Electric Manhole
- 2.0.00 Spot Elevation

0.074 Acres / 3,227 Sq. Ft. in 150x150 Sight Triangle  
Deed Book: 1011 Page: 431

Owners:  
Falling Oak Investments, LLC  
5491 NC Hwy 8  
Lexington, NC 27292  
Phone #: (336) 242-9820

Sheet 1 of 2:  
Survey For:

**Zoocrest Townhomes**

Grant Township Randolph County  
North Carolina July 29, 2022

Deed Book: 2607 Pg: 737

Plat Book: 156 Pg: 100

Scale: 1" = 40 US Survey Feet

Bar Scale:



**SURVEY CAROLINA, PLLC**

154 S. Fayetteville St., Suite B, Asheboro, NC 27203

Phone Number: 336 625-8000

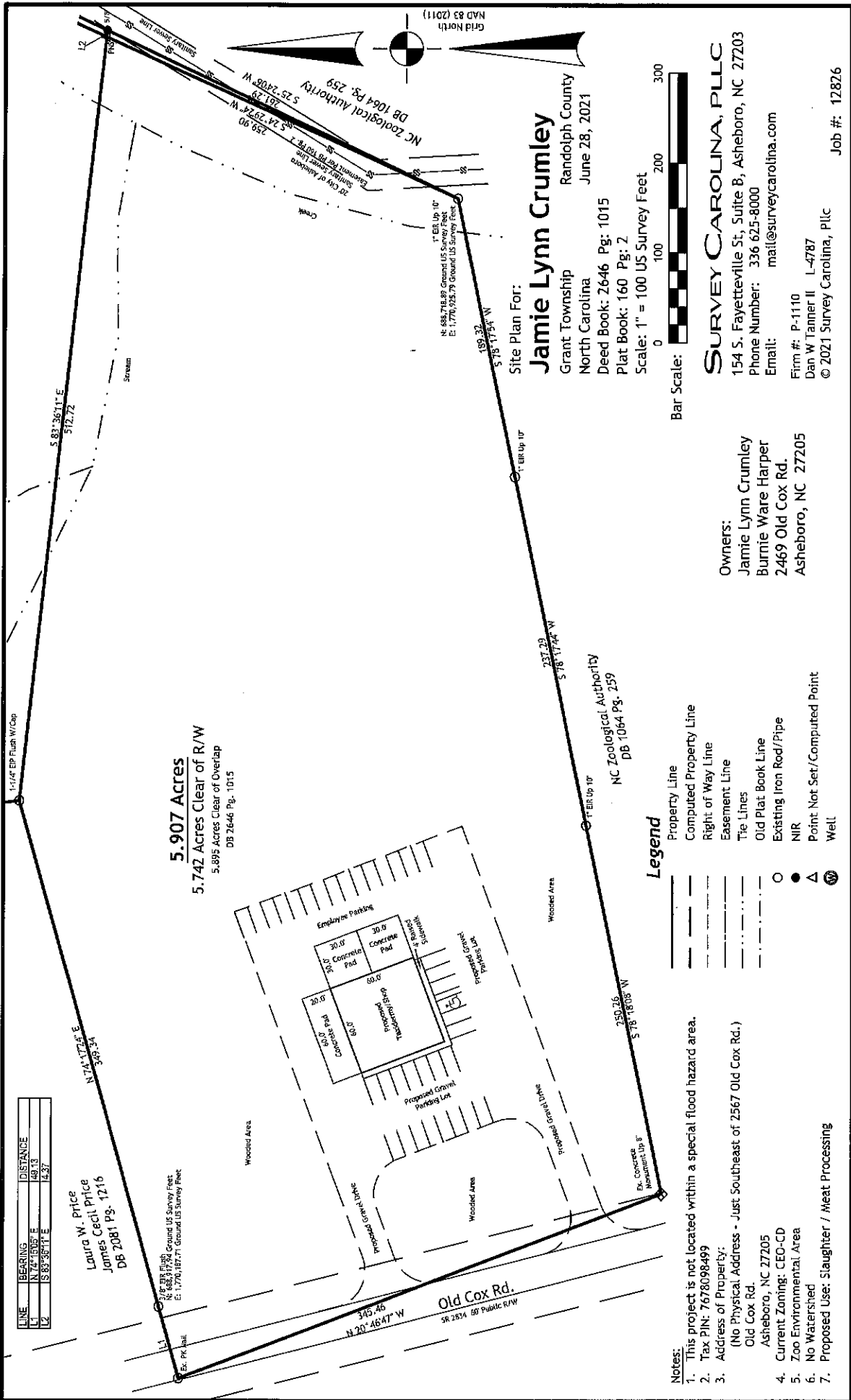
Email: mail@surveycarolina.com

Firm #: P-1110

Dan W Tanner II L-4787

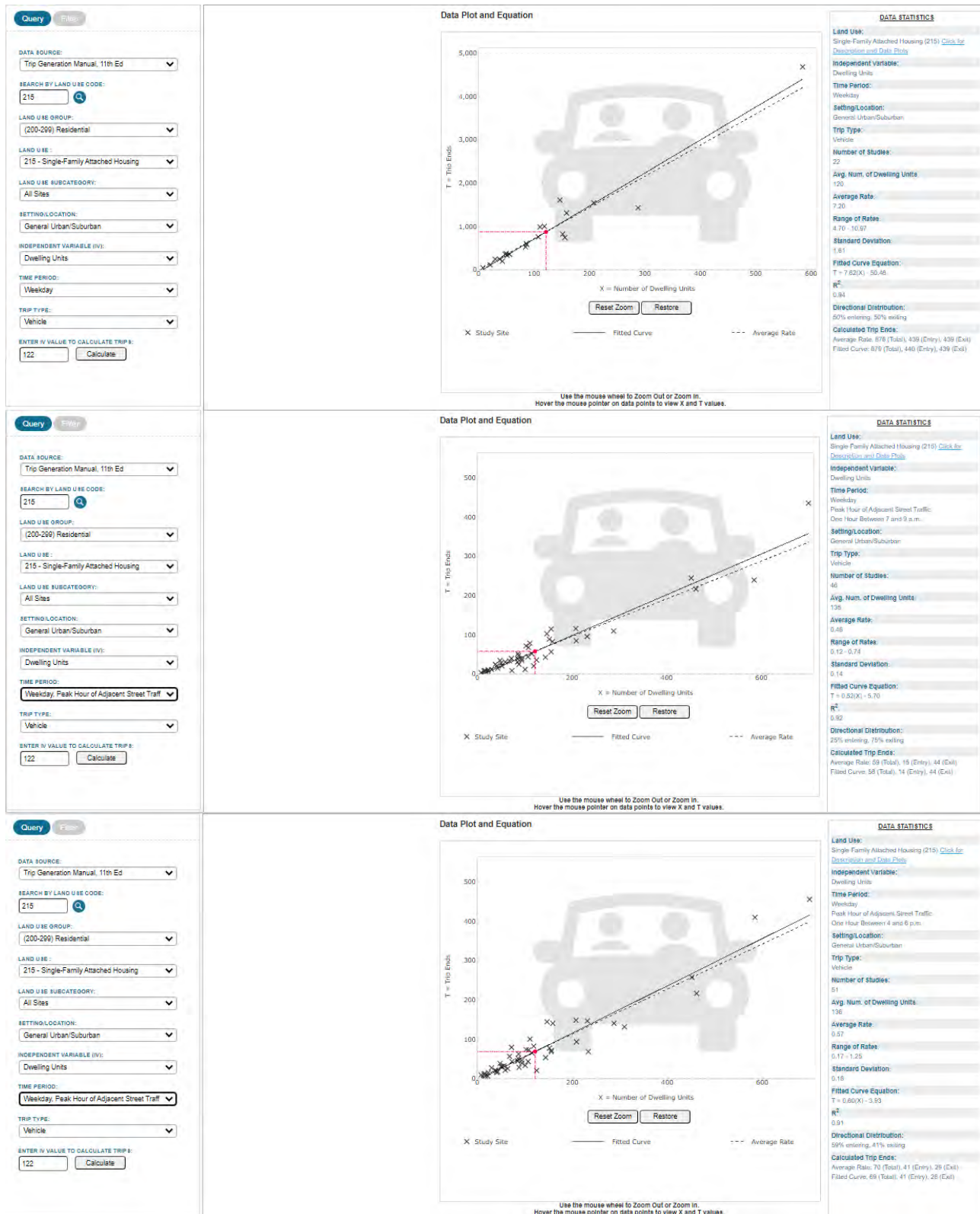
© 2022 Survey Carolina, PLLC

Job #: 14342

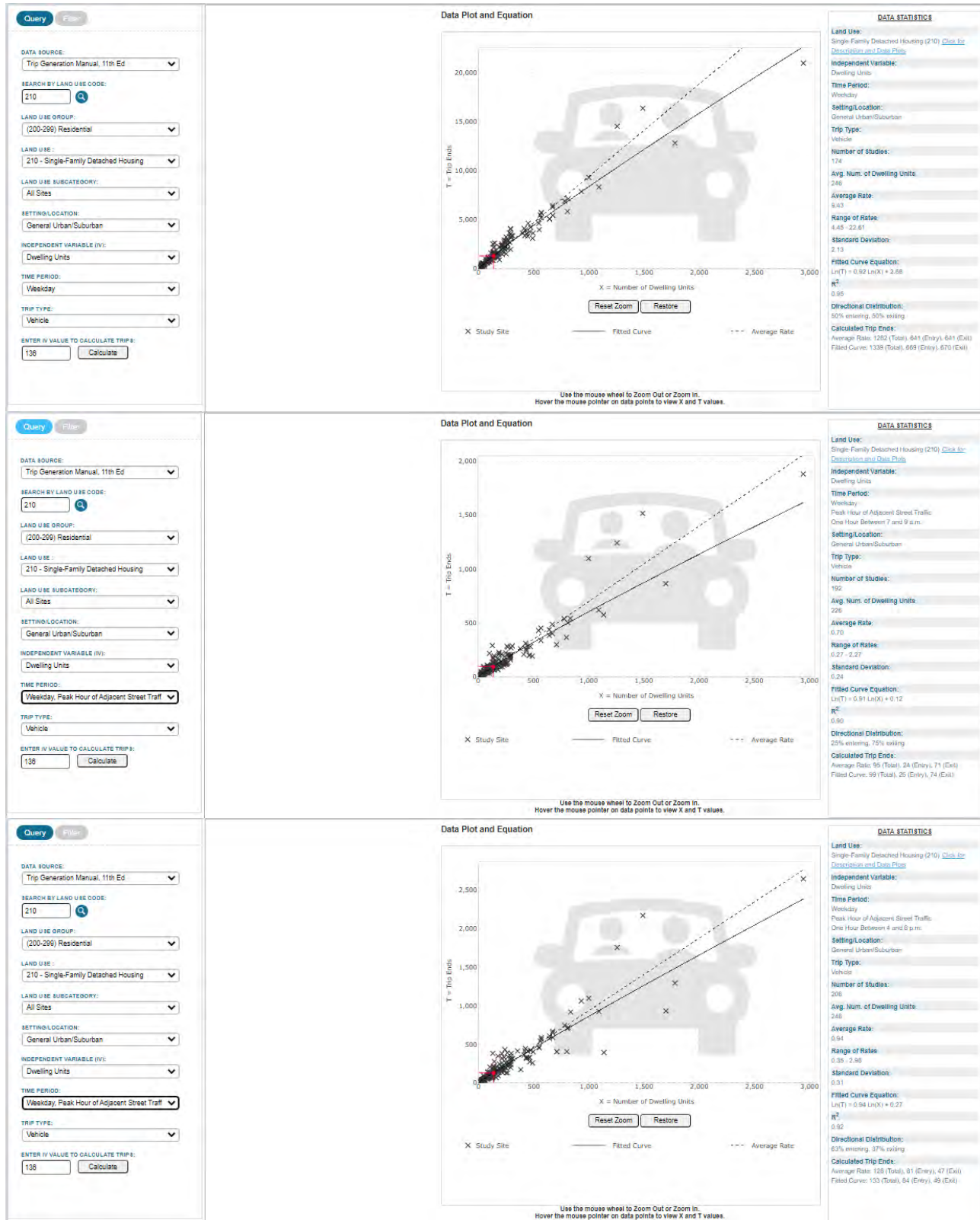


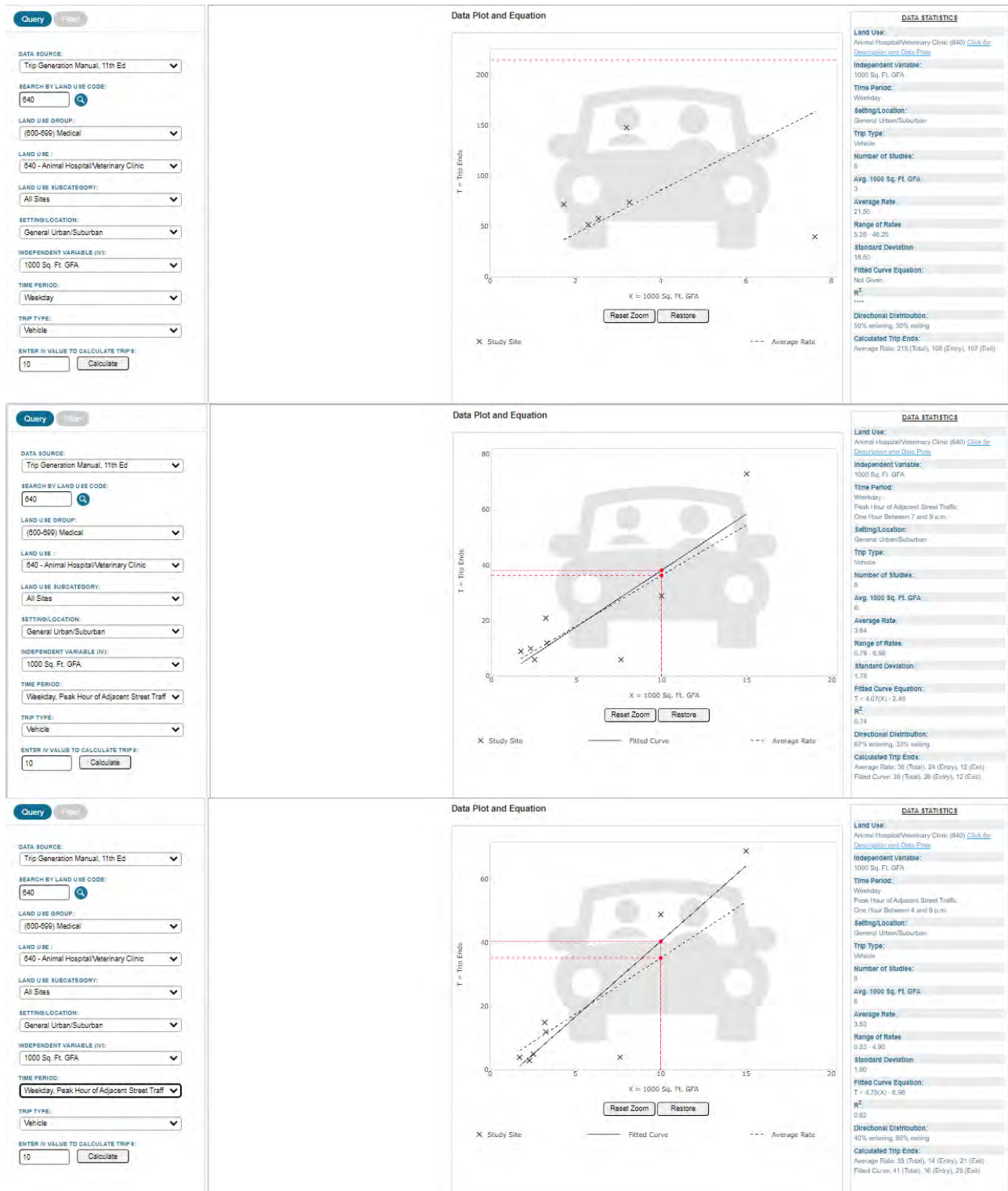












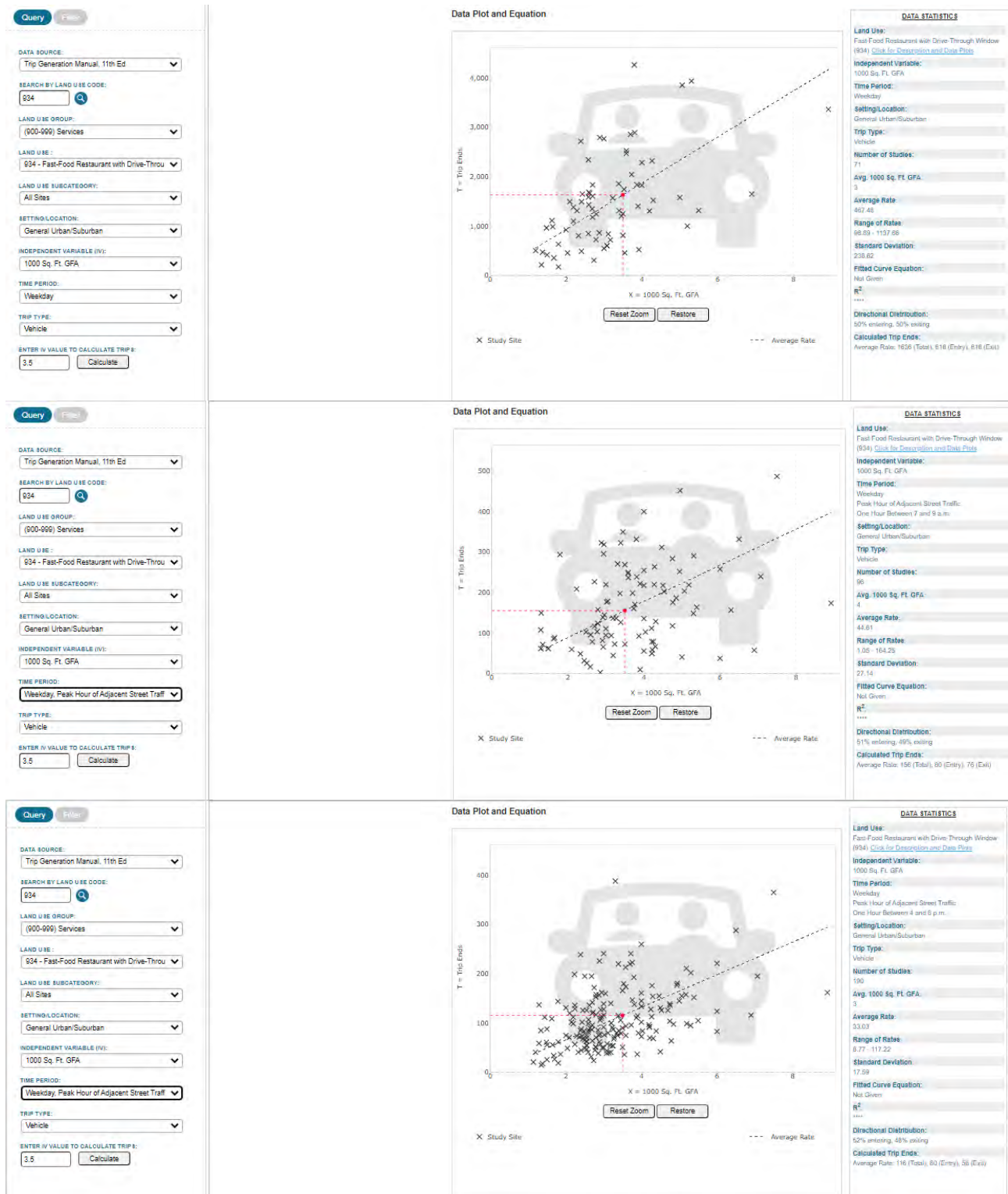




05/11/2023

Richland Creek Subdivision

DAVENPORT Project No. 220089



Home Office:  
119 Brookstown Ave. Suite PH1  
Winston-Salem, NC 27101  
Main: 336.744.1636; Fax: 336.458.9377

