



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, October 2, 2023
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from September 5, 2023
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved
- IV. Old Business

RZ-23-14: Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

The applicant has submitted a request to continue this case to the November Board meeting.

V. New Business

a. RZ-23-15: Request to establish initial City of Asheboro Zoning (R10 Medium-Density Residential) for property located on WOW Road (Randolph County Parcel Identification Number 7763933698)

b. RZ-23-16: Request to rezone property on the north side of East Allred Street, approximately 200 feet west of Ingram Drive (Randolph County Parcel Identification Number 7762401107) from R10 Medium-Density Residential and R15 Low-Density Single-Family Conditional Zoning to R10 Medium-Density Residential Conditional Zoning

c. RZ-23-17: Request to rezone property located at 639 and 645 North Fayetteville Street and 114 Liberty Street (Randolph County Parcel Identification Numbers 7751868499 and 7751960550) from B2 (General Commercial) and R10 (Medium-Density Residential) to OA6 (Office-Apartment)

VI. Items not on the agenda

VII. Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
TUESDAY, SEPTEMBER 5, 2023
7:00 p.m.

This being the time and place for the regular meeting of the Asheboro Planning Board, a meeting was held with the following officials and members present:

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

Harold Anderson)
David Henderson) - Members Present
Van Rich)

Ritchie Buffkin)
Thomas Rush) – Members Absent

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 AUGUST 7, 2023

Mr. O'Kelley inquired if there were any corrections or additions to the August 7, 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 August Regular Meeting. He stated that no Major Subdivisions had been administratively approved by staff since the last Planning Board meeting.

NEW BUSINESS

RZ-23-13: REQUEST TO REZONE PROPERTY LOCATED AT 624 BREWER STREET AND 621 FRANKS STREET FROM RA6 HIGH-DENSITY RESIDENTIAL AND B2 (CZ) GENERAL COMMERCIAL CONDITIONAL ZONING TO AN AMENDED B2 (CZ) DISTRICT FOR A LARGE CHILD CARE CENTER AND CONTINUATION OF A MEMBERSHIP ORGANIZATION

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

Applicant: Ashley Hedrick

Location: 624 Brewer Street and 621 Franks Street

Request: Rezone from RA6 High-Density Residential to an amended B2 (CZ) General Commercial Conditional Zoning classification for a Large Child Care Center; and continuation of membership organization

Randolph County Parcel ID: 7761146503

Size: 3.32 acres +/-

Existing Land Use: 1. 624 Brewer Street: Vacant (previously Large Child Care Center) and 2. Membership organization.

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

1. The property is inside the city limits.
2. Brewer and Franks Streets are both local streets. A sidewalk extends along Brewer Street in front of the property.
3. In 1982, a Special Use Permit was issued for a large childcare facility (SUP-82-15) in the structure located at 624 Brewer St. The daycare has ceased operations for an amount of time that precludes resumption of the use without City Council action.
4. In 2001, the portion of the property that includes the gym at 621 Franks Street, was rezoned from RA6 High-Density Residential to CU-B2 Conditional Use General Commercial. At that time, a Conditional Use Permit (CUP-02-23) for a Membership Organization was granted. This request does not propose changes to the previously approved membership organization authorization.
5. In June, 2018, the applicant requested a Special Use Permit to allow a new non-conforming use for the structure located at 624 Brewer Street (from a large childcare center to professional services). A subsequent request to rezone the property to an O&I Office and Institutional General District also was denied in September, 2018.
6. Available records show that the property has been used for non-residential purposes since at least the 1950's.
7. The zoning ordinance describes the B2 General district 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."
8. The zoning ordinance distinguishes between childcare centers based on the size of the center. A large center is classified as serving 80 or more children. A large center is permitted by way of a Special Use Permit in the B2 district or through a conditional zoning process; the applicant seeks a conditional zoning district.
9. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. The main deviation identified with the application is relates to the number of off-street parking spaces provided. The site plan delineates a total of 22 off-street parking spaces, which could accommodate 60 children, 12 employees, and 2 facility vehicles. The application seeks approval for up to 100 children, 20 employees, and 2 facility vehicles. Typically, a day care that size would require 36 off-street parking spaces. The building does provide a drop-off area that offers short-term parking for approximately 5 vehicles.
10. On-street parking is permitted by ordinance on both sides of Brewer Street generally from dawn to dusk.

He went over the LDP Recommendations:

Proposed Land Use Map: Neighborhood Residential

Small Area Plan: Central

Growth Strategy Map: Primary Growth

Goals/Policies Supporting Request (5):

- **Checklist Item 5:** The proposed rezoning is compliant with the Growth Strategy Map.
- **Checklist Items 12-14:** Outside of watershed, flood area, areas of steep slopes

- **LDP Design Principles:** PRINCIPLE #3 – Move from “Separation of Uses” toward “Mixed Use Development”

Goals/Policies Not Supporting Request (3):

- **Checklist Item 1:** Does not comply with LDP proposed land use map.
- **Checklist Item 3:** Does not fit district description of zoning ordinance.
- **2.1.5:** Lacking transition between commercial and residential zoning

He then went over proposed conditions:

- (A) The use approved shall be a Large Child Care Center for up to 80 children and the site developed consistent with the site plan submitted. If the number of children served exceeds 80 children, up to a maximum of 100 children, a revised site plan showing 5 (five) additional off-street parking spaces shall be submitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council. Such parking shall be located outside of any required buffer or screening yards.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Subject to the provisions of the Zoning Ordinance and CUP-02-23, the Membership Organization existing at 621 Franks Street may continue.
- (D) The childcare facility must meet the standards provided by the NC Department of Health and Human Services Child Day Care Commission. Evidence that Commission requirements are met shall be presented to Planning Department staff prior to any Certificate of Zoning Compliance being issued.
- (E) Hours of operation shall be limited to 6:00 AM to 7:00 PM.
- (F) 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 district in the chain of title for the Zoning Lot.

He then gave staff's consistency statement:

“Staff believes that the Land Development Plan supports investment in and use of underutilized structures, particularly for development that is compatible with surrounding land uses and provides neighborhoods with important services. This property was used for a childcare center for many years and is already developed in a manner that, by its design, separates the use of 624 Brewer Street from neighboring single-family dwellings. While the building is in close proximity to the East Side Homes apartments, it does provide needed shared access to separate parking available to those residents.

The Proposed Land Use Map designates the property for future residential development, which is reflective of the current RA6 zoning; however, the rezoning application is consistent with how the property has been used in the past and approval would result in improvements to the building and property that should help to improve this community asset.

While generally supportive of the application, staff is concerned about the sufficiency of parking for the size day care that is proposed. A daycare with up to 80 children should not generate problems related to parking due to the availability of short-term parking within the drop-off queue and on-street parking on Brewer Street. Should the size of the daycare exceed 80, staff does recommend a condition be included with the zoning district that would allow the property owner and proprietor to work with staff to identify a suitable location permitted by the zoning ordinance for five additional off-street parking spaces to be provided without the need amend the conditional zoning district.”

He then provided the staff's recommendations: "Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions."

He then asked the board if there were any questions. There were no questions for Mr. Evans at this time.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. The applicant, Ashley Hedrick, spoke in favor of the request. She stated that Asheboro and Randolph County have been designated as childcare deserts. She stated that she would like her childcare center to be a non-profit and serve low-income families in the community. She mentioned that there would be community service efforts involved with her school aged children and that her lesson plans would focus on character and team building, leadership, and skills to help children become leaders and productive members in the community. She stated that the childcare center would be like a school related to a child drop-off area for parents. She stated that she agreed and would accept the suggested staff conditions. She stated that she mailed notices to adjoining property owners on August 14th, 2023. She stated that 2 people that received the letters contacted her and were supportive of the request. She then asked if there were any questions from the board.

Ms. Vuncannon asked when licensing would be completed, how many children she plans to have, and what does the licensing include, such as a school license. Ms. Hedrick stated that next week is a pre-licensing period but that the licensing would be received in 3 to 6 months and that she is hoping for the beginning of the year to get started. She stated that building only needed minor repairs and no major renovations. She stated that, regarding capacity, she would like to have the max number of children that the building will allow according to the state licensing requirements, but this would be more than the existing parking would allow. She stated that she would gauge interest and would hopefully start with 80 children per the proposed conditions and if the number of children is projected to increase, she will reevaluate and plan to add more parking spaces to fulfill all conditions. Mr. Anderson inquired if Ms. Hedrick has ever run a childcare center. She stated that she has not run a childcare center but does have childcare, accounting, and human resources experience, and is currently taking the first set of childcare licensing classes. She stated that she has taken all the required training, like first aid and CPR training, set forth by the state. She also mentioned that background checks and fingerprinting have already been filed for the pre-licensing processes. She mentioned that a board of directors will be established to lead the nonprofit organization.

Mr. O'Kelley inquired if there was anyone to speak in opposition to the request. Ms. Rosa Patterson, site manager at Eastside Homes, addressed the board and stated that she is not in opposition to the request but that she would like to ensure that the Eastside Homes parking isn't affected by the childcare center. Ms. Hedrick commented that there will be signage on the doors of the center directing parents and staff to only the childcare center parking and drop-off areas. She stated that her events would be small in nature. She also stated that if she needed to purchase signage that designated the Eastside Homes residents parking only, she would work with Ms. Patterson to do so. Ms. Vuncannon inquired if the street parking could be utilized. Mr. Evans re-stated that there is on-street parking available (during daylight hours on Brewer Street plus on Franks Street), however it was not dedicated to any specific use and would be on a first-come, first-served basis. Ms. Margie Trogon made a comment on the difficulty of the childcare industry, particularly as it relates to finding employees. There were no further questions or comments.

Mr. Rich moved to recommend approval of Case RZ-23-13 based on staff's recommendation and consistency statement. Ms. Vuncannon seconded the motion and the motion carried unanimously. Mr. O'Kelley stated that the City Council will consider the rezoning request at the Thursday, October 5, 2023, regular meeting.

RZ-23-14: REQUEST TO REZONE PROPERTY LOCATED ALONG THE WEST SIDE OF ZOO PARKWAY AND THE SOUTH SIDE OF NEWBERN AVENUE FROM R40 LOW-DENSITY RESIDENTIAL, R15 LOW-DENSITY SINGLE-FAMILY RESIDENTIAL, AND R10 MEDIUM-DENSITY RESIDENTIAL TO R7.5 (CZ) MEDIUM-DENSITY RESIDENTIAL CONDITIONAL ZONING FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT

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

Applicant: Ridge Road Partners, LLC

Location: Zoo Parkway and Newbern Avenue

Request: Rezone from R40 Low-Density Residential, R15 Low-Density Single Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium Density Residential Conditional Zoning for a Residential Planned Unit Development

Randolph County Parcel ID: 7760008593 (portion) and 7760013008

Size: 94.27 acres +/- of 104.27 acres +/-

Existing Land Use: Undeveloped

He presented overview, rezoning, topographic/utilities, aerial, and oblique maps. He presented a site plan of the overall development as well as additional expanded views of the phasing of the project, as well as some other items including parking, trails, potential future connections, stub-outs, sidewalks, standard street details, recreation areas, and a stream crossing from Phase 1 to Phase 2. He also provided conceptual building renderings showing the potential types of structures within the development. He also presented photographs of the subject property from all directions. He then gave an analysis:

1. The property is currently outside of the city limits. Annexation, in accordance with city policy, is required to connect to city-maintained utilities.
2. The request is for a residential Planned Unit Development, consisting of a total of 346 dwellings on 346 lots. 282 of these units are detached single-family residences. 64 units are attached townhome style dwellings, clustered in groups of 5 to 7 attached dwellings.
3. Development plans show seven (7) common areas with each including amenities such as pickle ball, dog parks, and/or garden areas. The plans note that "the exact amenity provided at each location will be determined at a later date" but the expectation will be that final decisions related to amenities will generally be consistent with what is submitted. Notes also indicate that passive open space with planted grass comprises the remainder of each area, and that all common areas will have a minimum of 2 understory trees and 6 shrubs, with "landscaping to have defined boundaries and complement amenity entrance points."
4. Zoo Parkway is a state-maintained major thoroughfare. New Bern Avenue is a state-maintained collector road. The development has two access points, one from each roadway, and also shows several potential locations where the internal street network could be extended onto adjacent property should future development be proposed. NCDOT has indicated that a Traffic Impact Analysis will be required for the development. Connectivity between Zoo Parkway and New Bern Avenue is shown via a stream crossing to be built by the developer. No traffic study details have been provided; staff has recommended traffic impact findings and potential mitigation measures be available for review prior to the board meetings.
5. Plans identify certain areas for tree preservation, primarily within flood-prone areas of the property. There also is some landscape buffering shown to be provided between the development and adjacent property, with a 15 ft. natural buffer to be retained adjacent to the townhomes. Each development entrance will be landscaped with a minimum of 4 understory trees and 12 shrubs, and street trees will be installed at a rate of 1 understory tree per 25 residential units. Staff has suggested additional fencing be provided adjacent to two additional residential properties (Parcel Identification Numbers 7760013216 and 7760014240) that is not shown.
6. Sidewalks customarily are required for a Residential Planned Unit Development and typically is expected to connect all lots and amenities to existing streets. The site plan proposes a sidewalk network only on one side of the new streets which is not adequate under the code when lots are

proposed to be on both sides. Staff has identified this deviation, and, in response, the applicant has added a trail that would provide additional pedestrian access for many of the lots; several lots, however, remain unconnected to a pedestrian feature and the conceptual location of the trail is being evaluated.

7. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. The aforementioned pedestrian network is the primary deviation identified.
8. The zoning ordinance describes the intent of the R7.5 Medium-Density Residential district as "to provide regulations which will produce a moderate intensity of residential uses, usually single family and no more than 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 neighborhood residential designation of the property is described by the Land Development Plan's Land Category Description as intended "to accommodate existing medium-density, single family residential neighborhoods, while encouraging new neighborhoods of similar density to provide a greater sense of community." This classification is also described as having a "pedestrian-friendly neighborhood, with convenient access to surrounding neighborhoods, parks and walking trails, and designated neighborhood commercial centers."
10. This property is considered a Secondary Growth Area by the LDP's growth strategy classification. This is described as "Areas with prime access to an existing city gravity sewer interceptor and/or an existing or potential future thoroughfare, and located outside of, but adjacent to existing city limits. Suitable development sites within SGAs should be given a moderately high level of encouragement and incentives for mid-range development."
11. The overall density of the development is approximately 4.4 dwellings per acre (when excluding public right-of-way as stipulated by the code). The plans indicate that lot sizes range from 3,000 to 4,000 SF, with minimum unit sizes of 1,150 SF of conditioned area for the attached townhomes. The plans indicate minimum lot sizes ranging from 4,100 to 5,100 SF for the detached single-family dwellings, with minimum unit size of 1,200 SF of conditioned area for each detached dwelling.
12. A portion of the property is in a Special Hazard Flood Area. There is one roadway crossing shown across a floodway.
13. Staff returned comments on the initial site plan on August 23 and received an updated plan on August 30. Issues previously identified awaiting further clarification include:
 - developer's general plan for stormwater management
 - potential visitor parking locations; and
 - other technical information requiring clarification.

He went over the LDP Recommendations:

Proposed Land Use Map: Neighborhood Residential

Small Area Plan: Central

Growth Strategy Map: Secondary Growth

Goals/Policies Supporting Request (3):

- **Checklist Item 1:** Rezoning is compliant with the Proposed Land Use Map. (Regarding the residential land use, pedestrian connections, and the provision of some recreational amenities)
- **Checklist Item 5:** Complies with Growth Strategy Map
- **LDP Design Principles:** PRINCIPLE #4 – Move from "Conventional Development" Towards "Cluster Development"

Goals/Policies Not Supporting Request (3):

- **Checklist Item 1:** Does not comply with LDP proposed land use map (regarding density similar to surrounding neighborhoods and convenient access to neighborhood commercial center).
- **Checklist Item 12-13:** Property has steep slopes (>20%) and is within special flood hazard area.

At this time, Mr. Evans paused the staff's presentation and invited the applicants design team to provide their visual presentation to the Planning Board, staff, and members of the audience. This was done prior to covering conditions proposed by staff.

Mr. John Ross, PE, Project Engineer/Coordinator, addressed the board and provided a visual presentation of the proposed rezoning request. He gave an introduction of the project representatives to the board, including Jerry Fitzgerald, CCIM, Project Coordinator, Jeff Guernier – True Homes, Operations Partner – Triad Land, Christian Vestal – Summey Engineering Associates, PLLC, Land Design Technician, and Tou Lee, PE – Davenport, Project Manager/Traffic Engineer (absent). He stated that notices for the zoning map amendment were mailed to all adjoining property owners on August 21, 2023. He stated that an additional letter for a voluntary neighborhood meeting was included in the zoning notice package and mailed August 21, 2023. He stated that 29 letters were mailed to adjoining property owners with additional letters to the City and applicant representatives. He mentioned that the voluntary neighborhood meeting was held at Cross Road Baptist Church on August 28th, 2023. He stated that in addition to the applicant, owner, and City Staff, a total of 5 residents signed-in as attending representing 4 adjoining properties. He stated that community discussion items at the voluntary neighborhood meeting included traffic generation and mitigation, open space for wildlife/habitat, use of pesticides/herbicides, buffering against existing residences, vehicular connectivity for emergency response, proposed amenities, and value of homes to be constructed. He then provided aerial imagery, site plan, and amenity options. To address these community discussion items he stated that they have retained Davenport Engineering to conduct a Traffic Impact Analysis (TIA). He stated that the TIA will take into consideration peak school hours, which cannot be recorded until school traffic is in session, so the exact timing of the analysis is unclear. He stated that the development team is committed to completing roadway and traffic mitigation improvements that result from the approved TIA. He stated that there would be approximately 30 acres of undisturbed woodland area for wildlife/habitat use and there will be no use of pesticides/herbicides. They have provided a free flow out of their development with two points of entry/exit to assist with vehicular connectivity for emergency response. He stated that the project will be constructed in phases and that the first phase of construction could begin in 2 years and completion of the total project could take 10 years. He then showed the conceptual overall site plan and addressed buffering by stating that they plan to retain and save all the existing trees they could, and that vegetation will be added if existing trees cannot be saved. He stated that if fencing is needed to also serve as a buffer, they can provide fencing as well. He also spoke on amenities potentially including pickleball courts, a dog park, and a community garden. He then introduced Jeff Guernier with True Homes.

Mr. Guernier addressed the board and introduced the TrueHomes company, highlighting that there would be homes averaging approximately \$325,000 in value. He showcased TrueHomes' accomplishments, pointed out their operations locations, provided some structural options and interior design feature choices that come along with the product that they construct, highlighted some of their charitable contributions, showed some prior home donations in the Triad that were part of the True Foundation, spoke on the local Community Hero Homes program and the doorway to prosperity initiatives, and provided conceptual building elevations and streetscapes of the types of homes and neighborhoods proposed.

Mr. Ross stated that the development team is available for any questions. He also thanked the City of Asheboro staff for their recommendation. He stated that the development team accepts the suggested conditions defined in the staff report with some minor wording changes. He restated that they are committed to the roadway and transportation mitigation improvements and are committed to working with the city for any additional on-street parking that may be needed and restated that if any fencing enhancements are needed for the neighbors, they are committed to providing.

Mr. O'Kelley inquired about the connections of the roads between Newbern Avenue and Zoo Parkway, will these improvements happen within the 10-year buildout or immediately. Mr. Ross stated that this will be taken into consideration with the TIA, but the initial construction will be the Phase 1 townhomes and the Phase 2 single-family homes before there is ever any connection in this area. He stated that the focus would be the creek crossing for the full connectivity of the development itself. Mr. O'Kelley mentioned that there would be approximately 64 townhomes constructed in Phase 1, so this could be a concern for the board and the community. Ms. Vuncannon inquired about the buildout plan and timeframe of the total

development, if approved. Mr. Ross stated that the first homes would likely be starting construction in a two-year period and complete building would be an 8-to-10-year process. Mr. Rich inquired about how far Zoo Parkway is to the cul-de-sac at the south end and what is the Fire Department's regulation regarding dead end streets. Mr. Ross stated that it is approximately about 2500 feet. Mr. Evans stated that the maximum length of a permanent dead end is 500 feet but since this right of way is connecting to an adjoining property, allowing for a future connection, this would be looked at differently. Mr. Evans also stated that the Fire Department didn't have any concerns about this aspect of the plan. Ms. Vuncannon inquired about the schools and if they are ready to receive a larger number of children stemming from the development. Dr. Aaron Woody, superintendent for Asheboro City Schools, addressed the board and stated that the traffic patterns are something they may be concerned about, but this is a NCDOT requirement. He stated that if 500 children were to enter the school system, there likely would be a need to expand. Currently, the school systems are not ready for any large increase in capacity. Mr. O'Kelley asked about the quantity of homes that are in the first two phases. Mr. Ross stated that Phase 2 would have less than two hundred. Ms. Vuncannon asked how many parking spaces are with the townhomes. Mr. Ross stated that there would be one space with the garage and one space with the driveway. He stated that in the single family housing development, most are double garages and two spaces within the driveway. Ms. Vuncannon stated that parking is a concern. She also asked about the square feet of townhomes and the Single-Family dwellings. Mr. Ross stated that at a minimum, the townhomes would have 1150 square feet with an actual anticipated square footage of approximately 1700. He stated that for the single-family the minimum would be 1200 square feet but they anticipate a larger square footage of approximately 2000 or higher due to current market conditions. Ms. Vuncannon also asked staff how this development will impact the need for additional city services, including emergency services like fire and police. Mr. Nuttall addressed the board and stated that Thursday, the City Council agenda will discuss the siting of an emergency operation facility which will serve as a 3rd fire station. This quadrant of the City's jurisdiction is a center of interest for new growth in the city and staff is responding in anticipation for a new site located near this development. He stated that this development does not have any impact on that particular process, however. He stated that by the time the first residents of homes in this development have moved in, the new station will already likely be completed.

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

There were several citizens to speak with concerns regarding safety, equity, erosion, stormwater, power easements, traffic and the need for the TIA, vehicular connectivity and the need for more than 2 entrances/exits, density of the project, fire protection, emergency response time, increased school traffic and school capacity, lack of parking and pedestrian infrastructure, and the rate of speed at which vehicles travel along these roads, as well as the overall character of the project in relation to the area.

Mr. Jeff Ross did again address the board and spoke to some of the citizens' concerns related to traffic and some of the known issues that are present today. He stated that in many communities, this type of request is not unusual with respect to density. Ms. Vuncannon addressed the citizens in the room stating that NCDOT will help determine the roadway improvements, and not the Planning Board. There was a comment from the audience as to why the request should be approved without the TIA information. Mr. Evans asked if the Board wanted to defer hearing the proposed conditions of the rezoning or if they wanted to be presented with them at this time. Mr. Rich indicated that it would be better to hear them at the next meeting. There were no further comments or concerns at this time.

Mr. Rich moved to continue Case No. RZ-23-14 to the regular October Planning Board meeting for the development team to produce the TIA. Mr. Anderson seconded the motion and the motion carried unanimously.

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.

Bradley Morton, Planning Board Secretary

Michael O'Kelley, Planning Board Chair



RZ-23-14: Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

Staff Report

The applicant has requested a continuance of this case until the November 6, 2023 Planning Board meeting.

John Evans

Subject: FW: [External Sender] Hillcrest Farm Subdivision Continuance Request

From: Jerry Fitzgerald <jerry@fitzcomm.net>
Sent: Tuesday, September 26, 2023 4:03 PM
To: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Cc: Drew Boggs <DBoggs@boggscontractinginc.com>; johnhrosspe@gmail.com; John Evans <jevans@ci.asheboro.nc.us>
Subject: FW: [External Sender] Hillcrest Farm Subdivision Continuance Request

Trevor,

On behalf of Drew Boggs, our project applicant, we request a continuance for our regular planning board meeting.

Drew will confirm this shortly as he is unavailable today.

Thanks for your help and assistance.

If you have questions, please don't hesitate to contact me.

Thanks again.

Jfitz

From: John Ross <johnhrosspe@gmail.com>
Sent: Monday, September 25, 2023 3:45 PM
To: Drew Boggs <DBoggs@boggscontractinginc.com>; Ingram Walters (<claytoningramwalters@gmail.com>) <claytoningramwalters@gmail.com>; Jerry Fitzgerald <jerry@fitzcomm.net>; John Ross <johnhrosspe@gmail.com>
Subject: Hillcrest Farm Subdivision Continuance Request

Drew,

As the applicant, the following email to Trevor Nuttall should come from you and copy to the rest of the team. Feel free to cut and paste (and edit as you wish) Thank You....JHR

Email to be sent to Trevor Nuttall:

tnuttall@ci.asheboro.nc.us

Trevor,

At the Planning Board meeting earlier this month the Board voted to continue the Hillcrest Subdivision Rezoning/Annexation case until the Traffic Impact Analysis could be completed. The Analysis is in process and scoping for the study has been approved by NCDOT and background traffic counts are in process. Based on a conversation with our traffic consultant, we expect the counts will be completed within the next week. Beyond the completion of the field collected traffic counts, we expect 3-4 weeks will be required to complete the study and submit it for approval by NCDOT. We will continue to track

and monitor the progress of the Analysis and will keep you updated. With that said, we do not anticipate having the study completed and submitted to NCDOT prior to the October meeting dates.

Given the importance of understanding potential traffic impacts and potential mitigation associated with our project, it is our formal request that the zoning and annexation petition for Hillcrest Farm Subdivision be granted a continuance until the regularly scheduled Planning Board and City Council Meeting dates in November of this year.

Please let us know if there is anything more than this emailed request that you may need.

We thank you in advance for your consideration of this request. Should you have questions or require additional information, please contact me or anyone on our project team.

Thank you.

Andrew Boggs

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John H. Ross, PE

704-301-0461

JohnHRossPE@gmail.com

Rezoning Staff Report

RZ Case # RZ-23-14

Date September 5, 2023 Planning Board

General Information

Applicant Ridge Road Partners, LLC (c/o Drew Boggs)

Address PO Box 1609

City Monroe NC 28111

Phone 980-722-1010

Location Zoo Parkway and Newbern Avenue

Requested Action Rezone from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

Existing Zone R40/R15/R10

Existing Land Use Undeveloped

Size 94.27 acres +/- of 104.27 acres +/-

Pin # 7760008593 (portion) and 7760013008

Applicant's Reasons as stated on application

To construct 400 new residences to help supply the growing residential needs of this area. Residential growth using the clustering of homes in area most suitable for development. This development balances the need for residential growth in areas that are supported by the NC Zoo and City Sportsplex. Coming growth from nearby industrial facilities. Promoted neighborhood setting with nearby Sportsplex and NC Zoo. *Staff Note: The latest site plan presented by the applicant shows 346 dwellings.*

Surrounding Land Use

North Medium-Density Residential & Teachey School **East** Medium-Density Residential

South Low-Density Residential & Undeveloped **West** Medium-Density Residential

Zoning History N/A

Legal Description

The property of Hillcrest Farm Estates, LLC, located on the west side of Zoo Parkway, between 2358 and 2476 Zoo Parkway, and the south side of Newbern Avenue, between 294 and 360 Newbern Avenue, totaling approximately 94.27 acres +/- of 104.27 acres +/- and more specifically identified by a portion of Randolph County Parcel Identification Number 7760008593 and Parcel ID 7760013008.

Analysis

See attachment 1

Attachment 1: RZ-23-14 (Hillcrest Farms rezoning request)
Staff analysis as of 8-31-23

1. The property is currently outside of the city limits. Annexation, in accordance with city policy, is required to connect to city-maintained utilities.
2. The request is for a residential Planned Unit Development, consisting of a total of 346 dwellings on 346 lots. 282 of these units are detached single-family residences. 64 units are attached townhome style dwellings, clustered in groups of 5 to 7 attached dwellings.
3. Development plans show seven (7) common areas with each including amenities such as pickle ball, dog parks, and/or garden areas. The plans note that "the exact amenity provided at each location will be determined at a later date" but the expectation will be that final decisions related to amenities will generally be consistent with what is submitted. Notes also indicate that passive open space with planted grass comprises the remainder of each area, and that all common areas will have a minimum of 2 understory trees and 6 shrubs, with "landscaping to have defined boundaries and complement amenity entrance points."
4. Zoo Parkway is a state-maintained major thoroughfare. New Bern Avenue is a state-maintained collector road. The development has two access points, one from each roadway, and also shows several potential locations where the internal street network could be extended onto adjacent property should future development be proposed. NCDOT has indicated that a Traffic Impact Analysis will be required for the development. Connectivity between Zoo Parkway and New Bern Avenue is shown via a stream crossing to be built by the developer. No traffic study details have been provided; staff has recommended traffic impact findings and potential mitigation measures be available for review prior to the board meetings.
5. Plans identify certain areas for tree preservation, primarily within flood-prone areas of the property. There also is some landscape buffering shown to be provided between the development and adjacent property, with a 15 ft. natural buffer to be retained adjacent to the townhomes. Each development entrance will be landscaped with a minimum of 4 understory trees and 12 shrubs, and street trees will be installed at a rate of 1 understory tree per 25 residential units. Staff has suggested additional fencing be provided adjacent to two additional residential properties (Parcel Identification Numbers 7760013216 and 7760014240) that is not shown.
6. Sidewalks customarily are required for a Residential Planned Unit Development and typically is expected to connect all lots and amenities to existing streets. The site plan proposes a sidewalk network only on one side of the new streets which is not adequate under the code when lots are proposed to be on both sides. Staff has identified this deviation and, in response, the applicant has added a trail that would provide additional pedestrian access for many of the lots; several lots, however, remain unconnected to a pedestrian feature and the conceptual location of the trail is being evaluated.
7. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. The aforementioned pedestrian network is the primary deviation identified.
8. The zoning ordinance describes the intent of the R7.5 Medium-Density Residential district as "to provide regulations which will produce a moderate intensity of residential uses, usually single family and no more than 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 neighborhood residential designation of the property is described by the Land Development Plan's Land Category Description as intended "to accommodate existing medium-density, single family residential neighborhoods, while encouraging new neighborhoods of similar density to provide a greater sense of community." This classification is also described as having a "pedestrian-friendly neighborhood, with convenient access to surrounding neighborhoods, parks and walking trails, and designated neighborhood commercial centers."
10. This property is considered a Secondary Growth Area by the LDP's growth strategy classification. This is described as "Areas with prime access to an existing city gravity sewer interceptor and/or an existing or potential future thoroughfare, and located outside of, but adjacent to existing city limits. Suitable development sites within SGAs should be given a moderately high level of encouragement and incentives for mid-range development."

Attachment 1: RZ-23-14 (Hillcrest Farms rezoning request)
Staff analysis as of 8-31-23

11. The overall density of the development is approximately 4.4 dwellings per acre (when excluding public right-of-way as stipulated by the code). The plans indicate that lot sizes range from 3,000 to 4,000 SF, with minimum unit sizes of 1,150 SF of conditioned area for the attached townhomes. The plans indicate lot sizes ranging from 4,100 to 5,100 SF for the detached single-family dwellings, with minimum unit size of 1,200 SF of conditioned area for each detached dwelling.

12. A portion of the property is in a Special Hazard Flood Area. There is one roadway crossing shown across a floodway.

13. Staff returned comments on the initial site plan on August 23 and received an updated plan on August 30. Issues previously identified awaiting further clarification include:

- developer's general plan for stormwater management
- potential visitor parking locations; and
- other technical information requiring clarification

Rezoning Staff Report

RZ Case # RZ-23-14

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan Central

Growth Strategy Map Designation Secondary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map. (regarding the residential land use, pedestrian connections, and the provision of some recreational amenities)

Checklist Item 5: Complies with Growth Strategy Map

LDP Design Principles (PRINCIPLE #4): Move from “Conventional Development” toward “Cluster Development”

Rezoning Staff Report

RZ Case # **RZ-23-14**

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map. (regarding density similar to surrounding neighborhoods and convenient access to neighborhood commercial center).

Checklist Items 13 and 14: 13.) The property is located within of Special Hazard Flood Area. 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

The Land Development Plan has anticipated medium-density residential development on this property since plan adoption. The application includes several design characteristics advocated by the plan, including mixed housing options, open space and sensitive lands preservation, recreational amenities for the neighborhood, a street network that provides internal connectivity as well as options for external connections, and pedestrian infrastructure generally viewed as necessary for the number of homes proposed.

Ideally, findings from a Traffic Impact Analysis (TIA) would be available as part of the city's review of this application in order to better understand effects to the area's street network and identify likely roadway improvements and mitigation strategies. But, NCDOT ultimately will dictate access requirements for connection to its roadways. The state has confirmed a TIA will be required and it is reasonable to assume that there will be improvements mandated during the engineering phase of the project, if the zoning district is approved. It is important to note, should that TIA lead to substantial change to the street network shown on the plan submitted, a re-hearing would be required.

The requested zoning district does seek densities at the upper limit of the city's medium-density residential designation and would be more dense than the R10 zoning of nearby neighborhoods. However, the development is designed in a manner that buffers it and provides separation between those neighborhoods, increasing the project's compatibility with surrounding land uses.

Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)
See Attachment 2.

Attachment 2: RZ-23-14 (Hillcrest Farms rezoning request)
Proposed conditions as September 5, 2023

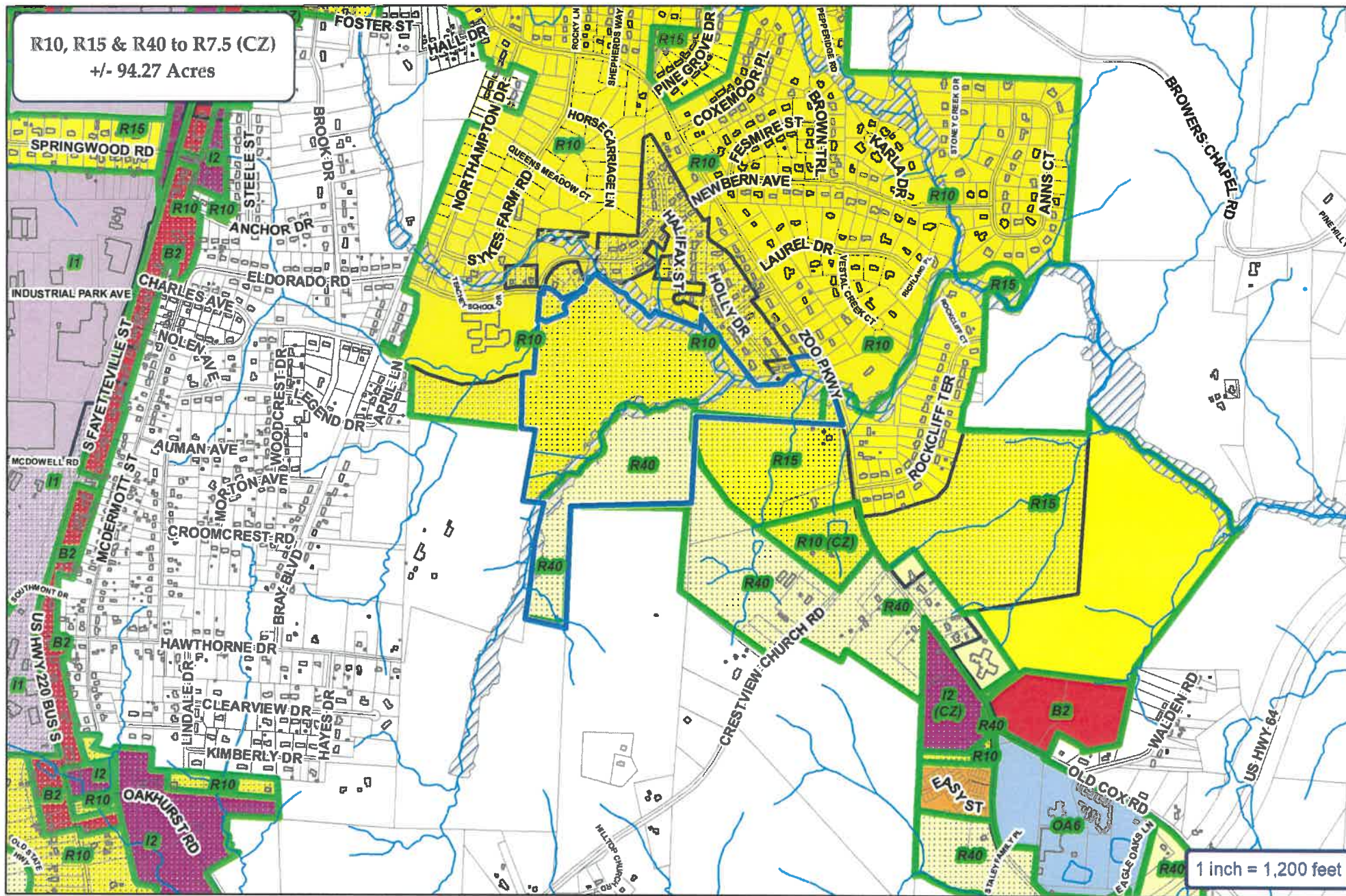
- (A) The use approved shall be a Residential Planned Unit Development with no more than 346 dwelling units on 346 lots and development shall be per the approved site plan and materials submitted in support of the application.
- (B) All parties involved in this request, including the owner, successors, 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, and roadways and drainage facilities that are not specifically labeled on the approved as public or not within public-right-of-way 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, perimeter buffering, and fencing 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 site plan shall be revised with the following information and resubmitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council:
 - (i) Labeling of recreation area on plan sheets
 - (ii) Labeling of adjacent property zoning within 50' of subject property.
 - (iii) Labeling of all lot dimensions.
 - (iv) Sidewalk width and grass strip dimension in accordance with the Asheboro Subdivision Ordinance: sidewalks to be maintained by the city shall be 5' wide with a 2.5' grassed strip.
 - (v) Clarification on site plan that stormwater management is the responsibility of the property owner and/or homeowners' association outside of the public right-of-way.
- (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) A sealed survey plat shall be submitted by a Professional Land Survey to city staff for recording identifying the boundaries of the approved Conditional Zoning District.
- (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, with sufficient buildable area in compliance with Zoning Ordinance Section 3.01(C), and recorded in the public registry in accordance with the city's land development requirements.
- (L) 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.

Attachment 2: RZ-23-14 (Hillcrest Farms rezoning request)
Proposed conditions as September 5, 2023

- (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) Outdoor recreational vehicle (RV) parking shall be prohibited throughout the development by the homeowners' association documents.
- (P) Sidewalks meeting ADA standards or a trail shall be provided to connect units and lots, parking areas, recreation facilities, trash facilities, community mailboxes Sidewalks shall extend to intersections with existing streets and along existing public streets (except as noted below) where new curb and gutter is added; a trail network shall be built as shown on the final approved conditional zoning district site plan. Where existing and proposed streets exceed five percent (5%) grade, and sidewalks area added along those streets, sidewalks shall meet ADA standards at the intersection(s).
- (Q) 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.
- (R) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.
- (S) Each dwelling unit constructed shall, at a minimum, possess a garage capable of holding one passenger vehicle and at least one additional off-street parking space.
- (T) Final roadway names shall be subject to city and Randolph County approval.
- (U) Floodplain development permits shall be issued by the city prior to any construction within regulated floodplain areas.
- (V) Annexation shall be required prior to extension of city water and sewer.
- (W) Evaluation of changes necessitated by NCDOT permitting requirements resulting from the development's traffic impact analysis shall be reviewed consistent with Section 4.05(C)(13).
- (X) If the postal service requires a cluster box unit (CBU) for mail delivery, such a change will not be considered a modification of the conditional zoning district requiring council action. If required within the public right-of-way, an area shall be provided that, at a minimum, is adequate for one drop-off space for a motor vehicle, including any maneuvering area. Any drop-off area shall be designed in accordance with commonly accepted traffic engineering practices. Construction of this area shall be the responsibility of the developer and is subject to approval of the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this activity shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.
- (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 and a release of City of Asheboro from liability due to utility maintenance on any streets, and prohibition of parking recreational vehicles (boats, campers, travel trailers, etc.) outdoors.

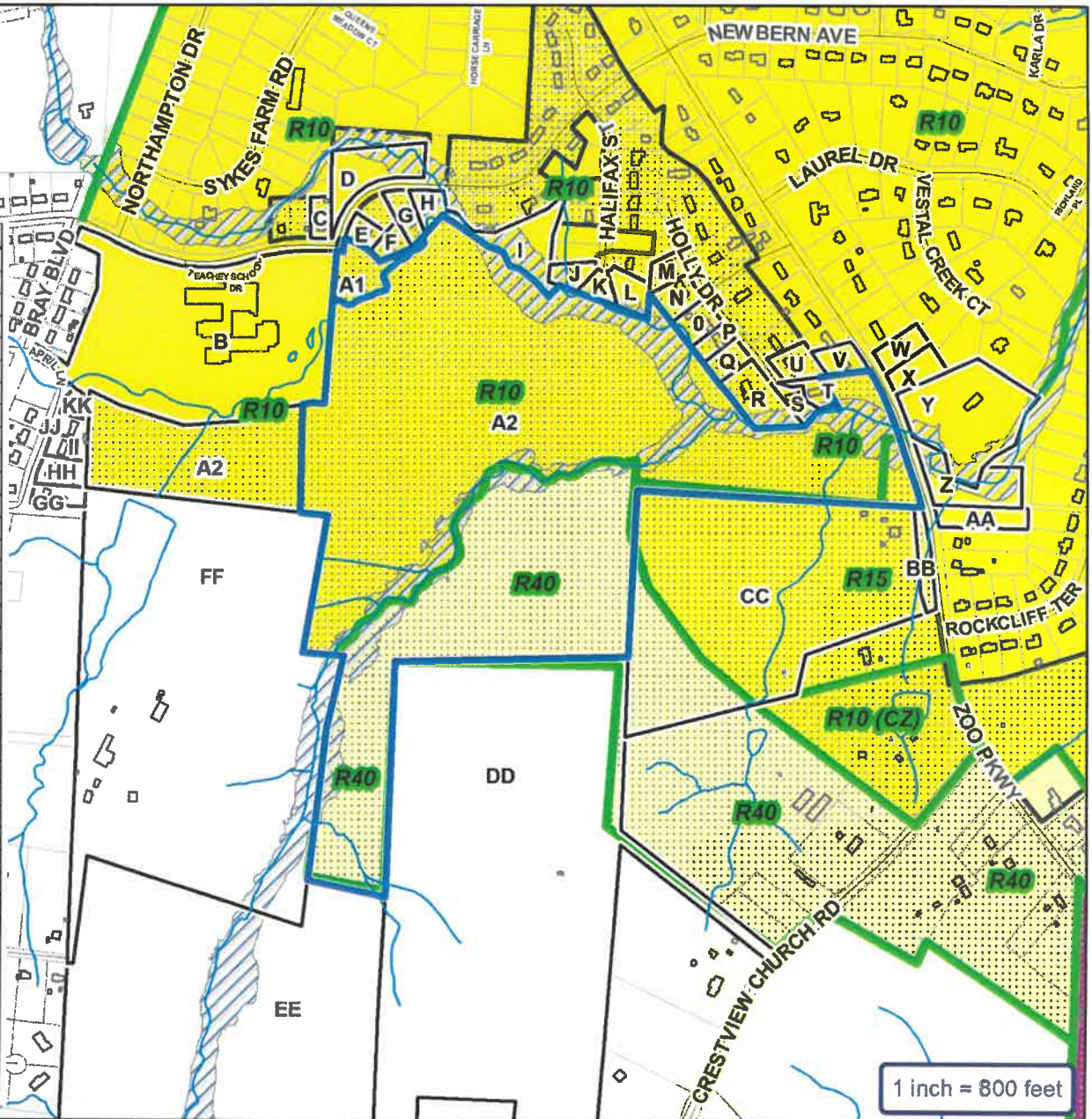
Attachment 2: RZ-23-14 (Hillcrest Farms rezoning request)
Proposed conditions as September 5, 2023

(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.



R10, R15 & R40 to R7.5 (CZ)
+/- 94.27 Acres

Map_ID	Owner
A1	CHANDLER, CHARLES C
A2	HILLCREST FARM ESTATES LLC
B	RANDOLPH COUNTY
C	TROGDON, MARGIE M (TROGDON, JAMES P)
D	CHANDLER, WALLACE S JR
E	SIMMONS, LOIS PATRICIA (SIMMONS, F B III)
F	CHANDLER, CHARLES C
G	JARRETT, GARY W (JARRETT, SUSAN M)
H	CHANDLER, CHARLES C
I	INTERACT CORPORATION
J	INTERACT CORP
K	INTERACT CORP
L	INTERACT CORP
M	HOLT, JOSEPH FRANKLIN (HOLT, DOROTHY V)
N	SULLIVAN, GREGORY ALAN (SULLIVAN, REBECCA SCHOENBERGER)
O	PARSONS, BRETT A
P	MCCAIN, REGINALD C (MCCAIN, ONICA C)
Q	BLAKE, PATRICIA C
R	JONES, JODY WAYNE (JONES, LESLIE)
S	LUCAS, AMY C
T	LUCAS, DARREN KEITH (LUCAS, AMY)
U	BASS, SAMUEL EDWARD
V	TOWERY, KATHY CAVINESS
W	MCLEMORE, CHARLES M
X	WADE THROUGH MINNIE CREEKS PROPERTIES LLC
Y	YATES, JEREMY GRAYSON
Z	PINE LAKE PARTNERS LLC
AA	TRIPS ONE INVESTMENTS LLC
BB	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)
CC	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)
DD	HAYES, CHRISTOPHER BOYD
EE	CHANDLER, RICHARD H
FF	CHANDLER, WALLACE SCARBOROUGH JR
GG	PARKS, LOUISE W
HH	TROGDON, DARRELL (TROGDON, JENNIFER)
II	NAVARRETE, JOEY SOLIS
JJ	HINESLEY, LINDA K
KK	SMITH, JAMES D



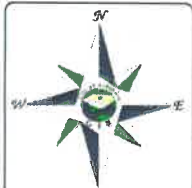
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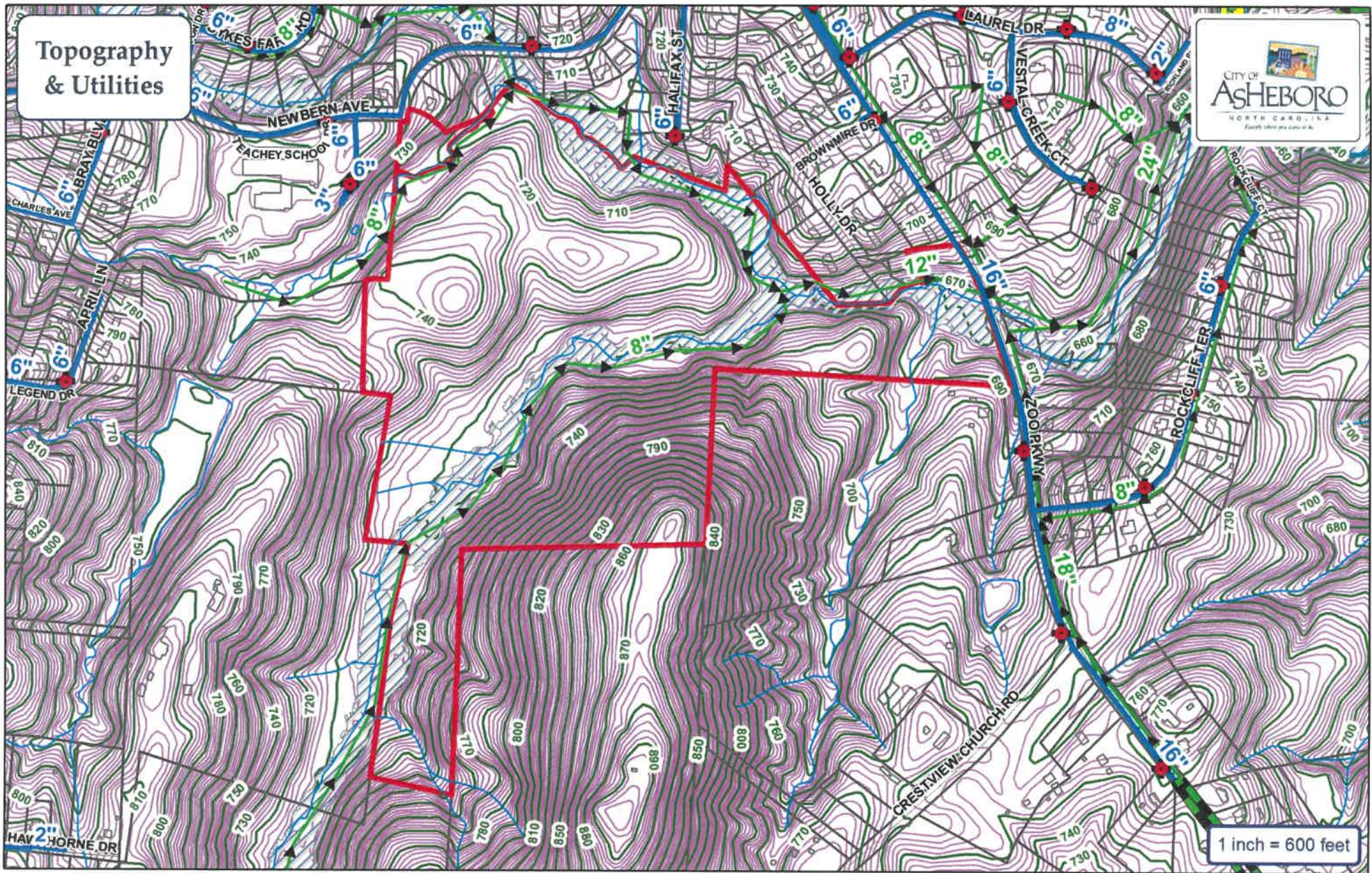
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008

- Subject Property
- Adjoining Properties
- City Zoning





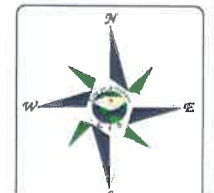
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|  | Sewer Main |  | Pump Station |
|  | Force Main |  | Watershed |

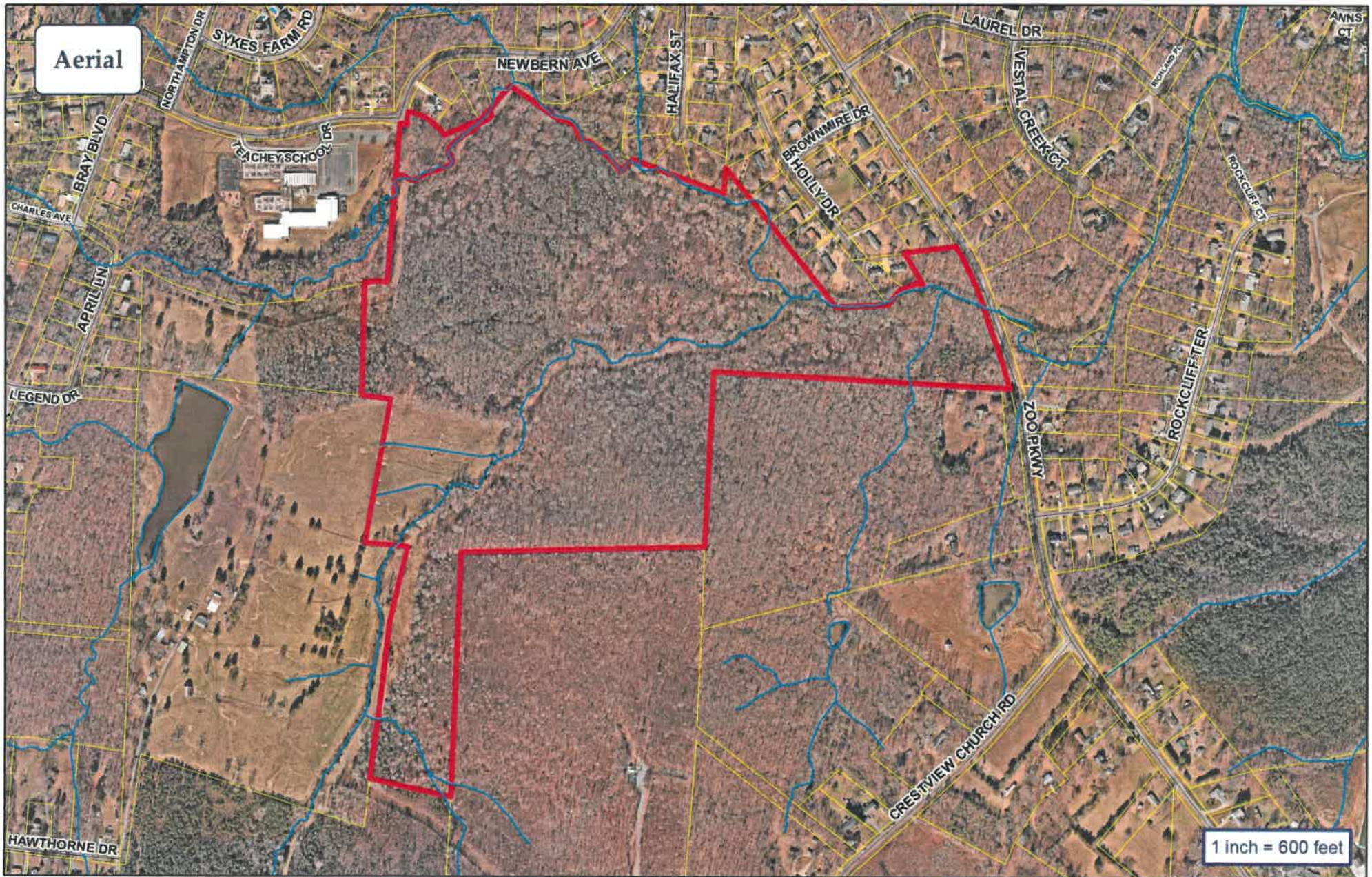
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 Subject Property

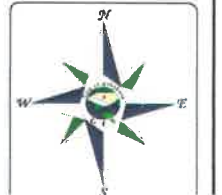




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008



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

APPLICANT INFORMATION

Applicant Ridge Road Partners, LLC Applicant's Phone # 980-722-1010

Applicant's Address PO Box 1609
Monroe NC 2811

Applicant email address jerry@fitzcomm.net

PROPERTY INFORMATION

Property Owner's Name Hillcrest Farm Estates, LLC
Location of Property Zoo Parkway Property Size (ac. or s.f.) 102.76
Randolph County Property Identification Number (PIN#) 7760008593
Current Zoning District R10, R15, R40 Requested Zoning District R7.5 CZ
Date Property Title Acquired _____ Deed Book 2214 Page 1281
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:

To construct 400 new residences to help supply the growing residential needs
of this area.

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

Drew Boggs

Printed Name of Authorized Signatory (if different from Applicant)

Drew Boggs

Position/Relationship of Authorized Signatory to Applicant

Member-Manager

HILLCREST FARM ESTATES, LLC BY:

Owner Signature (if different than Applicant)

Charles C. Chandler

Robert G. Chandler

MEMBER AND MANAGER

Owner Address

Telephone Number

703-628-9366

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

Rec'd 8/11/23
THUTAN

Legal Description

Application for Conditional Zoning District

A 92.76 +/- acre portion of the 102.76 +/- acre tract, belonging to Hillcrest Farm Estates, LLC located between Zoo parkway and Newbern Ave. An eastern portion of the property runs along Zoo parkway between Rockliff Terrace and Holly Drive. A North Western portion of the property is located between 294 Newbern Ave (Teachey School) and 360 Newbern Ave. The parcel contains 102.76 acres +/- more specifically identified by Randolph County PIN 7760008593, Deed Book 2214 PG 1281. Additionally, a 1.51 +/- acre tract abutting Newborn Ave beside Teachy School and farther identified by Randolph County PIN 7760013008, Deed Book 2251 PG 896 is included in the land description.



RZ-23-14: Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

Building Renderings provided by applicant

Note: A full set of the building elevations are included in the electronic copy of this staff report.













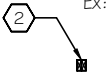
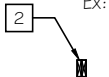
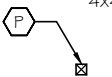
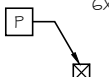
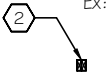
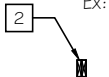
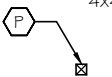
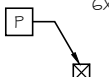
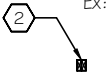
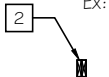
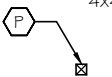
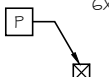


TrueHomes

IT'S ALL ABOUT U

THE HUNTLEY MASTERS SET ELEMENTS / TRADITIONS

ELECTRICAL LEGEND		GENERAL NOTES					KEY NOTES	TABLE OF CONTENTS	
	EXT. CARRIAGE LIGHT	1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION. 2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT PRODUCTION CAD DEPARTMENT FOR FURTHER CLARIFICATION. 3. ALL DIMENSIONS ARE FROM WALL FRAMING, NO FINISHED DIMENSIONS ARE GIVEN. 4. PROVIDE 2 STUDS BETWEEN ALL WINDOWS. 5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.	6. ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2X4 STUDS 16" O.C. (U.N.O.). <u>INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)</u> 7. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT. 8. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE. 9. <u>USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.</u> 10. DIMENSIONS ARE FROM FACE OF STUDS. 11. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C. 12. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.	13. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.). 14. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED & MUDDERED FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN 1/2" GYP OR EQ. PER SECTION R302.6 15. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL. HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS. 17. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND	MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS. 18. STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S. 19. PROVIDE 1 1/2" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES. 20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. 21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 22. <u>SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40").</u> 23. <u>SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS</u>	KEY NOTES ELEVATIONS	CS COVER SHEET R1 REVISION SHEET A1 FOUNDATION & OPTIONS A2 FIRST FLOOR PLANS & OPTIONS A3 SECOND FLOOR PLAN & OPTIONS A4 EXTERIOR ELEVATIONS & OPTIONS GSN GENERAL STRUCTURAL NOTES A5 FLOOR FRAMING & OPTIONS A6 ROOF FRAMING & OPTIONS A7 STAIR SECTIONS E1 FIRST FLOOR ELECTRICAL PLANS E2 SECOND FLOOR ELECTRICAL PLANS D DETAILS C CABINET PLANS		
	OUTLET 220V								
	OUTLET 110V								
	OUTLET 110V WATER PROOF								
	OUTLET 110V GFI								
	SWITCHED RECEPTACLE								
	PHONE								
	SMOKE / CO DETECTOR								
	SMOKE DETECTOR								
	SWITCH								
	3-WAY SWITCH								
	4-WAY SWITCH								
	SPEAKER SWITCH								
	THERMOSTAT								
	CABLE TV								
	CEILING LIGHT								
	COMPACT FLUORESCENT LIGHT GU24 SOCKET								
	JUNCTION LIGHT								
	SPEAKER								
	EXHAUST FAN								
	EXHAUST FAN / LIGHT								
	FLOOD LIGHT								
	UNDER CABINET LIGHT								
	PUSH BUTTON								
	ELECTRIC PANEL								
	CAN LIGHT								
	MINI-CAN LIGHT								
	PENDANT LIGHT								
	PREWIRE								
	CEILING FAN PRE-WIRE								
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.									

INTERIOR HINGED DOOR SCHEDULE		EXTERIOR HINGED DOOR SCHEDULE		KING / JACK SCHEDULE		SQUARE FOOTAGE																																																																																																													
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REVISION LOG	
1. DATE:	DRAWN BY:
2. DATE:	DRAWN BY:
3. DATE:	DRAWN BY:
4. DATE:	DRAWN BY:

TrueHomes

IT'S ALL ABOUT U

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Monroe, North Carolina 28110
Phone: 704-238-1229 Fax: 704-238-1150

COVER SHEET
MASTER SET

THE HUNTLEY

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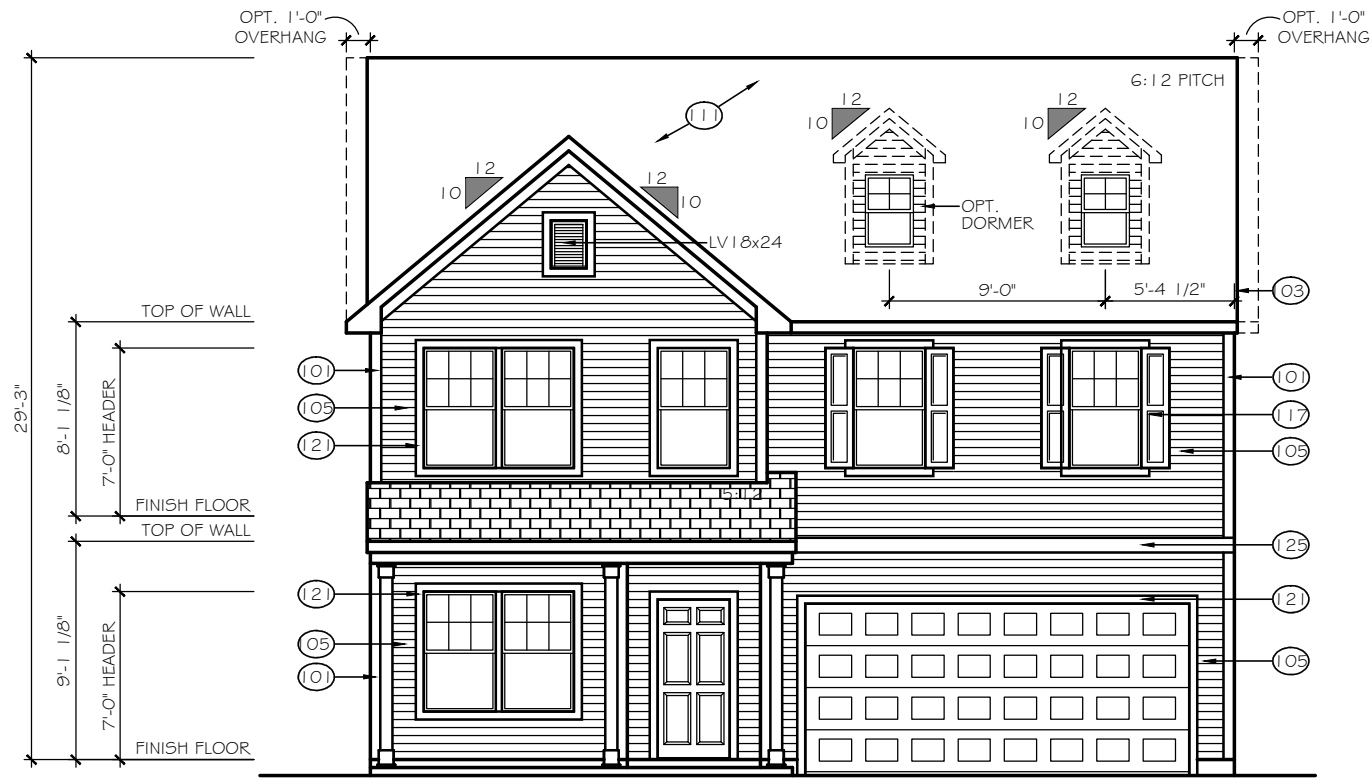
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CHECKED BY:
BPS / DJP

SHEET:

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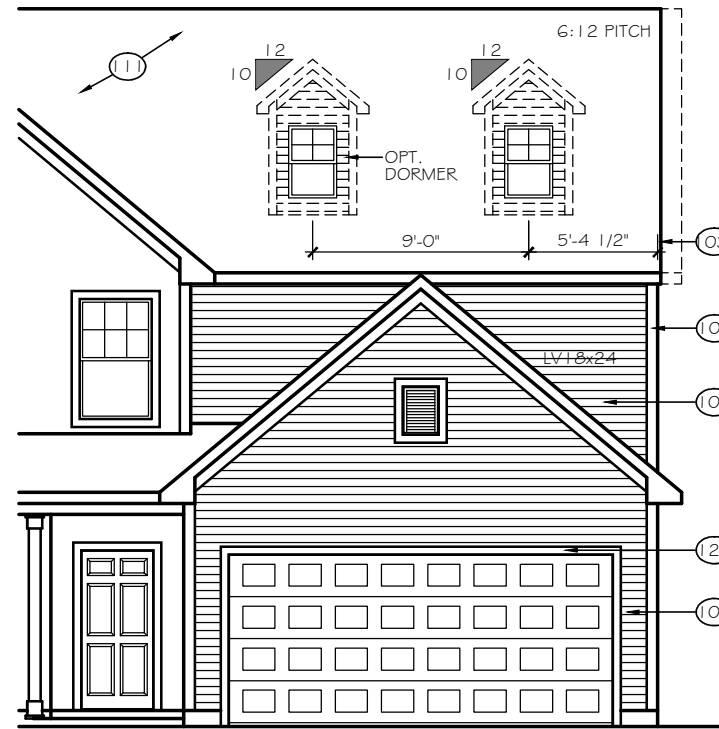
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A1



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-A1

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1/8" = 1'-0"

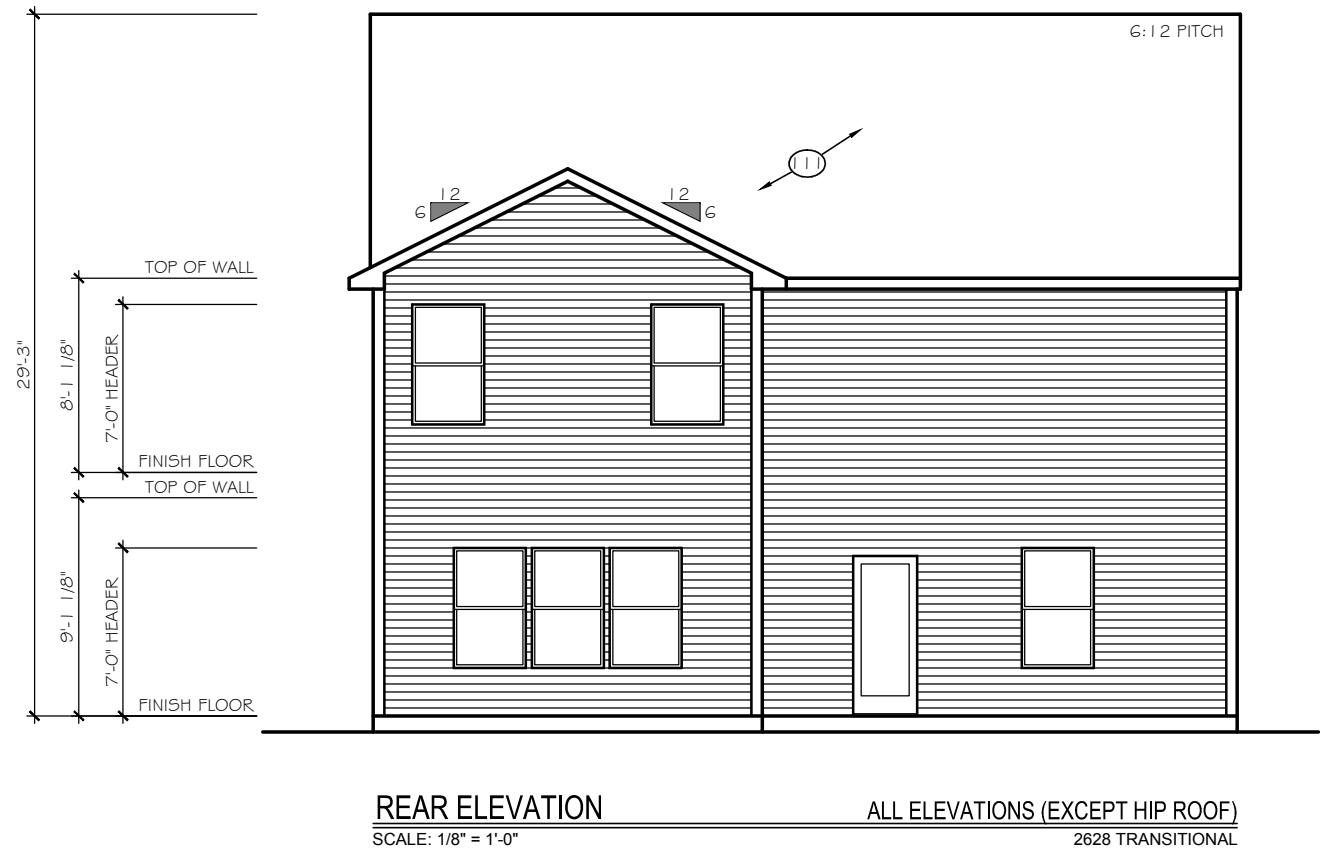
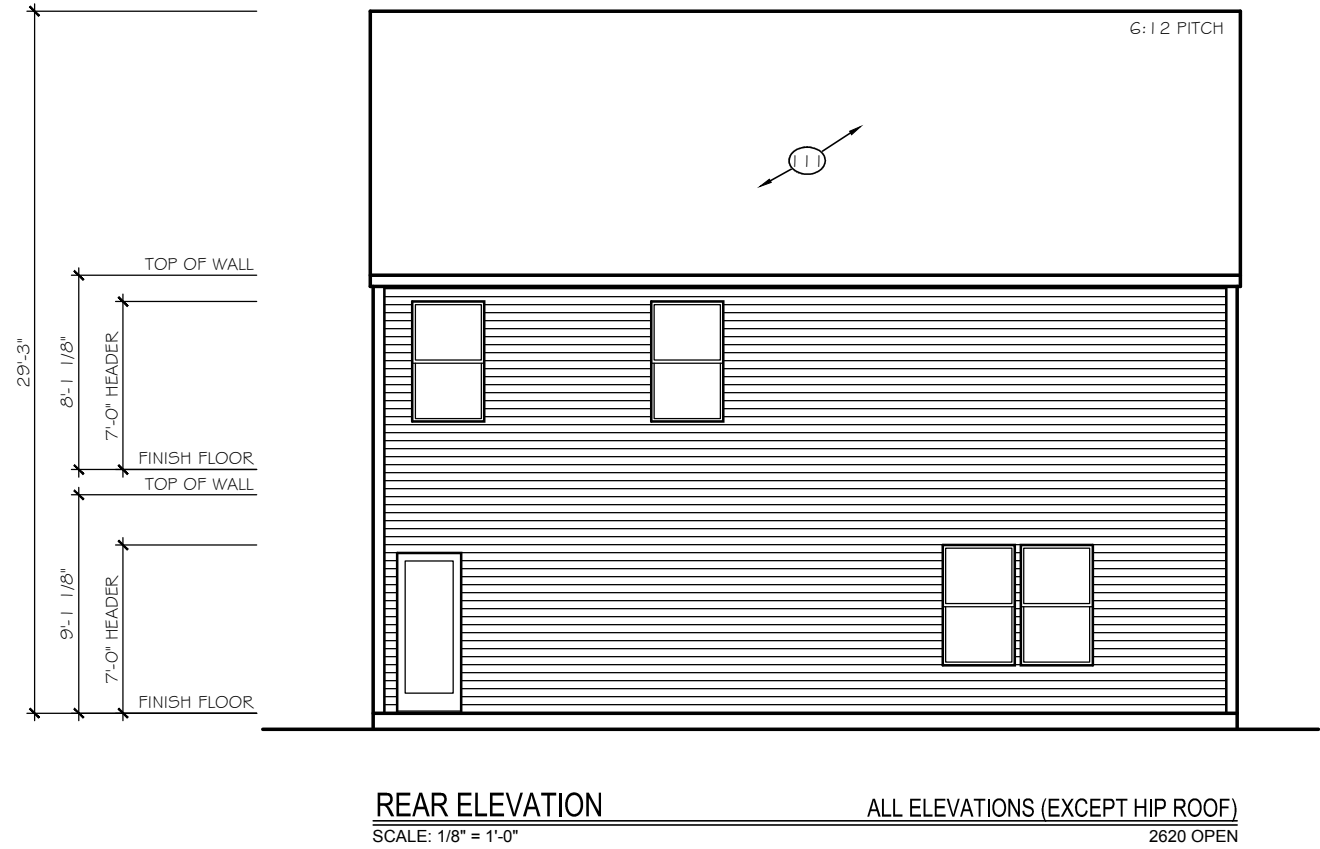
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REAR ELEVATION
ALL ELEVATIONS (EXCEPT HIP ROOF)

THE HUNTLEY

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SCALE:
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CHECKED BY:
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SHEET:
A4.1
v1.2

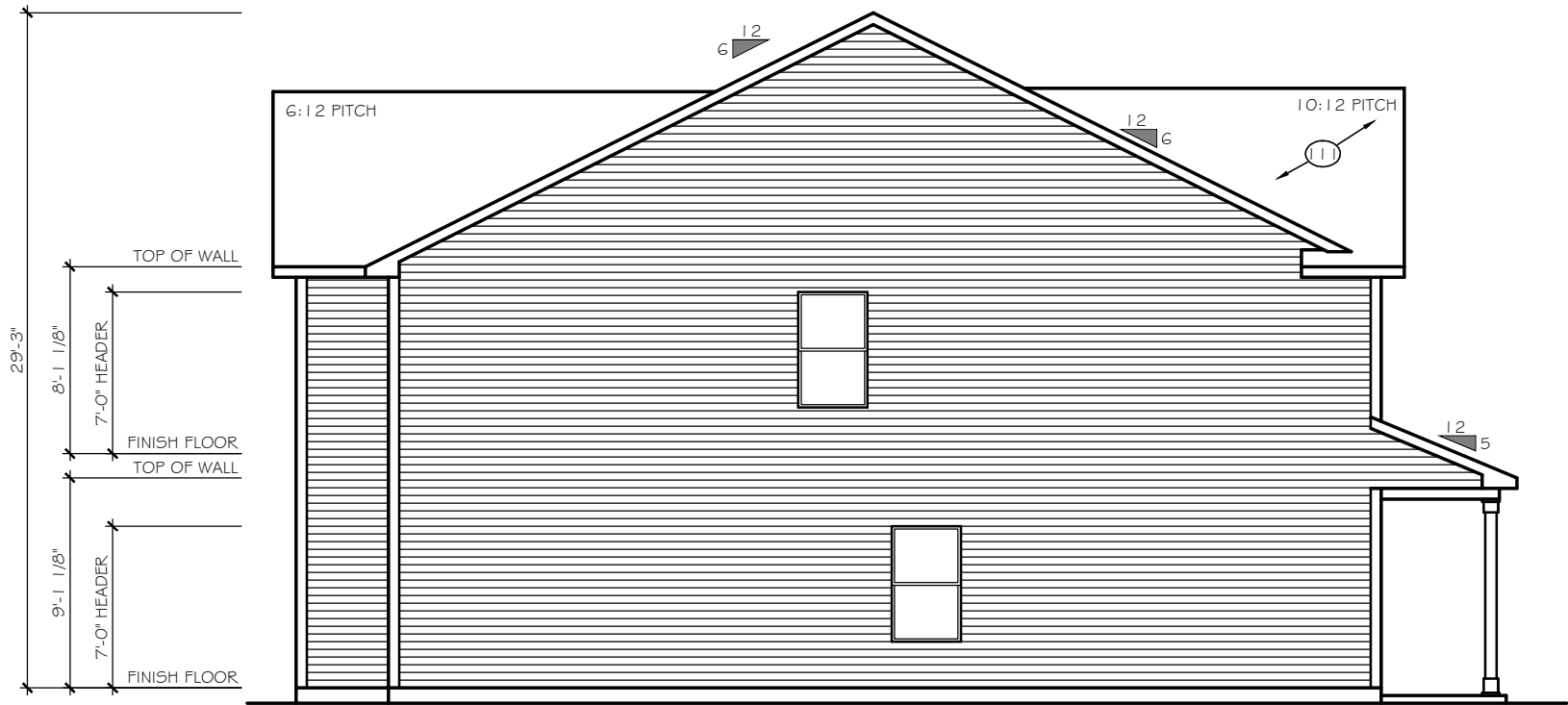


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4

2620 OPEN



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4

2628 TRANSITIONAL

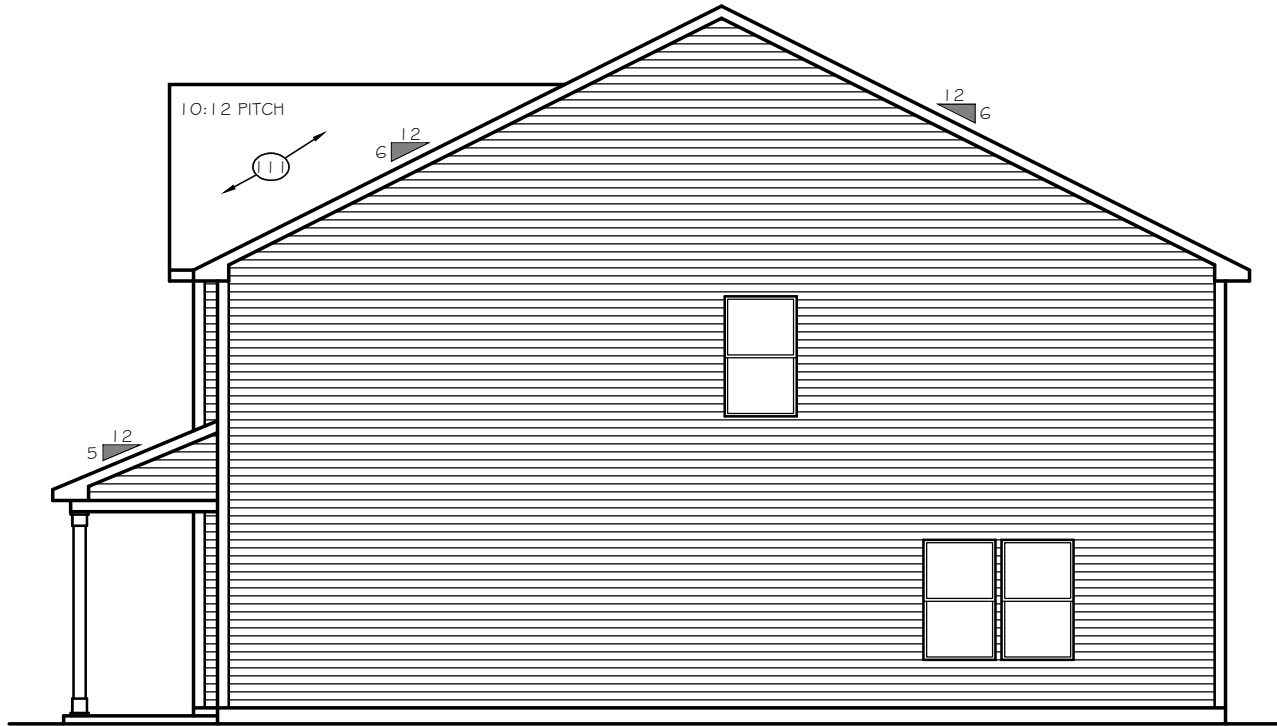
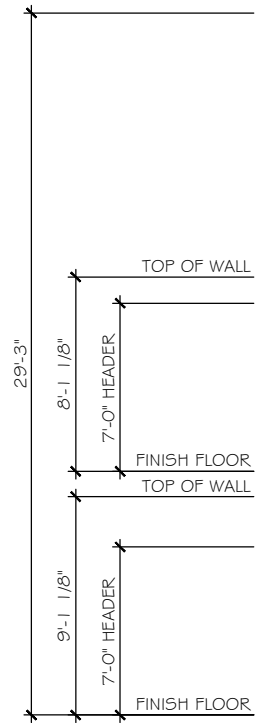
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RIGHT ELEVATION
ELEVATION E-A1 to E-A4, E-B1 to E-B4

THE HUNTLEY

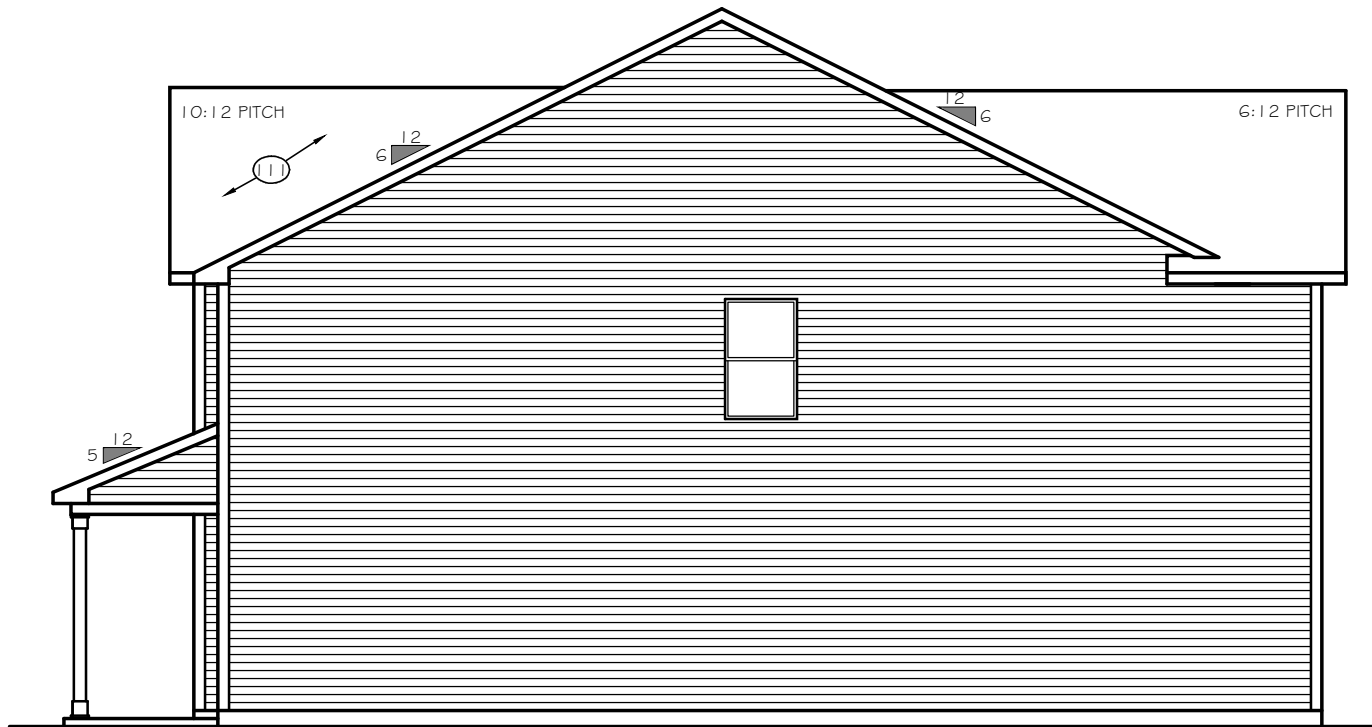
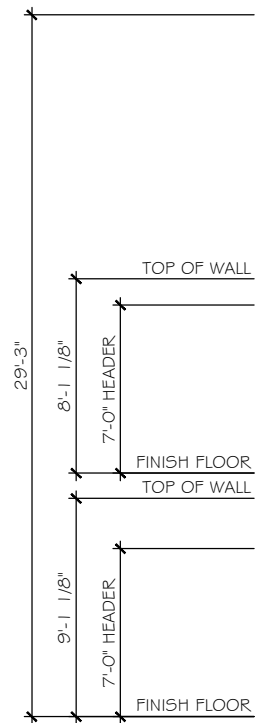
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SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS / DJP

SHEET:
A4.2
v1.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4
2620 OPEN



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4
2628 TRANSITIONAL

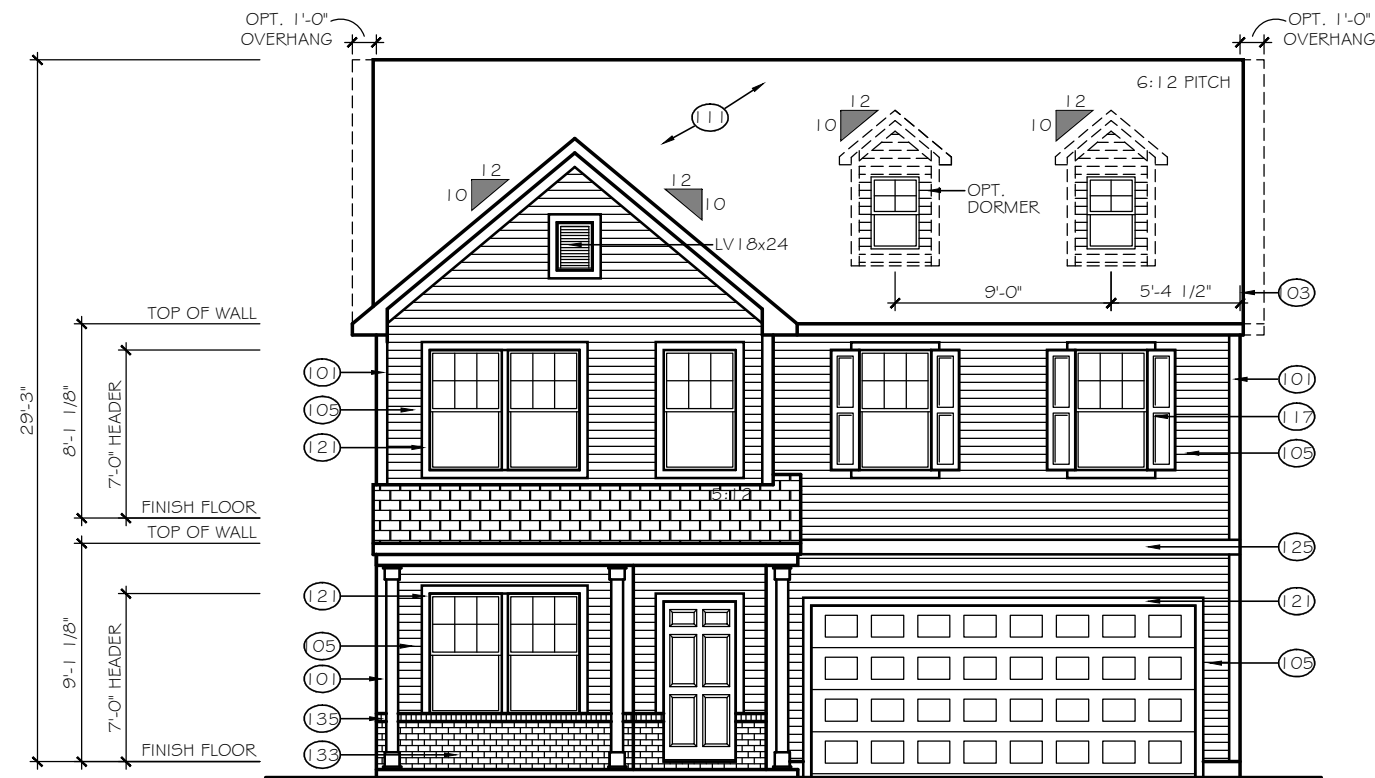
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LEFT ELEVATION
ELEVATION E-A1 to E-A4, E-B1 to E-B4

THE HUNTLEY

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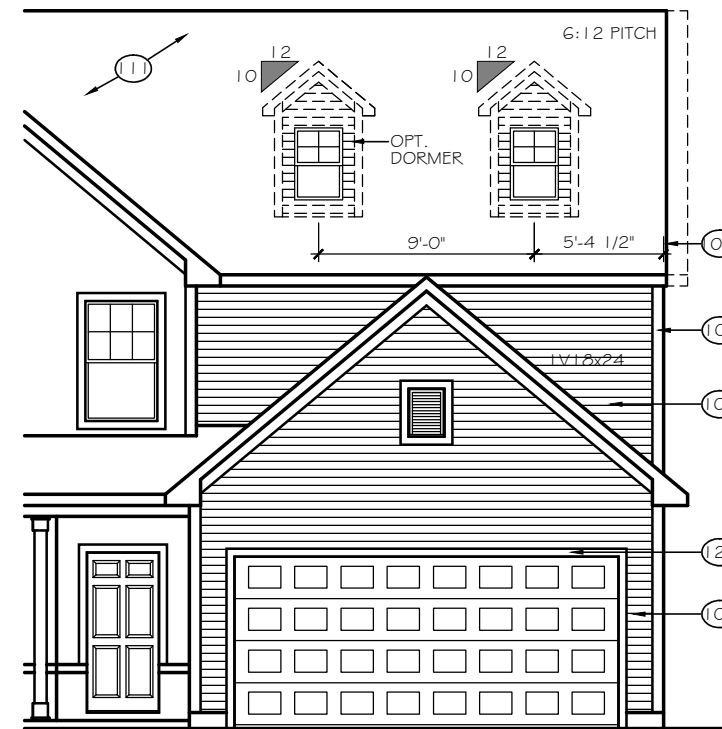
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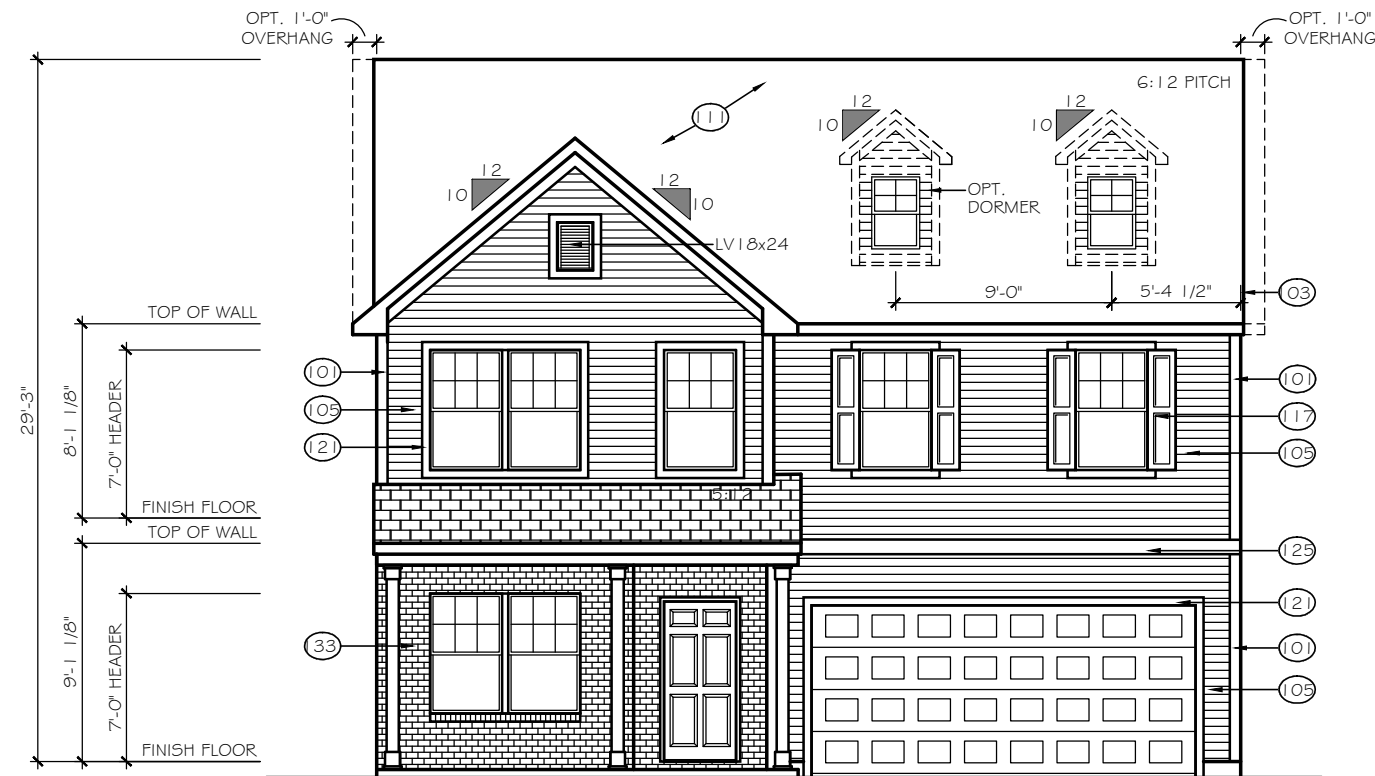
FRONT ELEVATION

