



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, March 6, 2023
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from February 6, 2023. *Note: The audio file is serving as the minutes for this meeting*
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved.
- IV. New Business
 - (a) RZ-23-03: Request to rezone property located on US Hwy. 64 East between 2307 US Hwy. 64 East and 2333 US Hwy. 64 East (Randolph County Parcel Identification Number 7771152373) from R40 Low-Density Residential to B2 General Commercial
 - (b) Presentation of recent statewide legislation and general information related to development processes
- V. Items not on the agenda
- VI. Adjournment



RZ-23-03: Request to rezone property located on US Hwy. 64 East between 2307 US Hwy. 64 East and 2333 US Hwy. 64 East (Randolph County Parcel Identification Number 7771152373) from R40 Low-Density Residential to B2 General Commercial

Rezoning Staff Report

RZ Case # RZ-23-03

Date 3/6/2023 Planning Board

General Information

Applicant Phillip M. Ragsdale

Address 510 College Drive

City Raeford NC 28376

Phone 336-309-7120

Location US Hwy 64 East

Requested Action Rezone from R40 Low-Density Residential to B2 General Commercial

Existing Zone R40

Existing Land Use Undeveloped

Size 1.41 acres +/-

Pin # 7771152373

Applicant's Reasons as stated on application

It's consistent; request is consistent with the area. Areas is in transition. There has been no new residential in decades.

Surrounding Land Use

North Single-family residential

East Non-conforming single family residential (with B2 zoning)

South Non-conforming single family res. (B2 zoning)

West Single-family residential

Zoning History N/A

Legal Description

The property of Phillip M. Ragsdale and Delbert G. Ragsdale Jr. located between 2307 and 2333 US Hwy. 64 East, totaling approximately 1.41 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7771152373.

Analysis

1. The property is located outside the city limits but in the city's zoning jurisdiction. Public water is available to the property; public sewer is approx. 4300 feet west of the subject property.
2. US Hwy. 64 East is classified as a state-maintained boulevard, which is considered a category of major thoroughfare. The intersection with the US 64 Bypass is approximately 1/2 mile to the east.
3. The zoning ordinance describes the requested B2 General Zoning 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."
4. The request is for a general zoning district. No specific use or site plan is reviewed with this application. If the request is approved, all uses permitted by-right in the B2 district will be allowed.
5. The Land Development Plan Proposed Land use map designates the property as an employment center. The LDP states the intent of this designation is "to integrate a mixture of commercial, office & institutional, industrial, and open space uses into the fabric of the community, with ample sidewalks, street trees, on-street parking, public amenities & open space."
6. This property is designated as part of an "Economic Development area by the growth strategy map." It also states that "areas with prime access to a major thoroughfare and/or highway interchange, with high potential for economic development expansion, but in need of public infrastructure investment."
7. Along with other zoning requirements (including but not limited to paving of required parking, landscaping, etc.), new commercial construction requiring a Building Permit and located on a street with curb and gutter generally requires the owner or developer to construct a sidewalk along the property's public street frontage.

Rezoning Staff Report

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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	Employment Center
Small Area Plan	East
Growth Strategy Map Designation	Economic Development

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5: Complies with Growth Strategy Map

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

Checklist Items 12-13: 12.) Property is located outside of the watershed area, Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # RZ-23-03

LDP Goals/Policies Which Do Not Support Request

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%. (*towards rear/interior of property*)

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.

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

Approval of this request would continue the US 64 corridor's transition from rural residential land uses to future non-residential development as envisioned by the Land Development Plan. The area continues to be prepped for development that would align with the plan's Employment Center and Economic Development recommendations, a trend that has been occurring for more than 20 years and is reinforced by the area's proximity to the US 64 bypass interchange. The East Small Area plan further supports expansion of commercial uses within this highway corridor.