Serving the Southeast since 2002



Richland Creek Subdivision

05/11/2023  
DAVENPORT Project No. 220089

**Query Filter**

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
932

LAND USE GROUP:  
(900-999) Services

LAND USE:  
932 - High-Turnover (Sit-Down) Restaurant

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

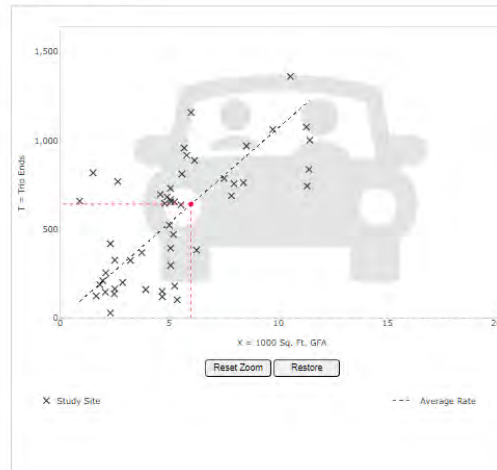
INDEPENDENT VARIABLE (IV):  
1000 Sq. Ft. GFA

TIME PERIOD:  
Weekday

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:  
High-Turnover (Sit-Down) Restaurant (932) [Click for Description and Data Plot](#)

Independent Variable:  
1000 Sq. Ft. GFA

Time Period:  
Weekday

Setting/Location:  
General Urban/Suburban

Trip Type:  
Vehicle

Number of Studies:  
50

Avg. 1000 sq. Ft. GFA:  
5

Average Rate:  
107.20

Range of Rates:  
13.04 - 742.41

Standard Deviation:  
65.72

Fitted Curve Equation:  
Not Given

R<sup>2</sup>:  
\*\*\*\*

Directional Distribution:  
50% entering, 50% exiting

Calculated Trip Ends:  
Average Rate: 643 (Total), 322 (Entry), 321 (Exit)

**Query Filter**

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
932

LAND USE GROUP:  
(900-999) Services

LAND USE:  
932 - High-Turnover (Sit-Down) Restaurant

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

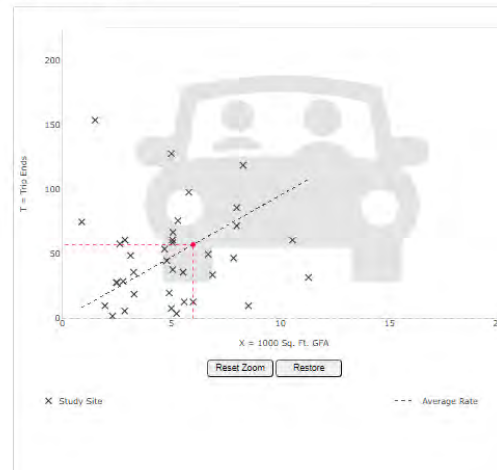
INDEPENDENT VARIABLE (IV):  
1000 Sq. Ft. GFA

TIME PERIOD:  
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:  
High-Turnover (Sit-Down) Restaurant (932) [Click for Description and Data Plot](#)

Independent Variable:  
1000 Sq. Ft. GFA

Time Period:  
Weekday  
Peak Hour of Adjacent Street Traffic  
One Hour Between 7 and 9 a.m.

Setting/Location:  
General Urban/Suburban

Trip Type:  
Vehicle

Number of Studies:  
37

Avg. 1000 sq. Ft. GFA:  
5

Average Rate:  
9.57

Range of Rates:  
0.76 - 102.39

Standard Deviation:  
11.61

Fitted Curve Equation:  
Not Given

R<sup>2</sup>:  
\*\*\*\*

Directional Distribution:  
55% entering, 45% exiting

Calculated Trip Ends:  
Average Rate: 57 (Total), 32 (Entry), 25 (Exit)

**Query Filter**

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
932

LAND USE GROUP:  
(900-999) Services

LAND USE:  
932 - High-Turnover (Sit-Down) Restaurant

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

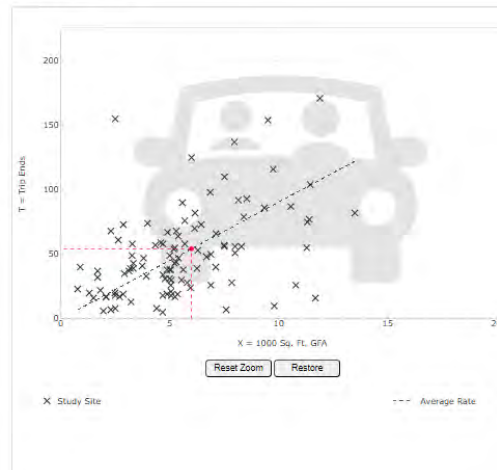
INDEPENDENT VARIABLE (IV):  
1000 Sq. Ft. GFA

TIME PERIOD:  
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
5 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:  
High-Turnover (Sit-Down) Restaurant (932) [Click for Description and Data Plot](#)

Independent Variable:  
1000 Sq. Ft. GFA

Time Period:  
Weekday  
Peak Hour of Adjacent Street Traffic  
One Hour Between 4 and 6 p.m.

Setting/Location:  
General Urban/Suburban

Trip Type:  
Vehicle

Number of Studies:  
104

Avg. 1000 sq. Ft. GFA:  
6

Average Rate:  
9.05

Range of Rates:  
0.92 - 62.00

Standard Deviation:  
6.18

Fitted Curve Equation:  
Not Given

R<sup>2</sup>:  
\*\*\*\*

Directional Distribution:  
61% entering, 39% exiting

Calculated Trip Ends:  
Average Rate: 54 (Total), 33 (Entry), 21 (Exit)

Home Office:  
119 Brookstown Ave. Suite PH1  
Winston-Salem, NC 27101  
Main: 336.744.1636; Fax: 336.458.9377

Serving the Southeast since 2002





05/11/2023

Richland Creek Subdivision

DAVENPORT Project No. 220089

**Query** **Filter**

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
816

LAND USE GROUP:  
(800-899) Retail

LAND USE:  
816 - Hardware/Paint Store

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

INDEPENDENT VARIABLE (IV):  
1000 Sq. Ft. GFA

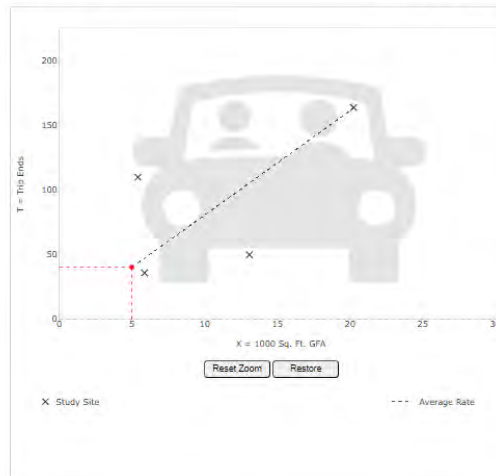
TIME PERIOD:  
Weekday

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
5 **Calculate**

Data Plot and Equation

Caution - Small Sample Size



DATA STATISTICS

Land Use:  
Hardware/Paint Store (816) [Click for Description and Data Plot](#)

Independent Variable:  
1000 Sq. Ft. GFA

Time Period:  
Weekday

Setting/Location:  
General Urban/Suburban

Trip Type:  
Vehicle

Number of Studies:  
4

Avg. 1000 Sq. Ft. GFA:  
11

Average Rate:  
9.07

Range of Rates:  
3.82 - 20.33

Standard Deviation:  
5.66

Fitted Curve Equation:  
Not Given

$R^2$ :  
----

Directional Distribution:  
50% entering, 50% exiting

Calculated Trip Ends:  
Average Rate: 40 (Total), 20 (Entry), 20 (Exit)

**Query** **Filter**

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
816

LAND USE GROUP:  
(800-899) Retail

LAND USE:  
816 - Hardware/Paint Store

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

INDEPENDENT VARIABLE (IV):  
1000 Sq. Ft. GFA

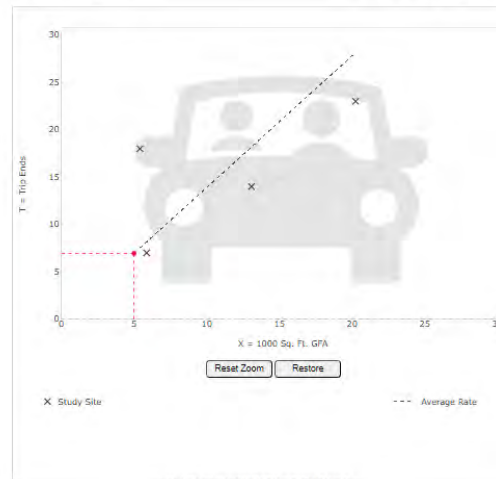
TIME PERIOD:  
Weekday AM Peak Hour of Generator

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
5 **Calculate**

Data Plot and Equation

Caution - Small Sample Size



DATA STATISTICS

Land Use:  
Hardware/Paint Store (816) [Click for Description and Data Plot](#)

Independent Variable:  
1000 Sq. Ft. GFA

Time Period:  
Weekday  
AM Peak Hour of Generator

Setting/Location:  
General Urban/Suburban

Trip Type:  
Vehicle

Number of Studies:  
4

Avg. 1000 Sq. Ft. GFA:  
11

Average Rate:  
1.39

Range of Rates:  
1.07 - 3.33

Standard Deviation:  
0.83

Fitted Curve Equation:  
Not Given

$R^2$ :  
----

Directional Distribution:  
52% entering, 48% exiting

Calculated Trip Ends:  
Average Rate: 7 (Total), 4 (Entry), 3 (Exit)

**Query** **Filter**

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
816

LAND USE GROUP:  
(800-899) Retail

LAND USE:  
816 - Hardware/Paint Store

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

INDEPENDENT VARIABLE (IV):  
1000 Sq. Ft. GFA

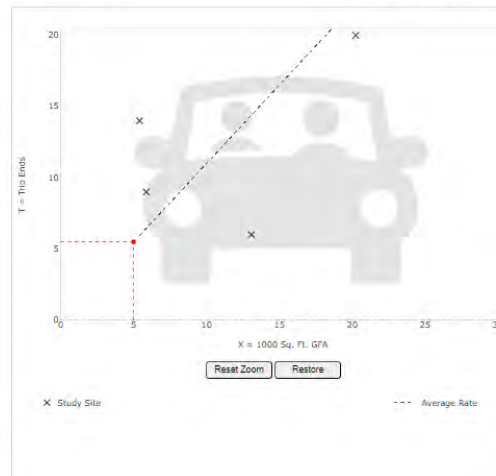
TIME PERIOD:  
Weekday PM Peak Hour of Generator

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
5 **Calculate**

Data Plot and Equation

Caution - Small Sample Size



DATA STATISTICS

Land Use:  
Hardware/Paint Store (816) [Click for Description and Data Plot](#)

Independent Variable:  
1000 Sq. Ft. GFA

Time Period:  
Weekday  
PM Peak Hour of Generator

Setting/Location:  
General Urban/Suburban

Trip Type:  
Vehicle

Number of Studies:  
4

Avg. 1000 Sq. Ft. GFA:  
11

Average Rate:  
1.10

Range of Rates:  
0.48 - 2.58

Standard Deviation:  
0.75

Fitted Curve Equation:  
Not Given

$R^2$ :  
----

Directional Distribution:  
45% entering, 55% exiting

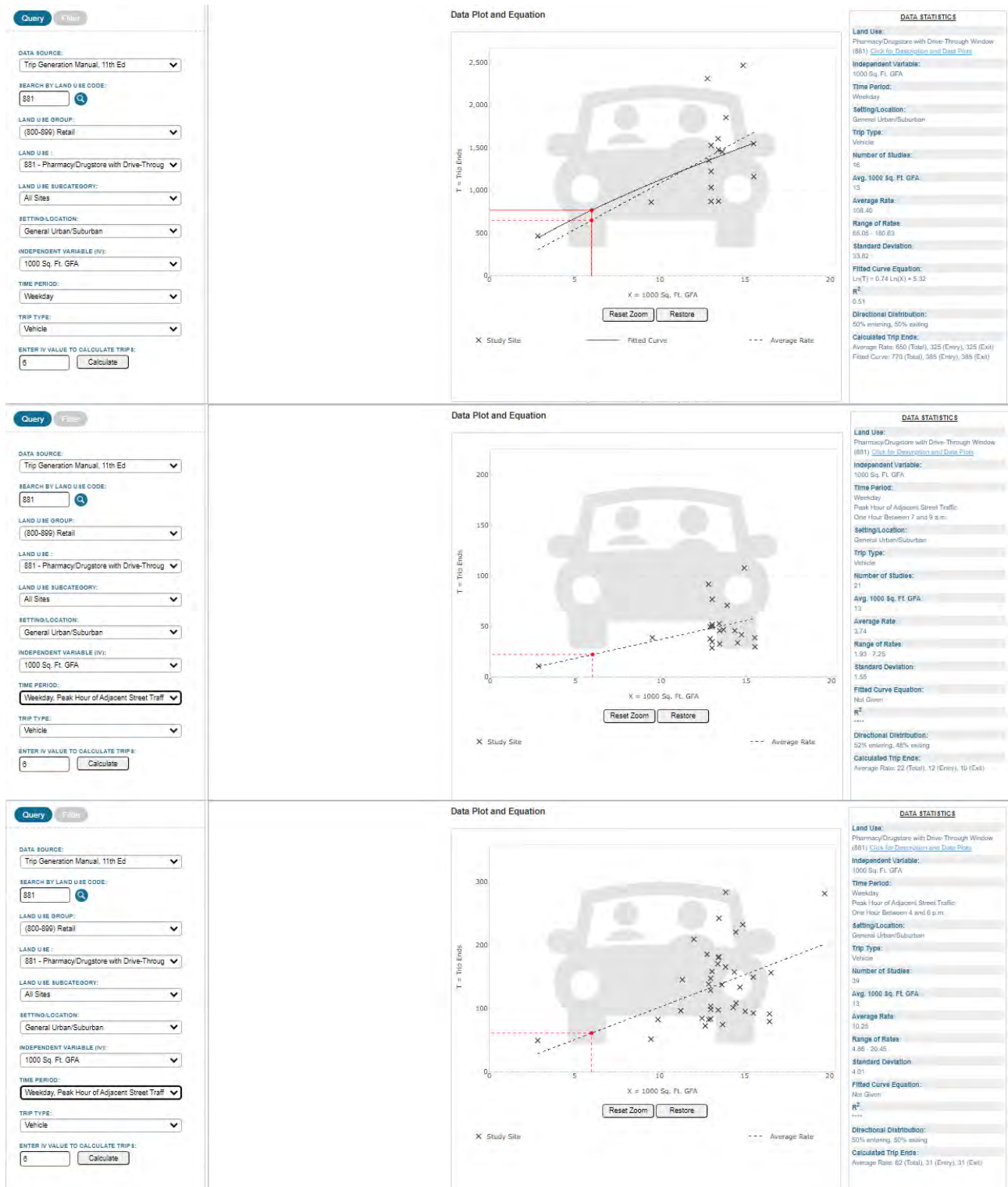
Calculated Trip Ends:  
Average Rate: 6 (Total), 3 (Entry), 3 (Exit)



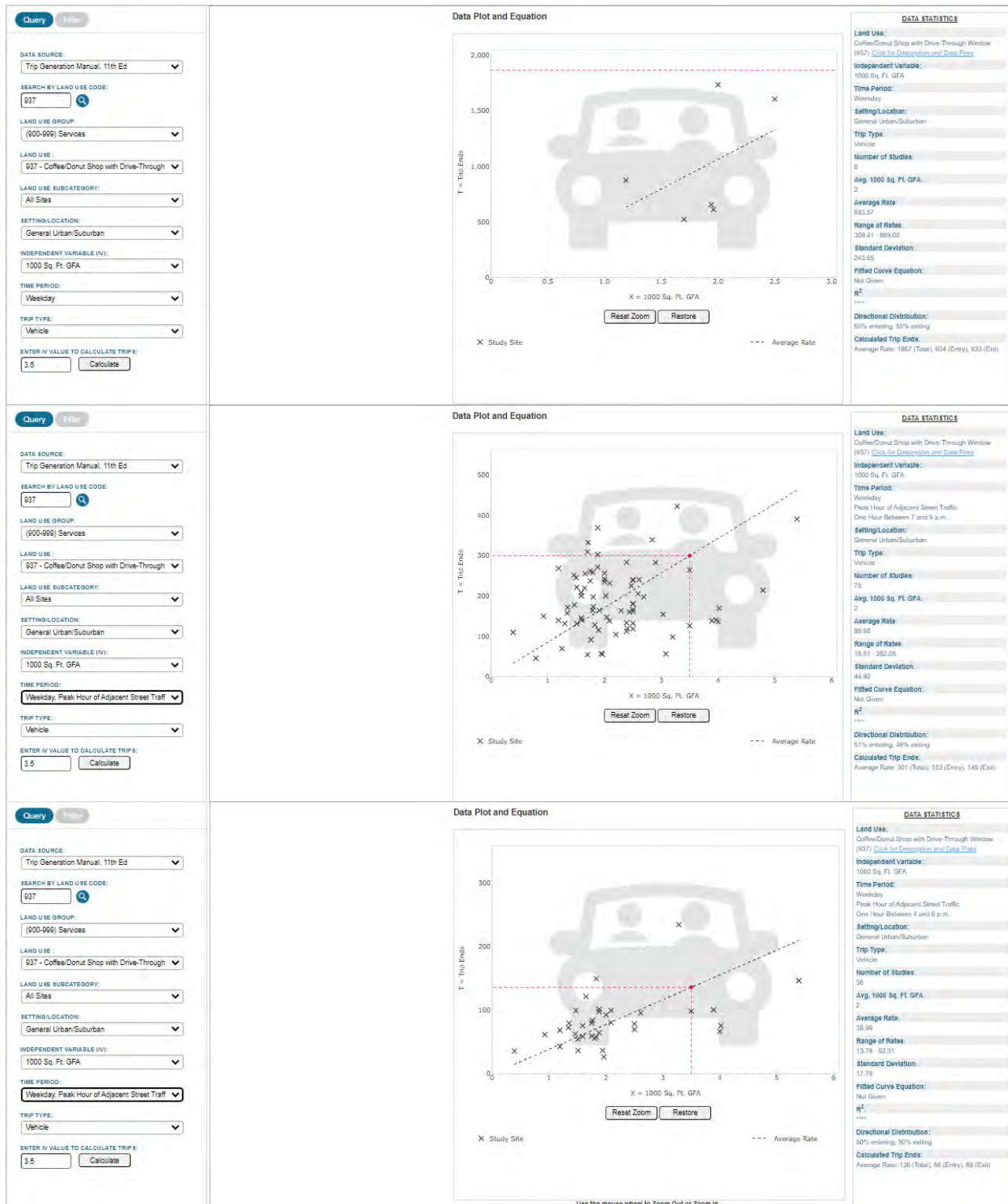
05/11/2023

Richland Creek Subdivision

DAVENPORT Project No. 220089







**Query** **Filter**

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
210

LAND USE GROUP:  
(200-299) Residential

LAND USE:  
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

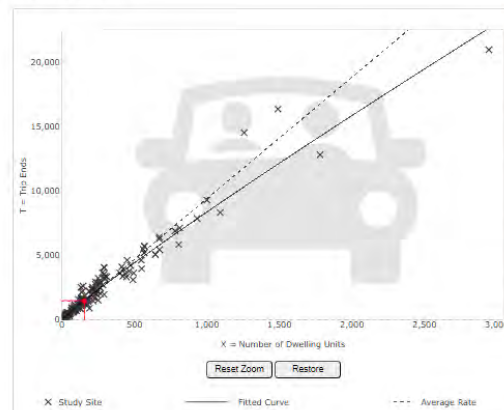
INDEPENDENT VARIABLE (IV):  
Dwelling Units