ELEVATION E-A2

SCALE: 1/8" = 1'-0"



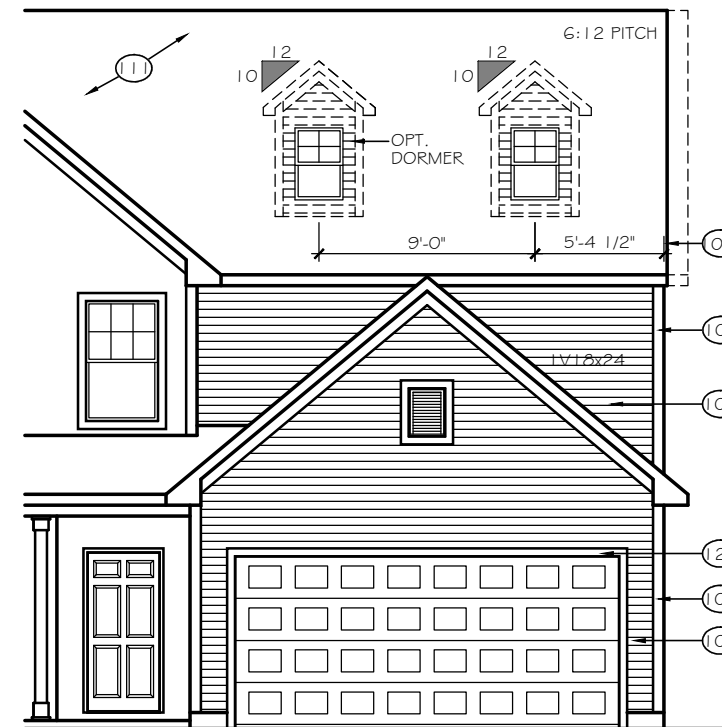
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-A3

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-A2, E-A3

THE HUNTLEY

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DATE:

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SCALE:

1/8" = 1'-0"

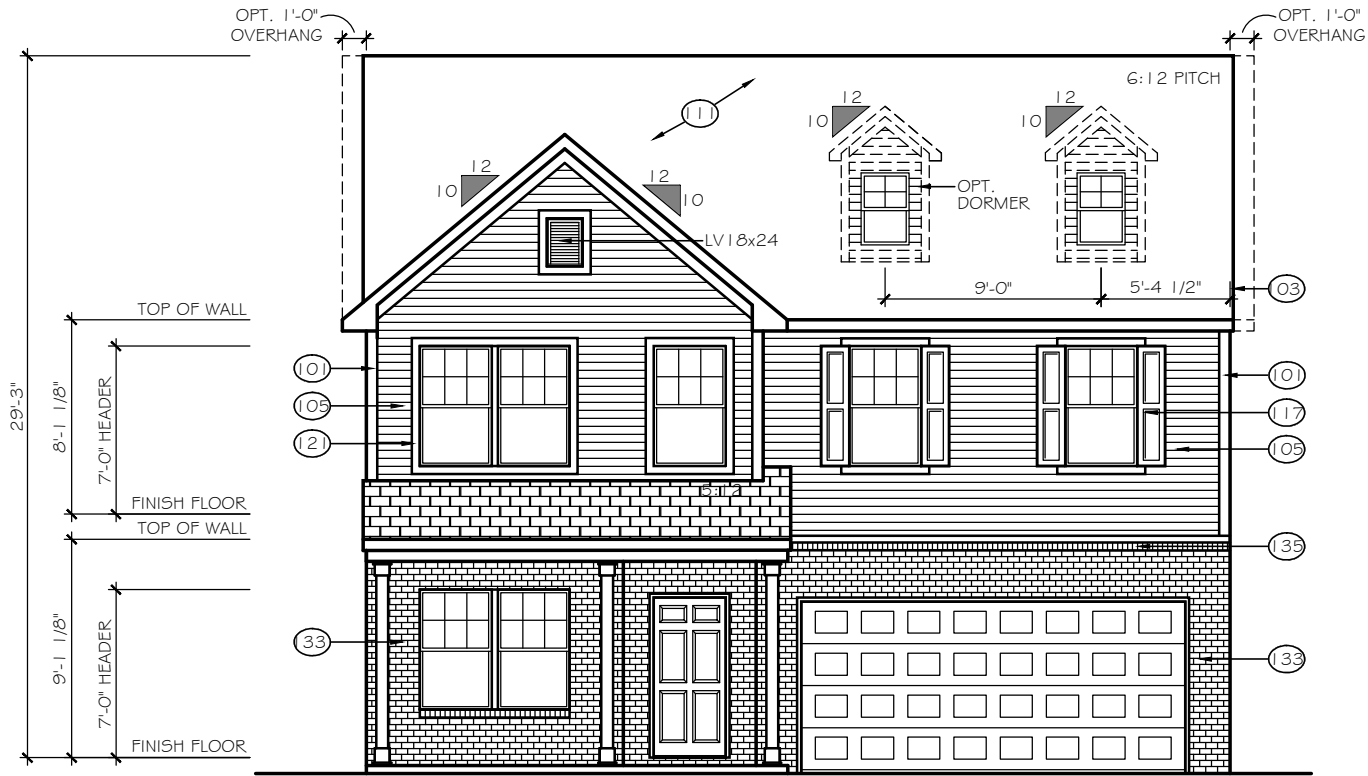
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BPS / DJP

SHEET:

A4.4

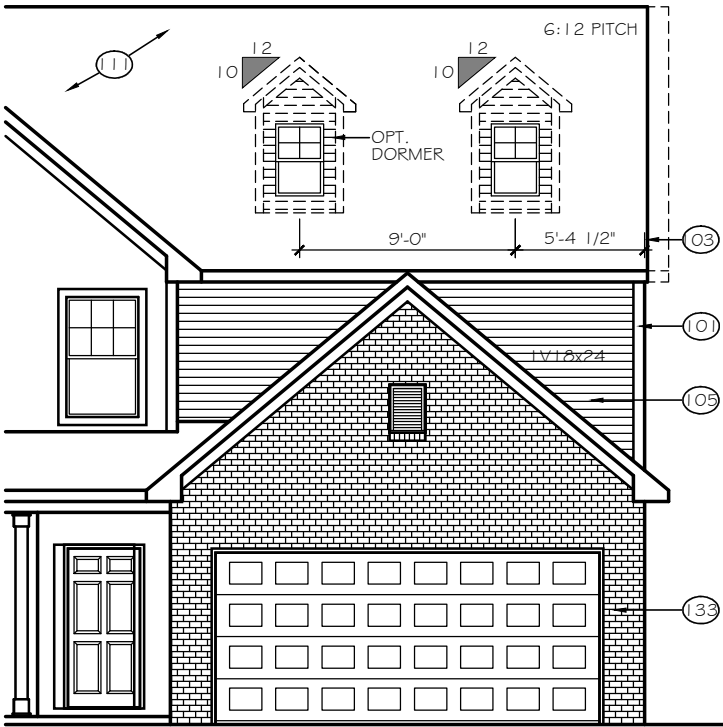
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A4



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-A4

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SCALE:

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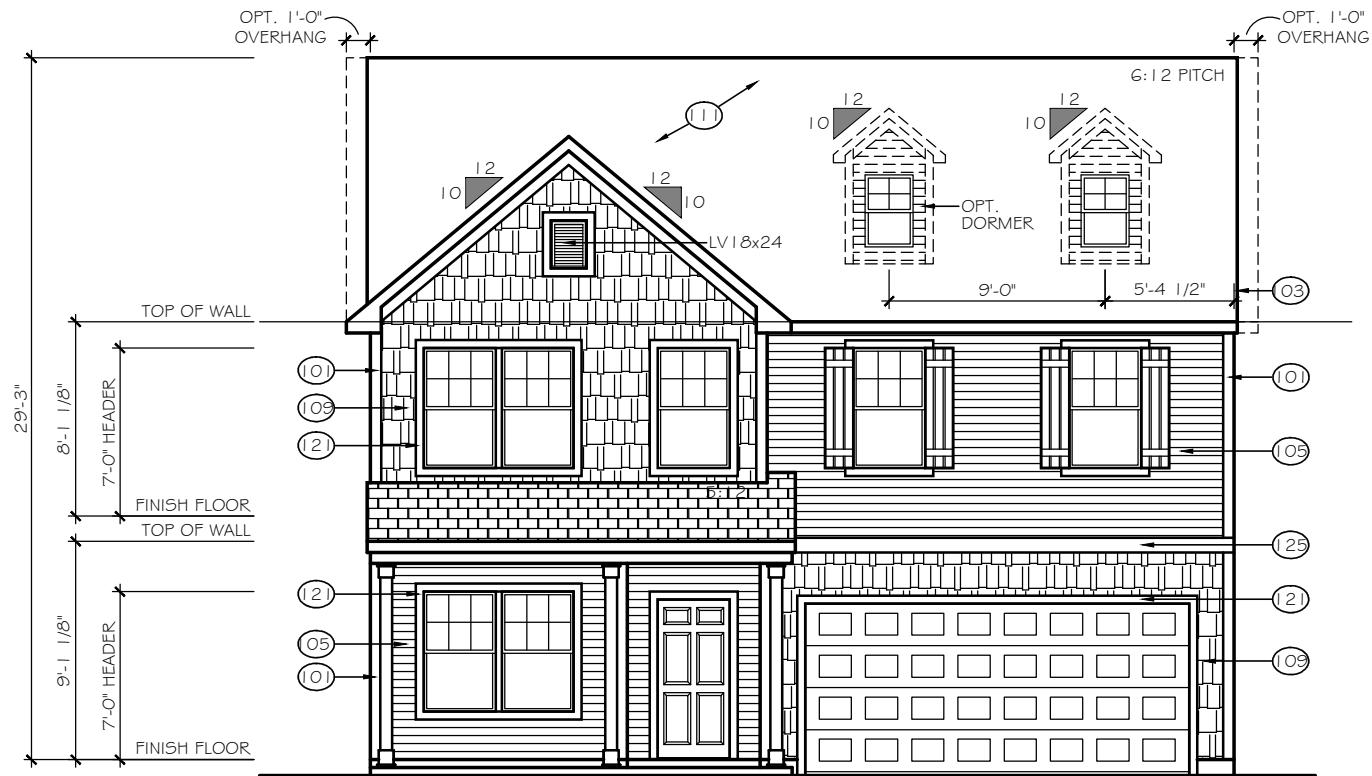
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BPS / DJP

SHEET:

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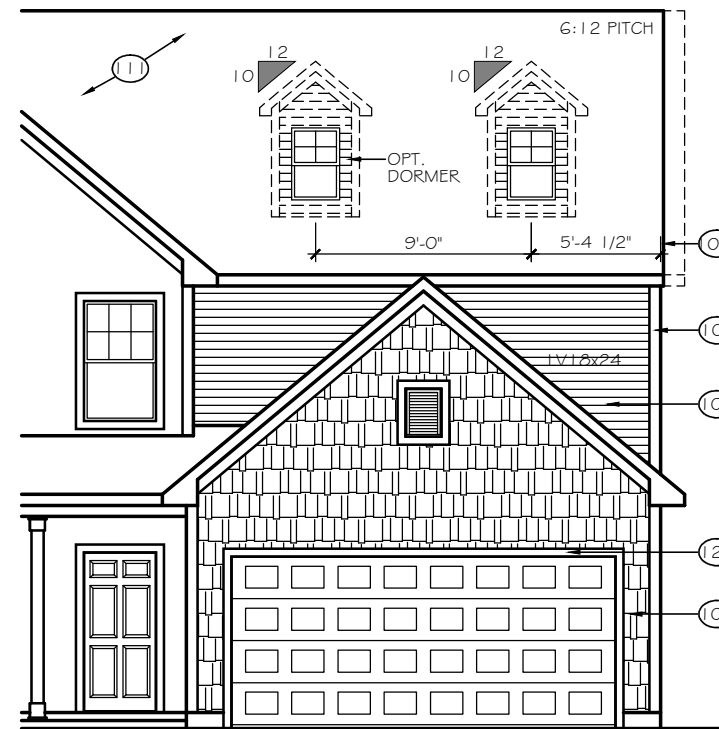
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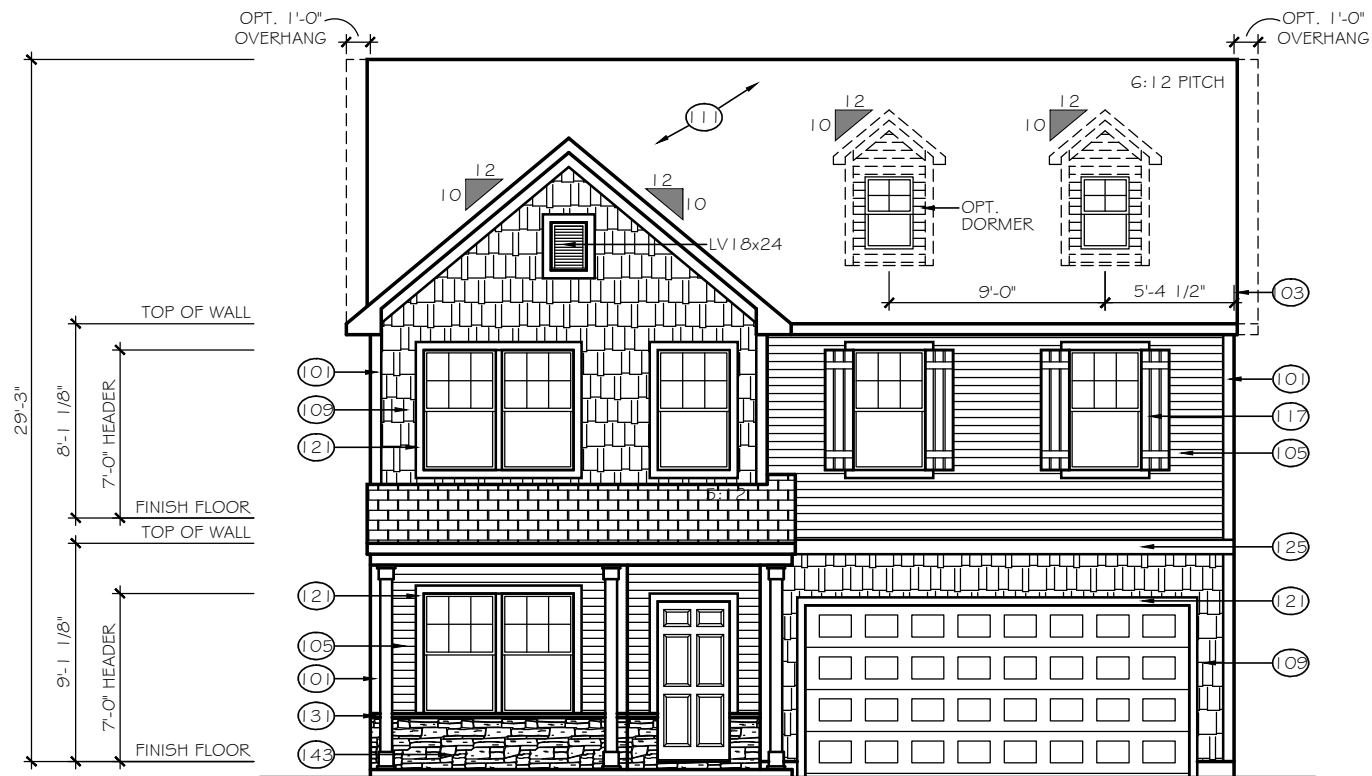
FRONT ELEVATION

ELEVATION E-B1

SCALE: 1/8" = 1'-0"



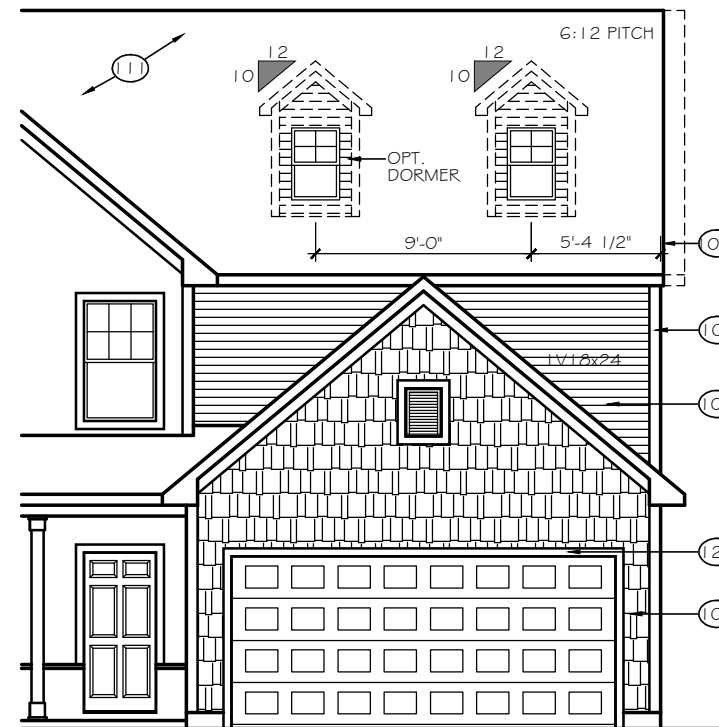
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-B2

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATIONS E-B1, E-B2

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SCALE:

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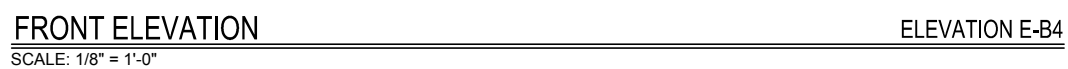
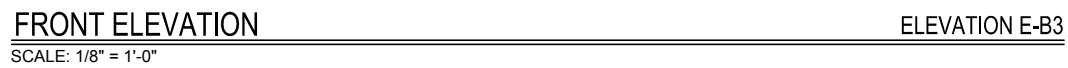
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BPS / DJP

SHEET:

A4.6

v1.2



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FRONT ELEVATION
ELEVATIONS E-B3, E-B4

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SCALE:

$$1/8'' = 1'-0''$$

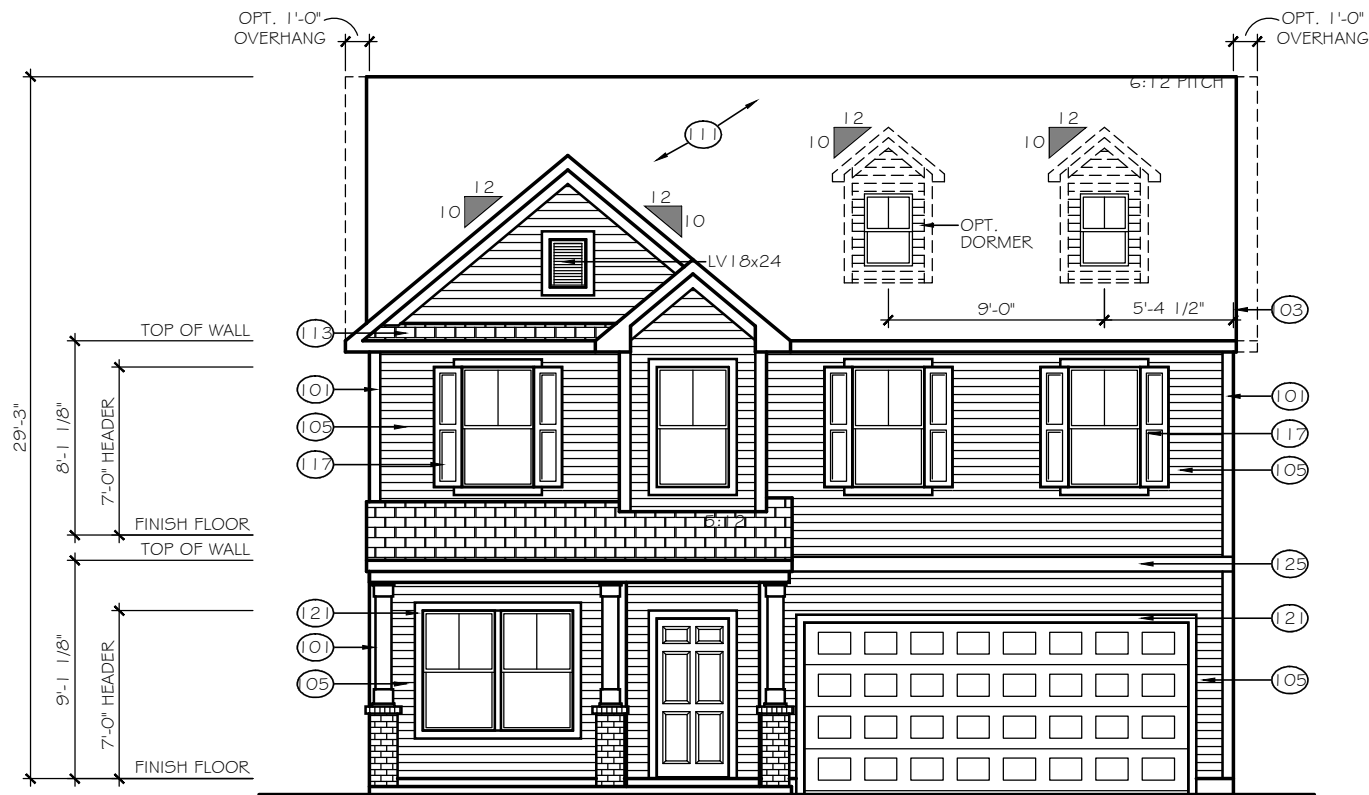
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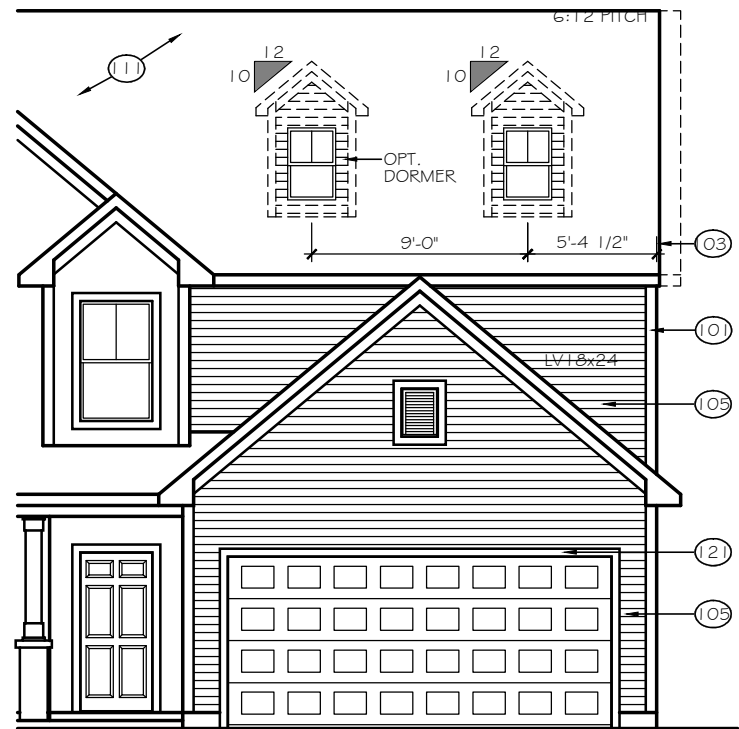
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C1



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-C1

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SCALE:

1/8" = 1'-0"

CHECKED BY:

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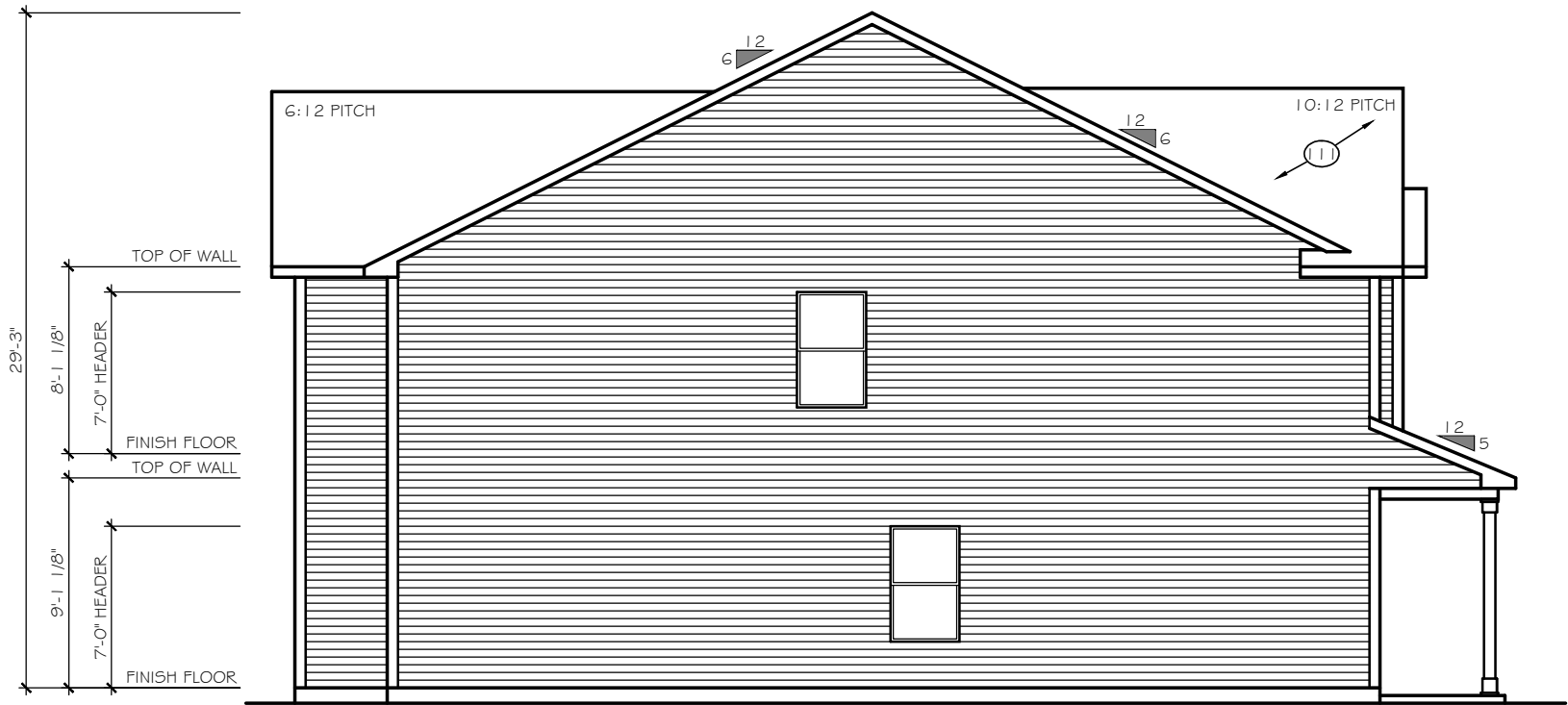
SHEET:

A4.8

v1.2



RIGHT ELEVATION
SCALE: 1/8" = 1'-0" 2620 OPEN



RIGHT ELEVATION
SCALE: 1/8" = 1'-0" 2628 TRANSITIONAL

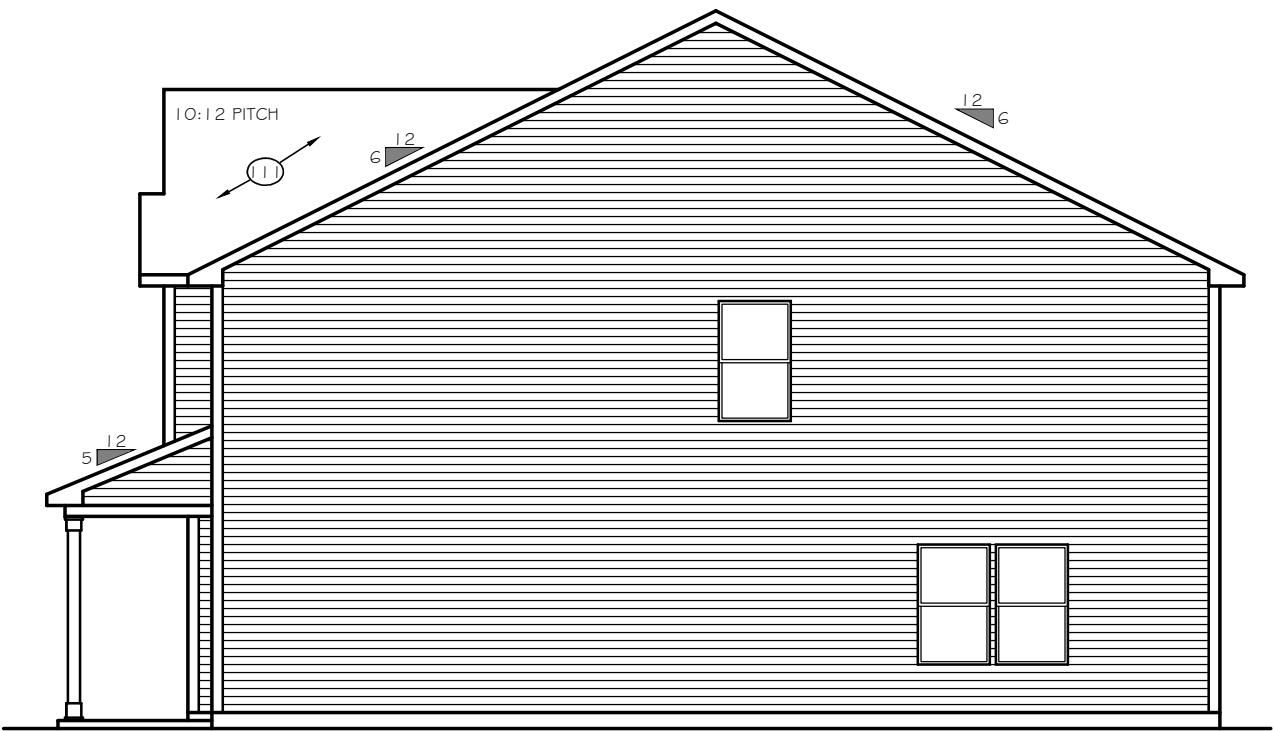
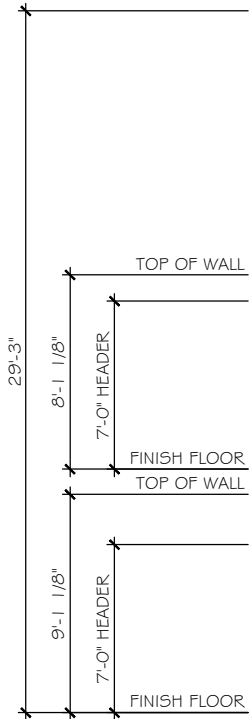
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RIGHT ELEVATION
ELEVATION E-C1 to E-C5, E-D1 to E-D5

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SCALE: 1/8" = 1'-0"
CHECKED BY: BPS / DJP

SHEET:
A4.9
v1.2

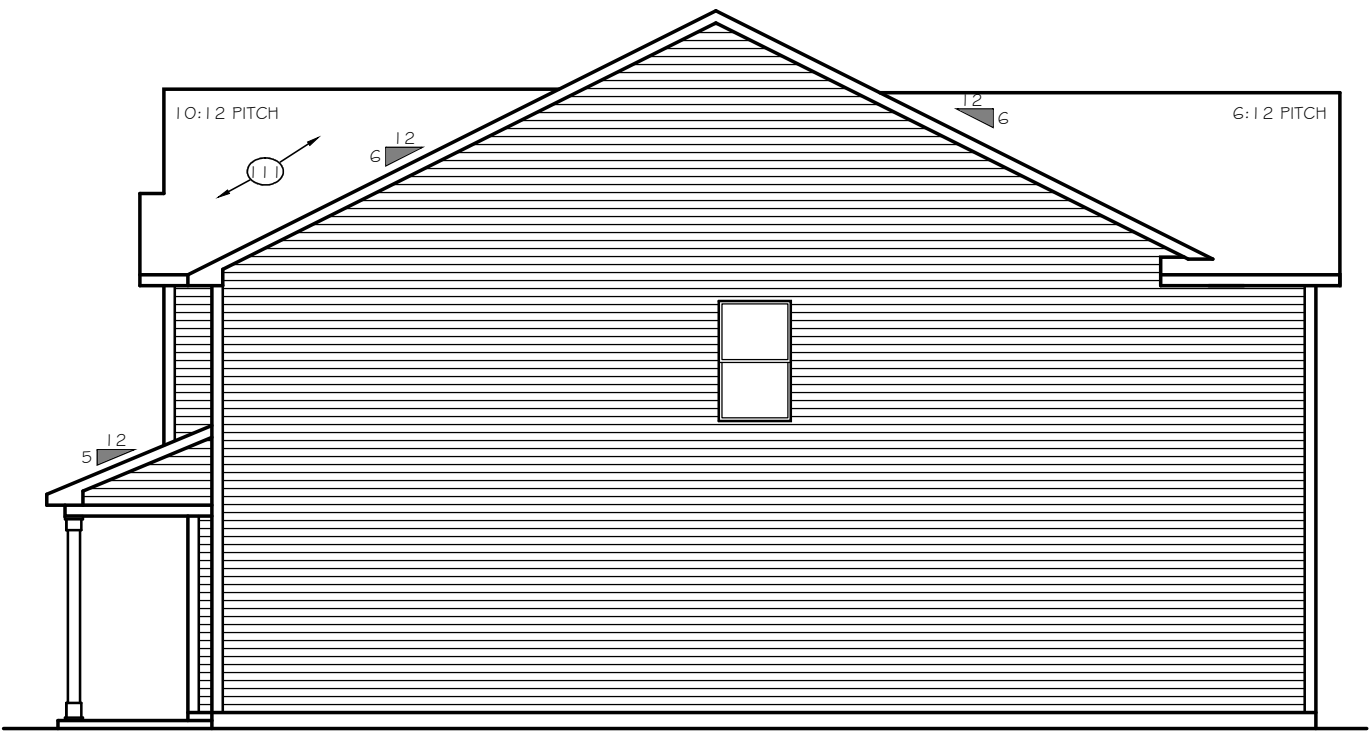
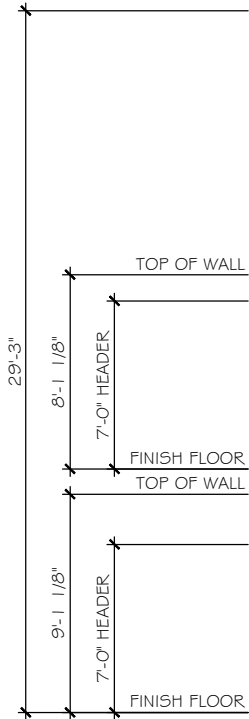


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

2628 TRANSITIONAL

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LEFT ELEVATION
ELEVATION E-C1 to E-C5, E-D1 to E-D5

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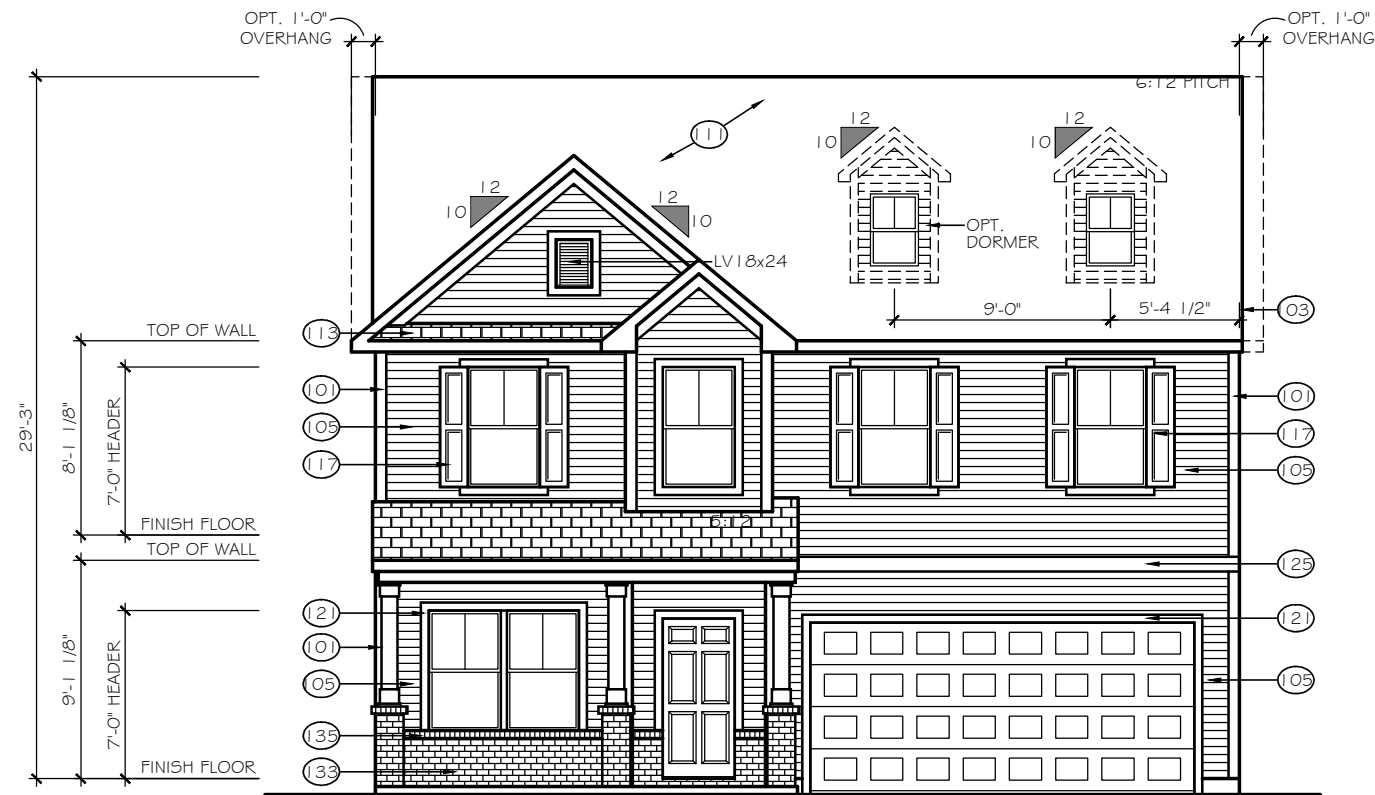
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SCALE:
1/8" = 1'-0"

CHECKED BY:
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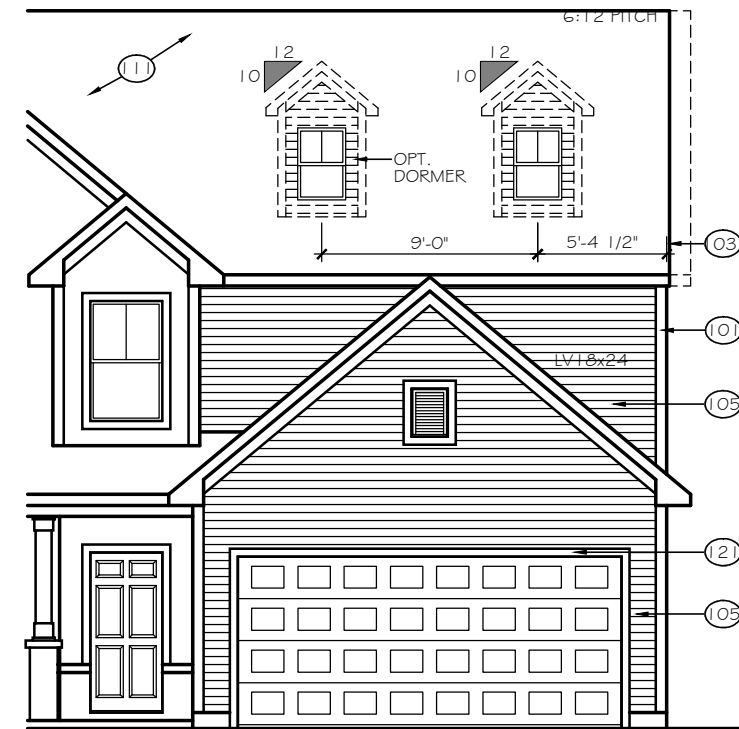
SHEET:
A4.10
v1.2



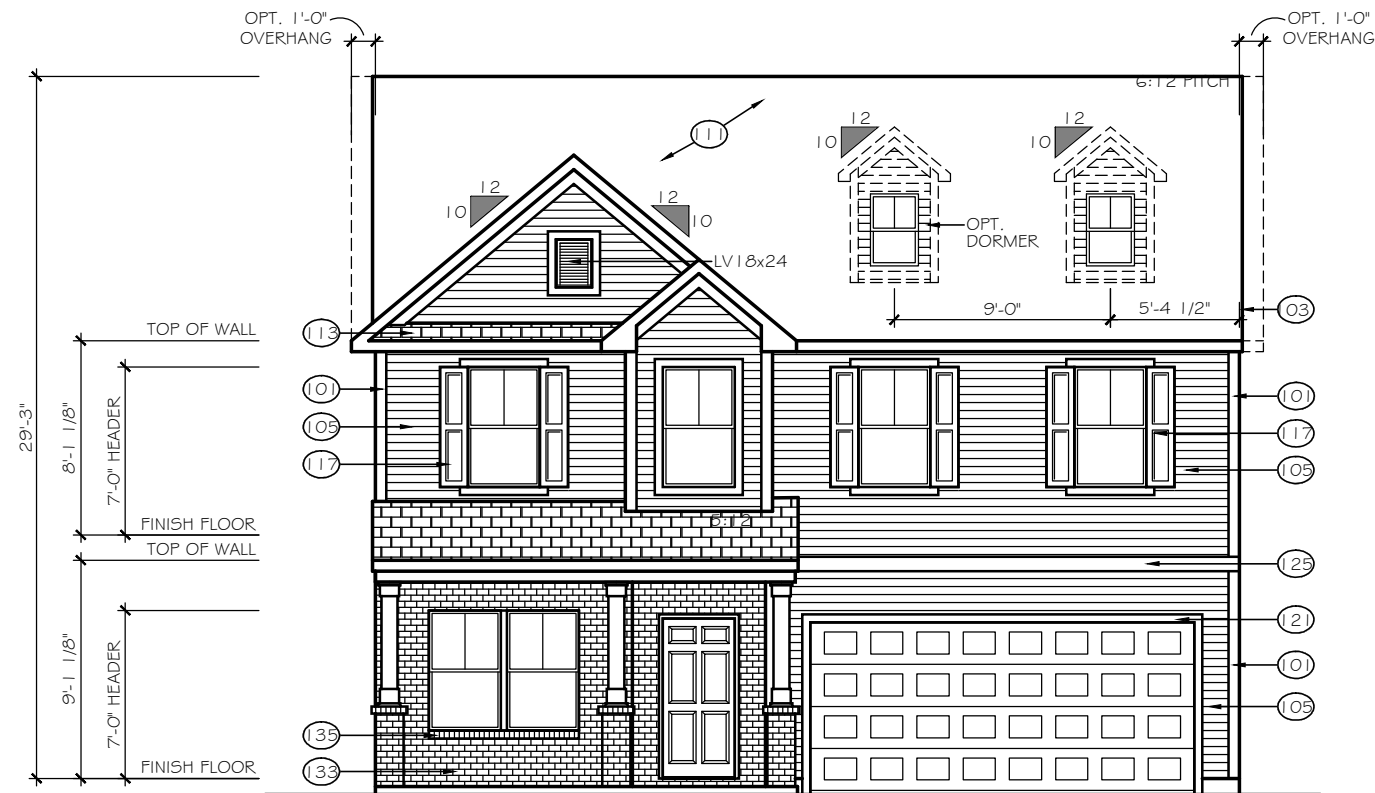
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C2



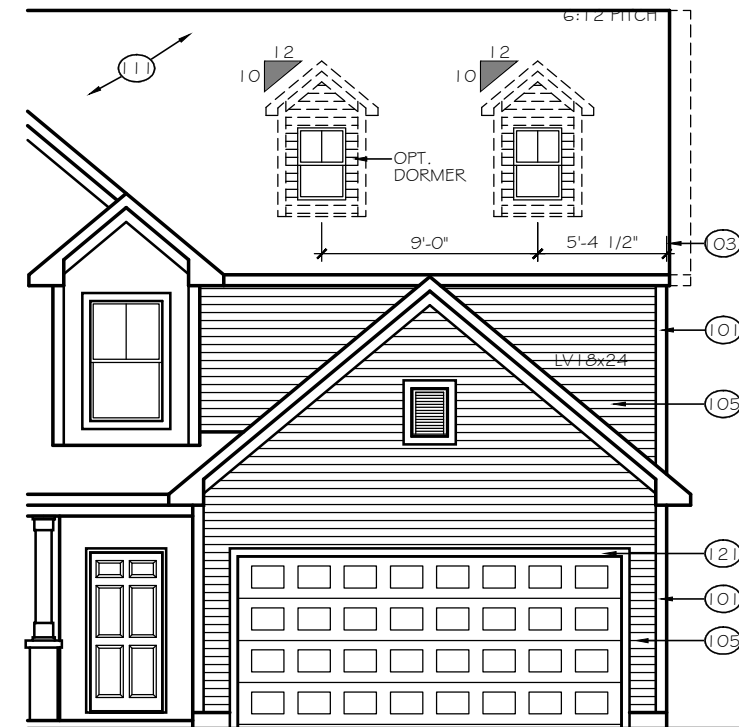
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C3



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-C2, E-C3

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SCALE:

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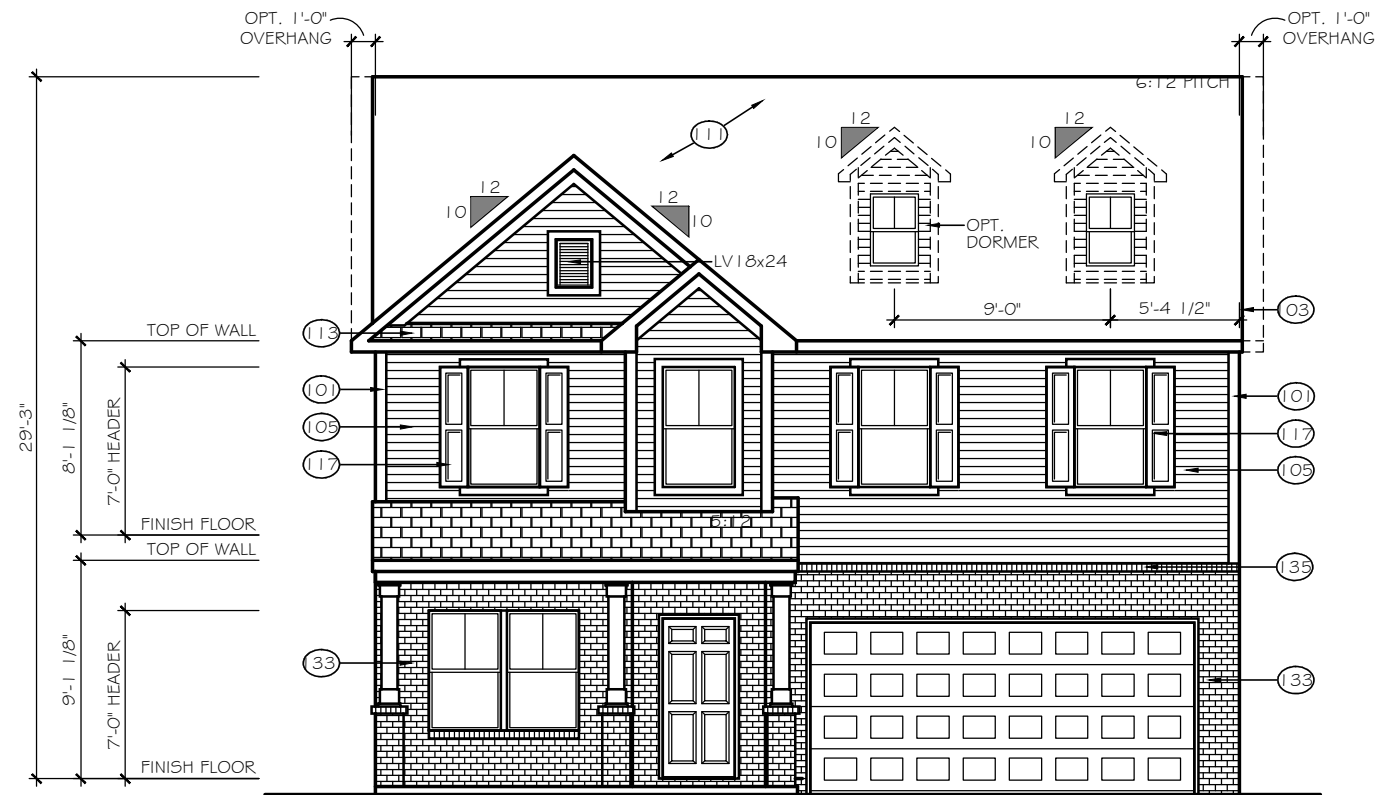
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SHEET:

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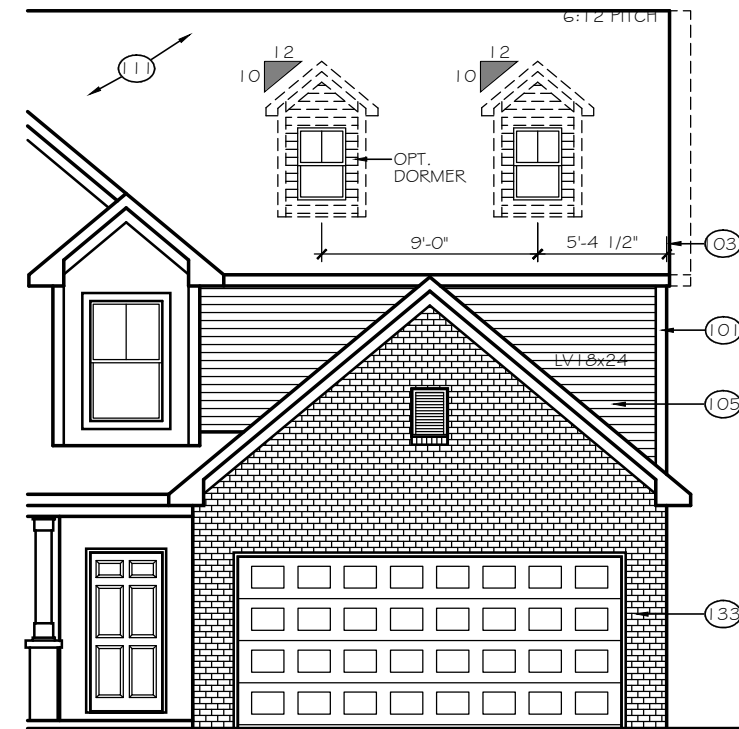
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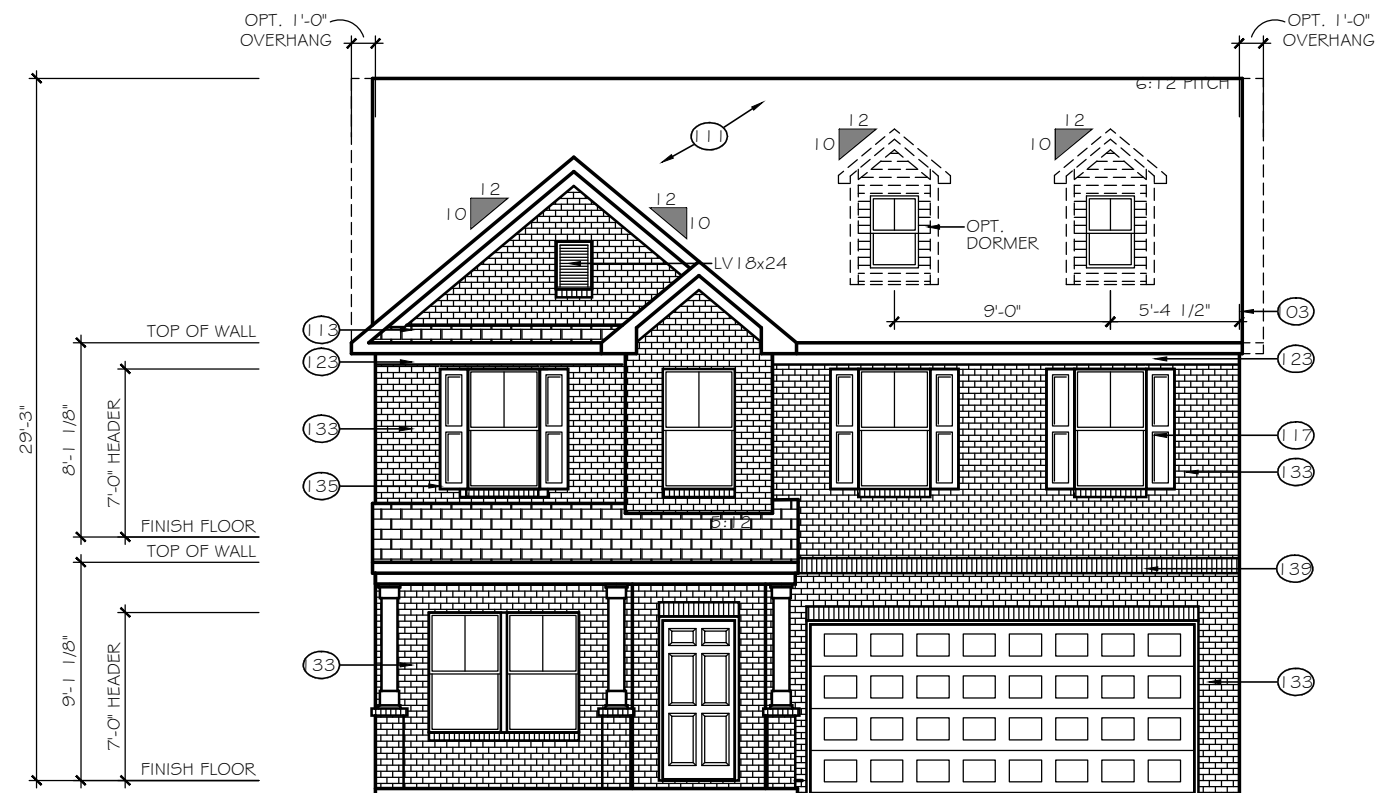
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C4



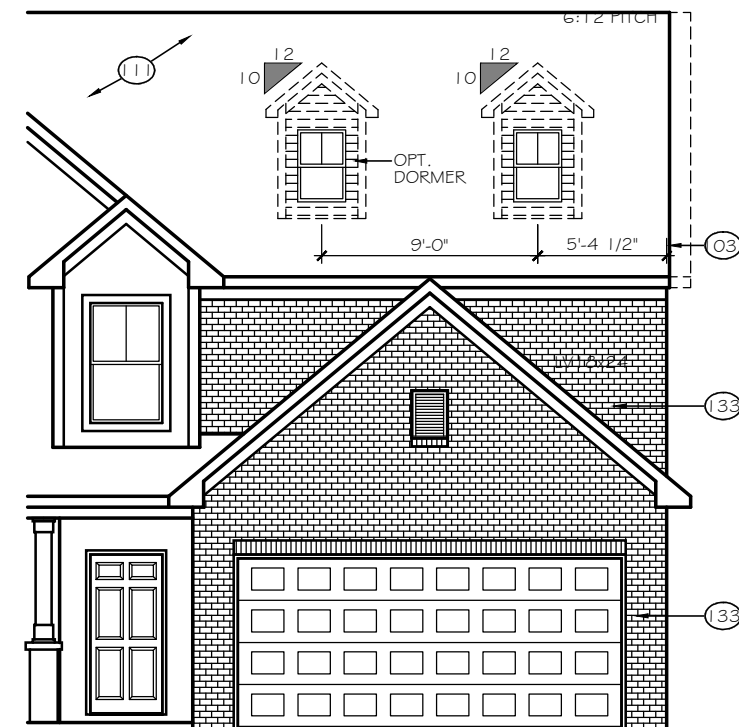
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C5



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-C4, E-C5

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SCALE:

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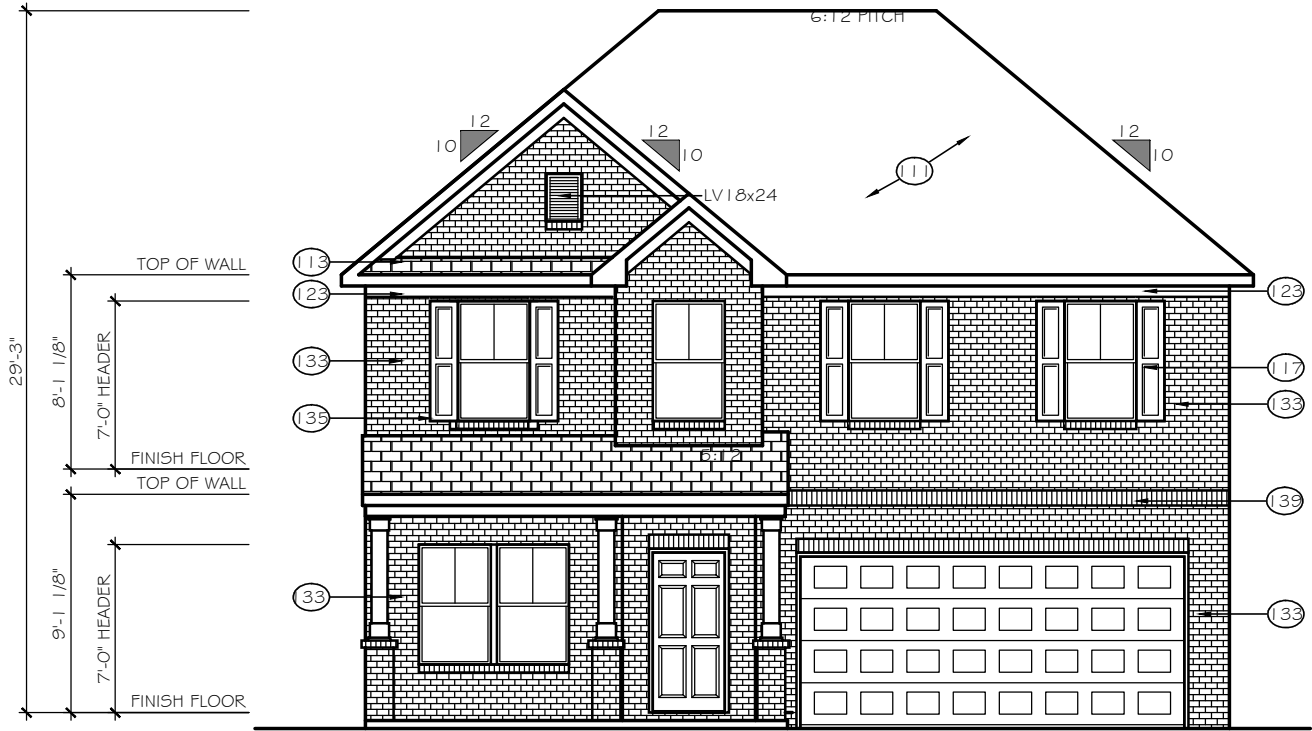
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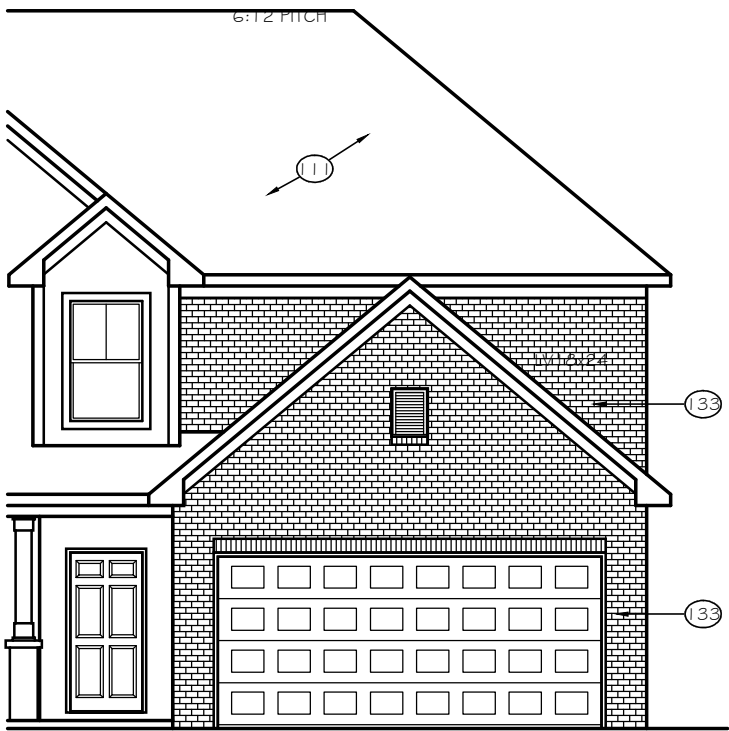
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C6



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-C6

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SCALE:

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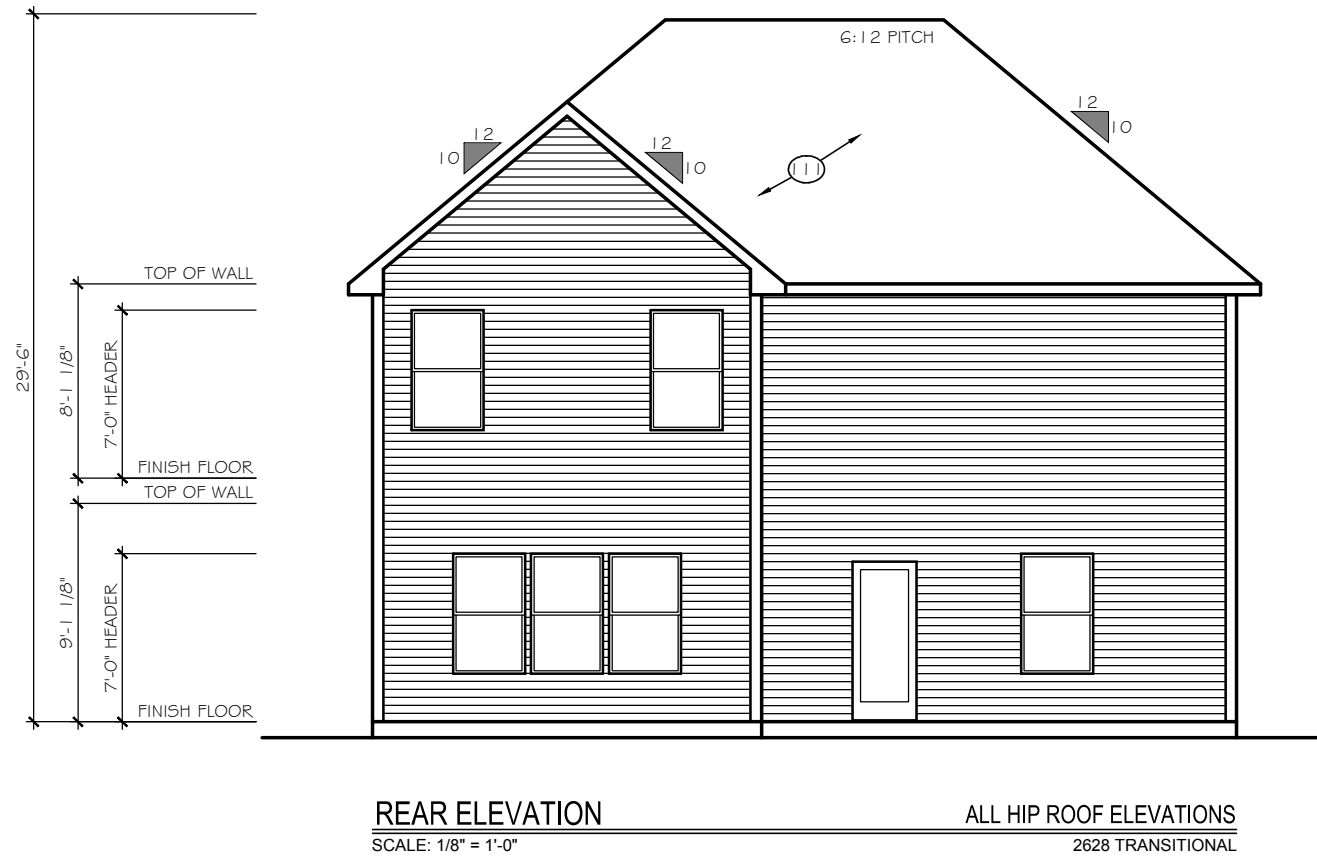
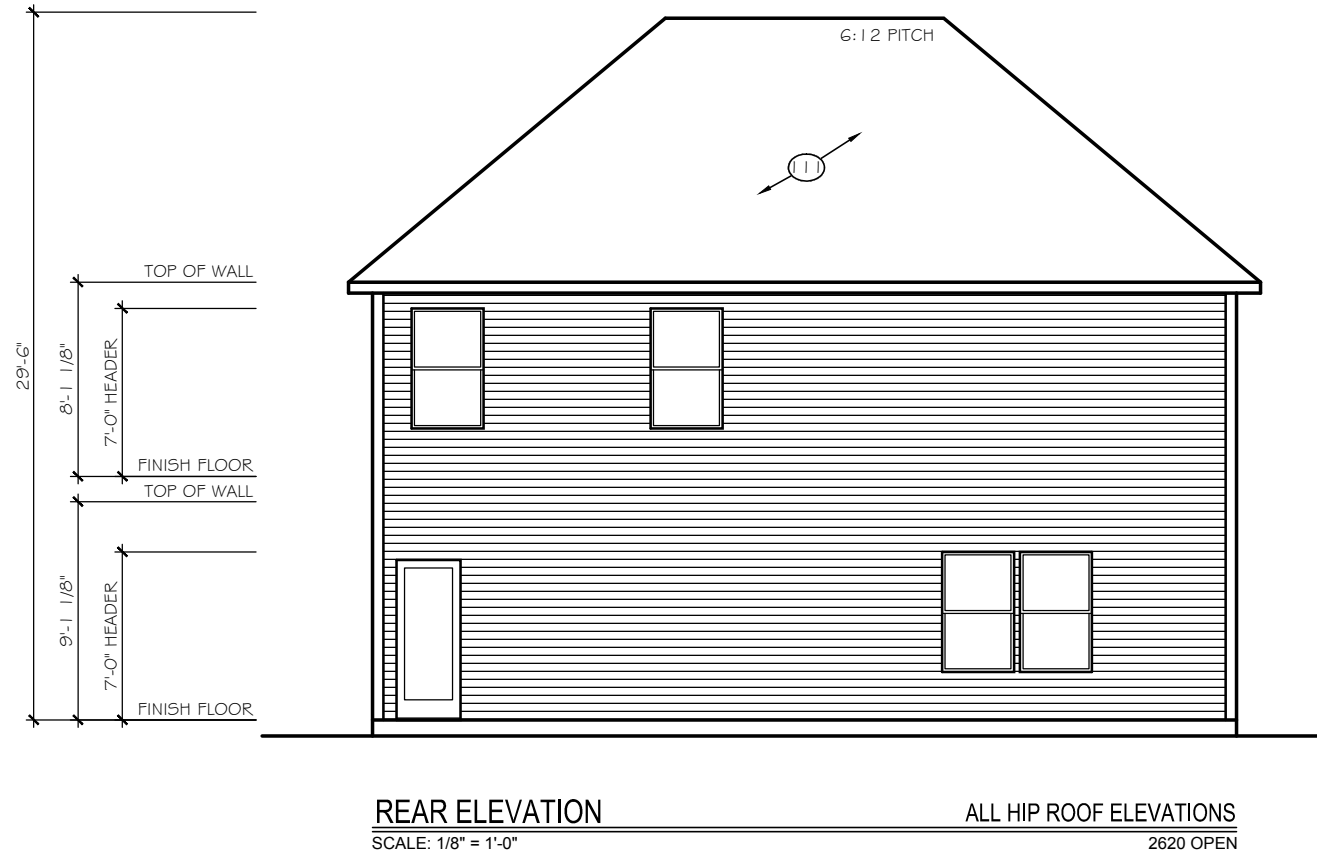
CHECKED BY:

BPS / DJP

SHEET:

A4.13

v1.2



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REAR ELEVATION
ELEVATION E-C6, E-D6

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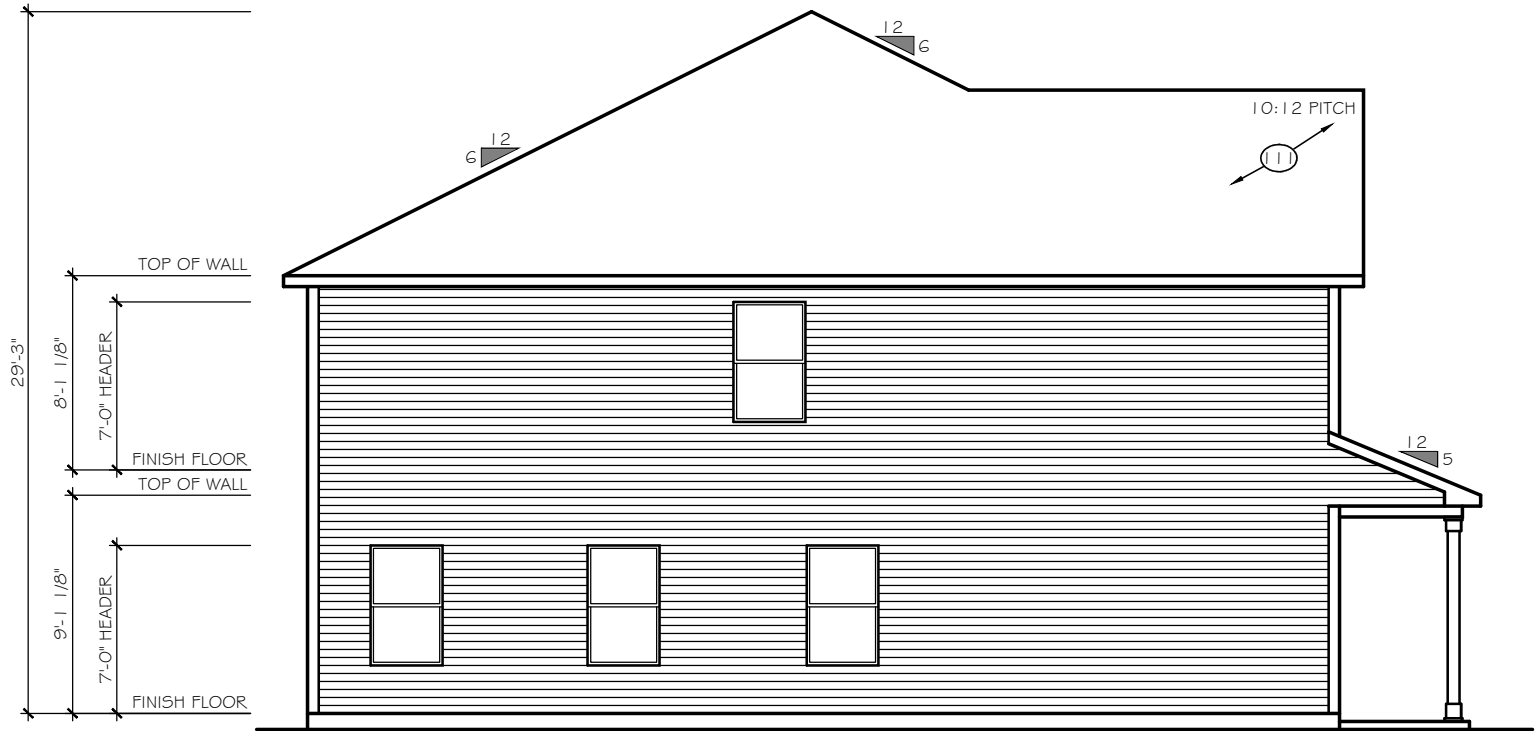
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CHECKED BY:
BPS / DJP

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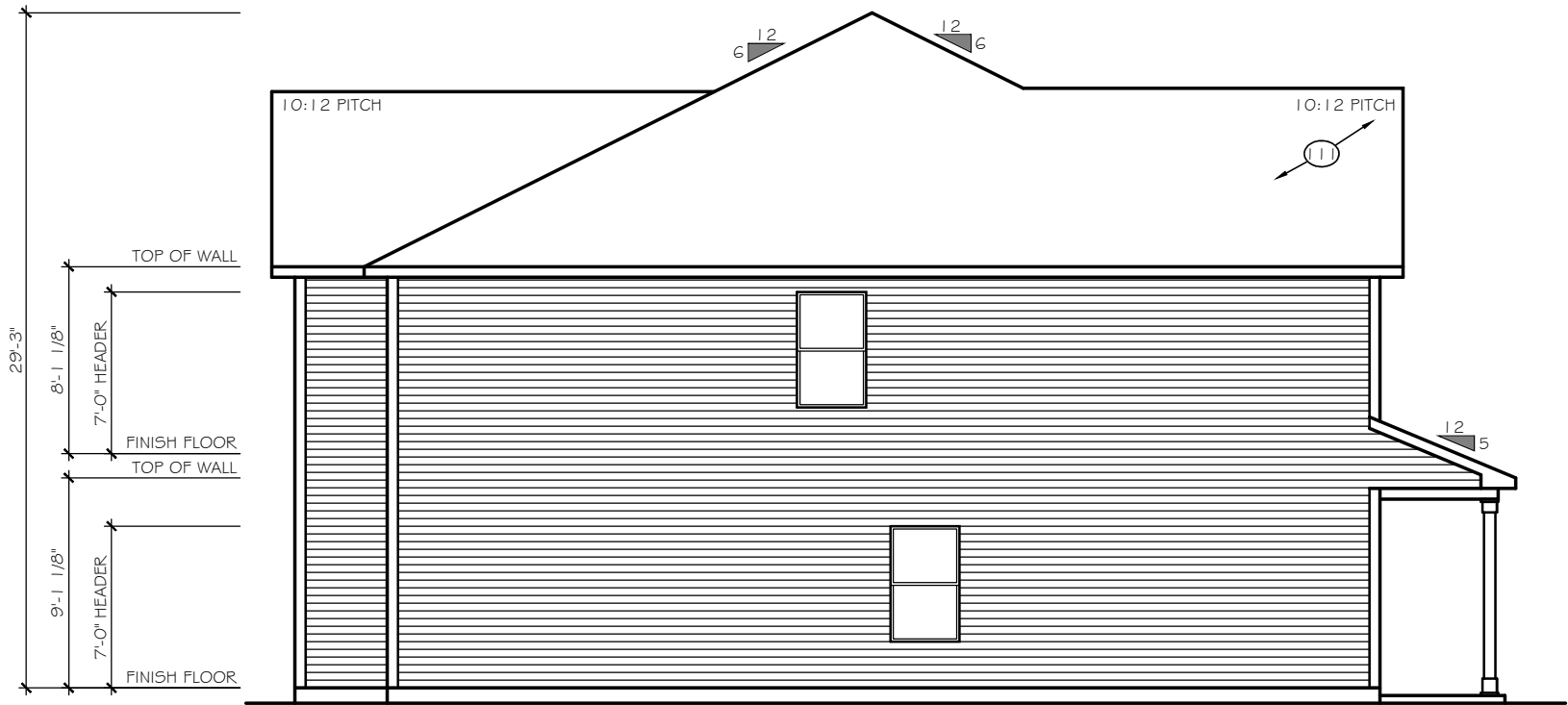
A4.14

v1.2



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6
2620 OPEN



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6
2628 TRANSITIONAL

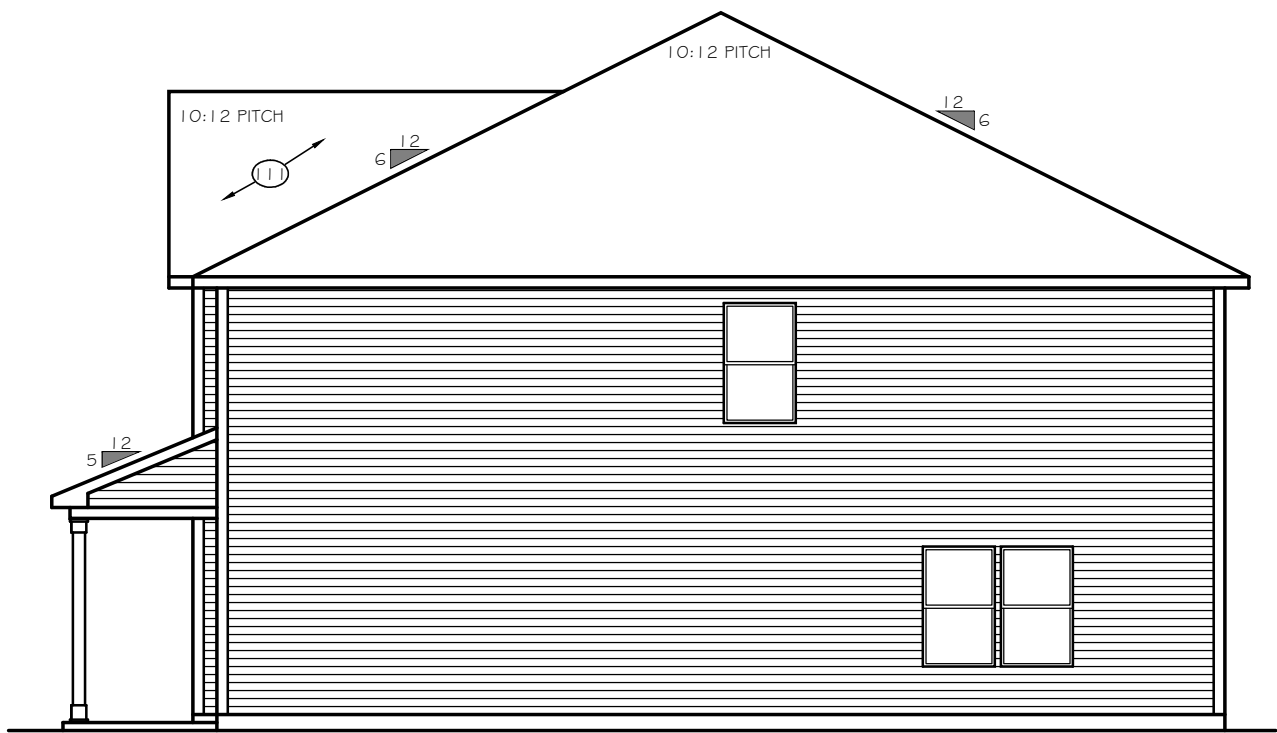
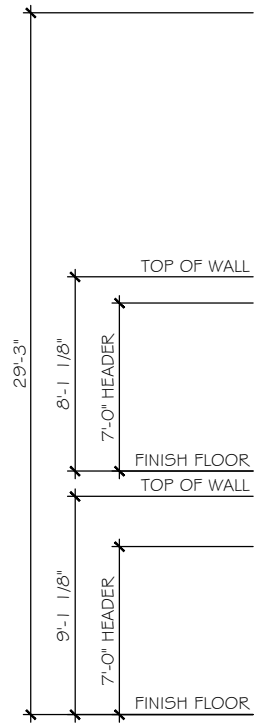
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RIGHT ELEVATION
ELEVATION E-C6, E-D6

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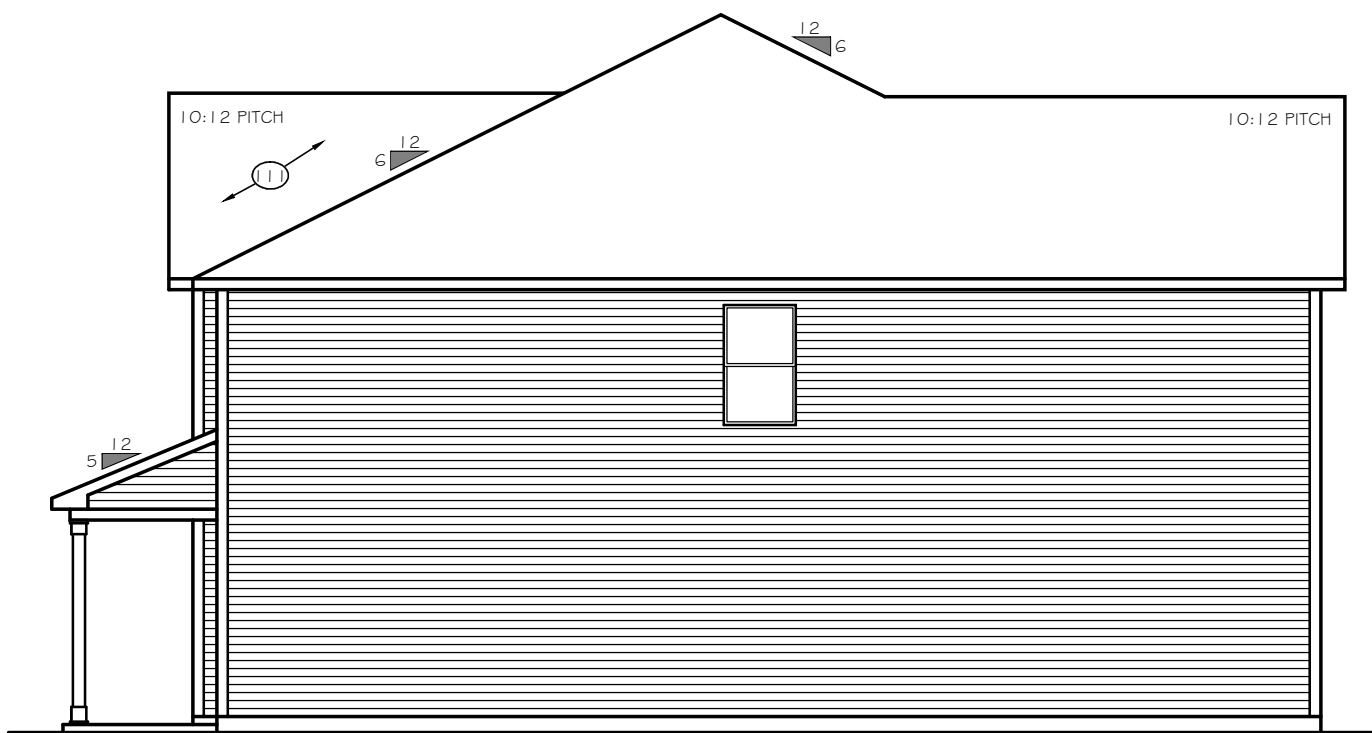
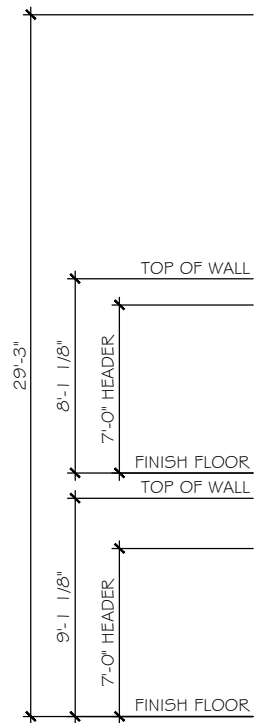
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SHEET:
A4.15
v1.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6
2620 OPEN



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6
2628 TRANSITIONAL

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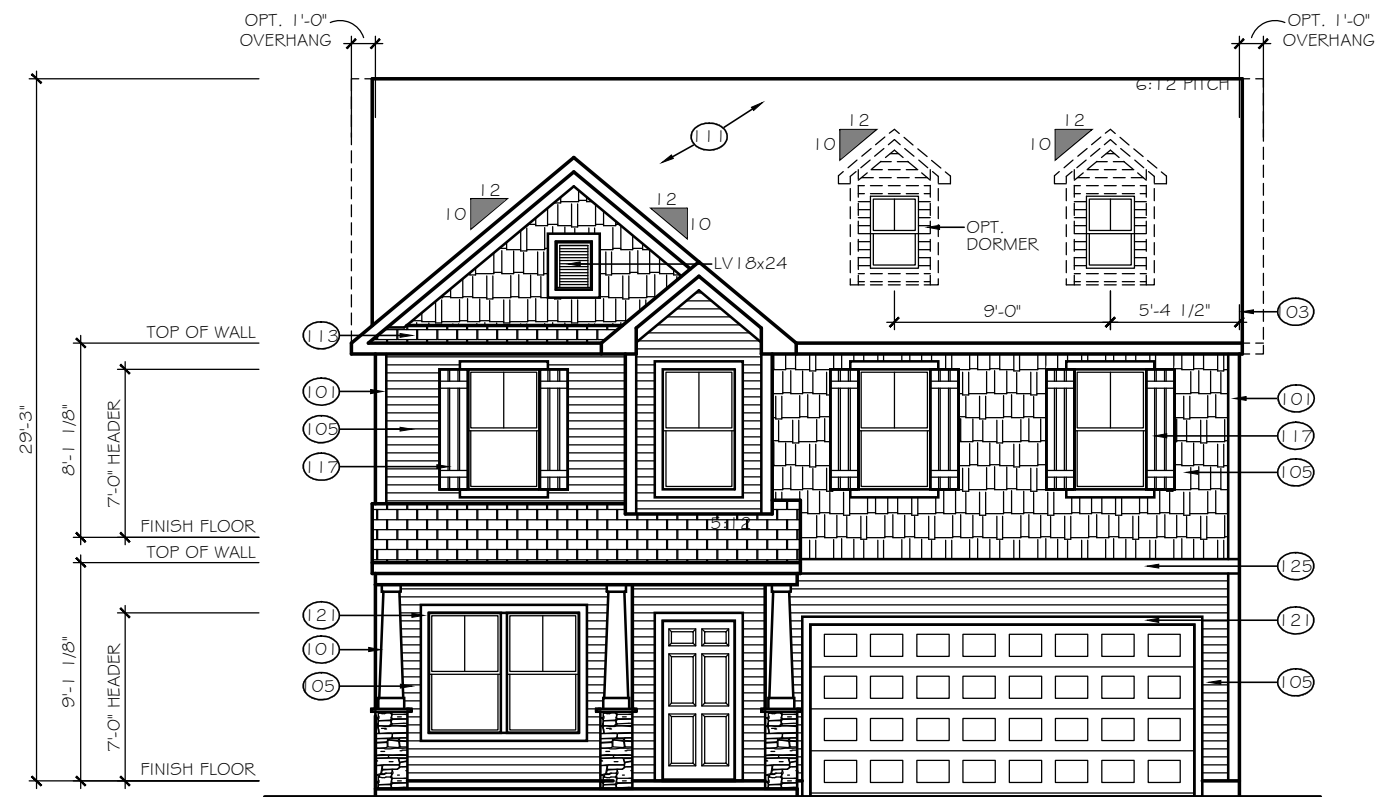
LEFT ELEVATION
ELEVATION E-C6, E-D6

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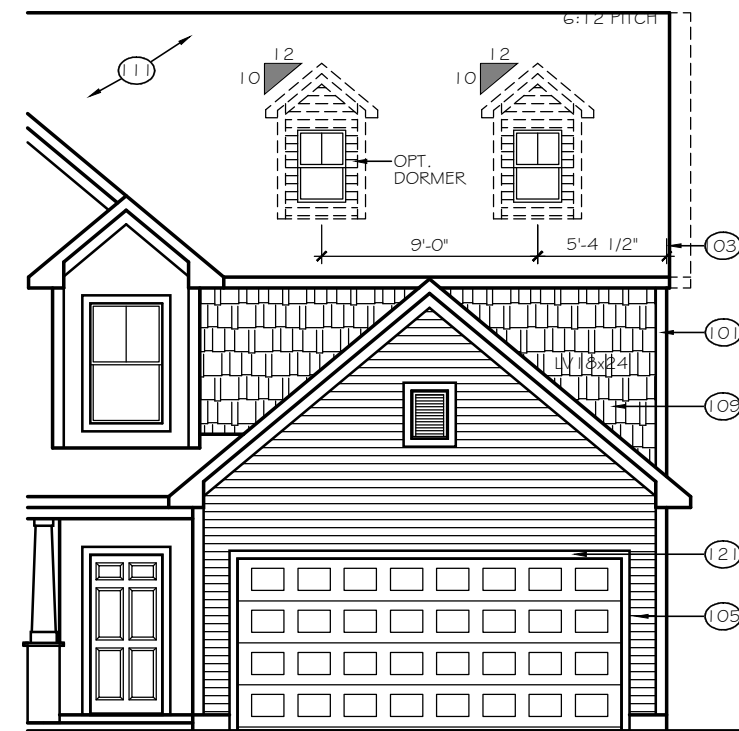
SHEET:
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v1.2