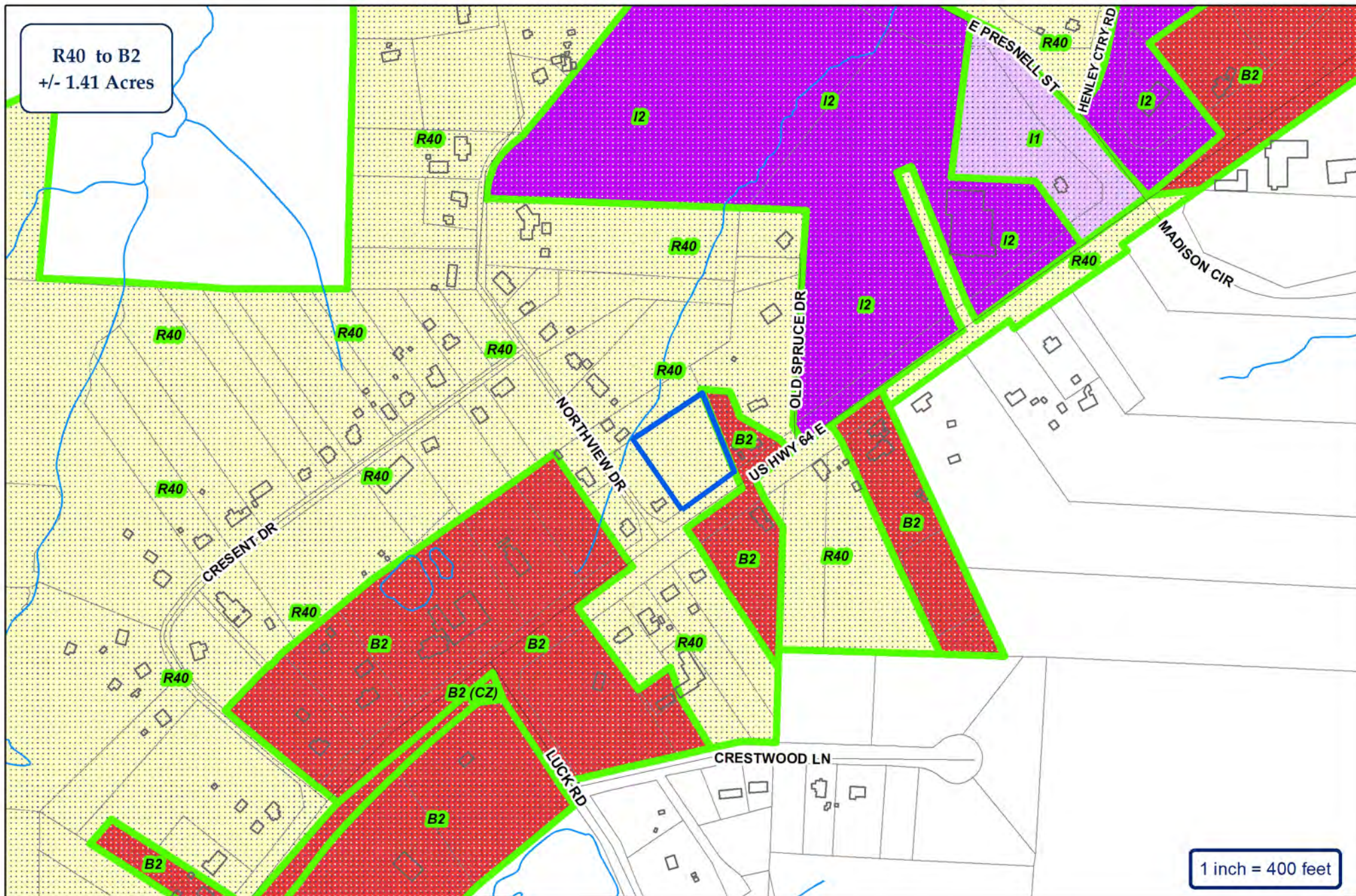
While there still are residentially zoned properties and uses interspersed in the vicinity, the area of commercial and industrial zoning continues to expand. The dwelling to the east and the home across the highway to the south are both considered legal non-conforming uses as a result of prior rezoning requests by property owners.

One factor limiting economic development within the area in the short-term is the lack of public sewer. The city continues to evaluate options that may be available to bring city-maintained sewer to the area but there is no active utility extension project that has begun at this time.

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

Recommendation Considering all factors, staff believes the proposed zoning map amendment to be consistent with the city's adopted Land Development plan. Approval is reasonable based on the area's characteristics.