TIME PERIOD:  
Weekday

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
155 **Calculate**

Data Plot and Equation



DATA STATISTICS

|                              |                                                                                                            |
|------------------------------|------------------------------------------------------------------------------------------------------------|
| Land Use:                    | Single-Family Detached Housing (210) <a href="#">Click for Description and Data Plot</a>                   |
| Independent Variable:        | Dwelling Units                                                                                             |
| Time Period:                 | Weekday                                                                                                    |
| Setting/Location:            | General Urban/Suburban                                                                                     |
| Trip Type:                   | Vehicle                                                                                                    |
| Number of Studies:           | 174                                                                                                        |
| Avg. Num. of Dwelling Units: | 246                                                                                                        |
| Average Rate:                | 9.43                                                                                                       |
| Range of Rates:              | 4.45 - 22.81                                                                                               |
| Standard Deviation:          | 2.15                                                                                                       |
| Fitted Curve Equation:       | $Ln(T) = 0.92 Ln(X) + 3.68$                                                                                |
| R <sup>2</sup> :             | 0.95                                                                                                       |
| Directional Distribution:    | 50% entering, 50% exiting                                                                                  |
| Calculated Trip Ends:        | Average Rate: 1462 (Total), 731 (Entry), 731 (Exit)<br>Fitted Curve: 1510 (Total), 755 (Entry), 755 (Exit) |

**Query** **Filter**

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
210

LAND USE GROUP:  
(200-299) Residential

LAND USE:  
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

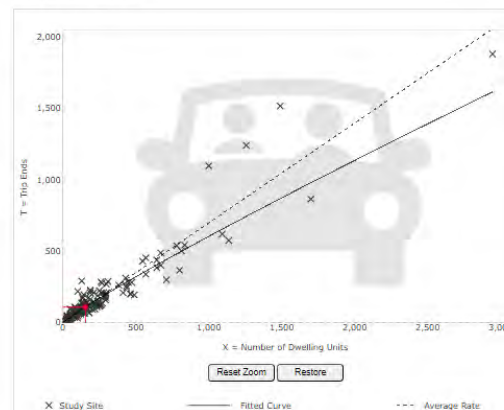
INDEPENDENT VARIABLE (IV):  
Dwelling Units

TIME PERIOD:  
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
155 **Calculate**

Data Plot and Equation



DATA STATISTICS

|                              |                                                                                                      |
|------------------------------|------------------------------------------------------------------------------------------------------|
| Land Use:                    | Single-Family Detached Housing (210) <a href="#">Click for Description and Data Plot</a>             |
| Independent Variable:        | Dwelling Units                                                                                       |
| Time Period:                 | Weekday<br>Peak Hour of Adjacent Street Traffic:<br>One Hour Between 7 and 9 a.m.                    |
| Setting/Location:            | General Urban/Suburban                                                                               |
| Trip Type:                   | Vehicle                                                                                              |
| Number of Studies:           | 192                                                                                                  |
| Avg. Num. of Dwelling Units: | 226                                                                                                  |
| Average Rate:                | 0.70                                                                                                 |
| Range of Rates:              | 0.27 - 2.27                                                                                          |
| Standard Deviation:          | 0.24                                                                                                 |
| Fitted Curve Equation:       | $Ln(T) = 0.51 Ln(X) + 0.12$                                                                          |
| R <sup>2</sup> :             | 0.80                                                                                                 |
| Directional Distribution:    | 25% entering, 75% exiting                                                                            |
| Calculated Trip Ends:        | Average Rate: 109 (Total), 27 (Entry), 82 (Exit)<br>Fitted Curve: 111 (Total), 28 (Entry), 83 (Exit) |

**Query** **Filter**

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
210

LAND USE GROUP:  
(200-299) Residential

LAND USE:  
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

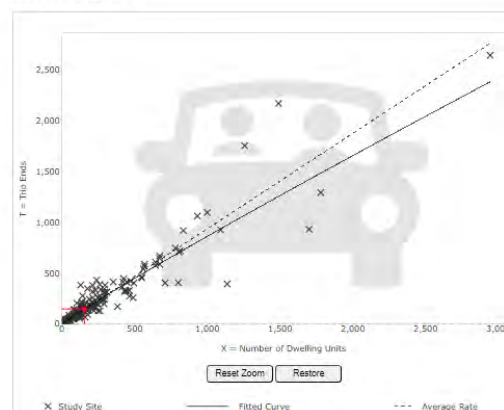
INDEPENDENT VARIABLE (IV):  
Dwelling Units

TIME PERIOD:  
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
155 **Calculate**

Data Plot and Equation



DATA STATISTICS

|                              |                                                                                                      |
|------------------------------|------------------------------------------------------------------------------------------------------|
| Land Use:                    | Single-Family Detached Housing (210) <a href="#">Click for Description and Data Plot</a>             |
| Independent Variable:        | Dwelling Units                                                                                       |
| Time Period:                 | Weekday<br>Peak Hour of Adjacent Street Traffic:<br>One Hour Between 8 and 9 a.m.                    |
| Setting/Location:            | General Urban/Suburban                                                                               |
| Trip Type:                   | Vehicle                                                                                              |
| Number of Studies:           | 206                                                                                                  |
| Avg. Num. of Dwelling Units: | 248                                                                                                  |
| Average Rate:                | 0.94                                                                                                 |
| Range of Rates:              | 0.35 - 2.98                                                                                          |
| Standard Deviation:          | 0.31                                                                                                 |
| Fitted Curve Equation:       | $Ln(T) = 0.54 Ln(X) + 0.27$                                                                          |
| R <sup>2</sup> :             | 0.92                                                                                                 |
| Directional Distribution:    | 63% entering, 37% exiting                                                                            |
| Calculated Trip Ends:        | Average Rate: 146 (Total), 92 (Entry), 54 (Exit)<br>Fitted Curve: 150 (Total), 95 (Entry), 55 (Exit) |





**Case No. RZ-23-05: Staff Summary of Anticipated Operational Impacts**



## Summary of Anticipated Operation Impacts to City Services

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As part of the city's review of the rezoning application, departments were given an opportunity to provide comments on how the proposed development is likely to affect service provision. The following information was received;

***Fire and Rescue Department:*** See included memorandum.

***Public Works:*** Recent growth and development has stretched the city's ability to pickup garbage and recycling utilizing current routes. The proposed development will necessitate an additional route and truck along with one operator if not funded before Phase 1. Public Services also is close to needing an additional position to maintain street right-of-ways; those impacts will be evaluated as the project builds out.

***Building Inspections:*** Inspections continues to see more activity, and growth throughout the city is expected to persist. The project is likely to contribute to the need for an additional multi-trade building official at the time of construction to ensure that state requirements for 48-hour inspection turnarounds for single-family residential permits can be met.





## ASHEBORO FIRE AND RESCUE DEPARTMENT

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### Asheboro Fire and Rescue Department Richlands Creek Development Assessment

Per our conversation on May 15, 2023, concerning the potential Richlands Creek Development annexation into the City of Asheboro, the Asheboro Fire and Rescue Department (AFRD) has identified some possible challenges and solutions related to emergency service delivery should the property come into the city limits.

The proposed Richlands Creek Development falls outside the recommended 5-mile service area by the Insurance Service Office (ISO) based on current AFRD facility locations. Being outside the 5-mile service area could result in increased response times and decreased effectiveness and efficiency for emergency services and likely would negatively affect our current Classification 1 ISO rating; any area outside of a 5-mile service area can be considered to have an ISO rating Classification of 10 (essentially, no fire protection).

Insurance companies use ISO ratings to determine insurance rates; poor ratings can lead to higher insurance premiums. However, provided the planned AFRD Station #3 is constructed and operational prior to residences being built and occupied in the development, adequate service will be provided. We are planning to have Station #3 constructed and operational within 30 months.

Mutual aid agreements also can be used to address challenges related to emergency service delivery, but such agreements should seek to ensure covered areas receive a level of service comparable to other parts of the city's jurisdiction. It is not always feasible for mutual aid agreements to satisfy that recommended level of service. The capacity of any partner agency to meet this standard should be evaluated if this option is pursued.

Ultimately, service delivery will depend on various factors, including existing and planned emergency services infrastructure and capabilities and measures taken by the city and development to address service needs.

Below are measures that the City of Asheboro, AFRD, and the Richland Creek developer can take to address concerns related to the property's location outside the recommended 5-mile service area by ISO. These measures may include:

- **Fire and Emergency Medical Services (EMS) infrastructure:** The City of Asheboro should work diligently to build and staff Station #3 within the next 30 months. In addition, the developer may be required to build additional fire suppression infrastructure, such as increased hydrants, or invest in other measures, such as additional fire access roadways, to improve service delivery as a part of the project.
- **Mutual Aid Agreements:** The city can explore the possibility of entering into mutual aid agreements with neighboring departments to ensure that emergency services are available during a natural disaster or other emergency. The mutual aid department should be able to provide the same level of service that AFRD provides, i.e., the number of personnel and fire apparatus placed on the initial alarm.

It's worth noting that if future annexations in the vicinity fall outside of the 5-mile service area of future Station #3, additional measures and investment may be necessary to ensure adequate emergency service response. Resource availability and the willingness of the community to work together will be essential as the city continues to grow.

Sincerely,

Willie Summers | Fire Chief  
Asheboro Fire and Rescue





**RZ-23-06:** An application to rezone property located south of 1195 Pineview Road (Randolph County Parcel Identification Number 7753354982) from B2 (CZ) General Commercial Conditional Zoning to R10 (CZ) Medium-Density Conditional Zoning for a Residential Planned Unit Development, including a special intensity allocation within the Back Creek Watershed (Balance).

**Staff Report**

# Rezoning Staff Report

RZ Case # **RZ-23-06**

Date June 5, 2023 Planning Board  
(updated 6-5-23)

## General Information

### **Applicant**

Terry Tucker

**Address** 465 Lewallen Road

**City** Asheboro NC 27205

**Phone** 336-669-6427

**Location** Pineview Road at I-73/74

### **Requested**

#### **Action**

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)

**Existing Zone** B2 (CZ)

**Existing Land Use** Undeveloped

**Size** 13.37 acres +/-

**Pin #** 7753354982

### **Applicant's Reasons as stated on application**

Construction of 21 residential duplexes. Project will provide affordable housing for citizens of Asheboro.[Staff note: The units are proposed to sit on subdivided lots and are considered attached single-family dwellings. A total of 44 units are proposed].

### **Surrounding Land Use**

**North** Congregate Living Facility

**East** I-73/74

**South** Undeveloped

**West** Low-Density Residential

**Zoning History** Case No. CUP-00-11: The property was rezoned from I-2 to B2 (CZ) in 1999. This included approval of the adjoining assisted living facility but no corresponding approved use on the subject property.

### **Legal Description**

The property of Clayton Terry Tucker, located immediately south of 1195 Pineview Road, approximately 950 feet south of Pineview Road, along the west side of I-73/74, totaling approximately 13.37 acres +/-, more specifically identified by Randolph County Parcel Identification Number 7753354982.

### **Analysis**

1. The property is located south of Pineview Rd., a minor thoroughfare adjacent to the interchange of I-73/74. Access to the property is provided via a private driveway that extends from Pineview Rd. and also provides access to the adjacent assisted living facility.
2. The property is currently inside the city limits. City services are available to serve the site.
3. 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. A primary deviation identified is that the property does not have direct access to a public street. The project is proposed to be served via a private paved drive that is approximately 20 feet in width and which currently provides primary access to the adjacent institutional facility. Plans submitted, however, show an intent to offer for public dedication the private driveway.
4. The property is within the Back Creek Watershed Balance (non-critical) area.
5. This type of residential project is limited to a total built-upon area of 12% under existing regulations. The project proposes a built-upon area of approximately 27% based on data presented by the applicant's engineer on 6-5-23.
6. Under the current code, non-residential projects are eligible to seek a special intensity allocation (SIA) that can authorize development with built-upon areas of up to 70% if certain criteria are met. The ability to grant a SIA, though, is limited to no more than 10% of the city's jurisdictional watershed area.
7. The applicant has filed a text amendment (RZ-23-04) seeking to allow residential projects to apply for a SIA within non-critical watershed areas. This rezoning application is not approvable, as presently proposed, unless that text amendment is approved.
8. The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
9. The requested R10 (CZ) district would allow 44 attached single-family dwellings contained in 22 structures and grant a special intensity allocation for any proposed built-upon area exceeding 12%. An SIA of approximately 2 acres for this project would utilize approximately 4% of the remaining allocatable acreage. The project density equals approximately 3.39 dwellings per acre when accounting for right-of-way area, a density that is consistent with the proposed R10 district.
10. As designed, the potential for future access to serve adjacent property under a separate proposal, is preserved. This is important as the code requires consideration of future development and how a proposed street network may be able to be extended over time.



# Rezoning Staff Report

RZ Case #      RZ-23-06

## Consistency with the 2020 LDP Growth Strategy designations

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

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

## LDP Goals/Policies Which Support Request

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

**Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.

**Checklist Item 5:** Complies with Growth Strategy Map

**Checklist Item 13:** The property is located outside of Special Hazard Flood Area.

# Rezoning Staff Report

**RZ Case #**      **RZ-23-06**

## **LDP Goals/Policies Which Do Not Support Request**

**Checklist Item 1:** Does not comply with LDP proposed land use map

**Checklist Item 12:** Rezoning is located within watershed.

**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**

While the property is designated for Commercial Use by the Land Development Plan, it is surrounded by residential uses. The proposed residential use and density provides a more appropriate transition between the adjacent institutional use and rural residential development than what could be allowed under the current general commercial zoning designation. Further, the lack of direct frontage on and visibility from Pineview Road likely limits viable commercial options for the property.

The Land Development Plan generally supports appropriately planned and designed residential development that can provide new housing opportunities for the city's large employment sectors, such as the one that exists on Pineview Street east of I -73/74. The conditional zoning district can ensure important design elements are considered and provided to help achieve city-adopted goals and policies.

While approval of the district would reduce the amount of acreage available for special intensity allocations to other projects, staff believes that it is reasonable to grant the minimal allocation needed for this project. Such action will result in residential development that likely is more compatible with adjoining properties than what could be proposed under the current commercial designation.

**Recommendation**      Approve, finding the request is reasonable and in the public interest if RZ-23-04 (watershed text amendment) is approved.



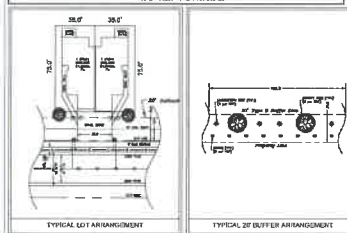
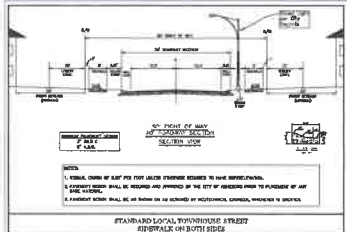
# Rezoning Staff Report

## **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 44 dwelling units on 44 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 or other additions to the rear of dwellings shall not be considered a modification requiring City Council review provided such additions are located on a recorded lot, provided no additional built-upon area results.
- (D) Maintenance of all recreation areas, 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 utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
- (F) If the approval needed for the street(s) to be public is not obtained, the property owner shall be responsible for ensuring that solid waste facilities are installed consistent with city policies and codes. Correspondingly, a change in proposed street maintenance from public to private shall not be considered a modification requiring re-hearing.
- (G) Landscaping, including street trees, front yard landscaping, and perimeter buffering shall be installed consistent with the details and specifications shown on the site plan.
- (H) Stormwater control measures designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual shall be provided. Measures shall control the ten-year post-development peak discharge rates to pre-development peak flow rates. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.
- (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
  - iii.) Subdivision Sketch Design and Preliminary Plat
  - iv.) Acceptance of the offer of dedication by the city for public maintenance of the currently privately maintained driveway that provides the subject property access to Pineview Road, unless new streets are ultimately privately maintained. .
- (J) Prior to preliminary plat approval, plans concerning water, including provisions for fire hydrants, street lights, and sanitary sewage that comply with city policies, shall be submitted and approved.
- (K) 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.
- (L) All dwellings shall be located on a subdivided lot and recorded in the public registry in accordance with the city's land development requirements.
- (M) 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.