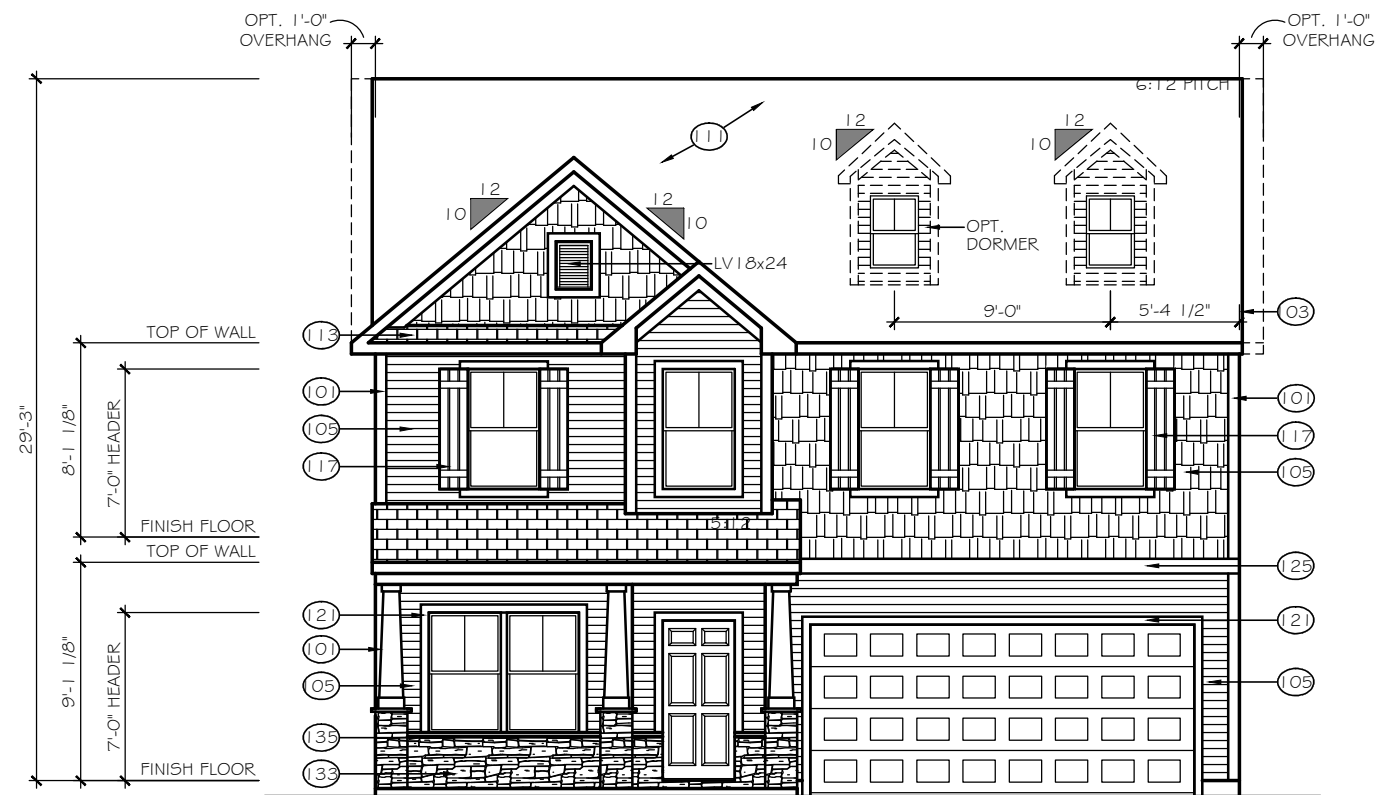
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D1



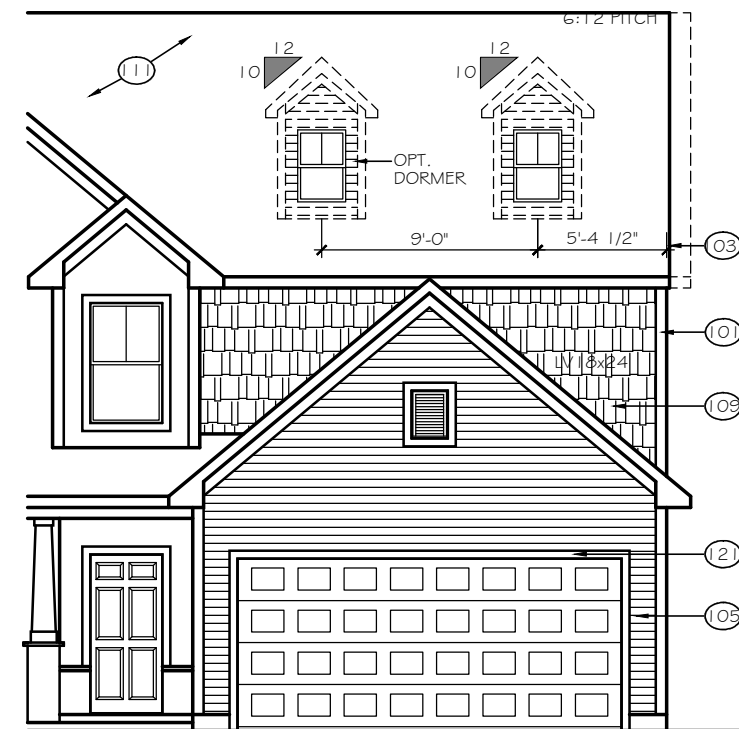
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D2



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-D1, E-D2

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SCALE:

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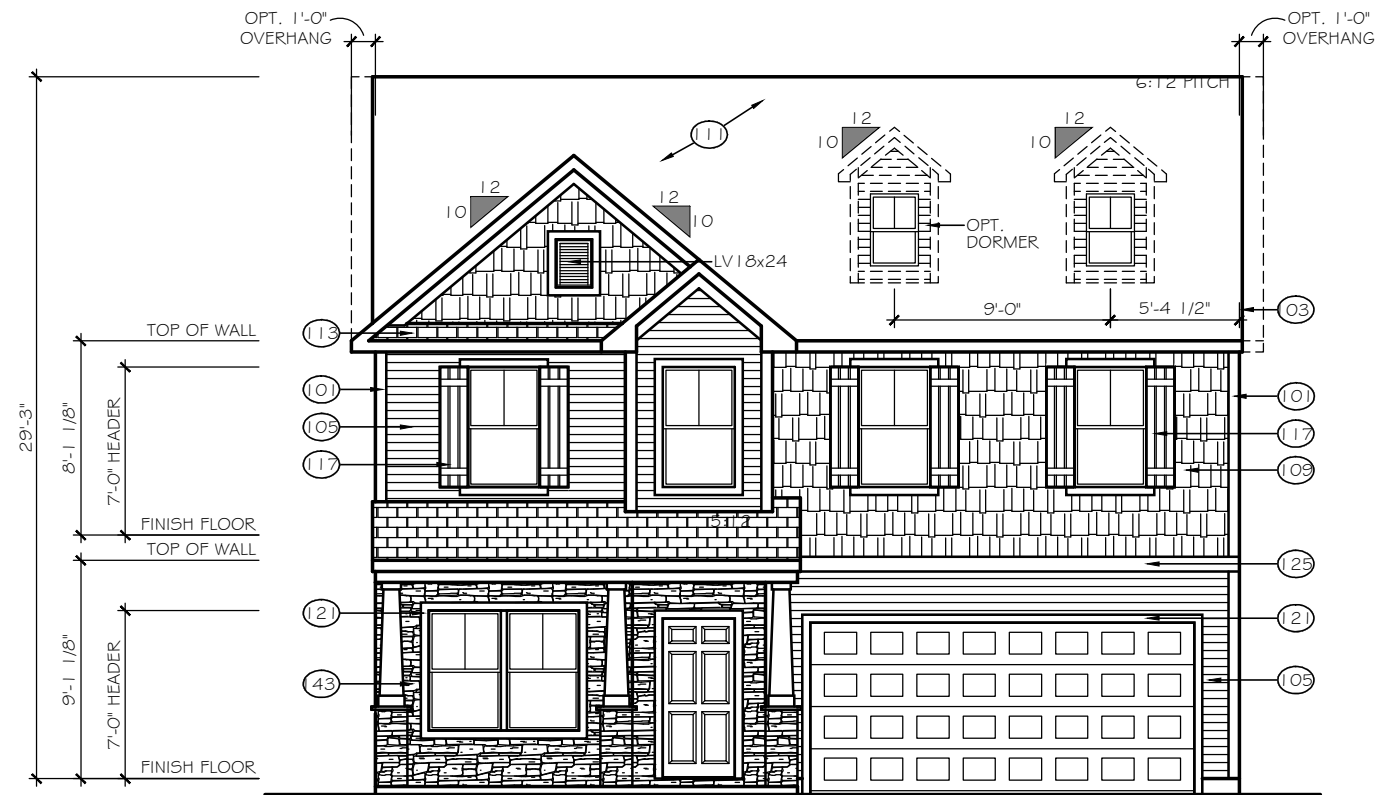
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BPS / DJP

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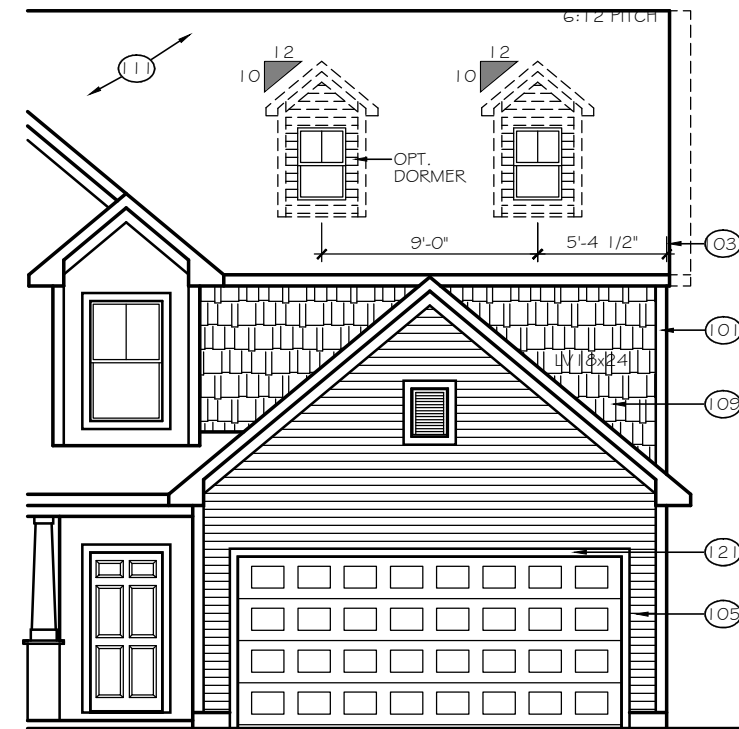
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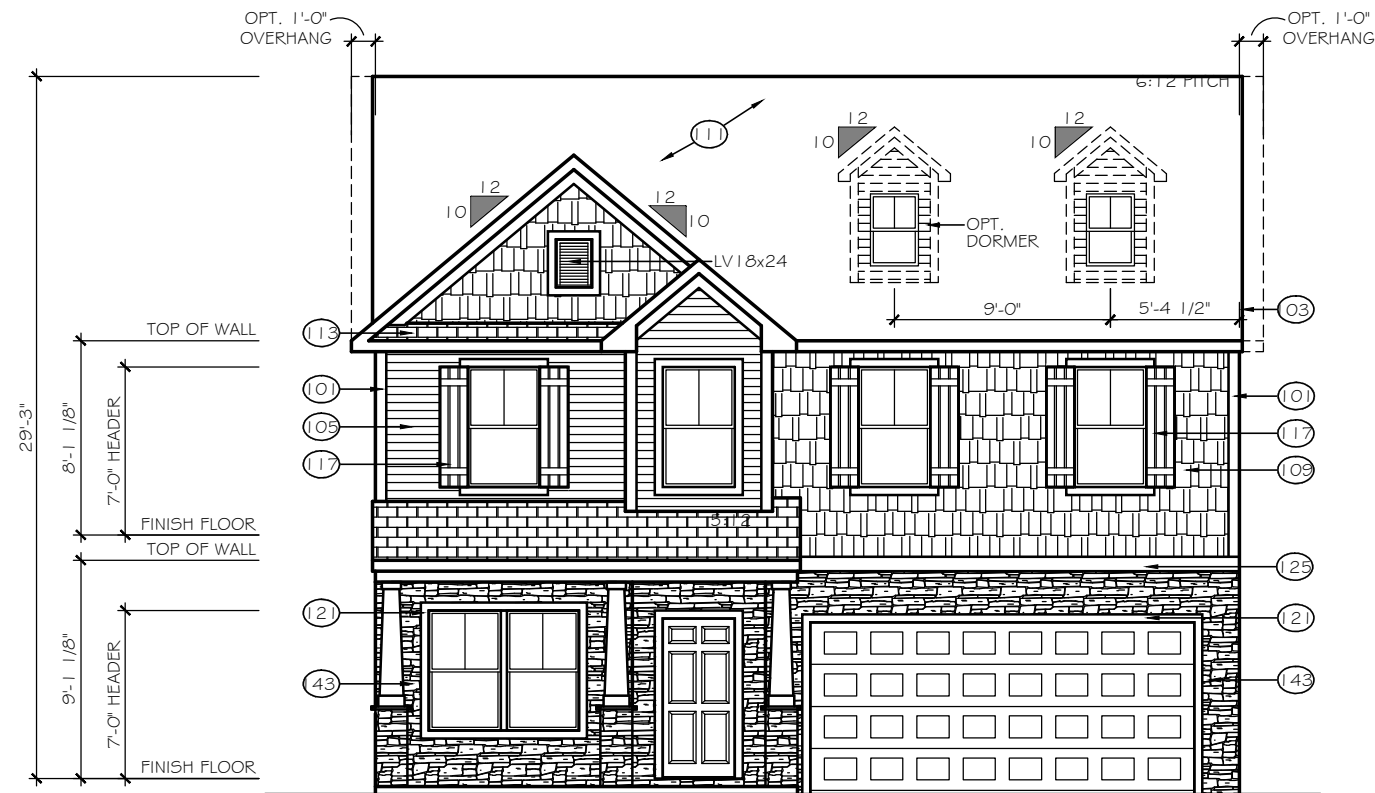
FRONT ELEVATION

ELEVATION E-D3

SCALE: 1/8" = 1'-0"



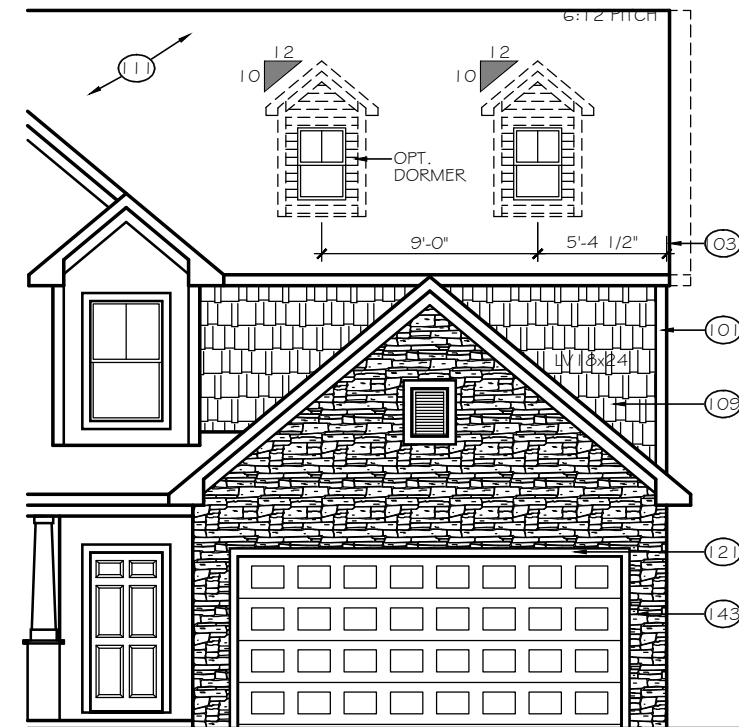
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-D4

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-D3, E-D4

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SCALE:

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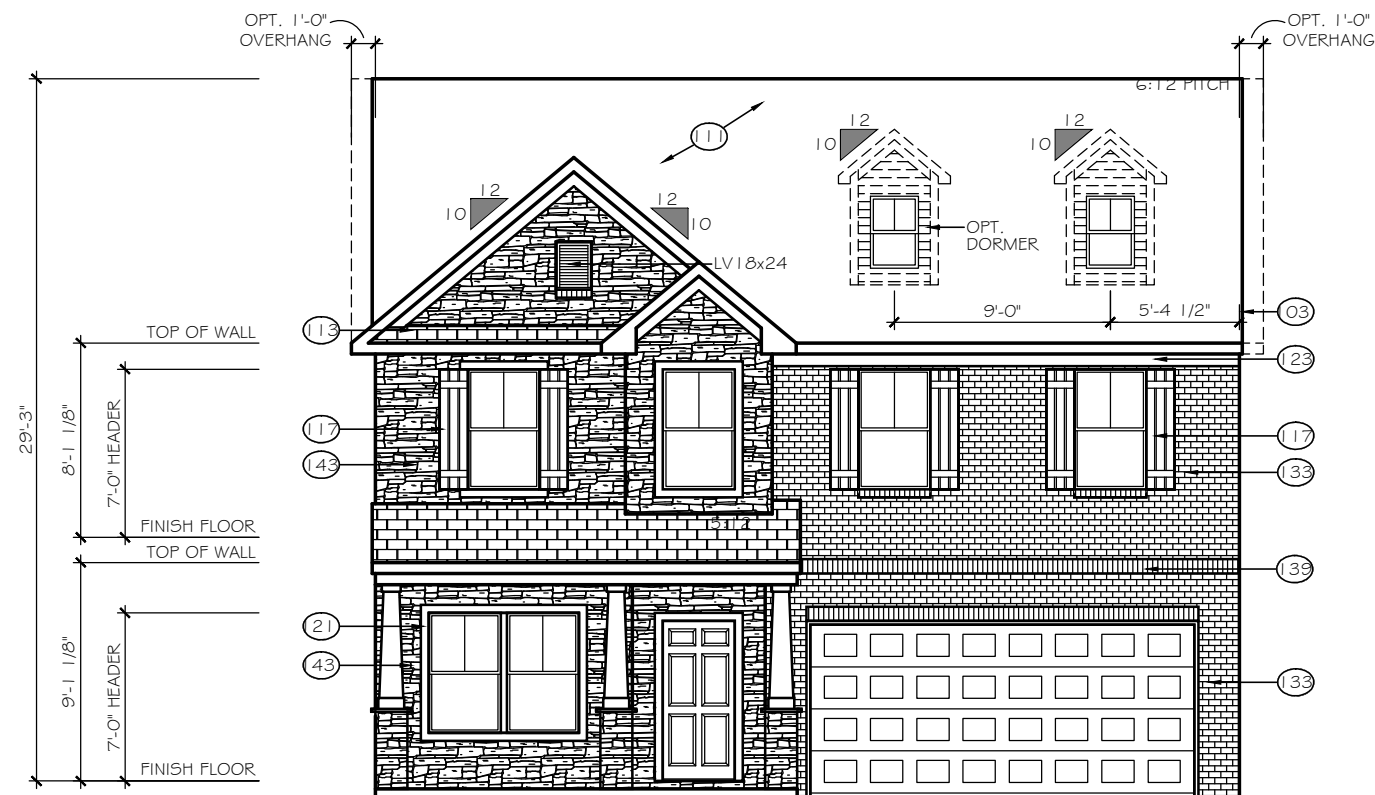
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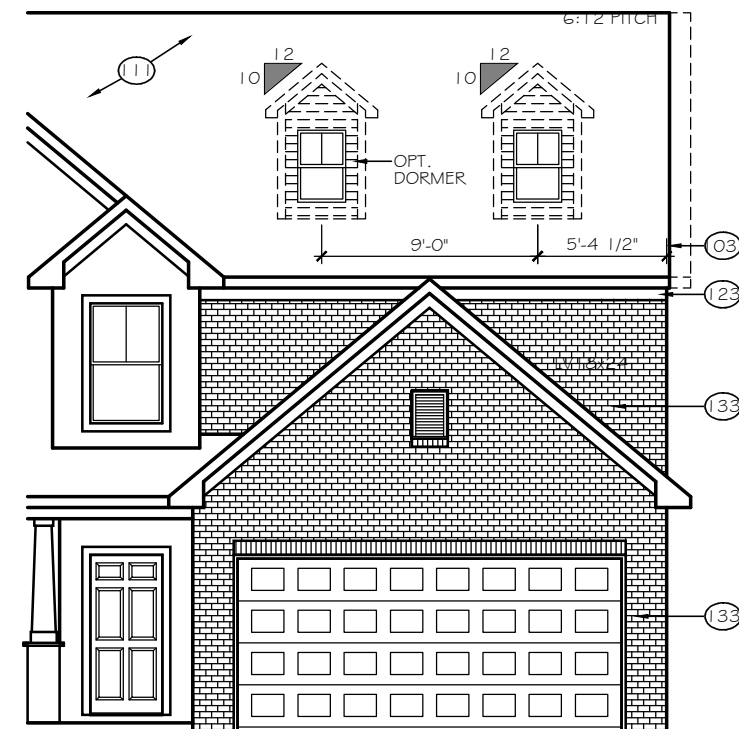
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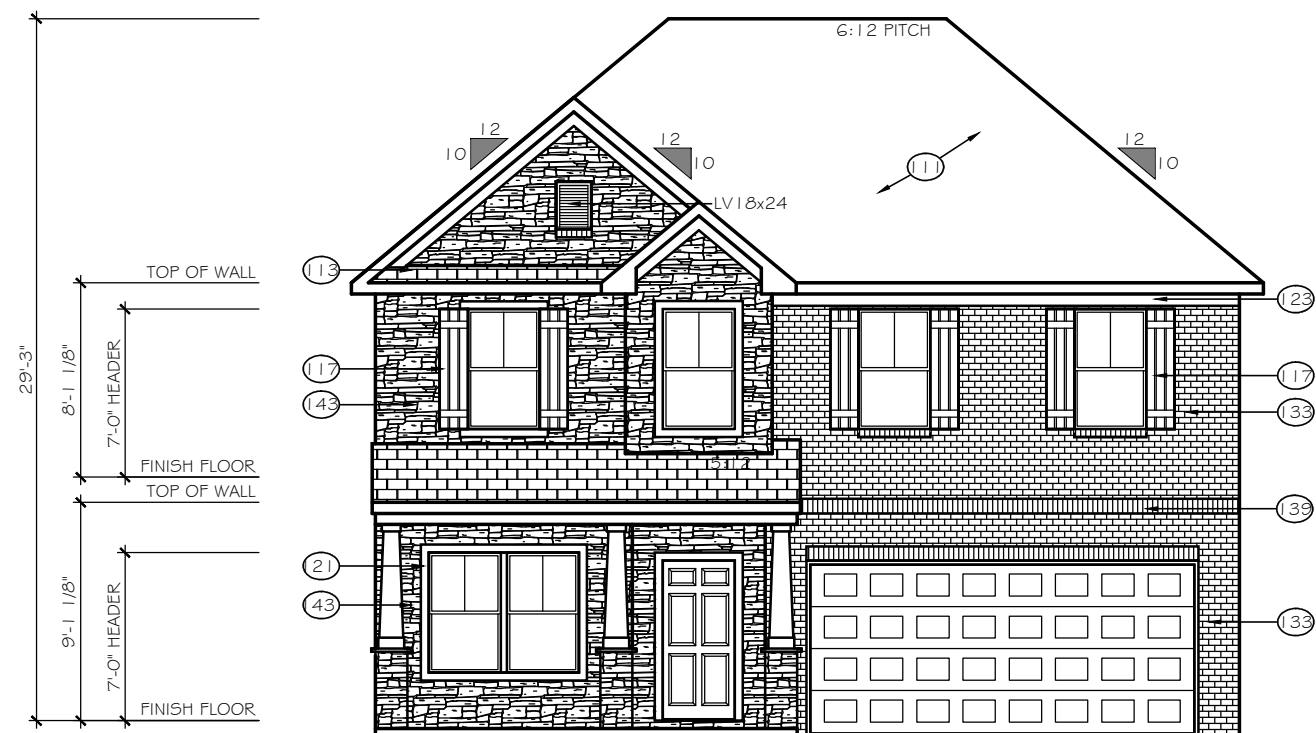
FRONT ELEVATION

ELEVATION E-D5

SCALE: 1/8" = 1'-0"



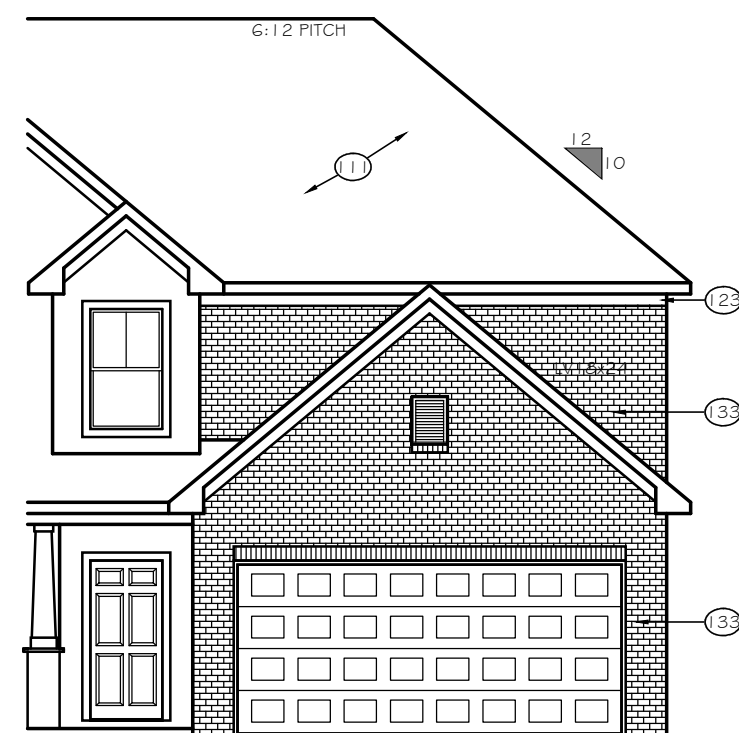
8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-D6

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION

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FRONT ELEVATION
ELEVATION E-D5, E-D6

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SCALE:

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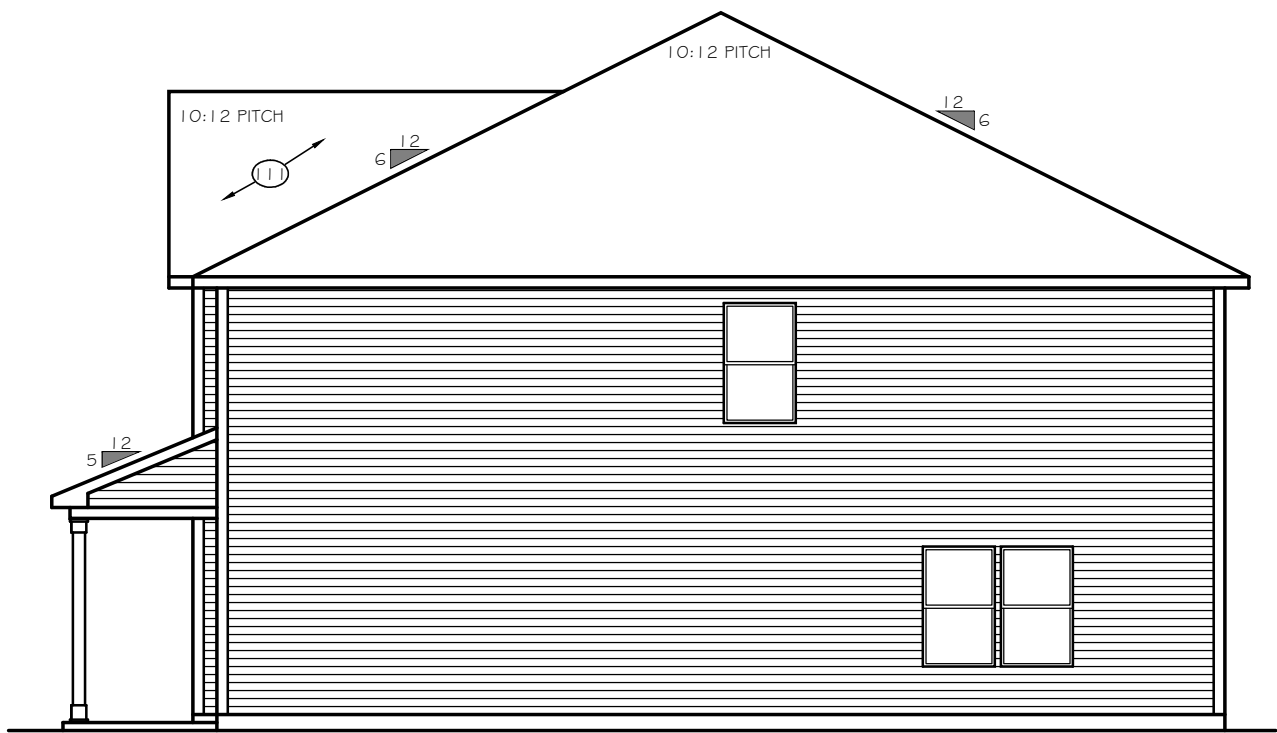
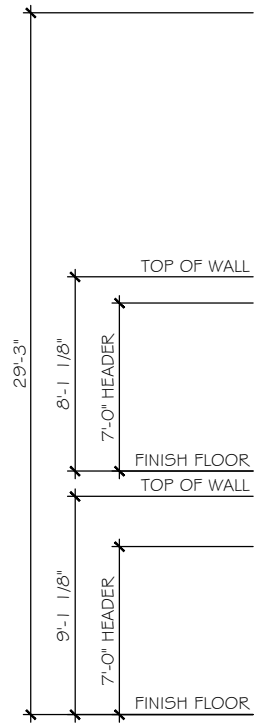
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BPS / DJP

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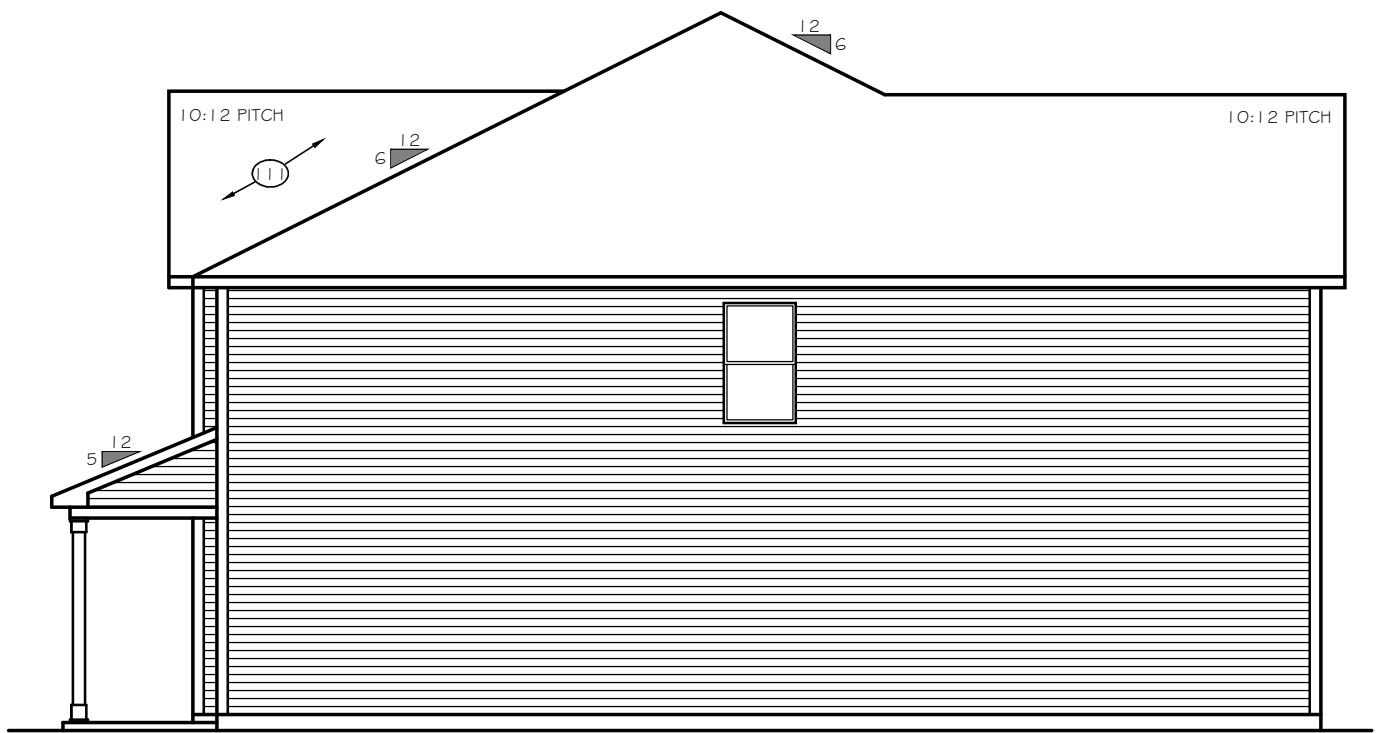
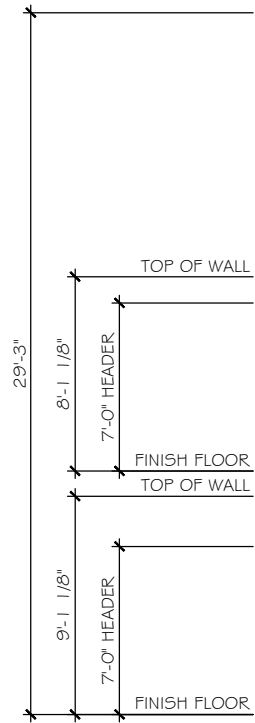


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

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LEFT ELEVATION
ELEVATION E-E6, E-F6

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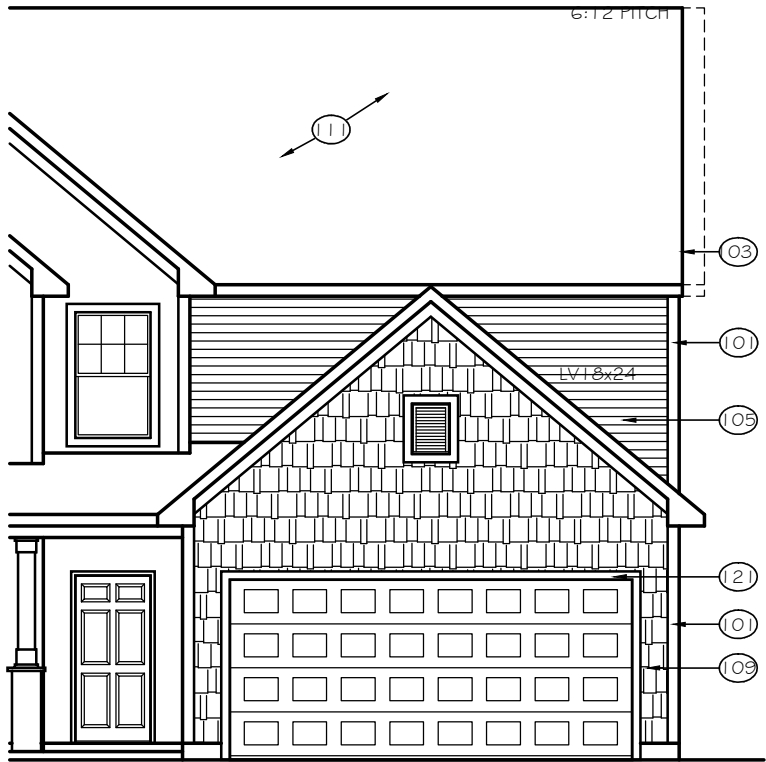
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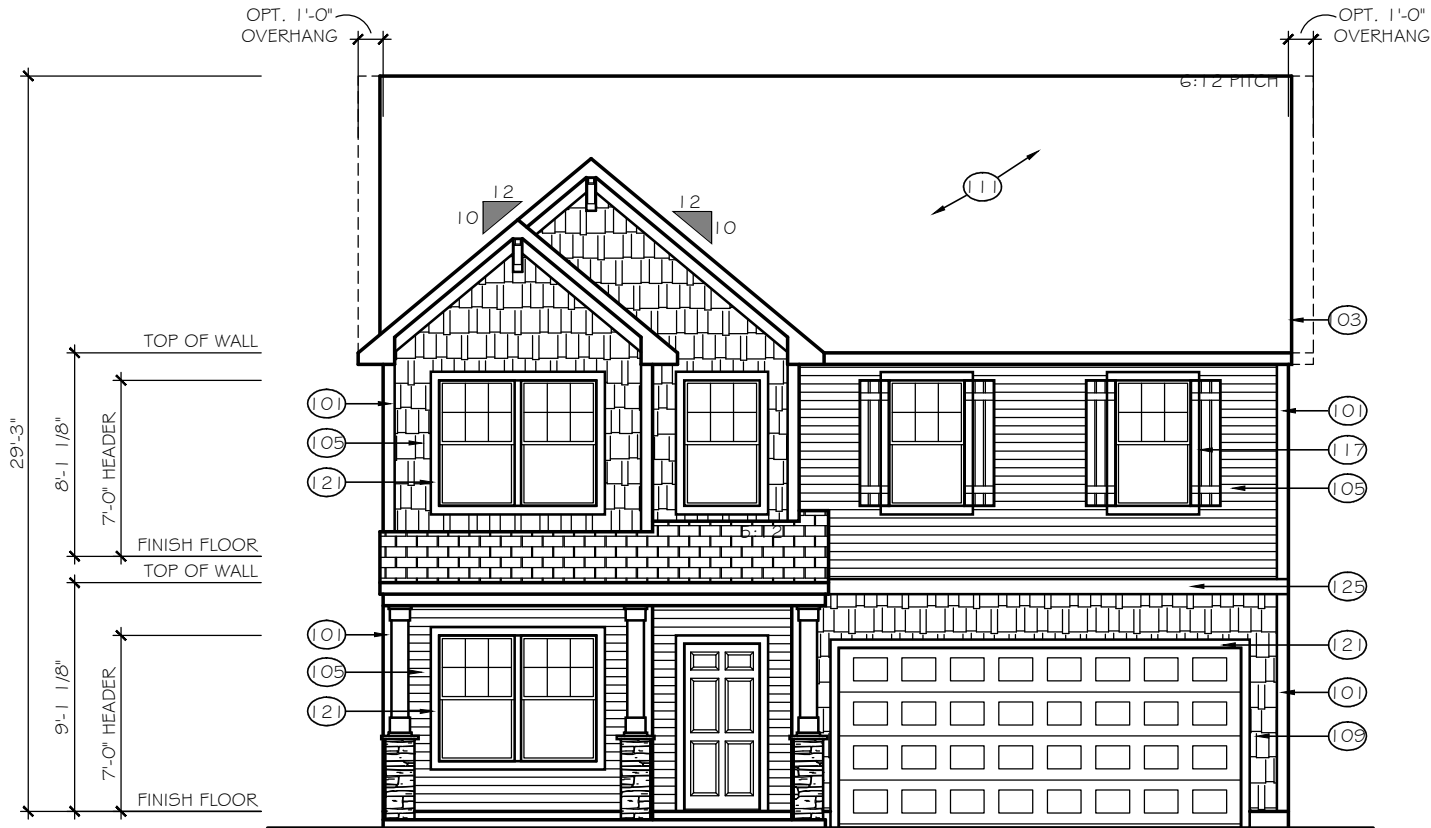
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F1



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F1P

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FRONT ELEVATION
ELEVATION E-F1

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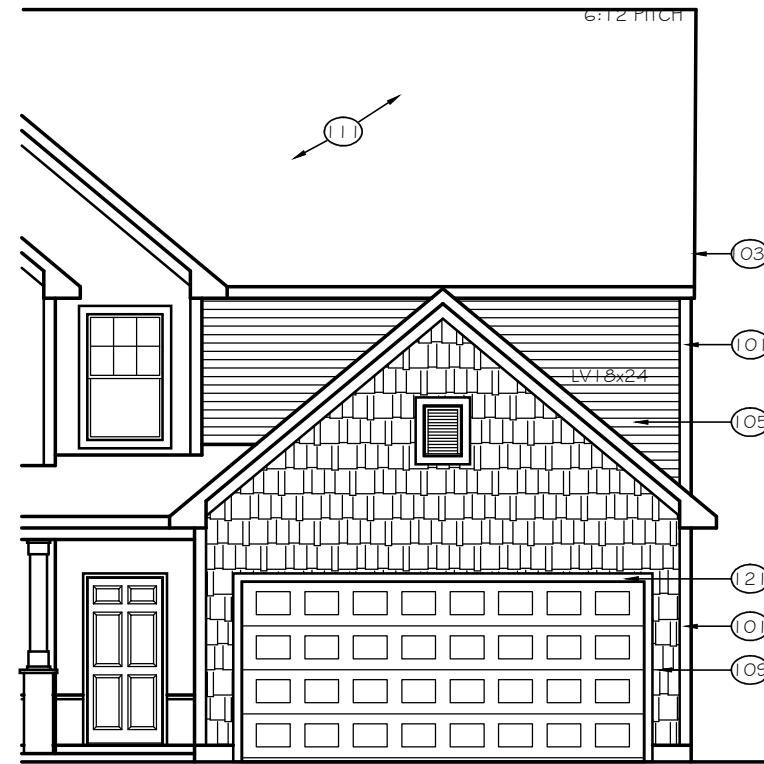
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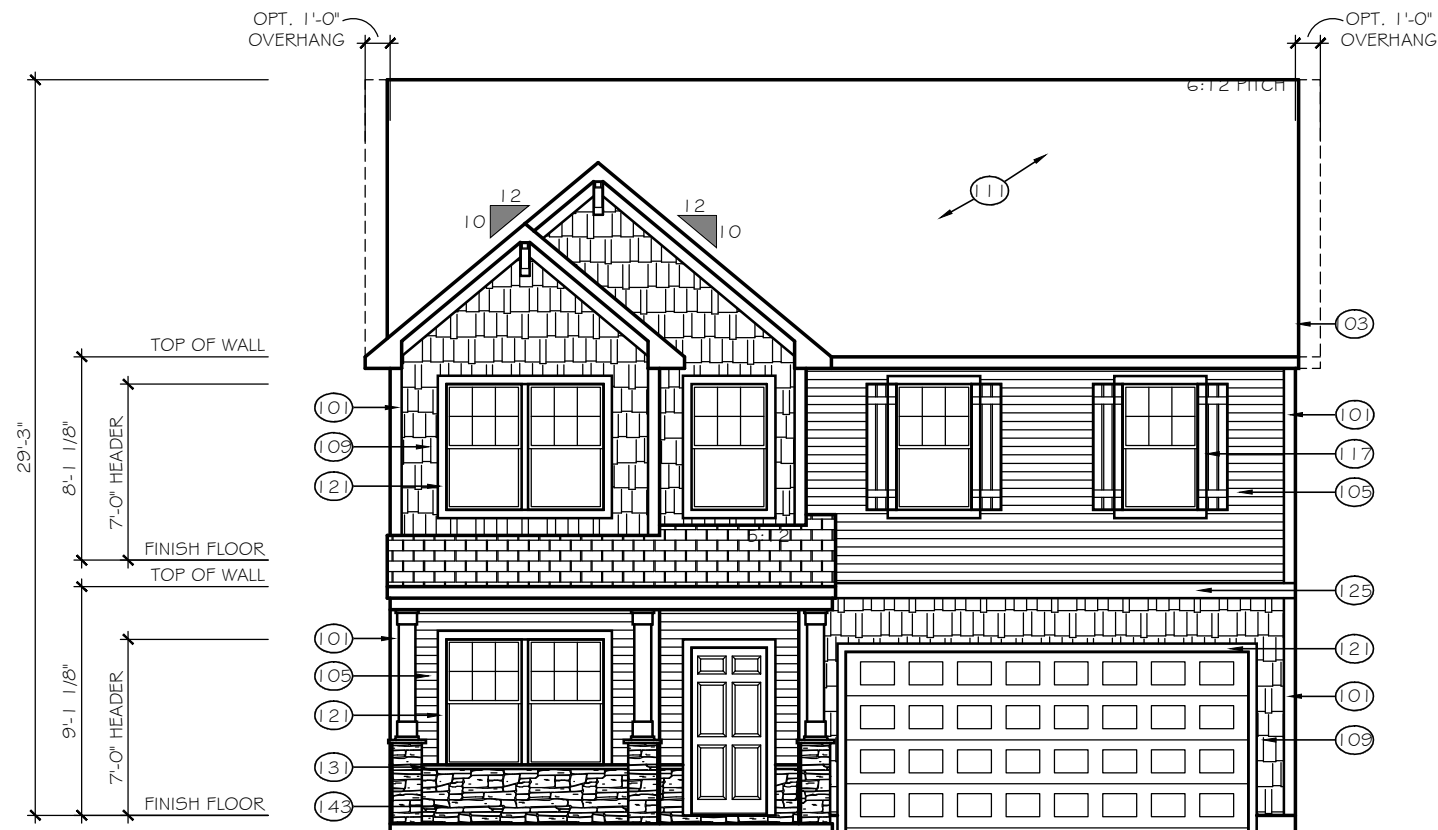
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SCALE: 1/8" = 1'-0"

ELEVATION E-F2



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F2P

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FRONT ELEVATION
ELEVATION E-F2

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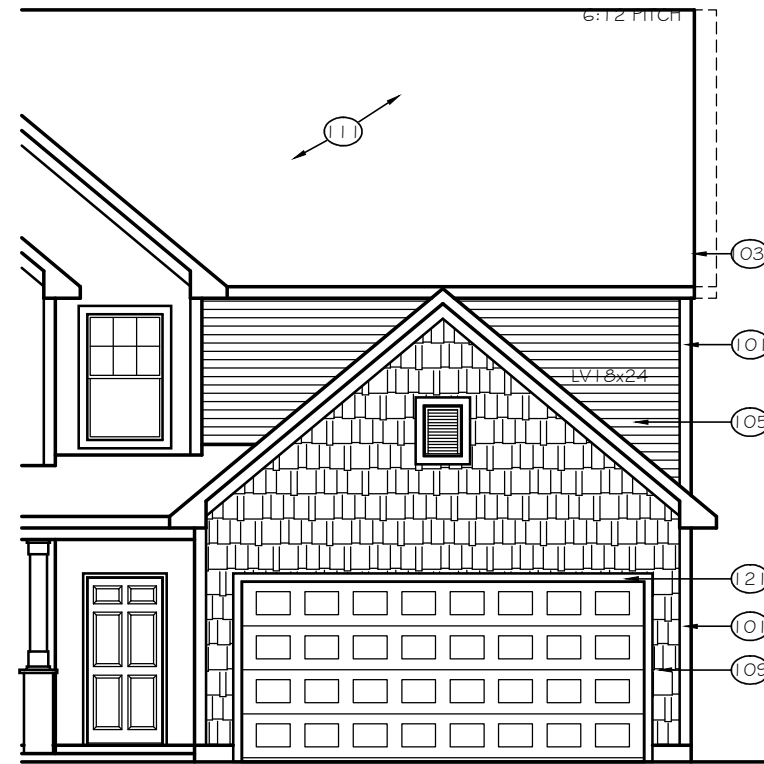
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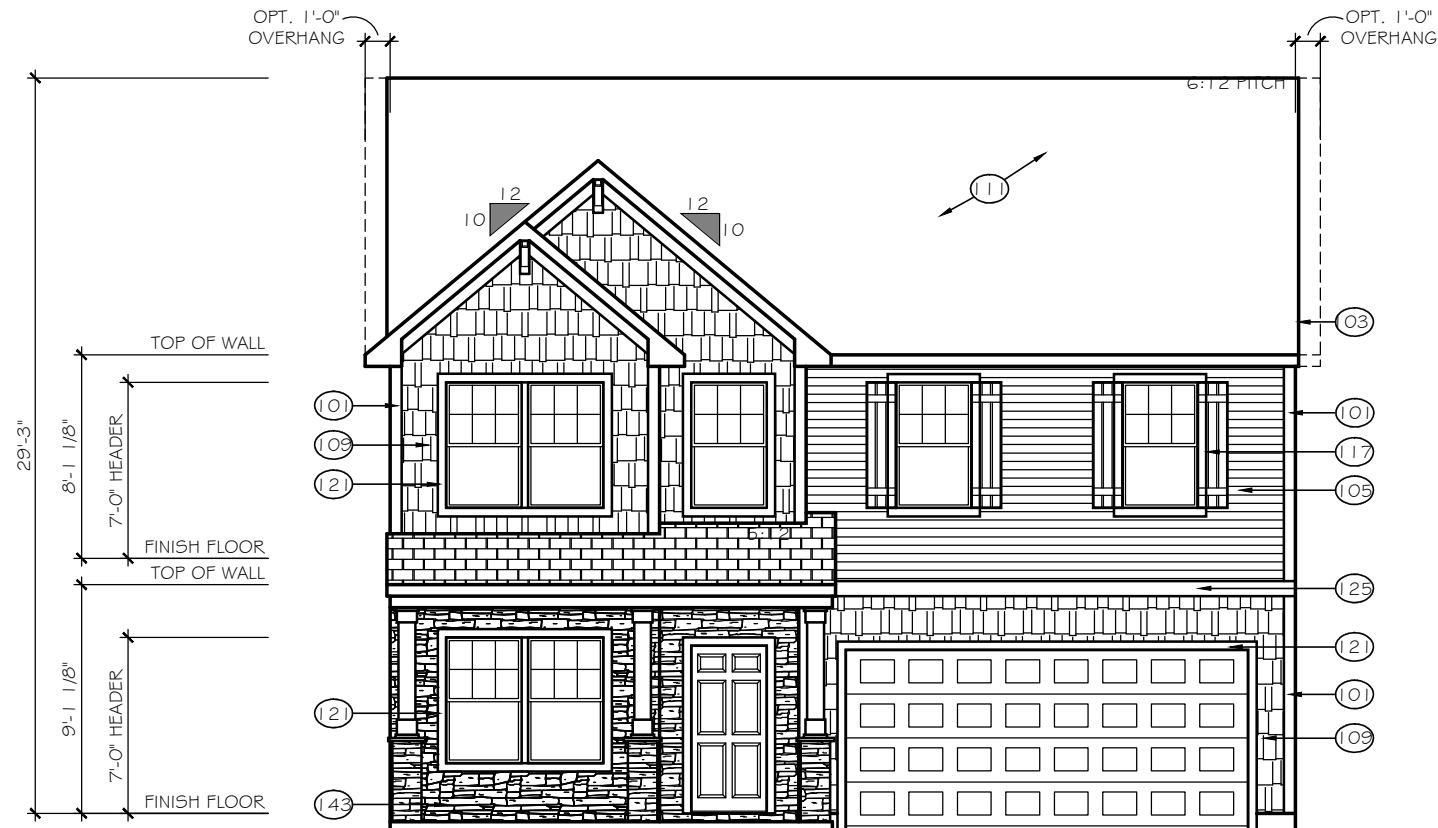
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F3



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F3P

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FRONT ELEVATION
ELEVATION E-F3

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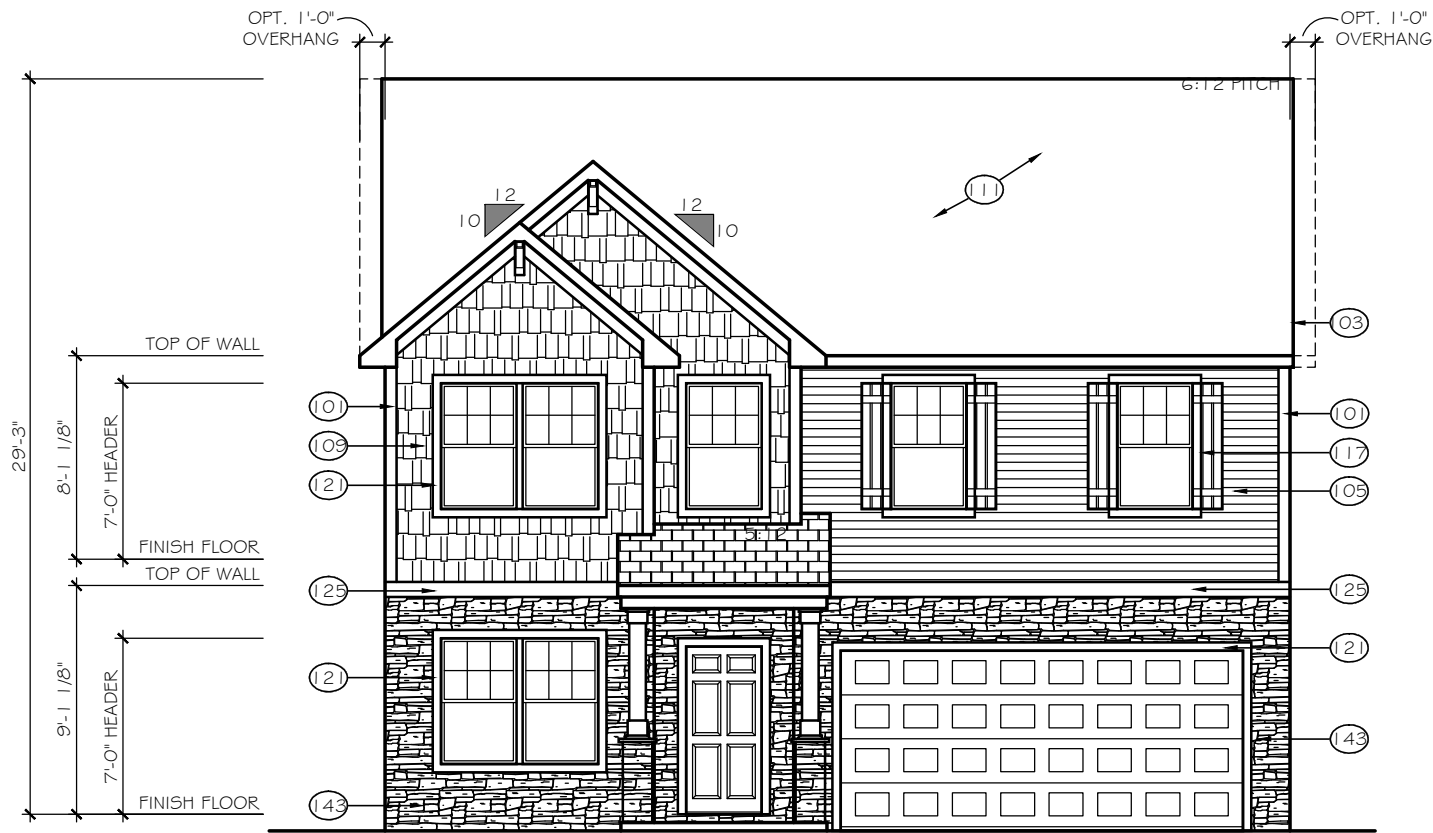
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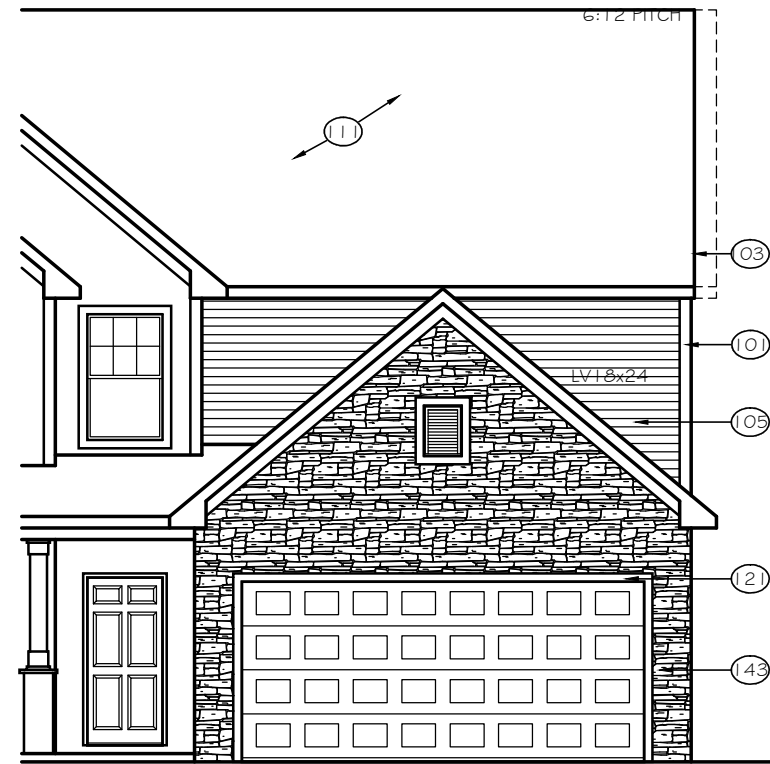
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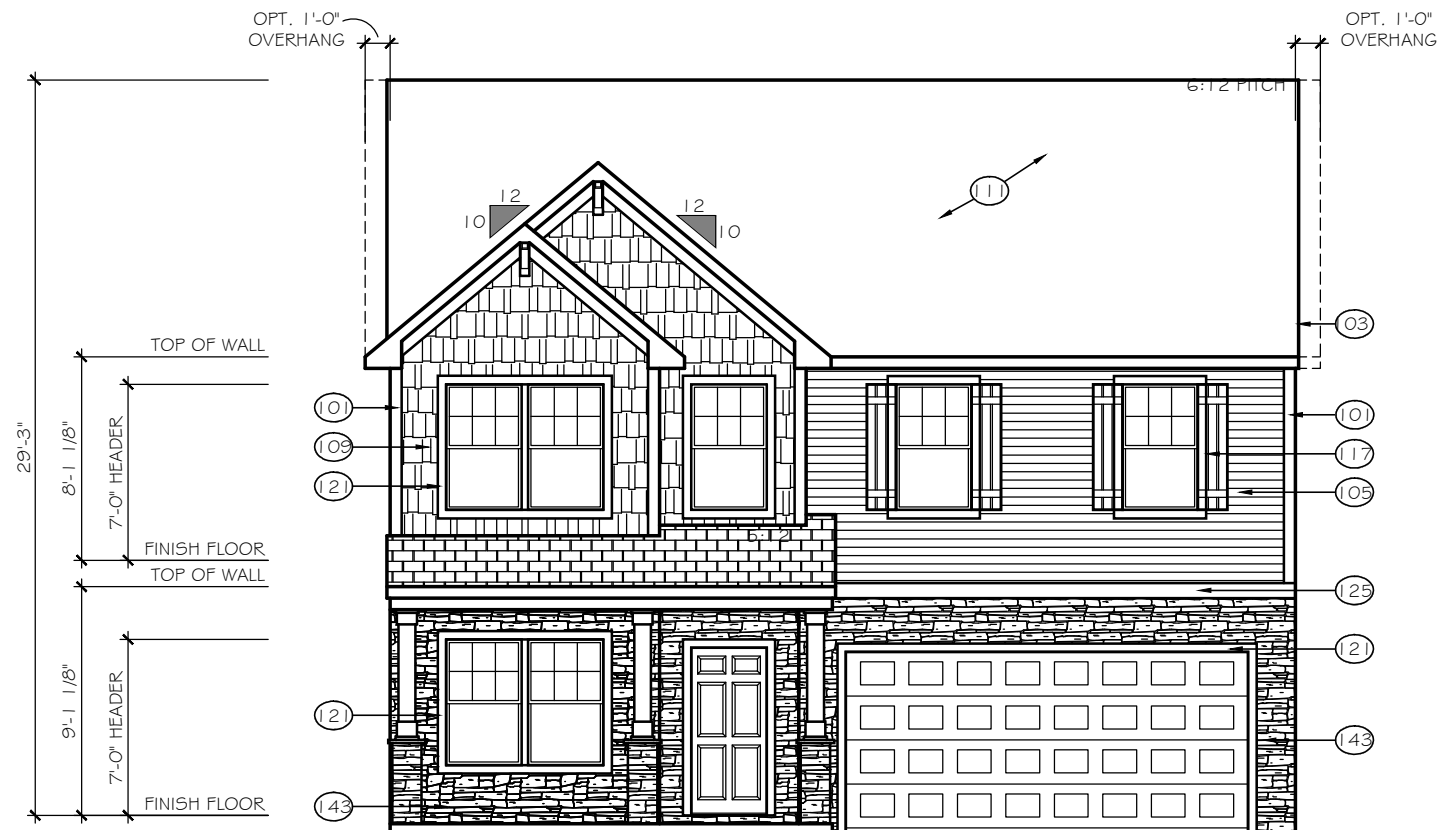
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F4



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F4P

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FRONT ELEVATION
ELEVATION E-F4

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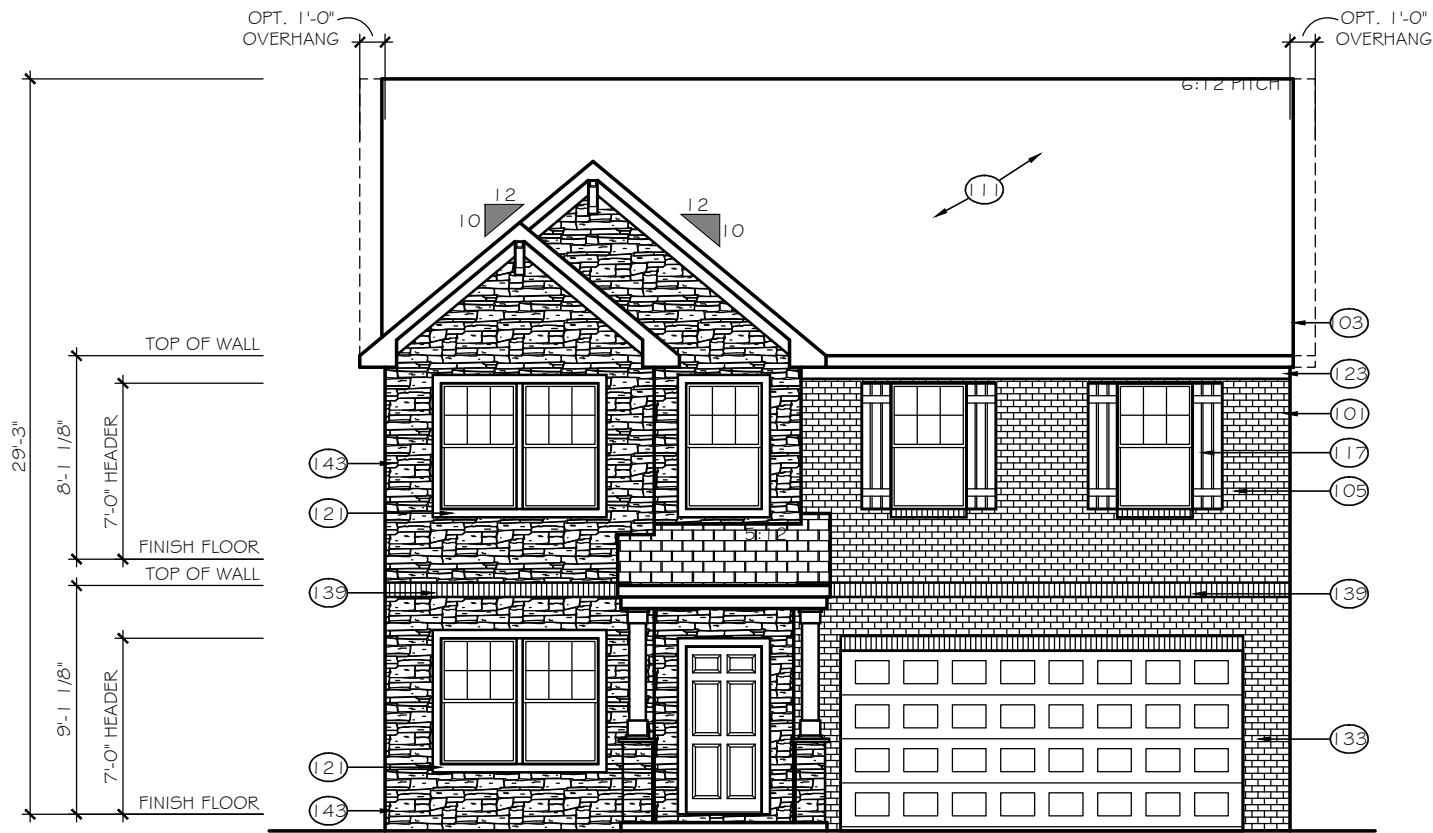
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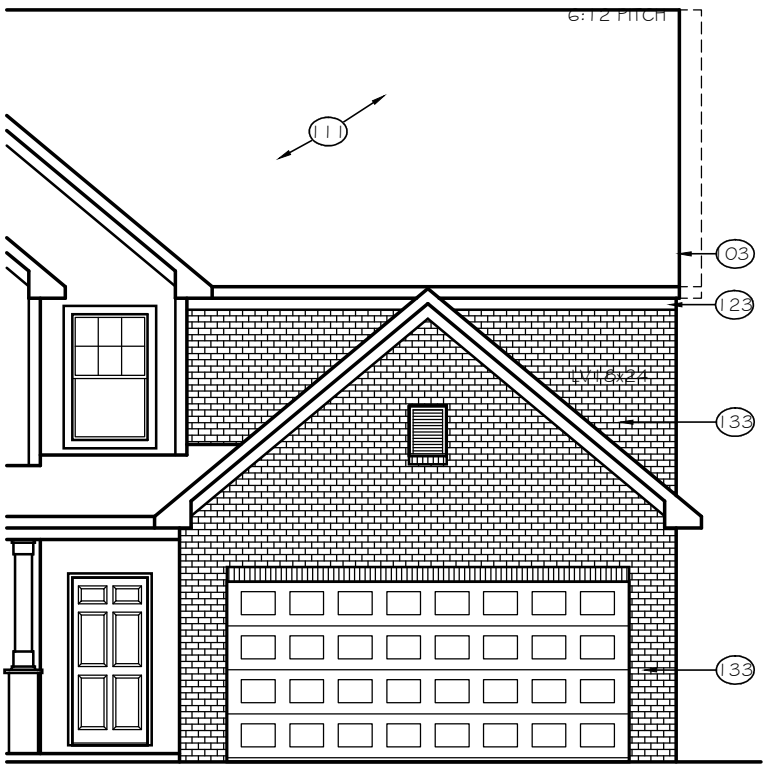
v1.2



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F5



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F5P

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FRONT ELEVATION
ELEVATION E-F5

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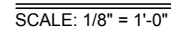
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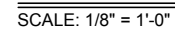
SHEET:

A4.34

v1.2



ELEVATION E-F6



ELEVATION E-F6P

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FRONT ELEVATION
ELEVATION E-F6

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CHECKED BY:

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SHEET:

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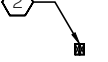
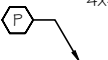
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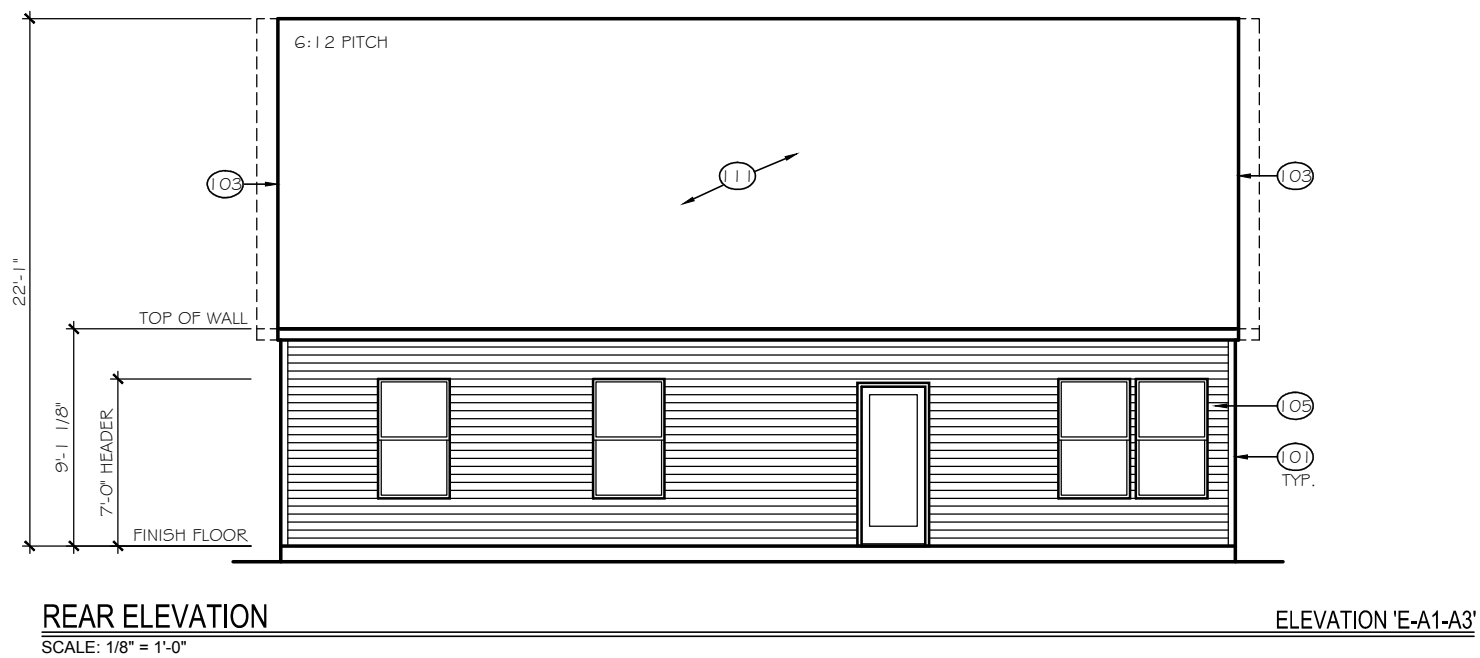
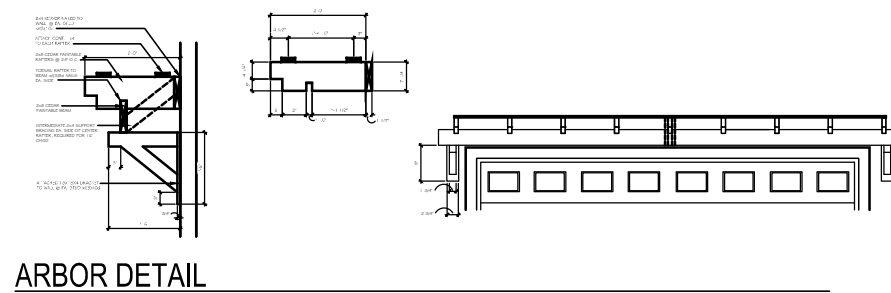
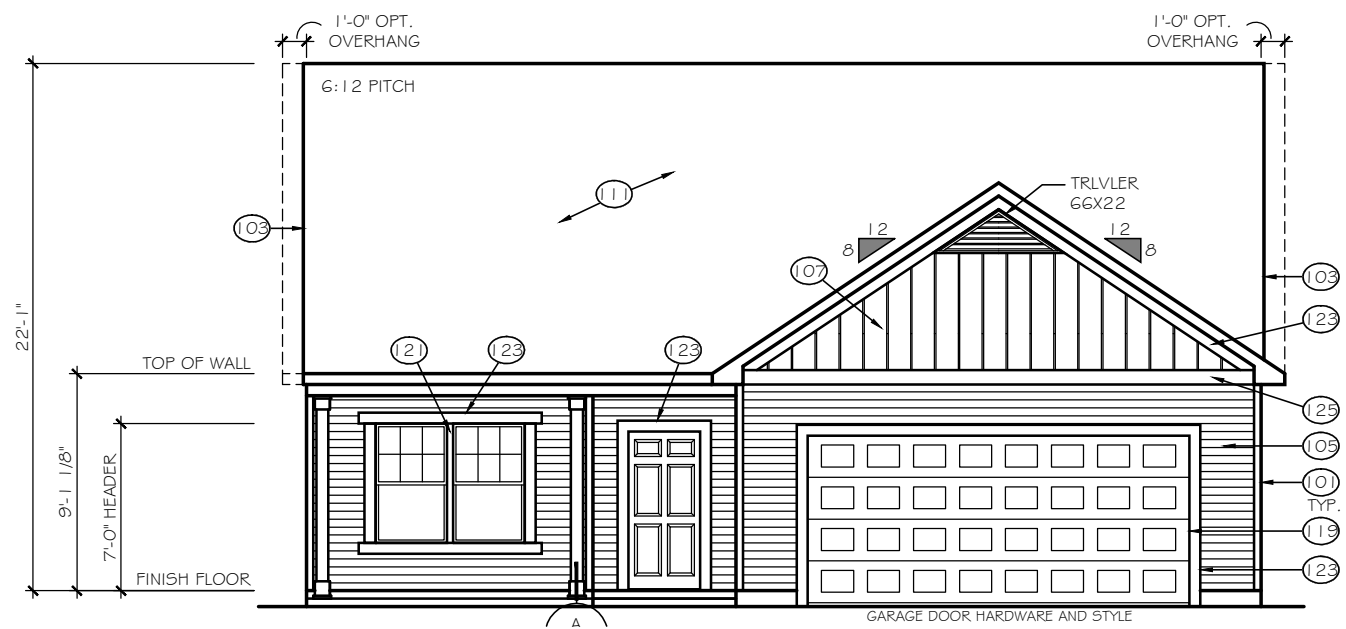
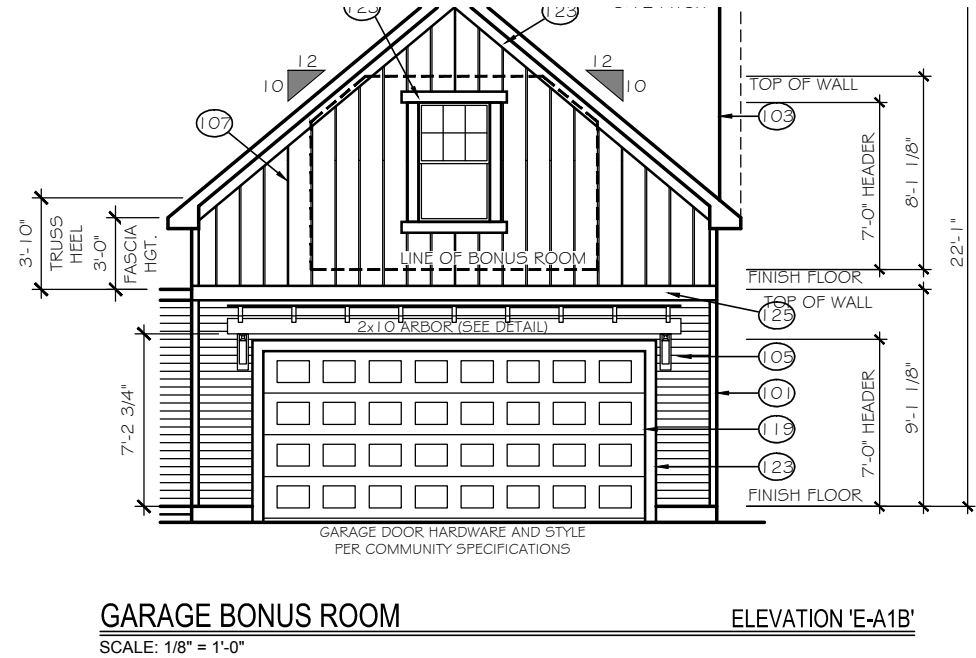
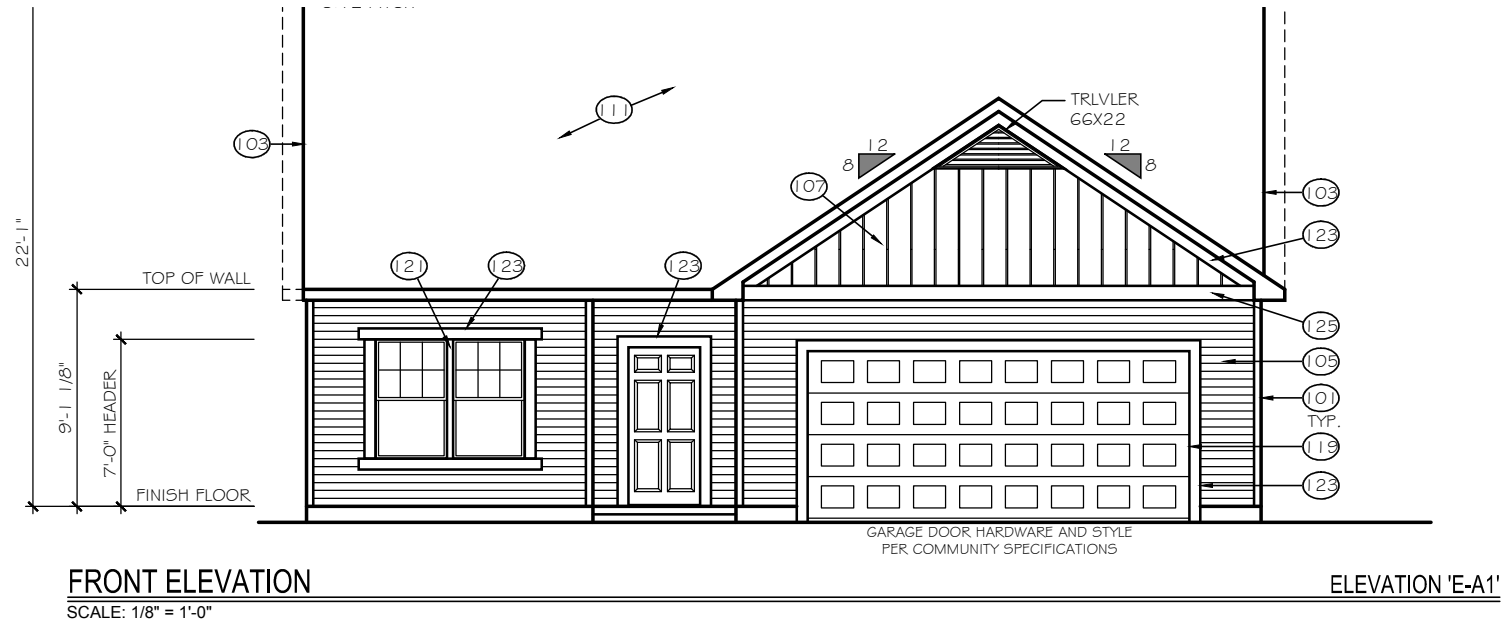
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THE BAYSIDE MASTER SET INTEGRITY / TRIBUTE/ELEMENTS

ELECTRICAL LEGEND		GENERAL NOTES				KEY NOTES		TABLE OF CONTENTS	
	EXT. CARRIAGE LIGHT	1. PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS ISSUED BY THE STATE OF NORTH CAROLINA, AND PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION. 2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT PRODUCTION CAD DEPARTMENT FOR FURTHER CLARIFICATION. 3. ALL DIMENSIONS ARE FROM WALL FRAMING, NO FINISHED DIMENSIONS ARE GIVEN. 4. PROVIDE 2 STUDS BETWEEN ALL WINDOWS. 5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE 20-MINUTE FIRE RATED.	6. <u>ALL EXTERIOR WALLS & INTERIOR WALLS TO BE 2X4 STUDS 16" O.C. (U.N.O.).</u> 7. <u>INTEGRITY COLLECTION INTERIOR NON-LOAD BEARING WALLS 24" O.C. (U.N.O.)</u> 8. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON MASONRY OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND MUST BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT. 9. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE. 9. USE WINDOW NOMINAL SIZES FOR ROUGH OPENINGS (APPLIES TO TWIN AND TRIPLE WINDOWS). <u>SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.</u> 10. DIMENSIONS ARE FROM FACE OF STUDS. 11. PROVIDE BLOCKING ABOVE WINDOWS AND DOORS 16" O.C. 12. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.	13. WALLS TO BE FRAMED WITH STUDS AT 16" O.C. AT KITCHEN WALLS WITH CABINETS AND AT TUB/SHOWER LOCATIONS (PER MANUF.). 14. ALL COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER IRC. ALL JOINTS TO BE TAPED & MUDDER FOR FIRE SEPARATION. ALL STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRE NOT LESS THAN ½ GYP OR EQ. PER SECTION R302.6 15. SEPARATE GARAGE FROM ATTIC WITH 5/8" TYPE X GWB SCUTTLE MINIMUM AND 2X SCUTTLE FRAMING MATERIAL. 16. HEEL HEIGHTS: SEE ELEVATIONS SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS. 17. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION AND	MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUFACTURER SPECS. 18. STAIR TREAD DESIGN TO BE VERIFIED WITH SELECTIONS AND PO'S. 19. PROVIDE 1 ½" FLAT WALL FRAMING FOR ALL HVAC CHASES UNLESS NOTED OTHERWISE. SEE FRAMING SHEETS/CS2 FOR ADDITIONAL NOTES PER LOCAL CODES. 20. FOR TRADITIONS, ELEMENTS, INTEGRITY, AND TRIBUTE SERIES, DOORS SHOULD BE LOCATED 4" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. DESIGNER SERIES SHOULD BE LOCATED 6" OFF ADJACENT WALLS OR CENTERED IN THE WALL UNLESS NOTED OTHERWISE. 21. ALL HOMES TREATED WITH BORA-CARE TERMITE TREATMENT. 22. SMURF DOORS ARE 21 1/2" x 39" NOMINAL (R.O. 22 1/2" x 40"). 23. <u>SHEATH WALLS AND CEILINGS w/ OSB PER SPECS. IN FURN. ROOM LOCATIONS</u>	ELEVATIONS 01 CORNER TRIM 03 FLUSH RAKE 05 HORIZONTAL SIDING 07 BOARD-N-BATTEN SIDING 08 SCALLOPED SIDING 09 SHAKE SIDING 11 COMPOSITE SHINGLES 12 METAL ROOFING 13 SHINGLED RETURN 14 SUBFASCIA 15 FLASHING 17 VINYL SHUTTER 19 TRIM BOARD AT OVERHEAD DOOR JAMB 20 BRICKMOLD TRIM 21 1X4 TRIM BOARD 23 1X6 TRIM BOARD 25 1X8 TRIM BOARD 26 SYNTHETIC CROSS HEAD 27 1X4 FRIEZE TRIM BOARD 29 1X6" FASCIA 31 1-1/2" THICK STONE CAP 33 5" FACE BRICK VENEER 35 ROWLOCK SILL 37 BRICK JACK ARCH 39 SOLDIER COURSE 41 PRECAST KEYSTONE 43 THIN-SET STONE VENEER	THIS SET CONTAINS ELEVATIONS FOR OPEN, TRADITIONAL & TRANSITIONAL CS COVER SHEET A3 EXTERIOR ELEVATIONS & OPTIONS		
	OUTLET 220V								
	OUTLET 110V								
	OUTLET 110V WATER PROOF								
	OUTLET 110V GFI								
	SWITCHED RECEPTACLE								
	PHONE								
	SMOKE / CO DETECTOR								
	SMOKE DETECTOR								
	SWITCH								
	3-WAY SWITCH								
	4-WAY SWITCH								
	SPEAKER SWITCH								
	THERMOSTAT								
	CABLE TV								
	CEILING LIGHT								
	COMPACT FLUORESCENT LIGHT GU24 SOCKET								
	JUNCTION LIGHT								
	SPEAKER								
	EXHAUST FAN								
	EXHAUST FAN / LIGHT								
	FLOOD LIGHT								
	UNDER CABINET LIGHT								
	PUSH BUTTON								
	ELECTRIC PANEL								
	CAN LIGHT								
	MINI-CAN LIGHT								
	PENDANT LIGHT								
	PREWIRE								
	CEILING FAN PRE-WIRE								
ELECTRICAL TO BE PLACED PER CODE IN THE FIELD.									