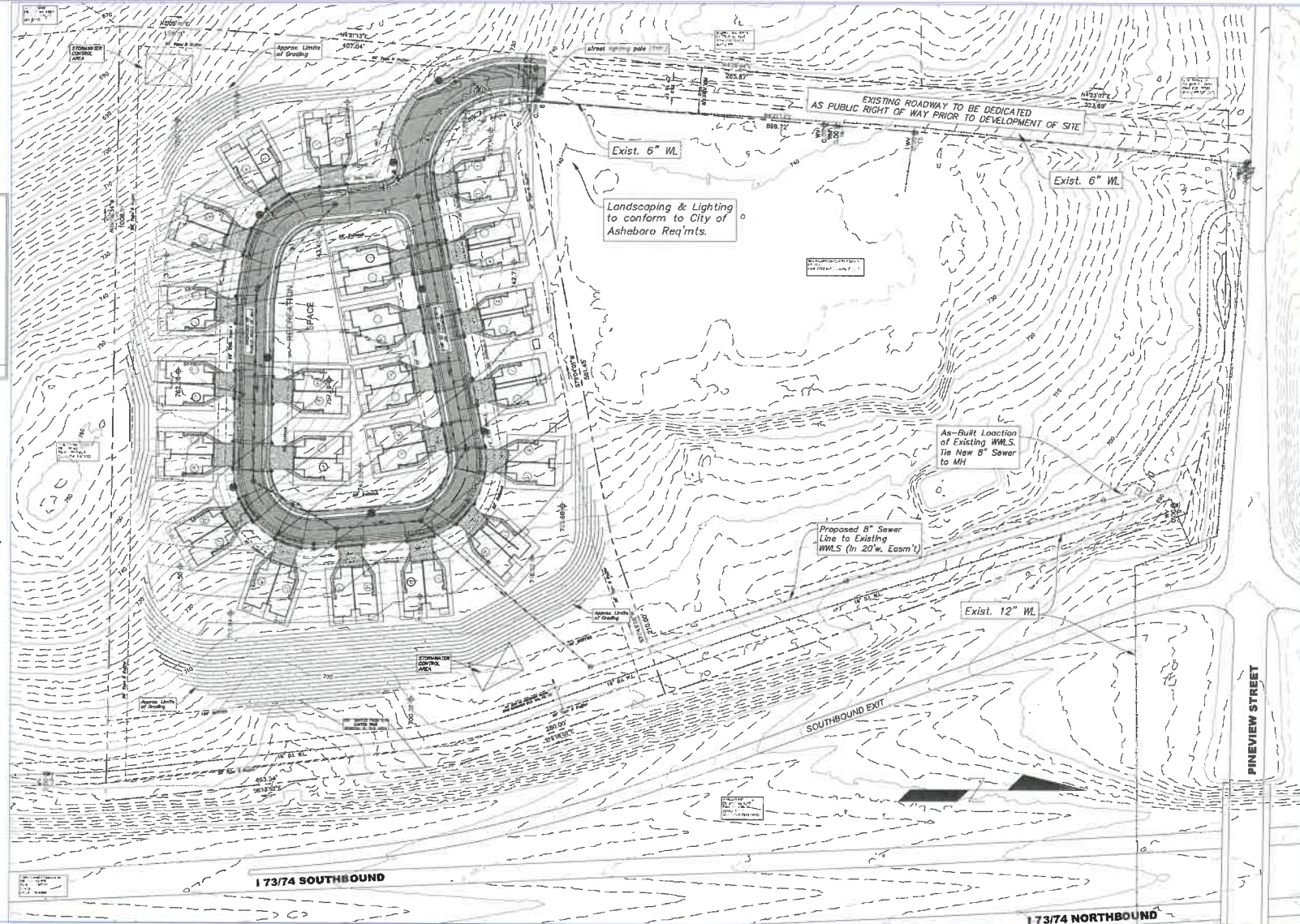
## **Rezoning Staff Report**





#### NOTES

- Total Area =  $13.37 + 1.27 = 14.64$  Ac. (by plat)  
Area in Lots = 2.56 Ac.  
Recreation Area = 0.30 Ac.  
Area in R/W = 1.72 Ac. + 1.27 Ac. (Access Parcel) = 2.93 Ac.  
Total Number of Lots = 42  
Proposed Lot Dimensions - 29' W x 73' D  
D Rd
- Total Open Space = 9.0 Ac. = 61.5%  
Min. Req'd = 52% = 7.61 Ac.  
Min. Req'd Recreation Area = 3.3% of Min. Open Sp. = 0.25 Ac.
- Deed Reference - D.B. 1672, Pg. 386 & 1625/660
- Plat Reference - P.B. 51, Pg. 8, Tract 2 + Access Parcel
- Tax Map No. - 7753354982 & 7753361652
- Zoned -
- Grid tie information based on monumentation and datum as shown. All distances shown are ground unless otherwise indicated.
- Location work shown hereon was derived by above ground indicators only, unless otherwise noted.
- This property is subject to any Easements, Agreements, or Rights-of-Way of record prior to this date and not visible at the time of inspection.
- This survey was prepared without the benefit of a legal title search, and is subject to any facts an accurate title search may disclose.



| REVISIONS |      |             |      |
|-----------|------|-------------|------|
| BY        | DATE | DESCRIPTION | SYM. |
|           |      |             |      |
|           |      |             |      |
|           |      |             |      |
|           |      |             |      |



**HIRAM J. ARZIANO, PE**  
CONSULTING, CIVIL ENGINEER  
PO Box 278, Asheboro, NC 27204 - (336) 693-4450  
hmarziano@triadbiz.com

TERRY TUCKER, DEVELOPER  
465 Lovellree Road  
Asheboro, N.C. 27205  
Tele: 336-692-6427

## Rezoning PRELIMINARY PLAN

Scale: 1" = 60'

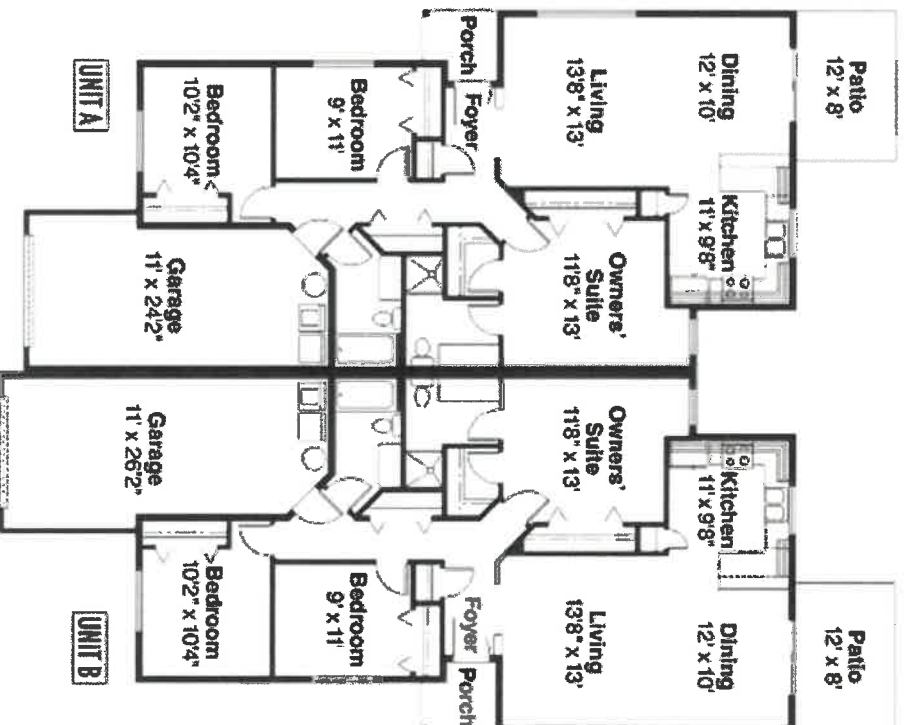


## PINEVIEW HOMES (A Duplex Townhome Development)

BACK CREEK TOWNSHIP  
CITY ASHEBORO - RANDOLPH CO., N.C.

Scale: Noted  
Date: 07/21/2023  
Drawn: TS  
Checked: ---  
Job No.: TT-2

Sheet No.:  
**1**  
Of: 1 Version: 1



## Note

The exterior façades will be varied to create contrast in unit appearances

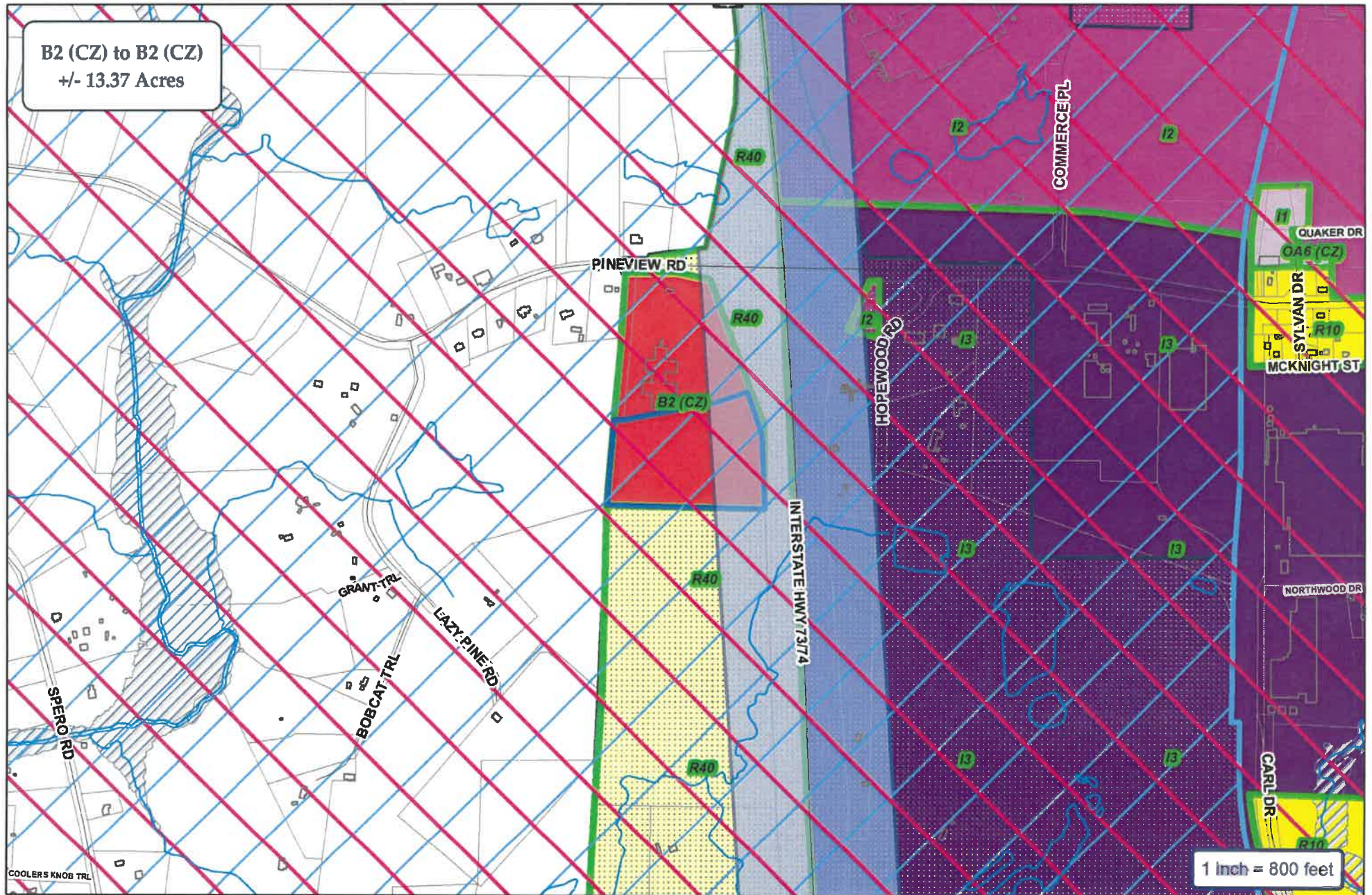
### EXAMPLE CONDO

#### PINEVIEW HOMES DEVELOPMENT

Terry Tucker, Owner



B2 (CZ) to B2 (CZ)  
+/- 13.37 Acres



- Airport Overlay
- Watershed Critical Area
- Watershed Balance
- I-73/I-74 Overlay

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-06

Parcels: 7758354982

- Subject Property
- Zoning
- ETJ





**B2 (CZ) to B2 (CZ)**  
**+/- 13.37 Acres**

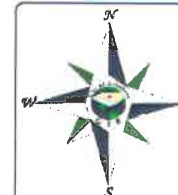
**Map Legend:**

| Map_ID | Owner                                         |
|--------|-----------------------------------------------|
| A      | TUCKER, CLAYTON TERRY                         |
| B      | APAC ATLANTIC INC                             |
| C      | FRYE, MICHAEL GILLIAM JR (FRYE, MORGAN GLASS) |
| D      | HINESLEY, GARY                                |
| E      | HINESLEY, JEAN HYLTON                         |
| F      | TUCKER, CLAYTON TERRY                         |
| G      | BEST ASSISTED LIVING OF ASHEBORO INC          |

**Scale:** 1 inch = 400 feet

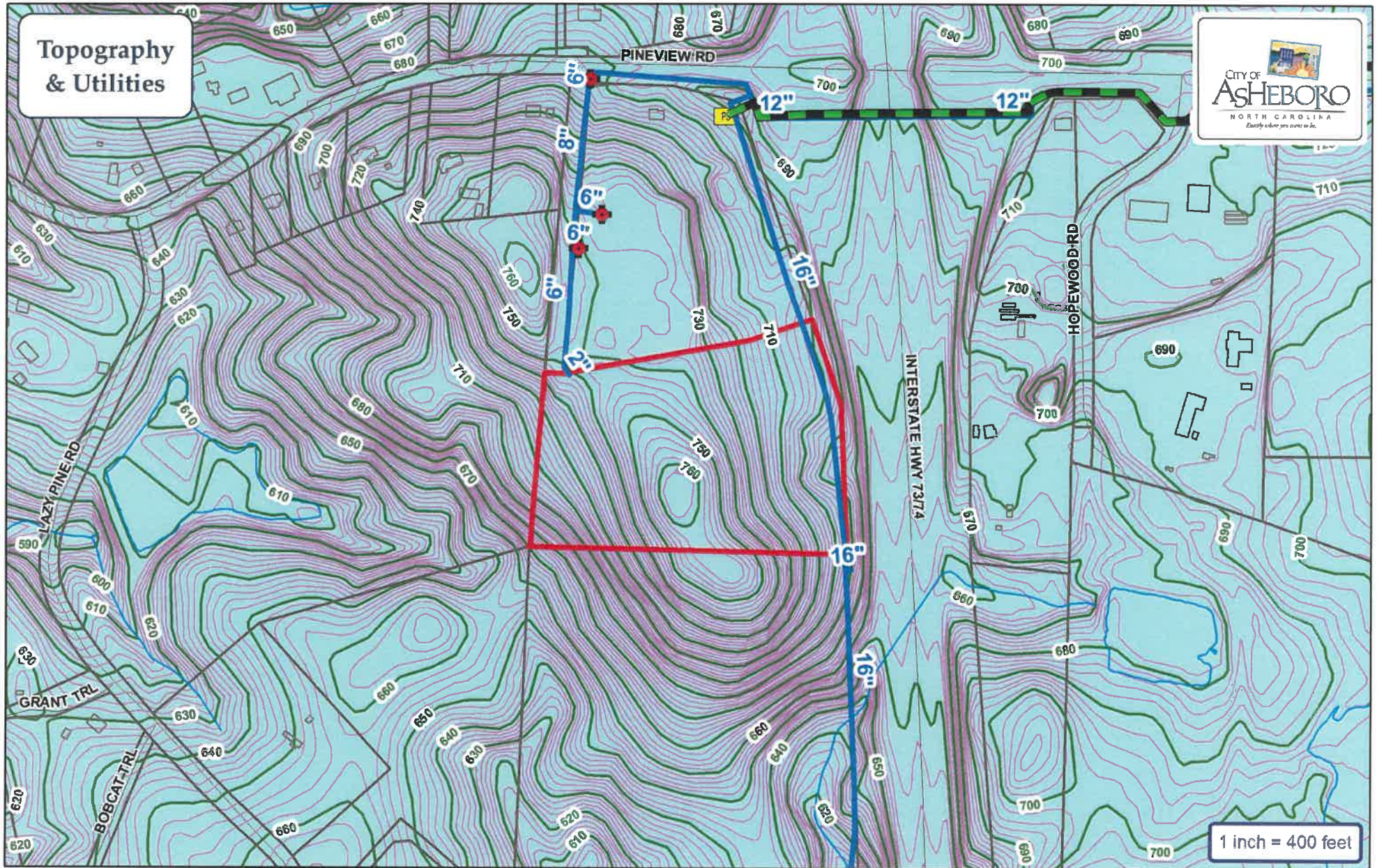
| Map_ID | Owner                                         |
|--------|-----------------------------------------------|
| A      | TUCKER, CLAYTON TERRY                         |
| B      | APACATLANTIC INC                              |
| C      | FRYE, MICHAEL GILLIAM JR (FRYE, MORGAN GLASS) |
| D      | HINESLEY, GARY                                |
| E      | HINESLEY, JEAN HYLTON                         |
| F      | TUCKER, CLAYTON TERRY                         |
| G      | BEST ASSISTED LIVING OF ASHEBORO INC          |

1 inch = 400 feet

**Rezoning Case: RZ-23-06****Parcels: 7758354982**



# Topography & Utilities

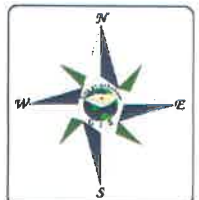
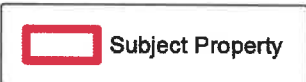


- |                                                                                               |                                                                                                     |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-06

Parcels: 7753354982



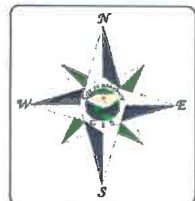




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-06

Parcels: 7753354982





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

**APPLICANT INFORMATION**

Applicant C. Terry Tucker Applicant's Phone # 336-669-6427  
Applicant's Address 465 Lewallen Rd.  
Asheboro, NC 27205  
Applicant email address doublet@triad.rr.com

**PROPERTY INFORMATION**

Property Owner's Name C. Terry Tucker  
Location of Property Pineriew St. Property Size (ac. or s.f.) 14,637.6 acres  
Randolph County Property Identification Number (PIN#) 7753354982  
Current Zoning District B2 (CZ) Requested Zoning District R10 (CZ)  
Date Property Title Acquired 8/8/2000 Deed Book 1672 Page 0387  
Subdivision \_\_\_\_\_ Section \_\_\_\_\_ Lot # \_\_\_\_\_  
Plat Book 61 Page 8

**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:

Construction of 21 residential duplex units.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Project will provide affordable housing for citizens of Asheboro.

**For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".**

3. 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 ☒

4. 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?

Does not apply ☒

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

N/A



**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*

*Owner Signature (if different than Applicant)*



*Printed Name of Authorized Signatory (if different from Applicant)*

*Owner Address*

465 Lewallen Rd.

Asheboro, NC 27205

*Position/Relationship of Authorized Signatory to Applicant*

*Telephone Number*

336-669-6427

*Printed Name of Authorized Signatory (if different from Owner)*

*Position/Relationship of Authorized Signatory to Owner*

**STAFF USE**

**Received by:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Case Number:** \_\_\_\_\_



**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.

**A continuance until the July 10, 2023 Planning Board meeting has been requested by the applicant.**

**Staff Report**



**John Evans**

---

**Subject:** FW: [External Sender] Request from Keaton's Place for continuation of zoning request

**From:** Chip Womick <[chip@keatonsplace.org](mailto:chip@keatonsplace.org)>

**Sent:** Tuesday, May 16, 2023 4:29 PM

**To:** Trevor Nuttall <[tnuttall@ci.asheboro.nc.us](mailto:tnuttall@ci.asheboro.nc.us)>

**Subject:** [External Sender] Request from Keaton's Place for continuation of zoning request

Trevor,

We request to continue consideration of our application for conditional zoning of property at 379 S. Cox St. in Asheboro from the planning board's June 5 meeting to the board's July 10 meeting and to be on the agenda for the July 13 city council meeting (instead of the June 8 meeting).

Before the planning board meeting, we want to have an informational meeting for the adjoining property owners and neighbors.

We are waiting on preliminary drawings of our plans to share at the informational meeting, as well as at the planning board and city council meetings.