INTERIOR HINGED DOOR SCHEDULE		EXTERIOR HINGED DOOR SCHEDULE		KING / JACK SCHEDULE		SQUARE FOOTAGE					
DOOR WIDTH		DOOR HEIGHT R.O.		DOOR WIDTH		DOOR HEIGHT R.O.		DOOR WIDTH		DOOR HEIGHT R.O.	
PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	PLAN I.D.	R.O. WIDTH	8FT CEILING	9FT CEILING	10FT CEILING	PLAN I.D.	R.O. WIDTH
1/4	1'-6"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	82-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	98-1/2" NOMINAL DOOR HEIGHT + 2-1/2"	3/0	3'-2 1/2"	82-1/2"	82-1/2"	98-1/2"		(2) JACK STUDS
1/6	1'-8"				2/8	2'-10 1/2"					(1) JACK STUD & (1) KING STUD
1/8	1'-10"				5/0	5'-3 5/8"					(1) JACK STUD & (2) KING STUDS
2/0	2'-2"				5/4	5'-7 5/8"					(1) JACK STUD & (3) KING STUDS
2/4	2'-6"				6/0	6'-3 5/8"					(2) JACK STUDS & (1) KING STUD
2/6	2'-8"				SLIDING PATIO DOORS						(2) JACK STUDS & (2) KING STUDS
2/8	2'-10"				5/0	4'-11 1/2"	80"	80"	96"		(2) JACK STUDS & (3) KING STUDS
2/10	3'-0"				6/0	5'-11 1/2"					(3) JACK STUDS & (3) KING STUDS
3/0	3'-2"								(4) JACK STUDS & (4) KING STUDS		
4/0	4'-2"										
5/0	5'-2"										
6/0	6'-2"										
 LOAD BEARING  NON-LOAD BEARING		HEADER SCHEDULE									
		ALL INTERIOR BEARING AND EXTERIOR WALLS									
		1. SPANS UP TO 3'-6" -- (2) 2x8's									
		2. SPANS 3'-6" TO 6'-6" -- (2) 2x10's									
		3. SPANS 6'-6" OR MORE -- SEE PLAN									
		POST SCHEDULE									
		2x4 STUDS		2x6 STUDS							
		EX: (2) 2X4		EX: (2) 2X6							
											
		NUMBER INSIDE CALLOUT INDICATES TOTAL NUMBER OF STUDS.									
		4X4 POST		6X6 POST							
											
		LETTER 'P' INSIDE CALLOUT INDICATES A SOLID 4x4 or 6x6 POST									

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2. DATE:	DRAWN BY:
3. DATE:	DRAWN BY:
4. DATE:	DRAWN BY:



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FRONT & REAR ELEVATIONS
ELEVATION E-A1
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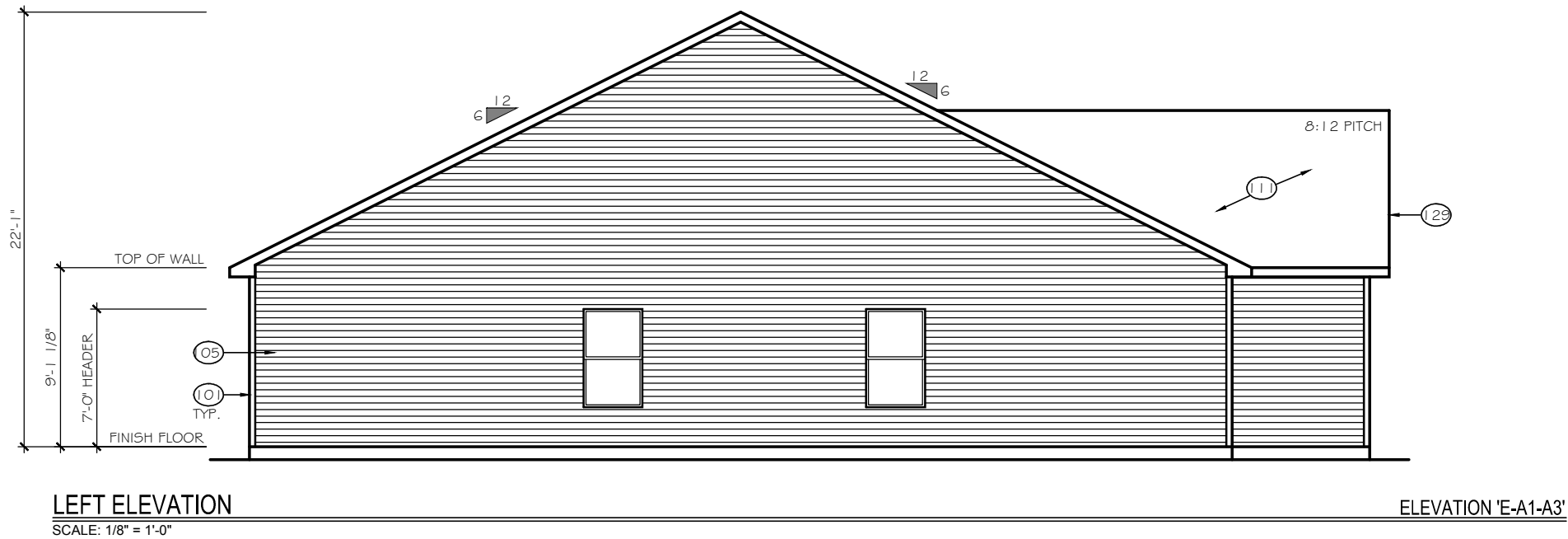
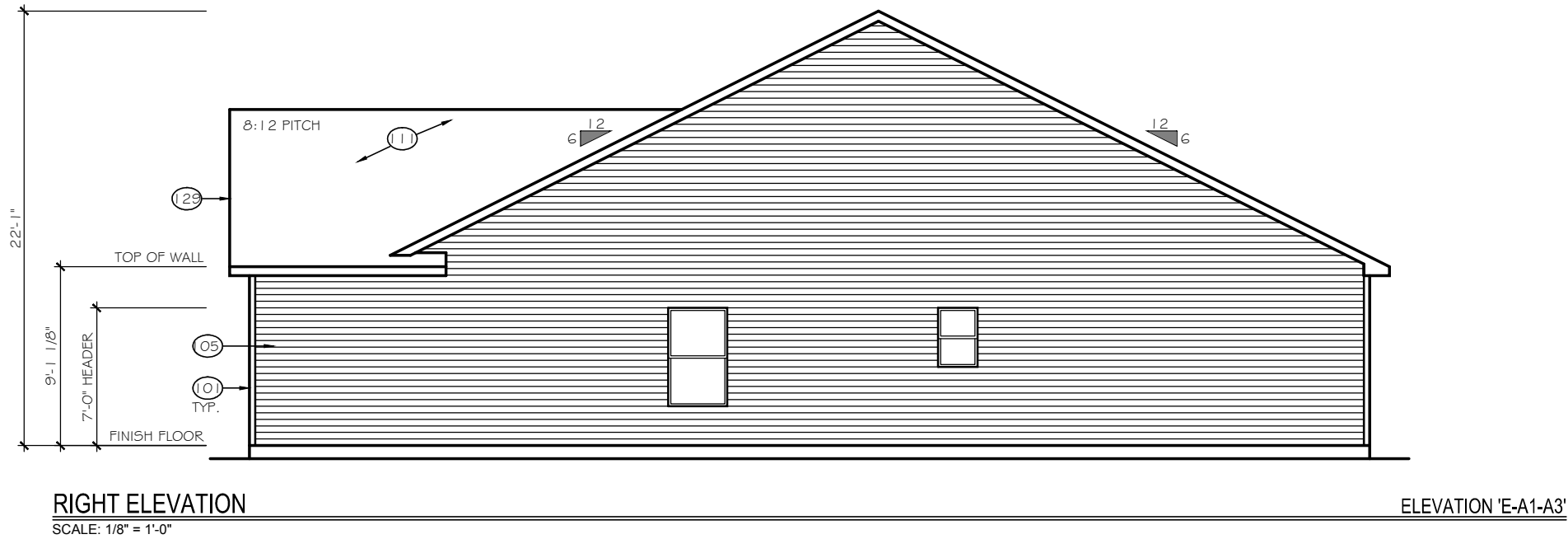
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v1.19



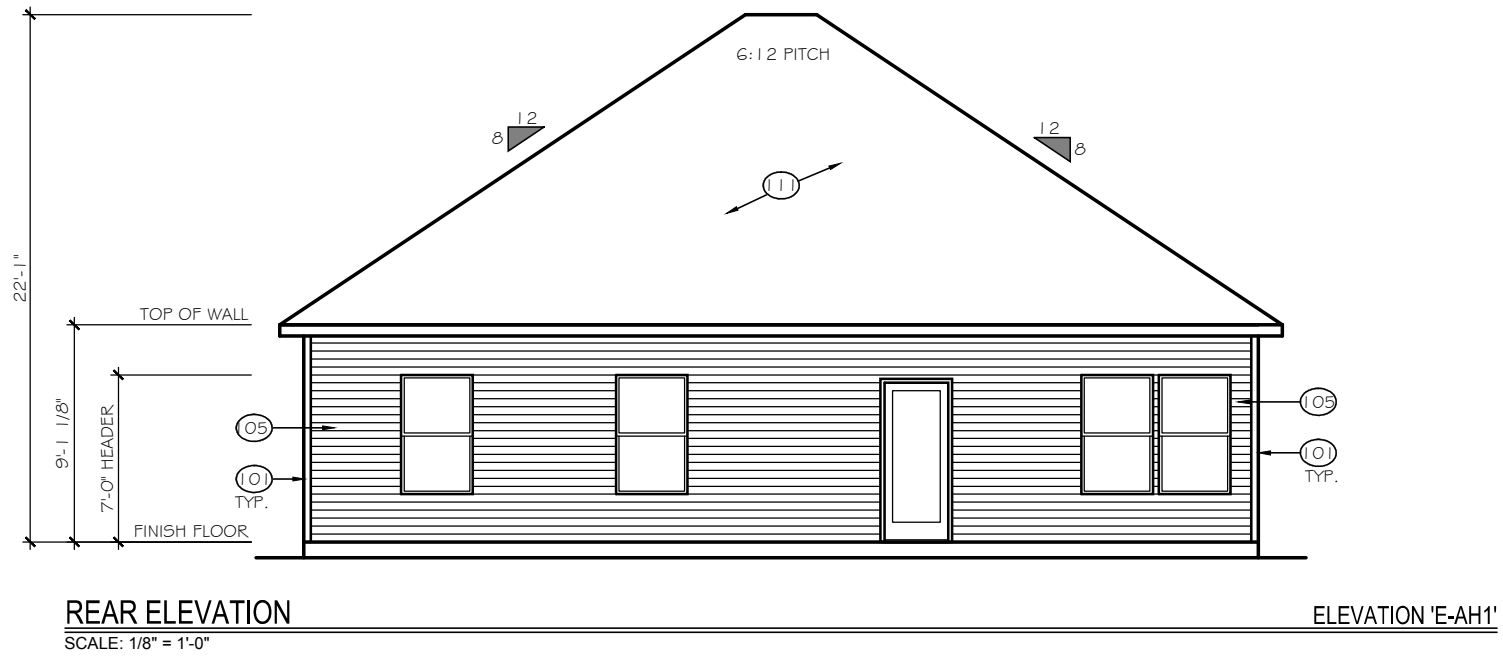
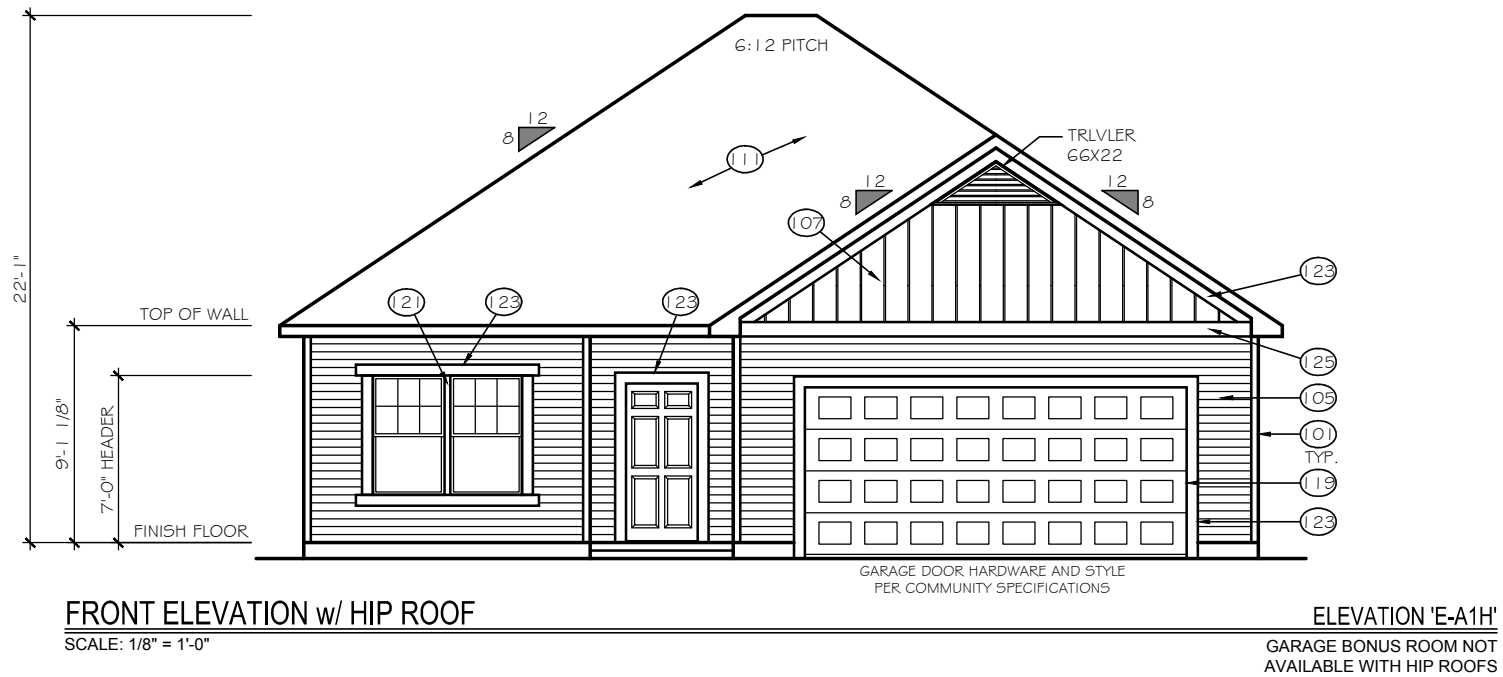
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LEFT & RIGHT ELEVATION
ELEVATION E-A1

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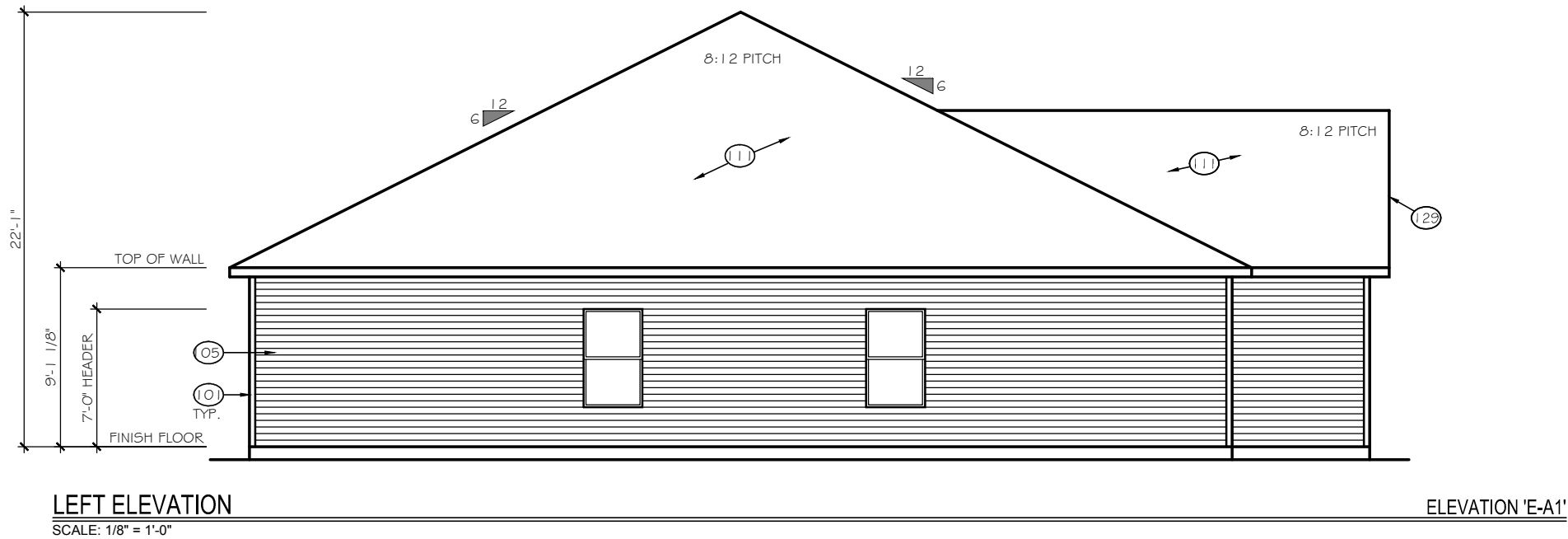
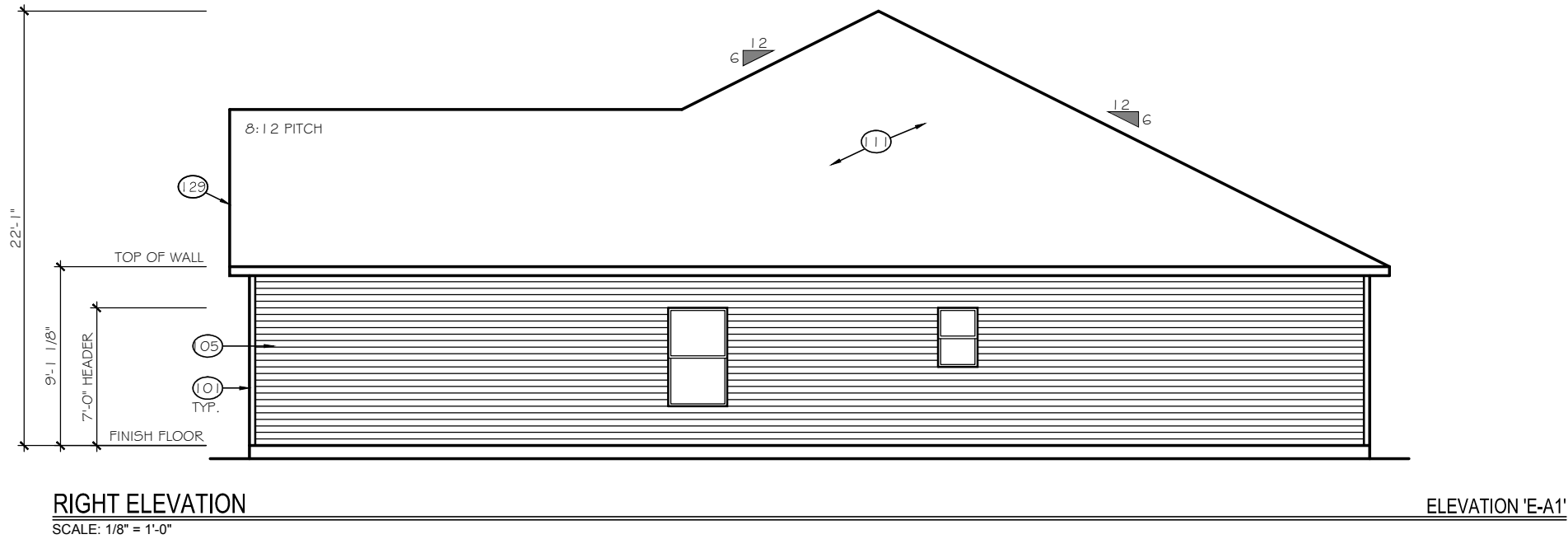
FRONT & REAR ELEVATIONS
ELEVATION E-AH1

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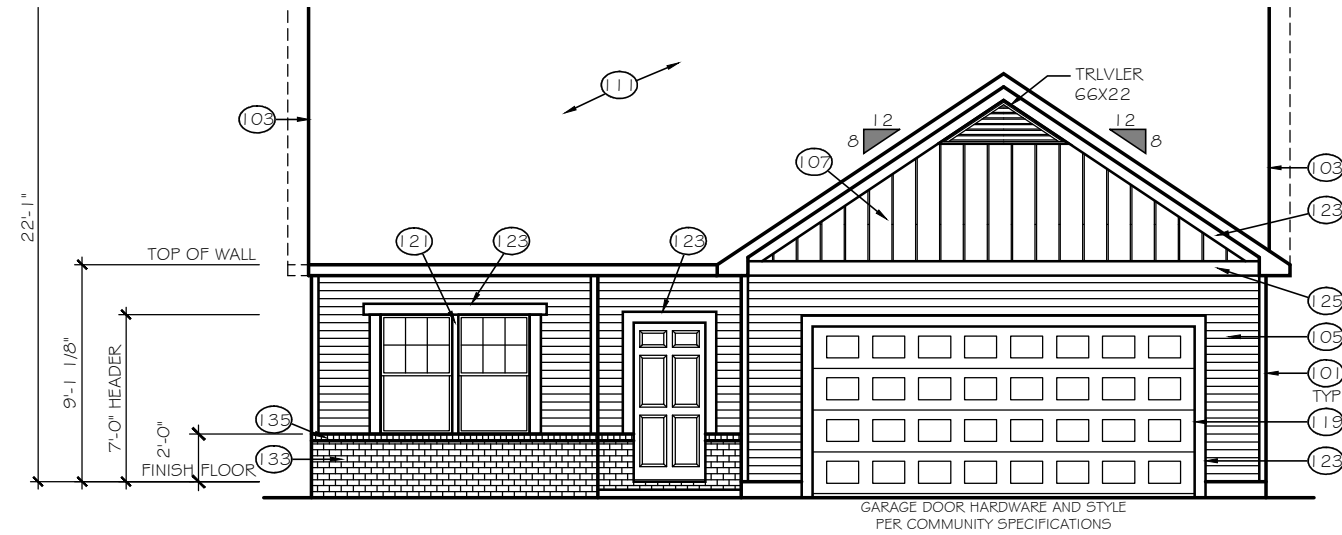
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RIGHT & LEFT ELEVATIONS
ELEVATION E-AH1

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CHECKED BY:	BPS

SHEET:
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v1.19



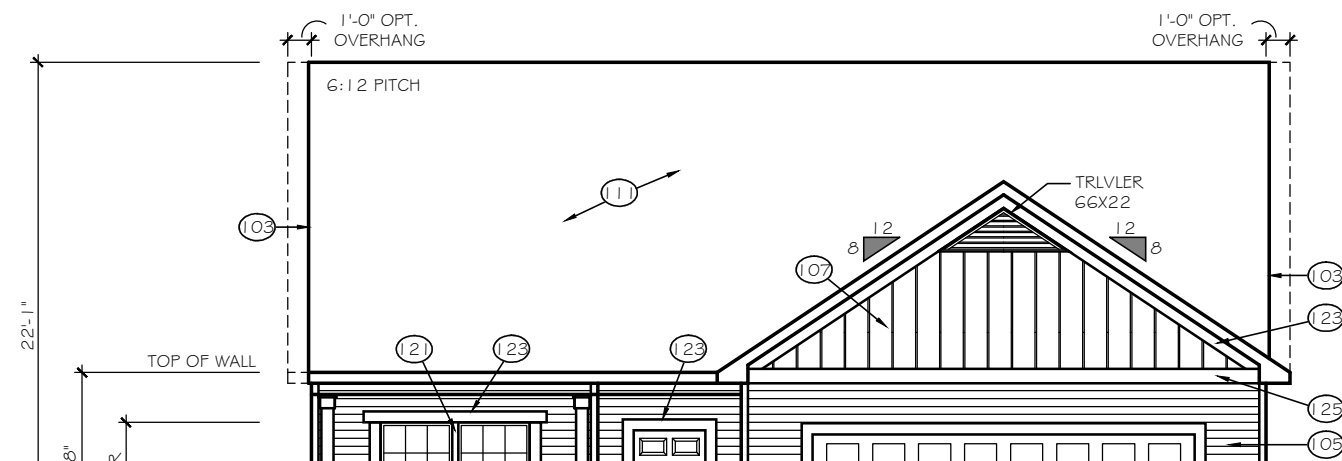
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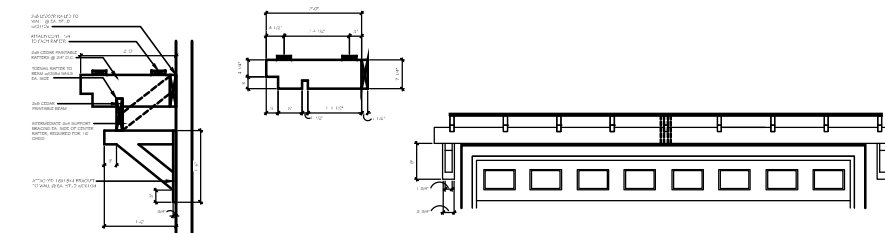
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

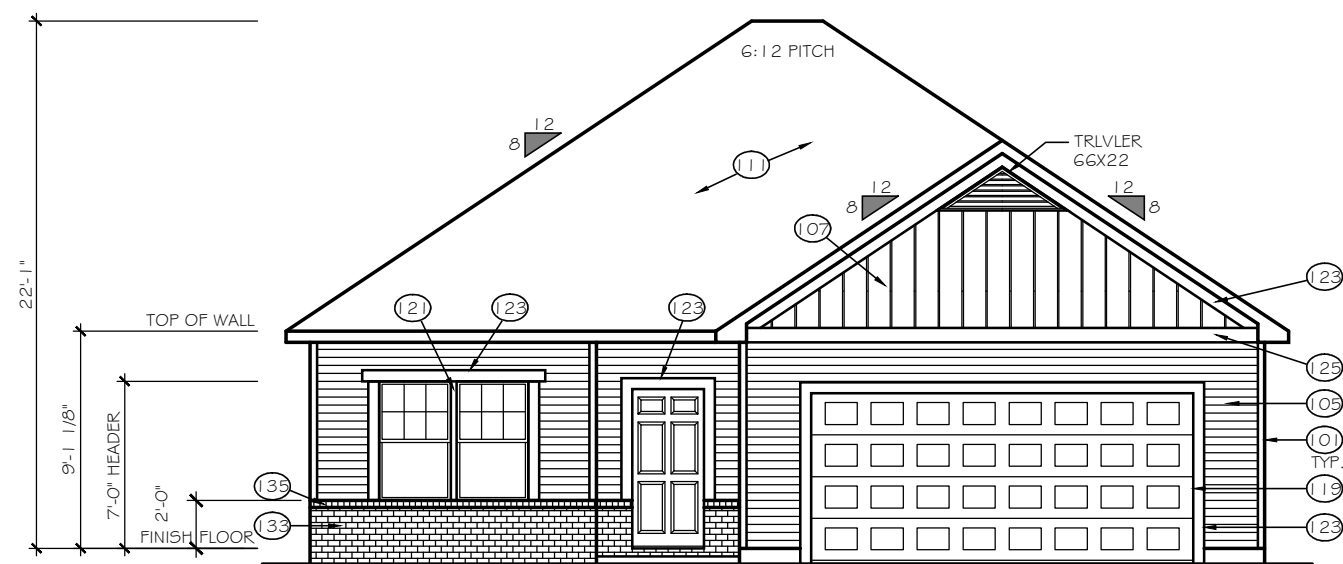


FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"



ARBOR DETAIL



ELEVATION 'E-A2H'

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS
ELEVATION E-A2

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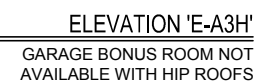
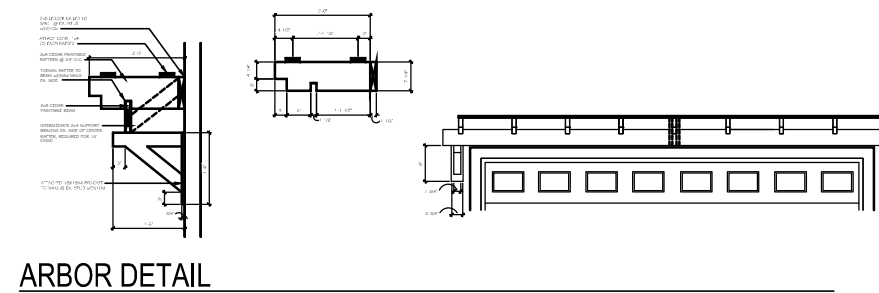
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SHEET:

A3.5

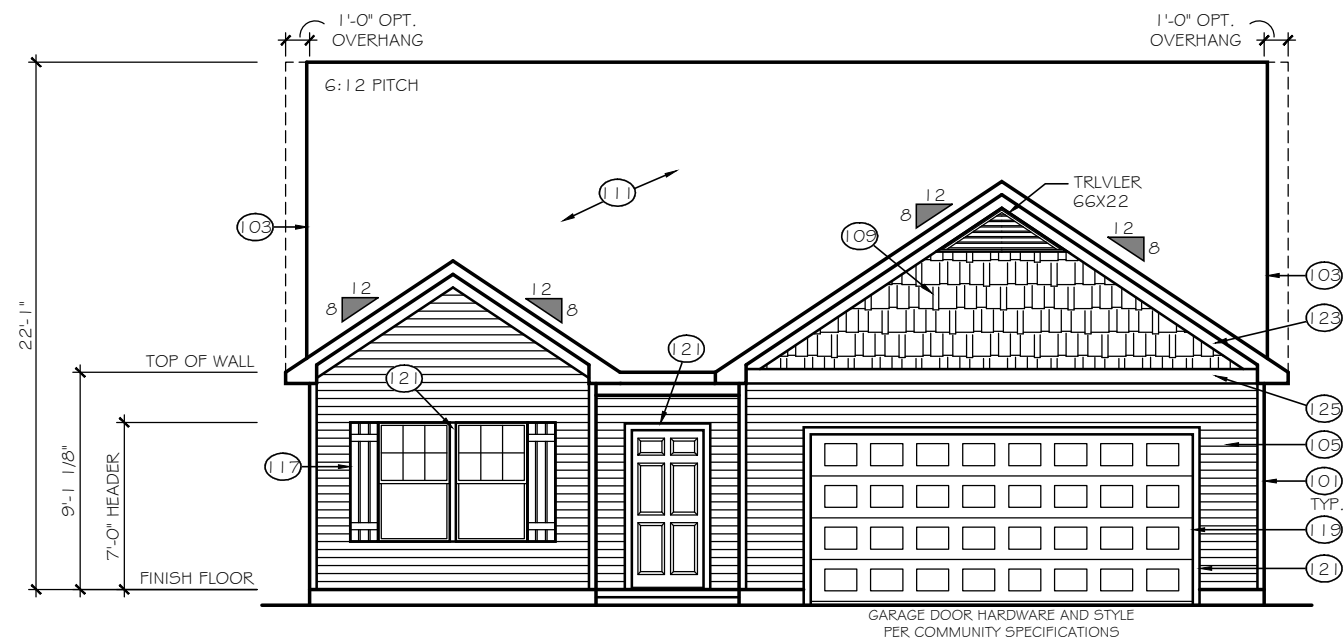
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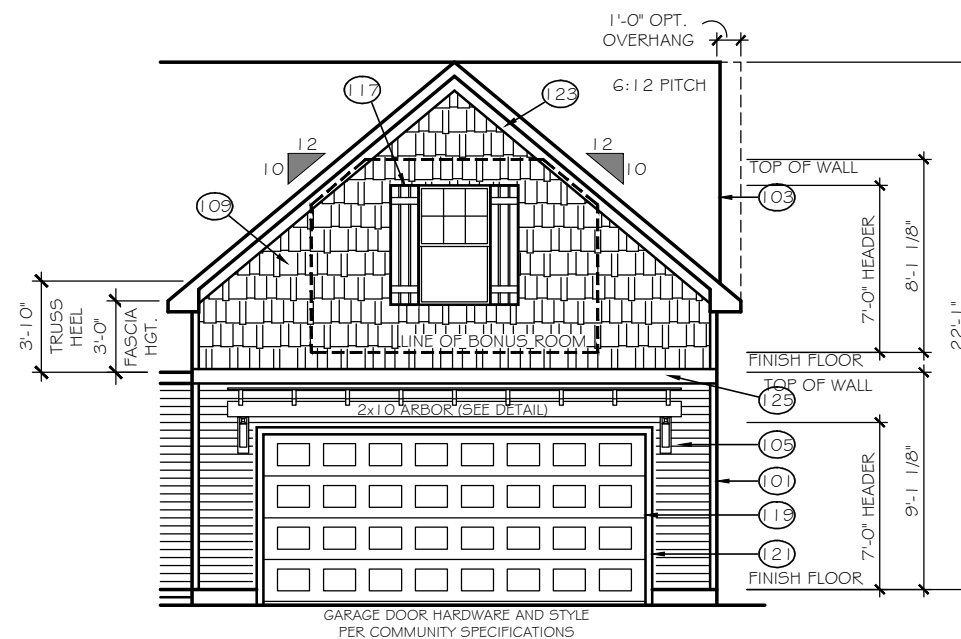
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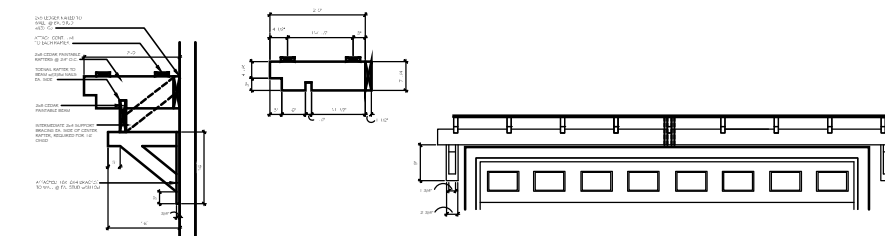
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1'

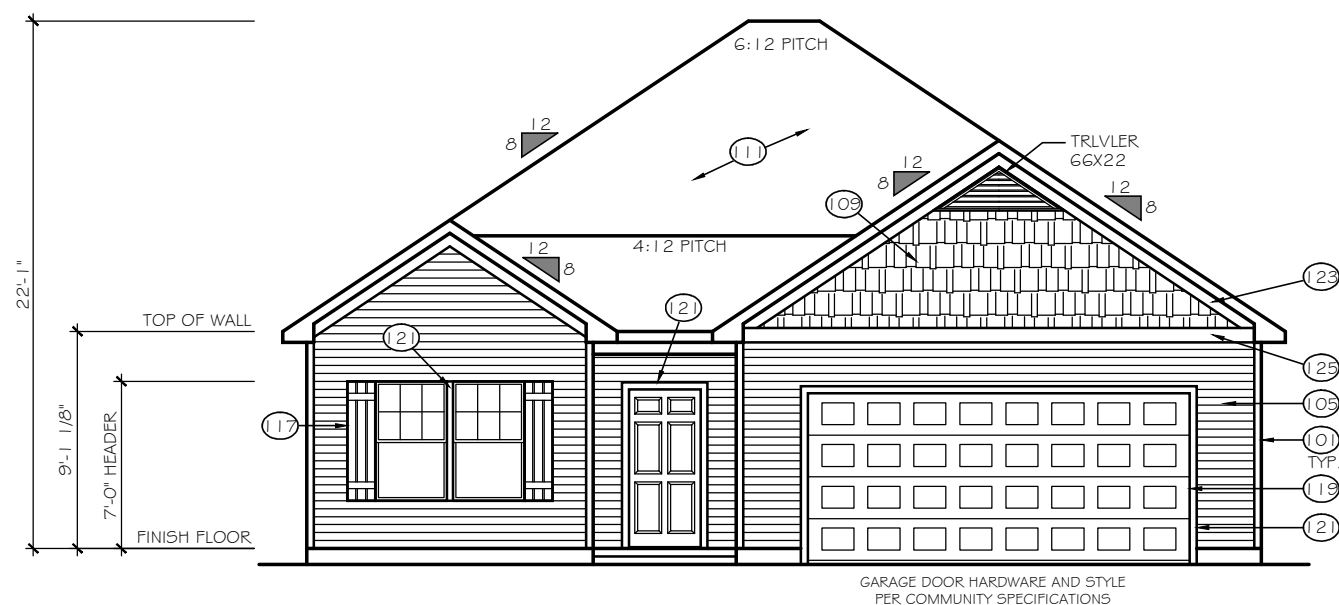


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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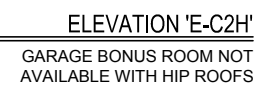
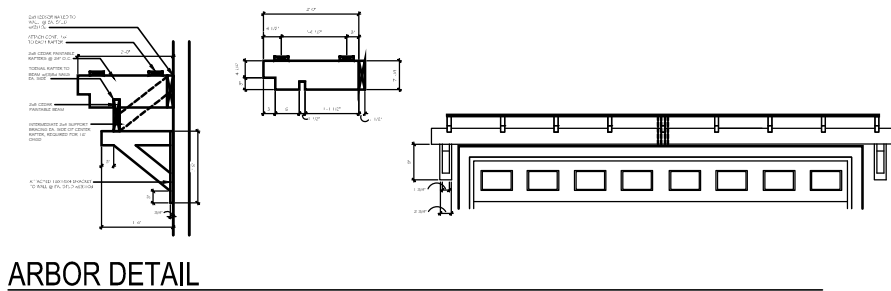
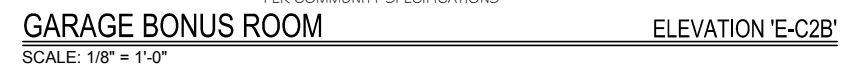
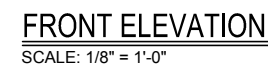
ELEVATION OPTIONS
ELEVATION E-C1

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CHECKED BY:
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SHEET:
A3.10
v1.19



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ELEVATION OPTIONS

ELEVATION E-C2

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SCALE: _____

$$1/8'' = 1'-0''$$

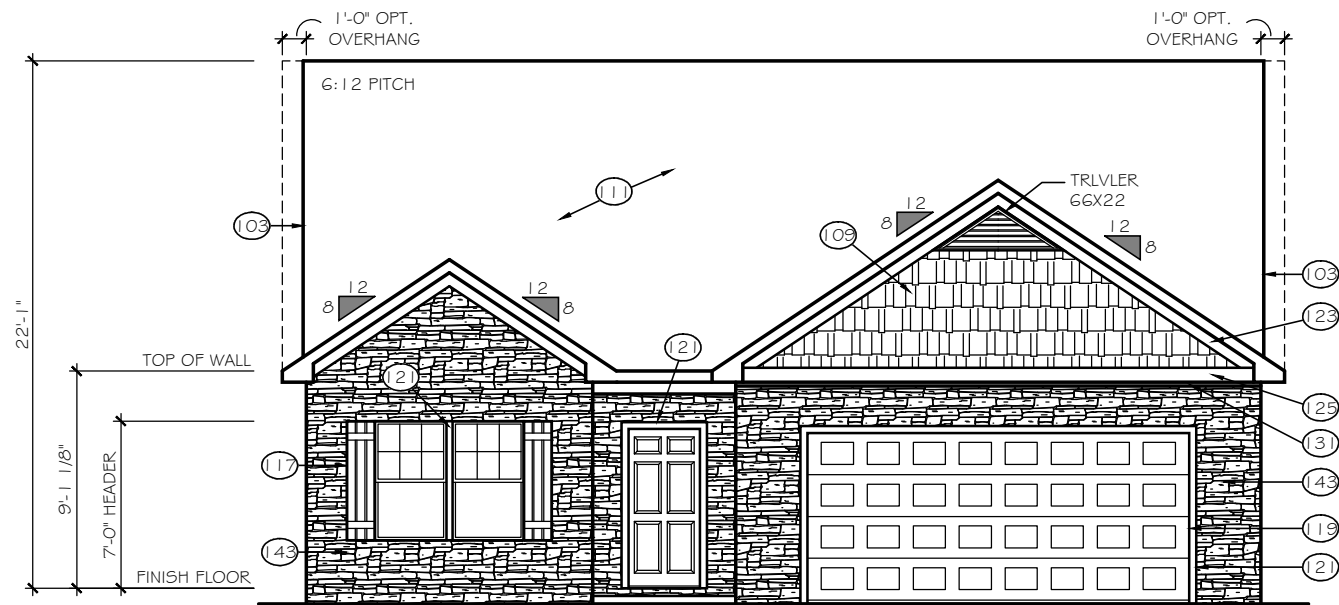
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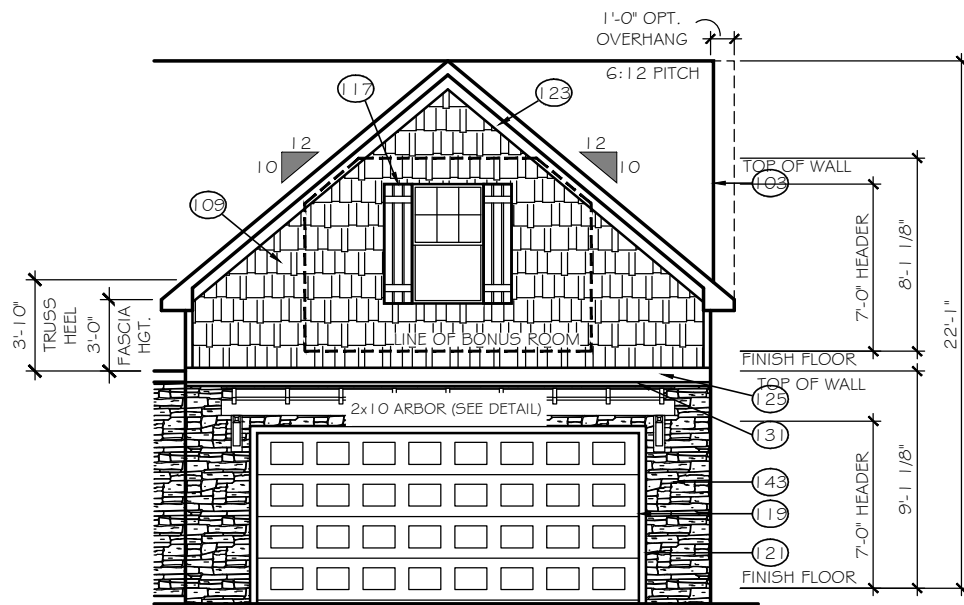
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v1.19



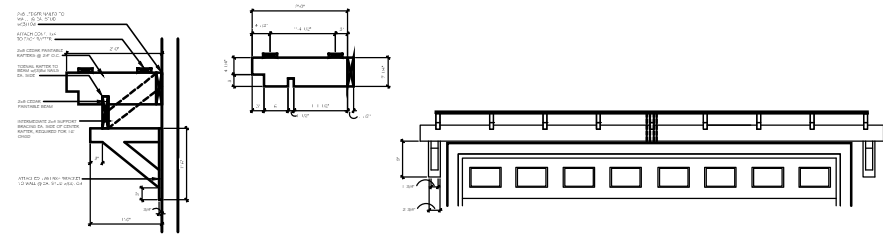
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'



GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3H'
GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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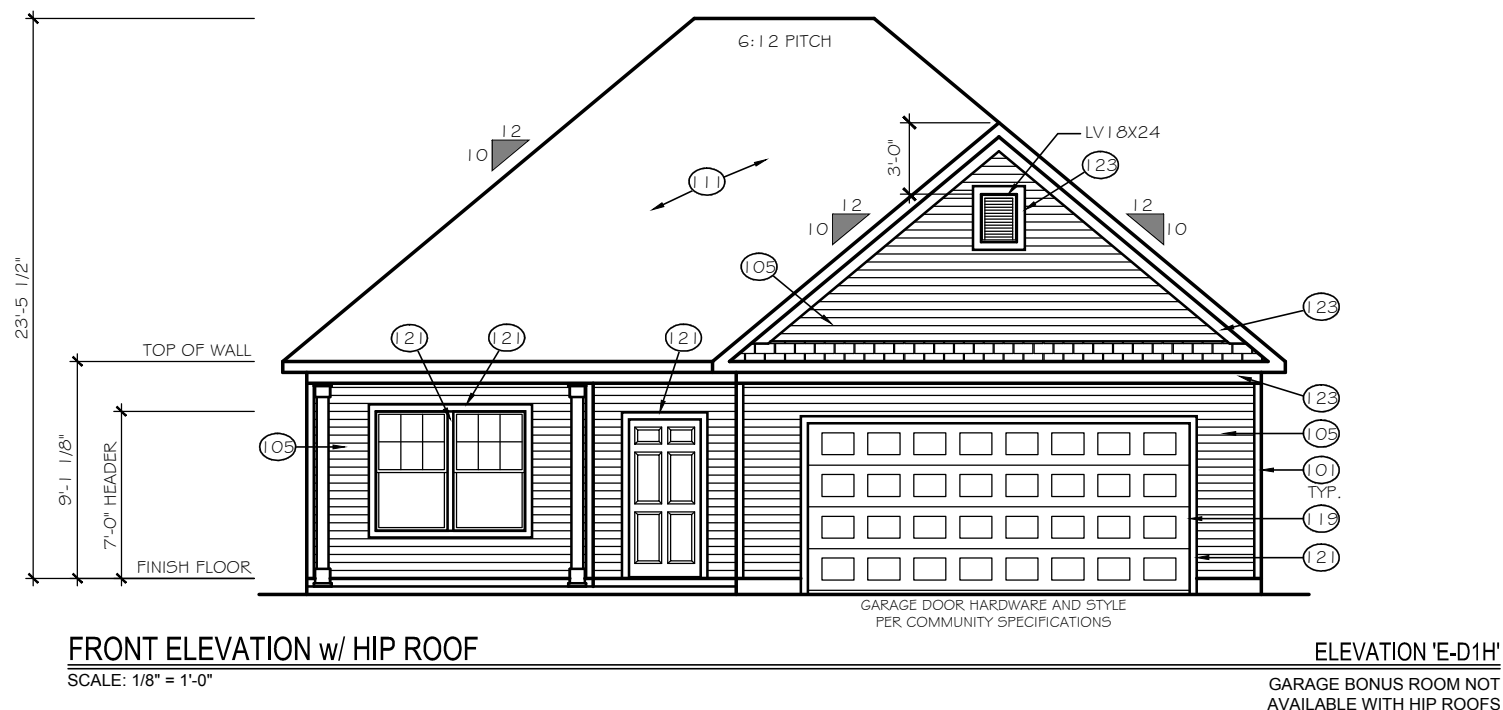
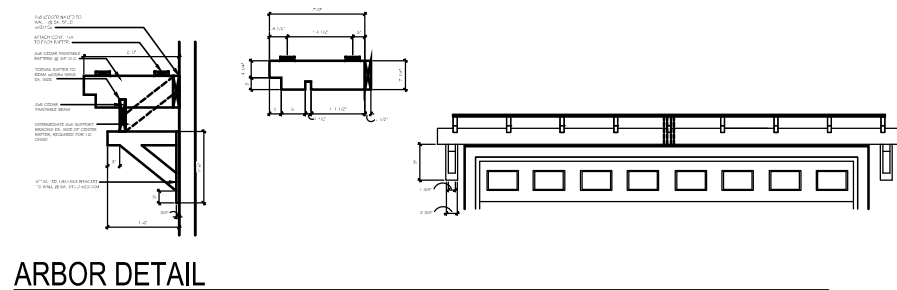
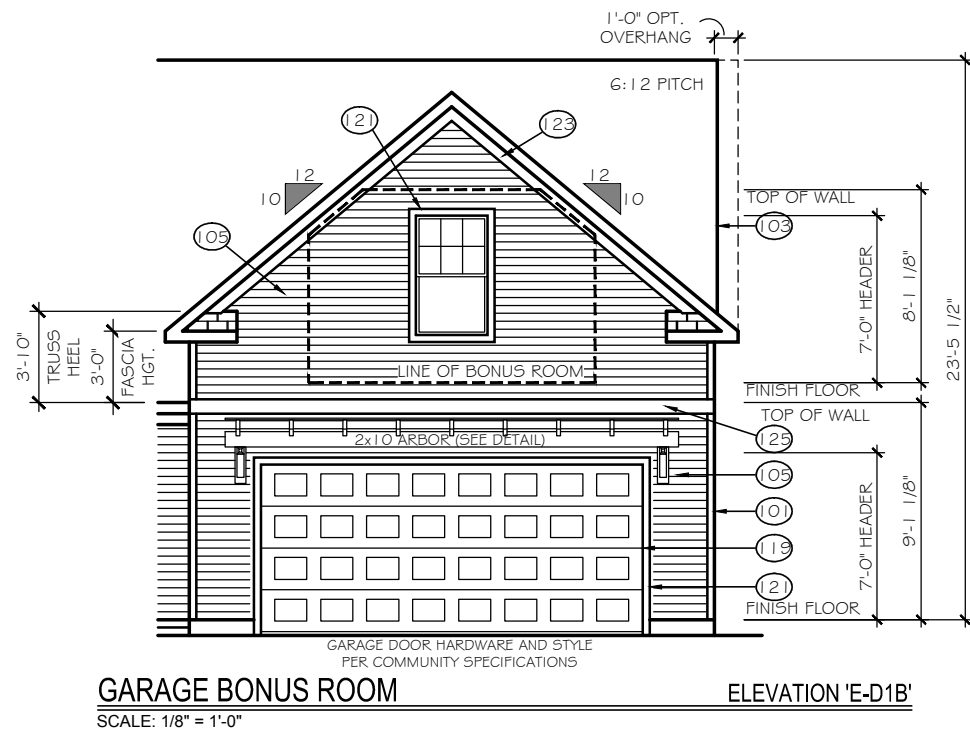
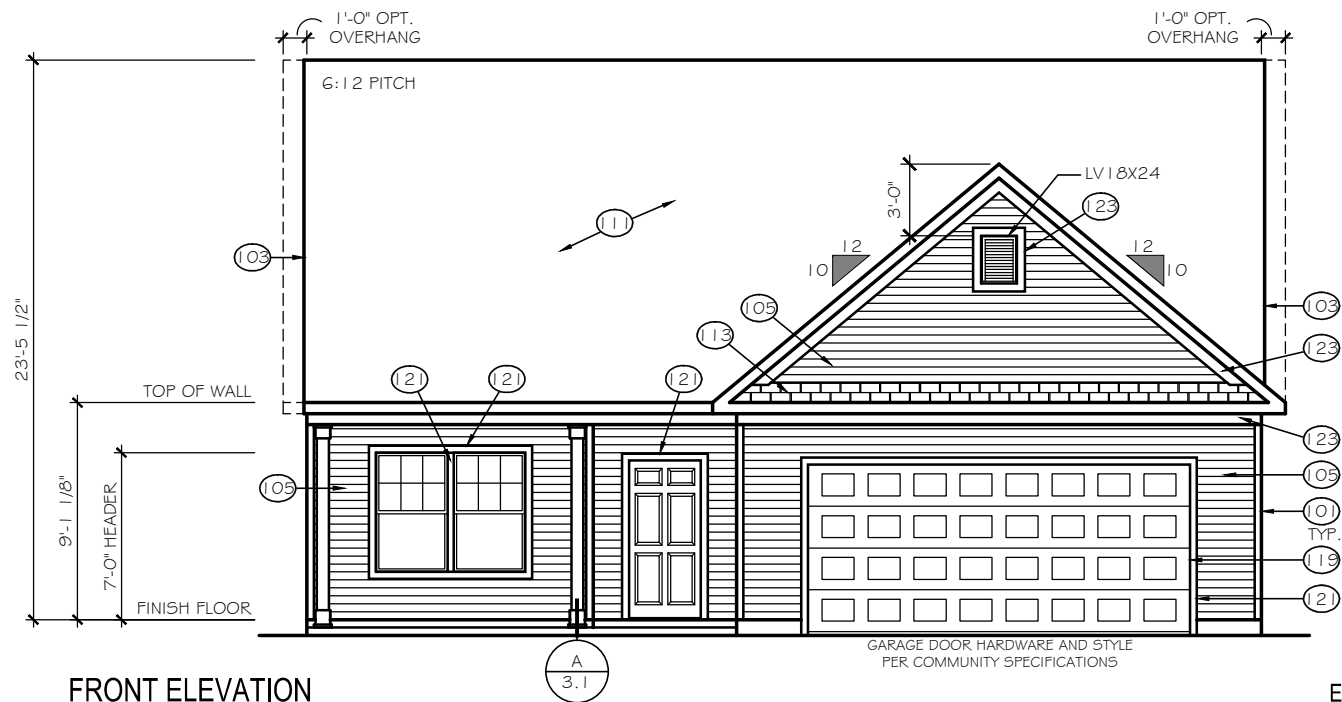
FRONT & REAR ELEVATIONS
ELEVATION E-C3

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SHEET:
A3.12
v1.19



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ELEVATION OPTIONS
ELEVATION E-D1
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SCALE: 1/8"= 1'-0"
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SHEET:
A3.13
v1.19

ELEVATION 'E-D2'ELEVATION 'E-D2B'ARBOR DETAIL

GARAGE BONUS ROOM NOT
 AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS
ELEVATION E-D2

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SCALE

$$1/8'' = 1'-0''$$

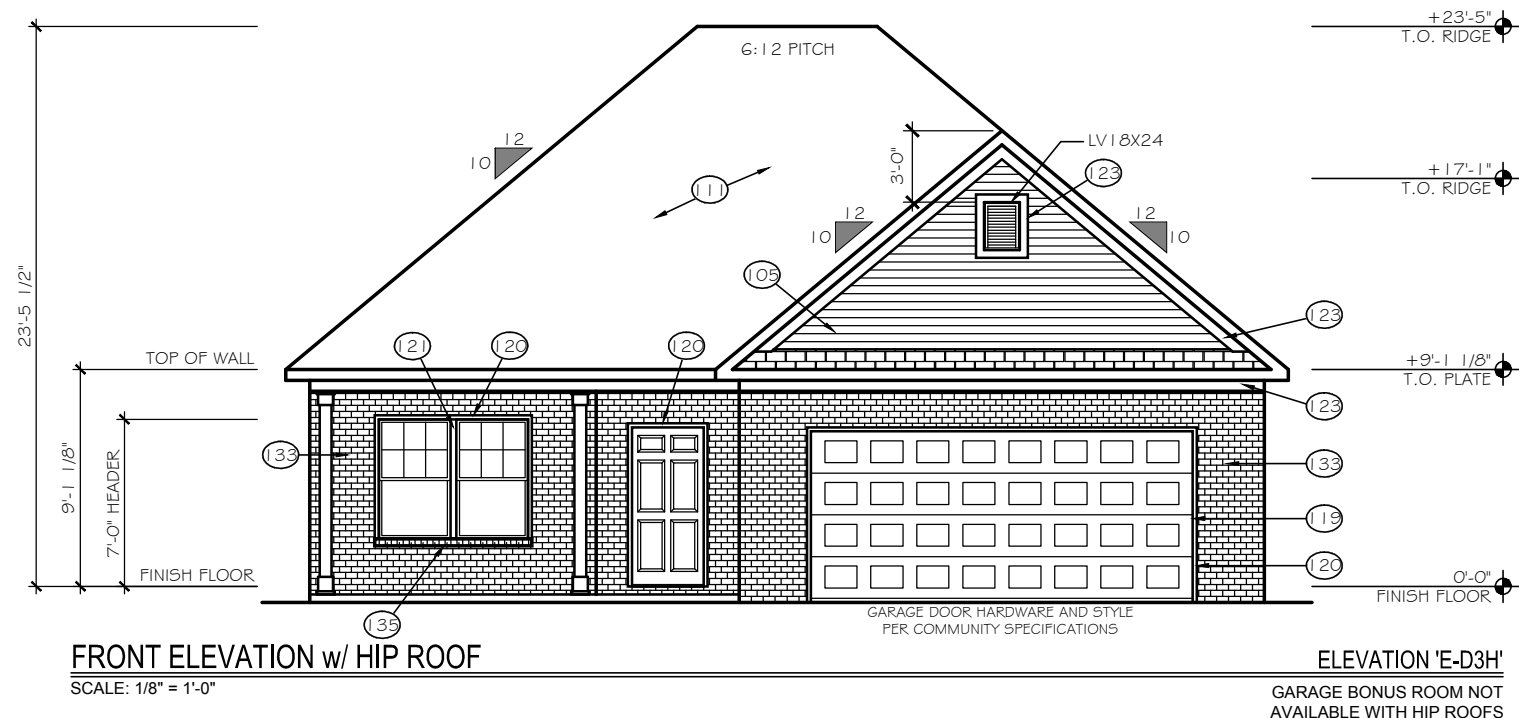
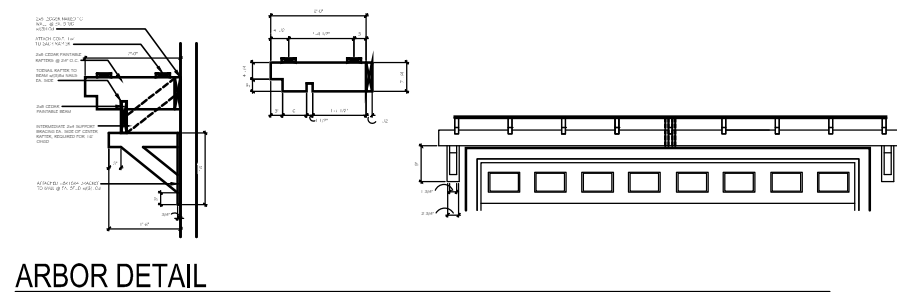
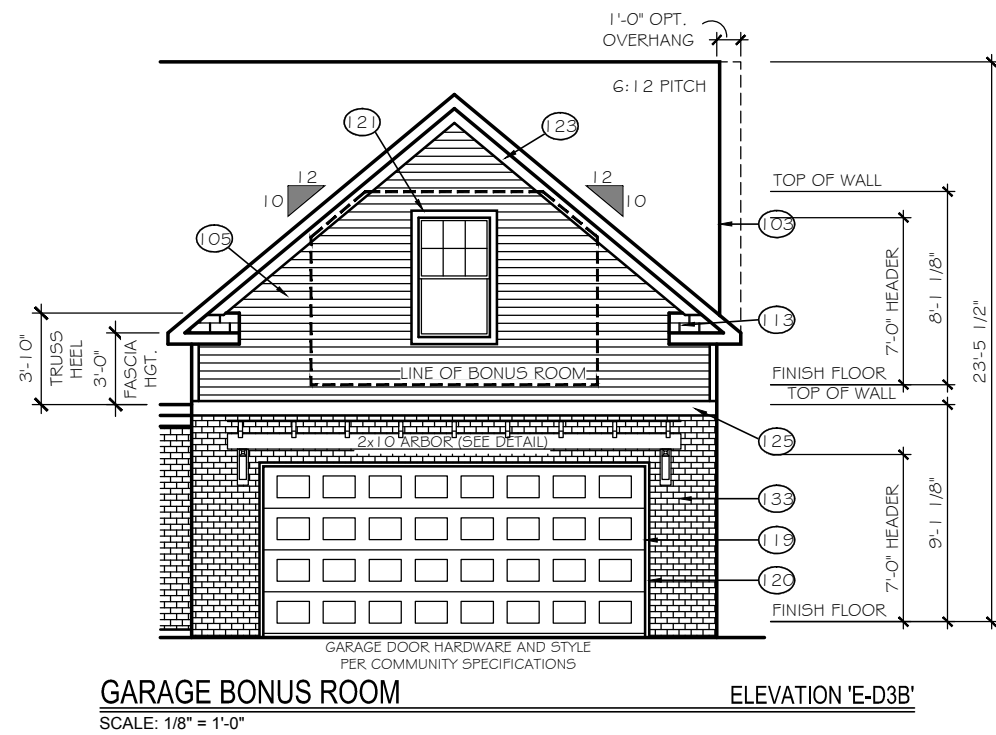
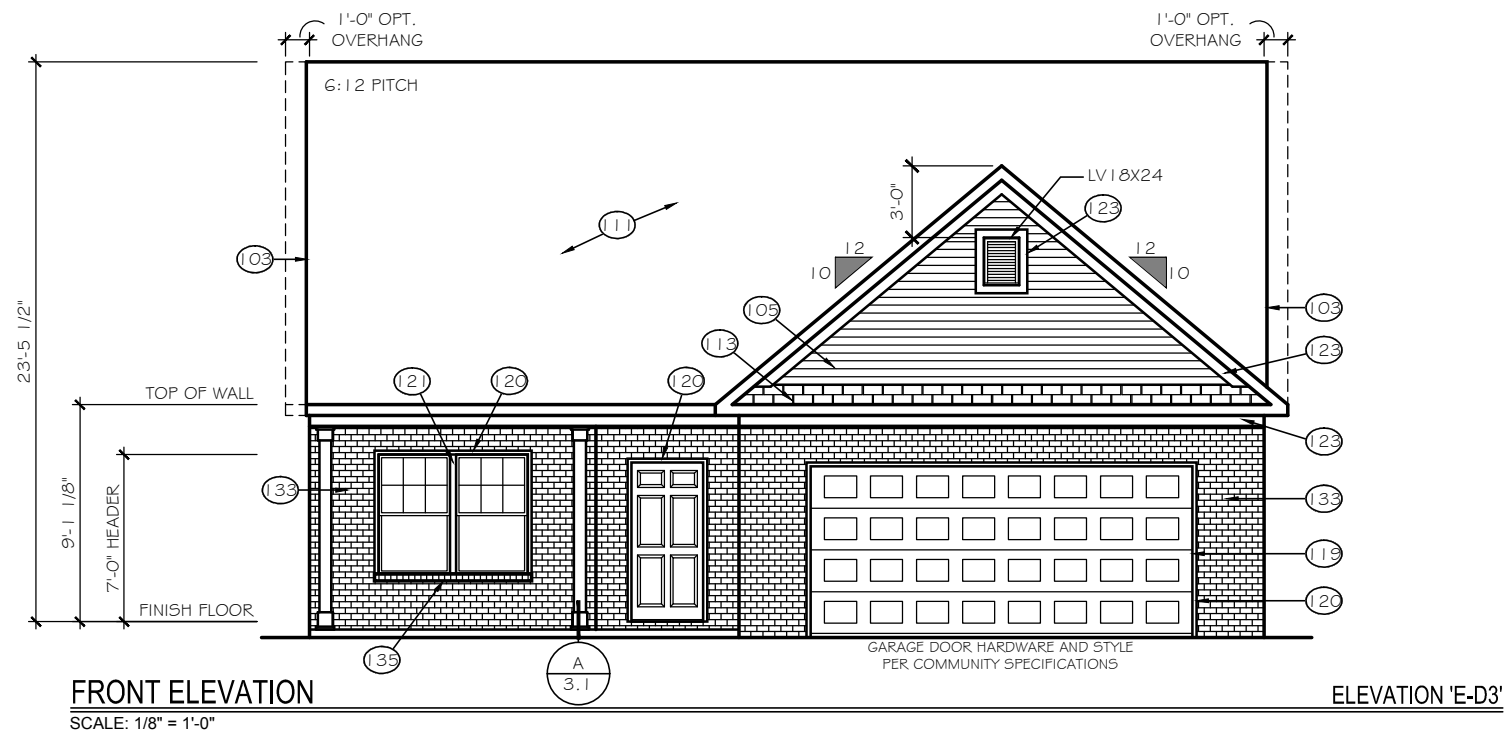
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BPS

SHEET:

A3.14

v1.19



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ELEVATION OPTIONS
ELEVATION E-D3

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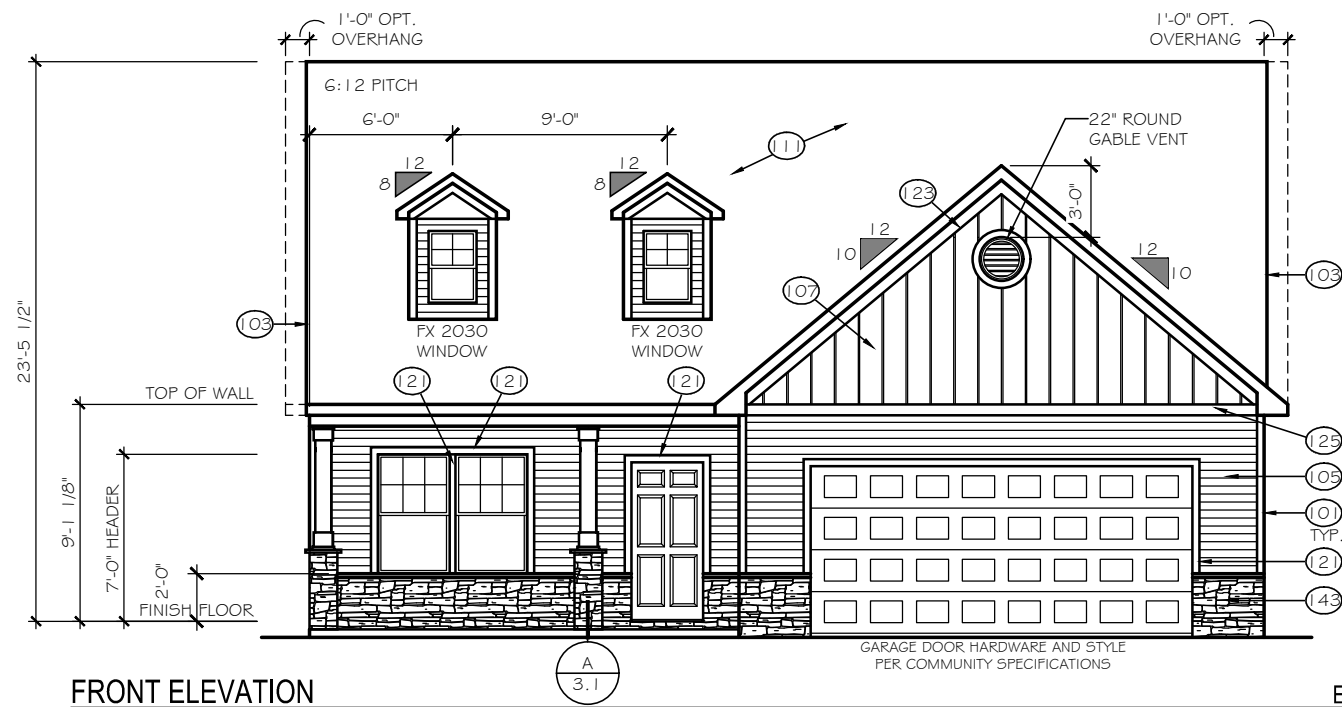
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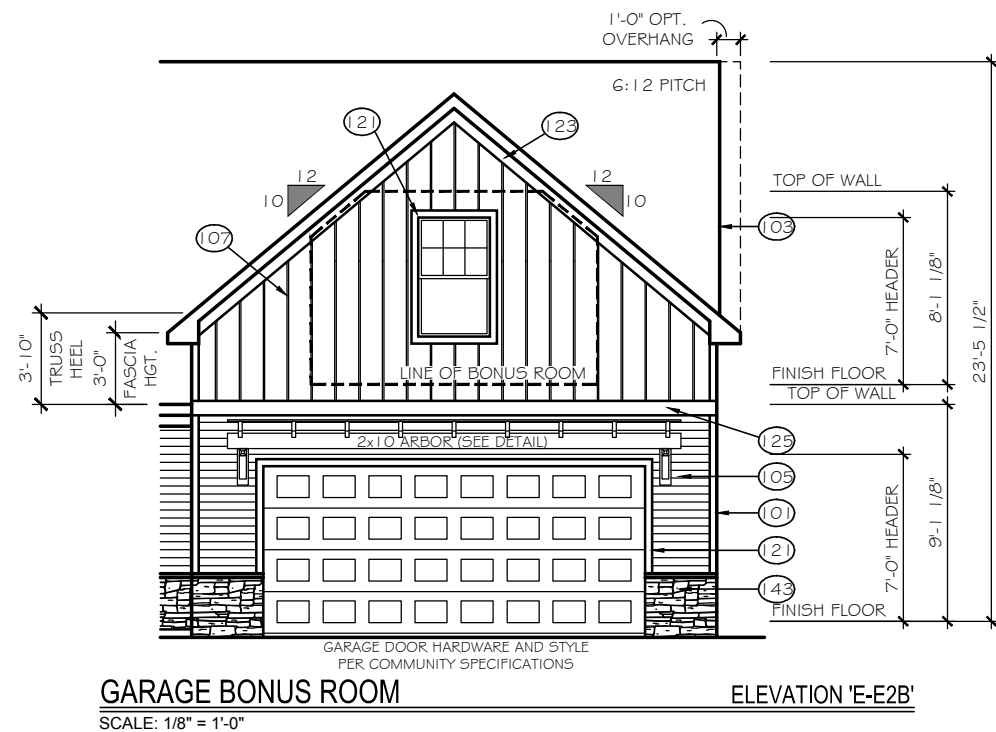
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CHECKED BY:
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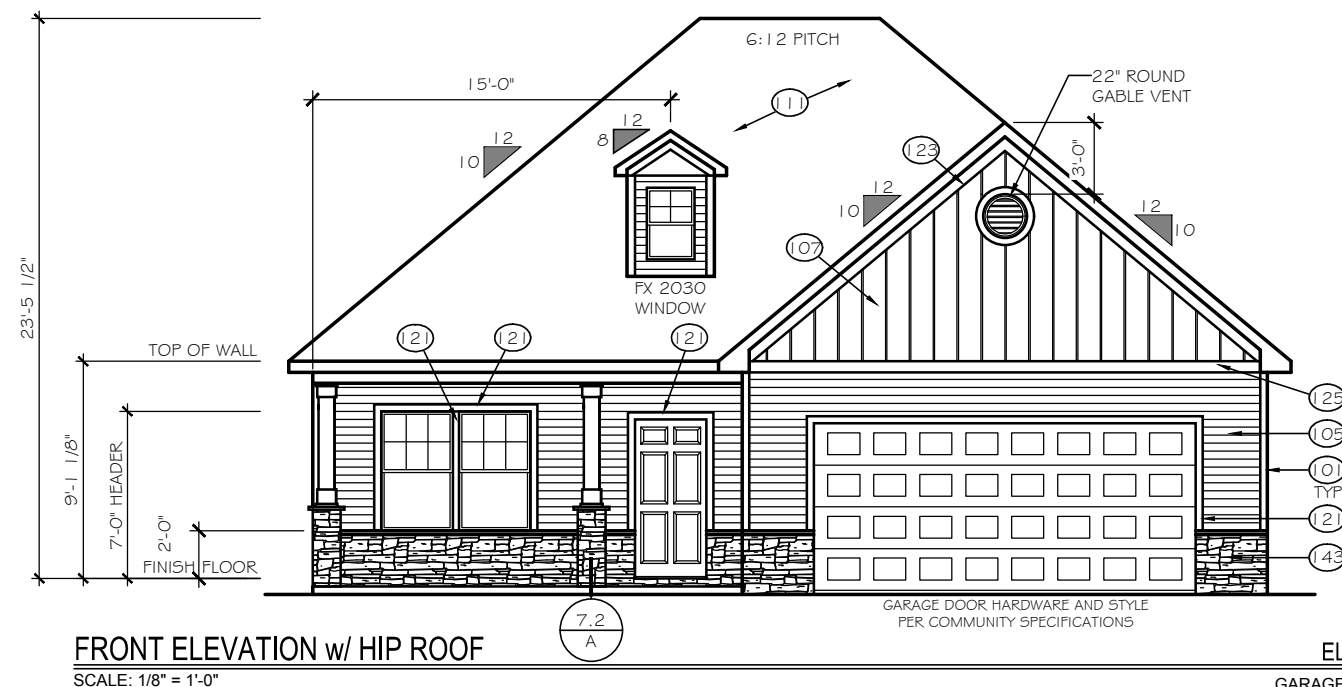
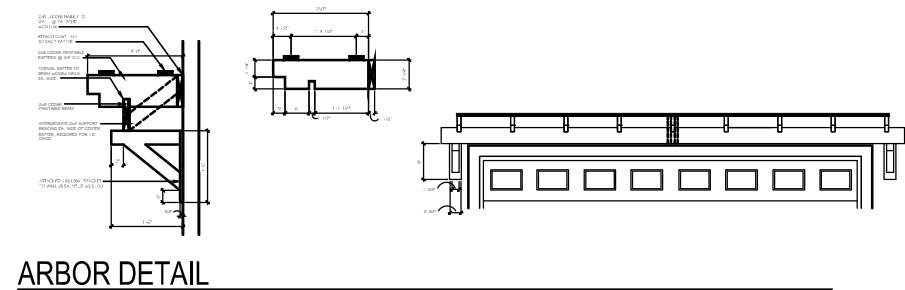
SHEET:
A3.15
v1.19



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

GARAGE BONUS ROOM NOT AVAILABLE WITH HIP ROOFS

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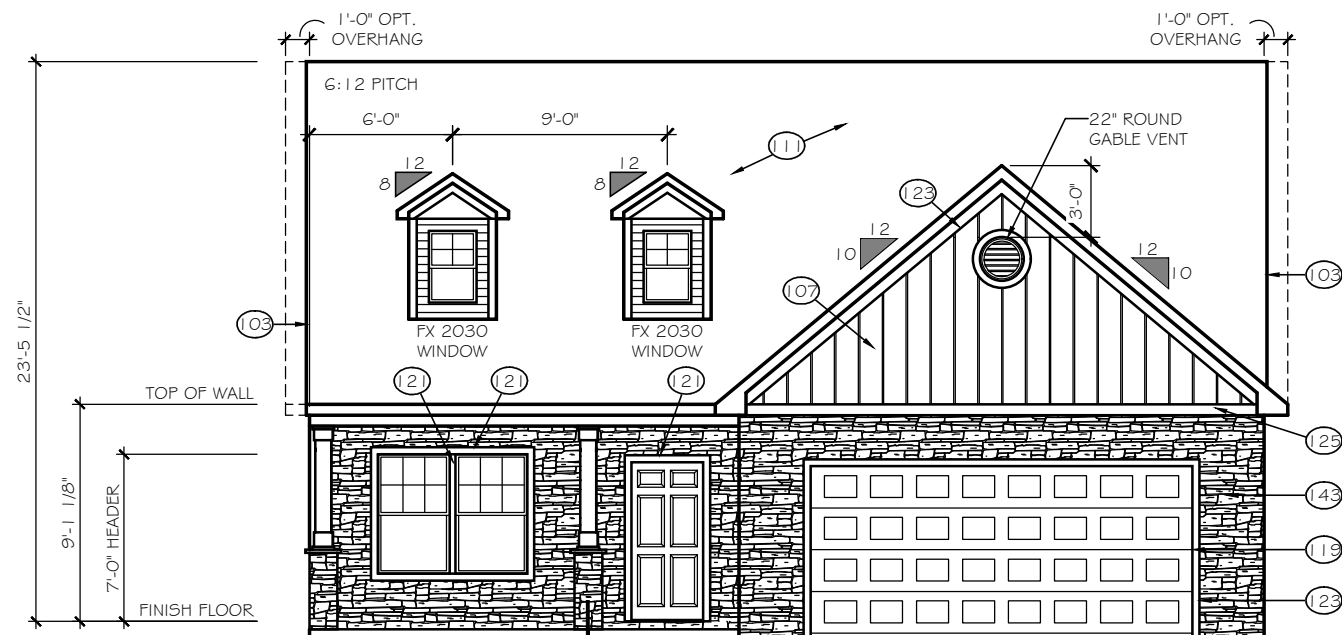
ELEVATION OPTIONS
ELEVATION E-E2

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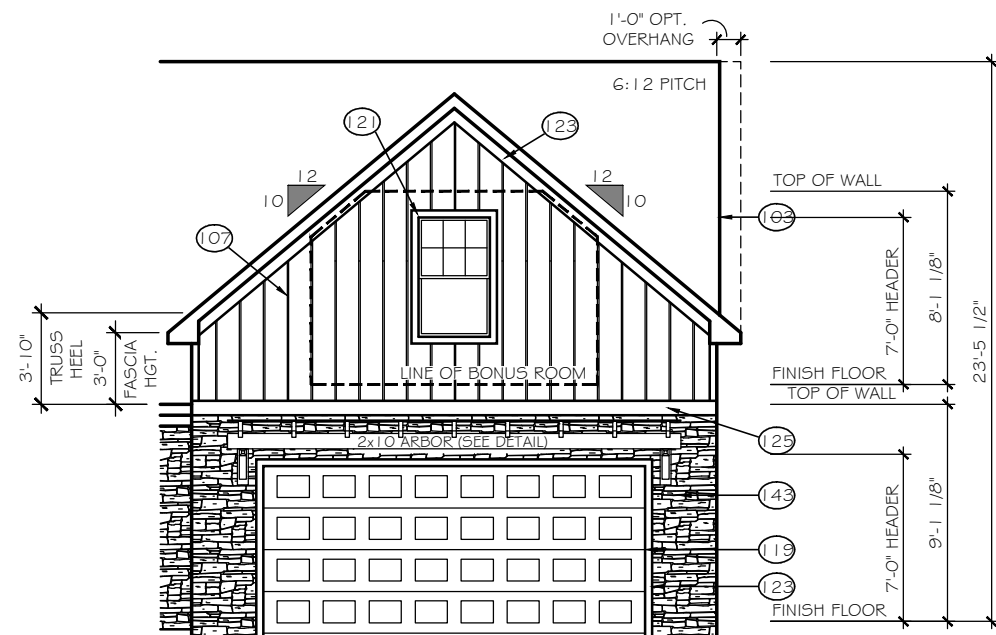
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MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

SHEET:
A3.17
v1.19



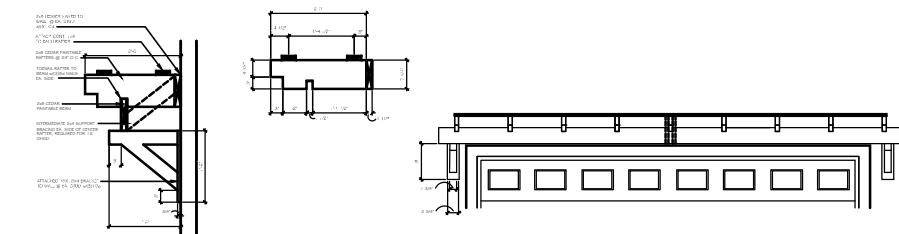
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

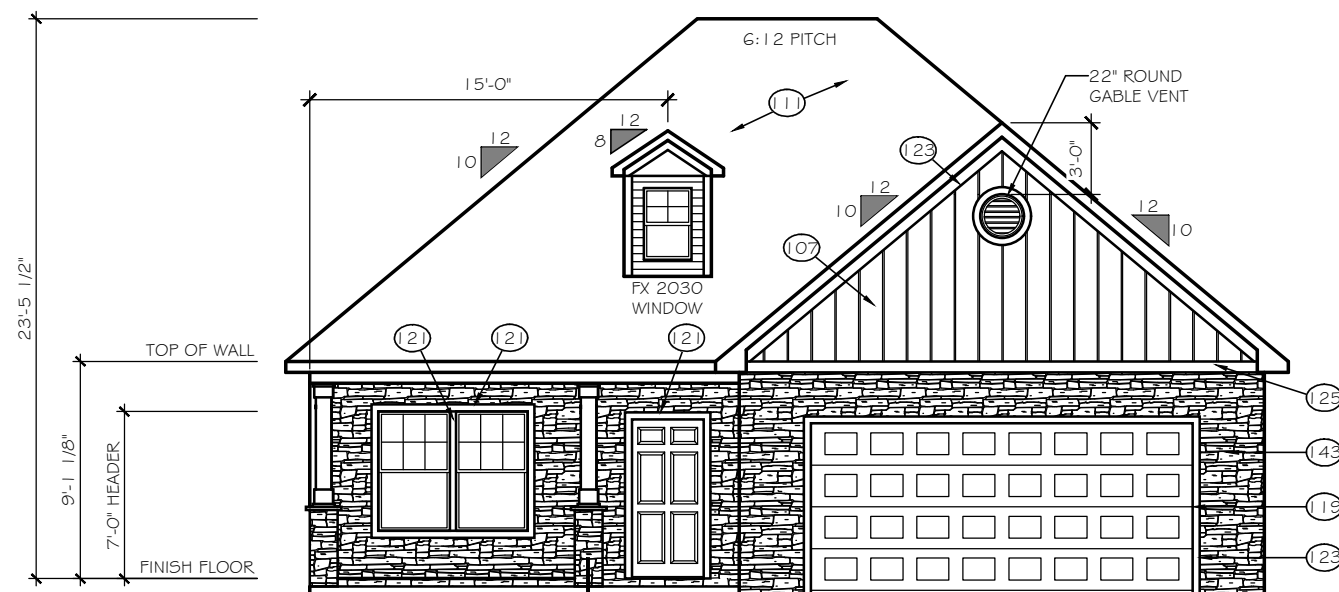


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS
ELEVATION E-E3

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SCALE:

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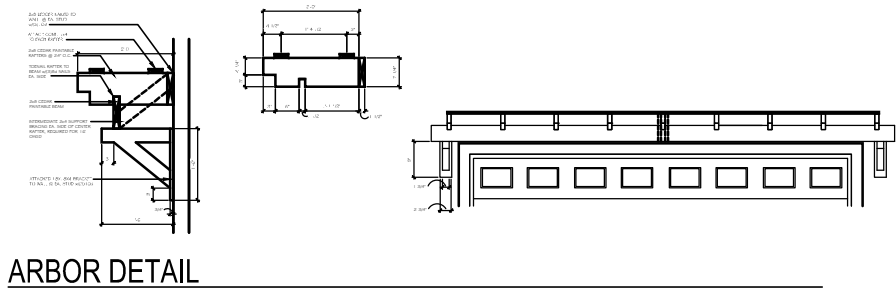
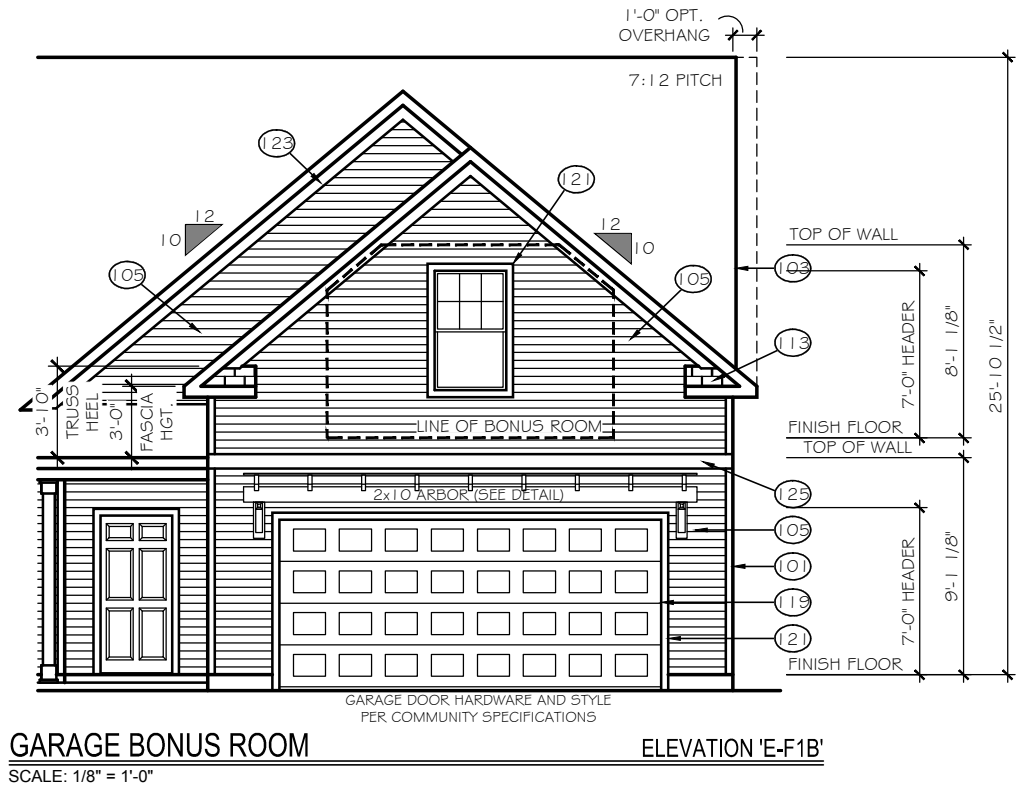
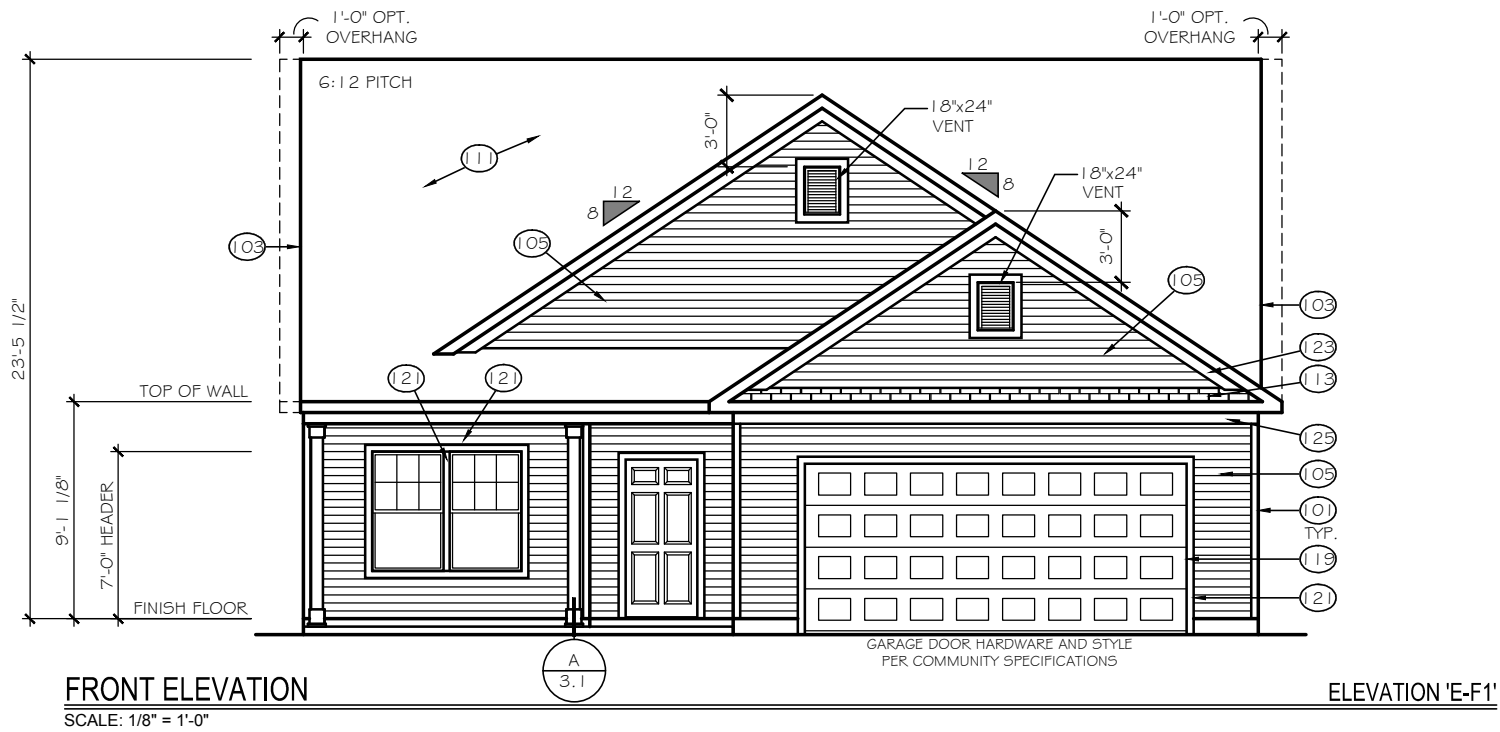
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BPS

SHEET:

A3.18

v1.19



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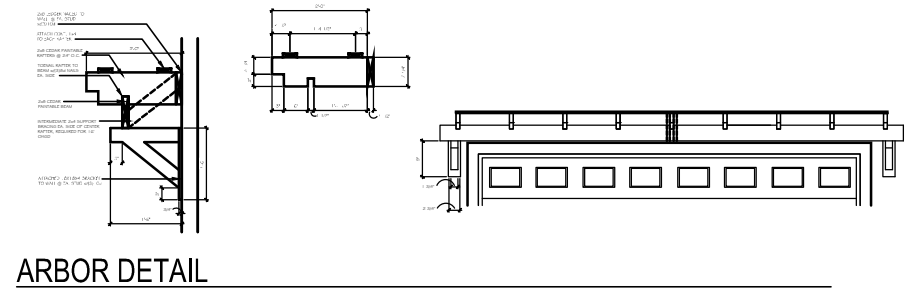
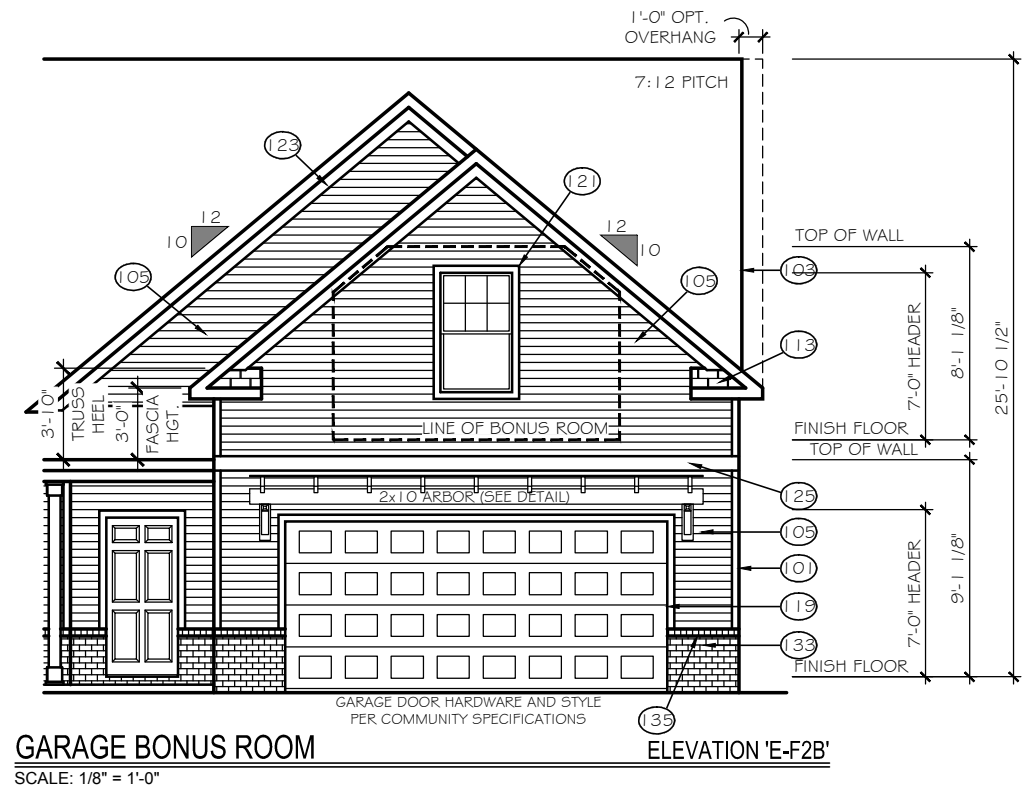
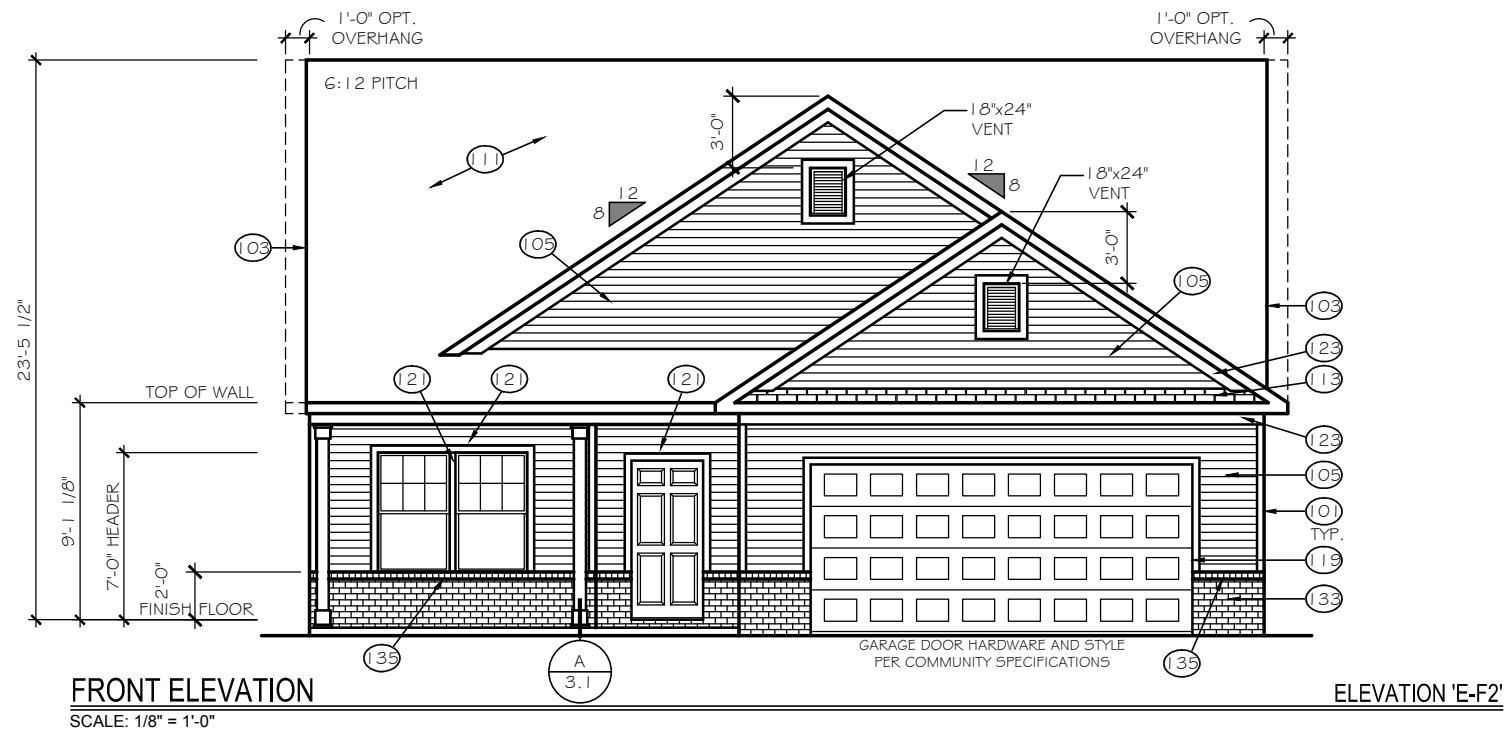
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ELEVATION OPTIONS
ELEVATION E-F1

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SHEET:
A3.19
v1.19



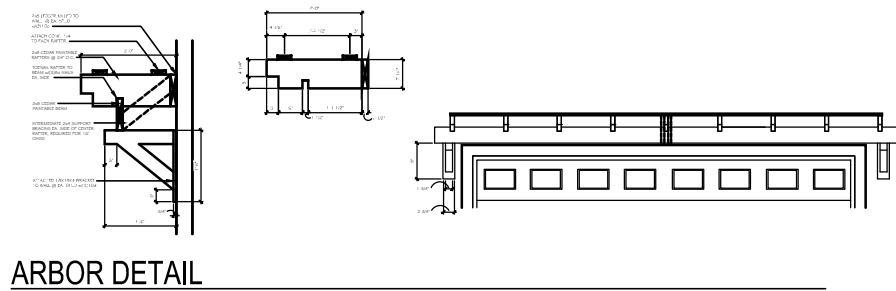
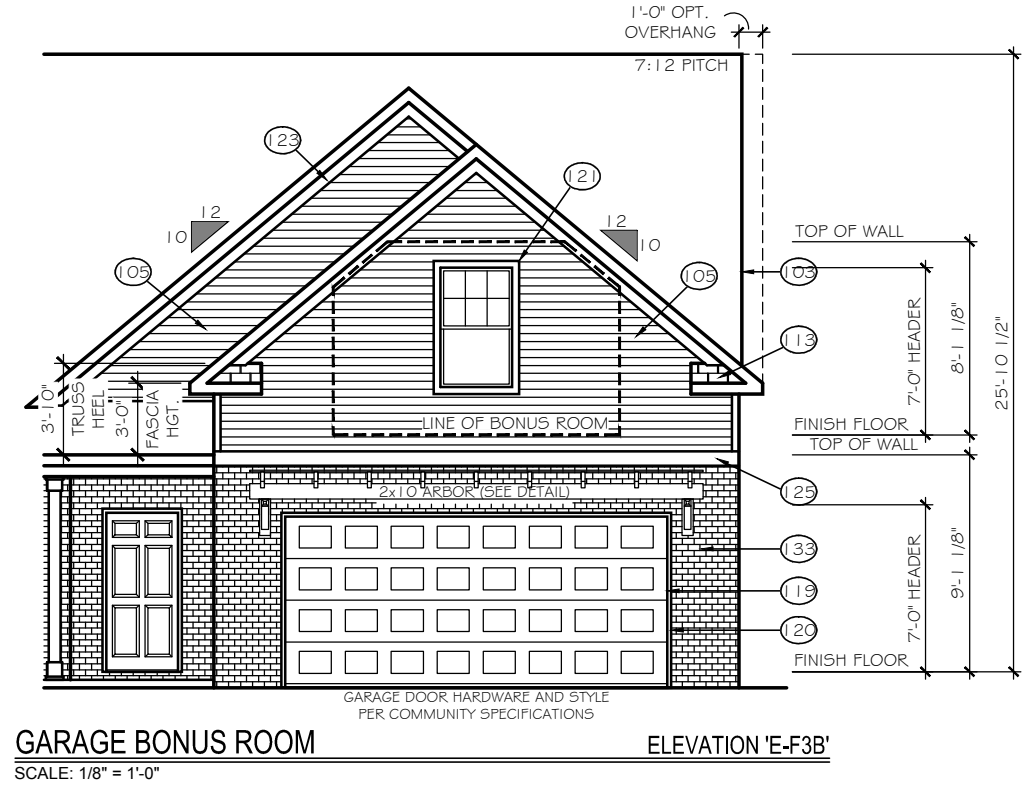
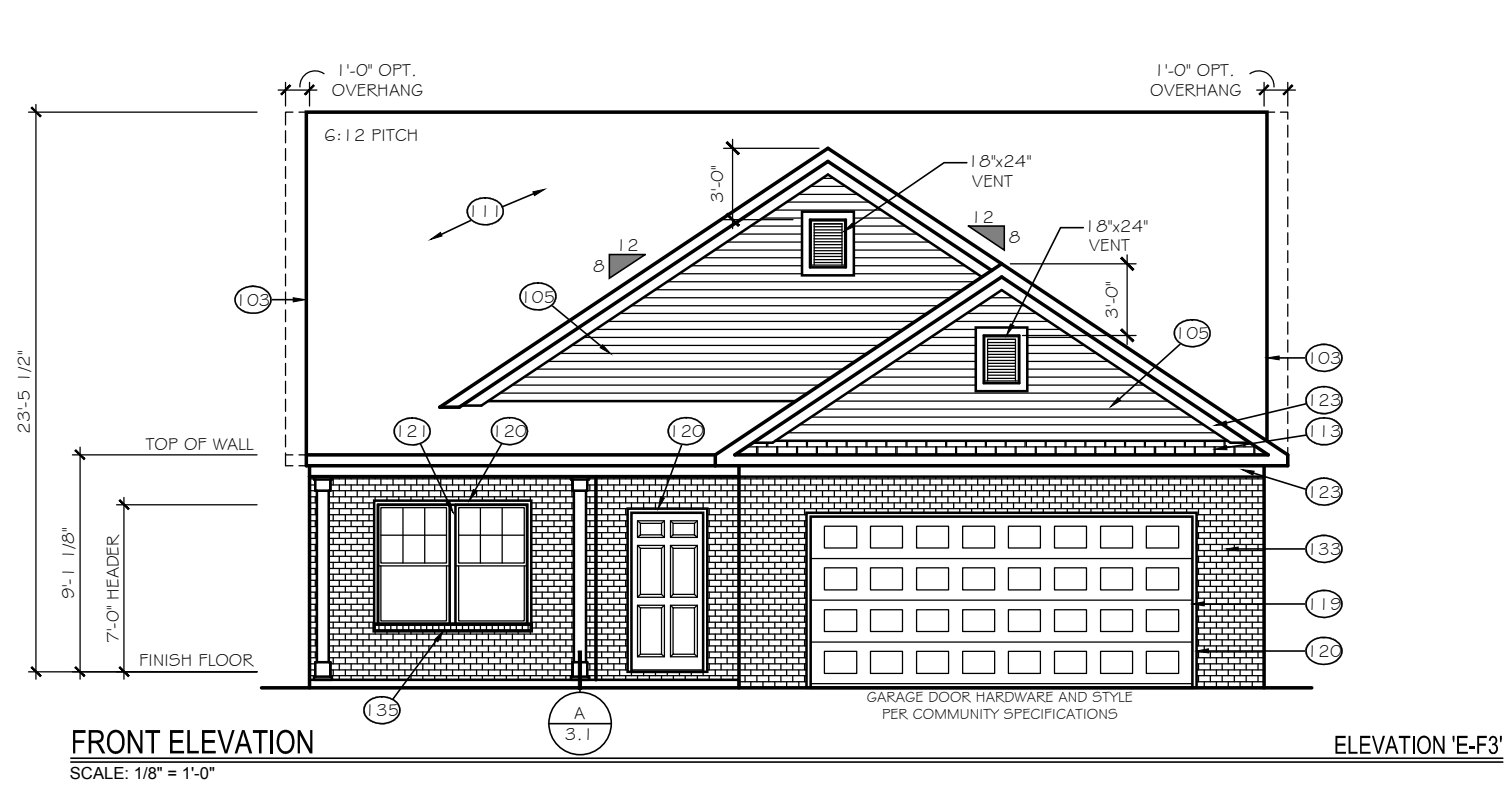
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ELEVATION OPTIONS
ELEVATION E-F2