Susan Hunt  
Executive Director  
Keaton's Place

336-628-0070

# Rezoning Staff Report

**RZ Case #** RZ-23-07

**Date** June 5, 2023 Planning Board

## General Information

**Applicant** Keaton's Place

**Address** 120 Worth Street

**City** Asheboro NC 27203

**Phone** 336-628-0070

**Location** 379-1 and 379-2 South Cox Street

**Requested Action** Rezone from OA6 (Office-Apartment) to OA6 (CZ) (Office-Apartment Conditional Zoning) to permit a congregate living facility

**Existing Zone** OA6

**Existing Land Use** Formerly business services (accountant) office

**Size** 0.27 acres +/-

**Pin #** 7751816243

## Applicant's Reasons as stated on application

Congregate Living Facility. The proposed application for Conditional Zoning is consistent with the Center City Applicable Goals, including large scale, mixed use activity center serving the entire community. The existing infrastructure is adequate to support the desired zone. The proposed rezoning is compatible with the applicable small-area plan and surrounding land uses. The purpose of this conditional rezoning application is to offer a bridgeway temporary residency, for example, between Daymark and a rehab placement. The conditional use conditions would address public safety general welfare, and public welfare. This application is not for a detox or rehab unit. It will be temporary housing for residents in recovery who will be subject to drug testing with staff on-site day and night.

## **Surrounding Land Use**

**North** Multi-use office development

**East** Office/residential

**South** Office

**West** Office

**Zoning History** N/A

## **Legal Description**

The property of Maxton C. McDowell, located at 379-1 and 379-2 South Cox Street, totaling approximately 0.27 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7751816243.

## **Analysis**

See attachment 1.



***The Planning Board continued this matter at the applicant's request at its May 1 meeting. The applicant now requests continuances by both Planning Board and City Council for the purpose of allowing more community conversation and hosting a community meeting with neighboring property owners; if granted, Planning Board would hear the matter July 10, 2023 and City Council on July 13, 2023.***

1. The property is inside the city limits.
2. South Cox Street is a state-maintained minor thoroughfare. East Wainman Avenue is a local, city-maintained street.
3. The requested conditional zoning is for a Congregate Living Facility. Either a Special Use Permit or Conditional Zoning request is required when the number of residents in such a facility exceeds 6. Congregate Living for six or fewer residents can be considered a "Family Care Home" which, under state law, must be regulated as a single-family residential use with the exception that permitted homes can be required to provide separation between from one another.
4. A Congregate Living Facility is defined as: *any building, buildings, section of a building, or distinct part of a dwelling unit, home for the aged or other place, whether operated for profit or not, which undertakes through its ownership or management to provide to individuals, for a period exceeding twenty-four hours, housing, food services, and one or more personal care services. For purposes of this definition "Personal Care Services," means services, in addition to housing and food service which include, but are not limited to, personal assistance with bathing, dressing, ambulation, supervision of self-administered medication, transportation, emotional security, and other related service. Furthermore, personal care services are deemed to include on-site ancillary services to mentor and provide personal support and improve life skills of residents, including but not limited to, job training, homemaking skills, personal budgeting, parenting, personal counseling and GED programs. Personal care services do not include nursing or medical treatment. Such facilities shall contain congregate kitchen, dining and living areas only, with separate sleeping rooms. Further, such facilities shall not be used for those persons in need of a structured environment, as it is defined herein. For purposes of this Ordinance, Congregate Living Facilities shall not be deemed to include boarding/rooming houses; fraternities/sororities; monasteries; convents; hotels/motels; professional recovery facilities; or nursing, convalescent and extended care facilities. A congregate living facility is synonymous with a family care home as defined by NCGS § 168, Article 3.*
5. Typical development standards for congregate living facilities are as follows:
  - (1) *Such facilities may be developed, provided the development is located on a minimum of 2 acres.*
  - (2) *Evidence of ongoing discussion with the Division of Facility Services of the Department of Human Resources of the State of North Carolina shall be provided to the City Council prior to permit approval. Evidence shall be submitted to the City prior to issuance of a Certificate of Zoning Compliance that the requirements and standards of the Division of Facility Services of the Department of Human Resources of the State of North Carolina have been and shall continue to be met.*
  - (3) *All facilities permitted under this section shall be planned and constructed to be harmonious with the area in which they are located. In addition to site plans required, elevations shall be submitted indicating final appearance.*
  - (4) *The Performance Standards established in Chapter 6 for commercial uses shall be met by the proposed facility. All other Ordinance requirements such as but not limited to parking, buffers*

Attachment 1: Staff Analysis of RZ-23-07 (Keaton's Place): 379-1 and 379-2 South Cox Street

*and screens, signs etc. shall be met. Plans required to be submitted shall detail how all applicable requirements are met.*

6. 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 applicant seeks to deviate from the Ordinance's standard that a congregate living facility to serve more than 6 residents be located on at least 2 acres of property; if the district is approved, the facility will sit on 0.27 acre.

7. A Congregate Living Facility differs from an Emergency Shelter and also from a Professional Recovery Facility. The former provides temporary accommodations due to emergencies or circumstances that threaten the safety or well-being of those assisted. The latter provides board and lodging as well as professionally administered treatment, under state license, to overcome various conditions that will enable full participation in community life.

8. No building additions are proposed; the use would occur within the existing structure. Building upfits, however, would be required under the state building code. The site plan submitted does not indicate any exterior site improvements except a 6' wooden privacy fence along the northern and eastern property boundaries.

9. The property is within Tier 2 of the Center City Planning Area (Central Business District Fringe). As described by the zoning ordinance: "This planning area encompasses blocks adjacent to Tier 1, the core Central Business Area. Properties in this planning area, unlike those in Tier 1, are not readily accessible to public downtown parking. Coordinated development of a variety of mixed uses is encouraged."

10. Staff has requested more project details related to landscaping, the number of residents to be housed, the location of outdoor recreation area, and proposed lighting

11. Staff has confirmed with the NC Department of Health and Human Services that the use, as proposed, would not require state licensing.



## Rezoning Staff Report

**RZ Case #      RZ-23-07**

### **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.*

|                                          |                      |
|------------------------------------------|----------------------|
| <b>Proposed Land Use Map Designation</b> | City Activity Center |
| <b>Small Area Plan</b>                   | Central              |
| <b>Growth Strategy Map Designation</b>   | Primary Growth       |

### **LDP Goals/Policies Which Support Request**

## **Rezoning Staff Report**

**RZ Case #      RZ-23-07**

**LDP Goals/Policies Which Do Not Support Request**

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

**Recommendation**    The applicant has provided a written request to continue the request until the July 10, 2023 Planning Board meeting. Staff supports the applicant's continuance request.



## **Rezoning Staff Report**

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

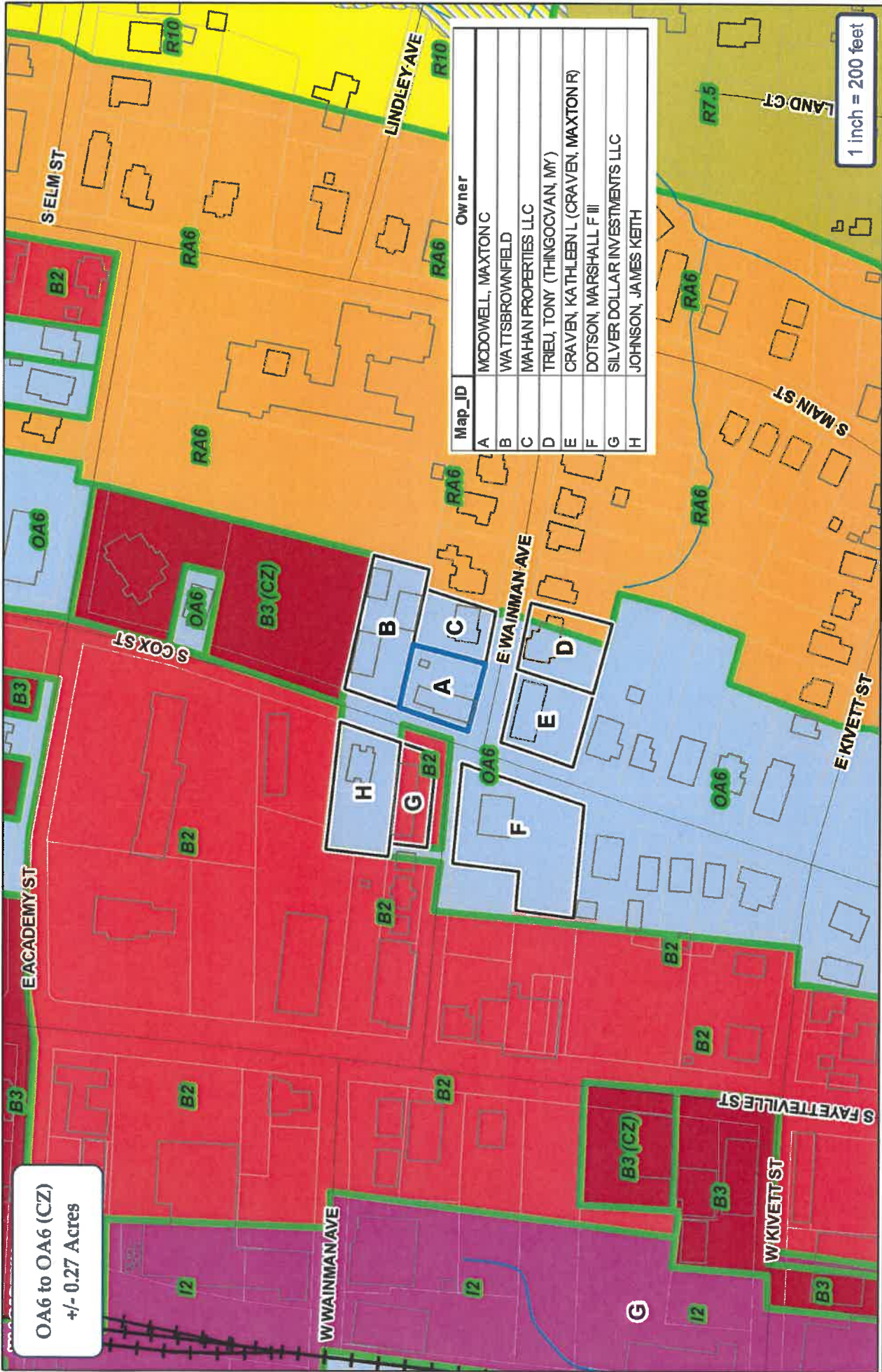
Any conditions will be proposed prior to the July 10, 2023 Planning Board meeting.











OA6 to OA6 (CZ)  
+/- 0.27 Acres

| Map_ID | Owner                                 |
|--------|---------------------------------------|
| A      | MCDOWELL, MAXTON C                    |
| B      | WATTSBROWNFIELD                       |
| C      | MAHAN PROPERTIES LLC                  |
| D      | TREU, TONY (THINGOCHAN, MY)           |
| E      | CRAVEN, KATHLEEN L (CRAVEN, MAXTON R) |
| F      | DOTSON, MARSHALL F III                |
| G      | SILVER DOLLAR INVESTMENTS LLC         |
| H      | JOHNSON, JAMES KEITH                  |



Subject Property

Adjoining Properties

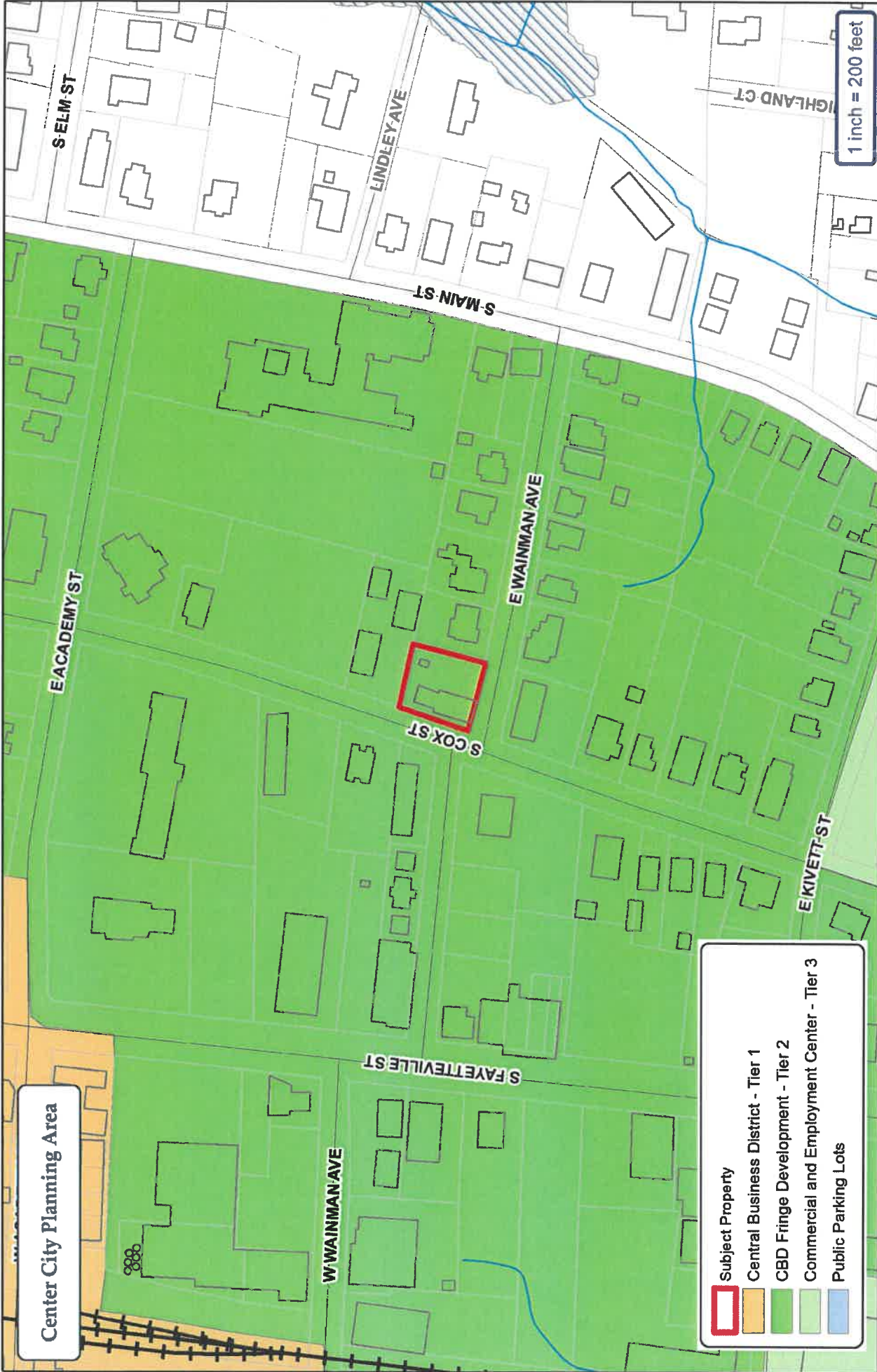
City Zoning

City of Asheville Planning & Zoning Department

Rezoning Case: RZ-23-07

Parcels: 7751816248





# City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-07

Parcels: 7751816243







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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-07

Parcels: 751816243

|                                                                                     |                  |
|-------------------------------------------------------------------------------------|------------------|
|  | Subject Property |
|-------------------------------------------------------------------------------------|------------------|









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

**APPLICANT INFORMATION**

*Applicant* Keaton's Place *Applicant's Phone #* 336-628-0070  
*Applicant's Address* 120 Worth St.  
Asheboro, N.C. 27203  
*Applicant email address* susan@keatonsplace.org

**PROPERTY INFORMATION**

*Property Owner's Name* Maxton C. McDowell  
*Location of Property* 379 S. Cox St. *Property Size (ac. or s.f.)* 0.27 acre  
*Randolph County Property Identification Number (PIN#)* 7751816243  
*Current Zoning District* OA-6 *Requested Zoning District* OA-6 (CZ)  
*Date Property Title Acquired* 9/29/1995 *Deed Book* 001434 *Page* 01038  
*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:

Congregate living facility



---

2. In what manner will the proposed amendment carry out the intent of the Land Development Plan? The proposed Application for Conditional Zoning is consistent with the Center City Applicable Goals, including large-scale, mixed use activity center serving the entire community.  
\* The existing infrastructure is adequate to support the desired zone.  
\* The proposed rezoning is compatible with the applicable small-area plan and surrounding land uses.

---

**For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".**

3. 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 ☒

4. 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 purpose of this conditional rezoning application is to offer a bridgeway temporary residency, for example between Daymark and a rehab placement. The conditional use conditions would address public safety general welfare, and public welfare.

---

Does not apply ☐

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

This application is not for a detox or rehab unit. It will be temporary housing for residents in recovery, who will be subject to drug testing, with staff on site day and night.

---

### **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*



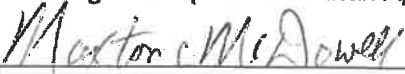
*Printed Name of Authorized Signatory (if different from Applicant)*

Susan E. Hunt

*Position/Relationship of Authorized Signatory to Applicant*

Exec. Director

*Owner Signature (if different than Applicant)*



*Owner Address*

3334 Old Hwy 49  
Asheboro, NC 27205

*Telephone Number*

336-241-2256

*Printed Name of Authorized Signatory (if different from Owner)*

MAXTON C McDowell

*Position/Relationship of Authorized Signatory to Owner*

Self

|                         |                                   |                              |
|-------------------------|-----------------------------------|------------------------------|
| Received by: <u>JLE</u> | STAFF USE<br>Date: <u>4-14-23</u> | Case Number: <u>R2-23-07</u> |
|-------------------------|-----------------------------------|------------------------------|





**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

**Staff Report**

# Rezoning Staff Report

**RZ Case #** RZ-23-08

**Date** June 5, 2023 Planning Board

## General Information

**Applicant** Estate of Peggy Britt, HR Gallimore, Agent

**Address** 207 East Pritchard Street

**City** Asheboro NC 27203

**Phone** 336-626-5560

**Location** 207 East Pritchard Steret

**Requested Action** Rezone from B2 General Commercial to OA6 Office-Apartment

**Existing Zone** B2

**Existing Land Use** Formerly Business Services (insurance office)

**Size** 0.8 acres +/-

**Pin #** 7751966980

## Applicant's Reasons as stated on application

It complies; downzone. Property is flanked on one side and to the rear with residential. OA6 works for office or residential.

## **Surrounding Land Use**

**North** Single-Family Residential

**East** Single-Family Residential

**South** Industrial

**West** Commercial

**Zoning History** RZ-99-40 (May, 1999): Property was rezoned from R10/B2 to B2.

## **Legal Description**

The property of the Estate of Peggy Britt, located at 207 East Pritchard Street, more specifically identified by Randolph County Parcel Identification Number 7751966980, and totaling approximately 0.8 acres +/-.

## **Analysis**

1. The property is within the city limits. East Pritchard Street is a city-maintained collector street. The property is approximately 350 feet east of East Pritchard Street's signalized intersection with North Fayetteville Street.
2. The existing B2 zoning district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
3. The OA6 Office-Apartment district is described as "intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
4. The OA6 district allows residential uses (single-, two-, and multi-family with up to 4 dwellings when a property possesses less than 45,000 SF), institutional uses (such as places of worship), and some lighter commercial uses (medical/professional offices, and service uses such as hair salons). Heavier commercial uses (such as eating establishments, motor vehicle repair/sales/rental, and retail businesses) are not permitted.
5. The requested district would allow all uses permitted by right subject to complies with city land use regulations. No site-specific development plan is considered with this request.
6. The last use of the property was business services (an insurance office).
7. Information from the Randolph County Tax Department indicates that the property's building type is considered a "single-family" residence, and that the structure was built in 1923.
8. If mixed occupancy is proposed in the future (i.e. residential and non-residential), compliance with the state building code must be demonstrated.