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SHEET:
A3.20
v1.19



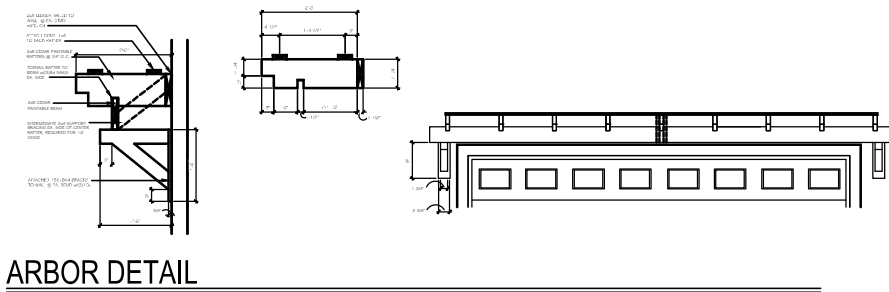
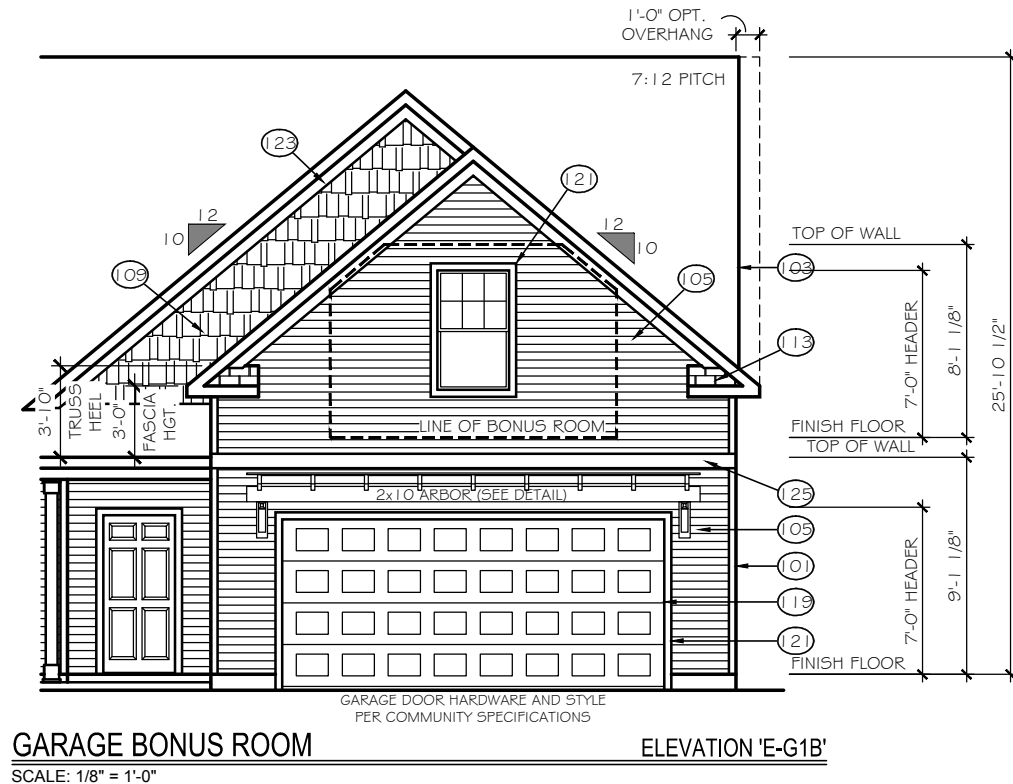
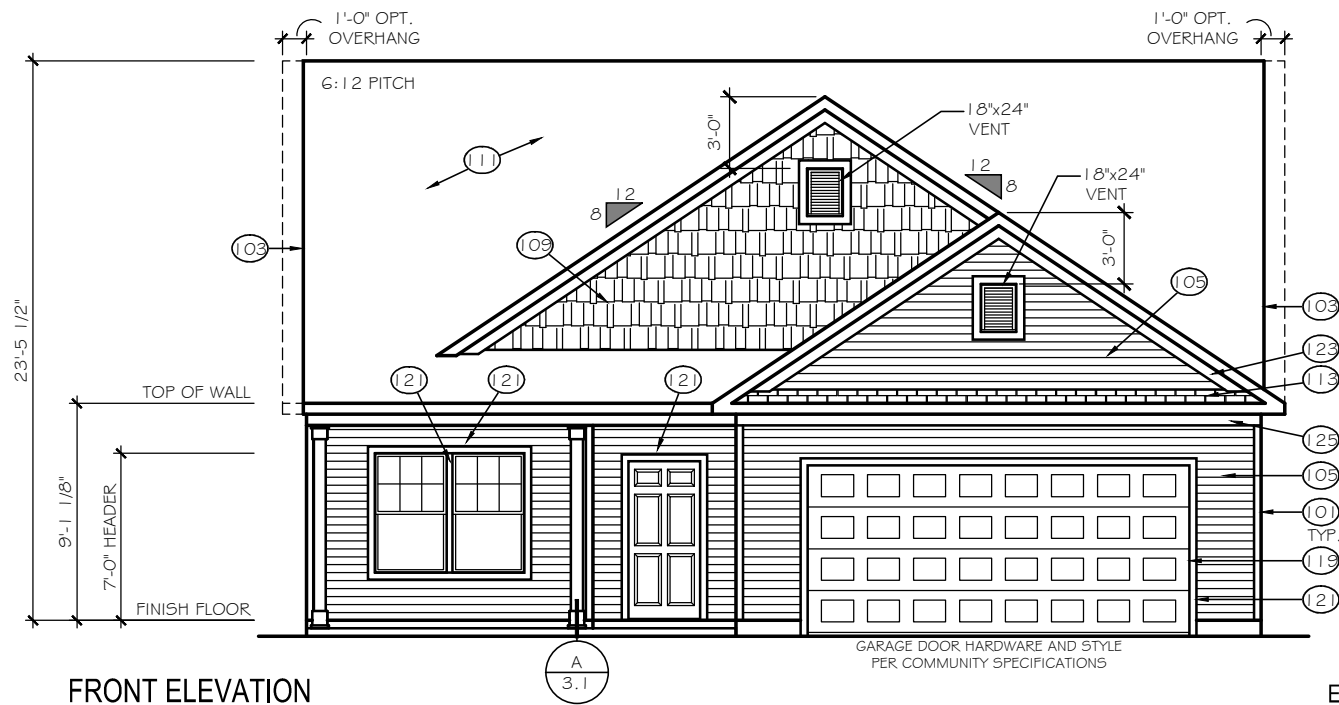
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ELEVATION OPTIONS
ELEVATION E-F3

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SHEET:
A3.21
v1.19



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ELEVATION OPTIONS
ELEVATION E-G1

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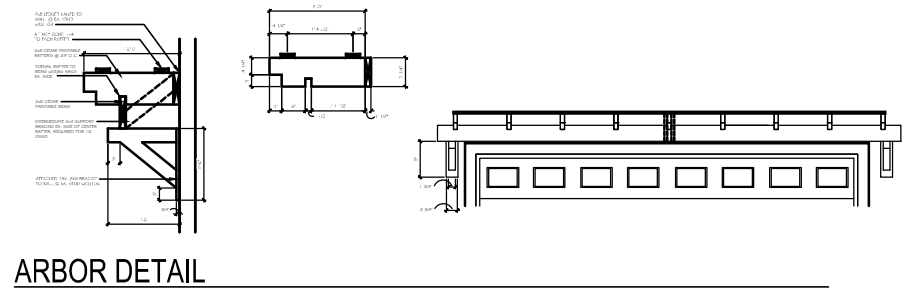
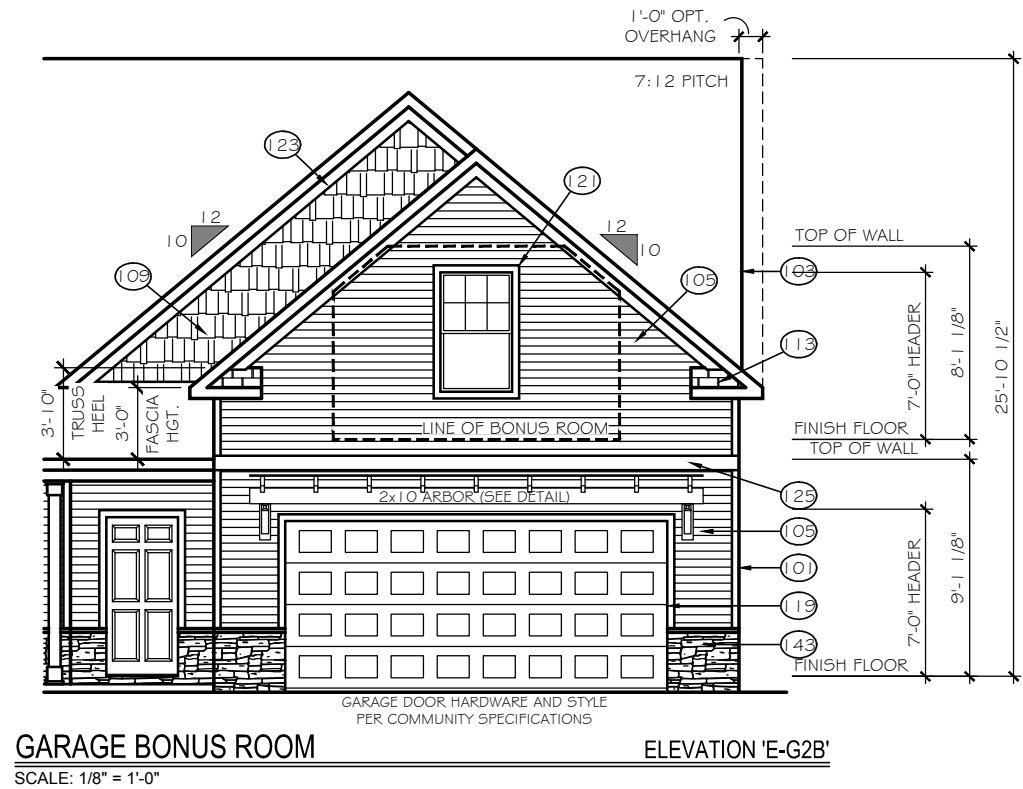
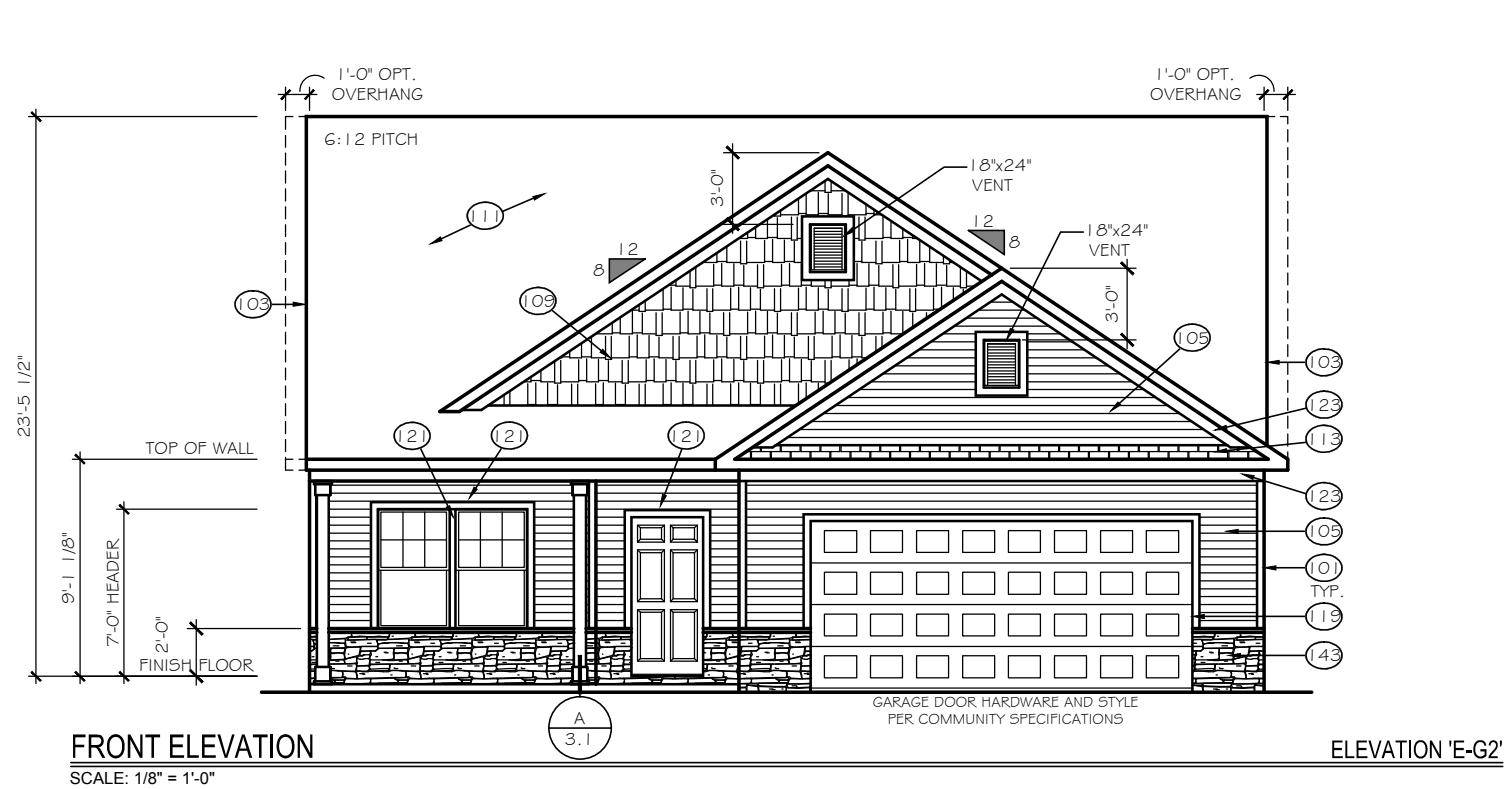
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SCALE:
1/8"= 1'-0"

CHECKED BY:
BPS

SHEET:
A3.22
v1.19



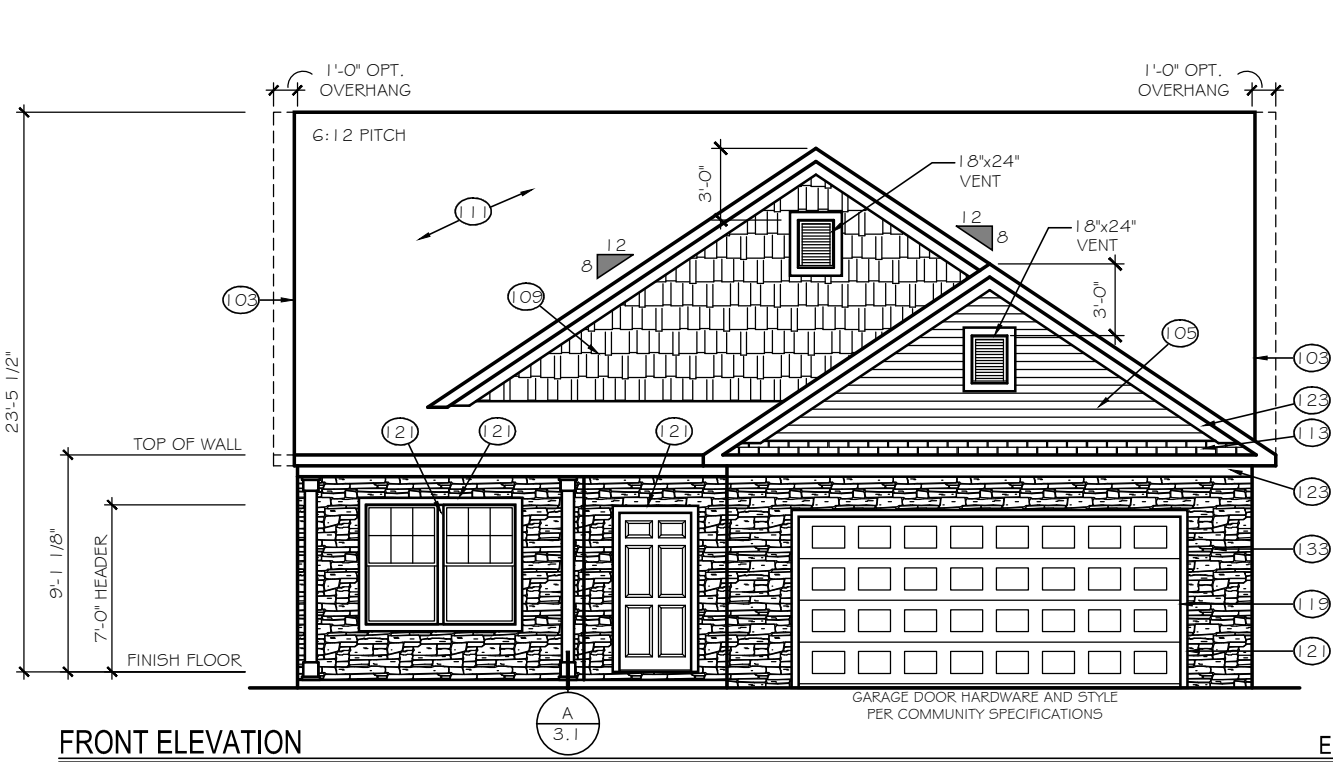
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ELEVATION OPTIONS
ELEVATION E-G2

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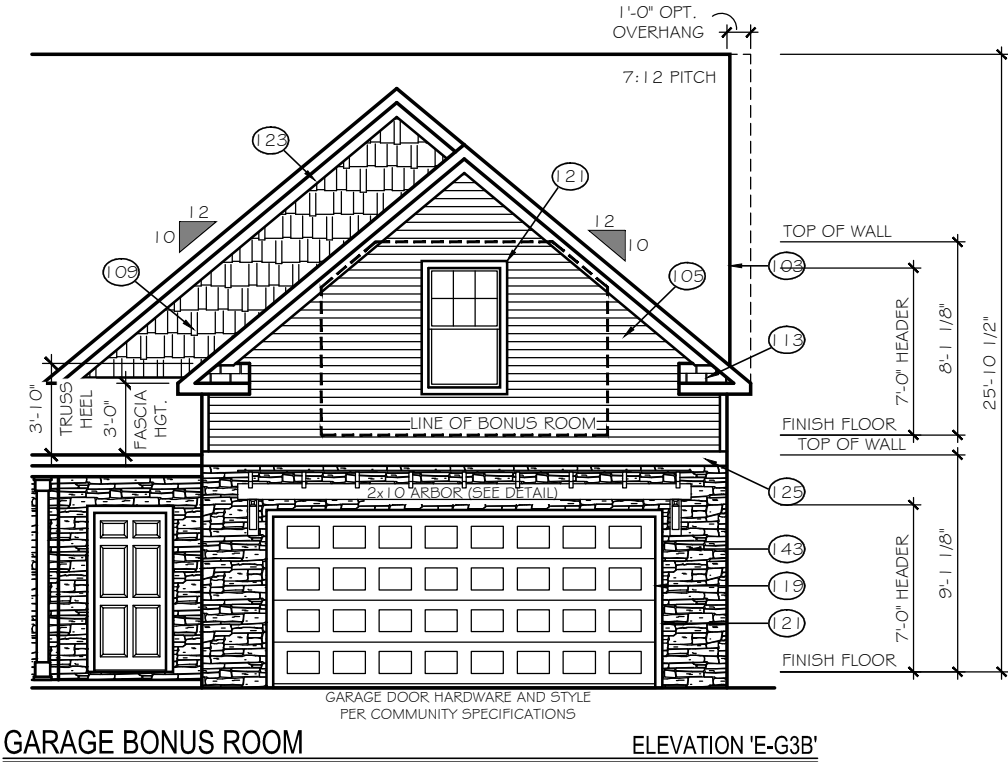
SHEET:
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v1.19



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

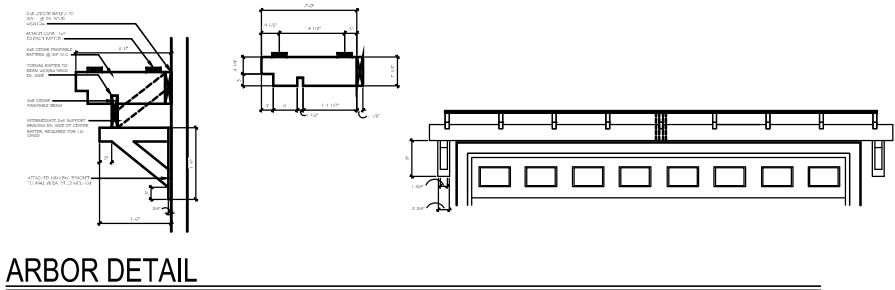
ELEVATION 'E-G3'



GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G3B'



ARBOR DETAIL

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ELEVATION OPTIONS
ELEVATION E-G3

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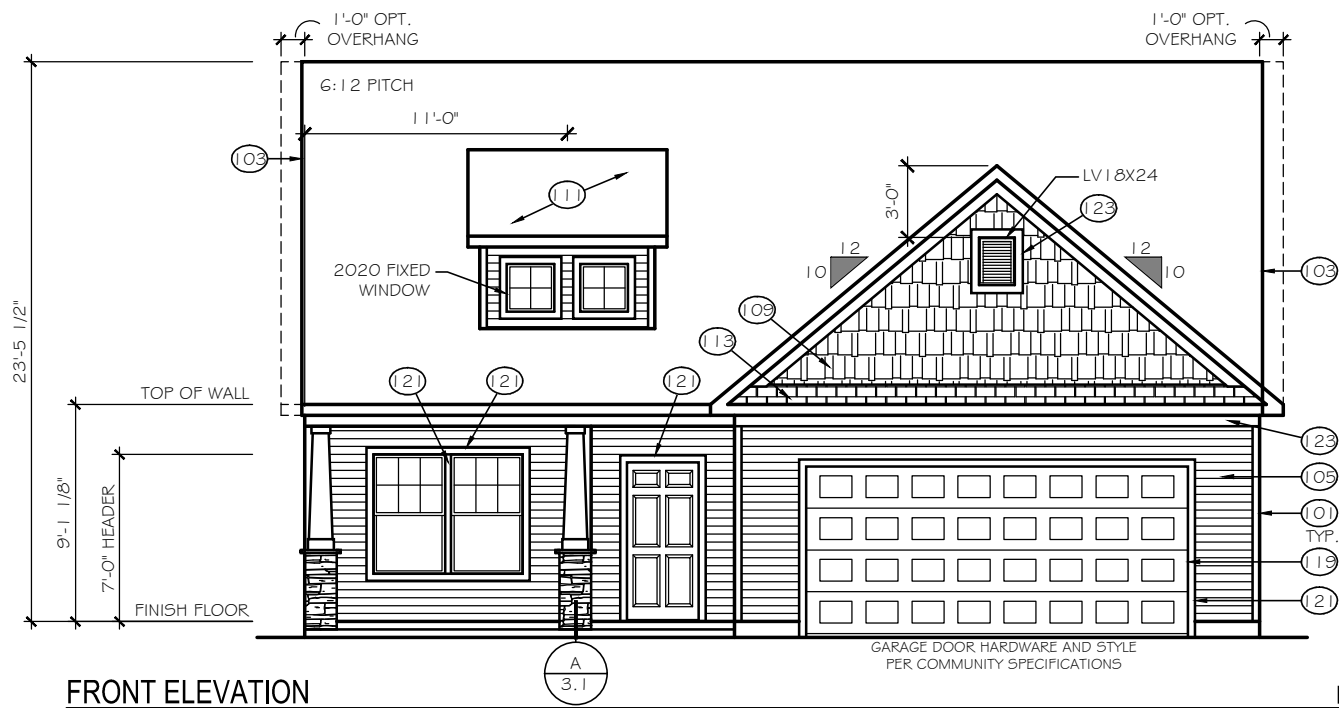
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CHECKED BY:
BPS

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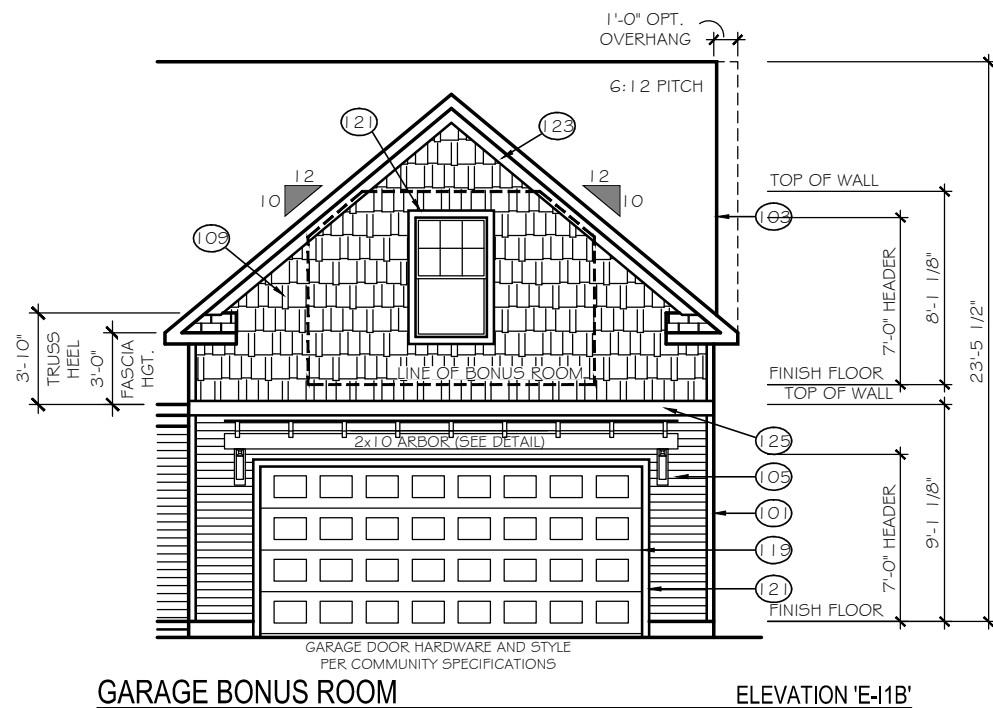
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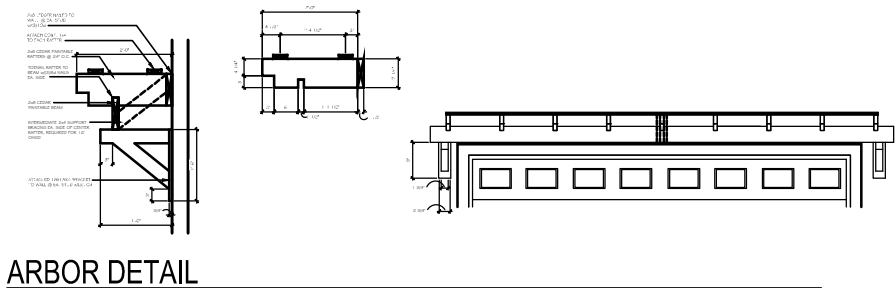
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I1'

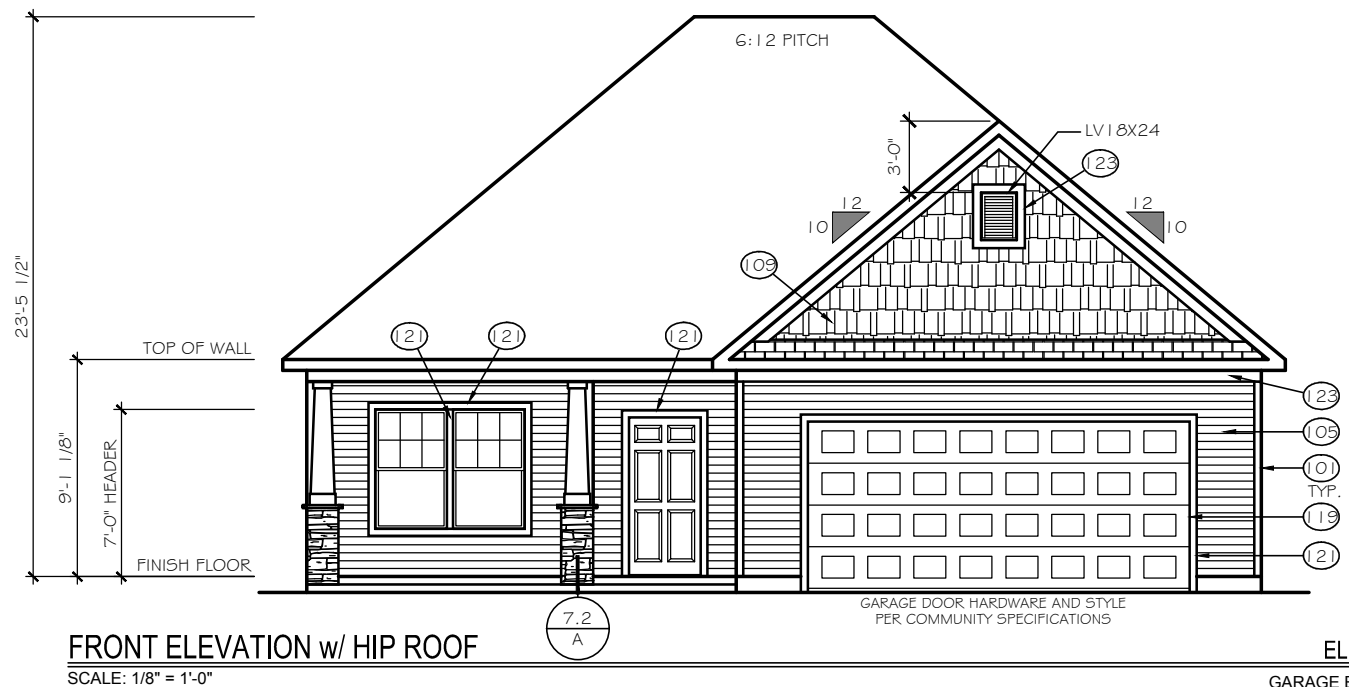


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I1H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS
ELEVATION E-I1

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SCALE:

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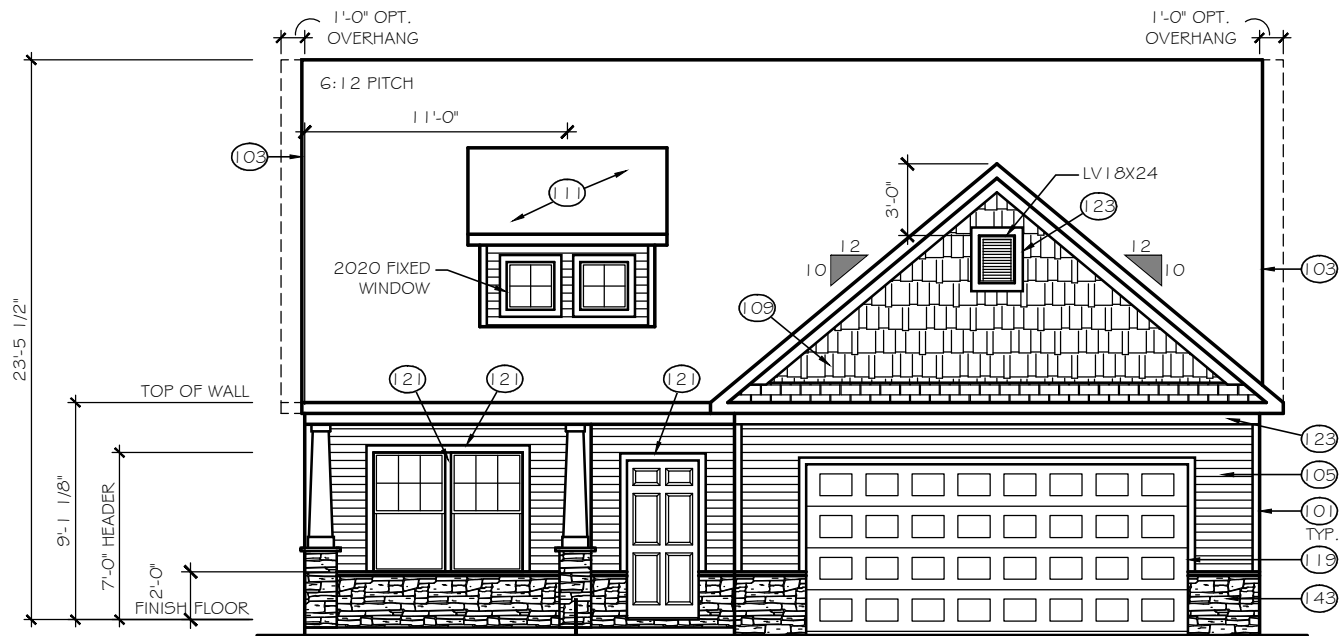
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SHEET:

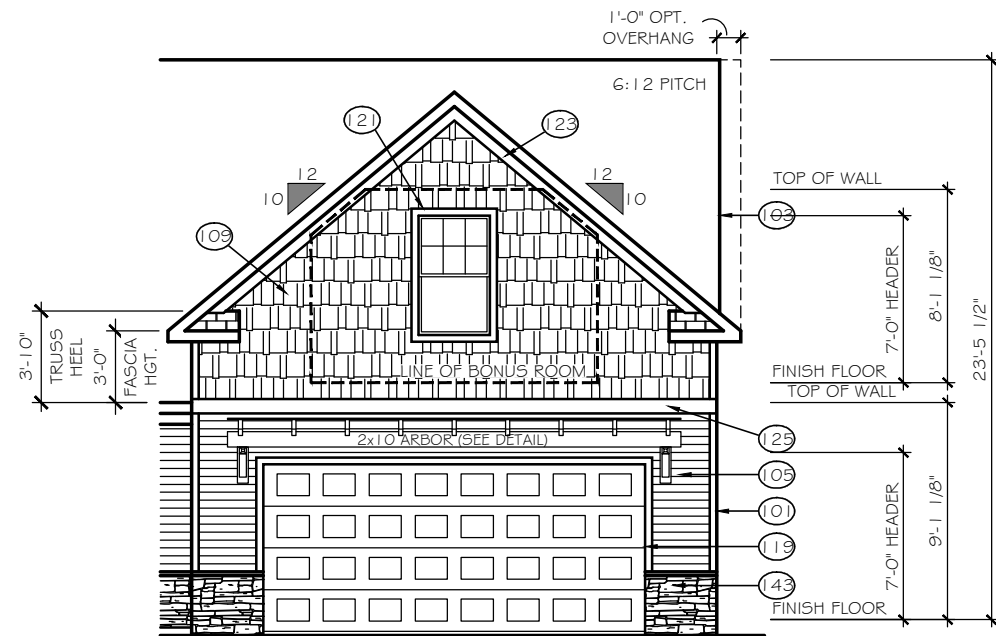
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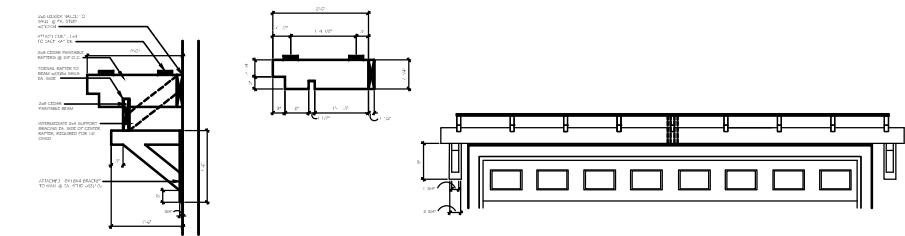
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ELEVATION 'E-I2'

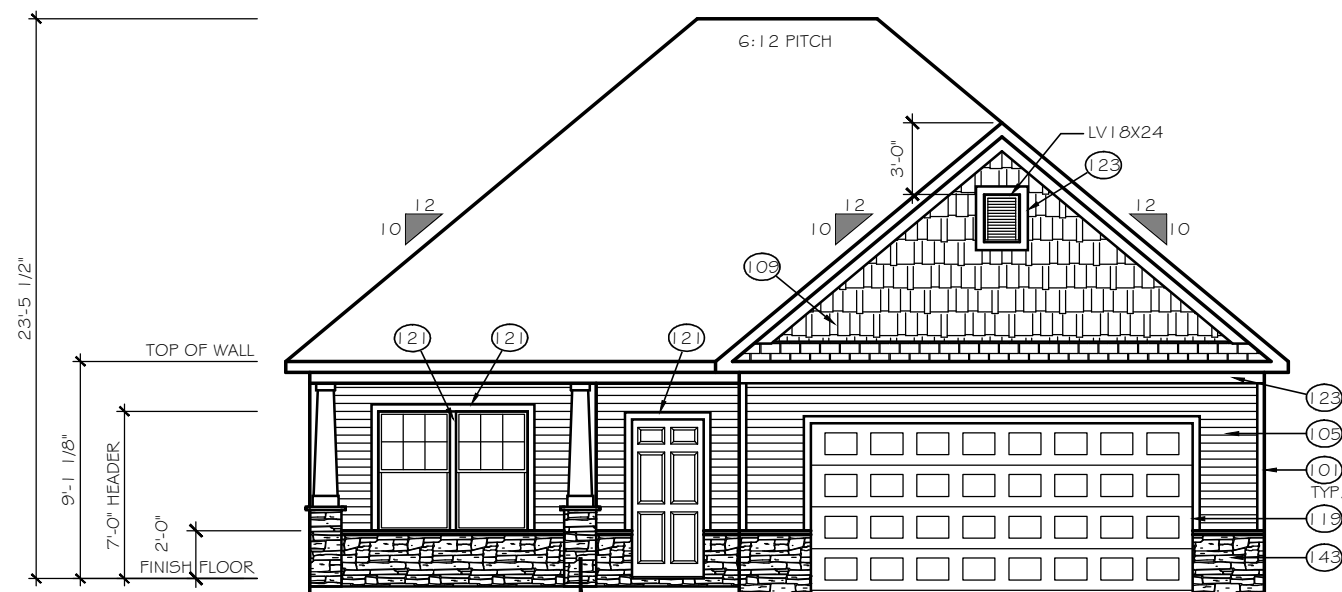


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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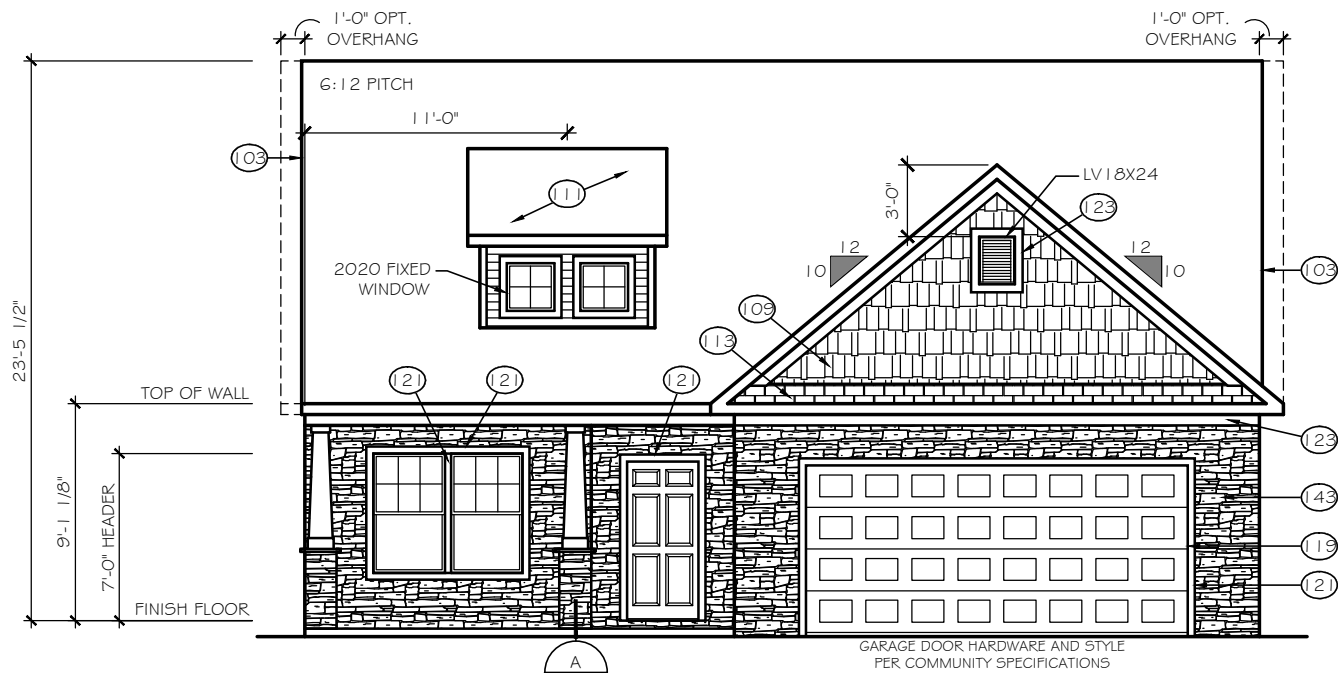
ELEVATION OPTIONS
ELEVATION E-I2

THE BAYSIDE

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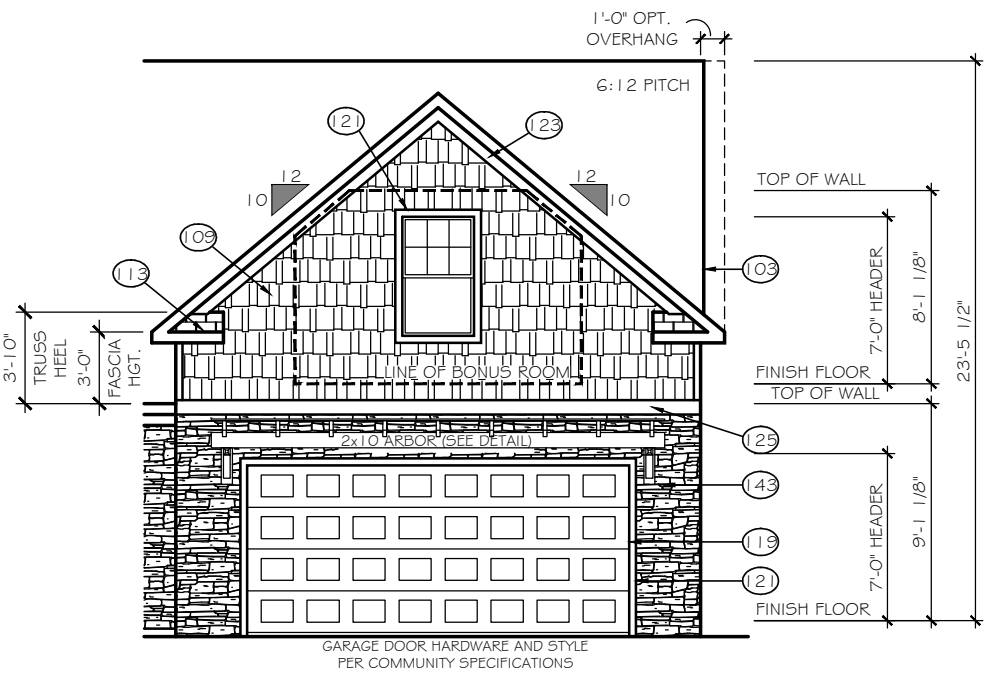
DRAWN BY:
MLM
DATE:
04-22-19
SCALE:
1/8" = 1'-0"
CHECKED BY:
BPS

SHEET:
A3.29
v1.19



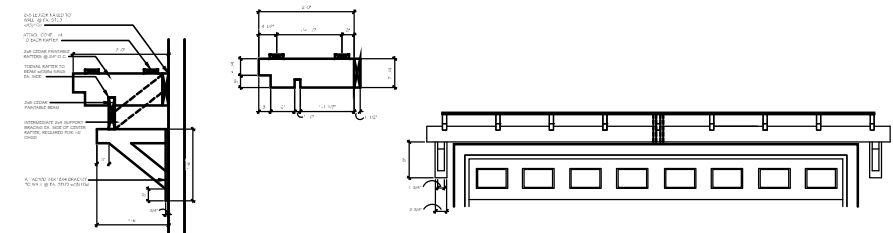
FRONT ELEVATION
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ELEVATION 'E-I3'

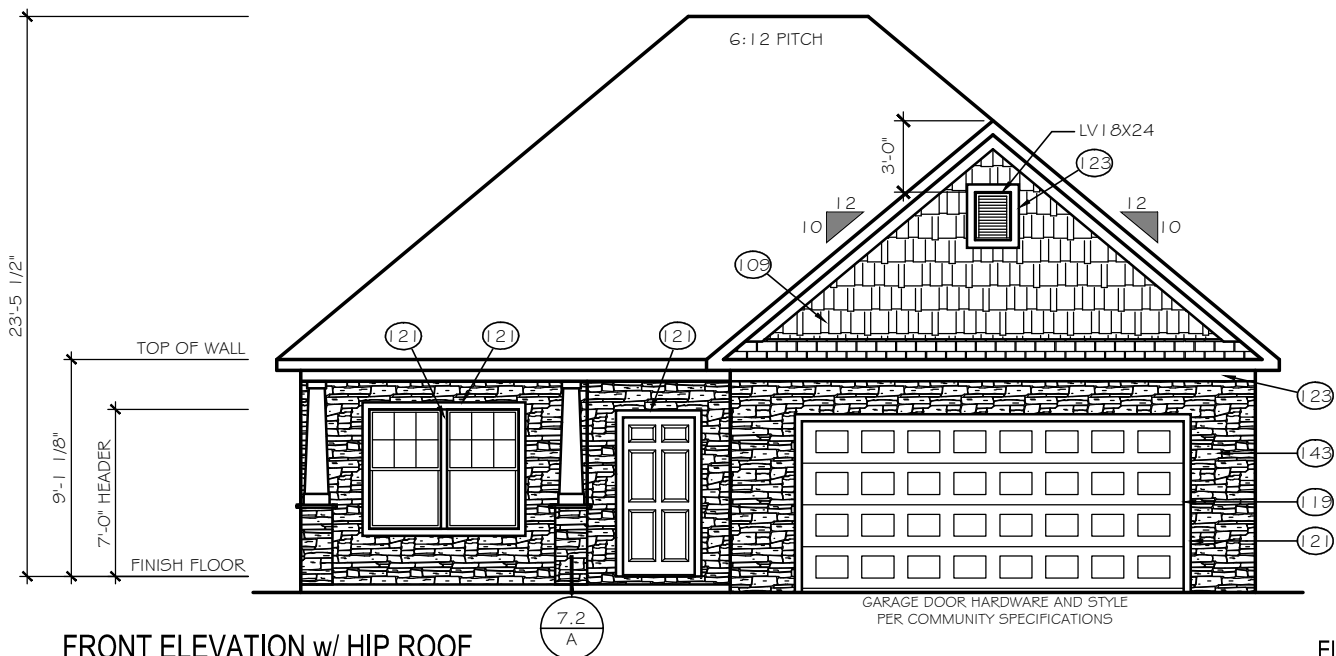


GARAGE BONUS ROOM
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I3H'

GARAGE BONUS ROOM NOT
AVAILABLE WITH HIP ROOFS

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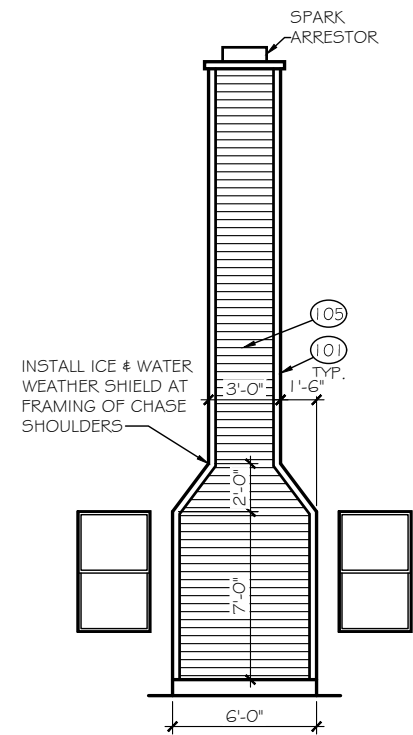
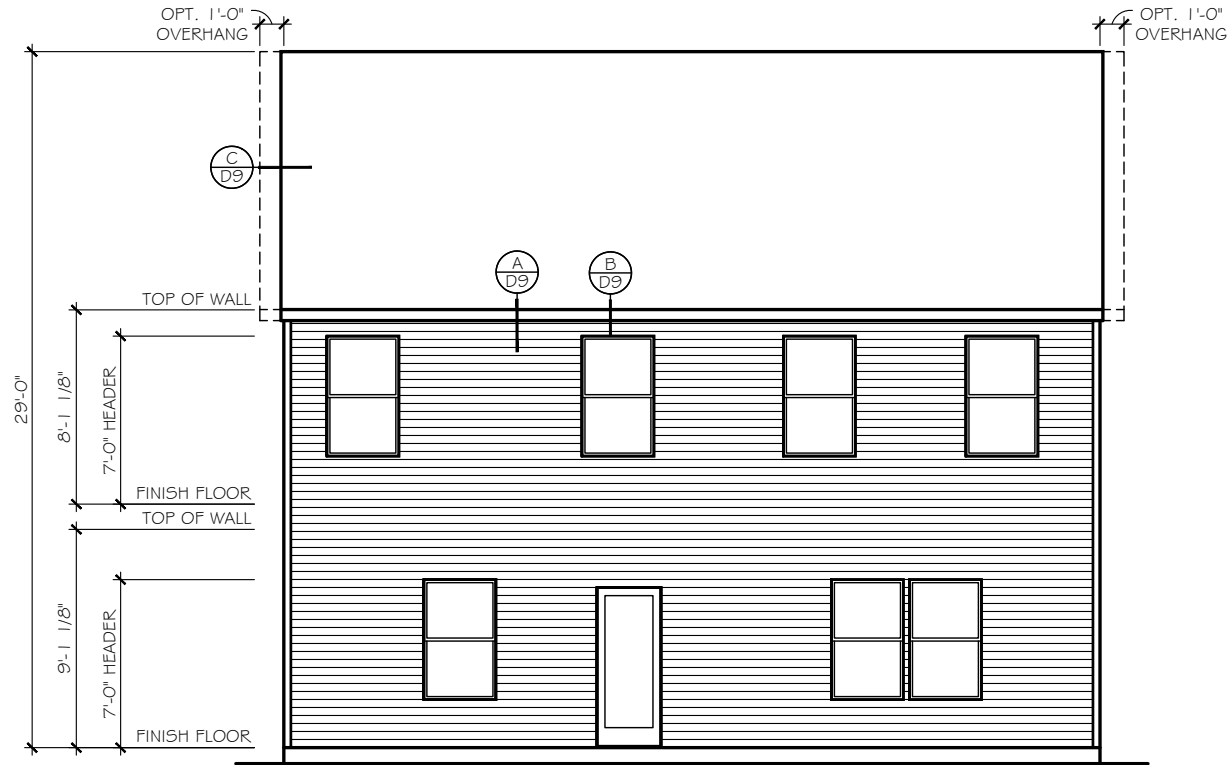
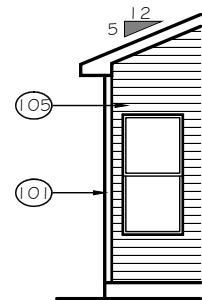
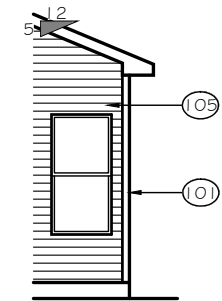
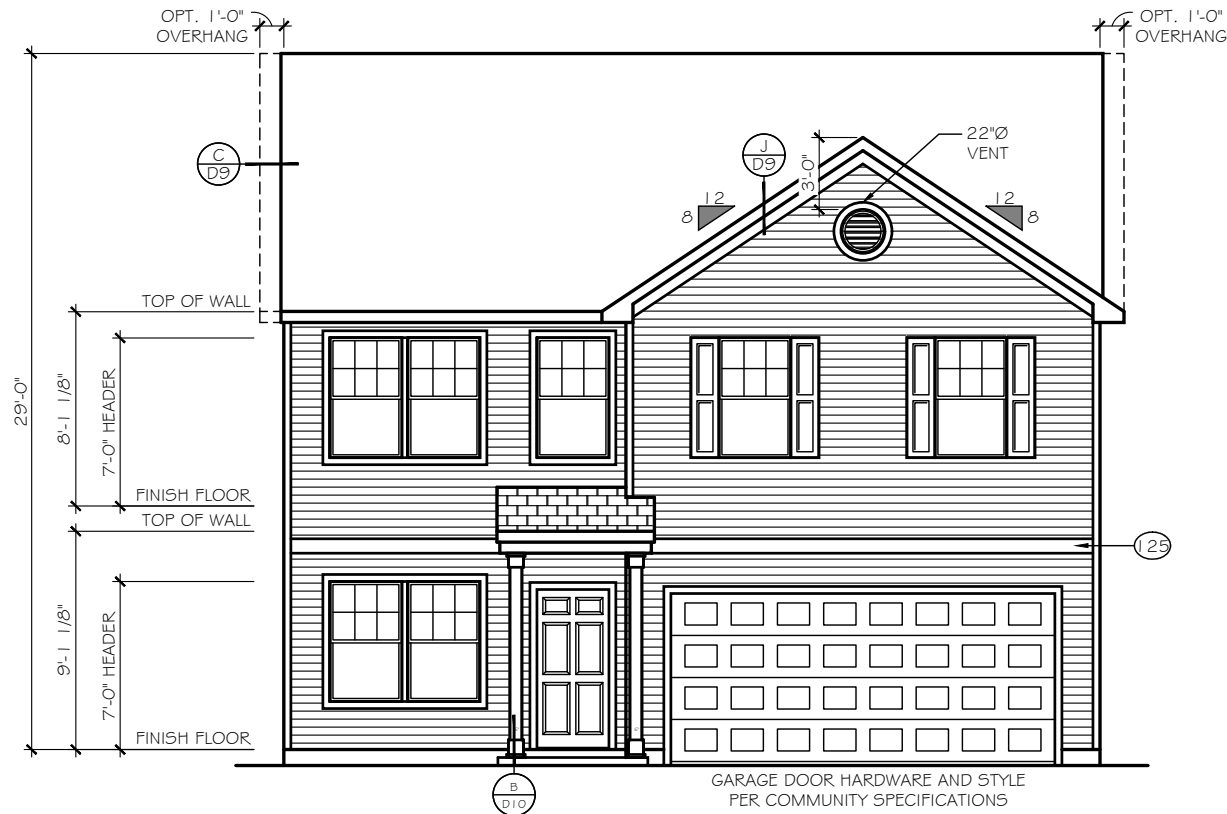
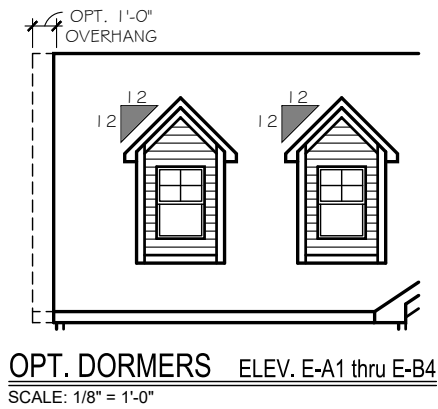
ELEVATION OPTIONS
ELEVATION E-I3

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BPS

SHEET:
A3.30
v1.19

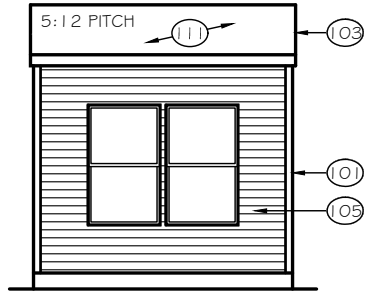


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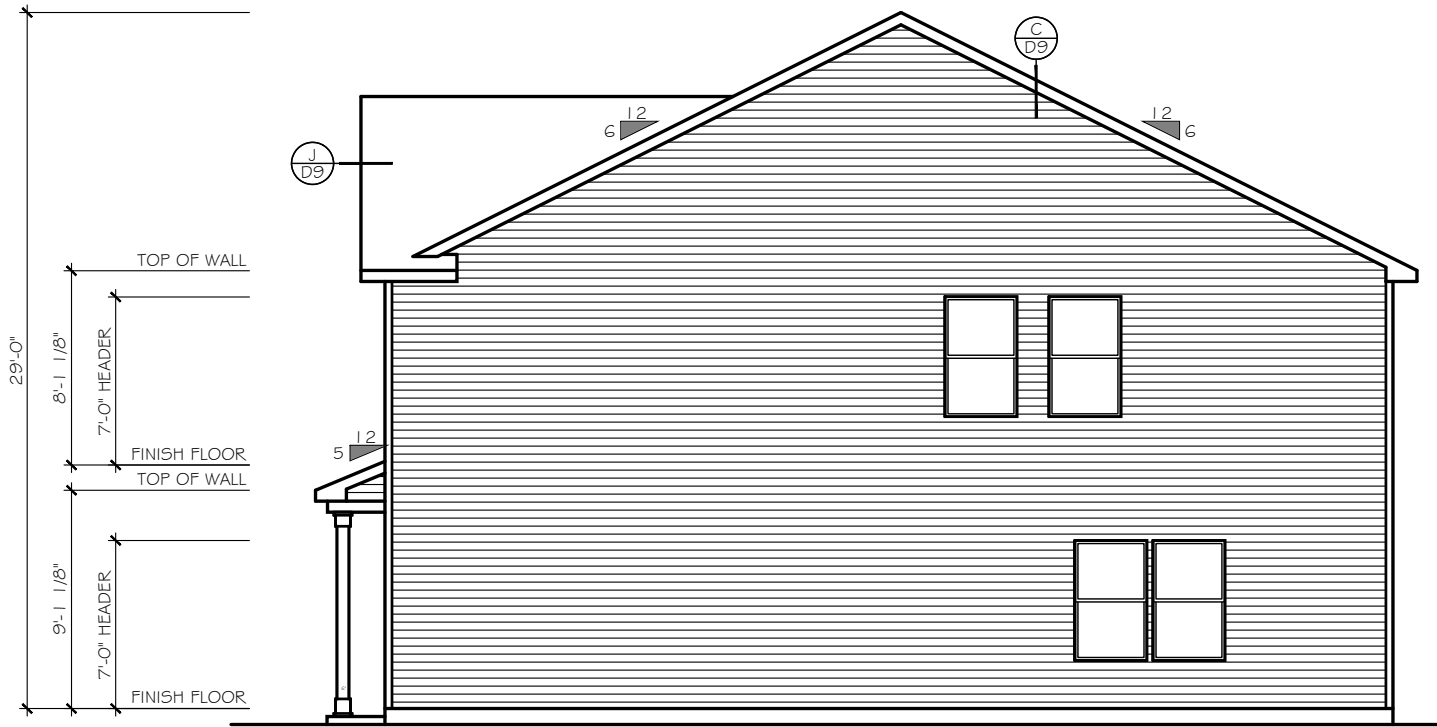
FRONT & REAR ELEVATIONS
ELEVATION E-01
THE LENOX - OPEN

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CHECKED BY: RS / BS

SHEET:
A4.01
v. 5.4

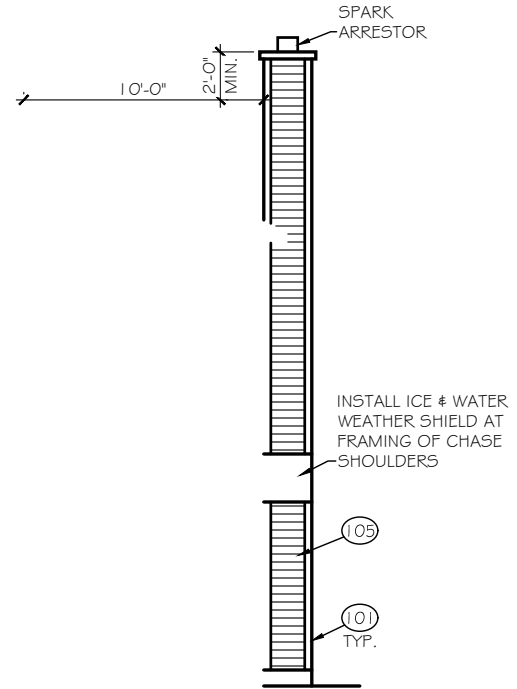


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SCALE: 1/8" = 1'-0"

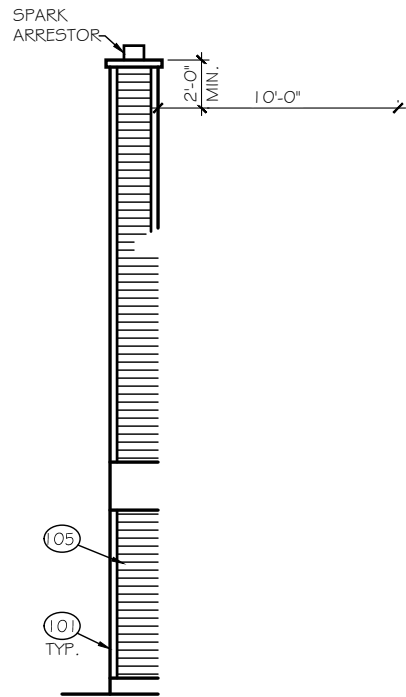


RIGHT ELEVATION
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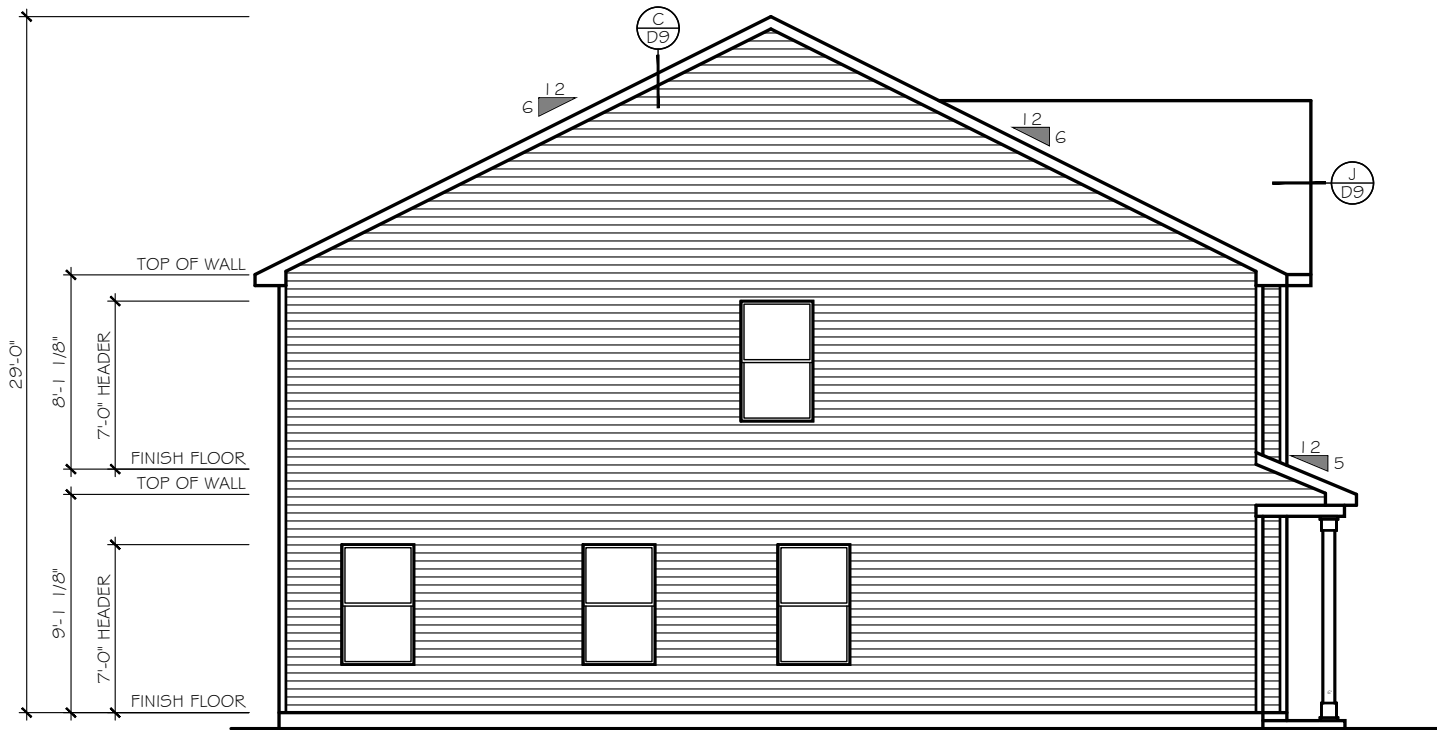
ELEVATION 'E-01 thru E-04'



OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"

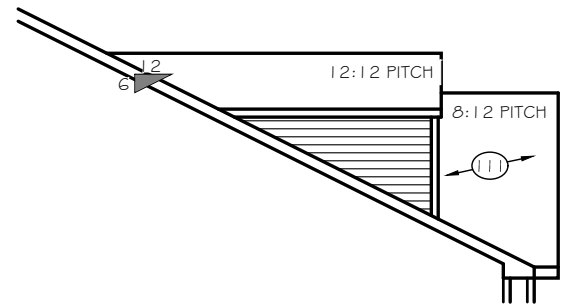


OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-01 thru E-04'



OPT. DORMERS ELEV. E-A1 thru E-B4
SCALE: 1/8" = 1'-0"

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RIGHT & LEFT ELEVATIONS
ELEVATION E-01-04

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SCALE:

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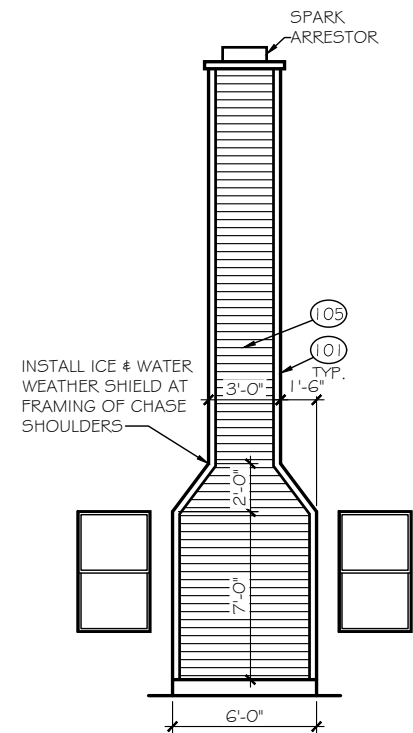
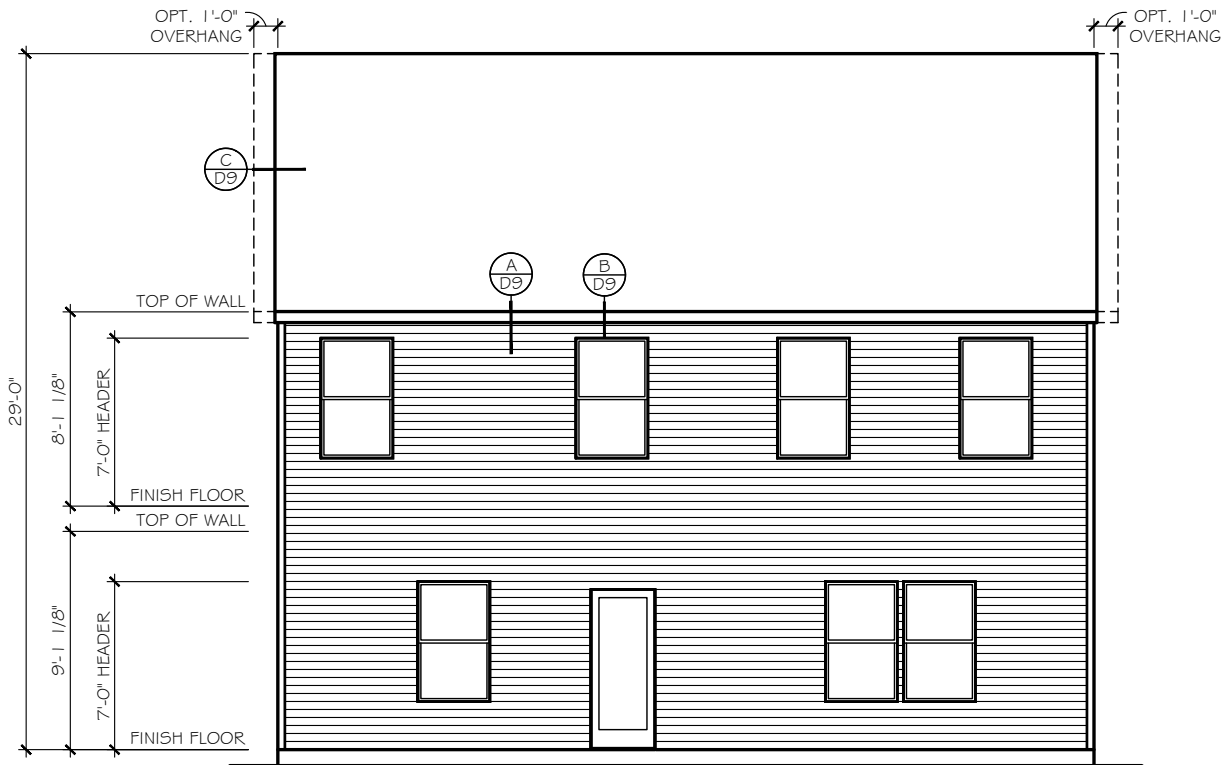
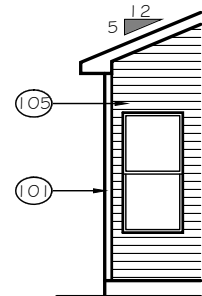
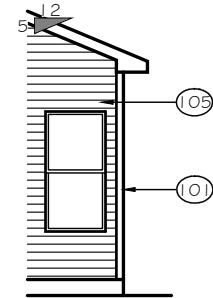
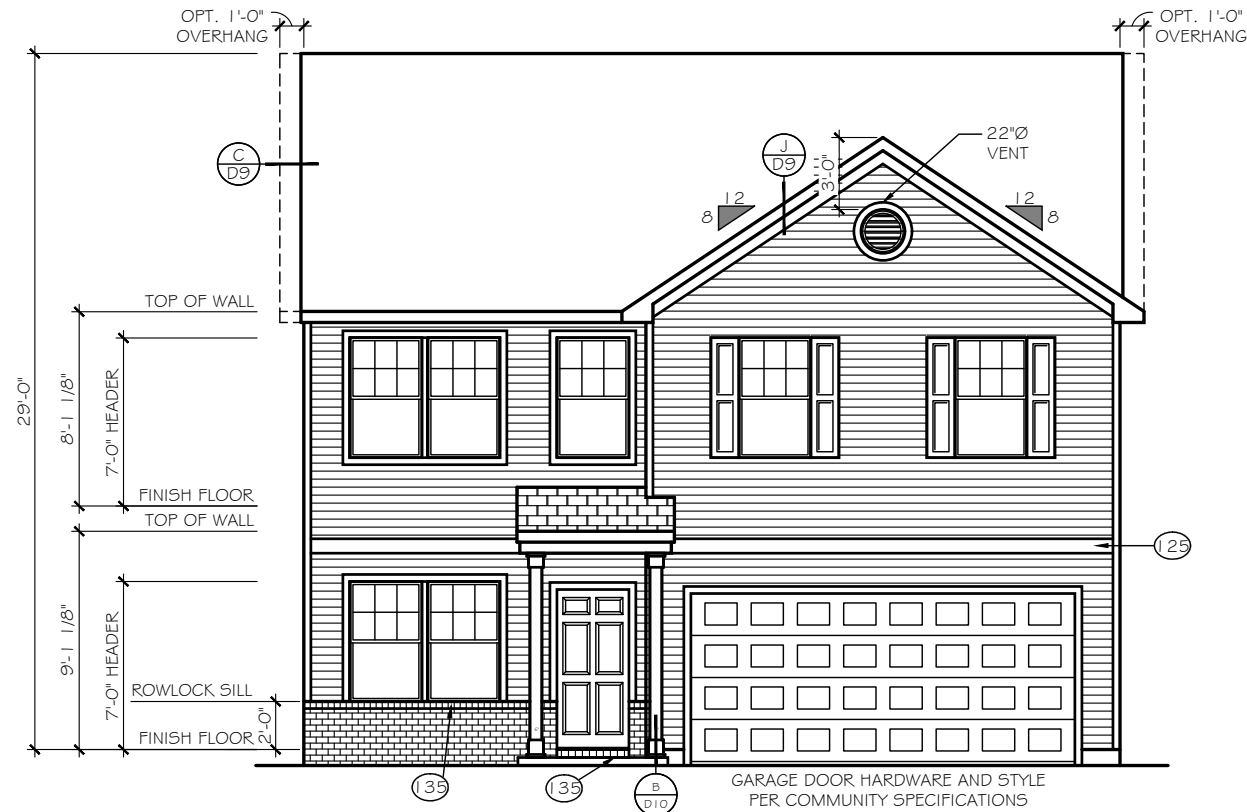
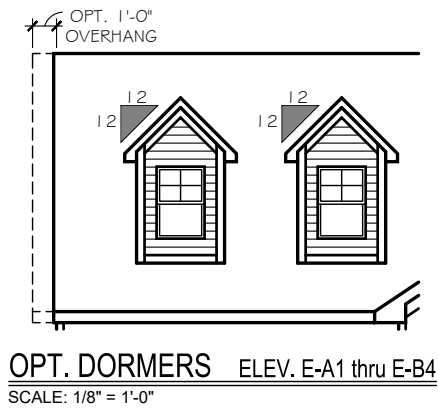
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SHEET:

A4.01a

v. 5.4

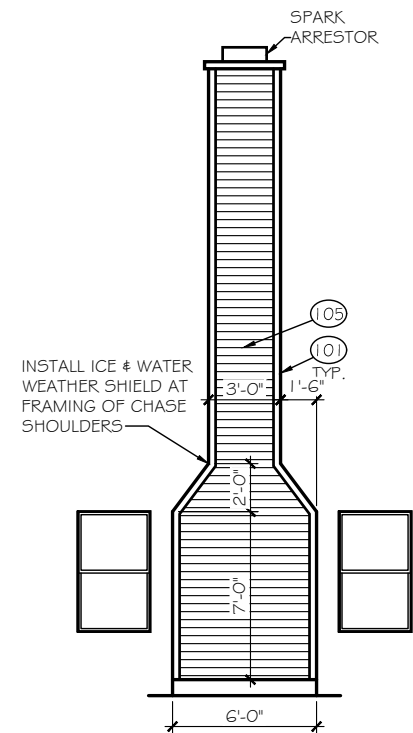
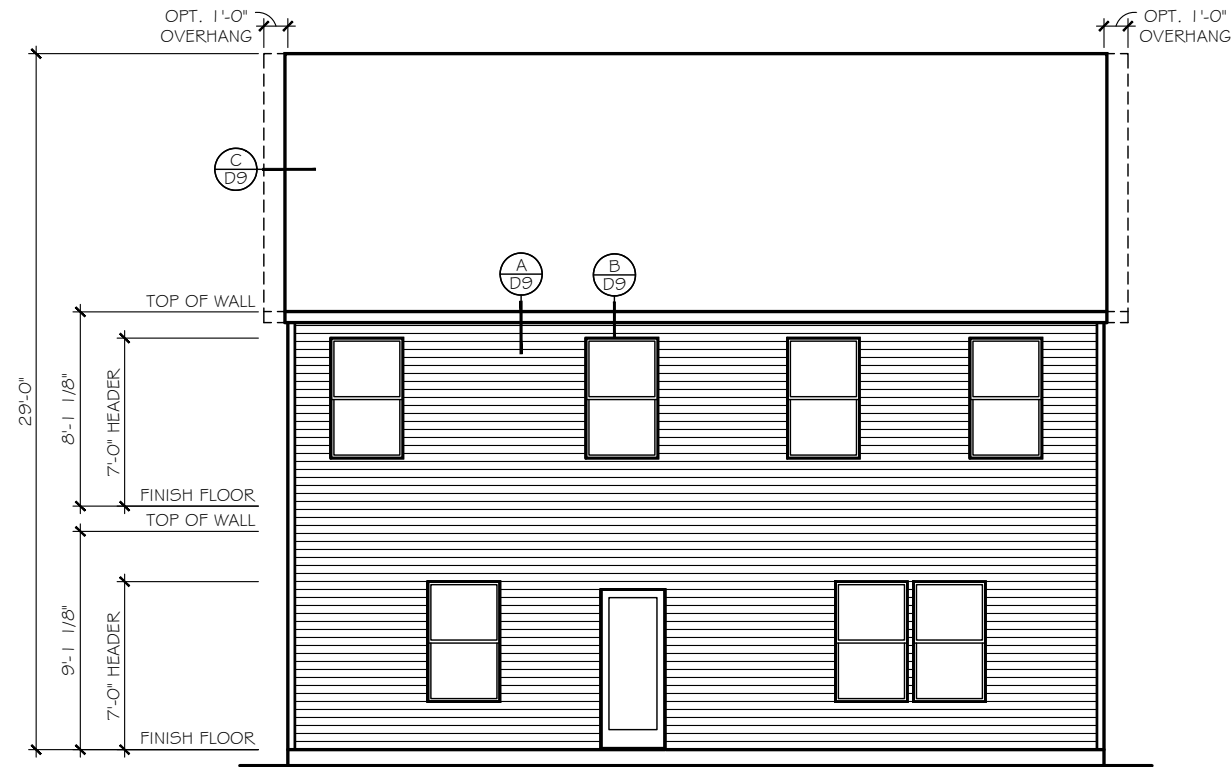
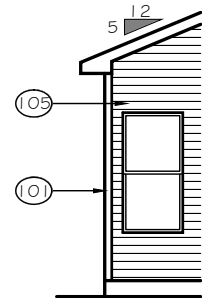
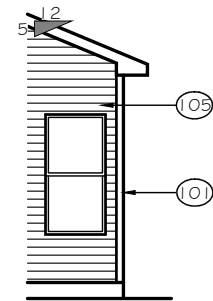
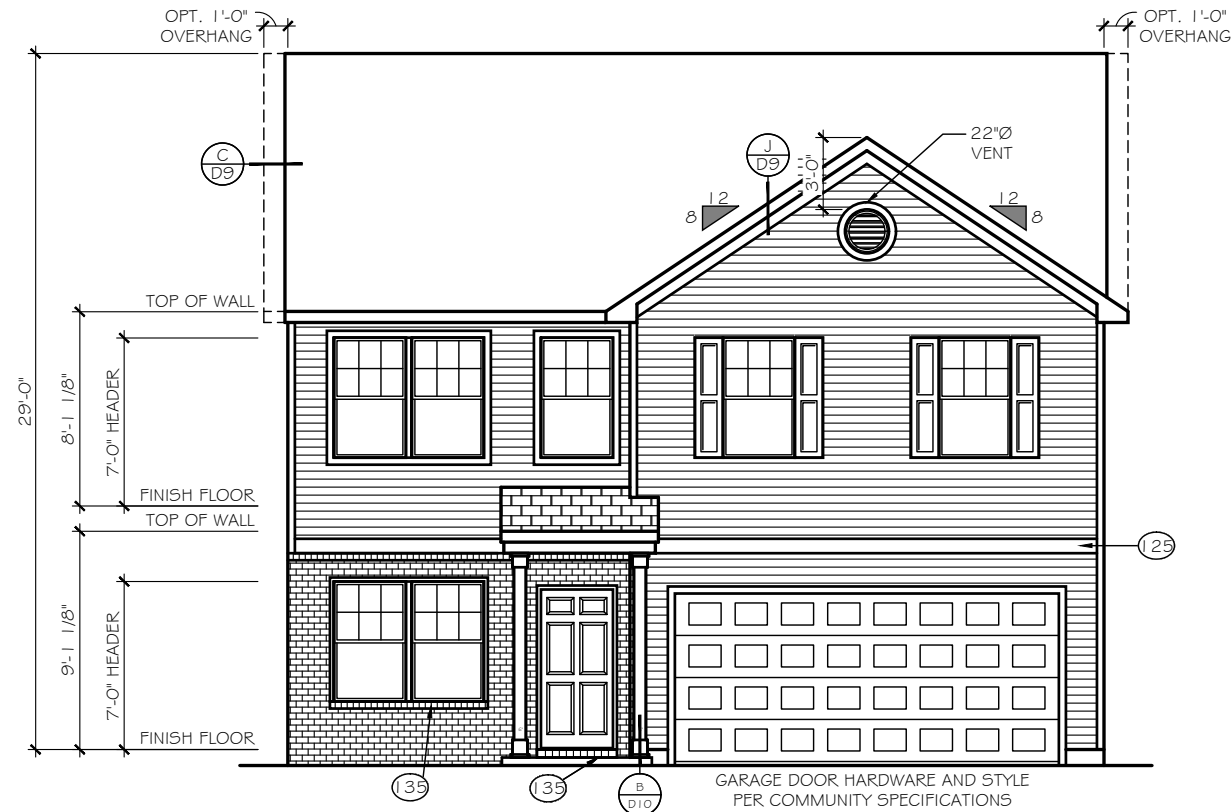
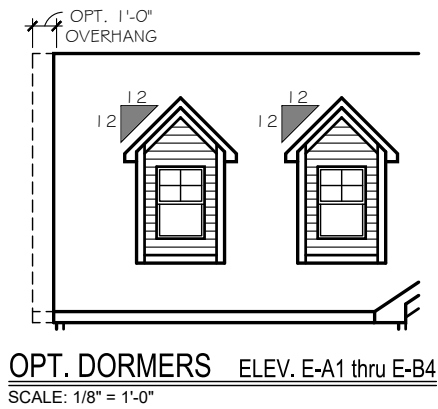


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FRONT & REAR ELEVATIONS
ELEVATION E-02
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CHECKED BY: RS / BS

SHEET:
A4.02
v. 5.4

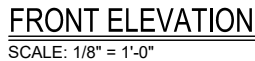
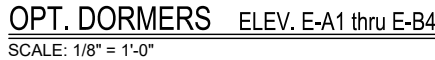


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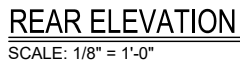
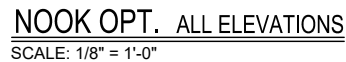
FRONT & REAR ELEVATIONS
ELEVATION E-03
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SHEET:
A4.03
v. 5.4



ELEVATION 'E-04
3'-5" DEEP PORCH



ELEVATION 'E-01 thru E-04



SCALE: 1/8" = 1'-0"

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FRONT & REAR ELEVATIONS
ELEVATION E-04

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SCALE:

$$3/16'' = 1'-0''$$

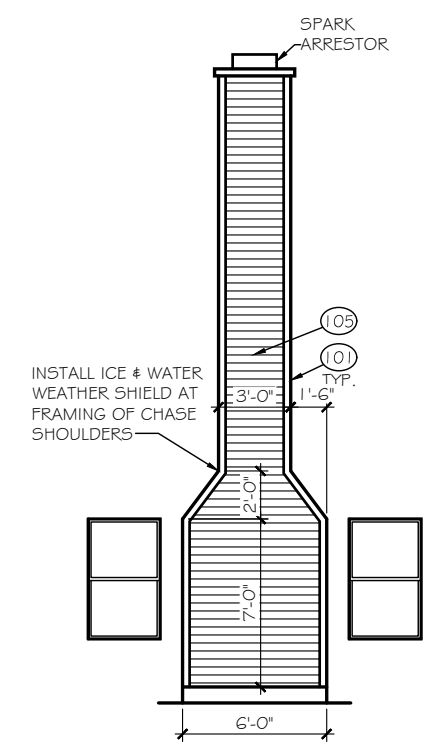
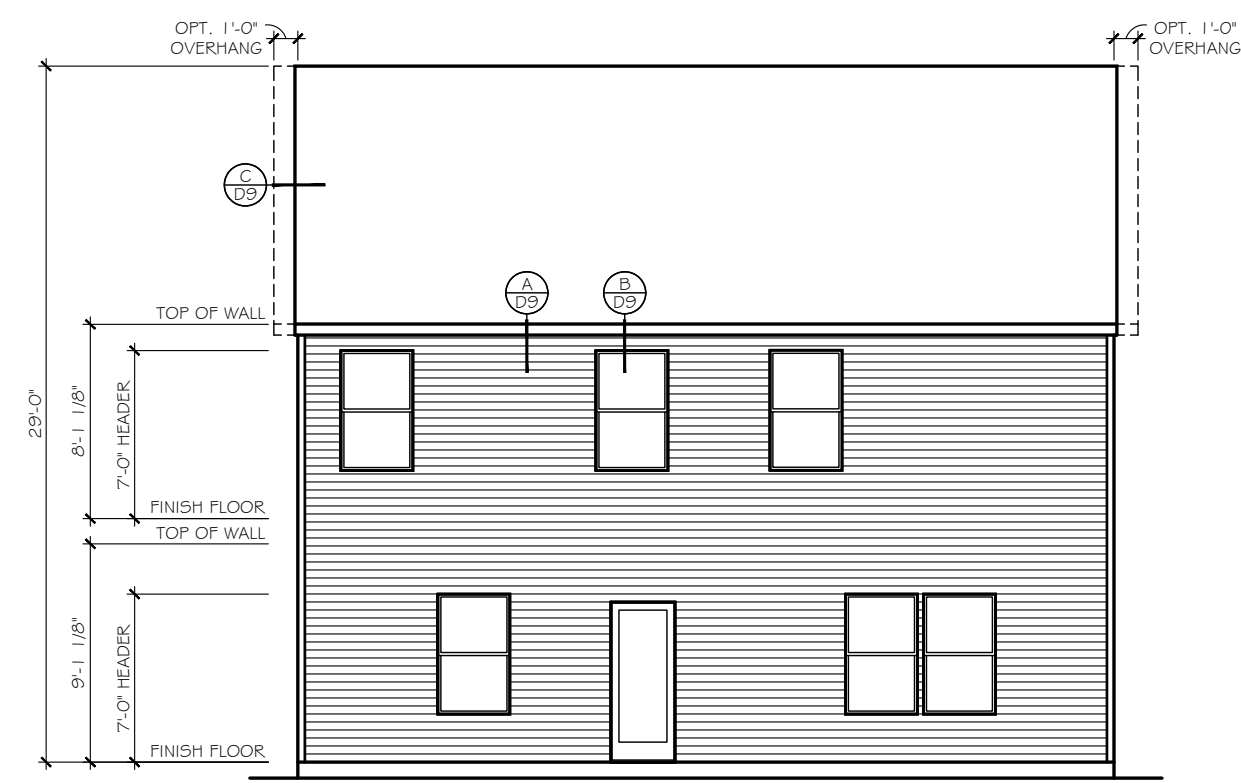
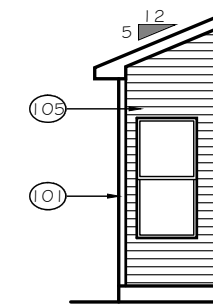
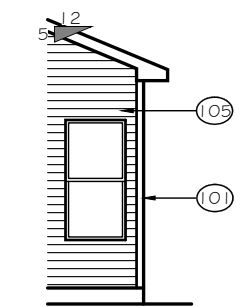
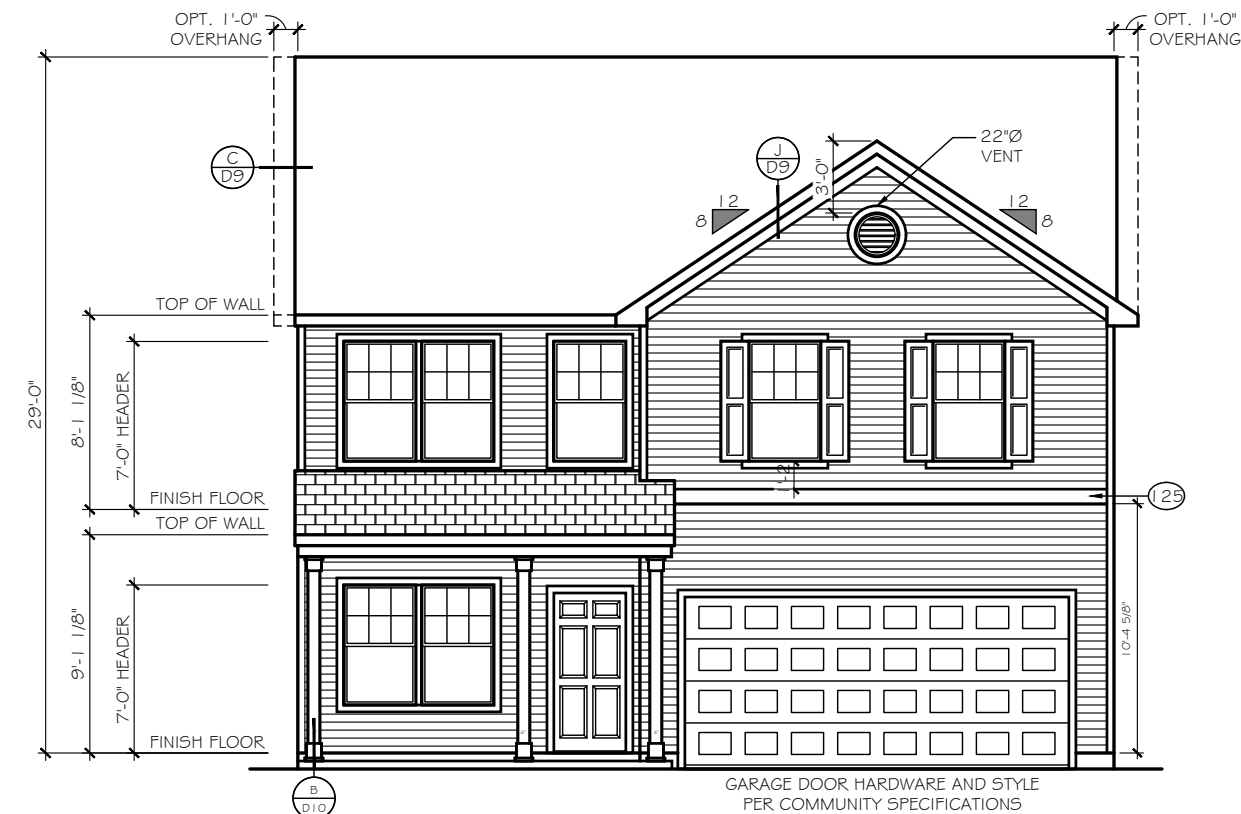
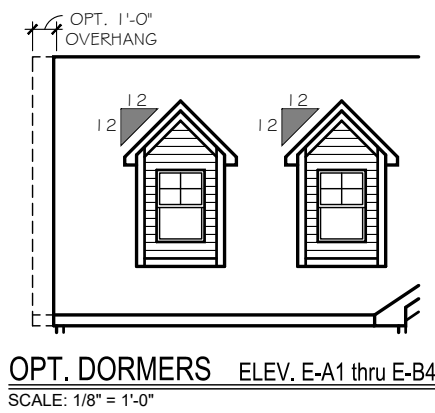
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SHEET:

A4.04

v. 5.4



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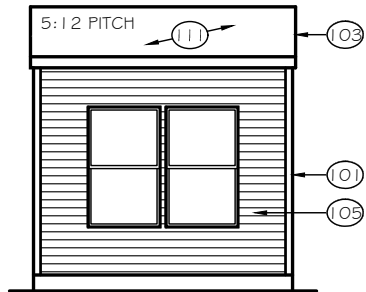
FRONT & REAR ELEVATIONS
ELEVATION E-A1

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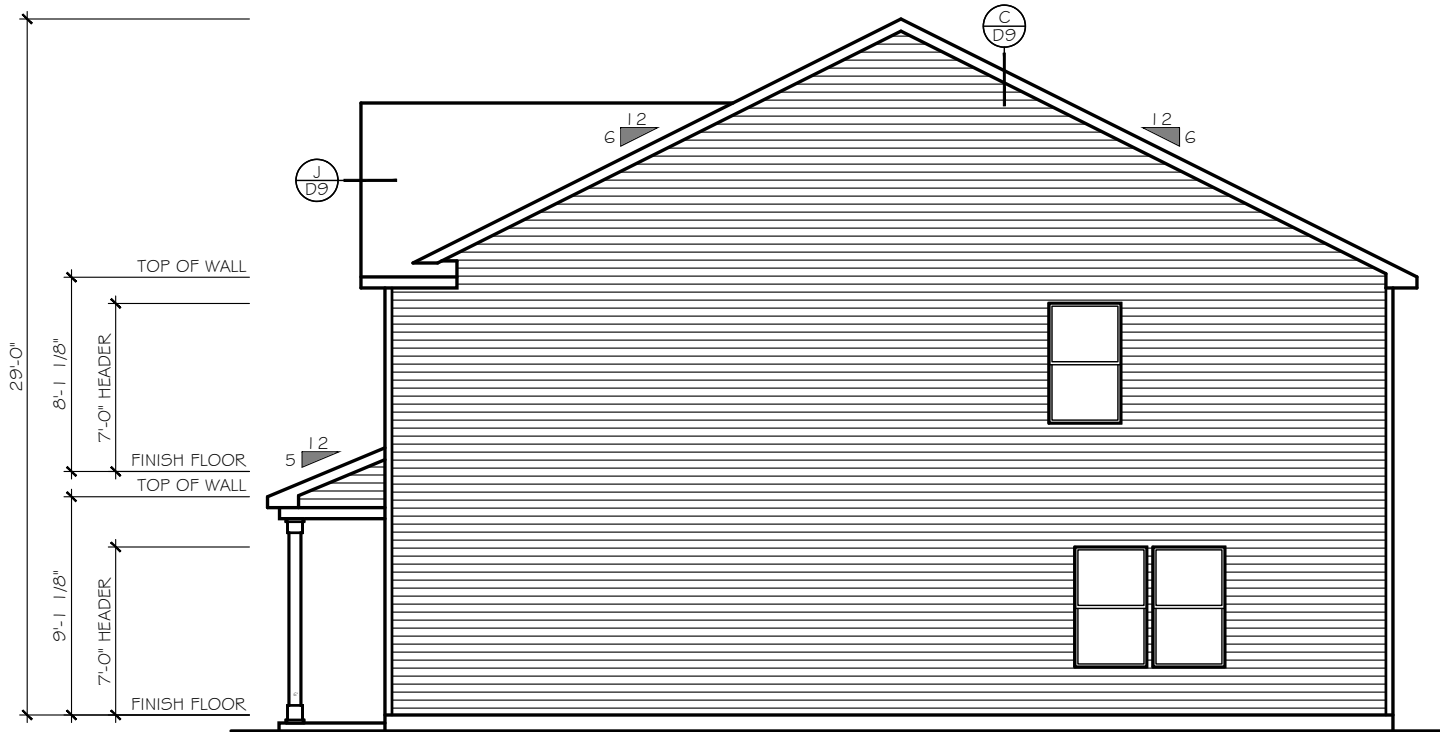
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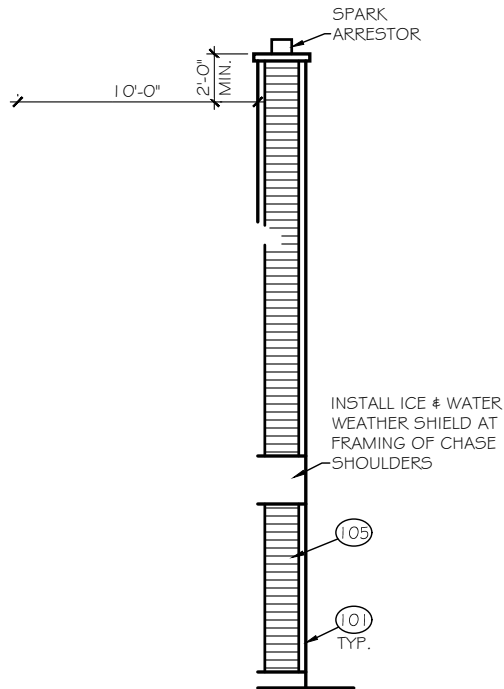
SHEET: A4.1
v. 5.4



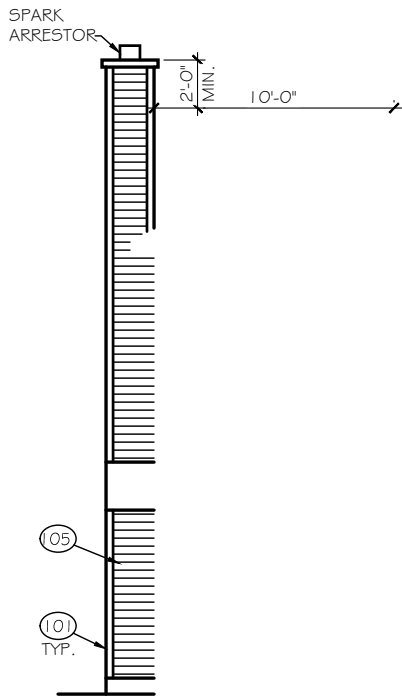
OPT. NOOK ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



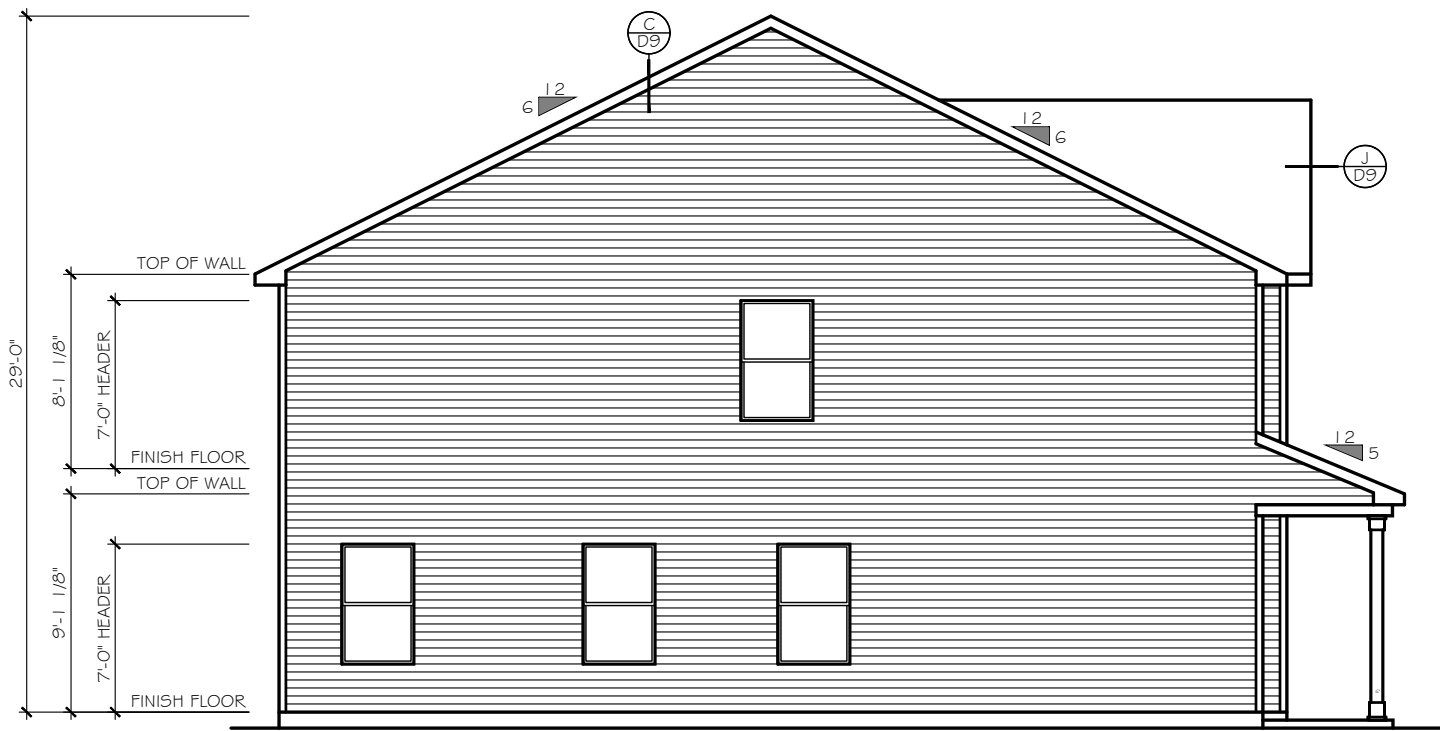
RIGHT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



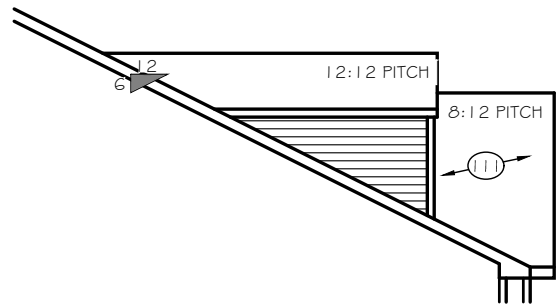
OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



OPT. WOOD FIREPLACE ALL ELEVATIONS
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



OPT. DORMERS ELEV. E-A1 thru E-B4
SCALE: 1/8" = 1'-0"

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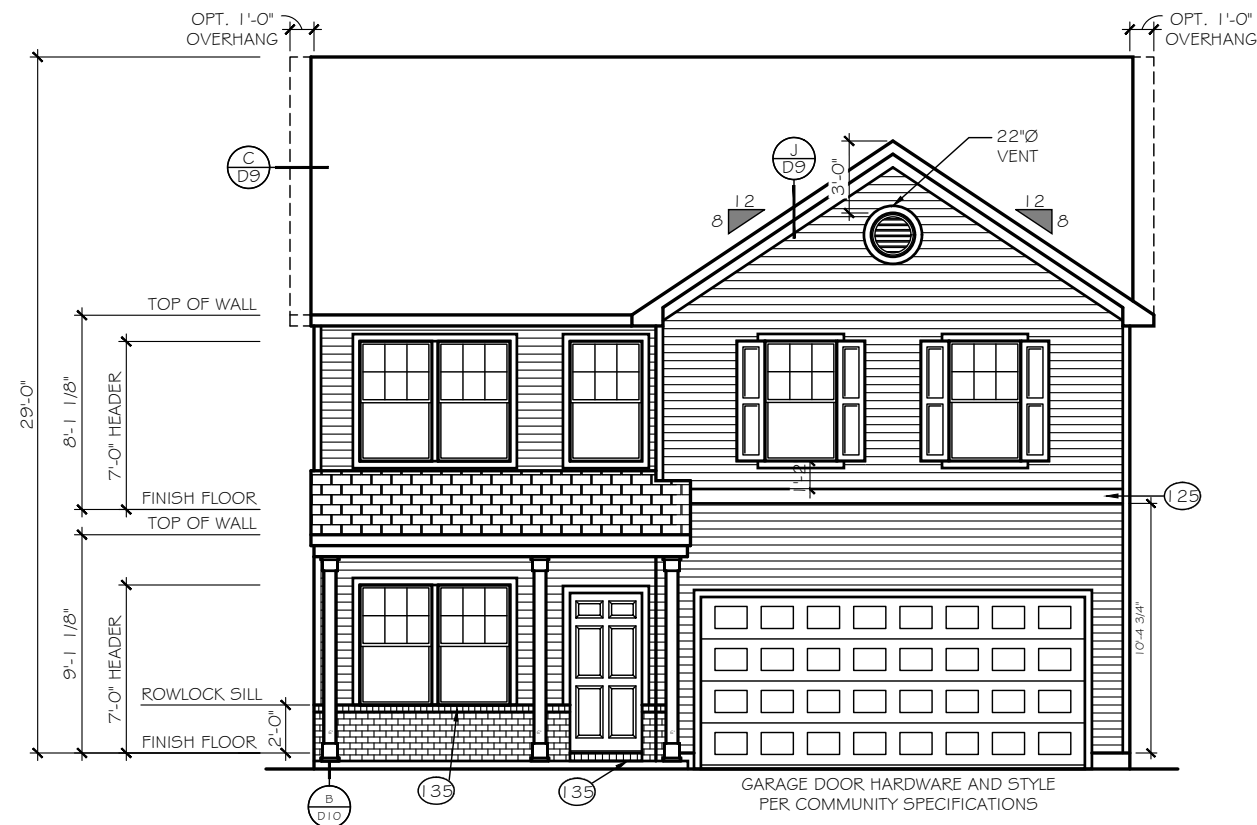
RIGHT & LEFT ELEVATIONS
ELEVATION E-A1

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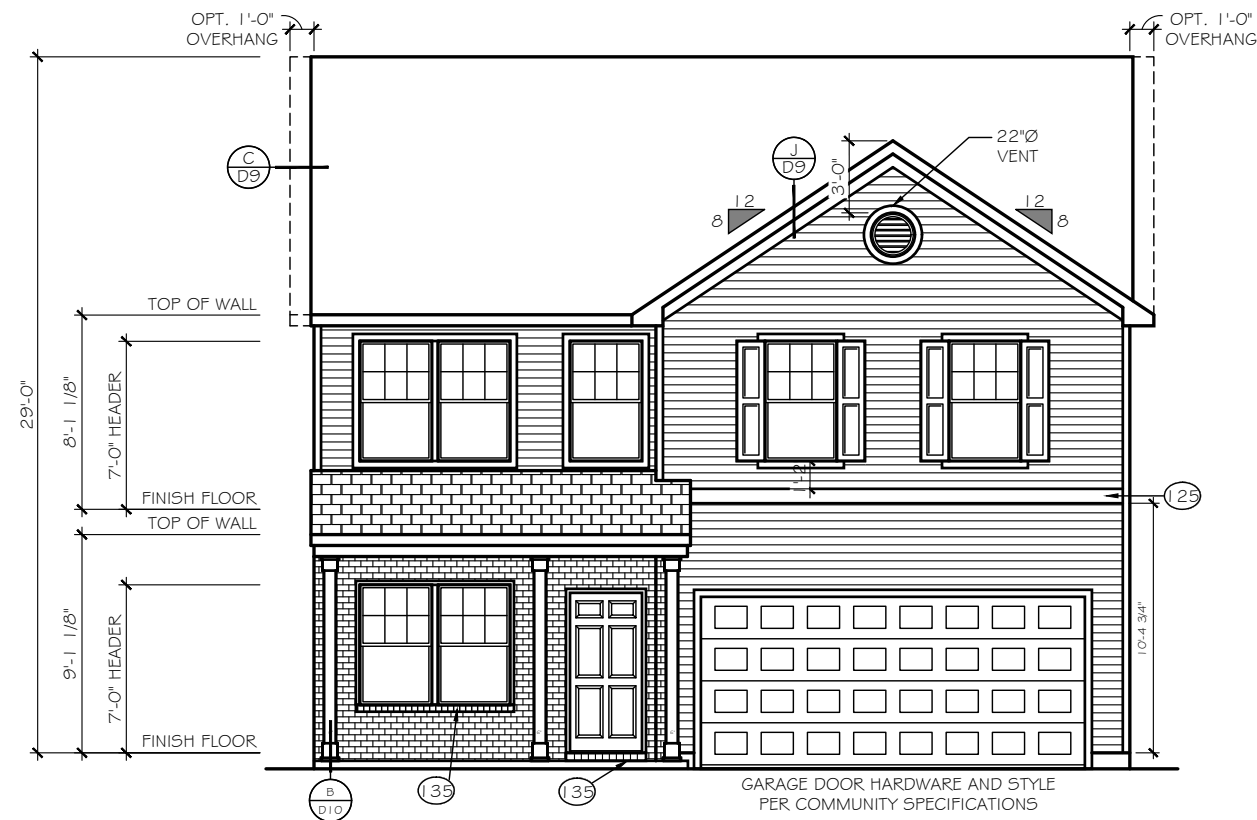
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SCALE:
3/16" = 1'-0"
CHECKED BY:
RS / BS

SHEET:
A4.2
v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A3'

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ELEVATION OPTIONS
FRONT ELEVATIONS

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SCALE:

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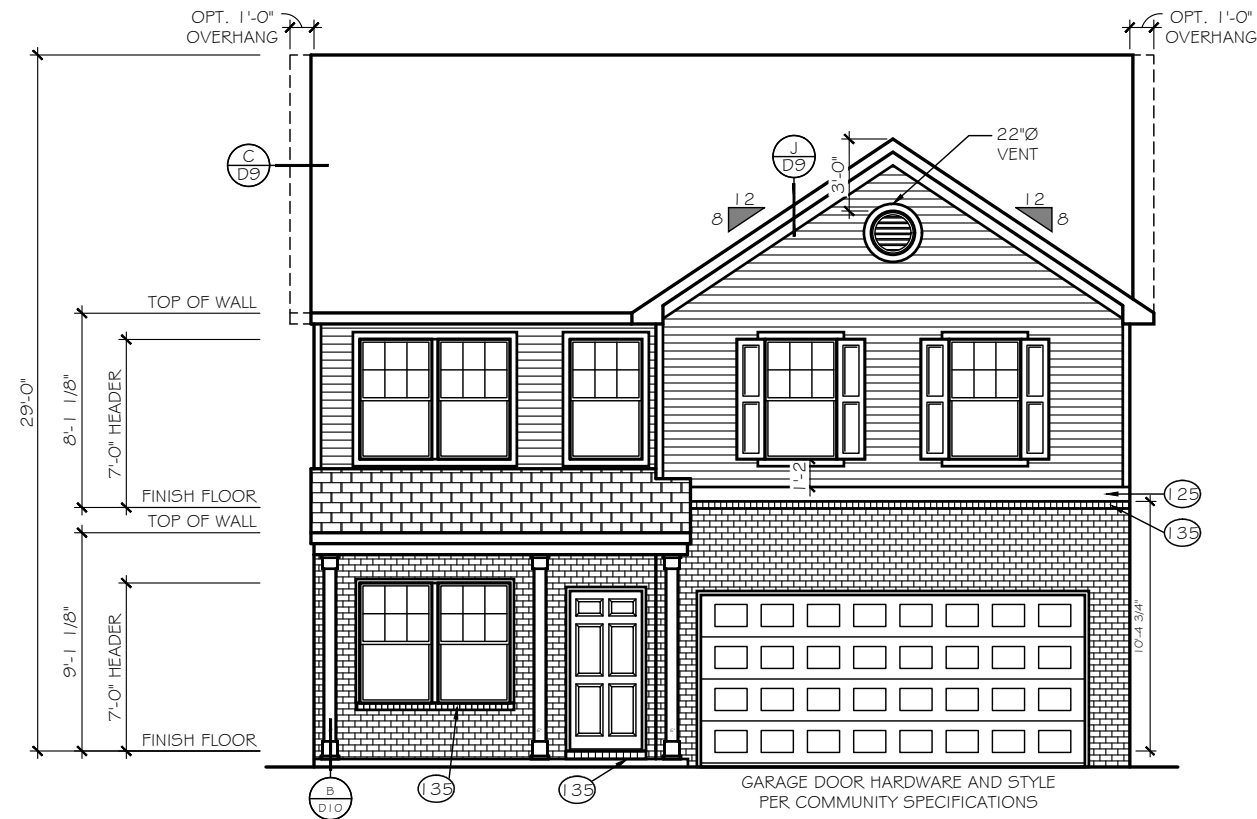
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SHEET:

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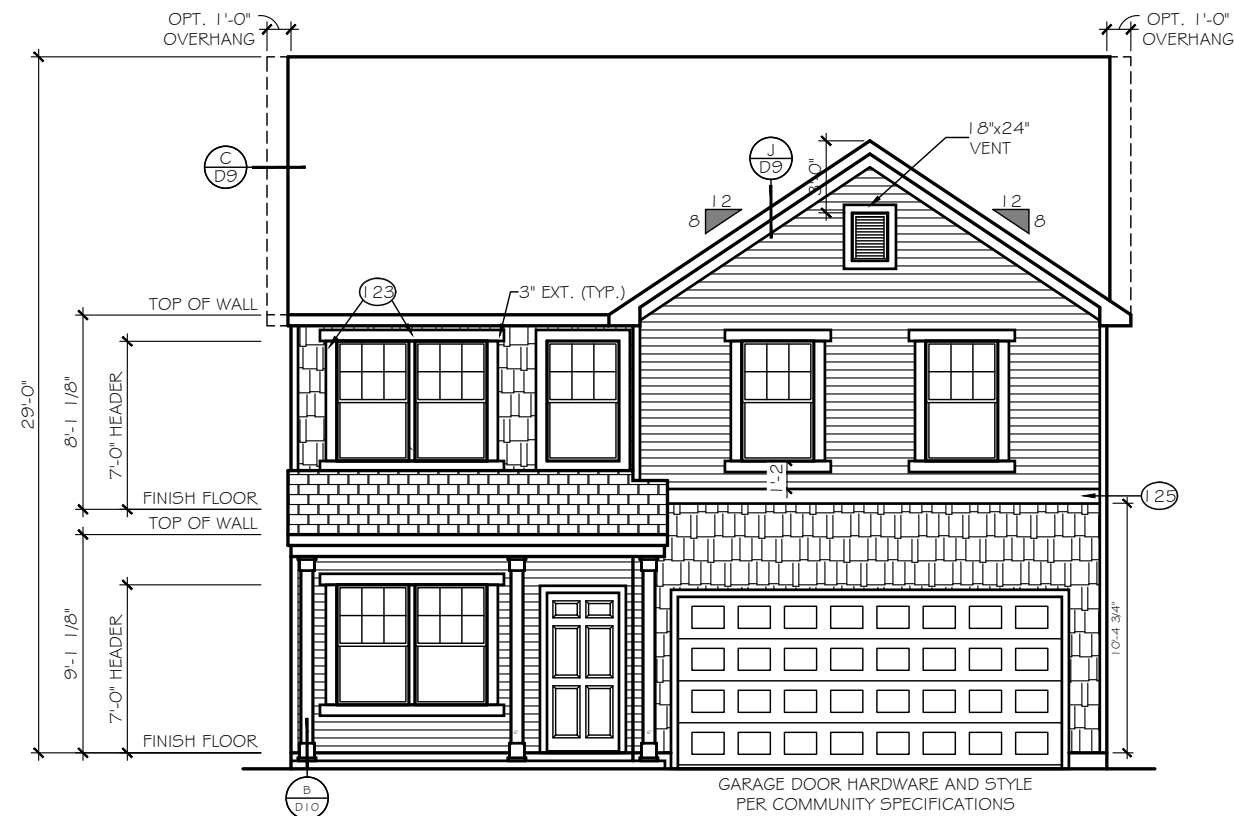
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-A4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-B1'

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ELEVATION OPTIONS
FRONT ELEVATIONS

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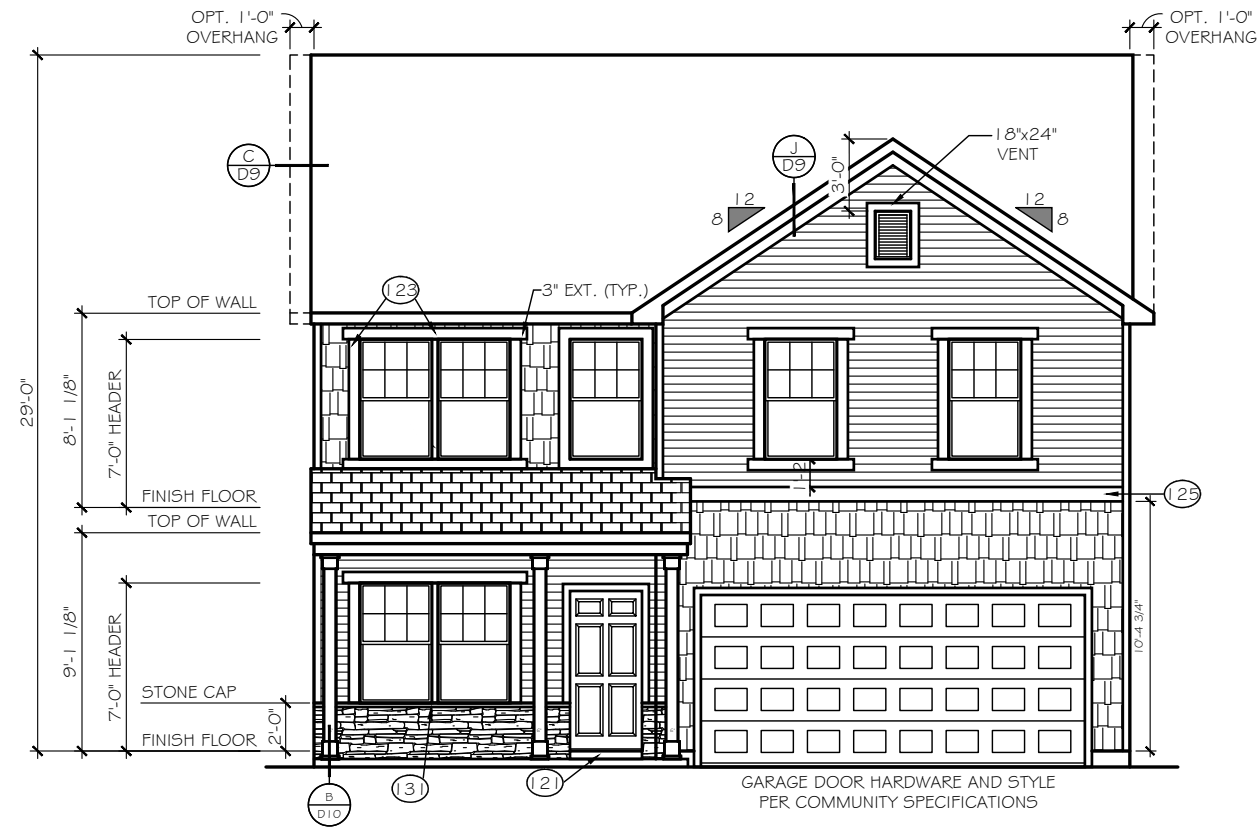
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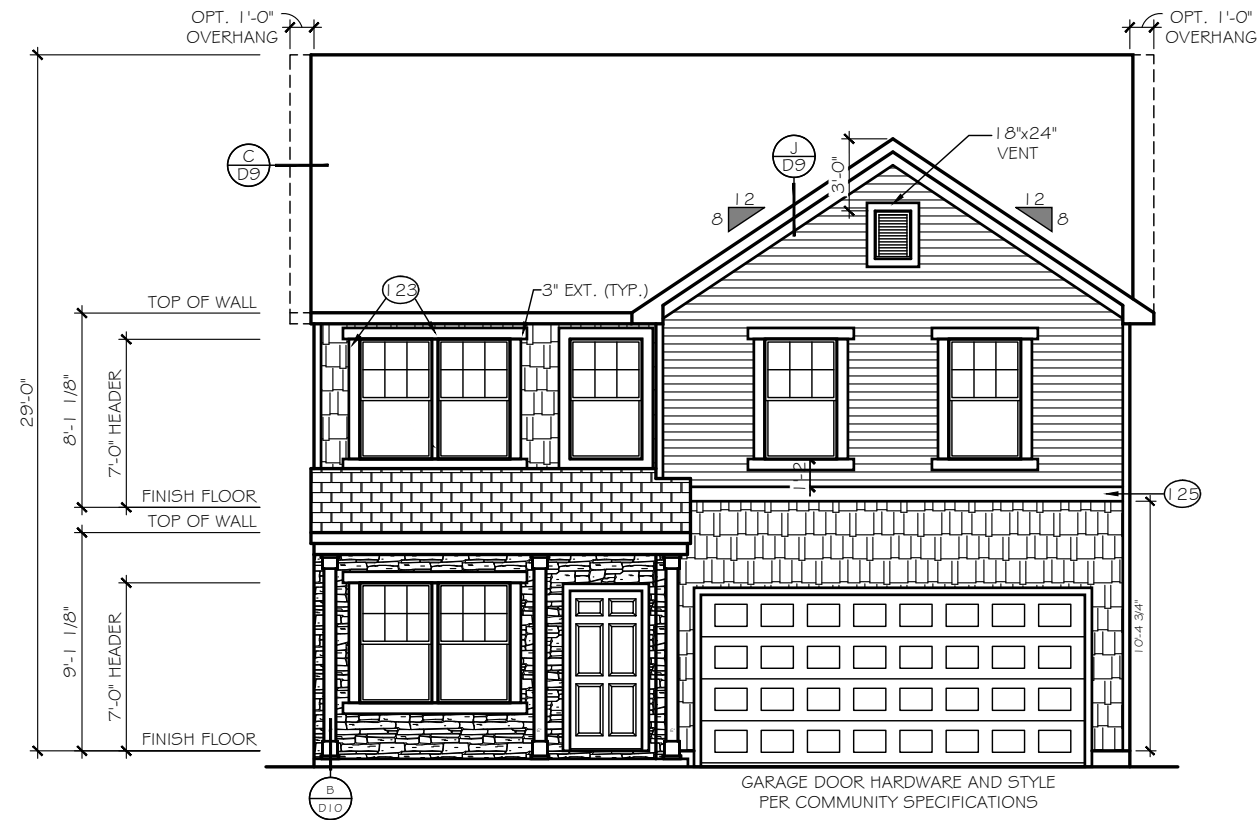
A4.4

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B3'

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ELEVATION OPTIONS
FRONT ELEVATIONS

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SCALE:

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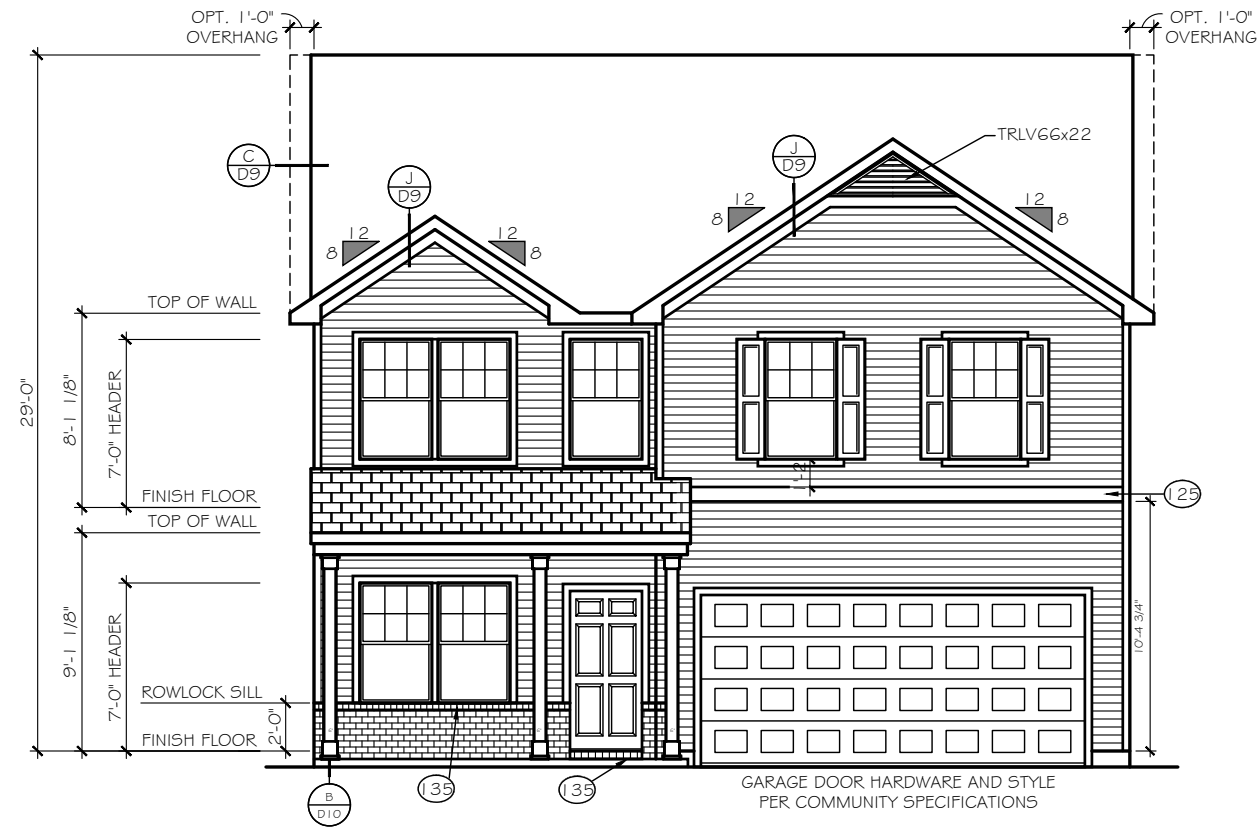
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SHEET:

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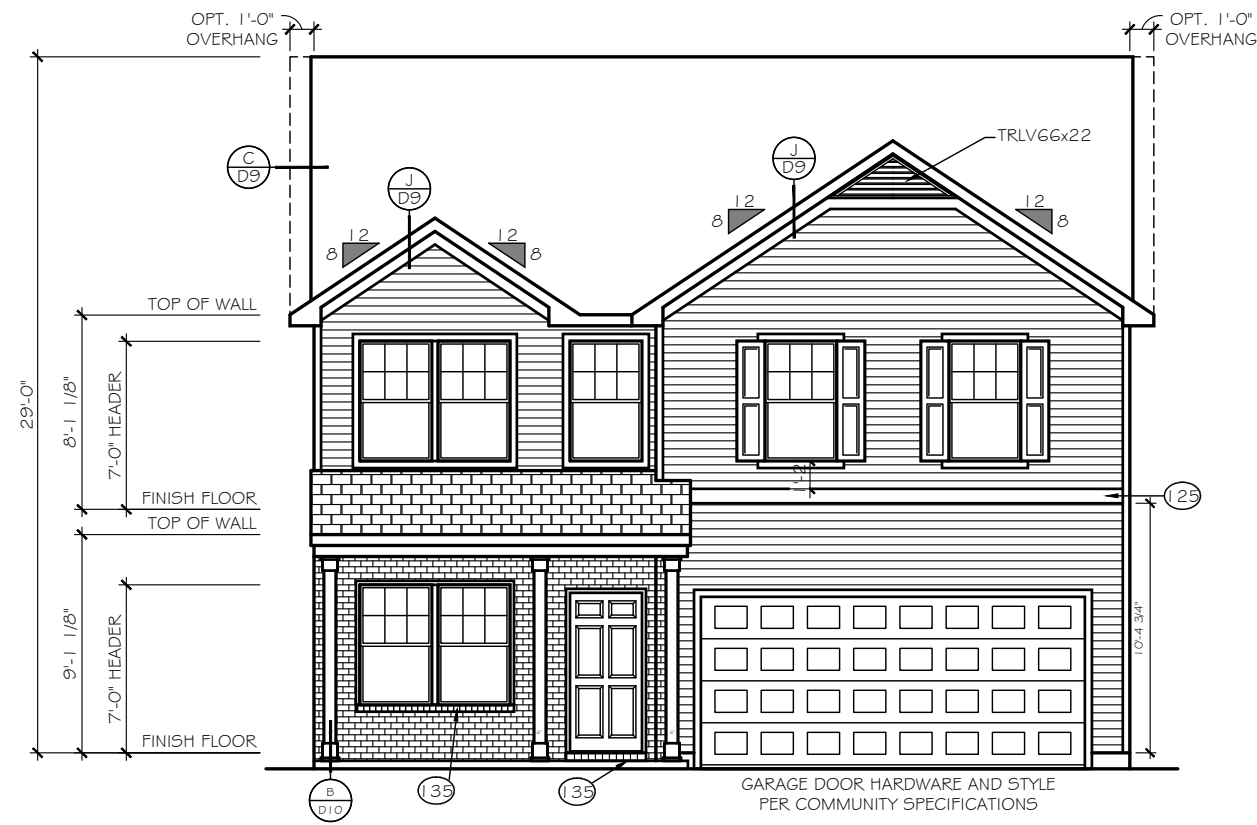
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-C2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'

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ELEVATION OPTIONS
FRONT ELEVATIONS

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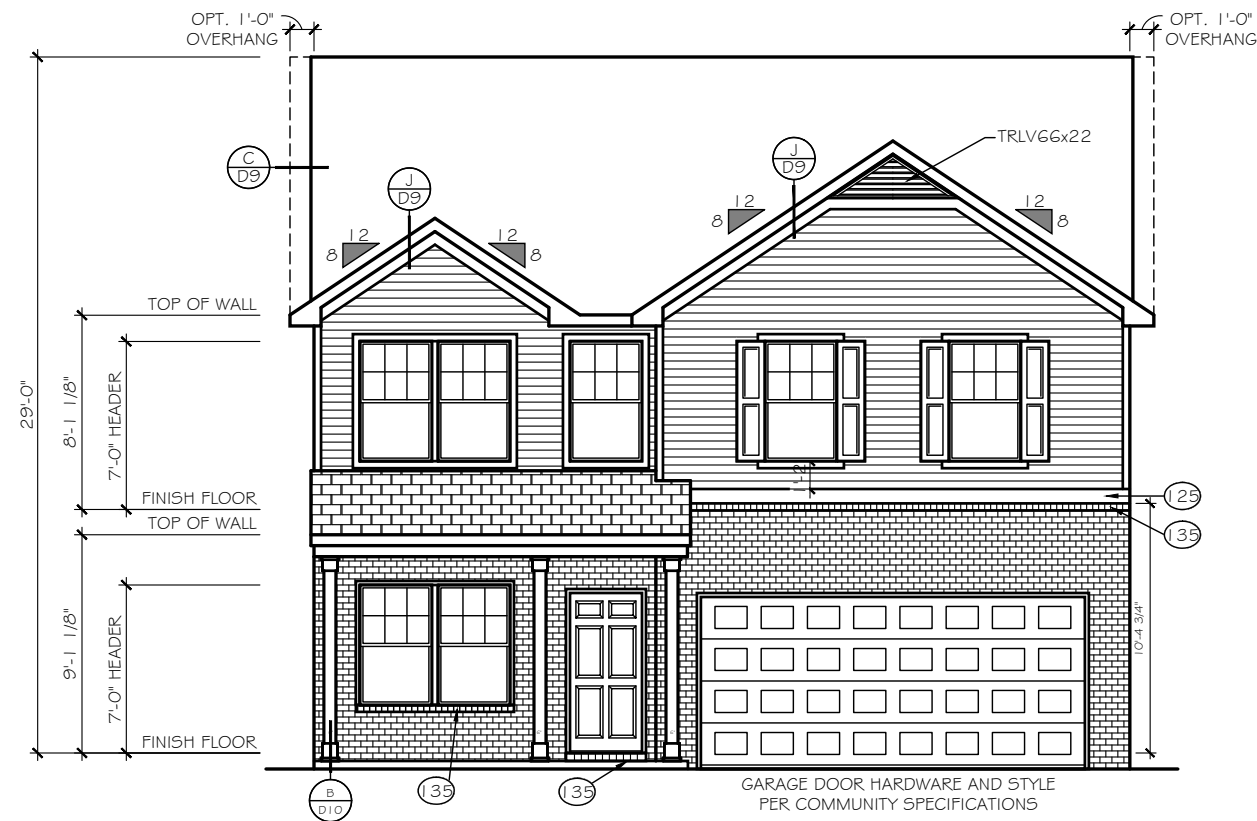
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CHECKED BY:
RS / BS

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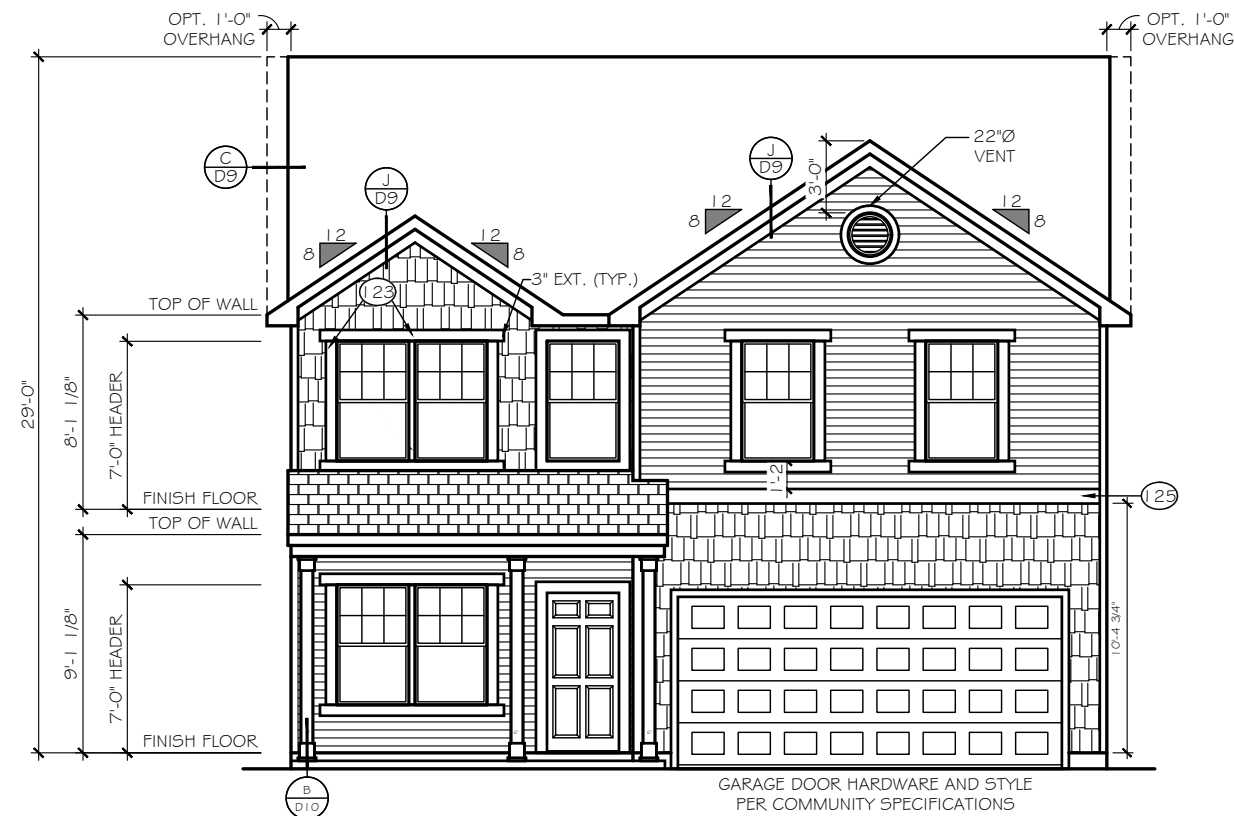
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-C4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D1'

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ELEVATION OPTIONS
FRONT ELEVATIONS

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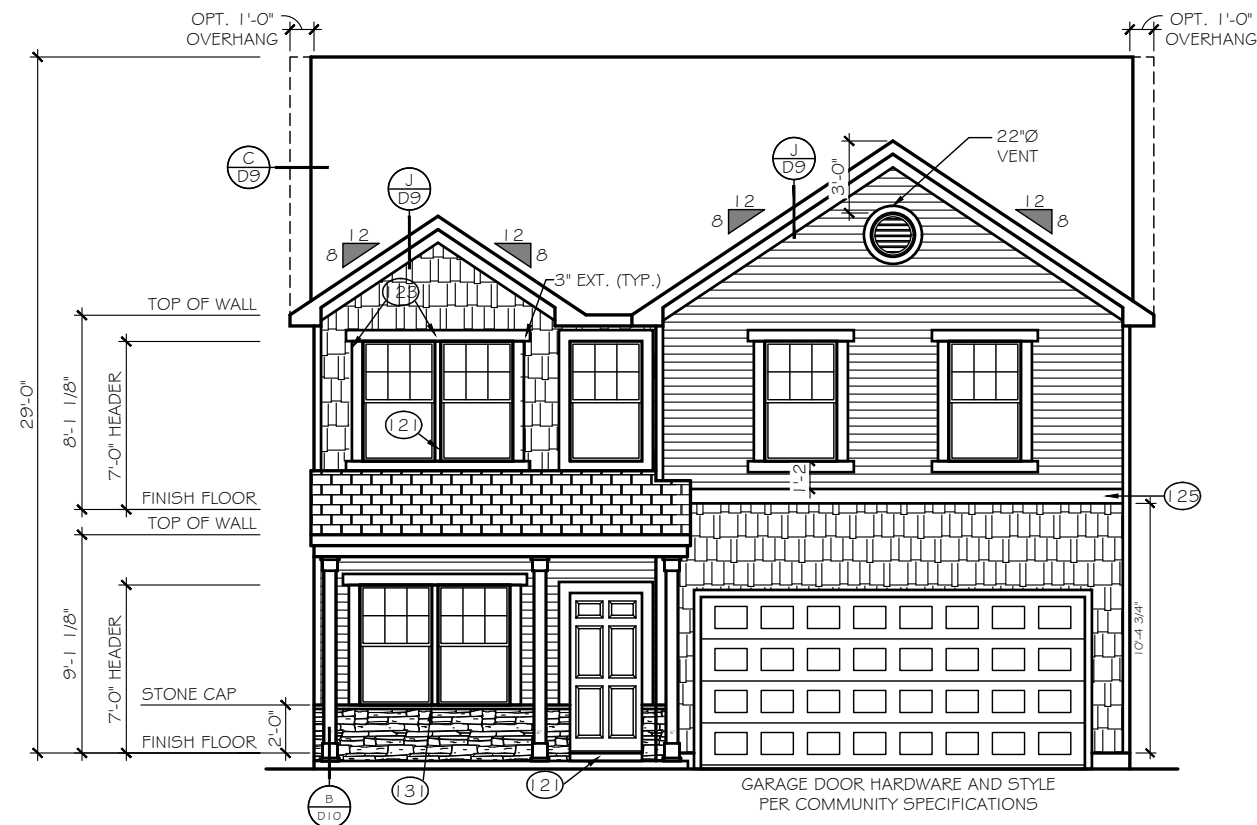
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SHEET:

A4.8

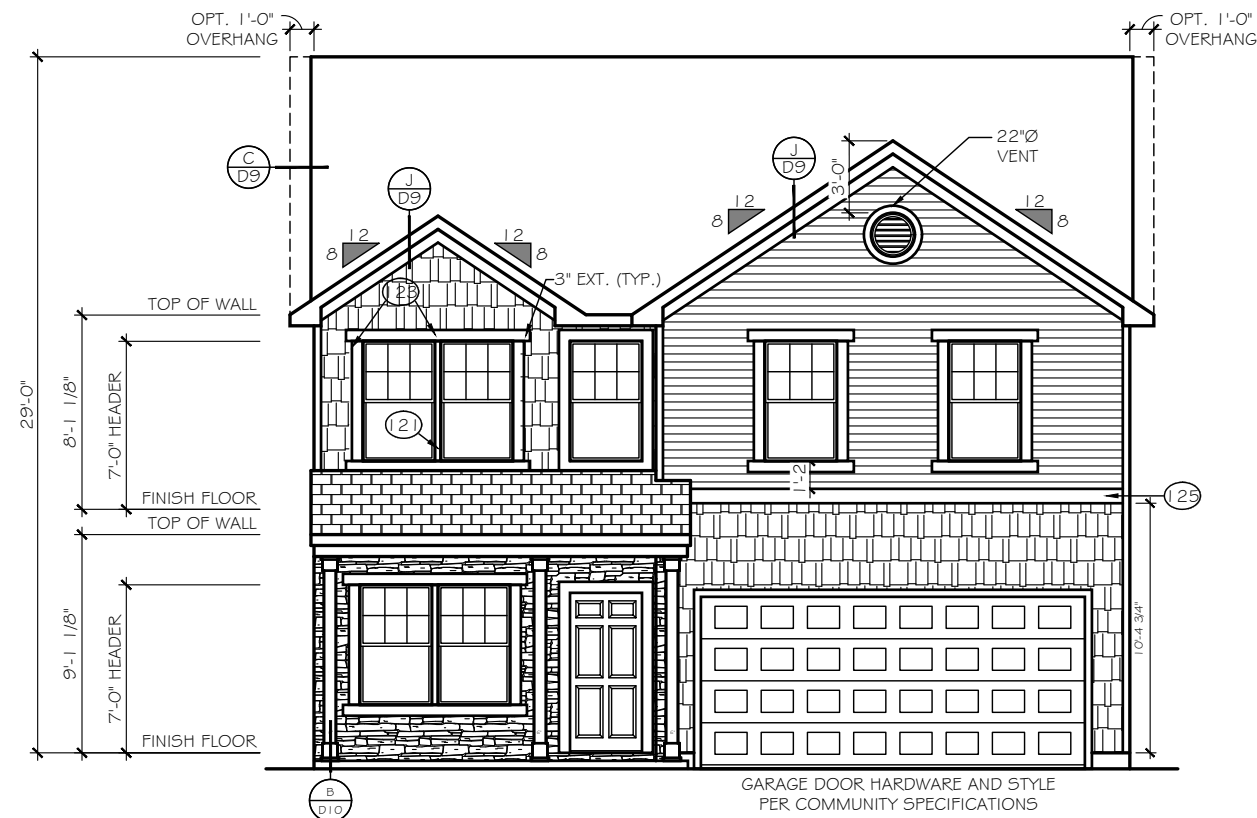
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D3'

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ELEVATION OPTIONS
FRONT ELEVATIONS

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SCALE:

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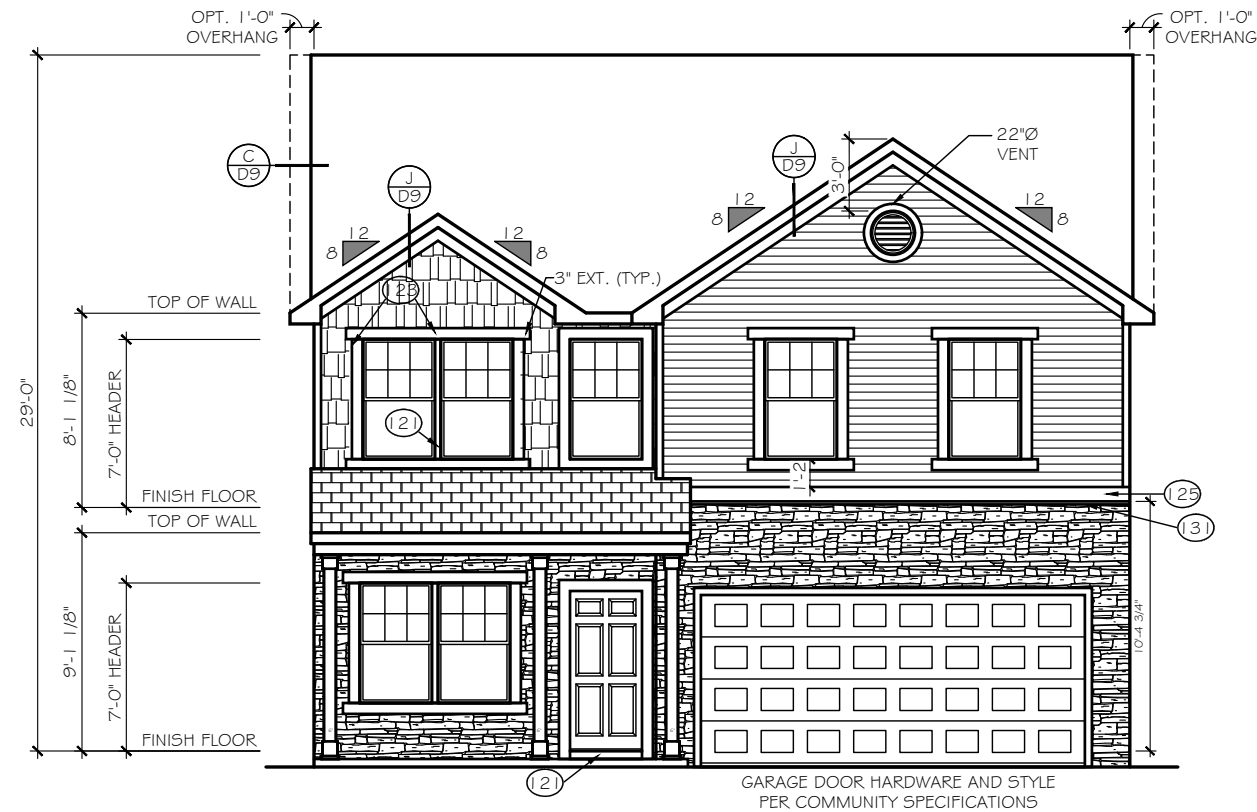
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RS / BS

SHEET:

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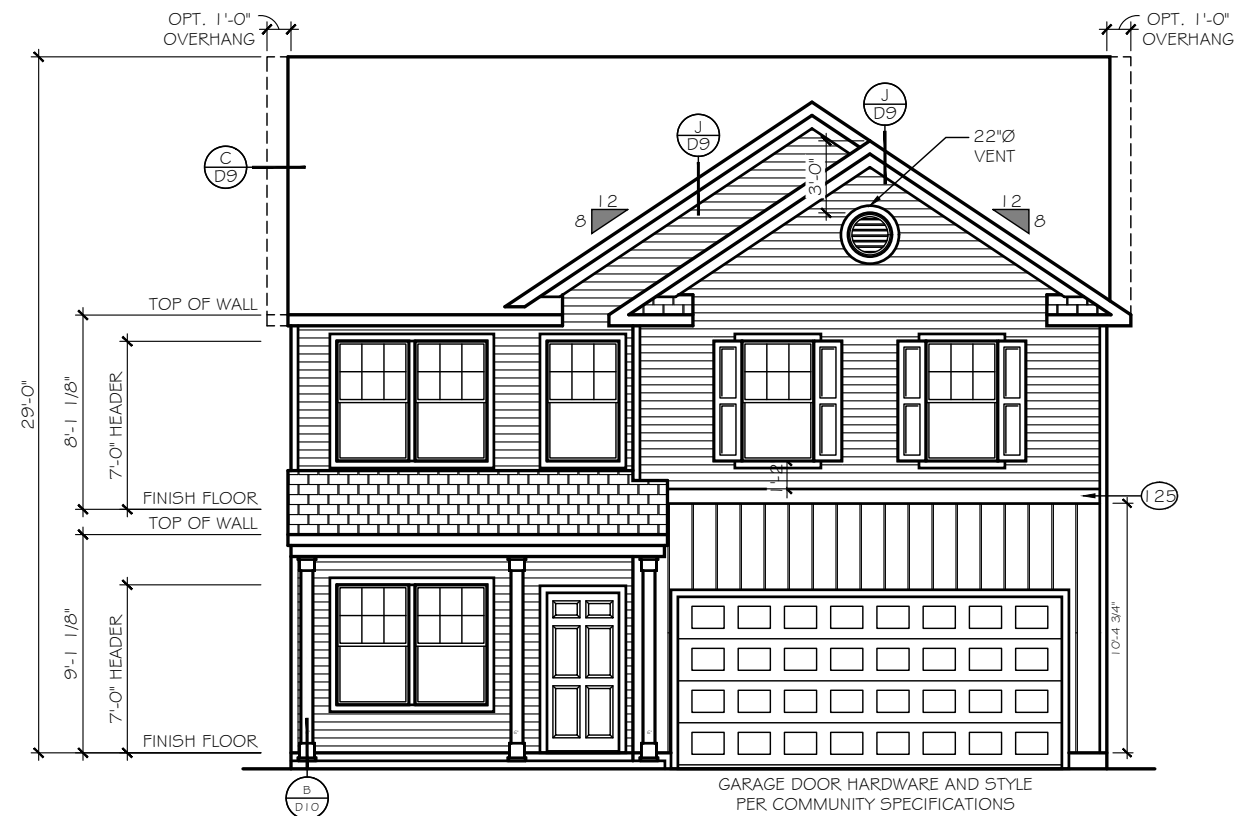
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1'

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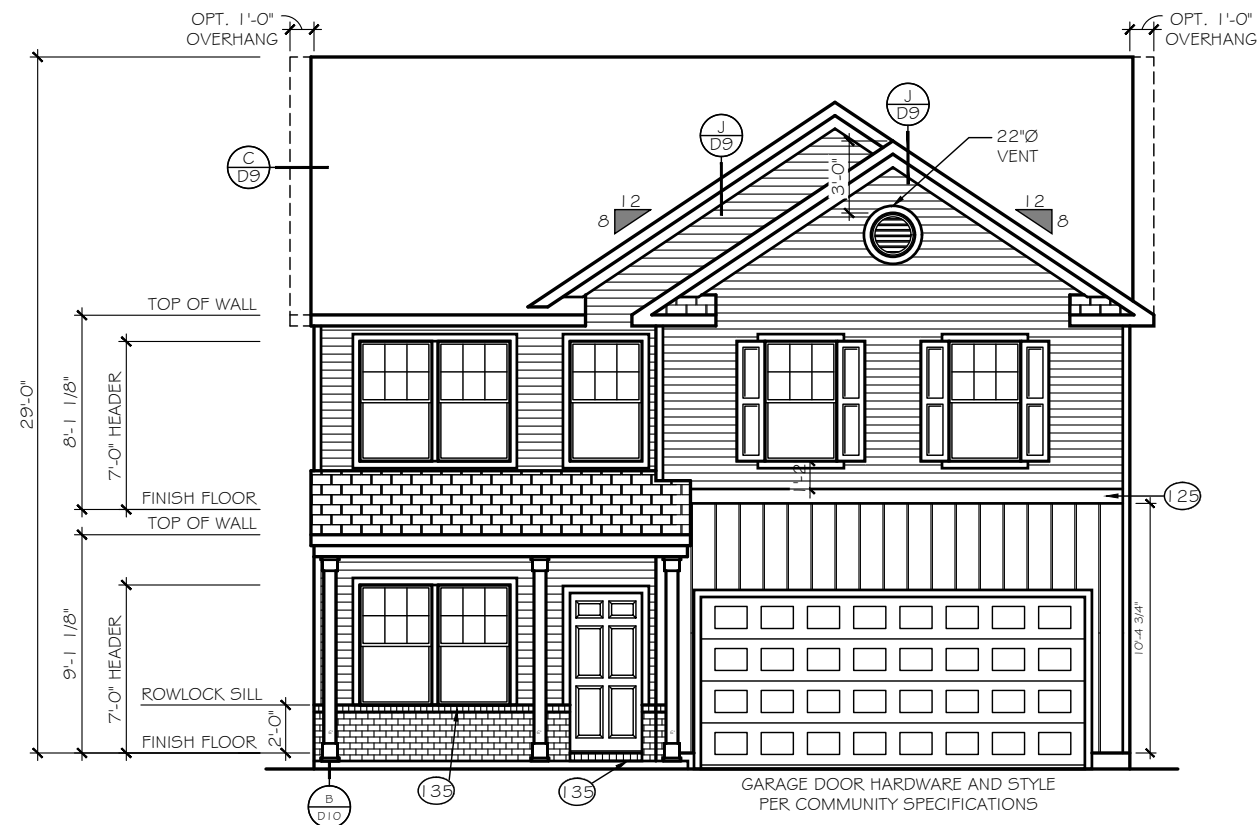
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SHEET:

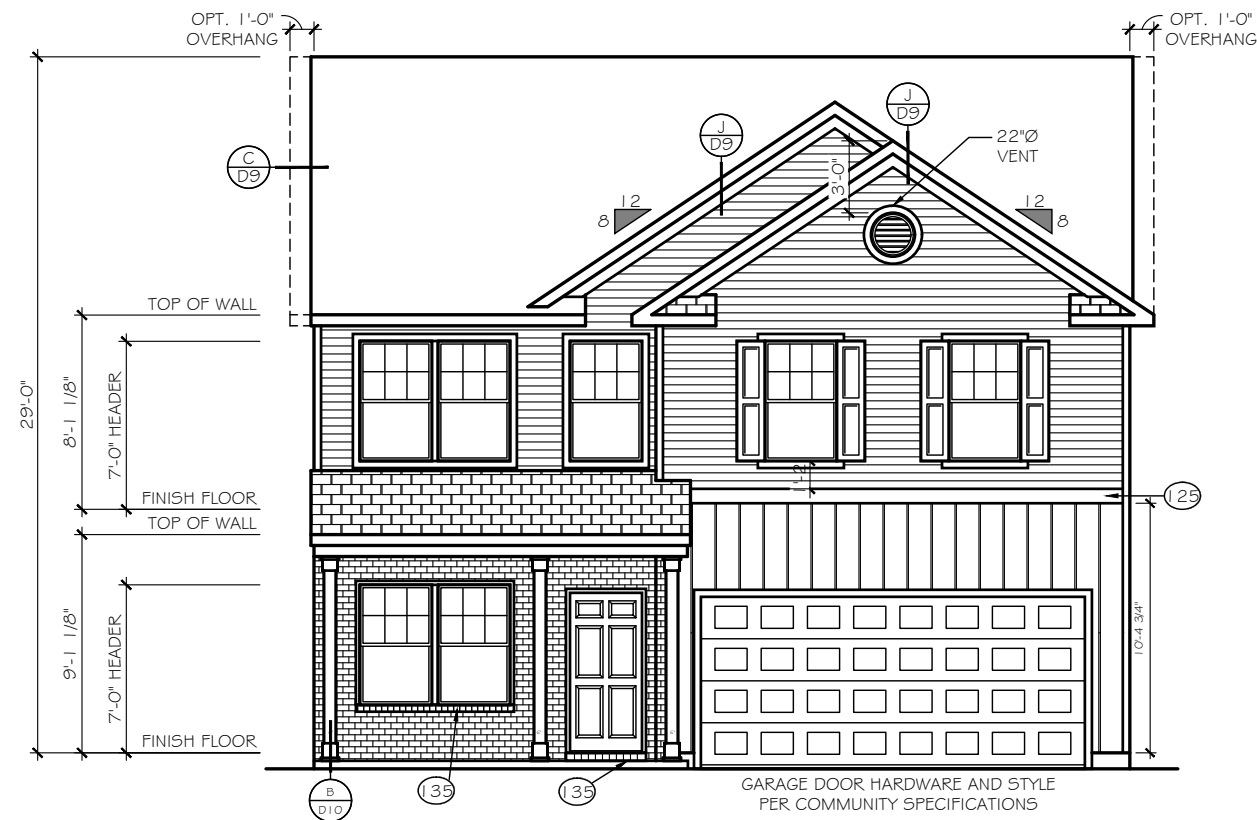
A4.10

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

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SCALE:

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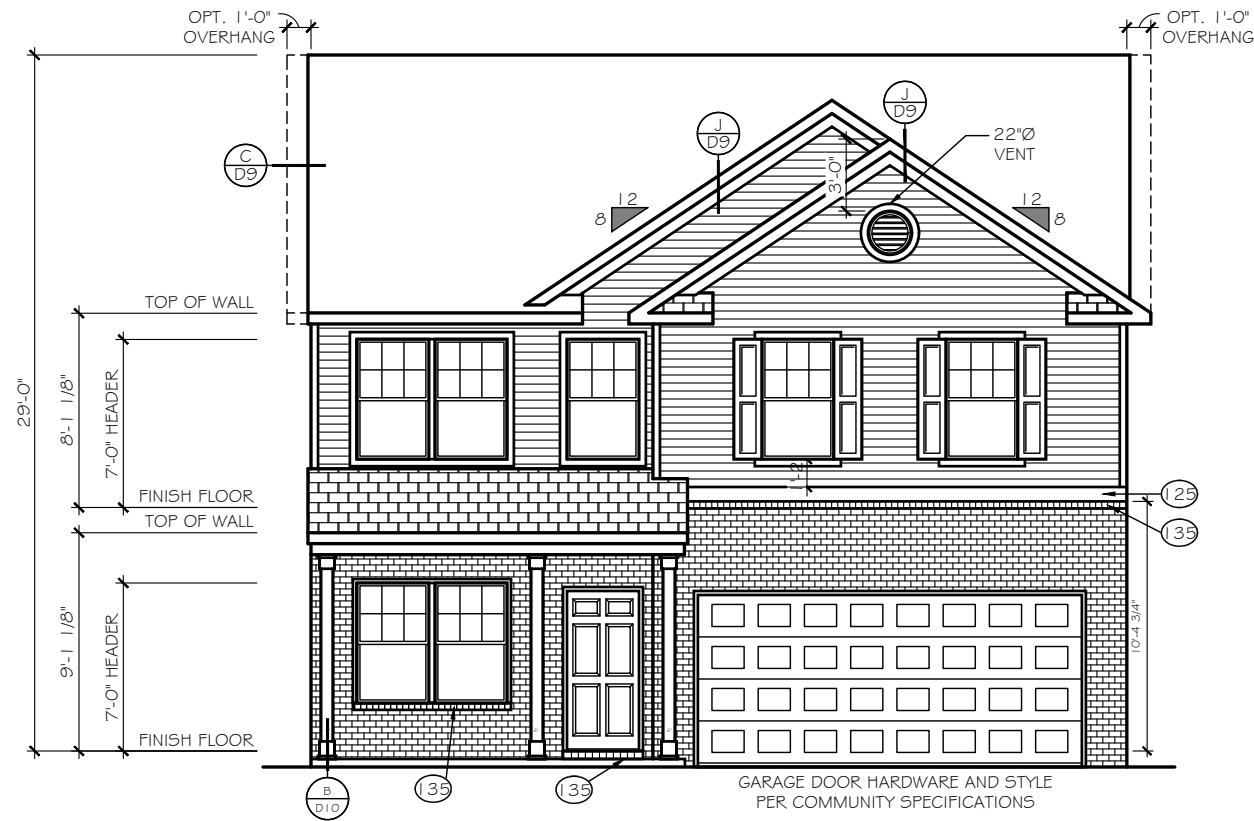
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RS / B5

SHEET:

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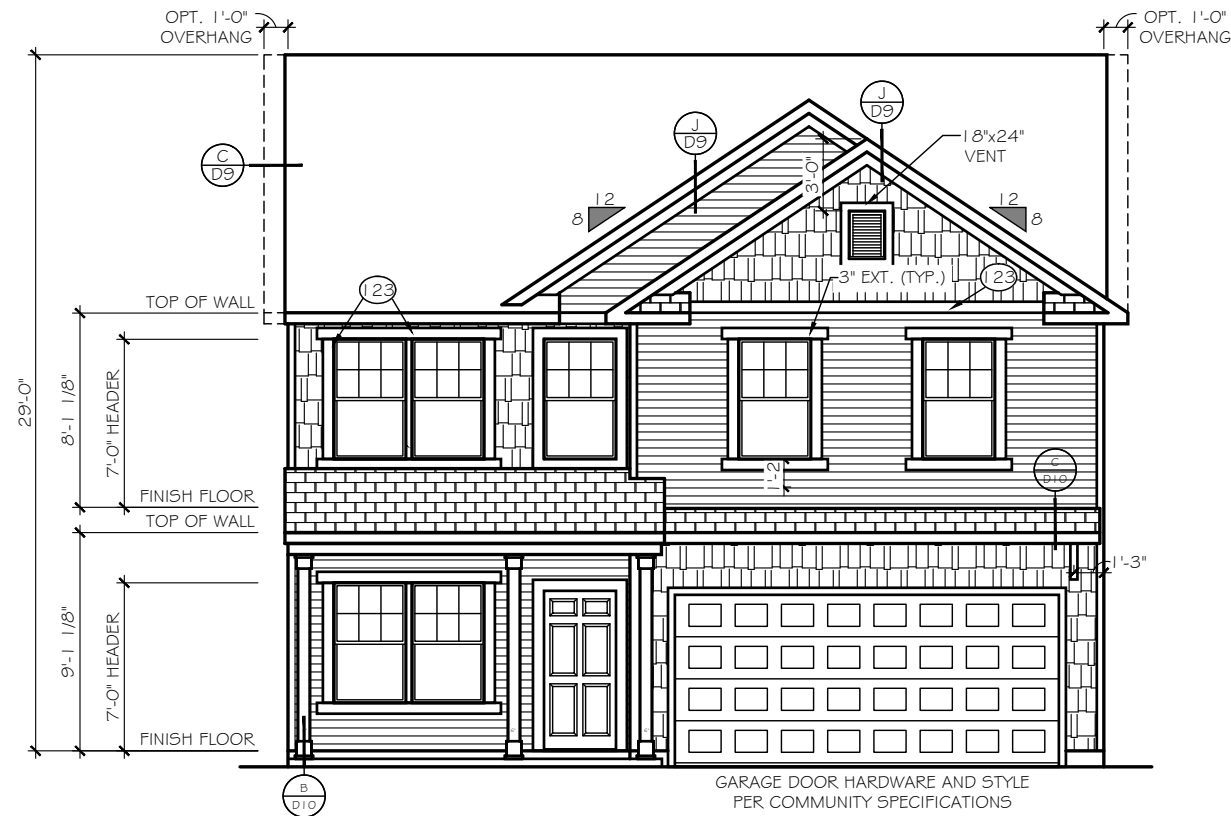
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F1'

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SCALE:

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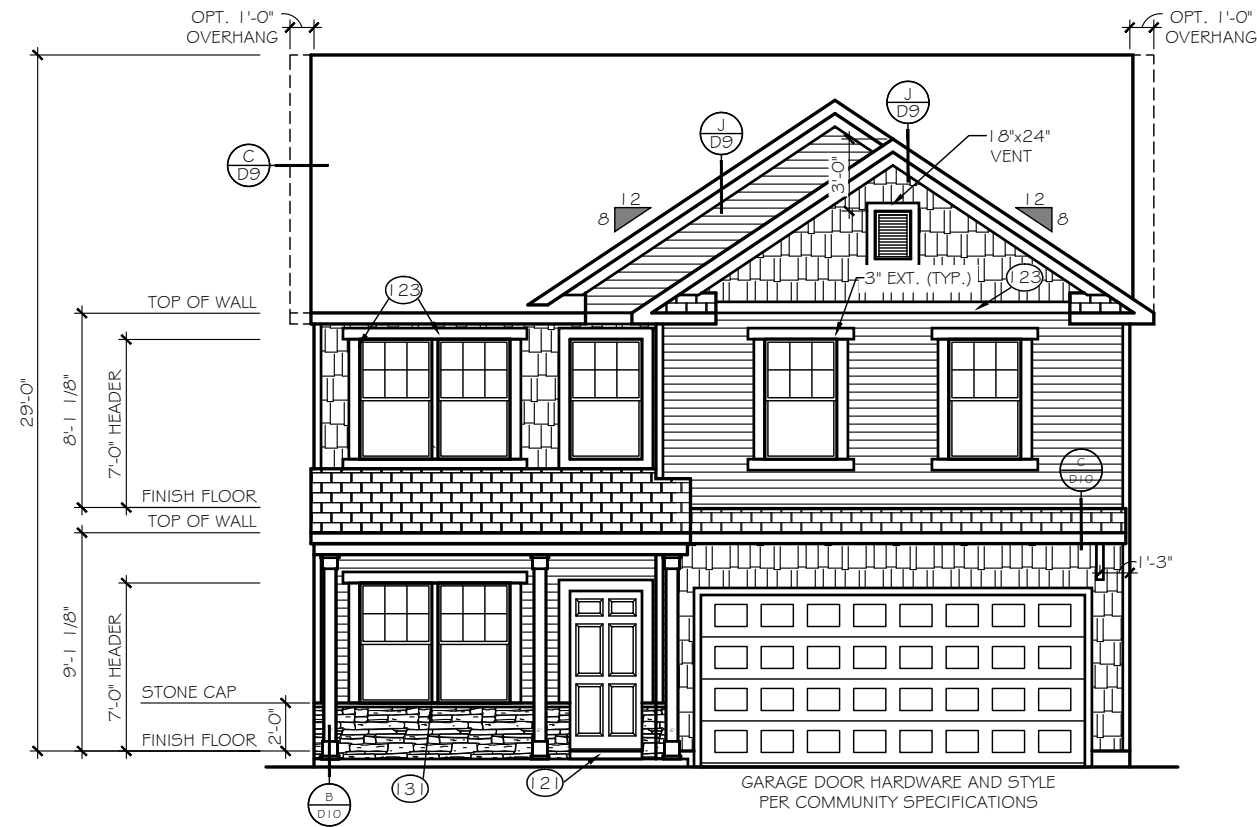
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RS / BS

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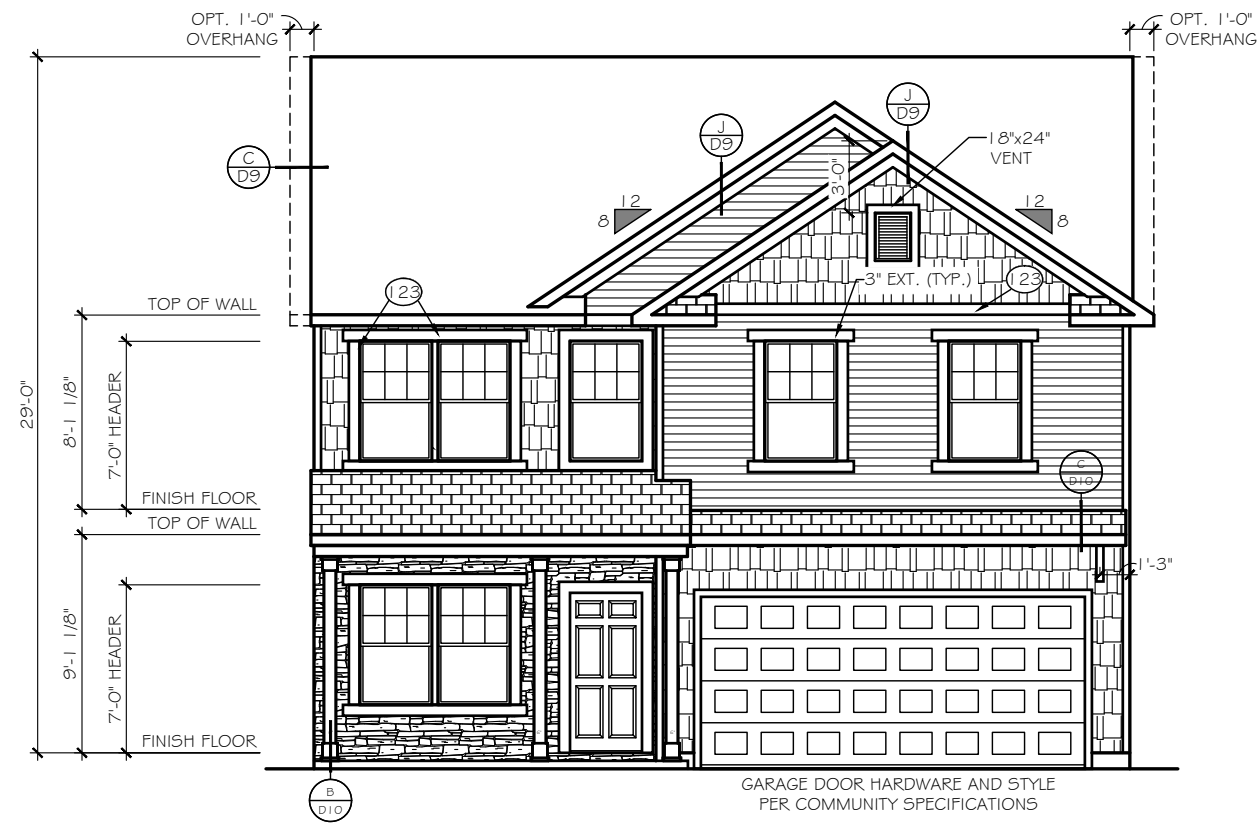
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F3'

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FRONT ELEVATIONS

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SCALE:

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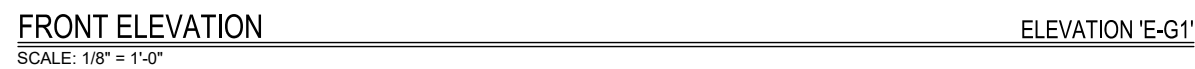
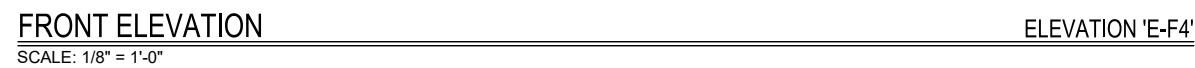
CHECKED BY:

RS / BS

SHEET:

A4.13

v. 5.4



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ELEVATION OPTIONS
FRONT ELEVATIONS

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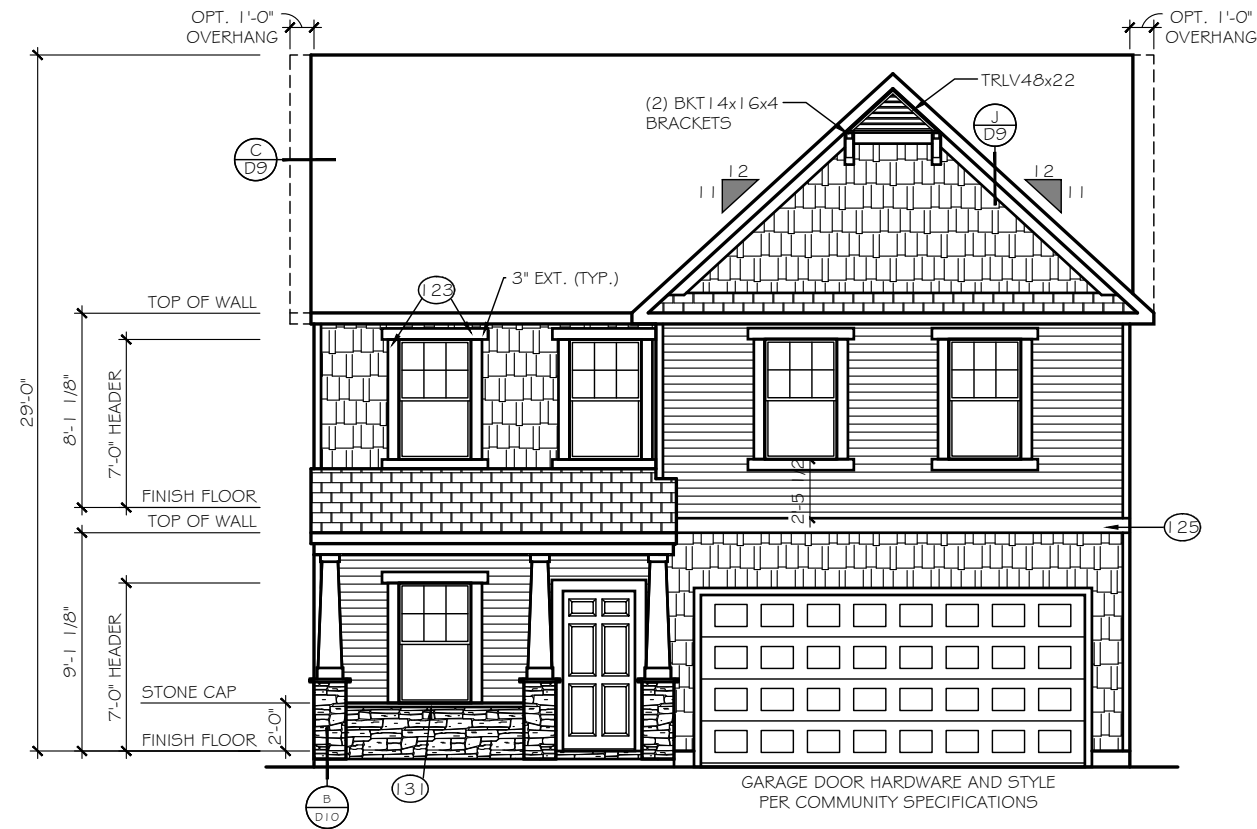
06.22.21

$$3/16'' = 1'-0''$$

RS / BS

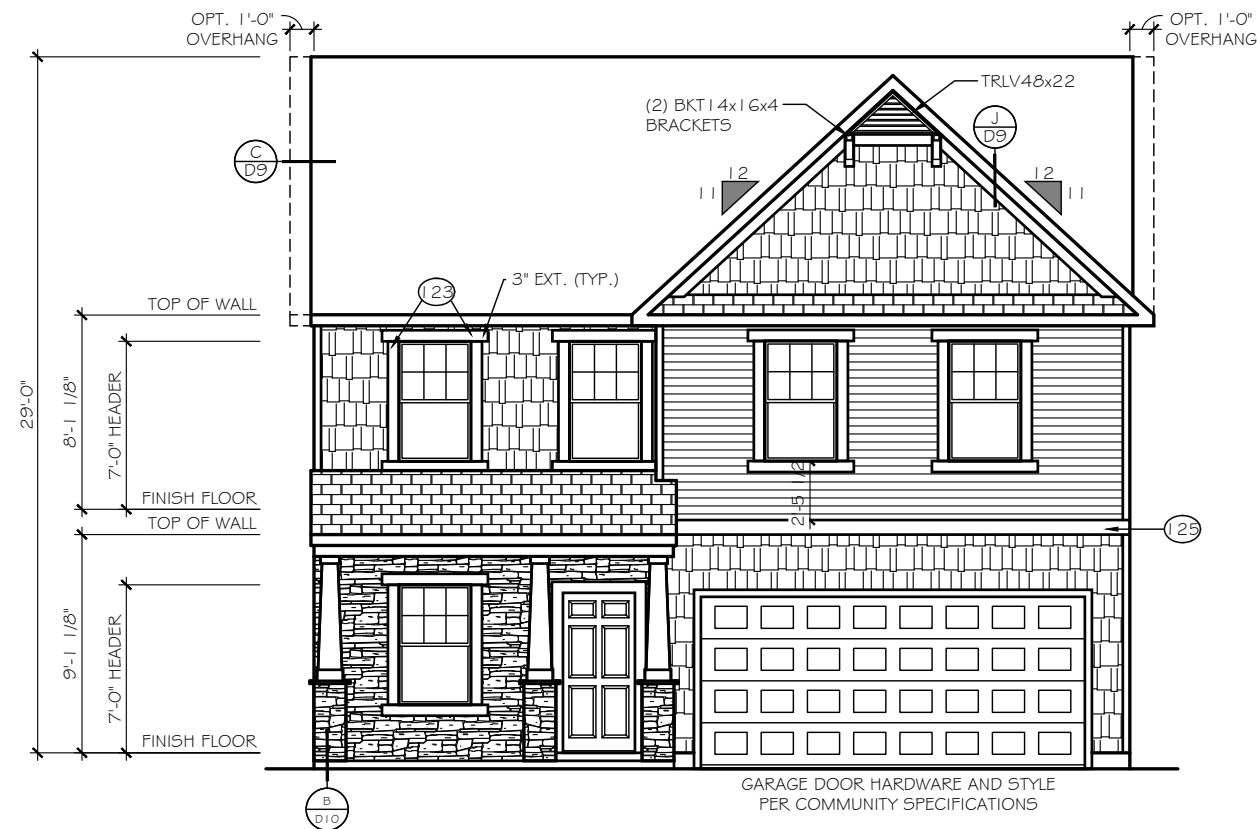
A4.14

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-G2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-G3'

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ELEVATION OPTIONS
FRONT ELEVATIONS

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SCALE:

3/16" = 1'-0"

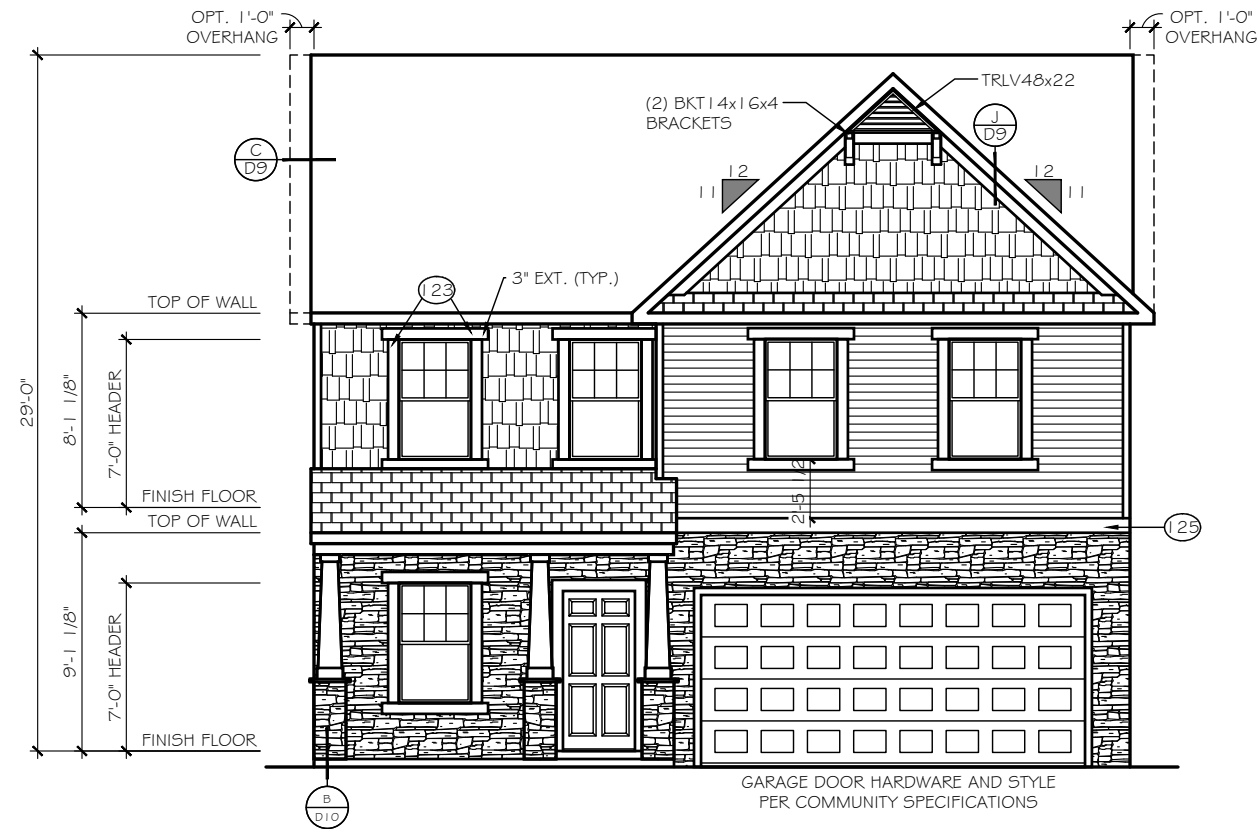
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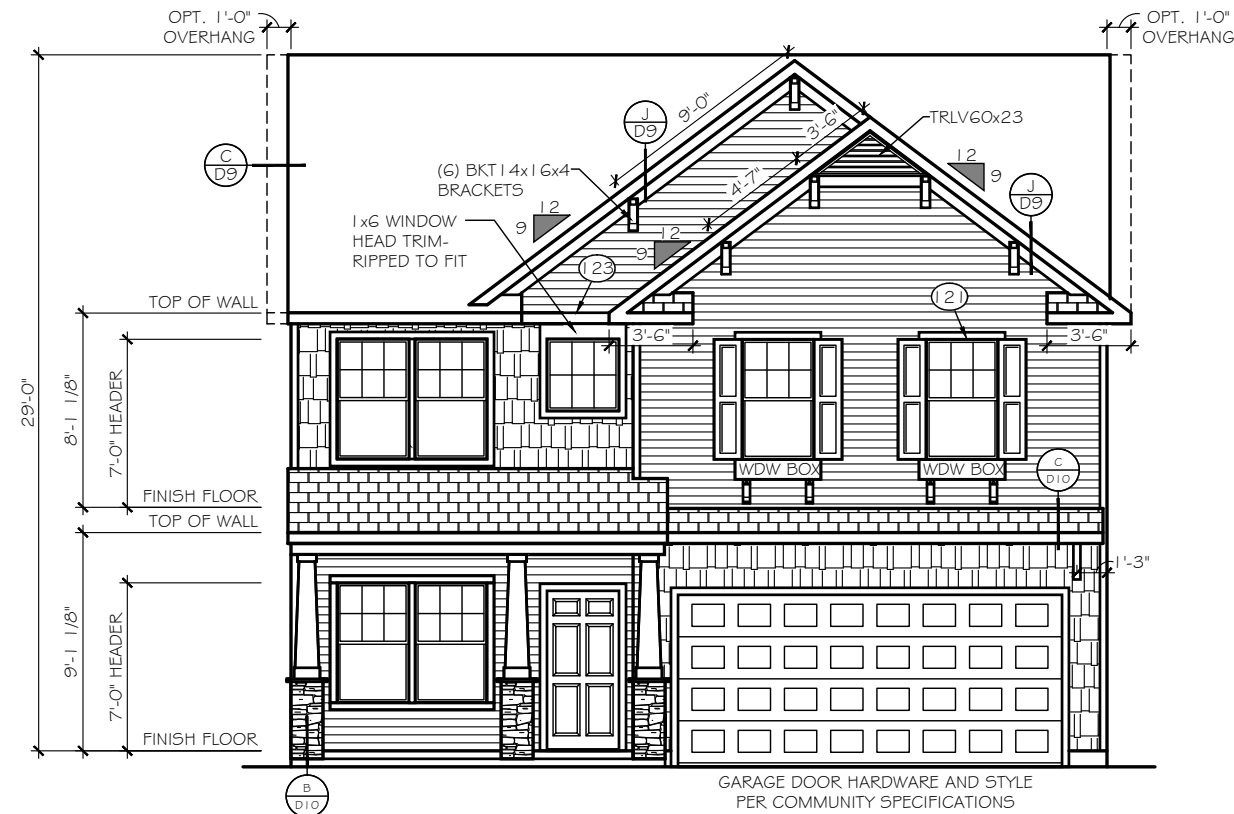
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-H1'

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ELEVATION OPTIONS
FRONT ELEVATIONS

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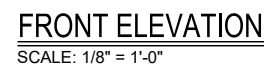
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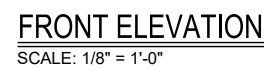
SHEET:

A4.16

v. 5.4



ELEVATION 'E-H2'



ELEVATION 'E-H3'

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ELEVATION OPTIONS
FRONT ELEVATIONS

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SCALE:

$$3/16'' = 1'-0''$$

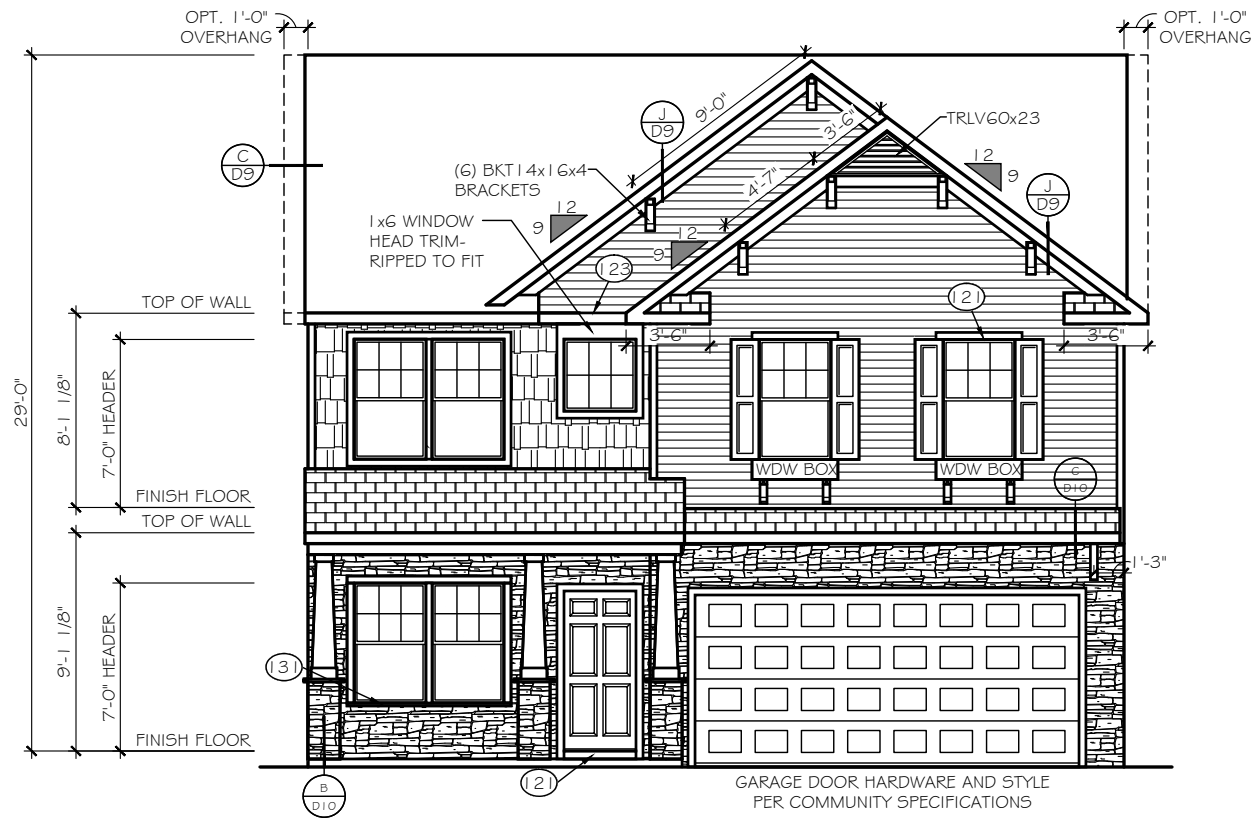
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RS / BS

SHEET:

A4.17

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-H4'

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SCALE:

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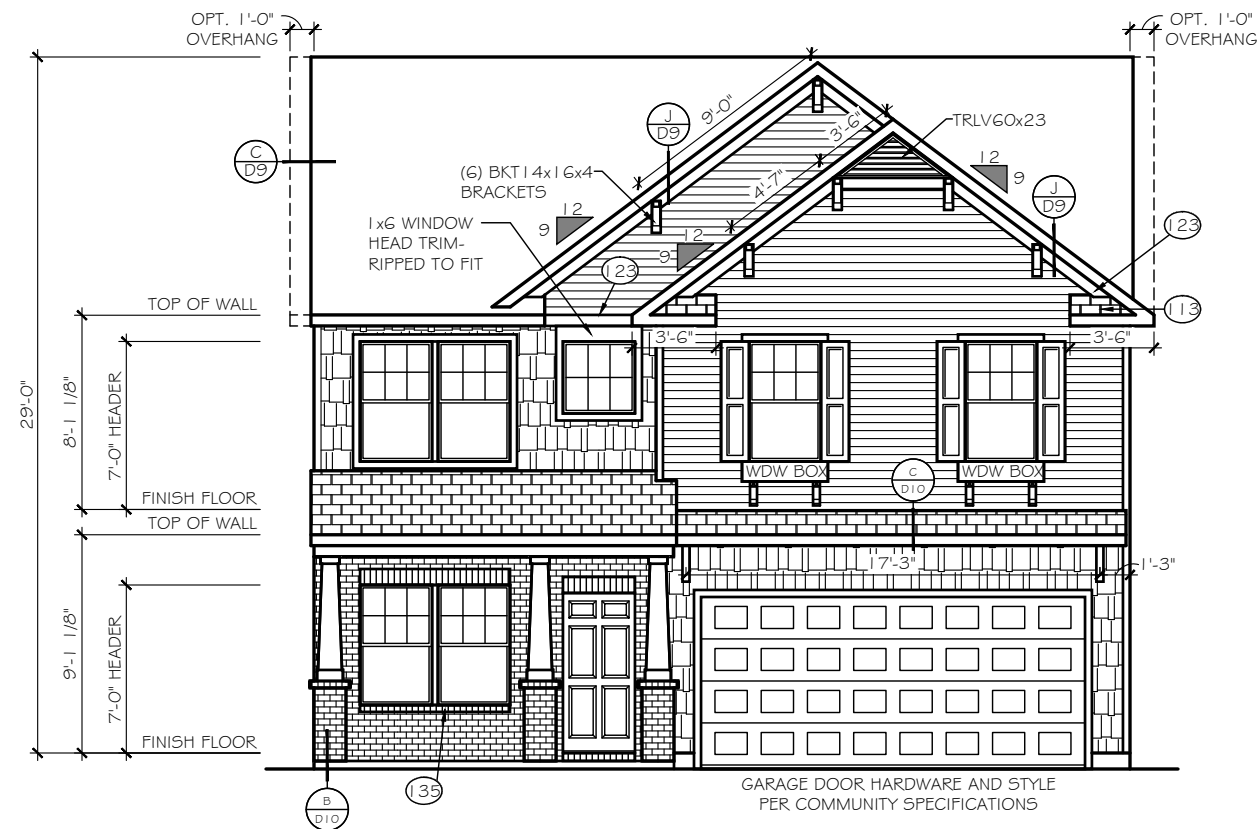
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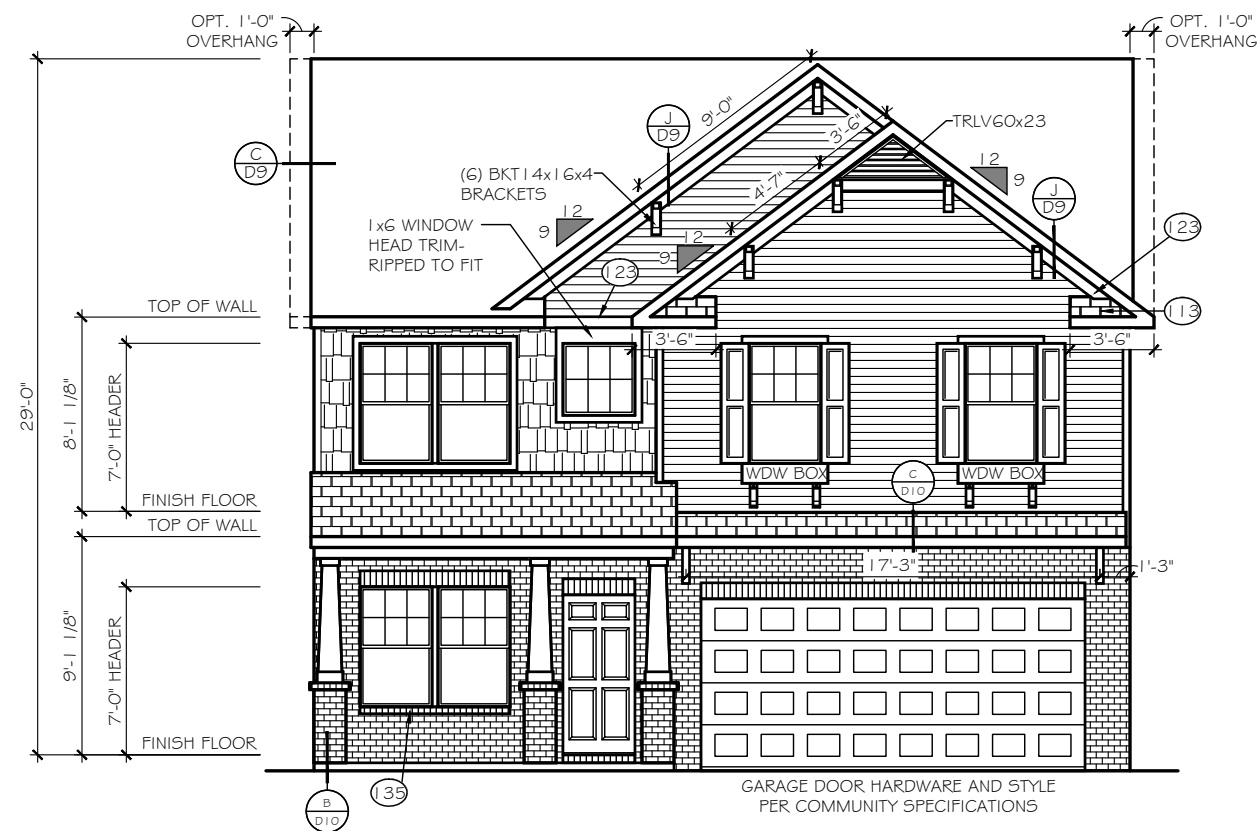
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-H7'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-H8'

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FRONT ELEVATIONS

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SCALE:

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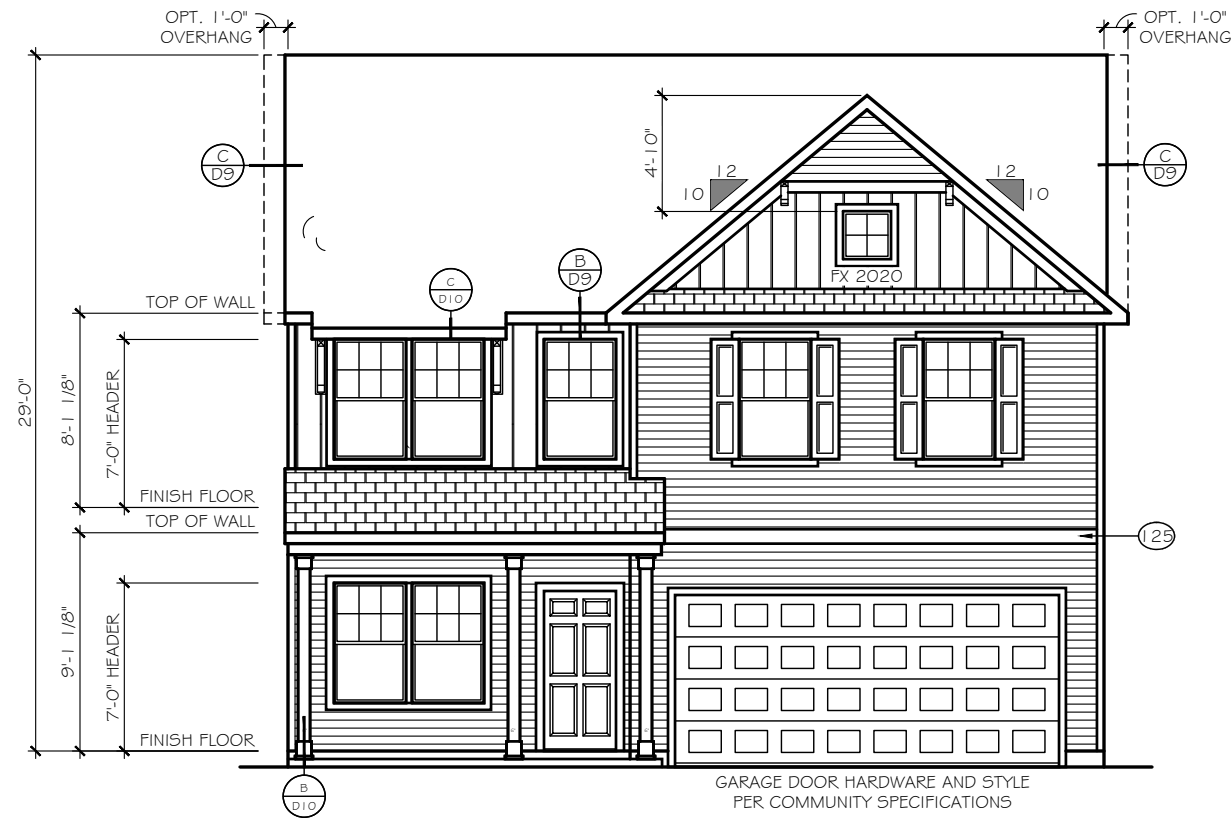
CHECKED BY:

RS / B5

SHEET:

A4.20

v. 5.4



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'

EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

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AND DORMER LOCATIONS

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ELEVATION 'J'
FRONT ELEVATION

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CHECKED BY:

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SHEET:

A4.21

v. 5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

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(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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ELEVATION 'J'
RIGHT ELEVATION

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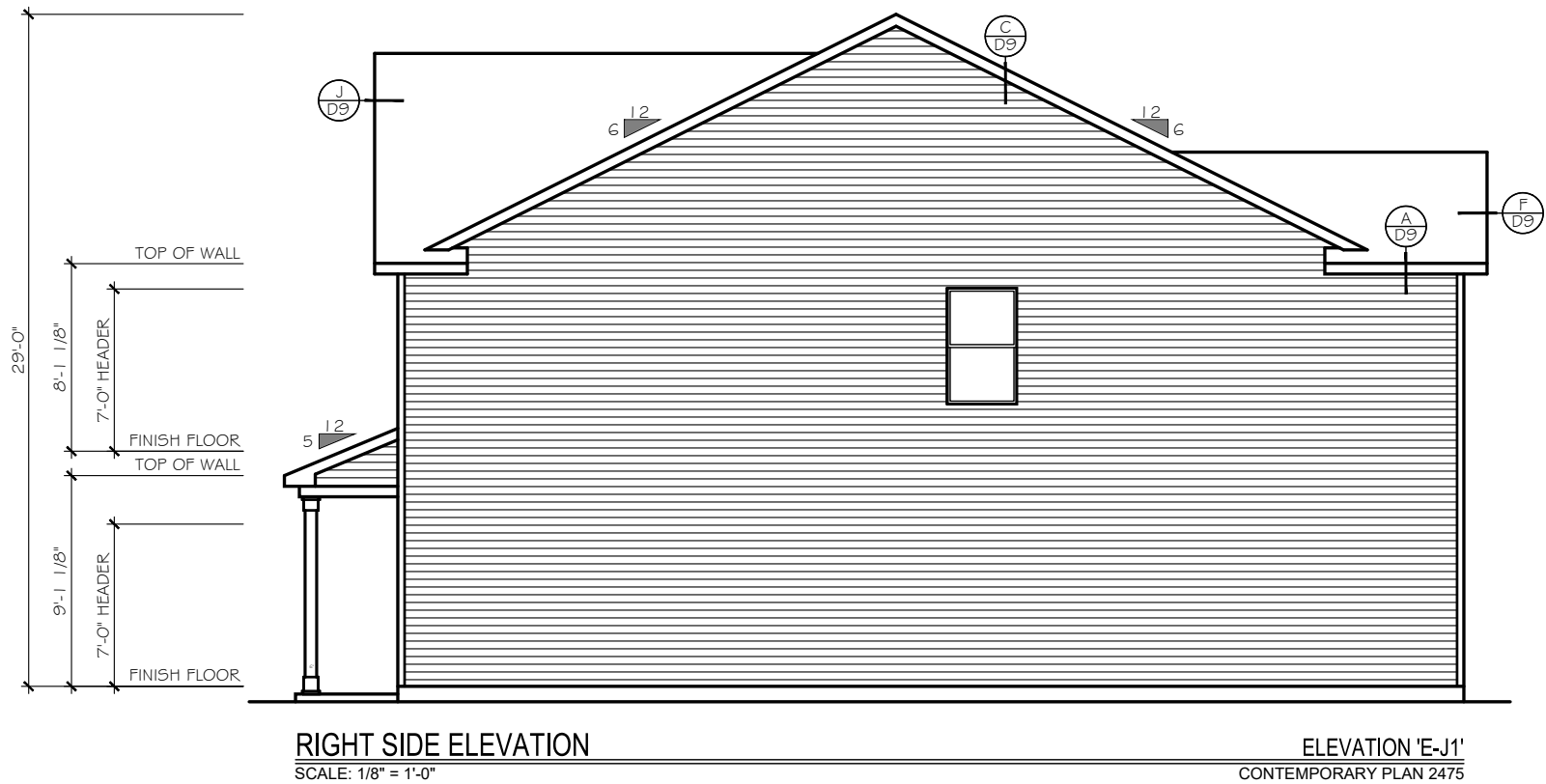
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.22

v. 5.4



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ELEVATION 'J'
RIGHT ELEVATION

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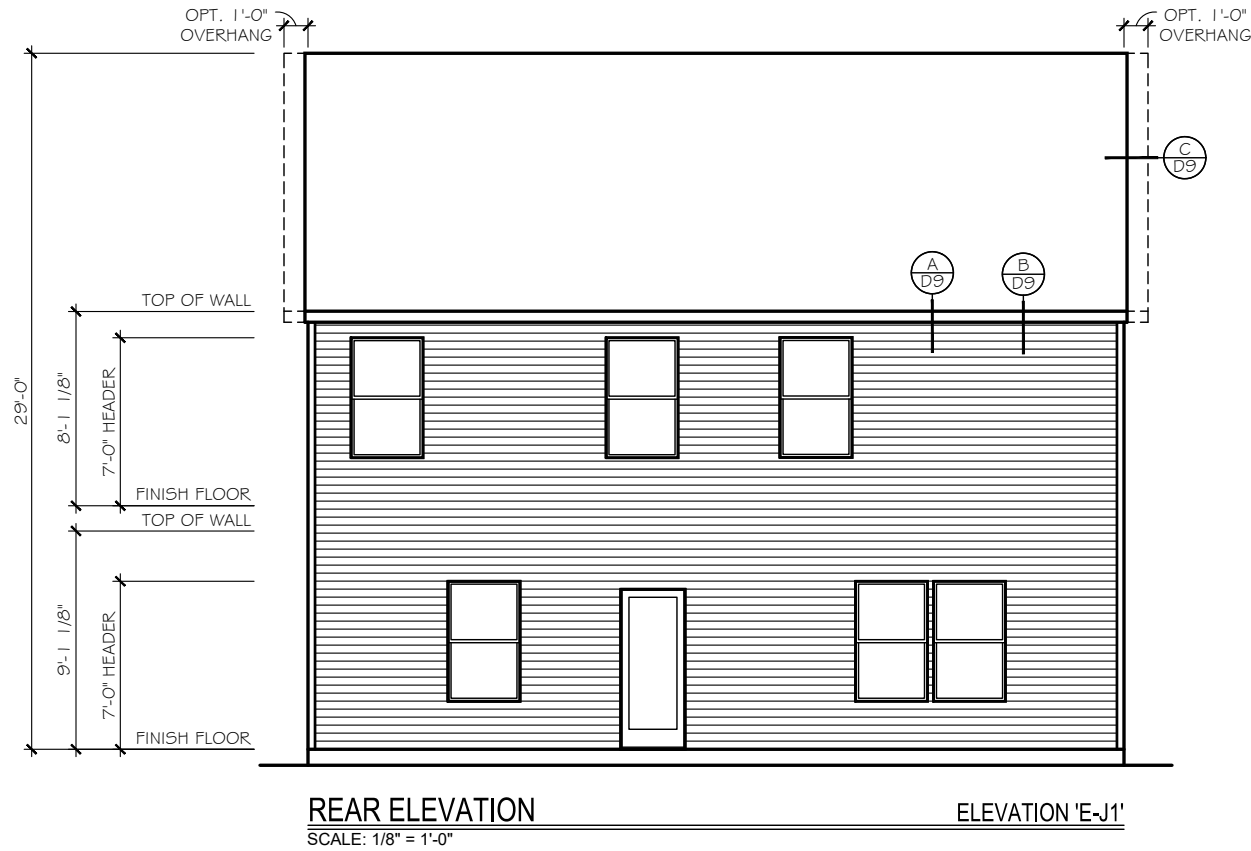
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DATE:
06.22.21

SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:
A4.23
v. 5.4



REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'

ELEVATION 'J'
REAR ELEVATION

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SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.24

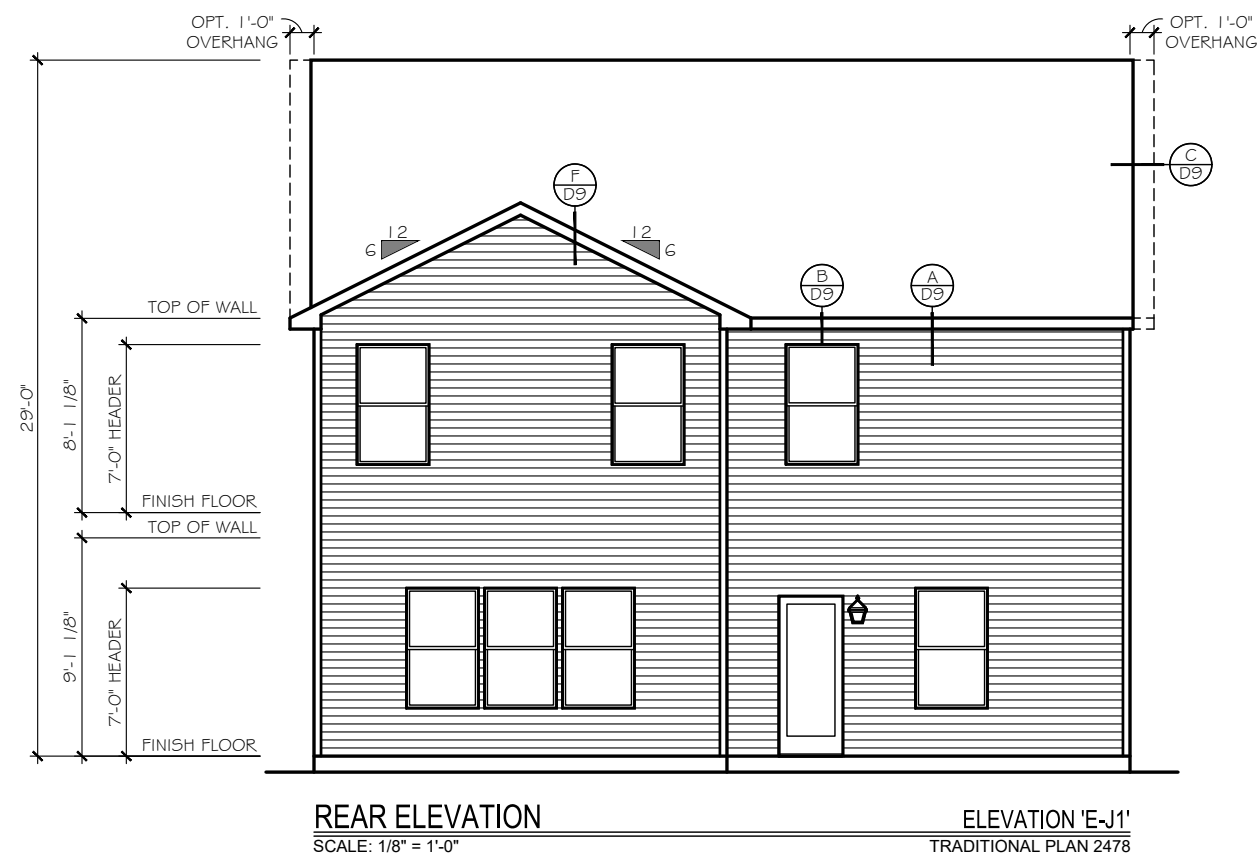
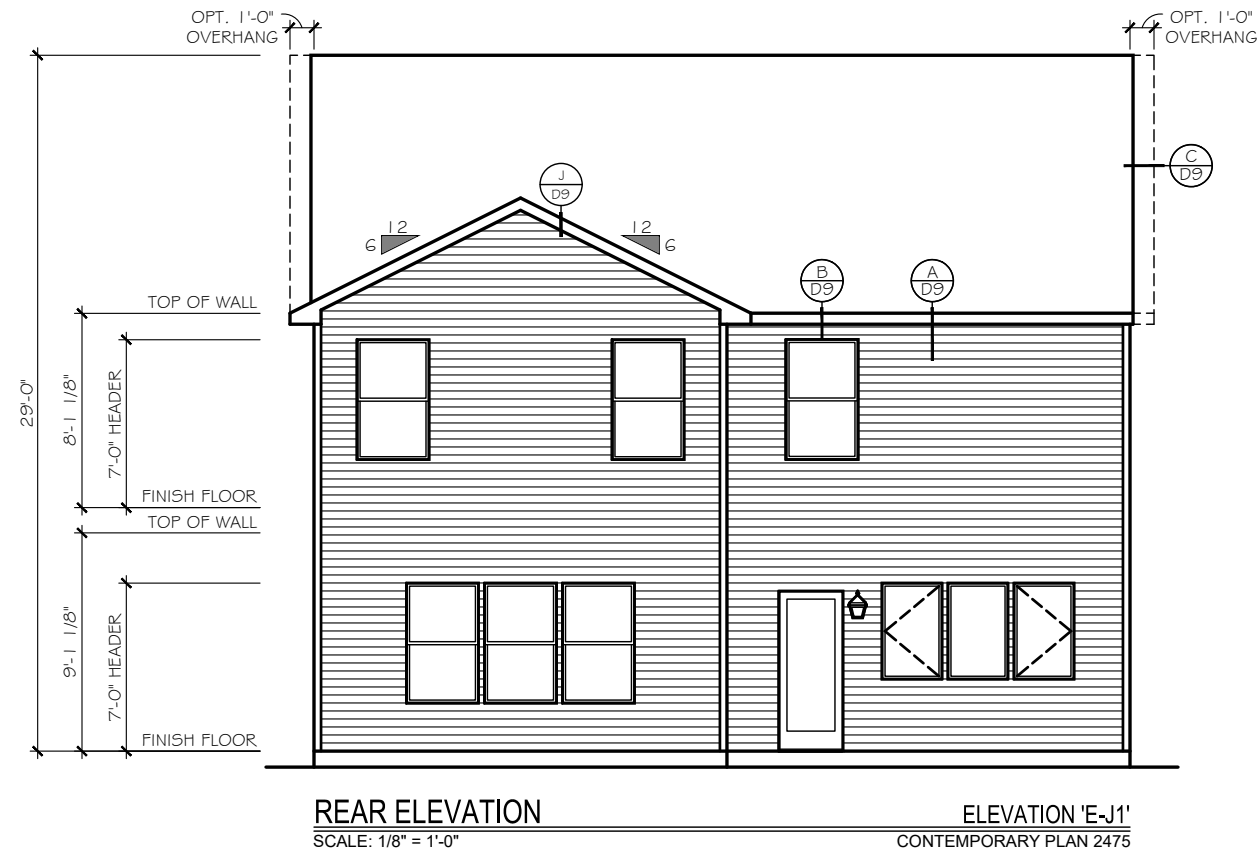
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ELEVATION 'J'
REAR ELEVATION
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SCALE:
3/16" = 1'-0"

CHECKED BY:
RS / BS

SHEET:
A4.25
v. 5.4



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ELEVATION 'J'
LEFT ELEVATION

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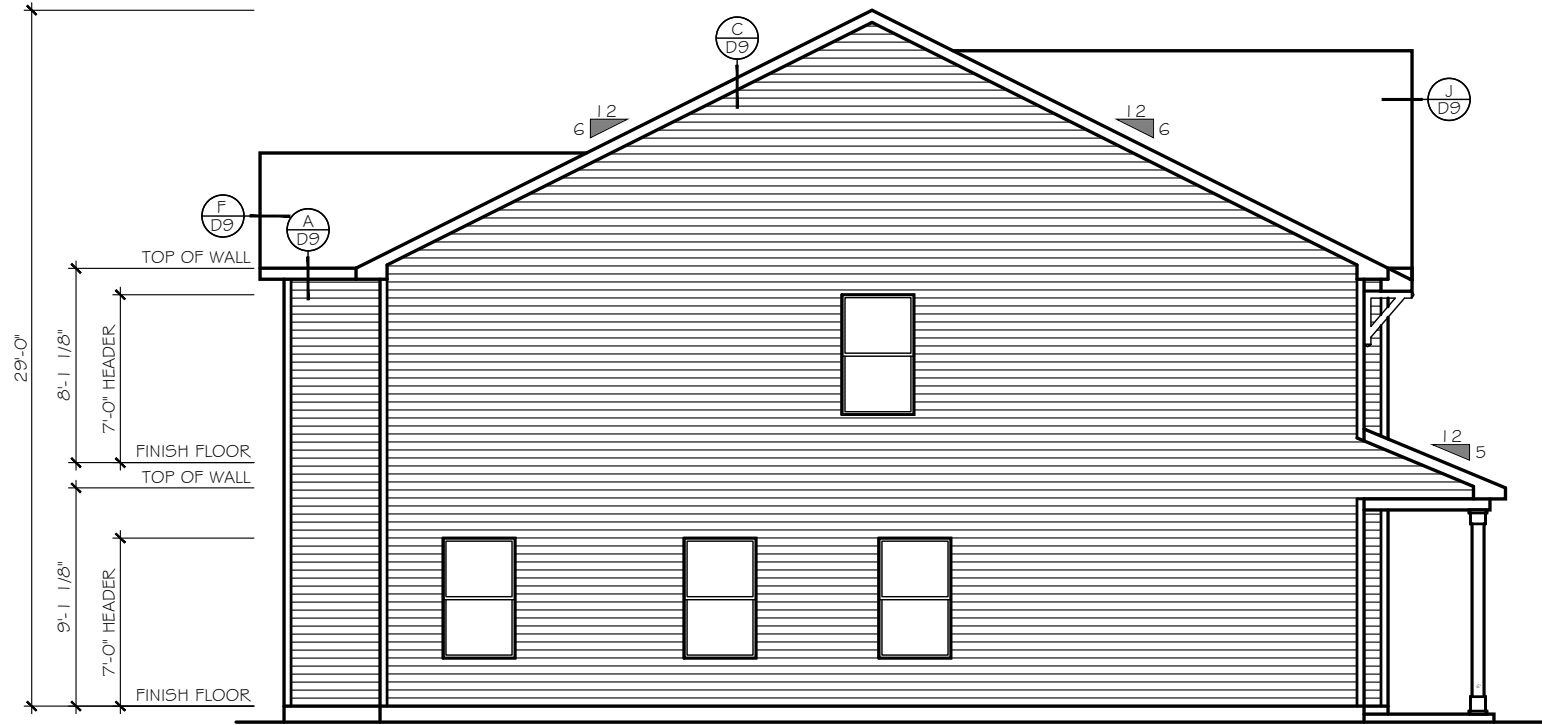
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MLM

DATE:
06.22.21

SCALE:
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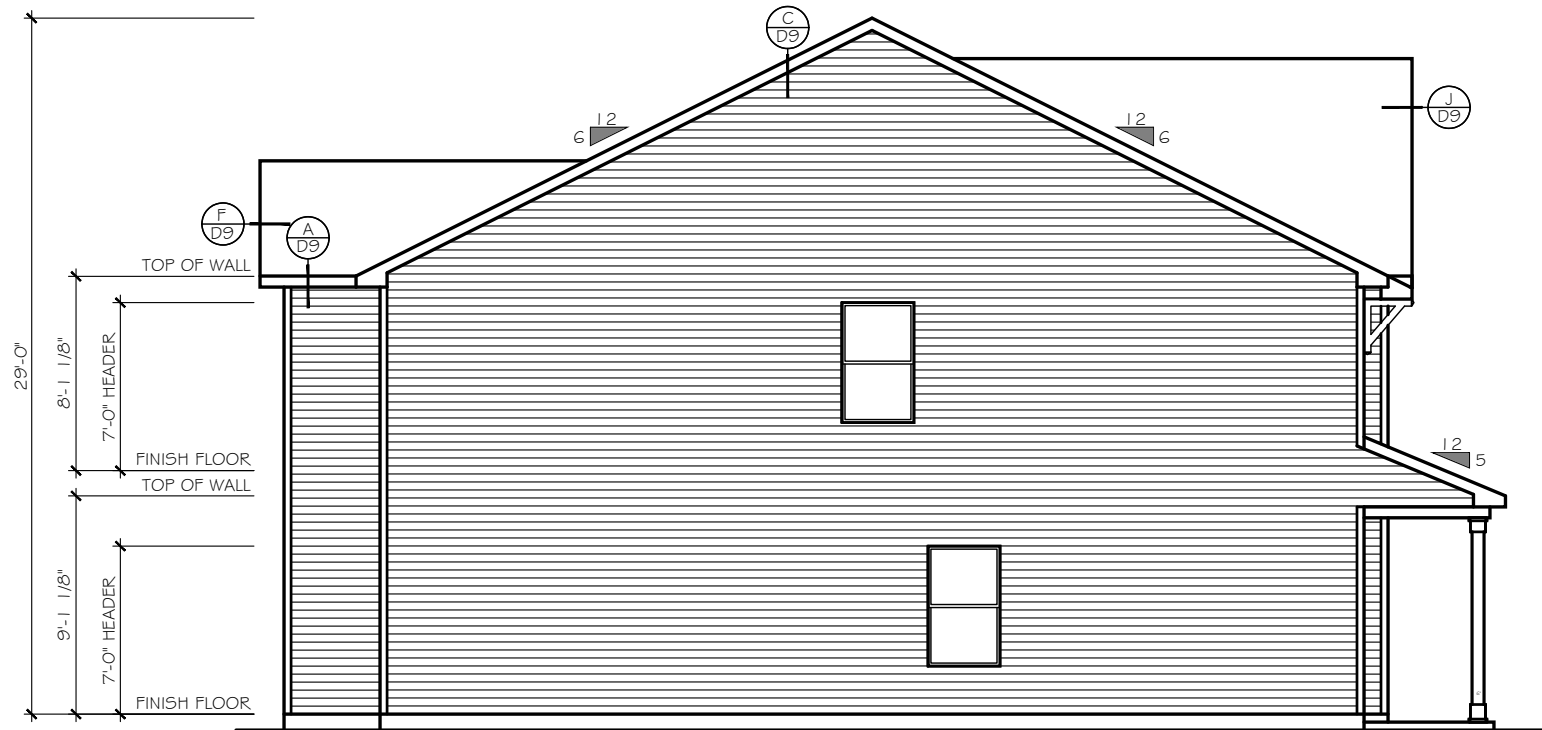
CHECKED BY:
RS / BS

SHEET:
A4.26
v. 5.4



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'
TRADITIONAL PLAN 2478

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ELEVATION 'J'
LEFT ELEVATION

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SCALE:

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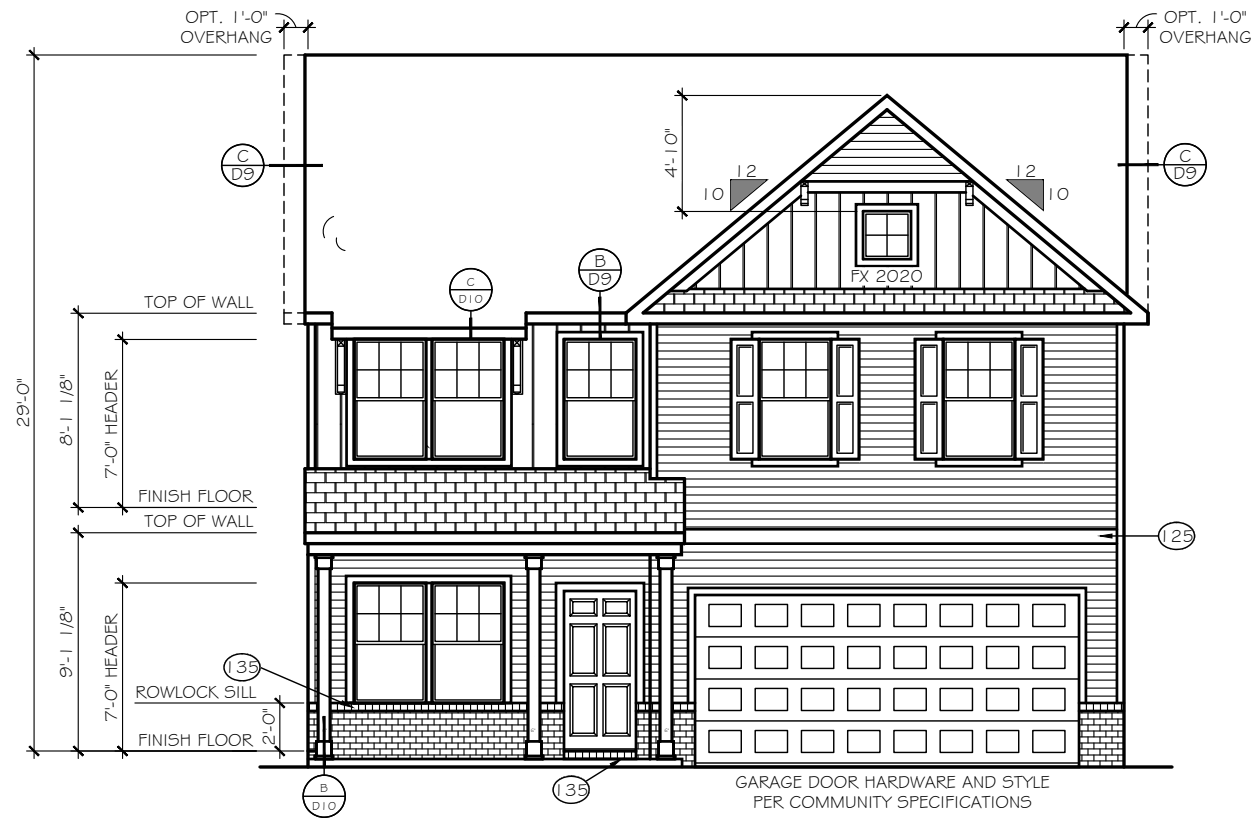
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RS / BS

SHEET:

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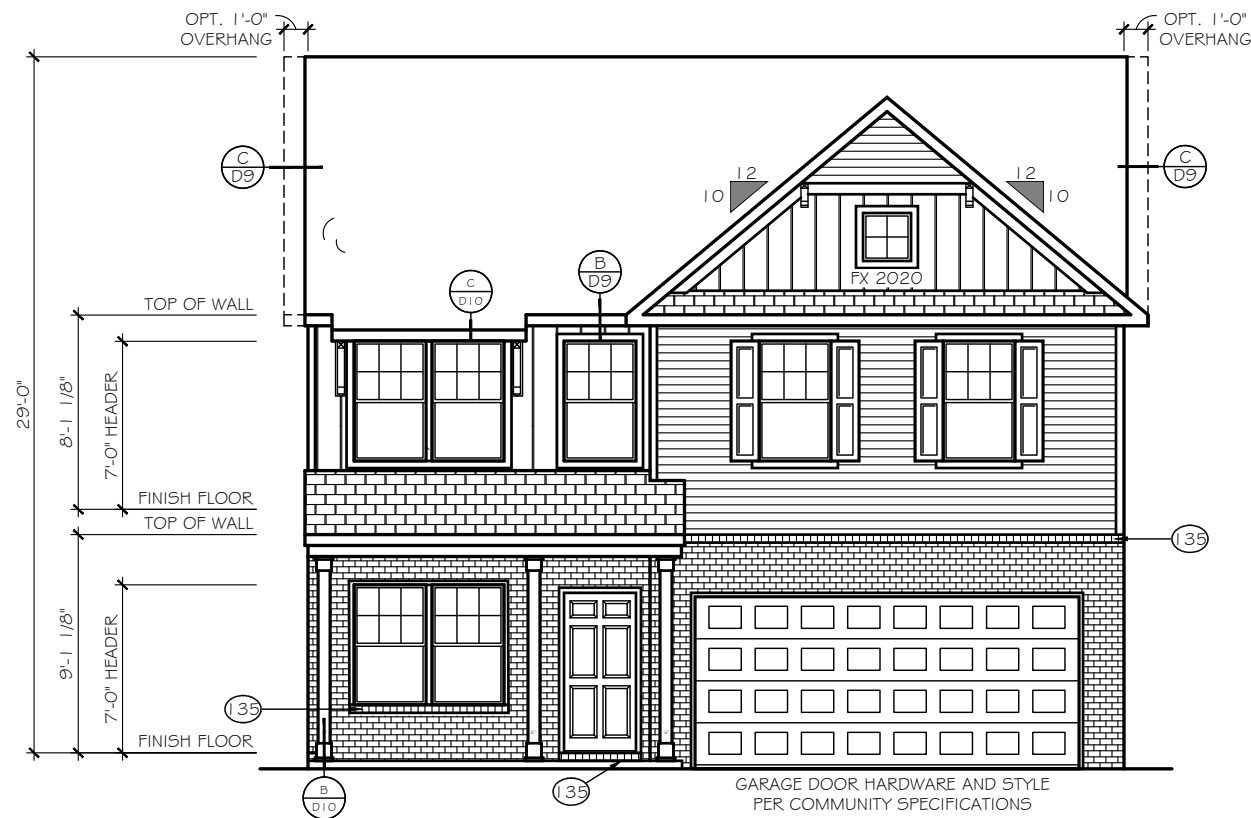
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-J2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-J3'

EXTERIOR MATERIAL LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

- (15) FLASHING
- (17) VINYL SHUTTER
- (20) BRICKMOLD TRIM
- (21) 1X4 TRIM BOARD
- (23) 1X6 TRIM BOARD
- (25) 1X8 TRIM BOARD
- (28) 1X10 FRIEZE BOARD
- (31) 1-1/2" THICK STONE CAP
- (35) ROWLOCK SILL
- (37) BRICK JACK ARCH
- (39) SOLDIER COURSE
- (41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
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ELEVATION 'J'
FRONT ELEVATION

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SCALE:

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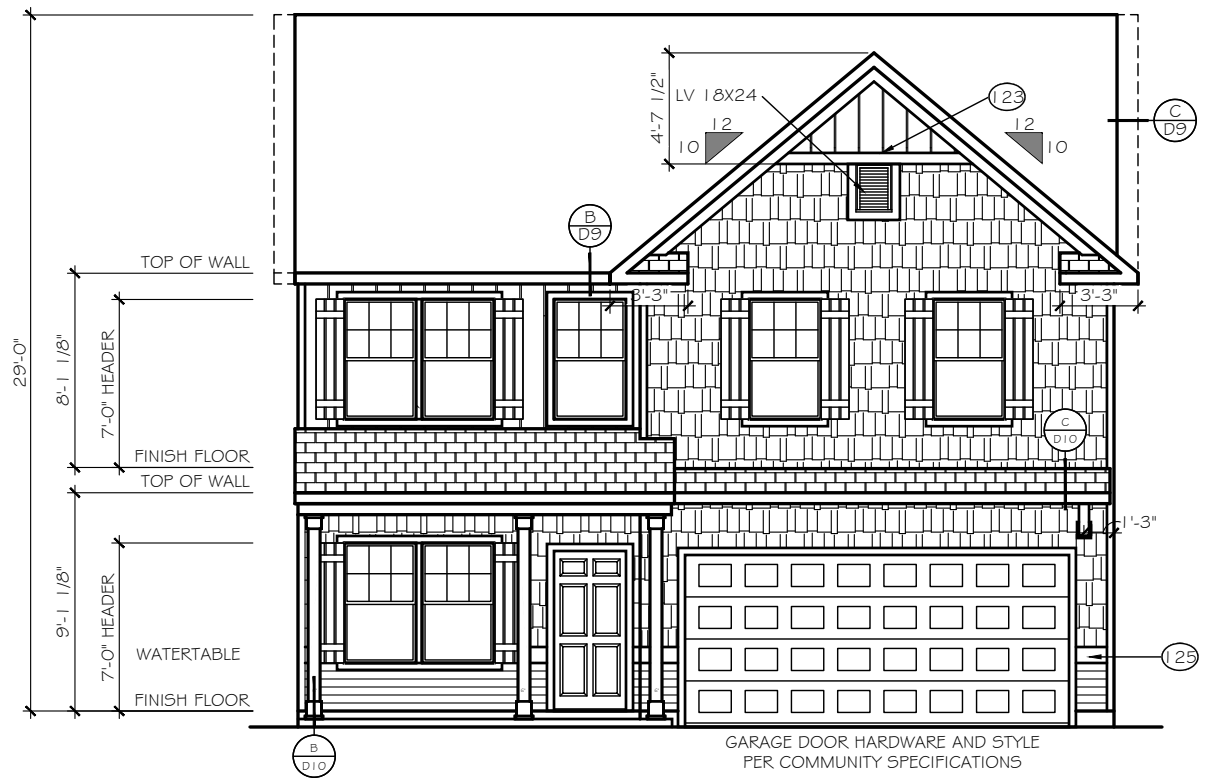
CHECKED BY:

RS / BS

SHEET:

A4.28

v. 5.4



FRONT ELEVATION

ELEVATION 'E-K1'

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

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(41) PRECAST KEYSTONE

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UNLESS OTHERWISE NOTED

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FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

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ELEVATION 'K'

FRONT ELEVATION

THE LENOX - OPEN

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DRAWN BY:

MLM

DATE:

06.22.21

SCALE:

3/16"= 1'-0"

CHECKED BY:

RS / BS

SHEET:

A4.29

v. 5.4



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SCALE:

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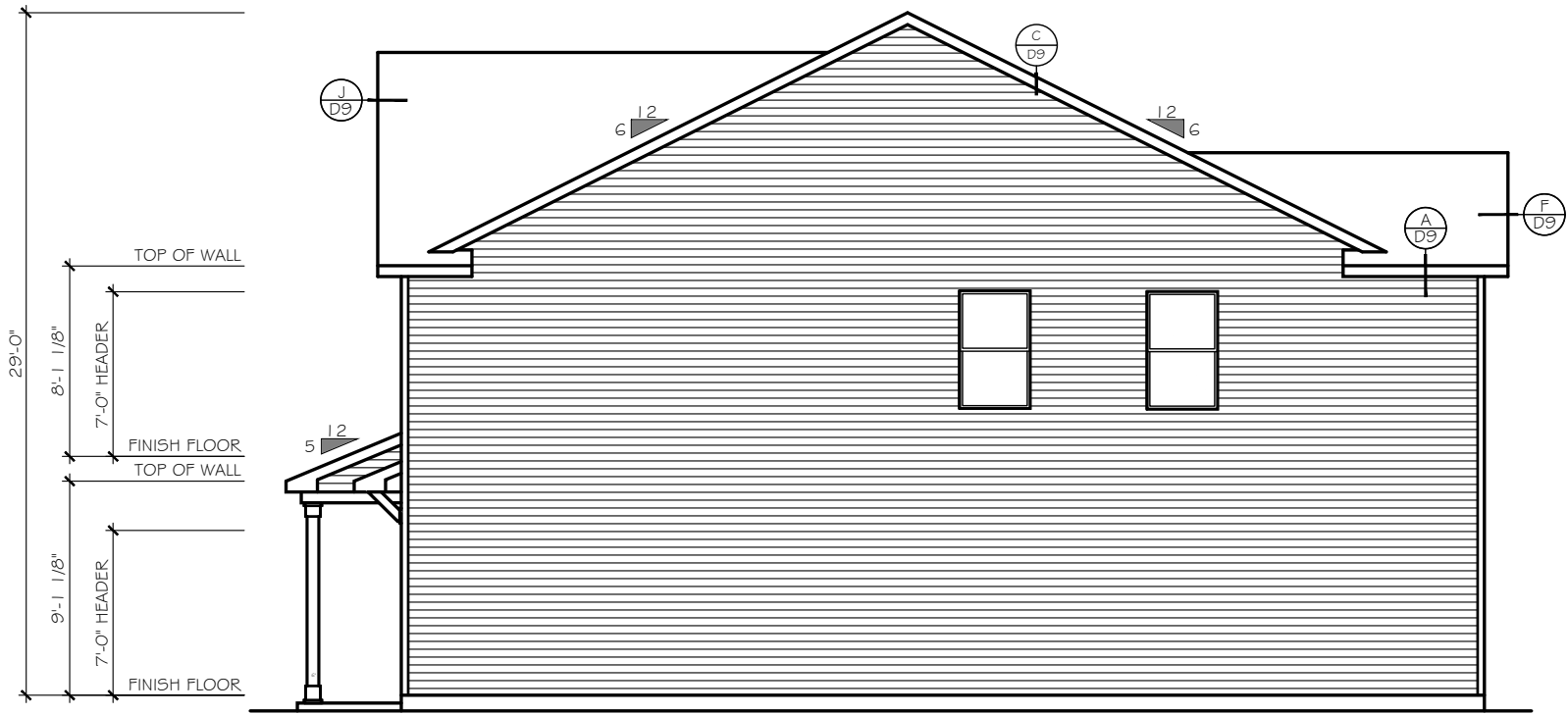
CHECKED BY:

RS / BS

SHEET:

A4.30

v. 5.4



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'
TRADITIONAL PLAN 2478
CONTEMPORARY 2475

ELEVATION 'K'
RIGHT ELEVATION

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SCALE:
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CHECKED BY:
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SHEET:

A4.31

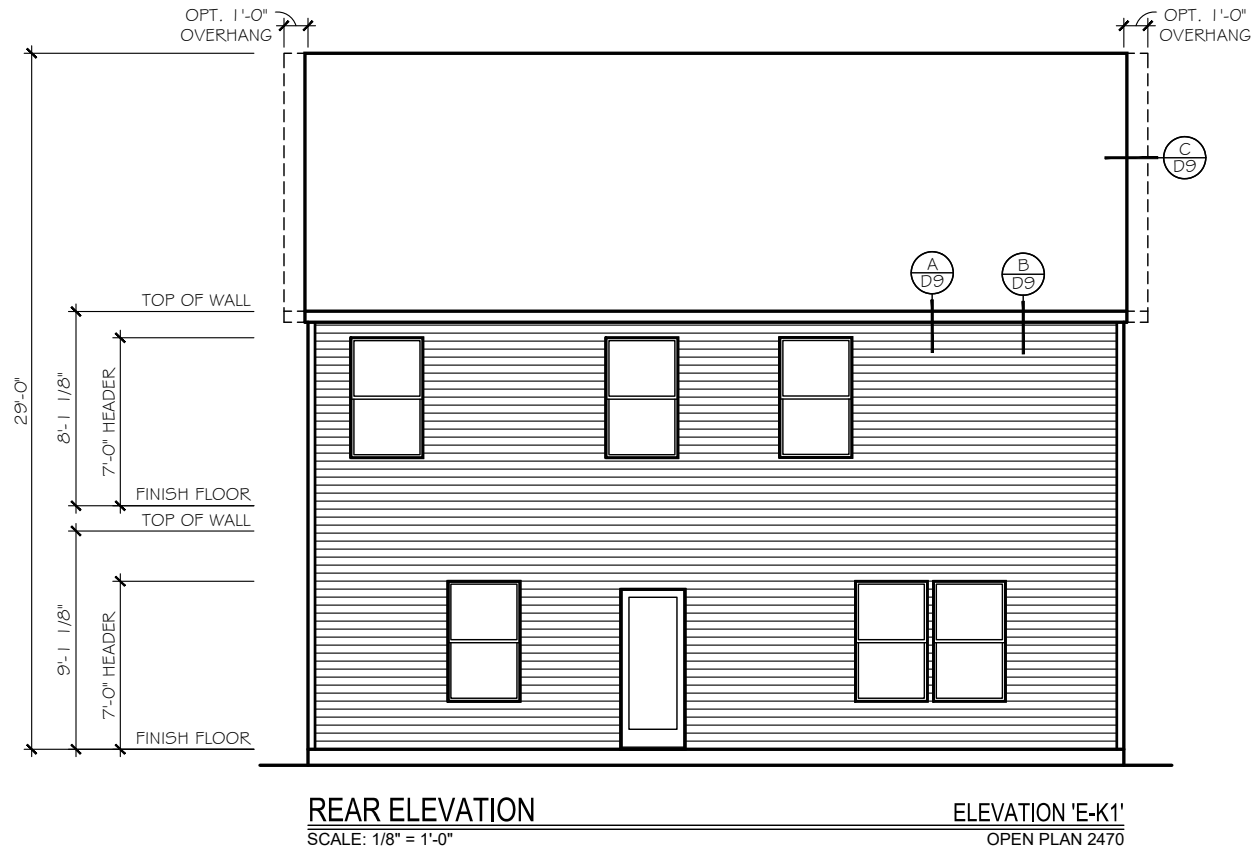
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ELEVATION 'K'
REAR ELEVATION

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CHECKED BY:

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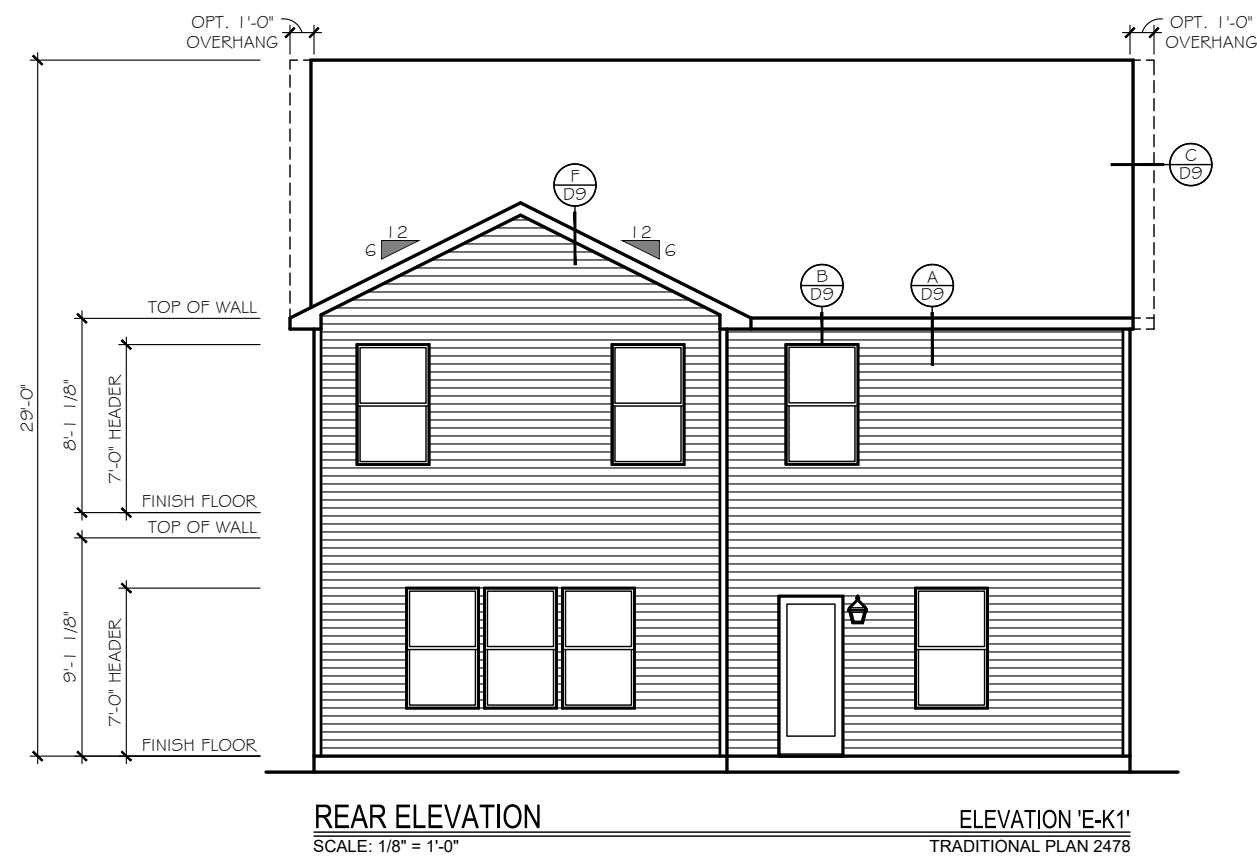
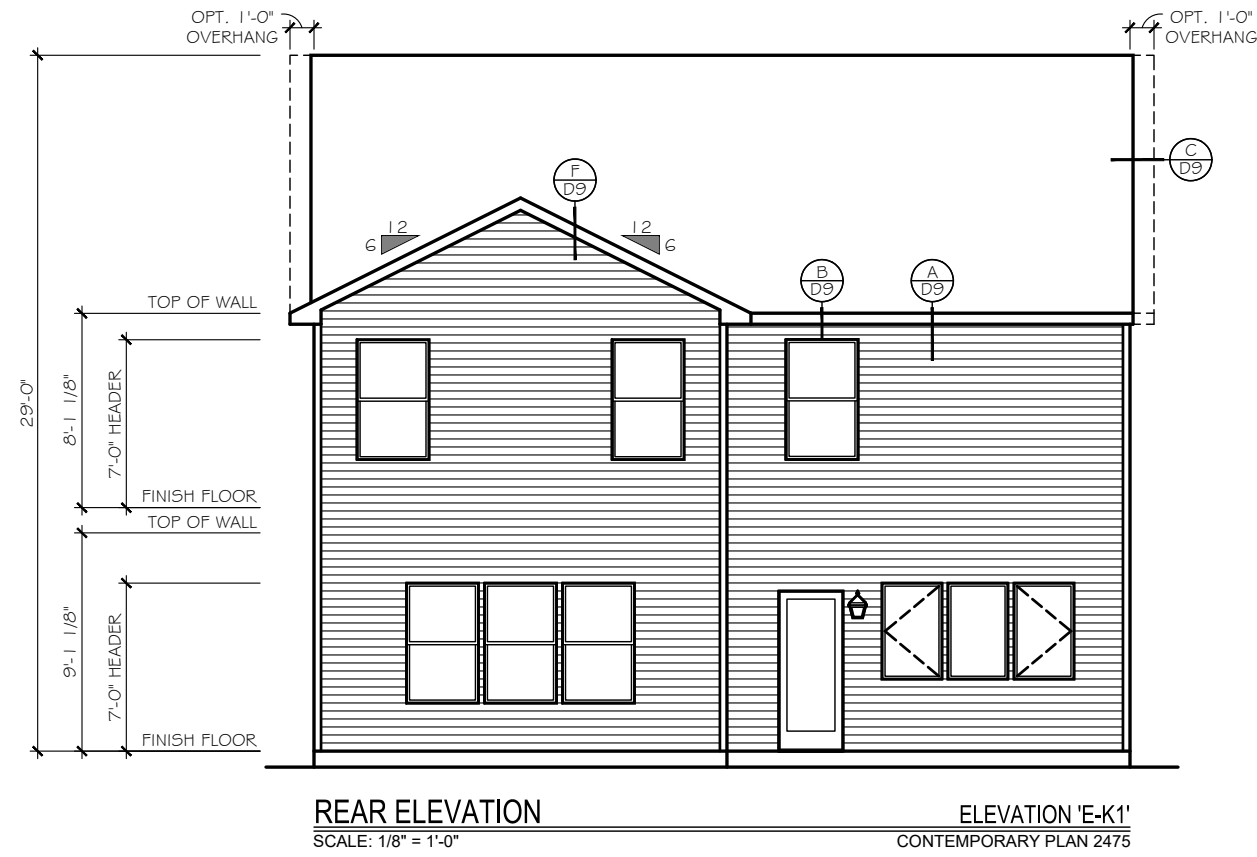
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ELEVATION 'K'
REAR ELEVATION

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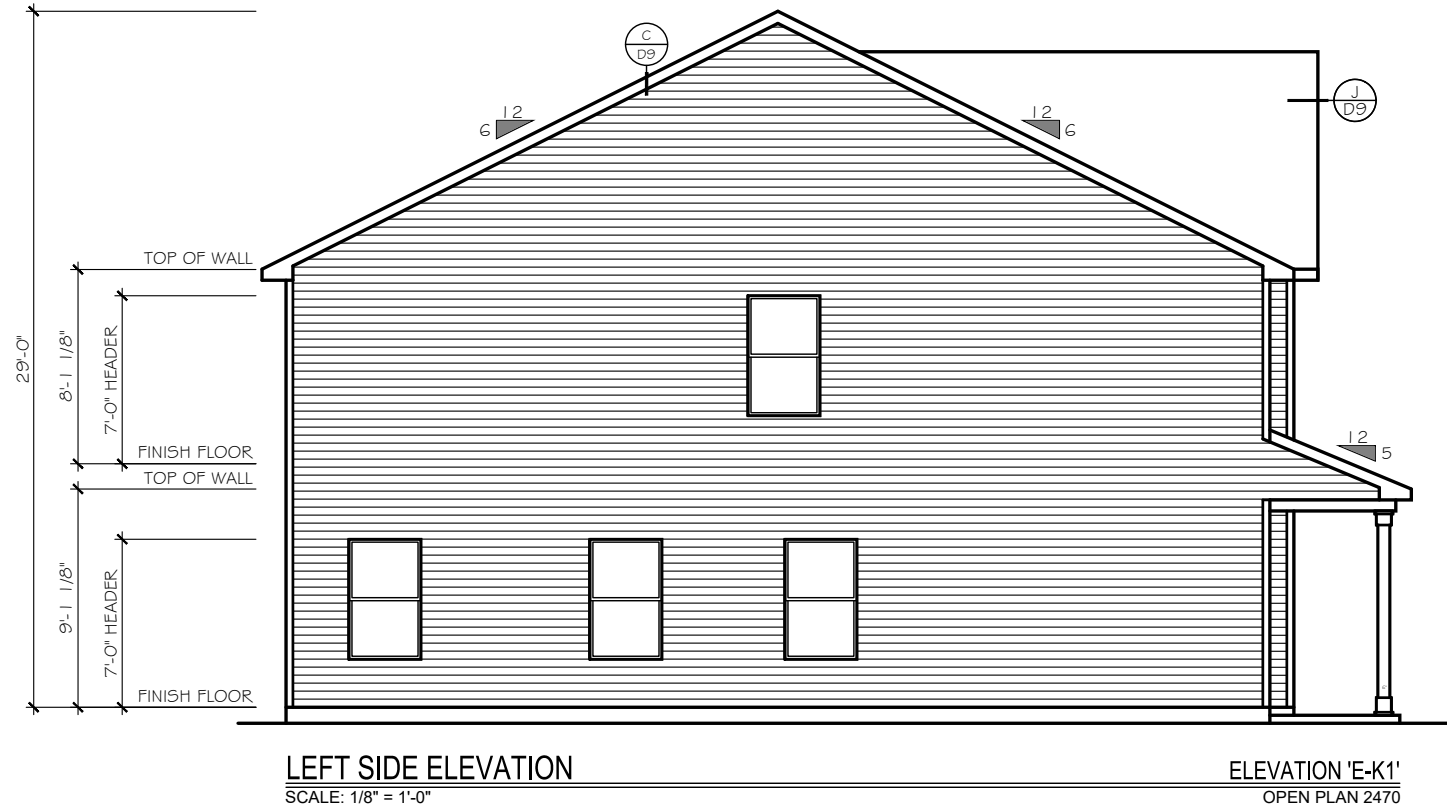
SCALE:
3/16"= 1'-0"

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SHEET:

A4.33

v. 5.4



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ELEVATION 'K'
LEFT ELEVATION

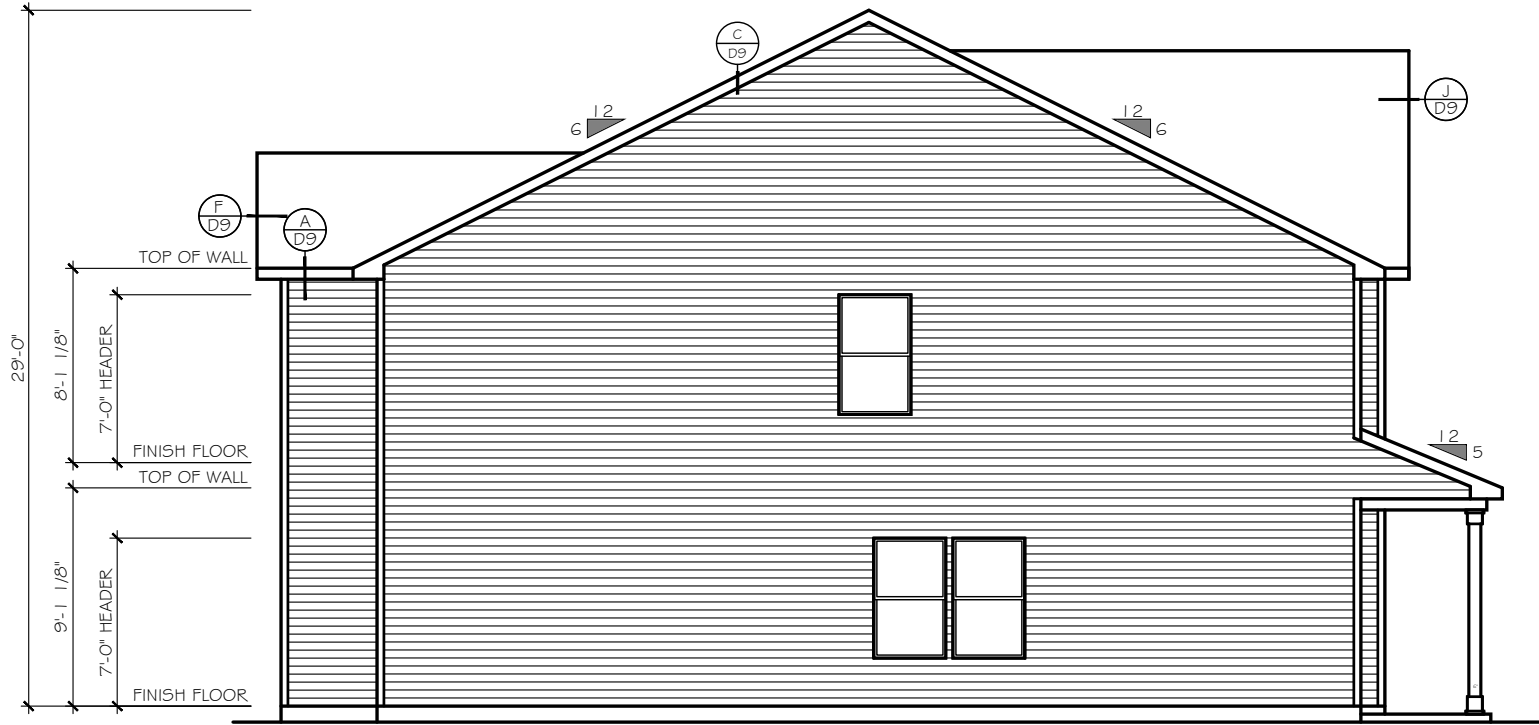
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SCALE:	3/16"= 1'-0"
CHECKED BY:	RS / BS

SHEET:

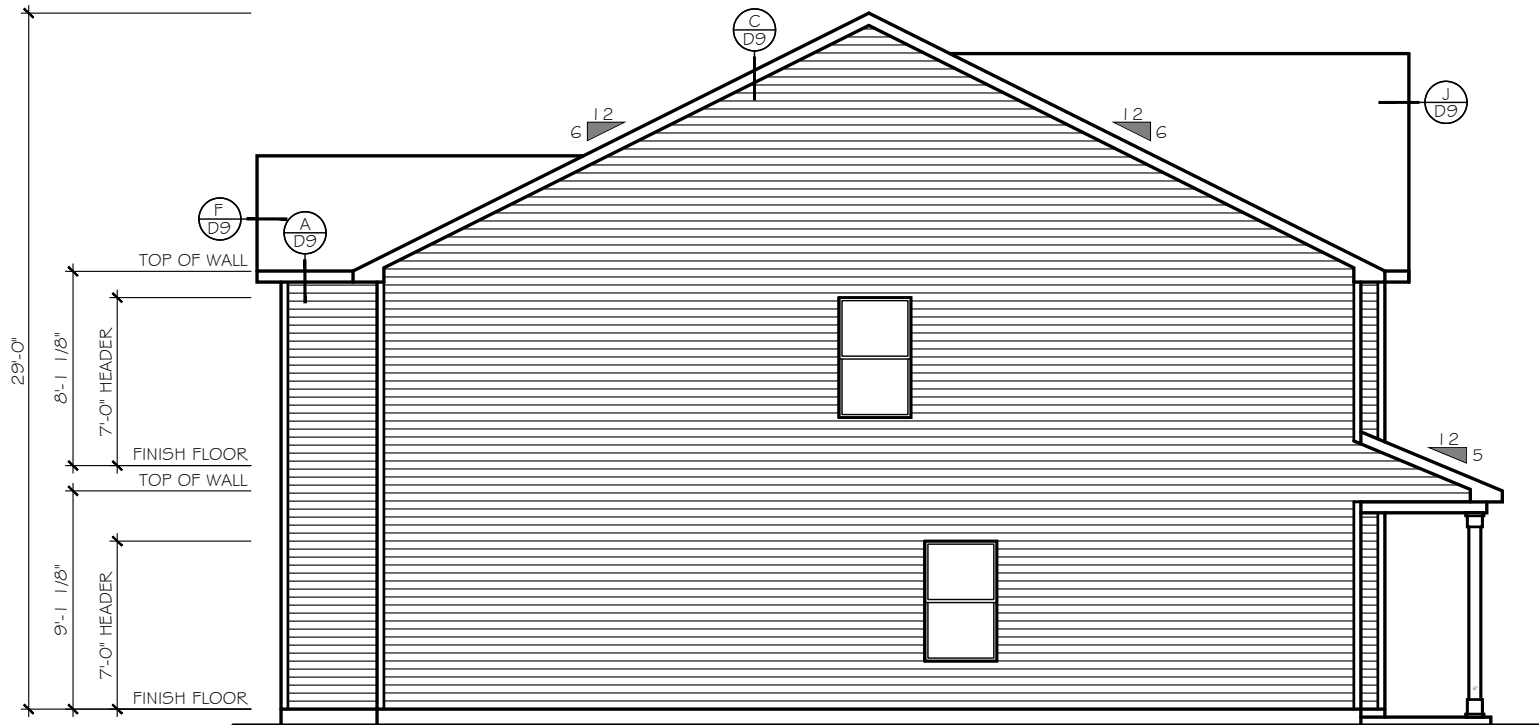
A4.34

v. 5.4



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'
TRADITIONAL PLAN 2478

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ELEVATION 'K'
LEFT ELEVATION

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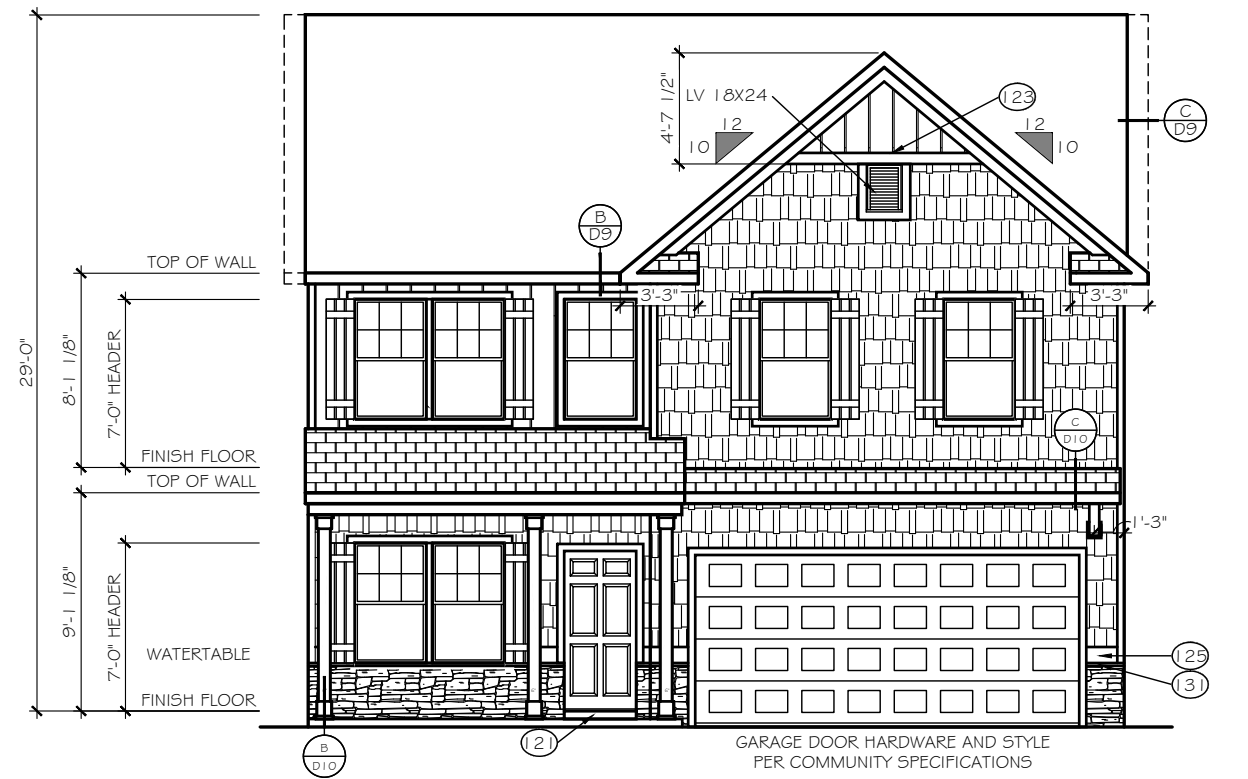
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RS / BS

SHEET:

A4.35

v. 5.4



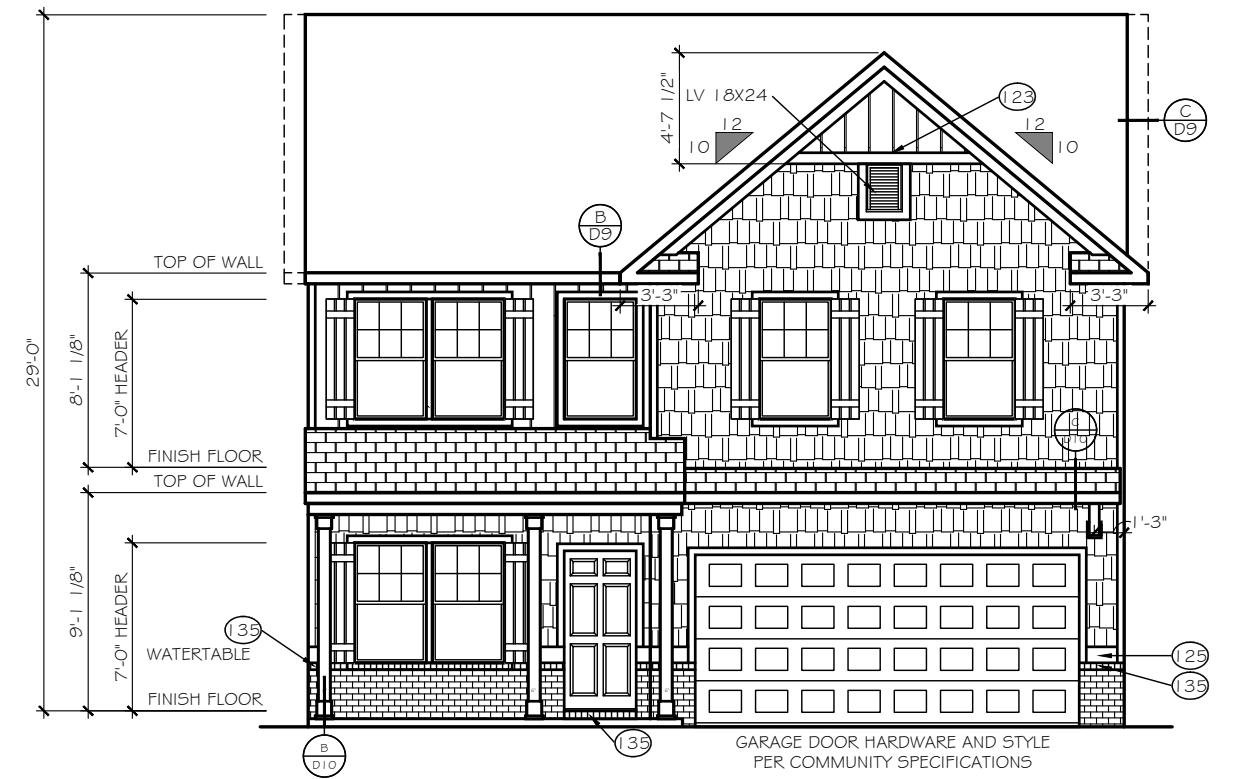
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K2'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K3'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K4'



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K5'

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ELEVATION 'K'
FRONT ELEVATION

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SCALE:

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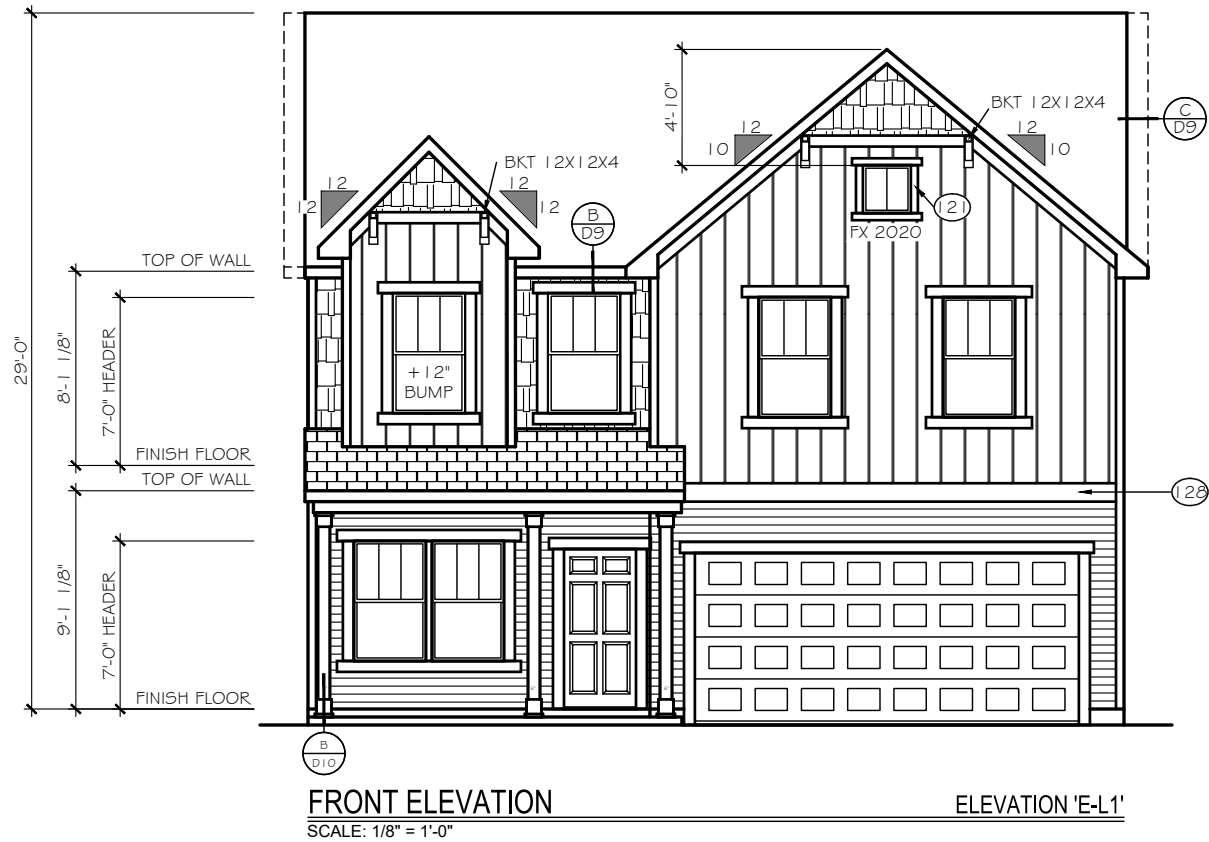
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RS / BS

SHEET:

A4.36

v. 5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

115

FLASHING

117

VINYL SHUTTER

120

BRICKMOLD TRIM

121

1X4 TRIM BOARD

123

1X6 TRIM BOARD

125

1X8 TRIM BOARD

128

1X10 FRIEZE BOARD

131

1-1/2" THICK STONE CAP

135

ROWLOCK SILL

137

BRICK JACK ARCH

139

SOLDIER COURSE

141

PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

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ELEVATION 'L'
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SCALE:

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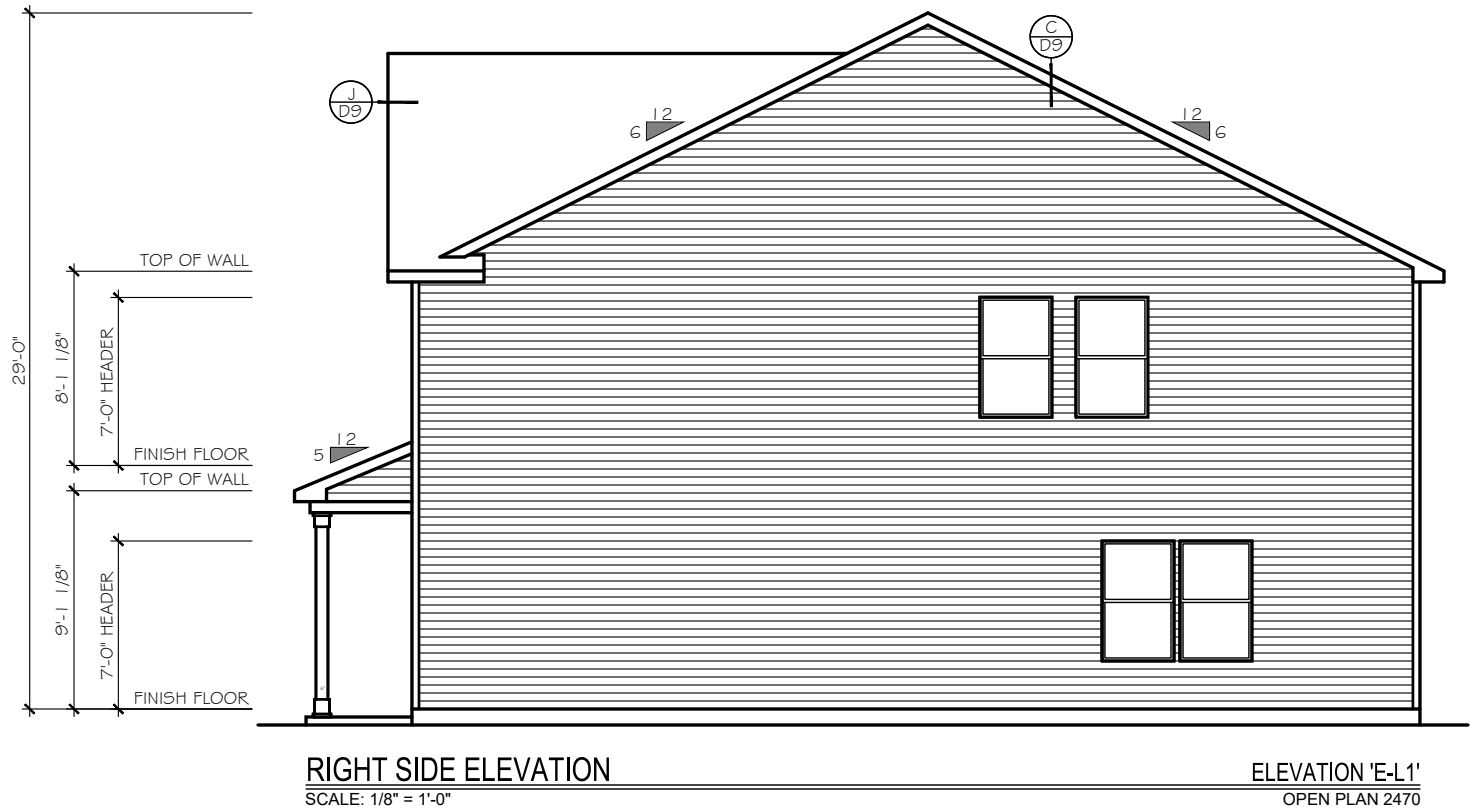
CHECKED BY:

RS / BS

SHEET:

A4.37

v. 5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(120) BRICKMOLD TRIM

(121) 1X4 TRIM BOARD

(123) 1X6 TRIM BOARD

(125) 1X8 TRIM BOARD

(128) 1X10 FRIEZE BOARD

(131) 1-1/2" THICK STONE CAP

(135) ROWLOCK SILL

(137) BRICK JACK ARCH

(139) SOLDIER COURSE

(141) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
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ELEVATION 'L'
RIGHT ELEVATION

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SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.38

v. 5.4



SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'

TRADITIONAL PLAN 2478
CONTEMPORARY 2475

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ELEVATION 'L'
RIGHT ELEVATION

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SCALE:

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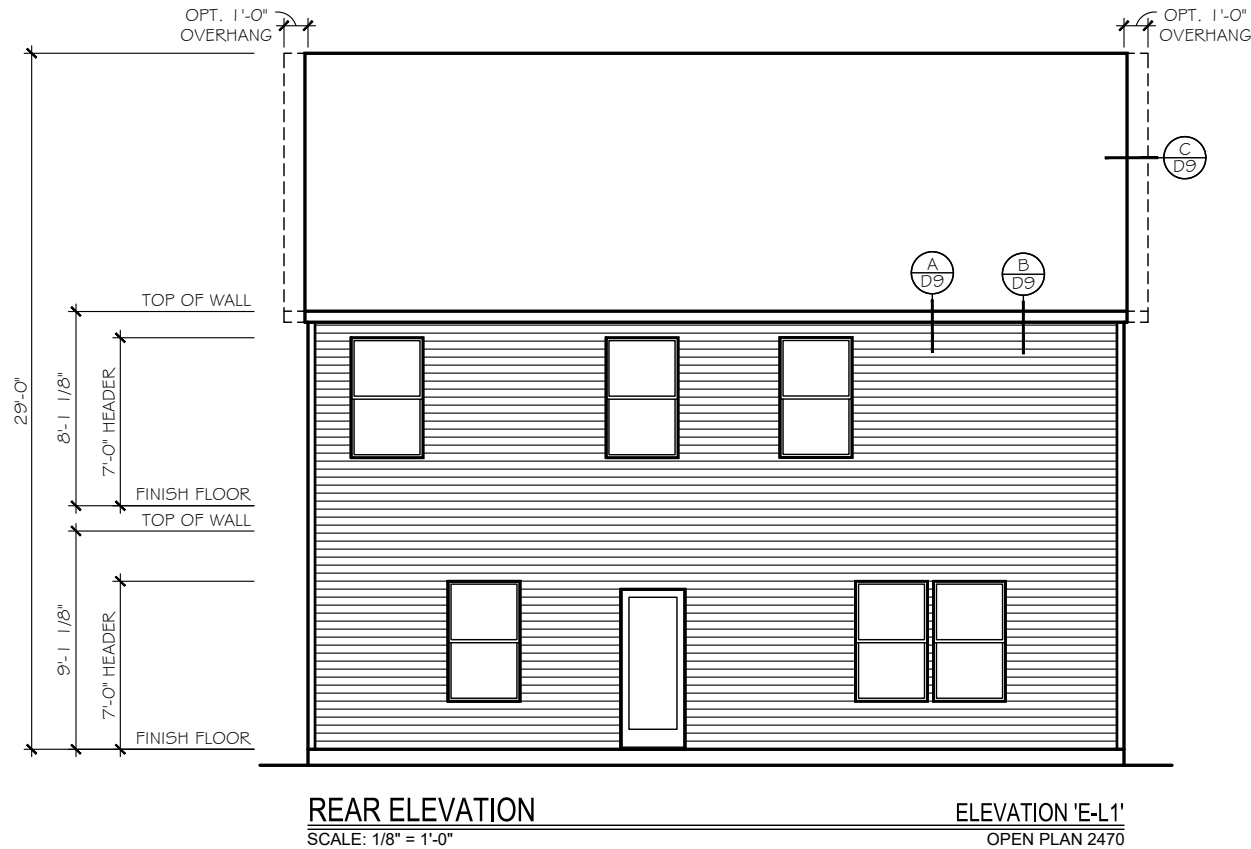
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SHEET:

A4.39

v. 5.4



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ELEVATION 'L'
REAR ELEVATION

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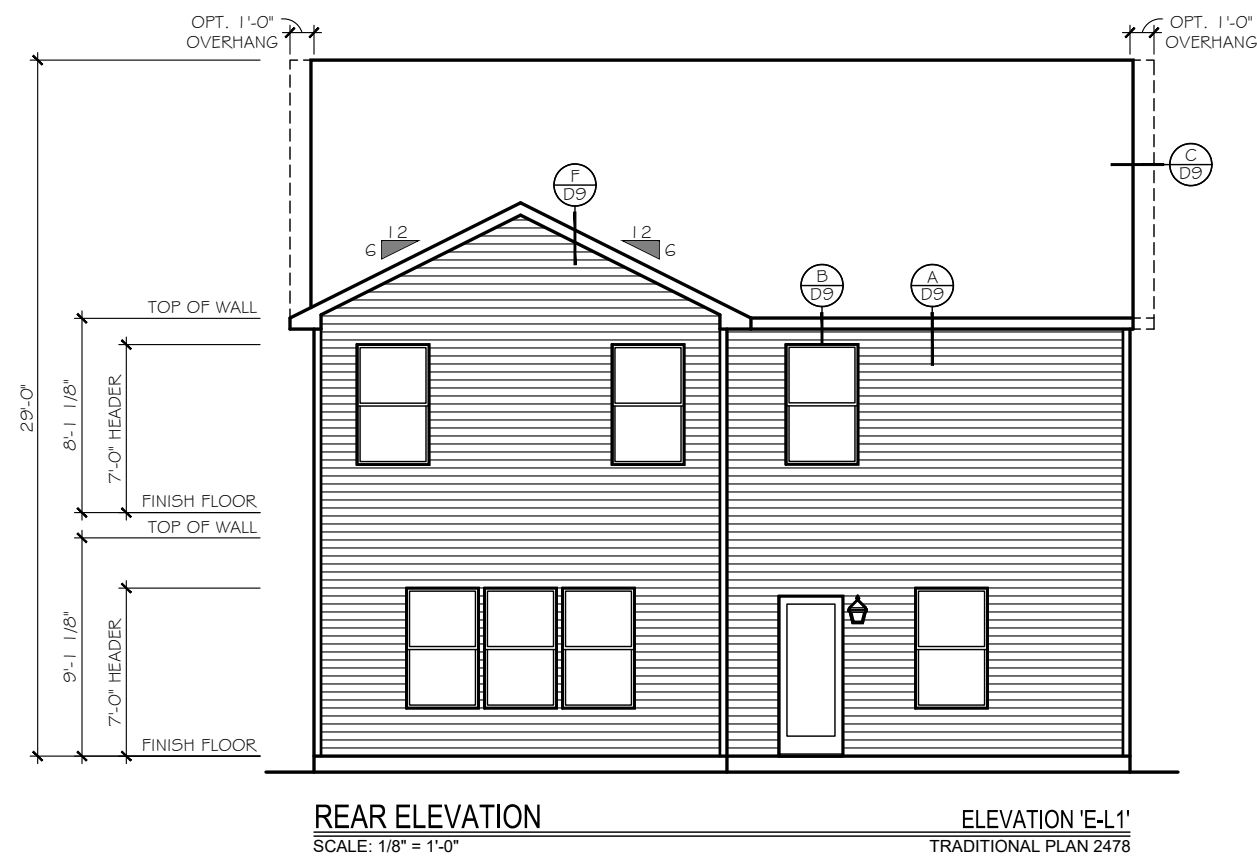
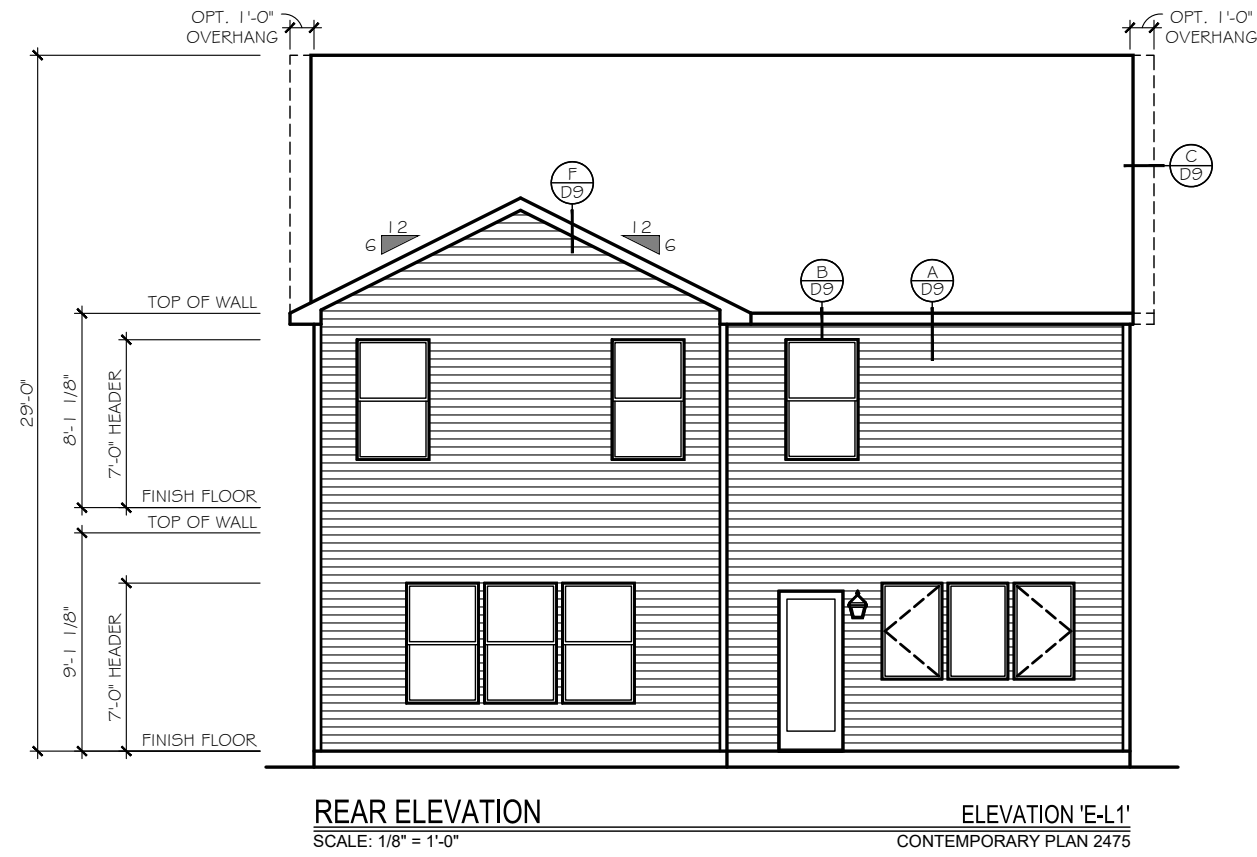
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SHEET:

A4.40

v. 5.4



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ELEVATION 'L'
REAR ELEVATION
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SCALE:
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CHECKED BY:
RS / BS

SHEET:
A4.41
v. 5.4



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ELEVATION 'L'
LEFT ELEVATION

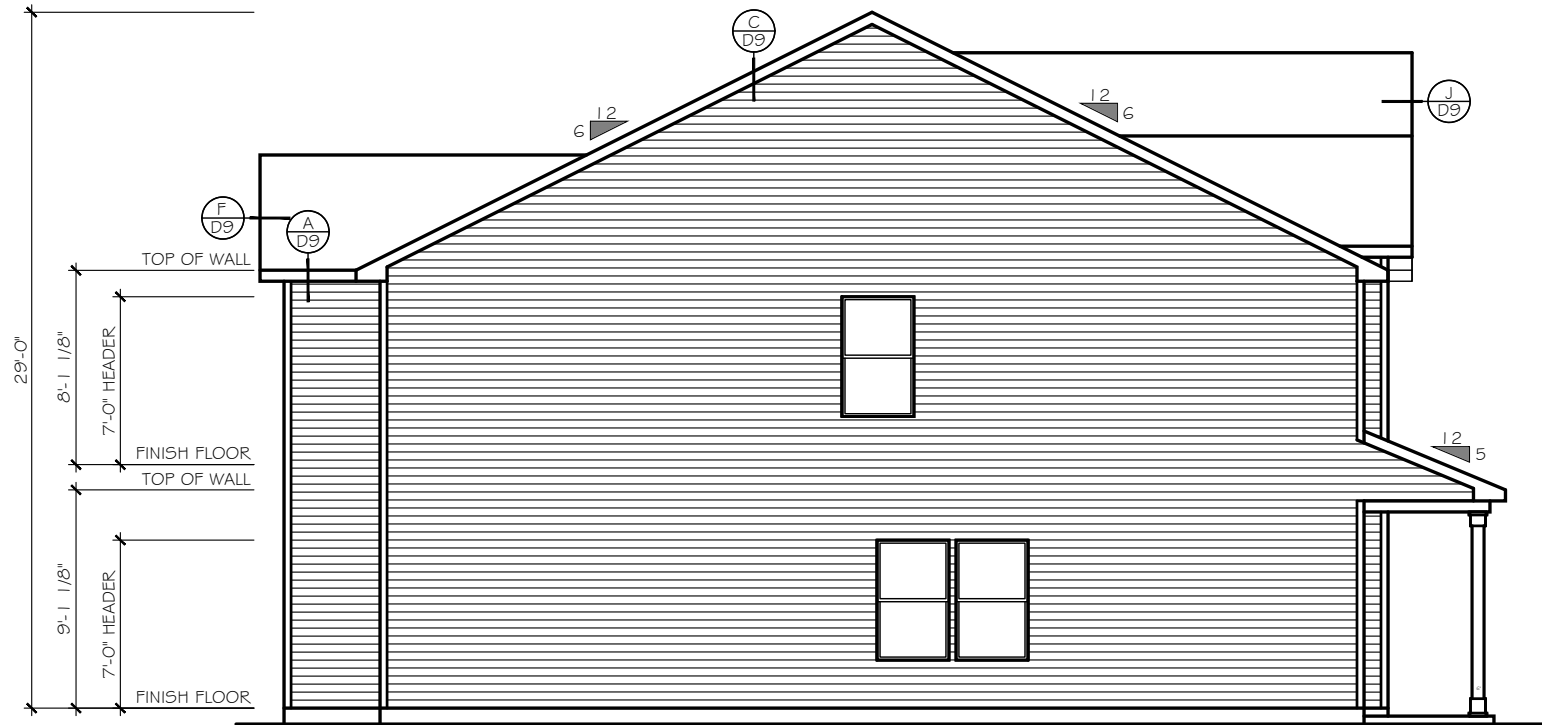
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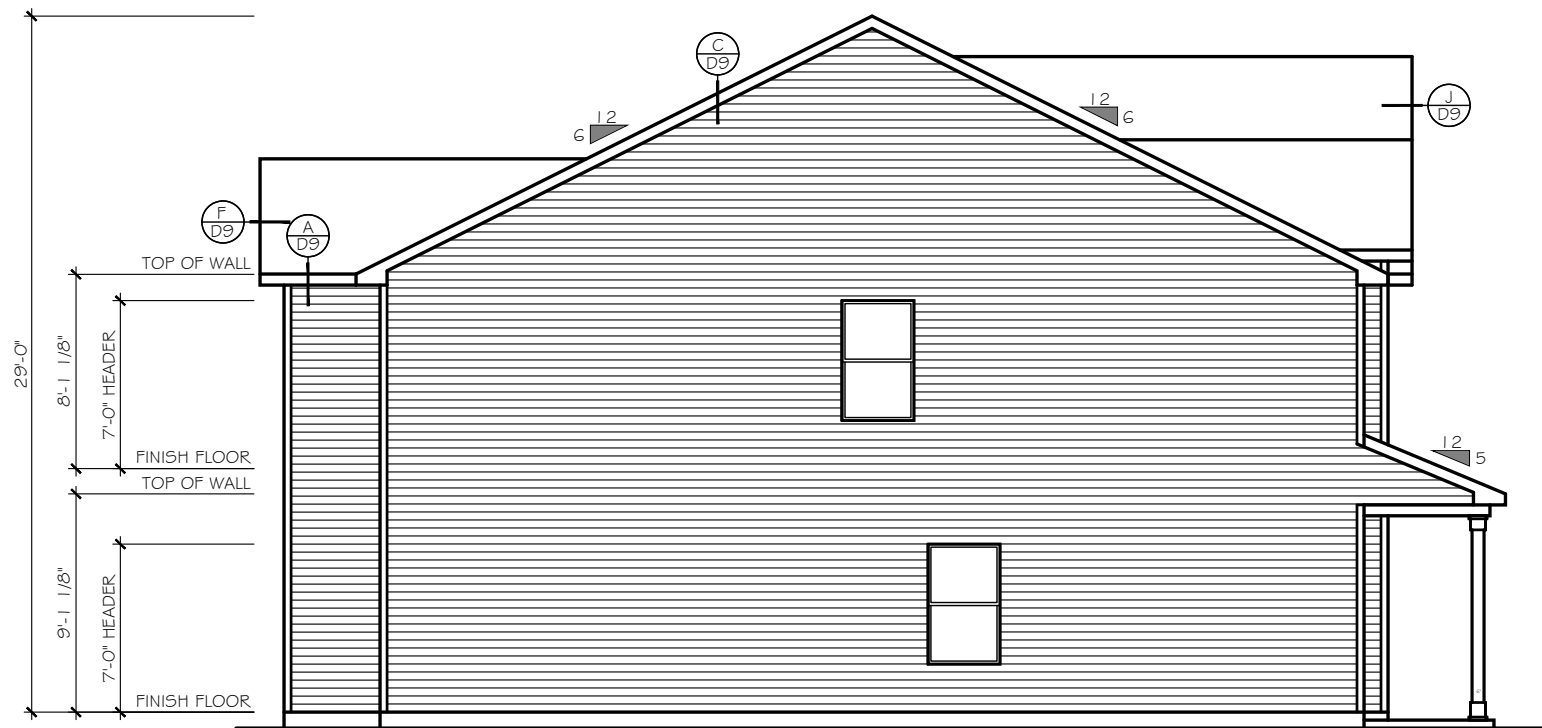
A4.42

v. 5.4



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'
TRADITIONAL PLAN 2478

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ELEVATION 'L'
LEFT ELEVATION

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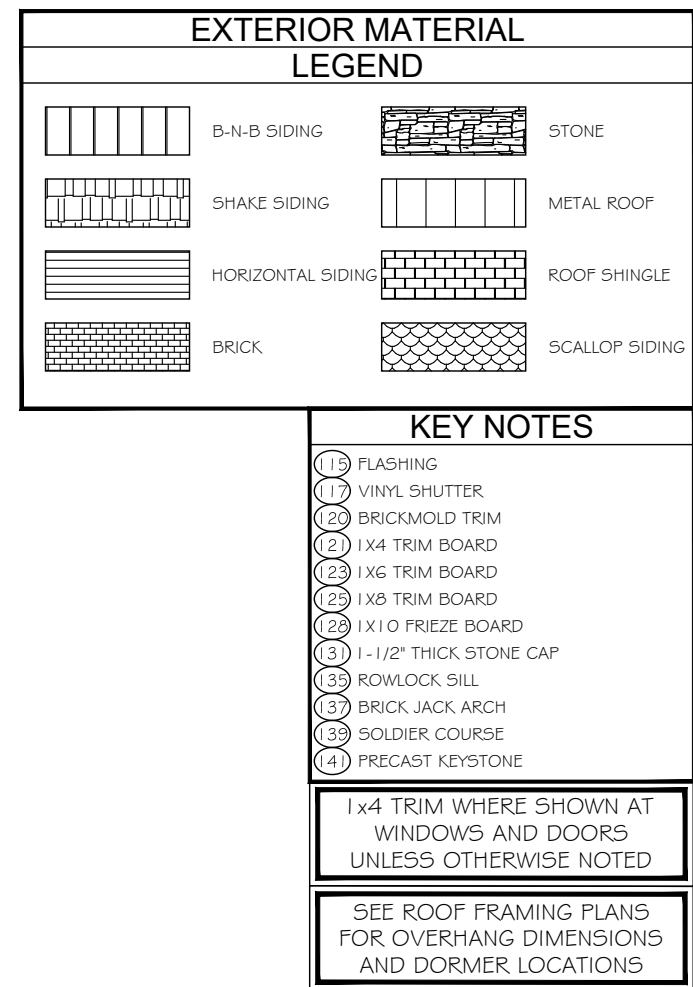
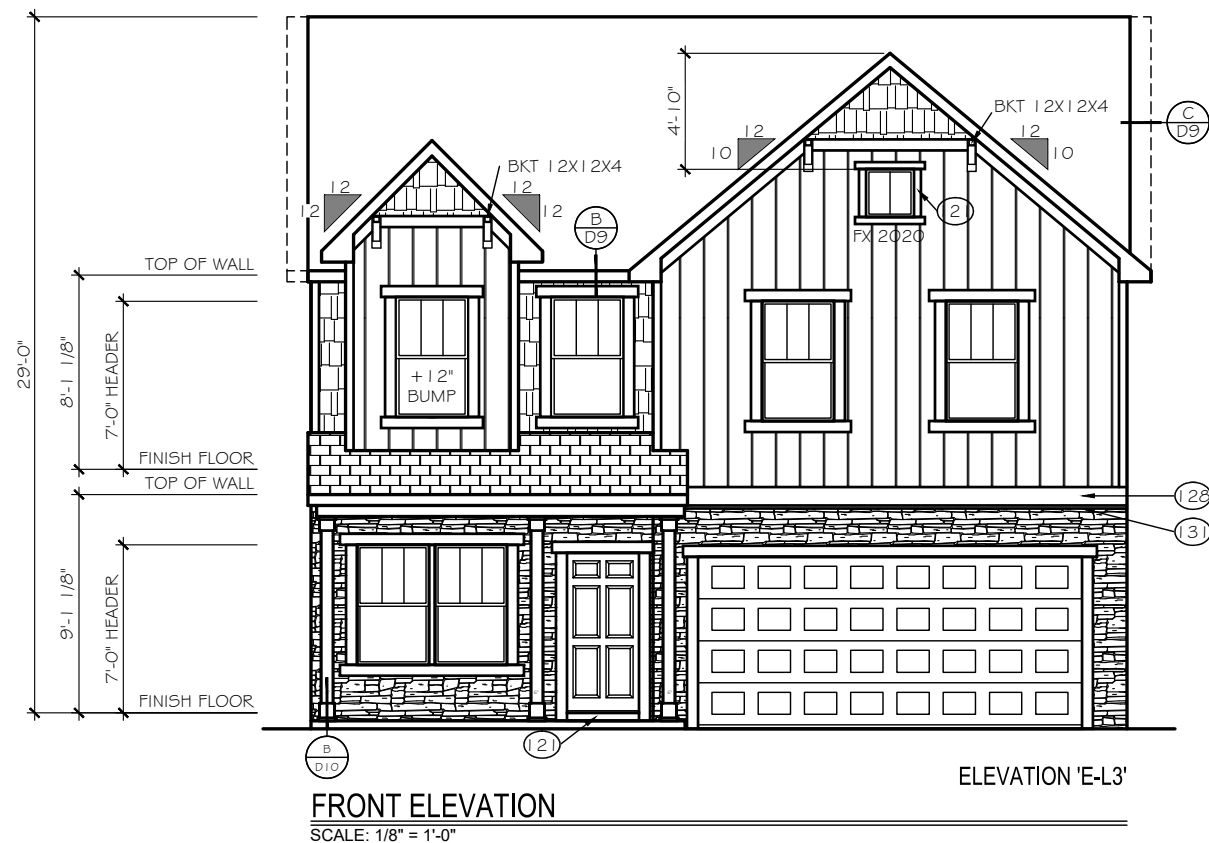
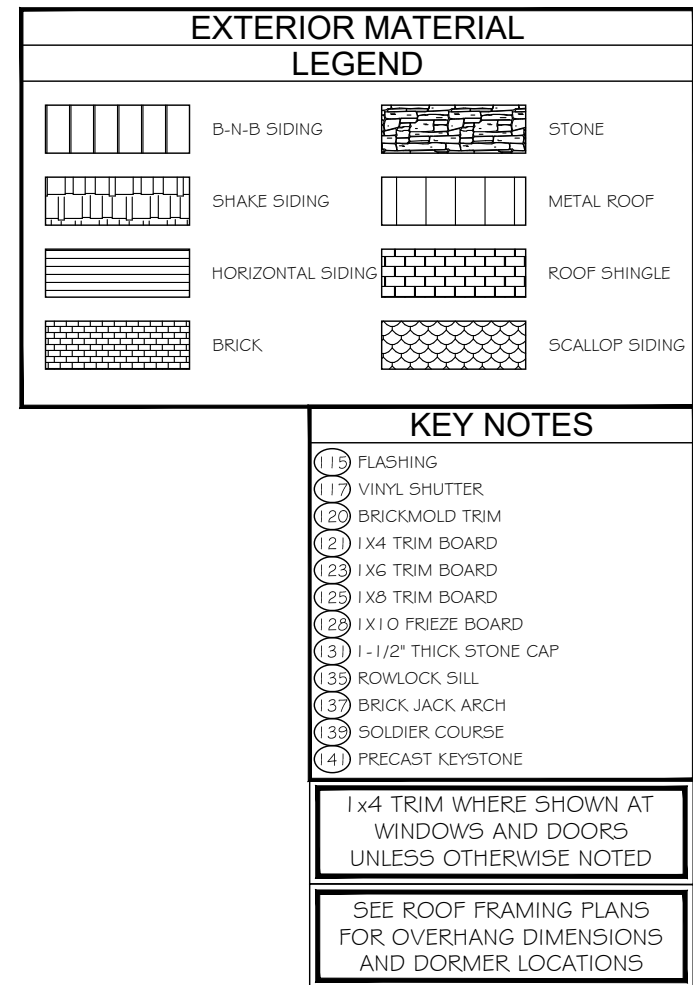
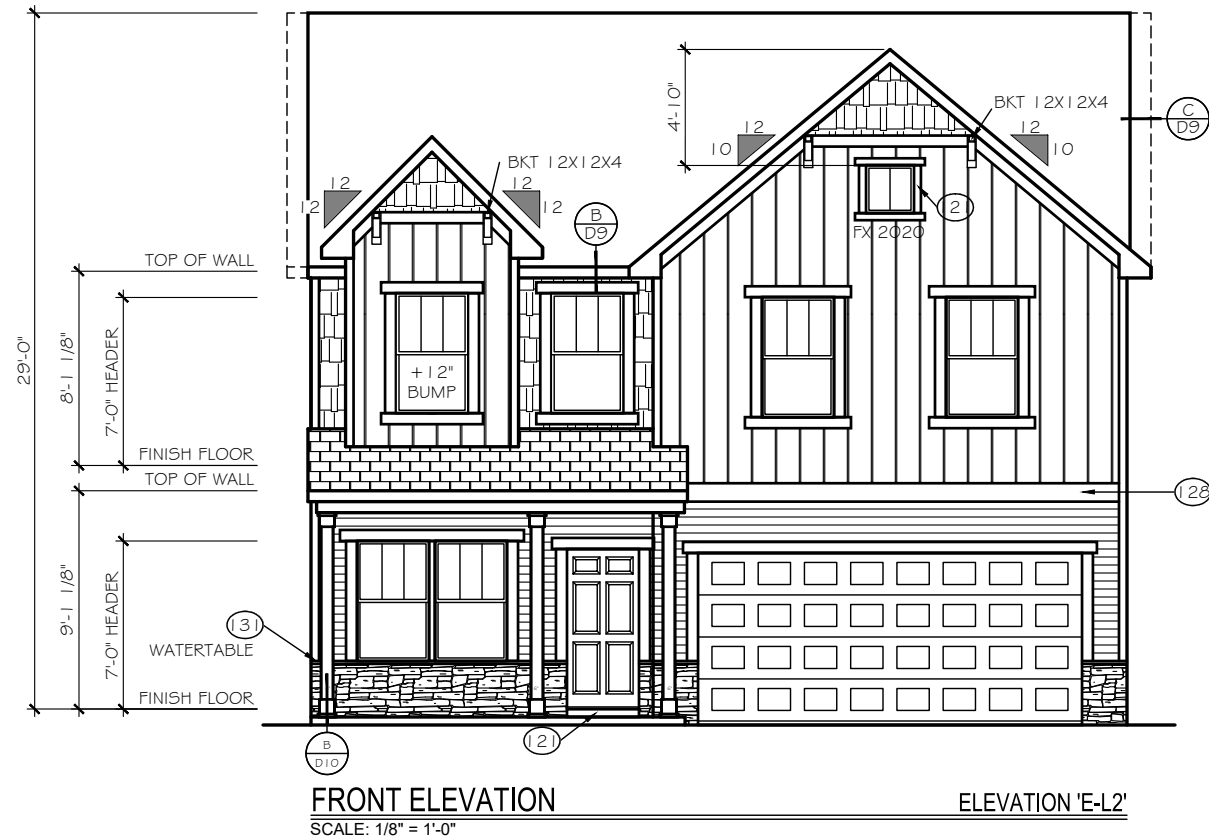
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SHEET:

A4.43

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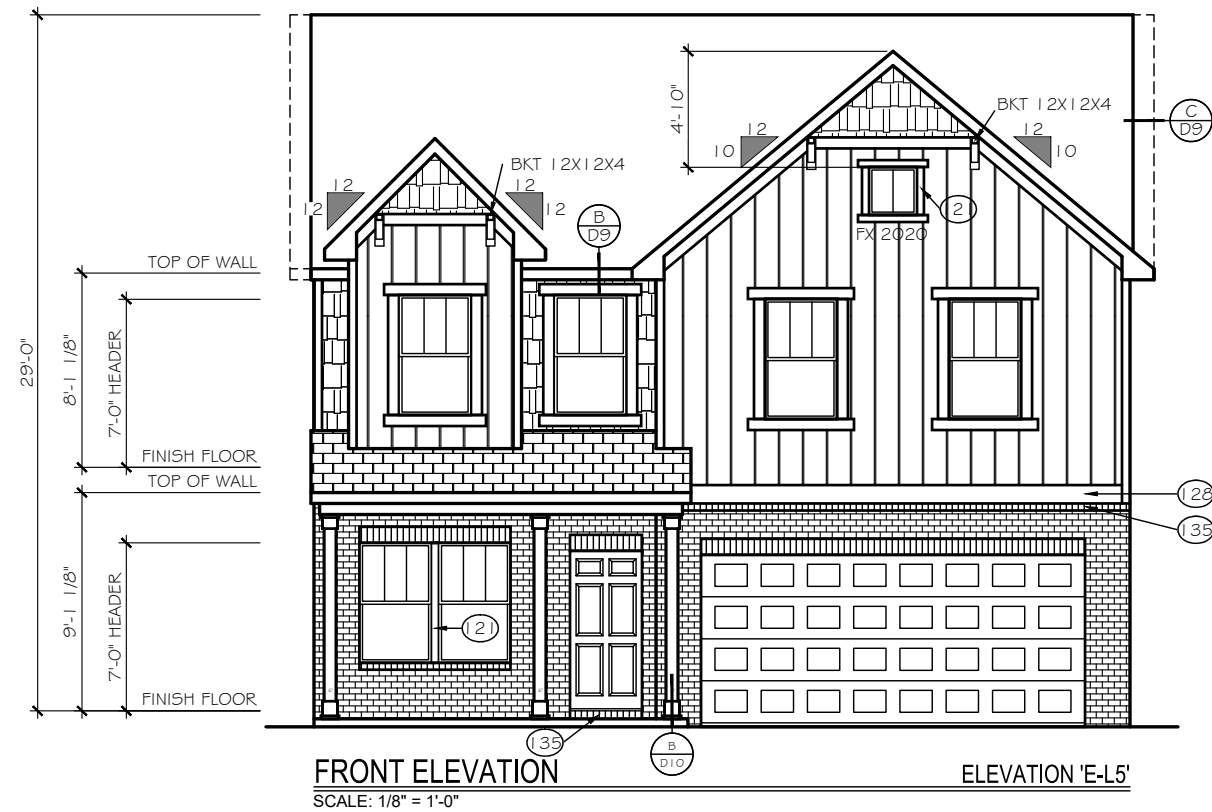
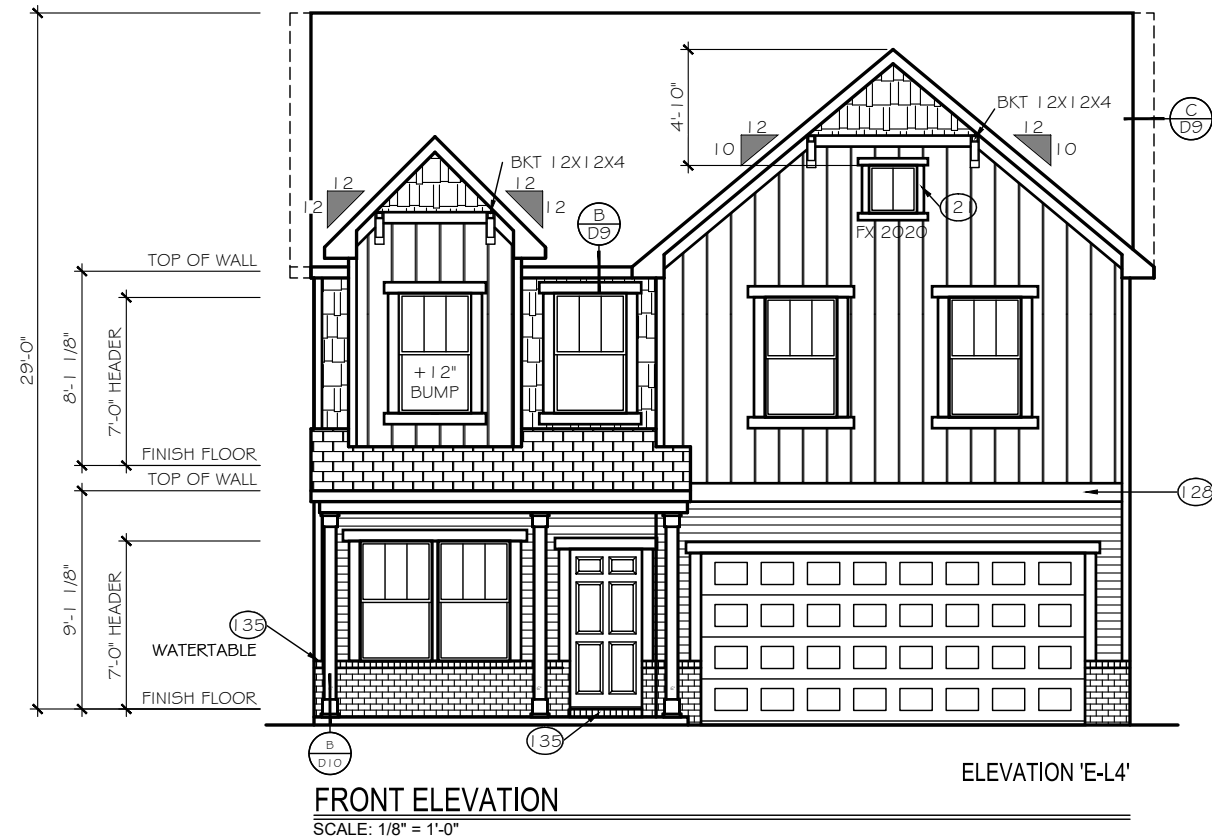
SCALE:
3/16"= 1'-0"

CHECKED BY:
RS / BS

SHEET:

A4.44

v. 5.4



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

115

FLASHING

117

VINYL SHUTTER

120

BRICKMOLD TRIM

121

1X4 TRIM BOARD

123

1X6 TRIM BOARD

125

1X8 TRIM BOARD

128

1X10 FRIEZE BOARD

131

1-1/2" THICK STONE CAP

135

ROWLOCK SILL

137

BRICK JACK ARCH

139

SOLDIER COURSE

141

PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

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FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

EXTERIOR MATERIAL
LEGEND

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	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

115

FLASHING

117

VINYL SHUTTER

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SHEET:

A4.45

v.5.4



RZ-23-15: Request to establish initial City of Asheboro (R10 Medium-Density Residential) zoning to property on WOW Road (Randolph County Parcel Identification Number 7763933698)

Staff Report

Rezoning Staff Report

RZ Case # RZ-23-15

Date October 2, 2023 Planning Board

General Information

Applicant Darren Lucas

Address 6391 Pisgah Road

City Asheboro NC 27205

Phone 336-669-7683

Location WOW Road

Requested Action Apply initial city zoning, following the recent annexation of the property, of City of Asheboro R10 Medium-Density Residential District

Existing Zone Randolph County (RR) **Existing Land Use** Undeveloped

Size 1.17 acres +/-

Pin # 7763933698

Applicant's Reasons as stated on application

Surrounding Land Use

North Undeveloped

East Single-family

South Single-family

West Manufactured home/Single-family

Zoning History This property was released from the City's Extraterritorial zoning jurisdiction in 2013. At that time, the property was zoned R40 Low-Density Residential.

Legal Description

The property of Alexander Lucas, located east of 1766 WOW Road, approximately 450 feet northwest of the intersection of WOW Road and Old Liberty Roads, totaling approximately 1.17 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7763933698.

Analysis

1. The property is now inside the city limits following a request for annexation from the property owner. City zoning must be applied to the property as a result.
2. WOW Road is state-maintained and is viewed as a collector-level road.
3. Prior to 2013, the property was located within the City's extraterritorial zoning jurisdiction. The previous zoning was R40 Low-Density Residential.
4. The zoning ordinance describes the intent of the requested R10 district is *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 majority of residential properties within the area and located within the city limits are zoned R10, including a parcel directly across from the subject property on WOW Road.
6. The property is in close proximity to the intersection of WOW Road and Old Liberty Road, which is designated as a proposed Neighborhood Activity Center. Such a designation advocates a small, pedestrian-oriented neighborhood activity center with a "mix of commercial, office and institutional, entertainment, open space, and residential uses and housing types".

Rezoning Staff Report

RZ Case # RZ-23-15

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	Does not designate beyond current land use jurisdiction
Small Area Plan	Does not designate beyond current land use jurisdiction
Growth Strategy Map Designation	Does not designate beyond current land use jurisdiction

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 Items 12-14: 12.) Property is located outside of the watershed area, Special Hazard Flood Area, and area with steep slopes

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-23-15

LDP Goals/Policies Which Do Not Support Request

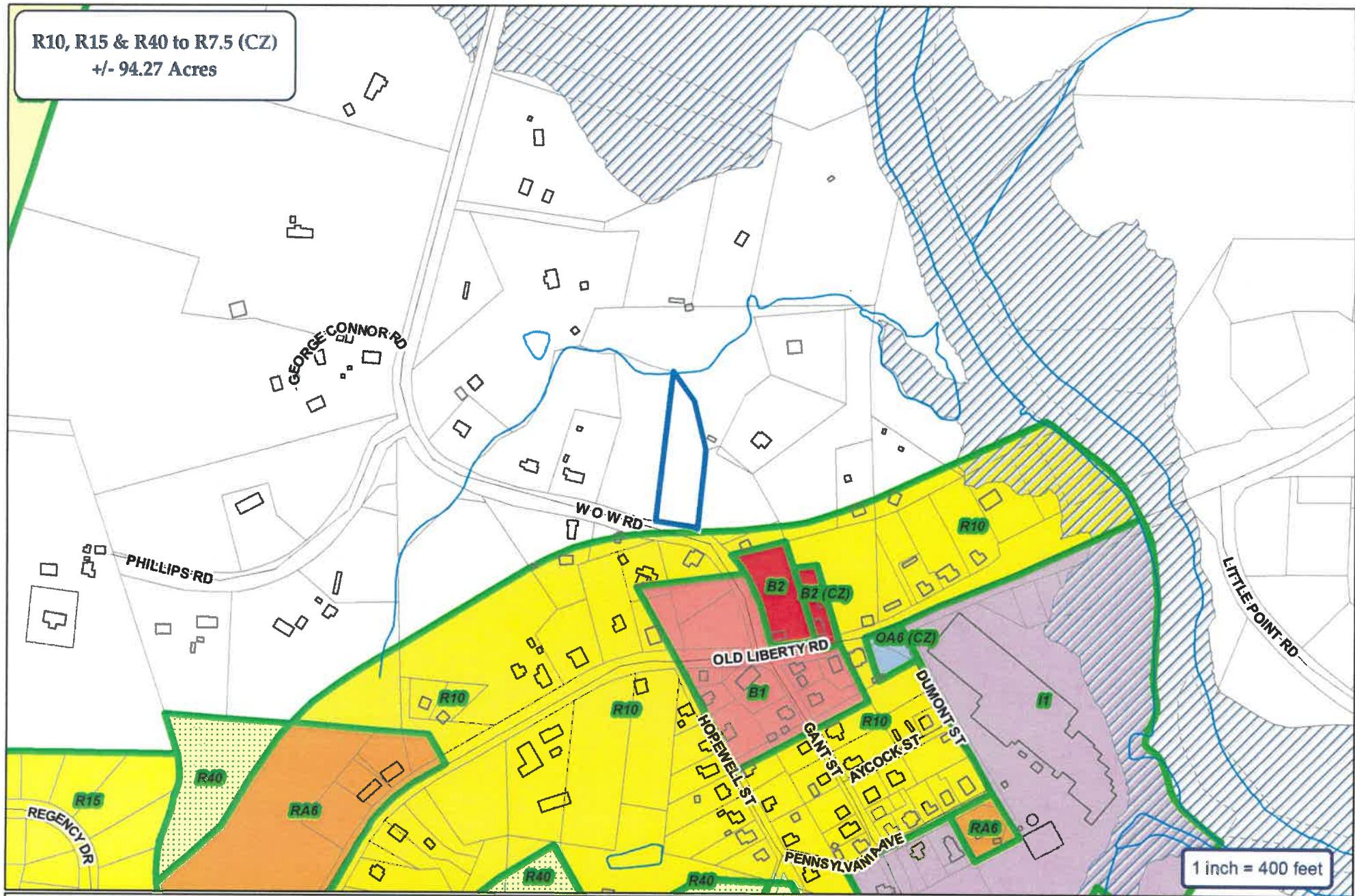
Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

While the property is outside of the city's current zoning jurisdiction and the Land Development Plan doesn't assign a specific proposed land use map designation to the property, a review of the LDP shows several goals and policies that are supportive of the request.

Residential properties in the immediate vicinity, including directly across WOW Road and along Old Liberty Road, have R10 zoning. The LDP designates the intersection of Old Liberty and WOW Roads as a Neighborhood Activity Center, and the history of those properties is residential. A Medium-Density Residential designation provides a sensible transition between these non-residential properties and lower density properties that are in the area located further outside the city jurisdiction along WOW Road.

The recent annexation into the city makes the application of a medium-density residential zoning designation, consistent with other residential properties inside the city limits, an appropriate designation.

Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest.

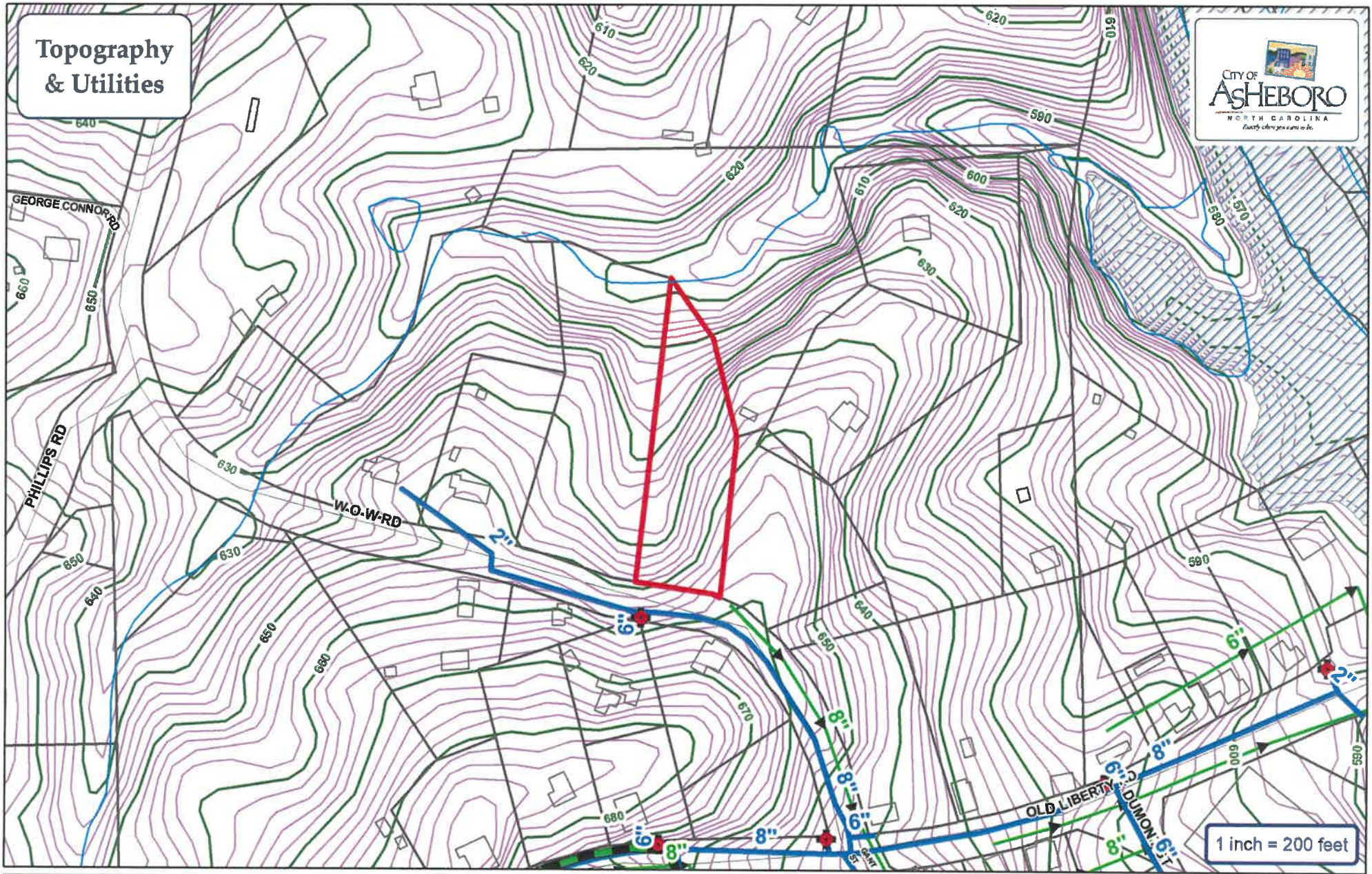


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-15

Parcels: 7763933698





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-15

Parcels: 7763933698

 Subject Property

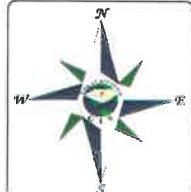




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-15

Parcels: 7763983698



APPLICANT INFORMATION

Applicant Narren Lucas

Applicant's Phone # _____

Applicant's Address 6391 Pisgah Rd

Applicant Email Address _____

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Alexander Lucas

Location of Property How Rd

Property Size (ac. or s.f.) 1.17 acres

Randolph County Property Identification Number (PIN#) 7763933698

Current Zoning District County Zoning

Requested Zoning District R10 City Zoning

Date Property Title Acquired 3/9/23

Deed Book 2848 Page 918

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?

P

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.

P

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?

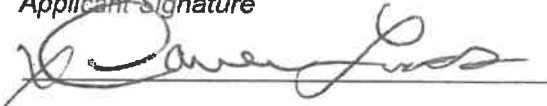
Does not apply ☐

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

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.

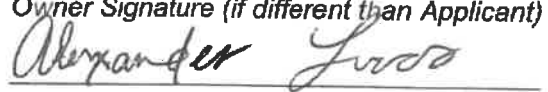
Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)



Owner Address

6391 Pisgah Rd
Asheboro, NC 27205

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by:



Date:

8/29/25

Case Number:



RZ-23-16: Request to rezone property on the north side of East Allred Street, approximately 200 feet west of Ingram Drive (Randolph County Parcel Identification Number 7762401107) from R10 Medium-Density Residential and R15 Low-Density Single-Family Conditional Zoning to R10 Medium-Density Residential Conditional Zoning

Staff Report

Rezoning Staff Report

RZ Case # RZ-23-16

Date October 2, 2023 Planning Board

General Information

Applicant Davidson Land Development

Address PO Box 1706

City Lexington NC 27293

Phone 336-746-5115

Location East Allred Street approximately 200 feet east of Ingram Drive

Requested Action Rezone from R15 Single-Family Low-Density Residential and R10 (CZ) Medium-Density Residential Conditional Zoning for subdivision consisting of single-family dwellings

Existing Zone R10/R15

Existing Land Use Undeveloped

Size 20.21 acres +/-

Pin # 7762401107

Applicant's Reasons as stated on application

To rezone the property from R15 and R10 to CZ R10 for detached SFR dwellings. Residential growth in areas that are suitable for and can accommodate the increased number of dwellings within city limits. The City's desire to accommodate growth and the developers willingness to allow SFR conditions to be applied to the site for a development to be acceptable by both the town and nearby neighbors.

Surrounding Land Use

North Single-Family/Undeveloped

East Single-Family/Undeveloped

South Undeveloped

West Single-Family/Undeveloped

Zoning History In 2017, a major subdivision was approved on this parcel (with 42 lots), which also included property that has since been subdivided. In 2022, a revised sketch plan was approved

Legal Description

The property of Davidson Land Development, LLC, located on the south side of East Allred Street approximately 200 feet east of Ingram Drive, totaling approximately 20.21 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7762401107.

Analysis

See attachment 1

Attachment 1: RZ-23-16 (RZ-23-16 Timber Ridge Rezoning Request)
Staff analysis as of 9-28-23

1. The property is inside the city limits.
2. East Allred Street is a state-maintained minor thoroughfare.
3. 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.
4. The request seeks approval of a conditional zoning district that would:
 - a. permit only single-family dwellings; two-family dwellings would not be allowed;
 - b. establish a minimum dwelling size of 1400 s.f.;
 - c. require each unit to provide at least one parking space via a garage;
 - d. stipulate perimeter and stream buffering via preservation of existing vegetation as well as a Type C screen on the eastern margin of the property and construction of a sidewalk on one side of the street. These are development conditions offered in addition to the standard city development requirements for this type of development.
5. The zoning ordinance does allow an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. The following deviations have been requested:
 - a. waiver of front yard setback averaging requirements for the homes to be constructed, setting the minimum front yard setback at 25' throughout the development except along E. Allred Street where a 30' front setback is proposed and Georgia Trail where a 10' front yard setback is proposed.
6. The proposed R10 (CZ) district differs from the R15 district by:
 - a. permitting minimum lot sizes of 10,000 s.f. instead of 15,000 s.f.;
 - b. allowing 75' wide lots instead of 100' wide lots;
 - c. establishing side yard setbacks of 10' instead of 15'.
7. In 2022, a preliminary subdivision plat was reviewed and approved under the R15 zoning district standards. The main differences between the proposal and previously approved plat include:
 - a. 46 lots are now proposed, an increase of 14 lots;
 - b. The plan depicts two cul-de-sacs along with a street stub to the west. The previously approved plat had no stub for future connection and had proposed a continuous looping road network that required two stream crossings. In order to minimize environmental impacts, only one stream crossing now is proposed.
 - c. The previous plan showed no sidewalk perimeter and stream buffering/screening. The Type C screen along much of the eastern side of the property outside of the powerline easement. A Type C screen consists of a row of evergreen trees that are at least six feet in height at the time of planting, no more than 20 apart and must also include either a row of evergreen shrubs 5' apart to form a hedge at least 6' in height at maturity, or a solid 6' wooden, vinyl, or masonry fence or wall.
8. The overall density of the development is 2.7 dwellings per acre, when subtracting public right-of-way that will be dedicated. The average lot size is approximately 15,000 s.f.
10. There is a small area on the rear of one of the lots (Lot 16) that is located within a Special Hazard Flood Area.
11. The neighborhood residential designation of the property is described by the Land Development Plan's Land Category Description as intended "to accommodate existing medium-density, single family residential neighborhoods, while encouraging new neighborhoods of similar density to provide a greater sense of community." This classification is also described as having a "pedestrian-friendly neighborhood, with convenient access to surrounding neighborhoods, parks and walking trails, and designated neighborhood commercial centers."
12. NCDOT has reviewed the plan and has noted the need for a driveway permit; the developer will work with NCDOT on ensuring adequate site distance along E. Allred Street.

Rezoning Staff Report

RZ Case # RZ-23-16

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	East
Growth Strategy Map Designation	Primary Growth (due to annexation into city limits)

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

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

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 12: Property is located outside of watershed.

Rezoning Staff Report

RZ Case # RZ-23-16

LDP Goals/Policies Which Do Not Support Request

Checklist Items 13-14: (13) Property is located with Special Hazard Flood Area and (14) on slopes of greater than 20%.

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

The proposal for development is generally consistent with the medium-density residential properties in the vicinity and Land Development Plan's "Neighborhood Residential" designation. The application incorporates important elements, such as sidewalks, tree preservation, and protection of environmentally sensitive features, and seeks to promote compatibility with the adjacent neighborhood to the east through installation of a screening yard.

Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions.

Rezoning Staff Report

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

See attachment 2

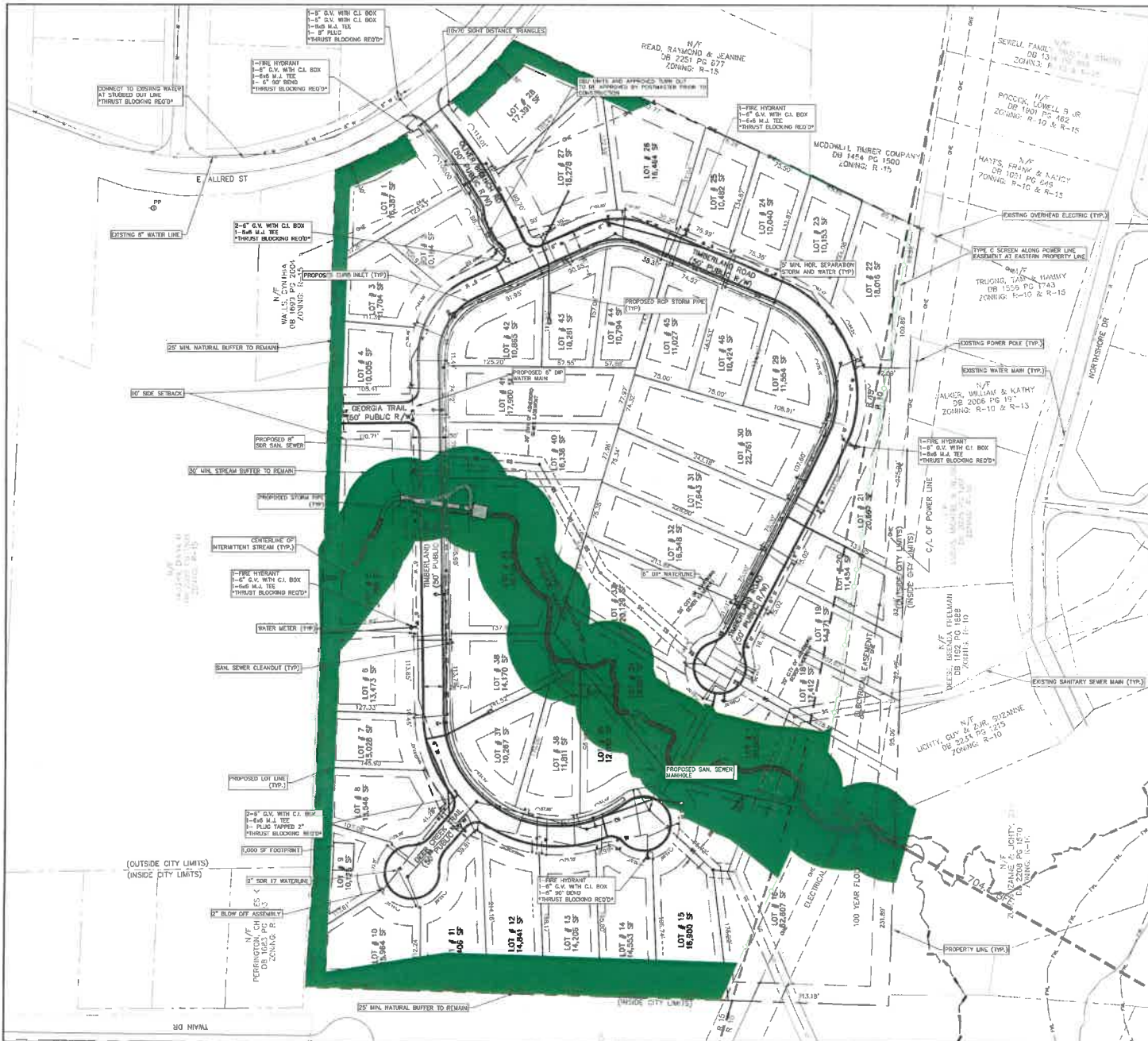
RZ-23-16: Timber Ridge Attachment 2
Proposed Conditions as of September 28, 2023

- (A) The use approved shall be a residential development consisting of single-family dwellings with no more than 46 dwelling units on 46 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) Maintenance of any utilities not publicly maintained, and roadways and drainage facilities that are not specifically labeled on the approved as public or not within public-right-of-way shall be the responsibility of the property owner(s) and any successors in interest.
- (D) Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement or public right-of-way. Surveying of any required easements shall be the responsibility of the property owner.
- (E) Landscaping buffering and screening, including tree preservation to provide perimeter buffering and installation of the Type C Screen, shall be consistent with the details of the site plan. No structures shall be permitted within such buffer or screening yards.
- (F) Prior to the recording of Memorandum of Land Use Restrictions outlined in (O), the site plan shall be revised with the following information and resubmitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council:
 - (i) Clarification of buffer and screen widths (including perimeter buffering and screens, stream buffering) with illustration showing dimensions consistent with what is noted on the site plan.
 - (ii) Removal of buffering shown where it conflicts with public street rights-of-way and utility easements
 - (iii) Labeling of all lot dimensions.
 - (iv) Confirmation of adequate buildable area for each lot
 - (v) Sidewalk width and grass strip dimension in accordance with the Asheboro Subdivision Ordinance.
 - (vi) Clerical correction adding acres to the note identifying the area within public right-of-way.
 - (viii) Ensuring text labels and lot boundaries are visible and not covered by illustration(s)
- (G) Prior to the approval of a preliminary subdivision plat 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
 - (iv) plans concerning water, including provisions for fire hydrants, street lights, and sanitary sewage that comply with city policies, shall be submitted and approved.
- (H) Front yard averaging provisions shall not be applicable within the development.
- (I) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.
- (J) Each dwelling unit constructed shall, at a minimum, consist of at least 1400 s.f. and possess a garage capable of holding one passenger vehicle per the applicant's proposal.
- (K) Final roadway names shall be subject to city and Randolph County approval.
- (L) If the postal service requires a cluster box unit (CBU) for mail delivery, such a change will not be considered a modification of the conditional zoning district requiring council action. If required within the public right-of-way, an area shall be provided that, at a minimum, is adequate for one drop-off space for a motor vehicle, including any maneuvering area. Any drop-off area shall be designed in accordance with commonly accepted traffic engineering practices. Construction of this area shall be the responsibility of the developer and is subject to approval of

RZ-23-16: Timber Ridge Attachment 2
Proposed Conditions as of September 28, 2023

the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this activity shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.

(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.

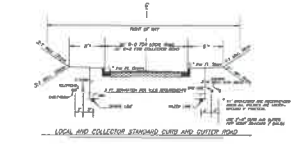


STORMWATER NOTE:

JURISDICTION: CITY OF ASHEBORO
MAX DRAIN: NONE
PROPOSED DRAIN: 4.83 AC (23.8 I)
ROADWAY: 1.65 AC
LOTS: 48 X 3,000 SF PER LOT = 3.18 AC

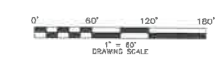
SITE NOTES:

- PROPERTY INFORMATION
CURRENT OWNER: DAVIDSON LAND DEVELOPMENT, LLC
DEVELOPER: DAVIDSON LAND DEVELOPMENT, LLC
PH NUMBERS: 775540107
EXISTING ZONING: R15 / R10
PROPOSED ZONING: R15 / R10
EXISTING LAND USE: VACANT
OWNER / DEVELOPER ADDRESS: 896 SHIPTONTOWN RD LEXINGTON, NC 27282
NUMBER: 336-746-5115
- PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY RECEIVED FROM SURVEY CAROLINA, PLLC AND RANDOLPH COUNTY GIS
- PROPOSED USE: RESIDENTIAL
- LOT INFORMATION
- NUMBER OF LOTS: 46
- TOTAL TRACT AREA: 20.31 AC
- NUMBER OF LOTS: 46 LOTS
- TOTAL SITE AREA: 20.31 AC
- AVERAGE LOT SIZE: 0.38 AC
- PUBLIC Y/N AREA: 3.0
- R 10 SETBACKS
FRONT: 30 FT (FRONT SETBACKS ARE SUBJECT TO FRONT YARD AVERAGING PROVISIONS)
FRONT: 25 FT REQUESTED
SETBACKS ARE SUBJECT TO FRONT YARD AVERAGING ON BOTH STREETS, CORNER LOTS HAVE FRONT YARD SETBACKS, SIDE SETBACKS, AND REAR YARD SETBACKS.
SIDE: 10 FT
REAR: 25 FT
MIN. LOT SIDE: 10,000 SF
MIN. LOT WIDTH: 75
- PROPOSED STREET INFORMATION
- TIMBERLAND LANE 2,800 LF
- DEER CREEK TRAIL 125 LF
- CUDLER BRANCH RD 225 LF
- GEORGIA TRAIL 110 LF
- 50' R/W
- MAINTENANCE NOTES
- MUNICIPALITY TO MAINTAIN ALL STORM SEWER, SANITARY SEWER, AND WATER LINES WITHIN PUBLIC R/W
- OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
- CONFIRM UTILITY RE-INS WITH CITY PRIOR TO CONSTRUCTION.
MIN. HEATED SF OF DWELLINGS: 1,400 SF
MIN. 1 CAR ATTACHED GARAGE TO BE PROVIDED WITH EACH DWELLING



DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SETBACK LINES
- EXISTING SANITARY SEWER MAINHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- RIGHT-OF-WAY LINE
- EXISTING OVERHEAD UTILITY
- EXISTING POWER POLE
- EXISTING STREAM CENTERLINE
- 100 YEAR FLOOD LINE



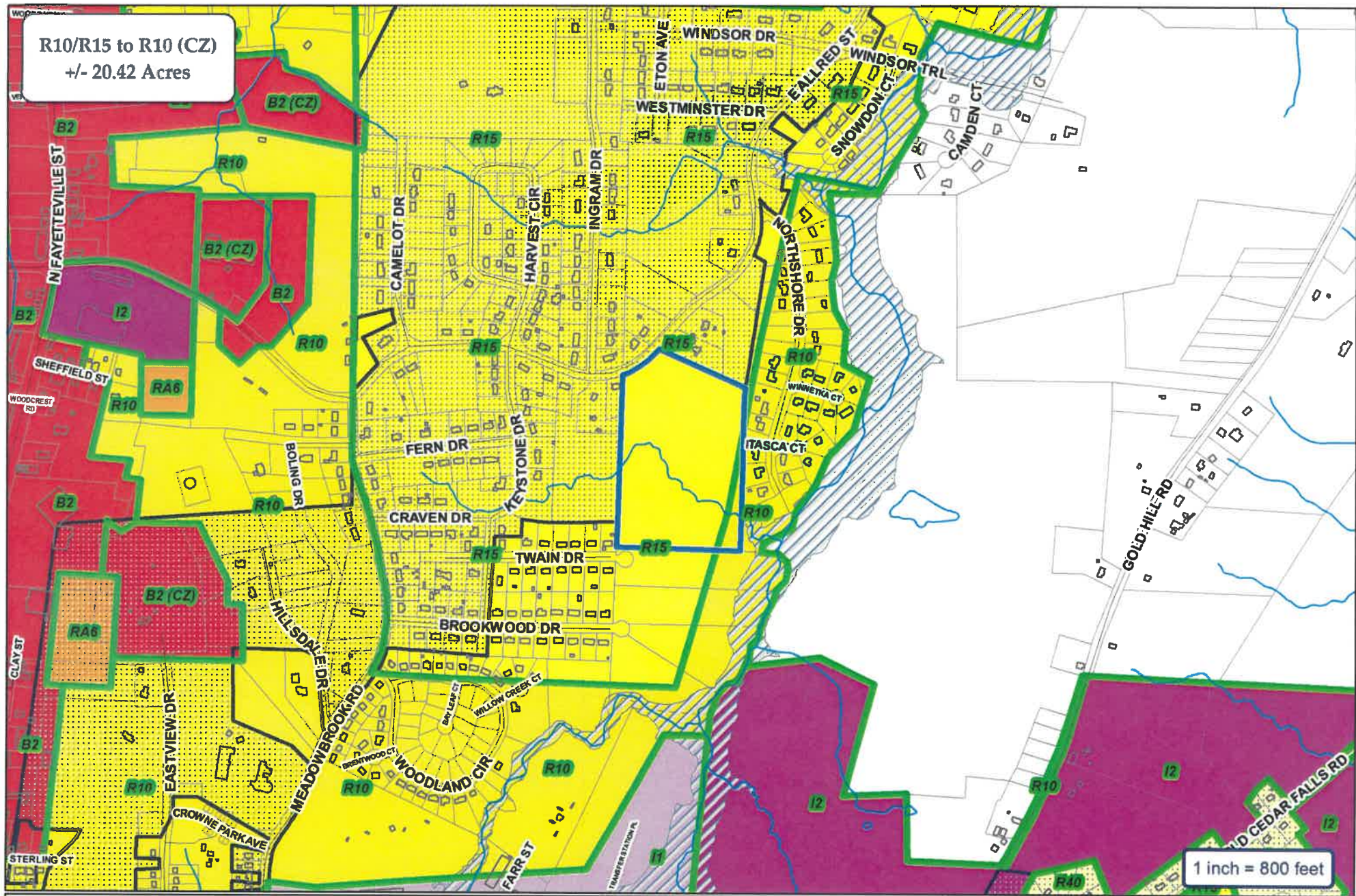
PRELIMINARY - F OR REVIEW ONLY

SITE AND UTILITY
TIMBER RIDGE SUBDIVISION
E. ALLRED STREET
ASHEBORO - RANDOLPH COUNTY - NC

Scale	AS NOTED
Date	04/26/2021
Drawn By	DJS
Checked By	CJS
Job No.	17-115
Sheet No.	C-3



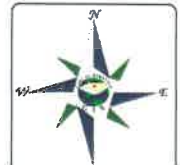
Summy Engineering Associates, PLLC
Engineering - Land Planning - Consulting
Charlotte, NC 28204
Phone: 704.333.2022 Fax: 704.333.2022
Email: info@summyengineering.com
NC Trade and Engineering Firm License No. 15000

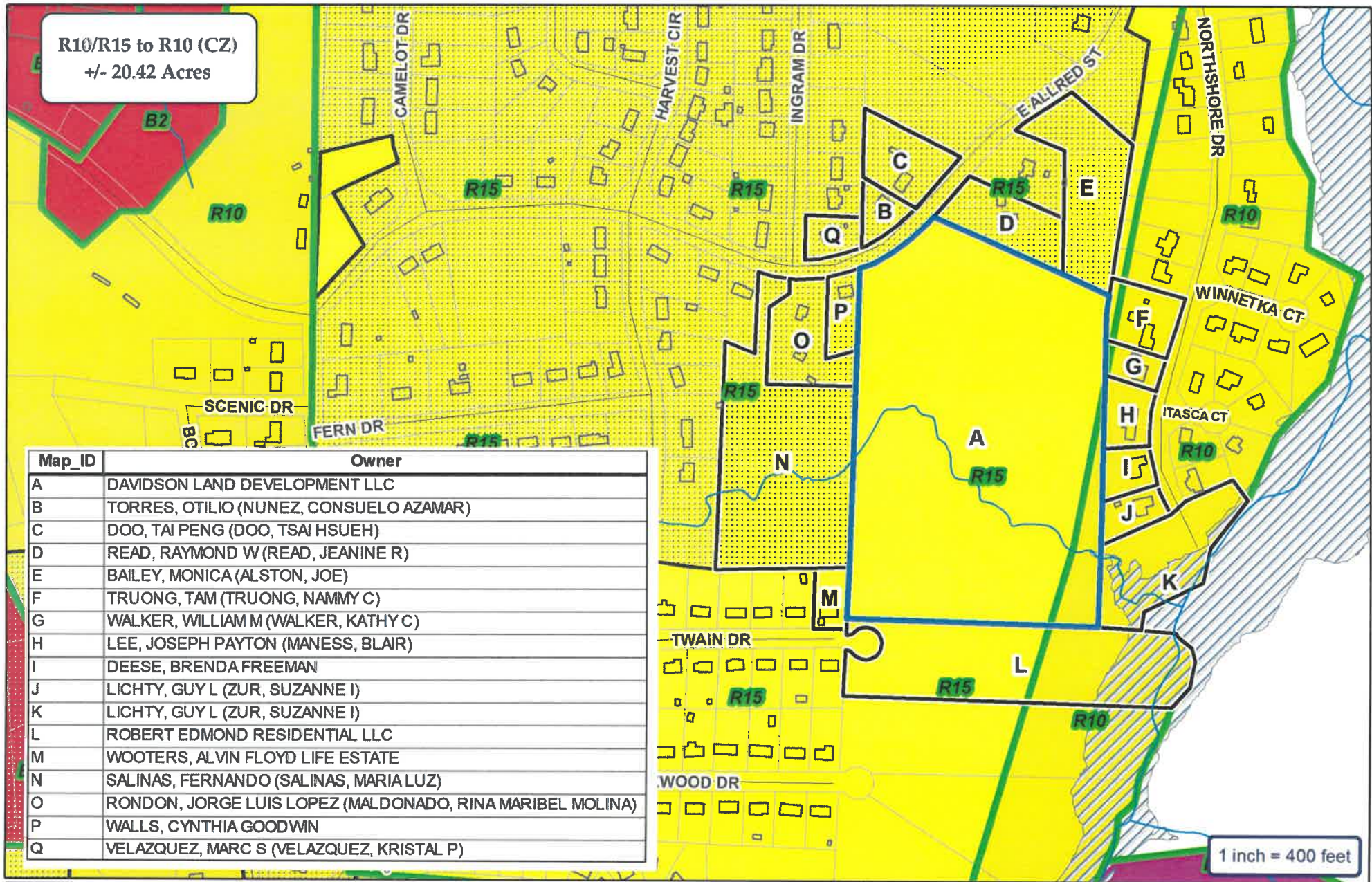


City of Asheboro Planning & Zoning Department

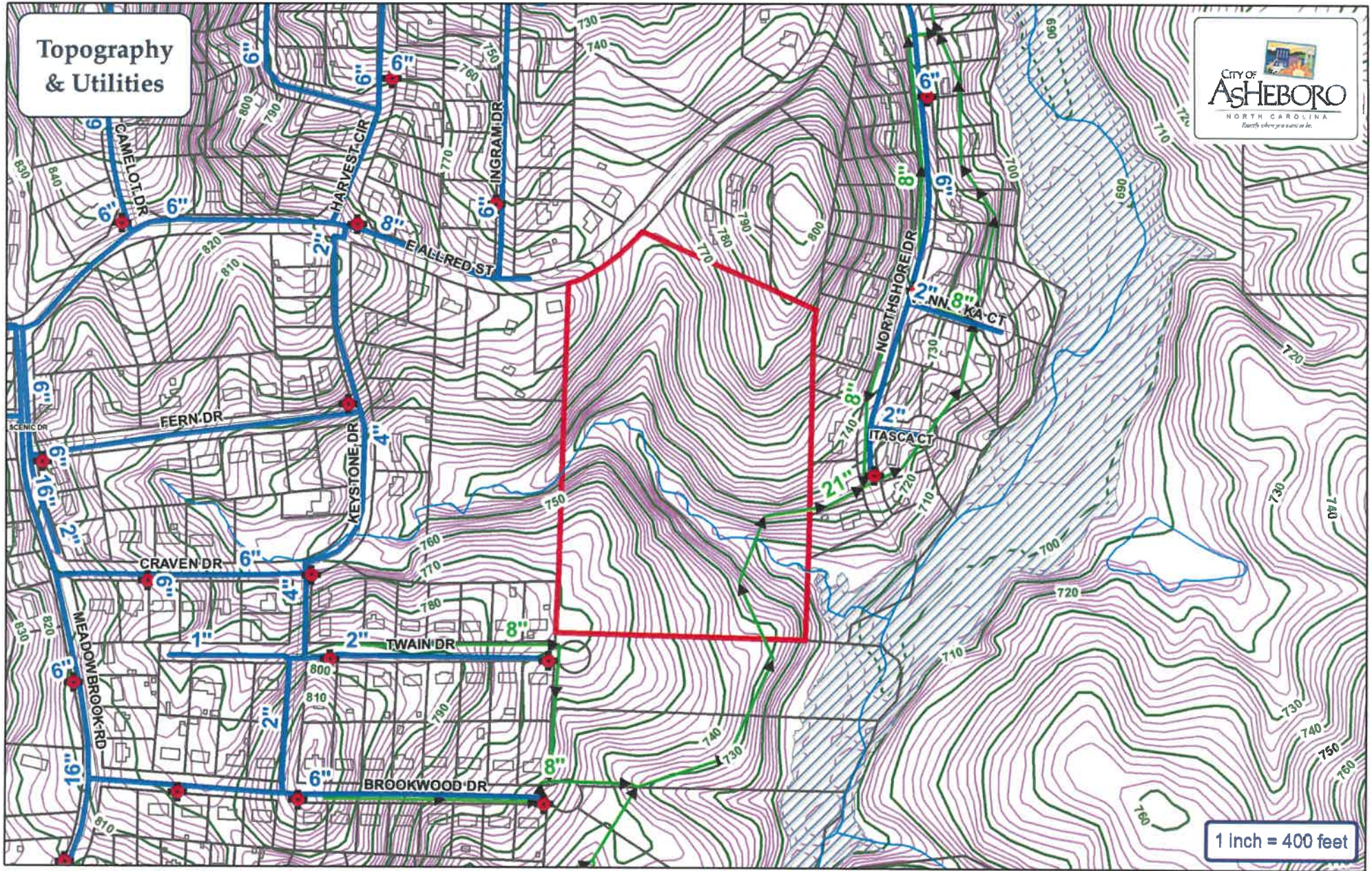
Rezoning Case: RZ-23-16

Parcels: 7762401107





Topography & Utilities

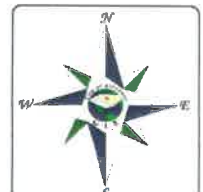


- | | | | |
|--|------------|--|--------------|
| | Water Main | | Fire Hydrant |
| | Sewer Main | | Pump Station |
| | Force Main | | Watershed |

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-16

Parcels: 7762401107

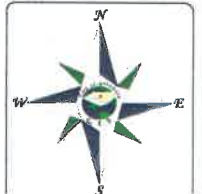




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-16

Parcels: 7762401107



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

APPLICANT INFORMATION

Applicant Davidson Land Development, LLC *Applicant's Phone #* 336-746-5115
Applicant's Address PO Box 1706
Lexington, NC 27293
Applicant email address chris@reidfarm.com

PROPERTY INFORMATION

Property Owner's Name Davidson Land Development, LLC
Location of Property Allred St *Property Size (ac. or s.f.)* 20.42
Randolph County Property Identification Number (PIN#) 7762401107
Current Zoning District R15 / R10 *Requested Zoning District* CZ R10
Date Property Title Acquired _____ *Deed Book* 2820 *Page* 60
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:

To rezone the subject property from R15 and R10 to CZ R10 for detached SFR dwellings.

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

Residential growth in areas that are suitable for and can accommodate the increased number of dwelling units within city limits

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 city's desire to accommodate growth and the developers willingness to allow SFR conditions to be applied to the site for a development to be acceptable by both the town and near by neighbors.

Does not apply ☐

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

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)

Chris Reid

Owner Address

Position/Relationship of Authorized Signatory to Applicant

Member - Manager

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

Received by: JE **STAFF USE** Date: 1-12-23 Case Number: RZ-23- [PENDING]



RZ-23-17: Request to rezone property located at 639 and 645 North Fayetteville Street and 114 Liberty Street (Randolph County Parcel Identification Numbers 7751868499 and 7751960550) from B2 (General Commercial) and R10 (Medium-Density Residential) to OA6 (Office-Apartment)

Staff Report

Rezoning Staff Report

RZ Case # RZ-23-17

Date October 2, 2023 Planning Board

General Information

Applicant Christopher Justin Hancock

Address 212 Worth Street

City Asheboro NC 27203

Phone 336-706-9742

Location 639 and 645 North Fayetteville Street and 114 Liberty Street

Requested Action Rezone from R10 Medium-Density Residential and B2 General Commercial to OA6 Office-Apartment

Existing Zone R10/B2

Existing Land Use Residential

Size 0.9 acres

Pin # 7751868499 and 7751960550

Applicant's Reasons as stated on application

Allows continued commercial use while harmoniously existing - residential. Offers diversity in both commercial and residential. Gives a better transition to adjoining neighborhood. Consistent with other properties in the area.

Surrounding Land Use

North Commercial

East Commercial

South Commercial/Single-family residential

West Single-family residential

Zoning History N/A

Legal Description

The properties of Christopher Justin Hancock, located at 639 and 645 North Fayetteville Street and 114 Liberty Street, totaling approximately 0.9 acres +/- and more specifically identified by Randolph County Parcel Identification Numbers 7751868499 and 7751960550.

Analysis

1. The property is located inside the city limits.
2. North Fayetteville Street is a state-maintained major thoroughfare. Liberty Street is a local city-maintained street.
3. The existing 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. 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."
4. The requested zoning district allows residential (single-family, two-family, multiple-family), office & institutional uses, and limited commercial uses. The OA6 zoning district is described by the zoning ordinance 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."
5. The ordinance limits multi-family uses to no more than four units on parcels of less than 45,000 square feet (approximately 1.03 acres +/-) in the OA6 district. Heavier commercial uses (such as retail, eating establishments, motor vehicle sales and major/minor repair, etc.) are prohibited in the OA6 district.
6. The tax records classify the properties as "single-family" and indicate that the three principal structures on the two parcels were built between 1925 and 1935.

Rezoning Staff Report

RZ Case # RZ-23-17

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	Central
Growth Strategy Map Designation	Primary 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

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

Checklist Items 12-14: 12.) Property is located outside of the watershed area, Special Hazard Flood Area, and area with steep slopes

Rezoning Staff Report

RZ Case # RZ-23-17

LDP Goals/Policies Which Do Not Support Request

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

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

Although the application does not comply with the Land Development Plan (LDP) Proposed Land Use Map which identifies the property for exclusively commercial use, the property's location is consistent with the intent of the OA6 district and could facilitate new investment into the property.

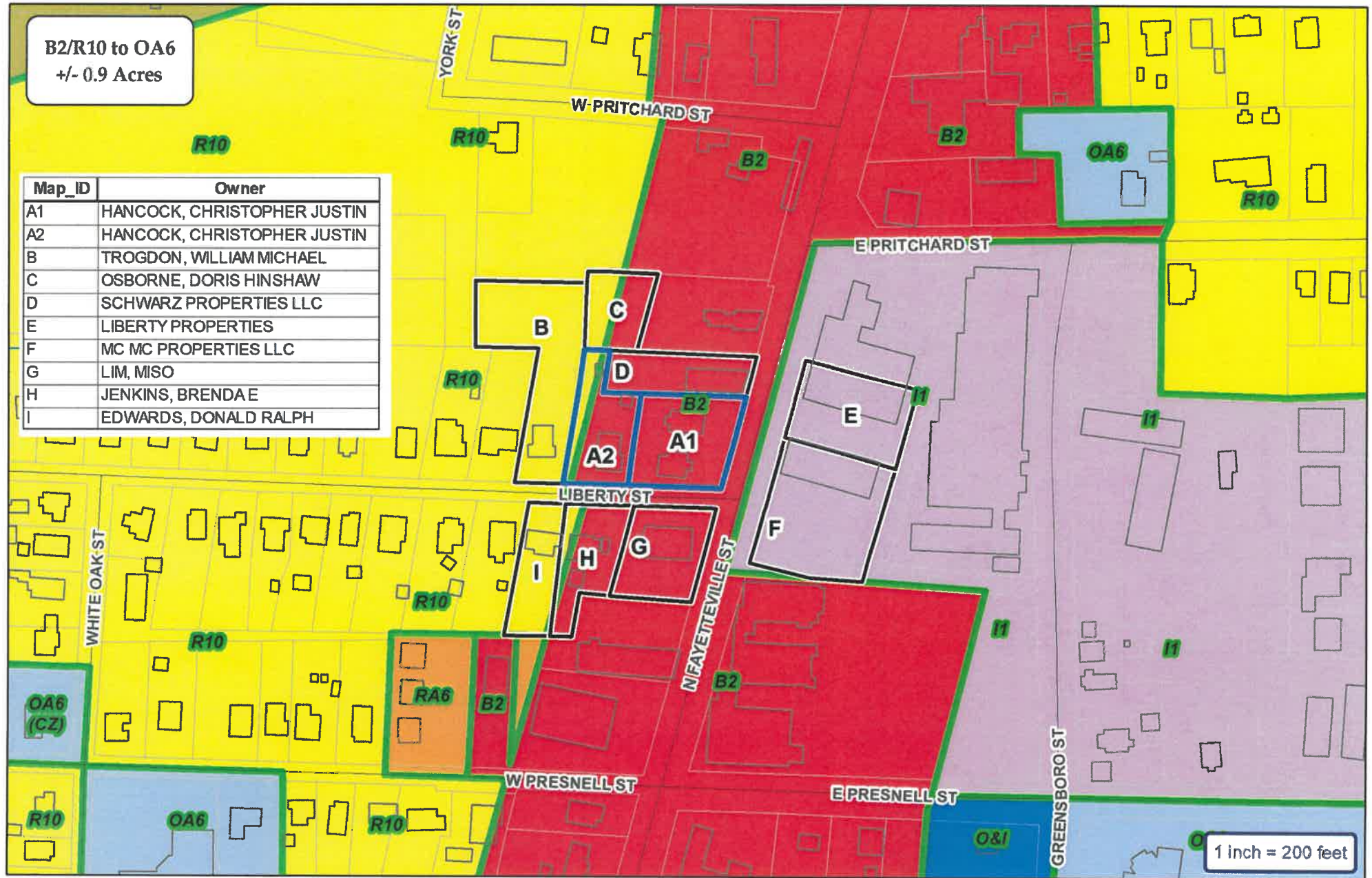
Further, since the OA6 district is a less permissive non-residential district than the current B2 district, the intent of the Central Small Area Plan's goal seeking to balance new development with "preservation and revitalization of existing residential neighborhoods" also is promoted, as certain commercial uses that could be disruptive to the neighborhood no longer would be permitted.

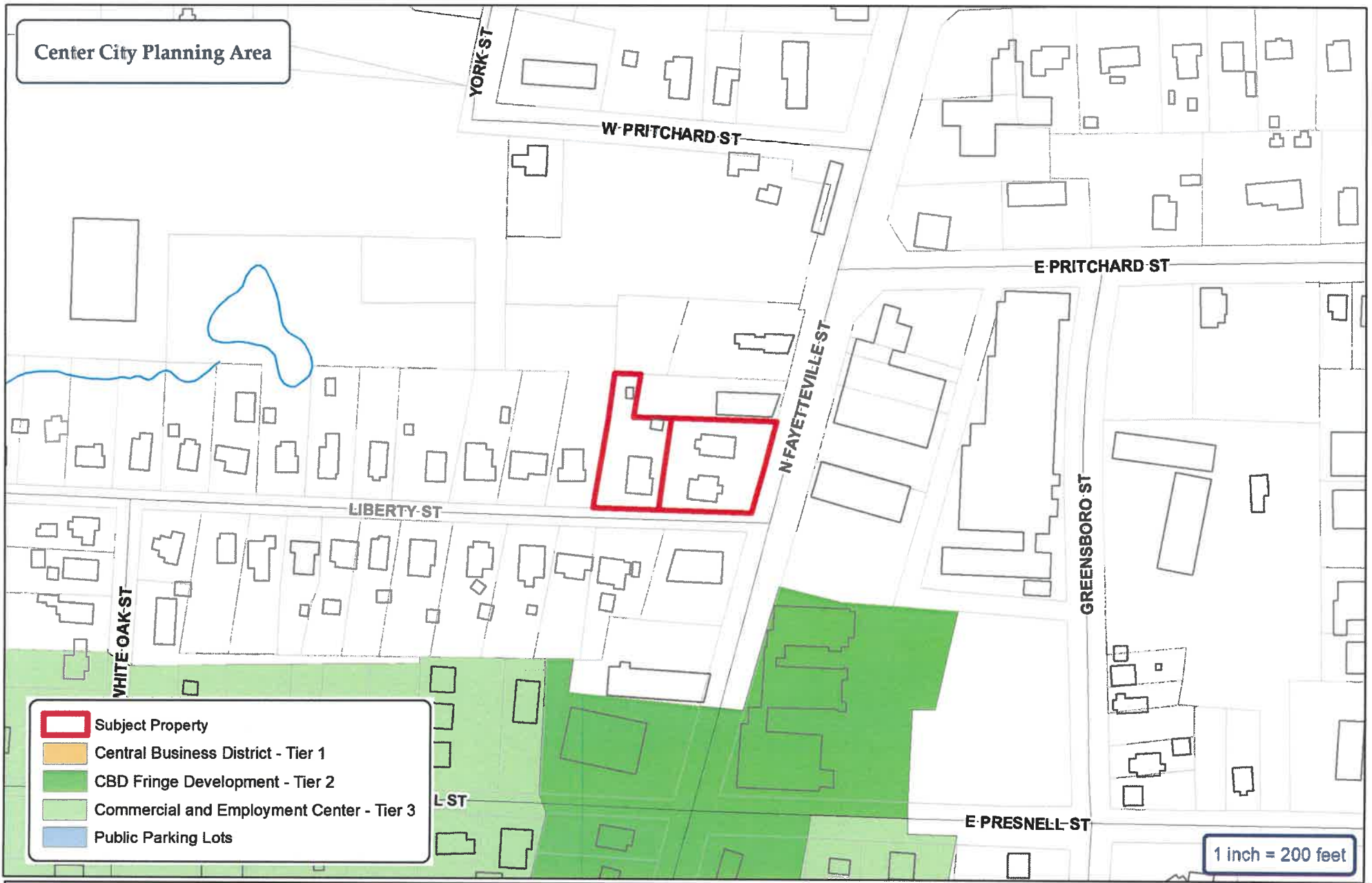
Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest.

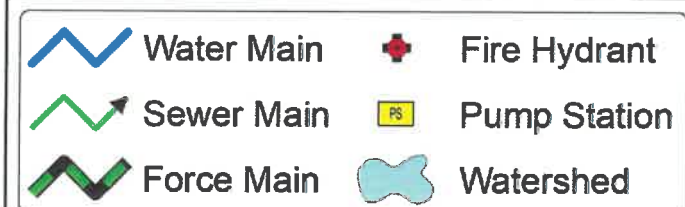
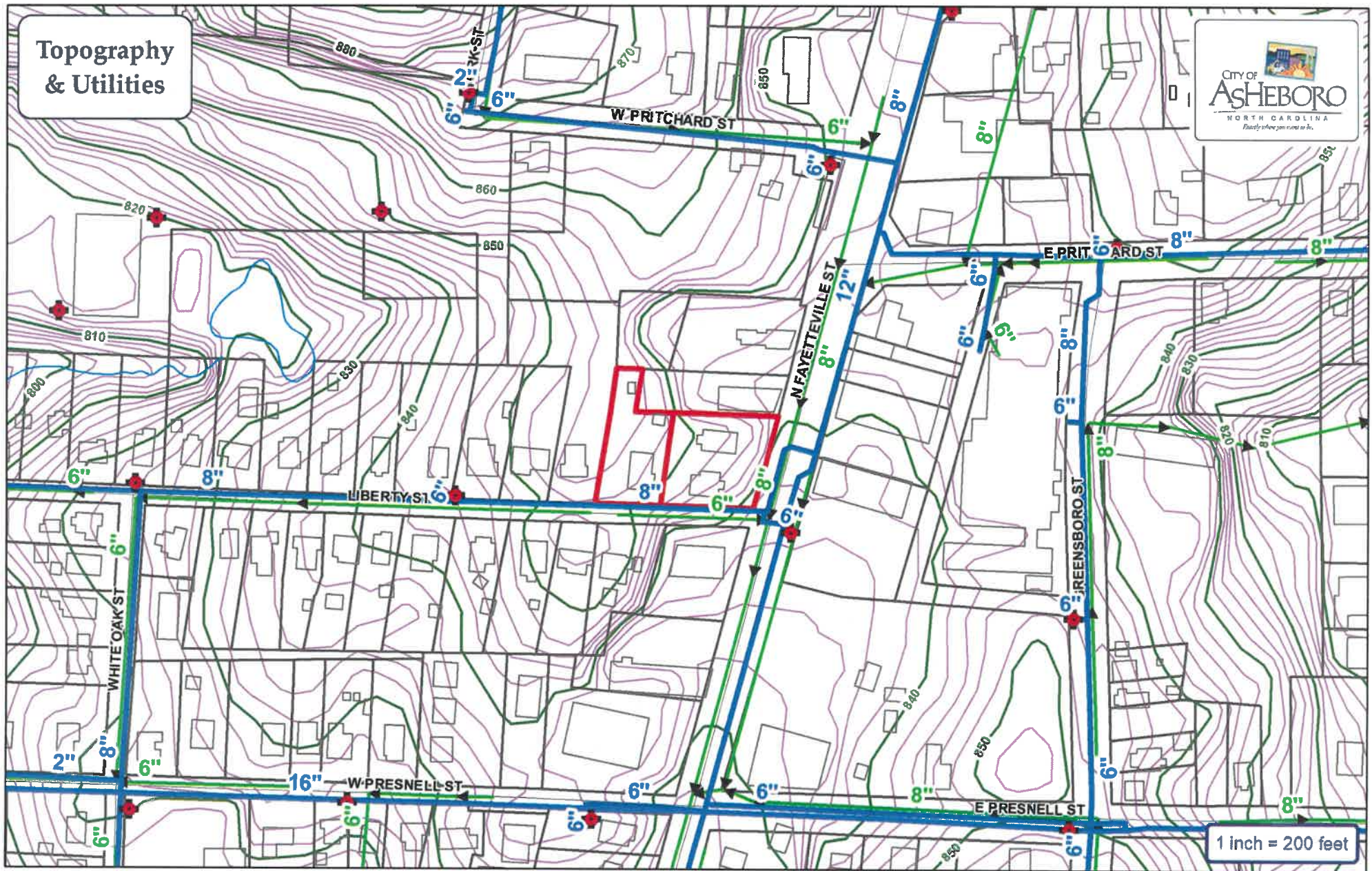


B2/R10 to OA6
+/- 0.9 Acres

Map_ID	Owner
A1	HANCOCK, CHRISTOPHER JUSTIN
A2	HANCOCK, CHRISTOPHER JUSTIN
B	TROGDON, WILLIAM MICHAEL
C	OSBORNE, DORIS HINSHAW
D	SCHWARZ PROPERTIES LLC
E	LIBERTY PROPERTIES
F	MC MC PROPERTIES LLC
G	LIM, MISO
H	JENKINS, BRENDAE
I	EDWARDS, DONALD RALPH







City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-17

Parcels: 7751960550 & 7751868499

 Subject Property



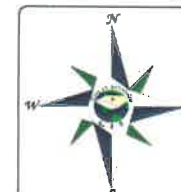


Aerial

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-17

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OCT. 2ND
NOV. 8TH

APPLICANT INFORMATION

Applicant Christopher Justin Hancock

Applicant's Phone # 336-706-9742

Applicant's Address 212 Worth Street
Asheboro 27203

Applicant Email Address JUDASSCHWARZ@GMAIL.COM

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Christopher Justin Hancock

Location of Property 639 + 645 N. Fayetteville St & 114 Liberty St.

Property Size (ac. or s.f.) 0.9 acre (total of 2 tracts)

Randolph County Property Identification Number (PIN#) 7751868499 and

Current Zoning District B-2 - R-10 7751960550

Requested Zoning District OA-6

Date Property Title Acquired 5-12-2023

Deed Book 2857 Page 1492

Subdivision _____ Section _____ Lot # _____

Plat Book 93 Page 71

ORDINANCE AMENDMENT INFORMATION

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

Allows continued use while ^{completing} existing Residential
USES.

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.

NO

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?

OFFERS diversity in used both Commercial & Residential.
GIVES A better transition to adjoining neighborhood.

Does not apply ☐

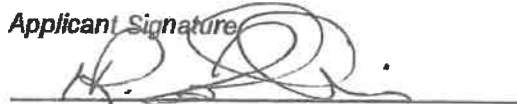
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

Consistent with other properties in the
AEZA.

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)

H.R. Gallimore

Position/Relationship of Authorized Signatory to Applicant

Agent

Owner Signature (if different than Applicant)


FE7248A1156E438...

Owner Address

1669 Moore Rd.
Asheboro, NC 27205

Telephone Number

336-706-9742

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: John Eads Date: 4-12-23 Case Number: 80