## Rezoning Staff Report

RZ Case #      RZ-23-08

### 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:** Complies with LDP proposed land use map.

**Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.

**Checklist Item 5:** Complies with Growth Strategy Map

**Checklist Items 12, 13, and 14:** 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.

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

## **Rezoning Staff Report**

**RZ Case #      RZ-23-08**

### **LDP Goals/Policies Which Do Not Support Request**

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

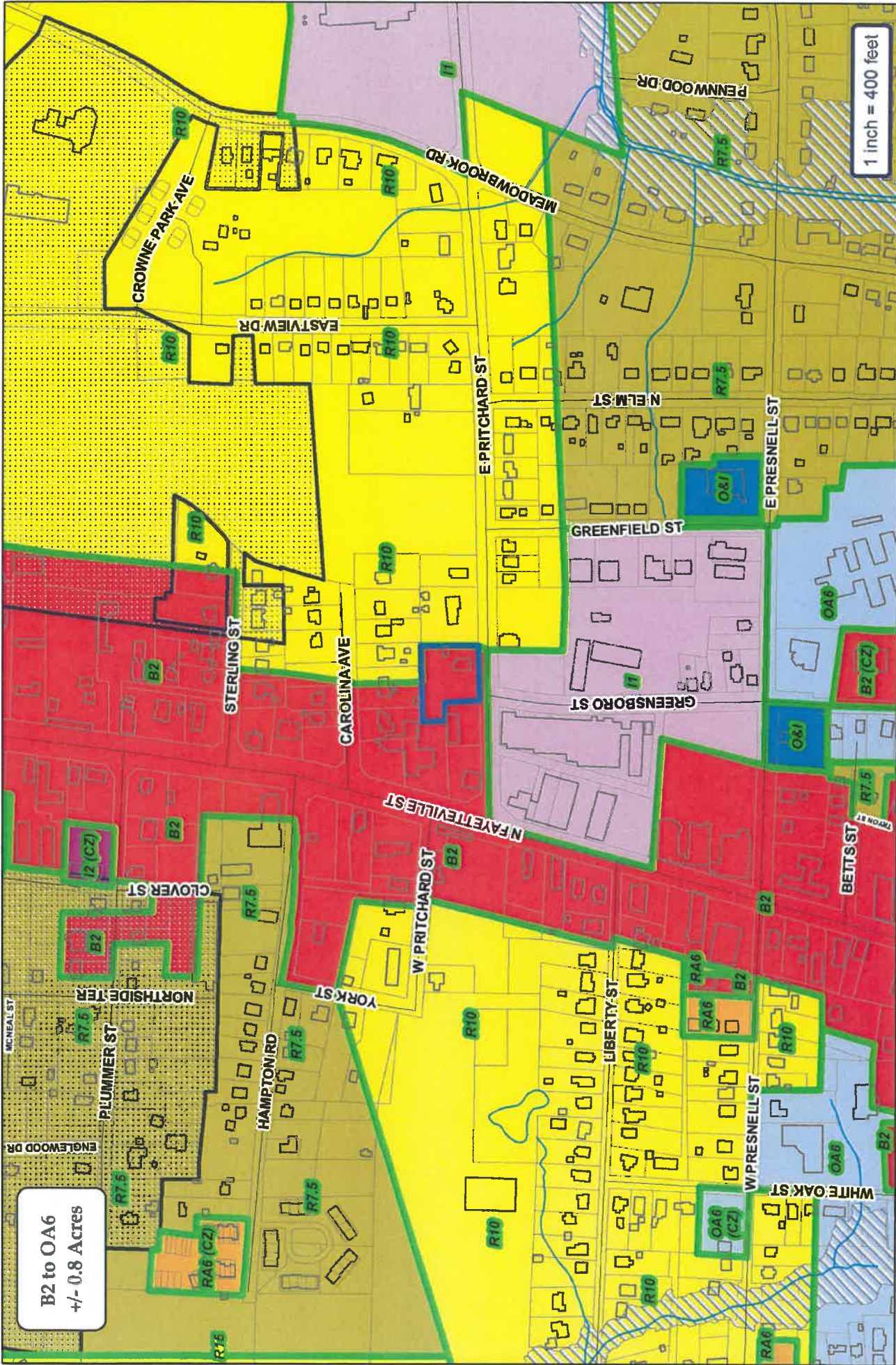
Staff believes that the OA6 district is a more appropriate transition between industrial uses to the south and west and commercial uses to the north and east than the existing B2 General Commercial district. The Zoning Ordinance's description of the OA6 also more closely fits the property's location.

Additionally, available records indicate that either office or residential uses have occurred from the property over time; both are appropriate in an OA6 district.

Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest.

**Recommendation**    In light of the above analysis, staff recommends approval.





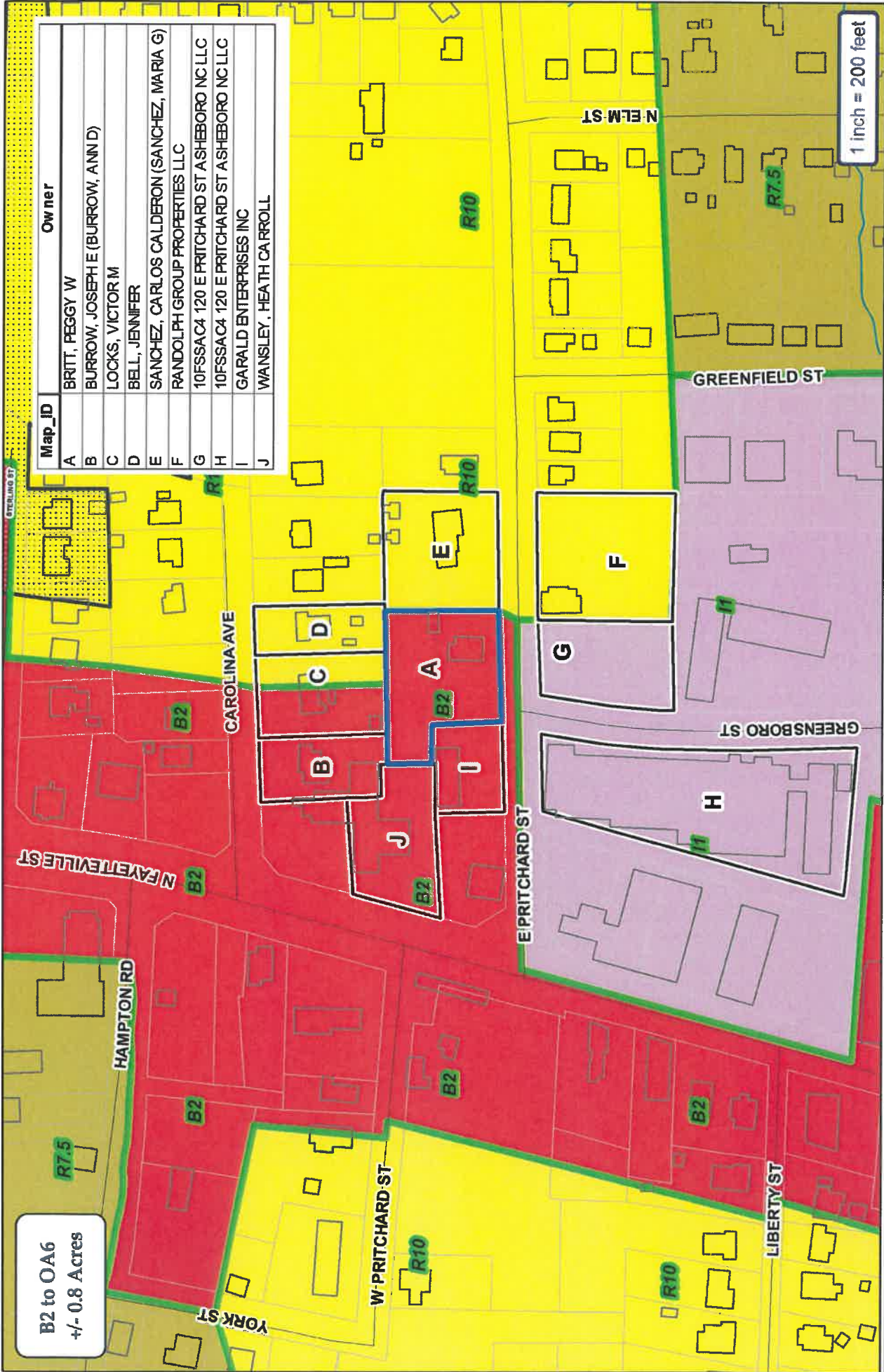
# City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-08

Parcels: 7751966980







**B2 to OA6  
+/- 0.8 Acres**

| Map_ID | Owner                                       |
|--------|---------------------------------------------|
| A      | BRITT, PEGGY W                              |
| B      | BURROW, JOSEPH E (BURROW, ANN D)            |
| C      | LOCKS, VICTOR M                             |
| D      | BELL, JENNIFER                              |
| E      | SANCHEZ, CARLOS CALDERON (SANCHEZ, MARIA G) |
| F      | RANDOLPH GROUP PROPERTIES LLC               |
| G      | 10FSSAC4 120 E PRITCHARD ST ASHEBORO NC LLC |
| H      | 10FSSAC4 120 E PRITCHARD ST ASHEBORO NC LLC |
| I      | GARALD ENTERPRISES INC                      |
| J      | WANSLEY, HEATH CARROLL                      |



**City of Asheville Planning & Zoning Department**

**Rezoning Case: RZ-23-08**

**Parcels: 7751966980**

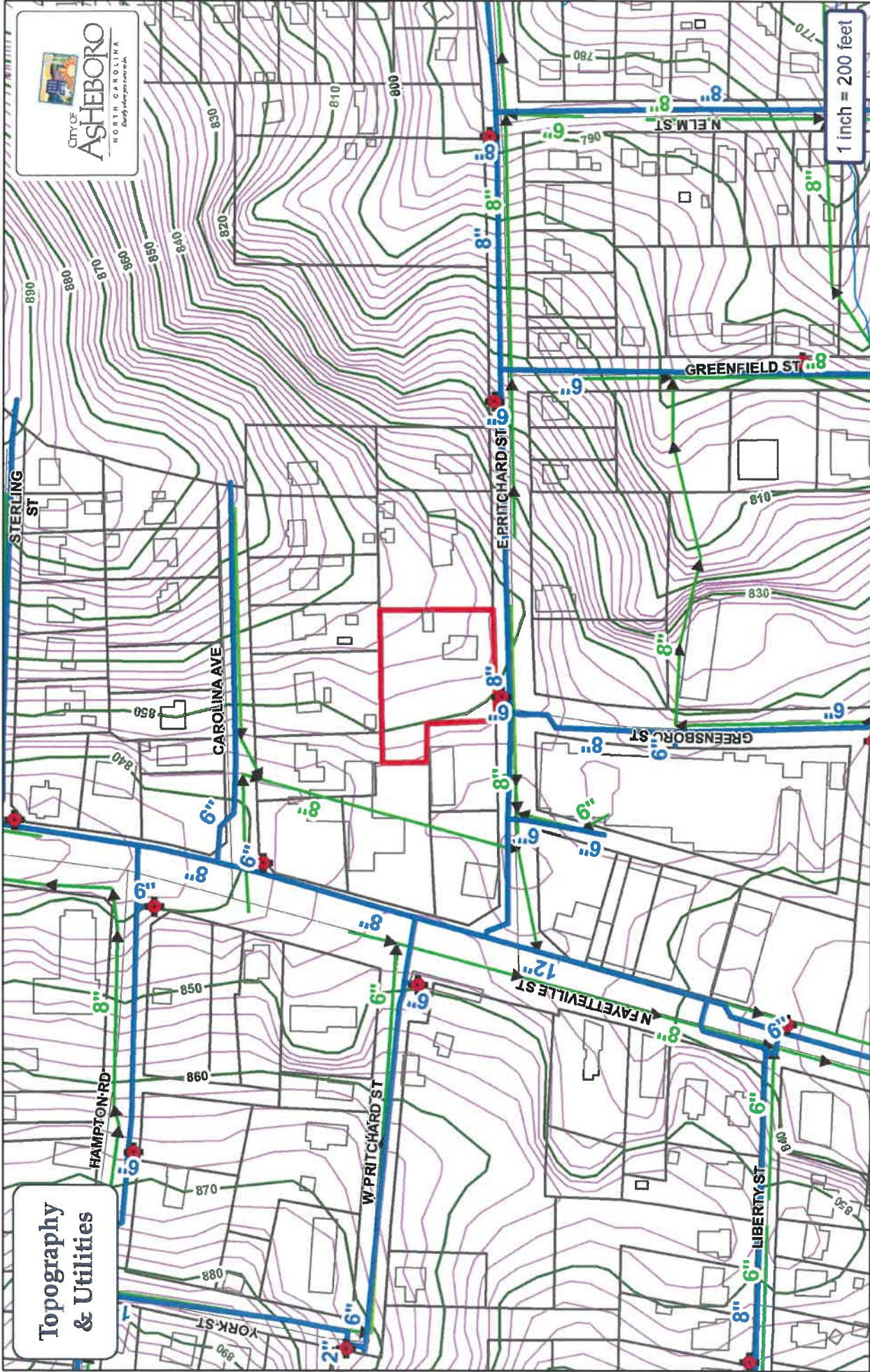
Subject Property

Adjoining Properties

City Zoning







**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-23-08**

**Parcels: 7751966980**

**Subject Property**

**Water Main**

**Sewer Main**

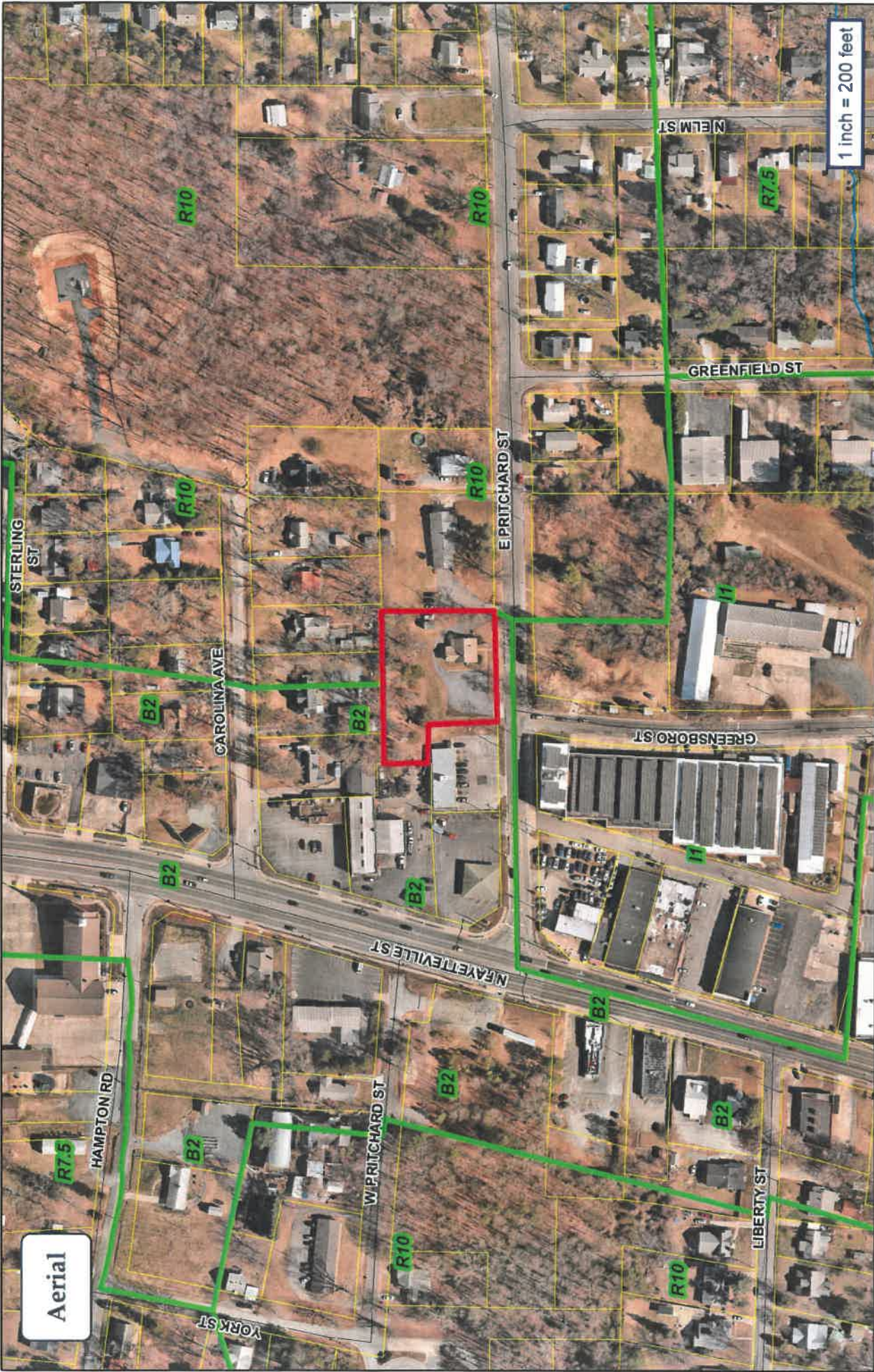
**Force Main**

**Fire Hydrant**

**Pump Station**

**Watershed**





Aerial



Subject Property  
Zoning

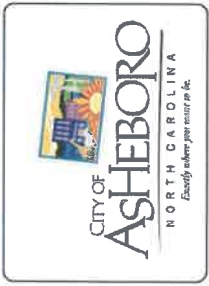
Subject Property

Zoning

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-08

Parcels: 7751966980





**APPLICANT INFORMATION**

Applicant Estate of Peggy Britt

Applicant's Phone # \_\_\_\_\_

Applicant's Address \_\_\_\_\_  
\_\_\_\_\_

Applicant Email Address \_\_\_\_\_

**PROPERTY INFORMATION FOR MAP AMENDMENTS**

Property Owner's Name Estate of Peggy Britt

Location of Property 207 East Pritchard Street, Asheboro

Property Size (ac. or s.f.) 0.8 acre

Randolph County Property Identification Number (PIN#) 7751966980

Current Zoning District B-2

Requested Zoning District OA-6

Date Property Title Acquired March 8, 1991

Deed Book 1292 Page 132

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?

It Complies Down Zone

**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.

NONE

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?

NONE

Does not apply ☐

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

Property is Zoned on one side and to the rear with  
Residential OAG works is ~~is~~ for Office or Residential.



### **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

H.R. Gallimore

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Agent

Owner Signature (if different than Applicant)

Ricky G. Britt

Owner Address

1315 Iron Mountain  
Asheboro N.C. 27205

Telephone Number

336-629-5153

Printed Name of Authorized Signatory (if different from Owner)

Ricky G Britt

Position/Relationship of Authorized Signatory to Owner

Ricky G Britt

### **STAFF USE**

Received by:

John Evans

Date:

4-17-23

Case Number:

R2-23-08



**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)

**Staff Report**



# Rezoning Staff Report

**RZ Case #** RZ-23-09

**Date** June 5, 2023 Planning Board

## General Information

**Applicant** Ricky Eugene Spencer

**Address** 651 Karla Drive

**City** Asheboro NC 27205

**Phone** 336-953-8060

**Location** 3114 Zoo Parkway

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

**Existing Zone** R40

**Existing Land Use** Undeveloped/formerly single-family dwelling

**Size** 2.2 acres +/-

**Pin #** 7669460864

## Applicant's Reasons as stated on application

Provide new housing opportunities. New development has occurred in the area over last 15-20 years.

## **Surrounding Land Use**

**North** Industrial/Single-Family

**East** Zoo City Sportsplex & Congregate Living

**South** Residential PUD (Parkway South)

**West** Undeveloped

**Zoning History** N/A

## **Legal Description**

The property of Ricky Eugene Spencer & Clarissa Spencer, located at 3114 Zoo Parkway, across from & immediately south of the Old Cox Road intersection, totaling approximately 2.2 acres +/- and more specifically identified by Randolph County PIN 7669460864

## **Analysis**

1. The property is outside the city limits. Zoo Parkway is a state-maintained major thoroughfare at this location.
2. Access to city utilities (water/sewer) requires annexing the property.
3. The existing R40 district allows a single-family dwelling on a lot with 40,000 SF and a two-family dwelling on a lot with 80,000 SF.
4. 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."
5. The current R40 zoning only allows one two-dwelling unit on the property. If the property is rezoned, it is possible that additional lots can be created through the subdivision process and additional homes constructed.
6. The Village Activity Center is described by the Land Development plan to have a "variety of housing types surrounding the mixed-use core, including some multi-family residential units (e.g. Apartments, Townhouses, and Condominiums)." It describes the intent as to "create pedestrian-friendly, community focal points containing a mixture of commercial, office and institutional, entertainment, open space, and residential uses & housing types
7. The area already includes a mixture of housing types (single-family, residential townhomes, Crossroads Rest and Retirement) and is across from the city-owned Zoo City Sportsplex.

## Rezoning Staff Report

RZ Case #     RZ-23-09

### 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 | Village Activity Center |
| Small Area Plan                   | Southeast               |
| Growth Strategy Map Designation   | Secondary Growth        |

### LDP Goals/Policies Which Support Request

**Checklist Item 3:** The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.

**Checklist Item 5:** Complies with Growth Strategy Map

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

**Checklist Items 12, 13, and 14:** 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.



## Rezoning Staff Report

**RZ Case #      RZ-23-09**

### **LDP Goals/Policies Which Do Not Support Request**

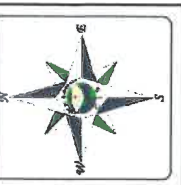
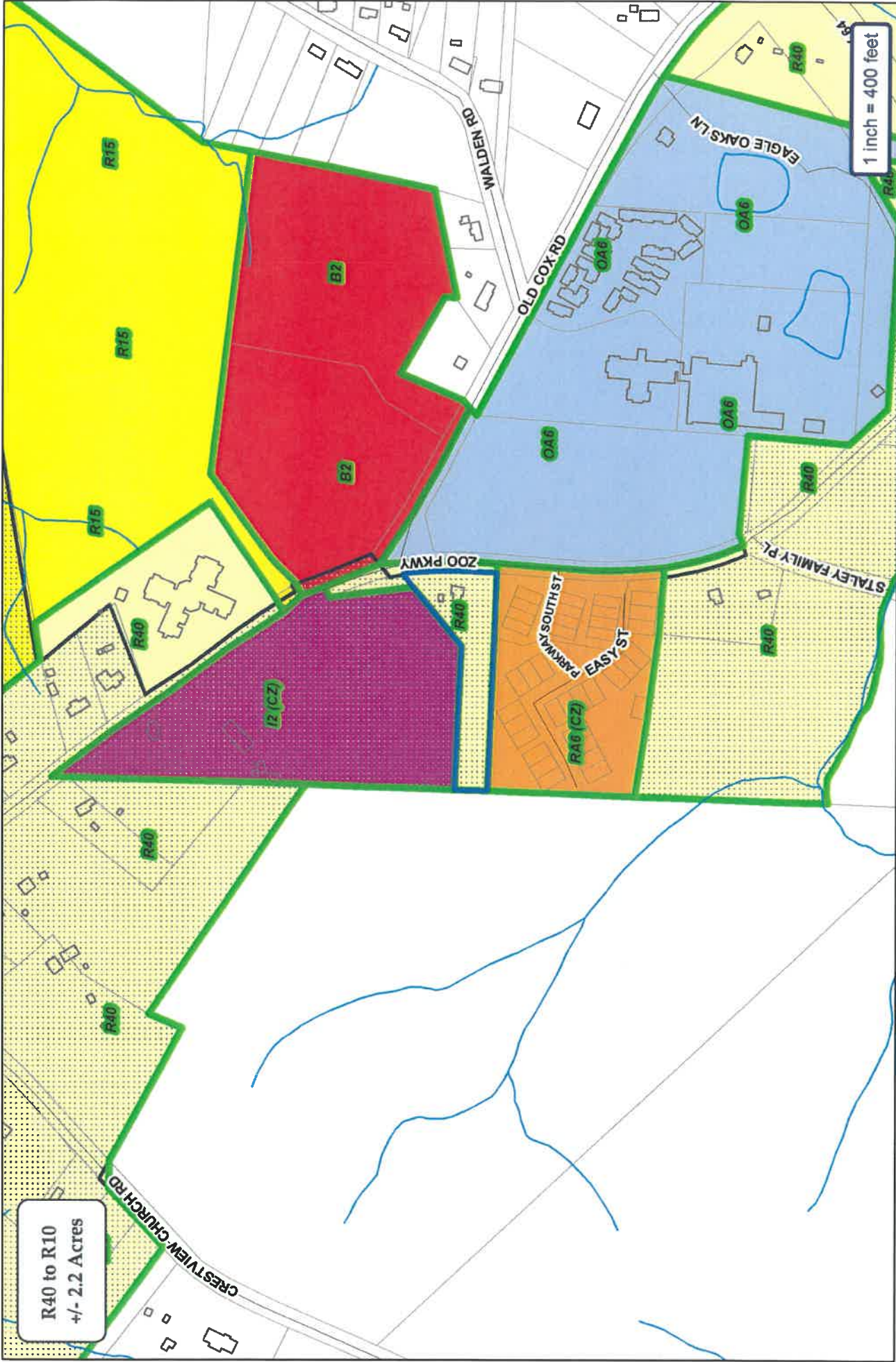
**Checklist Item 1**: Does not comply with LDP proposed land use map.

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

Staff believe that the requested R10 zoning designation is appropriate for the property given the area's mixture of housing types and densities. While the application does not implement the Land Development Plan's recommendations for a mixed use Village Activity Center, recent investments and growth in the area justify a transition to medium-density residential zoning from the present low-density district.

Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest.

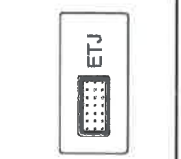
**Recommendation**    In light of the above analysis, staff recommends approval.



City of Asheboro Planning & Zoning Department

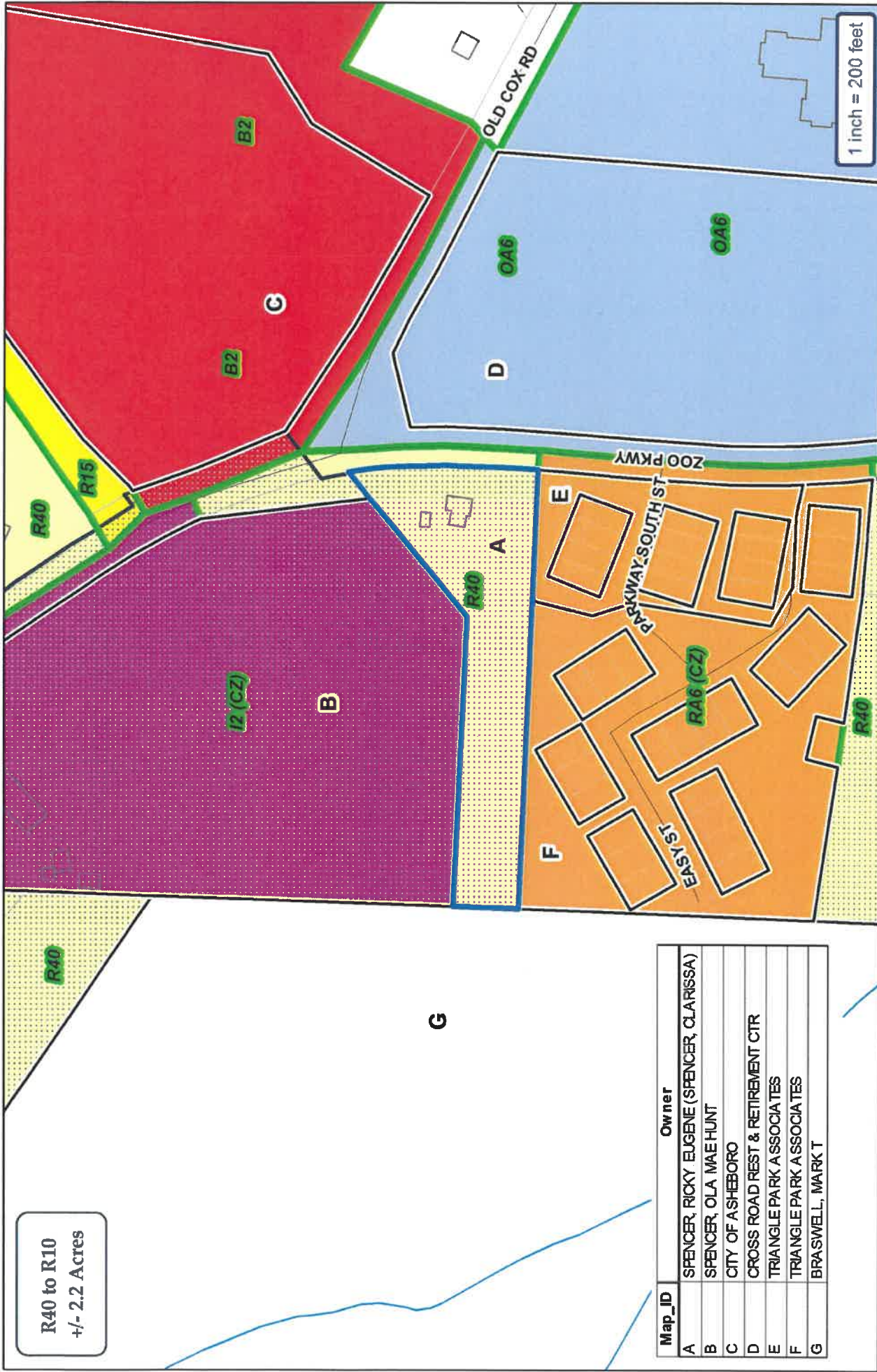
Rezoning Case: RZ-23-09

Parcels: 7669460864





R40 to R10  
+/- 2.2 Acres



| Map_ID | Owner                                     |
|--------|-------------------------------------------|
| A      | SPENCER, RICKY EUGENE (SPENCER, CLARISSA) |
| B      | SPENCER, OLA MAEHUNT                      |
| C      | CITY OF ASHEBORO                          |
| D      | CROSS ROAD REST & RETIREMENT CTR          |
| E      | TRIANGLE PARK ASSOCIATES                  |
| F      | TRIANGLE PARK ASSOCIATES                  |
| G      | BRASWELL, MARK T                          |



# City of Asheboro Planning & Zoning Department

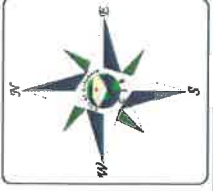
Rezoning Case: RZ-23-09

Parcels: 7669460864

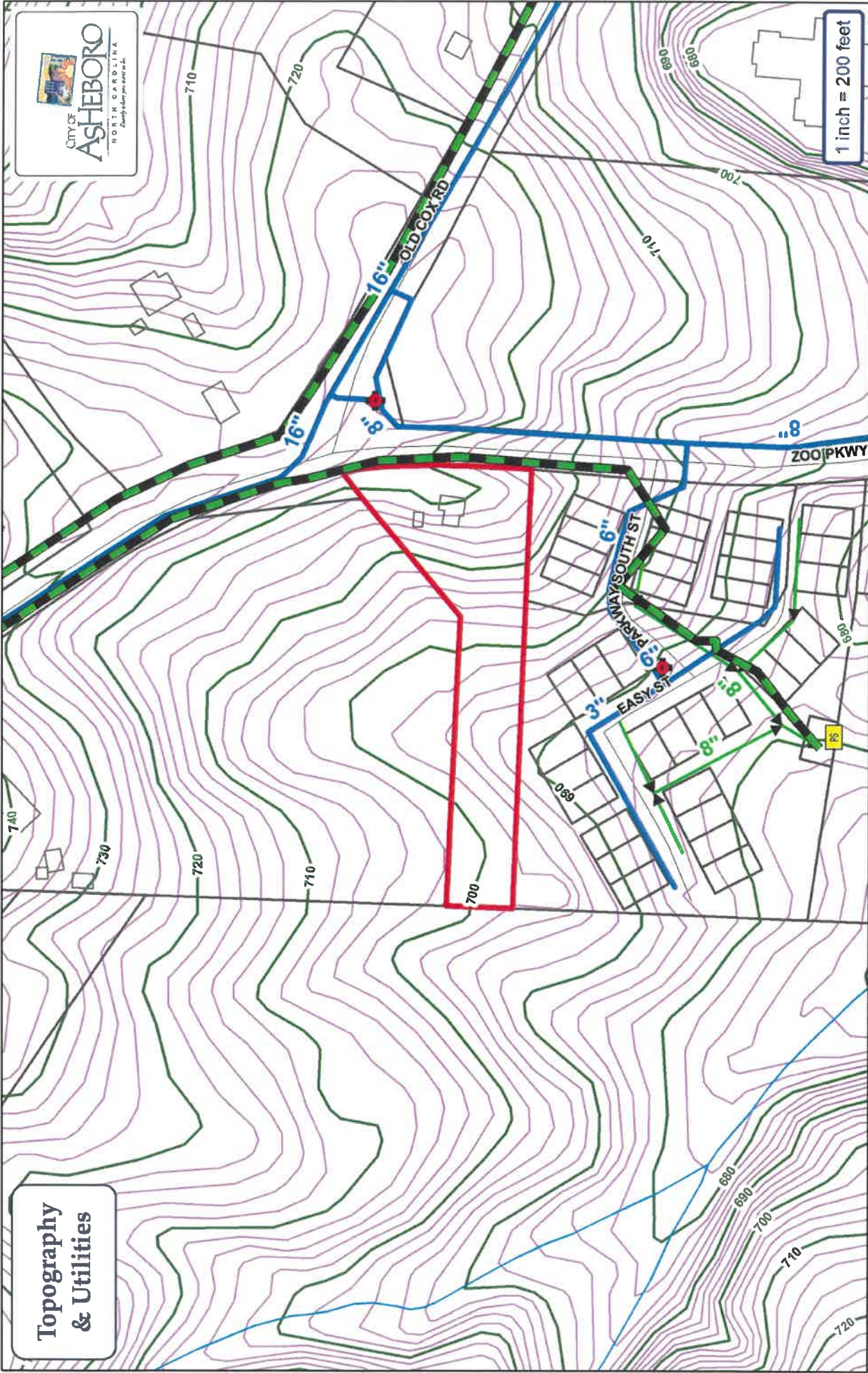
Subject Property

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-23-09

Parcels: 7669460864

Subject Property







Aerial

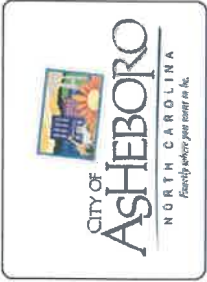


Subject Property

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-09

Parcels: 7669460864





**APPLICANT INFORMATION**

Applicant Ricky Eugene Spencer

Applicant's Phone # 336-953-8060

Applicant's Address 651 Karla Dr  
Asheboro, N.C.

Applicant Email Address respencer54@gmail.com

**PROPERTY INFORMATION FOR MAP AMENDMENTS**

Property Owner's Name \_\_\_\_\_

Location of Property 3114 Zoo Parkway, Asheboro, NC 27205

Property Size (ac. or s.f.) 2.2 ac.

Randolph County Property Identification Number (PIN#) 7669-46-0864

Current Zoning District R40

Requested Zoning District R10

Date Property Title Acquired 9/28/2017

Deed Book 002565 Page 01174

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?

Provide new housing opportunities

**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?

*New development has occurred in area  
over last 15-20 years*

Does not apply ☐

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

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### **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*

*Ruf E. Spence*

*Printed Name of Authorized Signatory (if  
different from Applicant)*

*Position/Relationship of Authorized  
Signatory to Applicant*

*Owner Signature (if different than Applicant)*

*Ruf E. Spence* *Clifford Spence*

*Owner Address*

*651 Kaula Dr*  
*Asheboro NC*

*Telephone Number*

*336-953-8066*

*Printed Name of Authorized Signatory (if  
different from Owner)*

*Position/Relationship of Authorized  
Signatory to Owner*

### **STAFF USE**

*Received by:* *TW* *Date:* *5/10/23* *Case Number:* \_\_\_\_\_





**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.**

**Staff Report**

## John Evans

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**Subject:** FW: [External Sender] City of Asheboro Review for Permit # 234900191 - Map Zoning Amendment

**From:** Davis Ray - WynnefieldForward <[davis@wynnefieldforward.com](mailto:davis@wynnefieldforward.com)>  
**Sent:** Friday, May 19, 2023 12:32 PM  
**To:** Trevor Nuttall <[tnuttall@ci.asheboro.nc.us](mailto:tnuttall@ci.asheboro.nc.us)>  
**Subject:** RE: [External Sender] City of Asheboro Review for Permit # 234900191 - Map Zoning Amendment

We are planning to close on the land by the end of the month. That said, let me know what we need to do with respect to the signature by the current landowner.

We're fine with the continuance.

I will get our engineer working on the revisions and what is the deadline for getting these back over to you?

**From:** Asheboro NC <[wo@iworq.net](mailto:wo@iworq.net)>  
**Sent:** Friday, May 19, 2023 12:16 PM  
**To:** Davis Ray - WynnefieldForward <[davis@wynnefieldforward.com](mailto:davis@wynnefieldforward.com)>  
**Subject:** City of Asheboro Review for Permit # 234900191 - Map Zoning Amendment

Davis:

Here is the link to payment for the new conditional zoning district request.

We'll review the plan in greater detail but in quickly looking at it, below are my comments:

1. All elements shown on the original submission will need to be shown on this amended plan, including curb/gutter/sidewalks, landscaping, site data and notes, proposed lighting details, city easement (and relocated portion of line), etc.
2. We will need updated building elevation drawings.
3. Unless Wynnefield plans to close very soon on the property, we will need to get a signature from Ms. Barnes on the application which my office will be sending you in a separate email, along with a form letter/addresses of adjoining land owners to send letters to by Friday of next week.

I suggest immediately requesting a continuance to move the Planning Board meeting from June 5 to July 10 to provide you and us more time to get what we need for the Planning Board. Doing so would not affect the date of the Council hearing which would still occur on July 13. You can do so by emailing me after you pay the fee. That would allow the letters that you send next week to note that you have already asked the Planning Board to continue the application to its July 10 meeting. The form letter we will be sending you will include language assuming you are in agreement to continue the Planning Board mtg from June to July.

Call me if you have questions: 336-736-9478.

If you would like to pay unpaid fees online please click [Here](#)



# Rezoning Staff Report

**RZ Case #** RZ-23-10

**Date** June 5, 2023

## General Information

**Applicant**

Wynnefield Forward, LLC

**Address** PO Box 566

**City** Asheboro NC 27203

**Phone** 336-822-0765

**Location** 615 & 617 South Church Street; 233 West Kivett Street; 616 & 622 Hammer Avenue

**Requested**

**Action** Rezone from OA6 (Office-Apartment) to OA6 (CZ) requesting a Whole Block Redevelopment for a Multi Family Development for the Elderly

**Existing Zone** OA6

**Existing Land Use** Single Family (2); Two-Family (1); Multi-Family (5 units)

**Size** 2.5 acres +/-

**Pin #** 7751703525

## Applicant's Reasons as stated on application

See attached

## **Surrounding Land Use**

**North** Commercial/Office

**East** Commercial/Industrial/Railroad

**South** Multi-family residential

**West** Single-Family dwelling /Office

**Zoning History** RZ-22-04: Rezone from OA6 (Office-Apartment) to OA6 (CZ) for a Whole Block Redevelopment for a Multi Family Development for the Elderly

## **Legal Description**

The property of Andobar, Inc., located at 615 & 617 South Church Street; 233 W. Kivett Street, and 616 & 622 Hammer Avenue, consisting of approximately 2.5 acres and more specifically identified by Randolph County Parcel Identification Number 7751703525.

## **Analysis**

1. The applicant is requesting a Conditional Zoning requesting a Multi Family Development for the Elderly that is a Whole Block Redevelopment project.
2. The property is within the city limits.
3. South Church Street is a state-maintained minor thoroughfare. West Kivett Street is a city-maintained minor thoroughfare. Lanier Avenue and Hammer Avenue are city-maintained local streets.
4. This use was approved in 2022 (Case No. RZ-22-04), allowing a four-story structure with 60 dwelling units.
5. The applicant is proposing an amended conditional zoning district, most notably to (1) reduce the total number of units from 60 to 48 and the building height from four (4) stories to three (3) stories; (2) move the building closer to Hammer Avenue and further from South Church Street; and (3) change the parking location and reduce the number of parking spaces.
6. The OA6 zoning district is described as "intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged." Multi-family Development for the Elderly is a permitted use within the OA6 district.
7. The property is located within Tier 3 (Commercial and Employment Center) of the Center City Planning Area. Two properties with a B3 (Central Commercial) designation are within 300 feet of the subject property.
8. The application seeks approval of a Whole Block Redevelopment proposal. Whole Block Redevelopment is envisioned to help with the revitalization of neighborhoods, removal of blighted and unsafe structures, encouragement of reinvestment into properties in the vicinity of the development, stabilization and enhancement of property values, improvement of the City's housing stock, enhancement of the historic integrity of neighborhoods and improvement to public infrastructure.
9. There are currently two single-family dwellings, one two-family (duplex) dwelling, and one multi-family structure with five residential dwelling units. The multi-family structure currently has a 0' setback from South Church Street.
10. The applicant has requested a continuance of this request until the Planning Board's July 10, 2023 meeting.

# Rezoning Staff Report

RZ Case #      RZ-23-10

## 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**      City Activity Center

**Small Area Plan**      Central

**Growth Strategy Map Designation**      Primary Growth

## LDP Goals/Policies Which Support Request



## **Rezoning Staff Report**

**RZ Case #      RZ-23-10**

### **LDP Goals/Policies Which Do Not Support Request**

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

Staff will provide a more detailed analysis of this request prior to the June 10, 2023 Planning Board meeting.

**Recommendation**    The applicant has requested a continuance until the July 10, 2023 Planning Board meeting. Staff supports the applicant's request for a continuance.

## **Rezoning Staff Report**

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

Any conditions will be proposed prior to the July 10, 2023 Planning Board meeting.

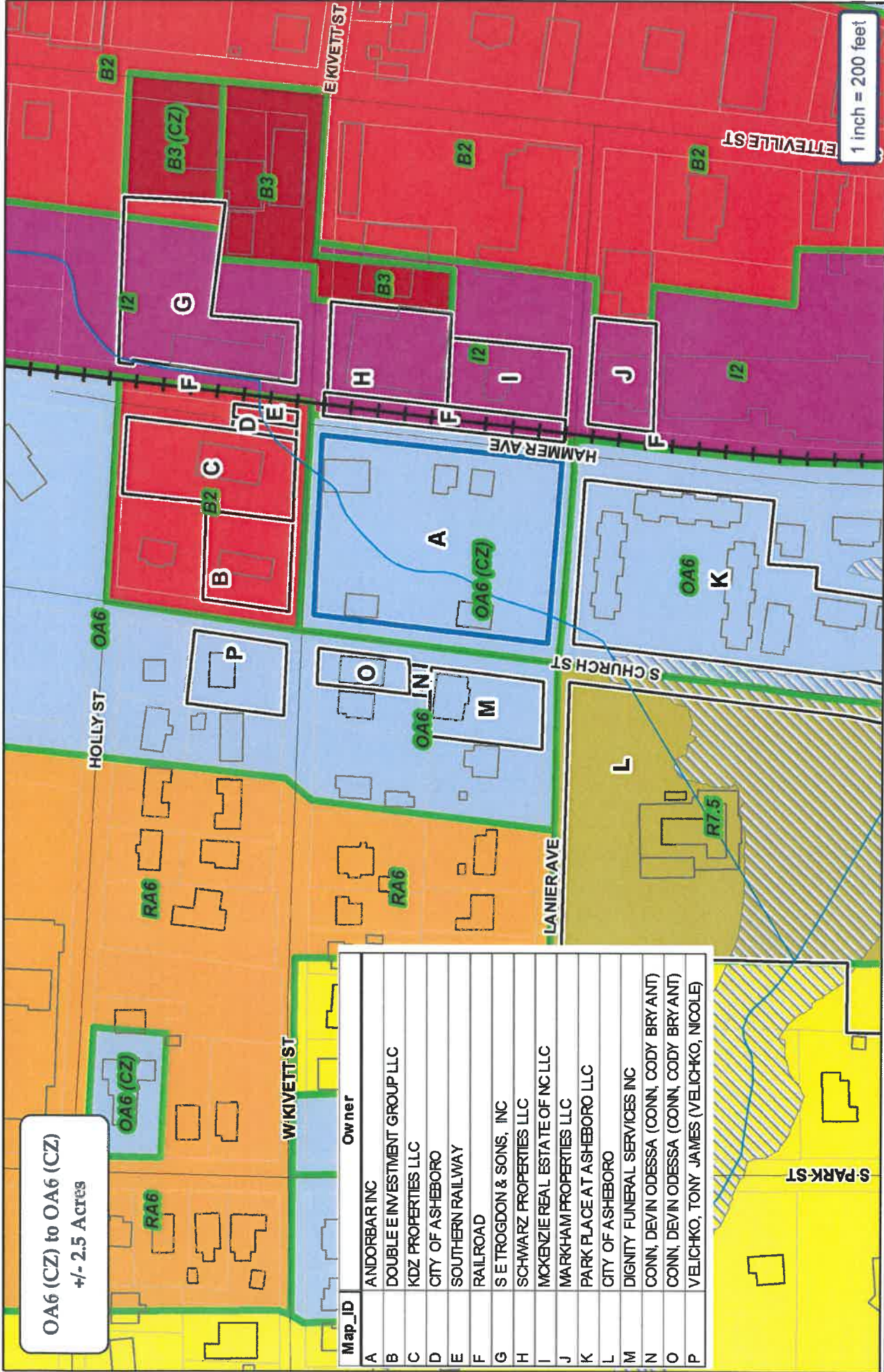












OA6 (CZ) to OA6 (CZ)  
+/- 2.5 Acres

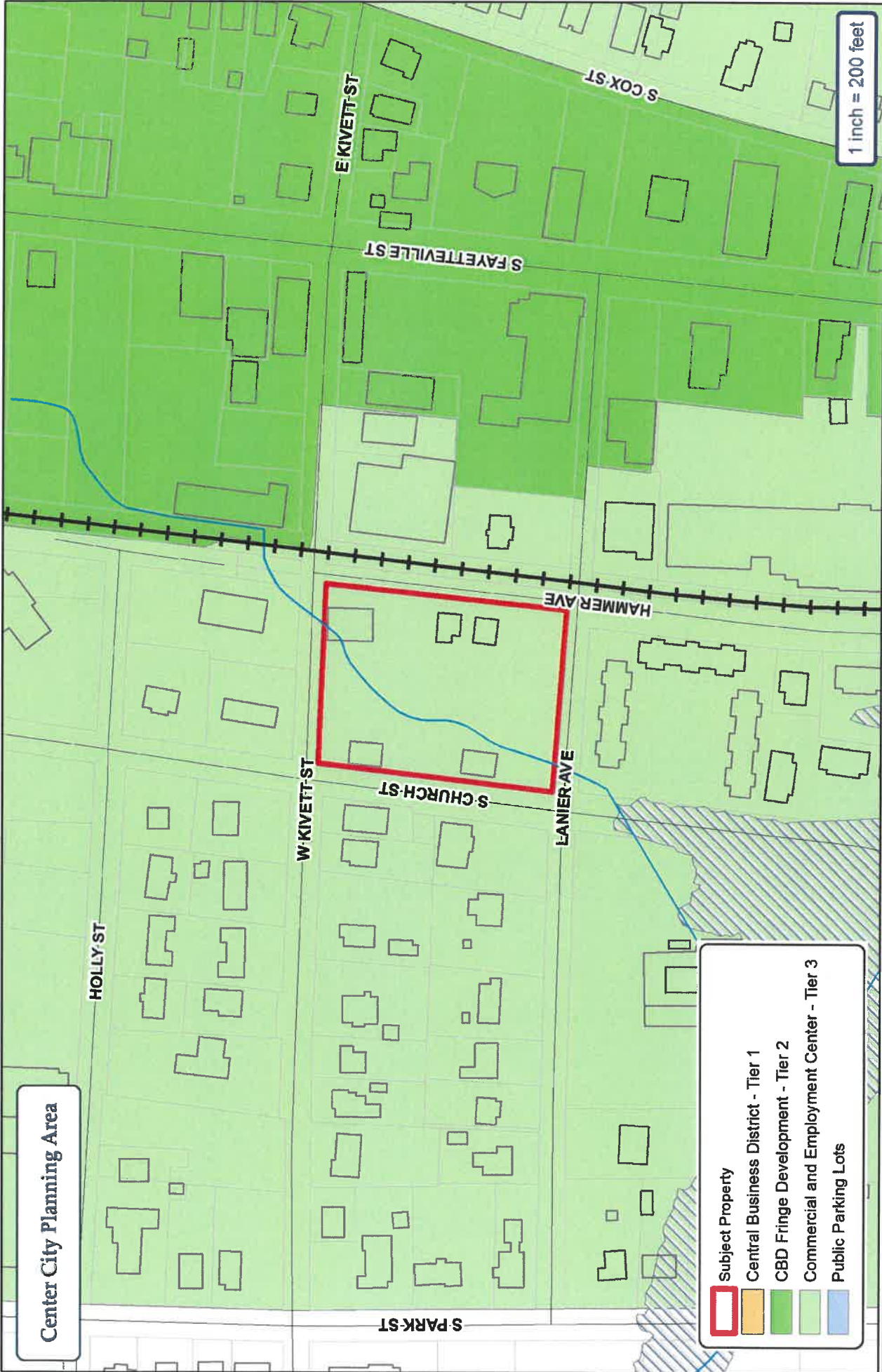
| Map_ID | Owner                                   |
|--------|-----------------------------------------|
| A      | ANDORBAR INC                            |
| B      | DOUBLE E INVESTMENT GROUP LLC           |
| C      | KDZ PROPERTIES LLC                      |
| D      | CITY OF ASHEBORO                        |
| E      | SOUTHERN RAILWAY                        |
| F      | RAILROAD                                |
| G      | S E TROGDON & SONS, INC                 |
| H      | SCHWARZ PROPERTIES LLC                  |
| I      | MCKENZIE REAL ESTATE OF NC LLC          |
| J      | MARKHAM PROPERTIES LLC                  |
| K      | PARK PLACE AT ASHEBORO LLC              |
| L      | CITY OF ASHEBORO                        |
| M      | DIGNITY FUNERAL SERVICES INC            |
| N      | CONN, DEVIN ODESSA (CONN, CODY BRYANT)  |
| O      | CONN, DEVIN ODESSA (CONN, CODY BRYANT)  |
| P      | VELICHKO, TONY JAMES (VELICHKO, NICOLE) |

**City of Asheville Planning & Zoning Department**

**Rezoning Case: RZ-23-10**

**Parcels: 7751703525**





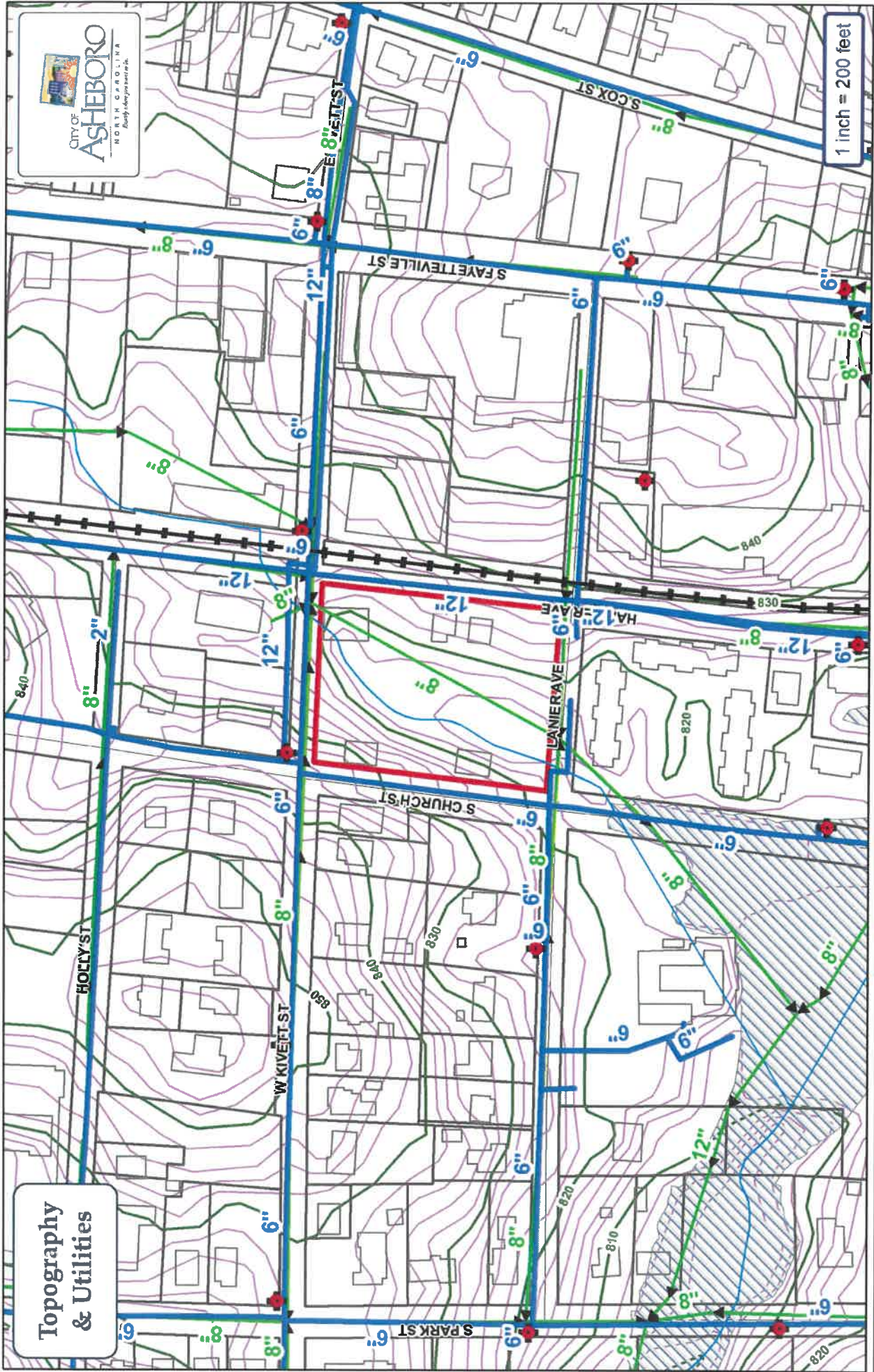
City of Asheville Planning & Zoning Department

Rezoning Case: RZ-23-10

Parcels: 7751703525







**CITY OF ASHEBORO**  
NORTH CAROLINA  
*Ready when you need us.*

**Topography & Utilities**

Water Main

Sewer Main

Force Main

Fire Hydrant

PS

Pump Station

Watershed

**City of Asheboro Planning & Zoning Department**

**Rezoning Case: RZ-23-10**

**Parcels: 7751703525**

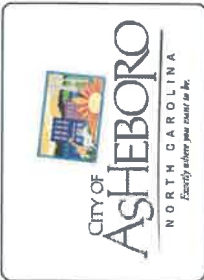
Subject Property

1 inch = 200 feet





Aerial

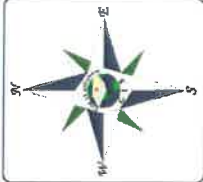


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-10

Parcels: 7751703525

Subject Property





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

**APPLICANT INFORMATION**

Applicant Wynnefield Forward, LLC Applicant's Phone # 336.882.0765

Applicant's Address PO Box 566  
James town, NC 27282

Applicant email address davis@wynnefieldforward.com

**PROPERTY INFORMATION**

Property Owner's Name Anderson, Inc. (under a tract by app. limit)  
Location of Property 617 S Church St. ext. 20 Property Size (ac. or s.f.) 2.5 ac

Randolph County Property Identification Number (PIN#) 7751703525

Current Zoning District 046 (CZ) Requested Zoning District 046 (CZ)

Date Property Title Acquired 1985 Deed Book 1165 Page 491

Subdivision \_\_\_\_\_ Section \_\_\_\_\_ Lot # \_\_\_\_\_

Plat Book 1 Page 177

**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:

Request to reconfigure layout of project  
- rational remains as provided  
in RZ-22-04



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

*As provided in R2-22-04*

**For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".**

3. 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 ☒

4. 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?

Does not apply ☒

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

*As provided in R2-22-04*

### **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*



*Owner Signature (if different than Applicant)*

\_\_\_\_\_

*Printed Name of Authorized Signatory (if different from Applicant)*

*Davis Ray for C. Craig Stone*

*Owner Address*

\_\_\_\_\_

*Position/Relationship of Authorized Signatory to Applicant*

*Telephone Number*

\_\_\_\_\_

*Printed Name of Authorized Signatory (if different from Owner)*

\_\_\_\_\_

*Position/Relationship of Authorized Signatory to Owner*

\_\_\_\_\_

### **STAFF USE**

Received by: *TRW* Date: *5/12/23* Case Number: *RZ-23-10*