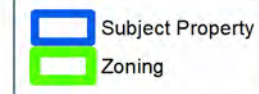
R40 to B2
+/- 1.41 Acres

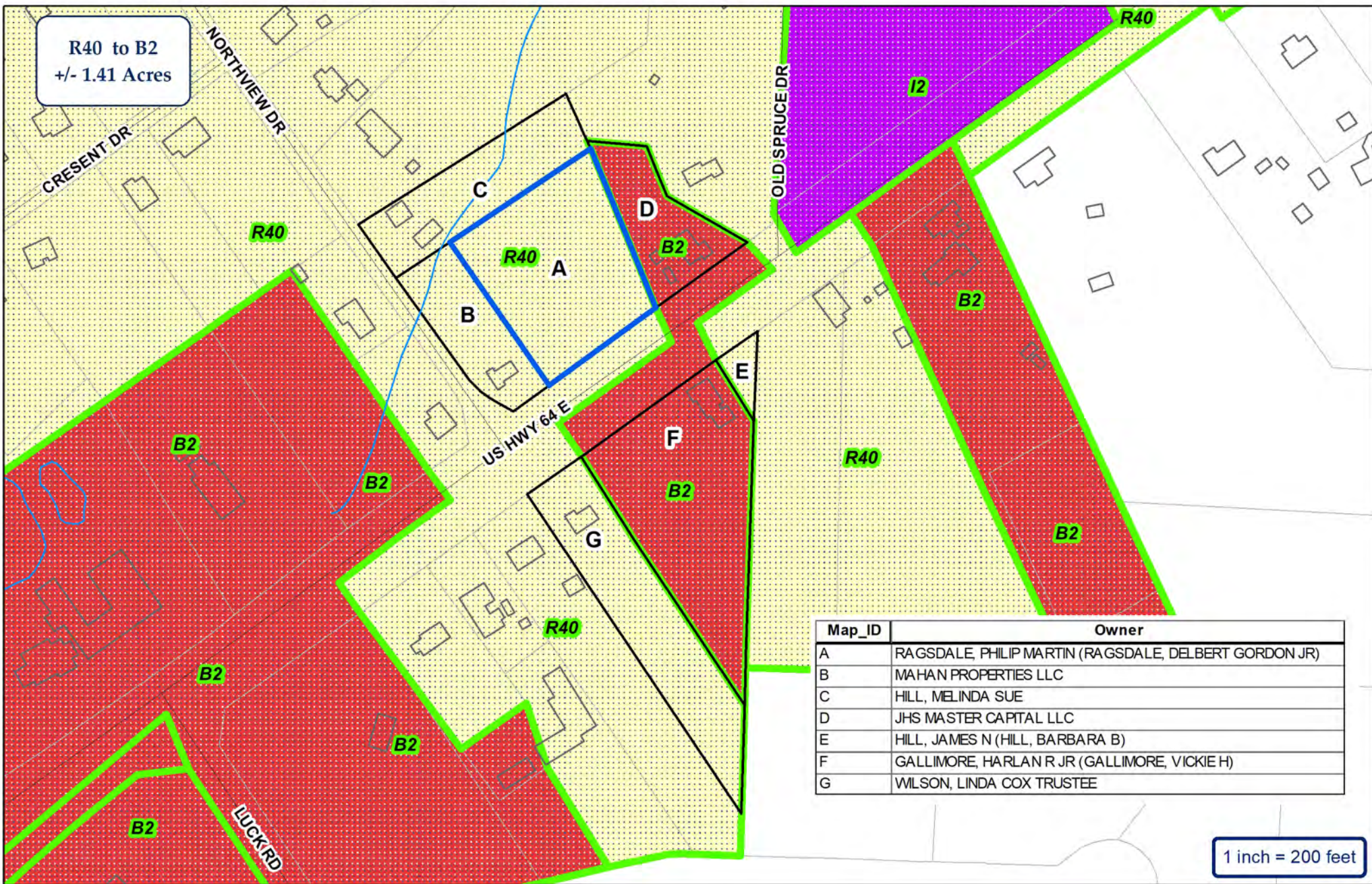


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-03

Parcels: 7771152373





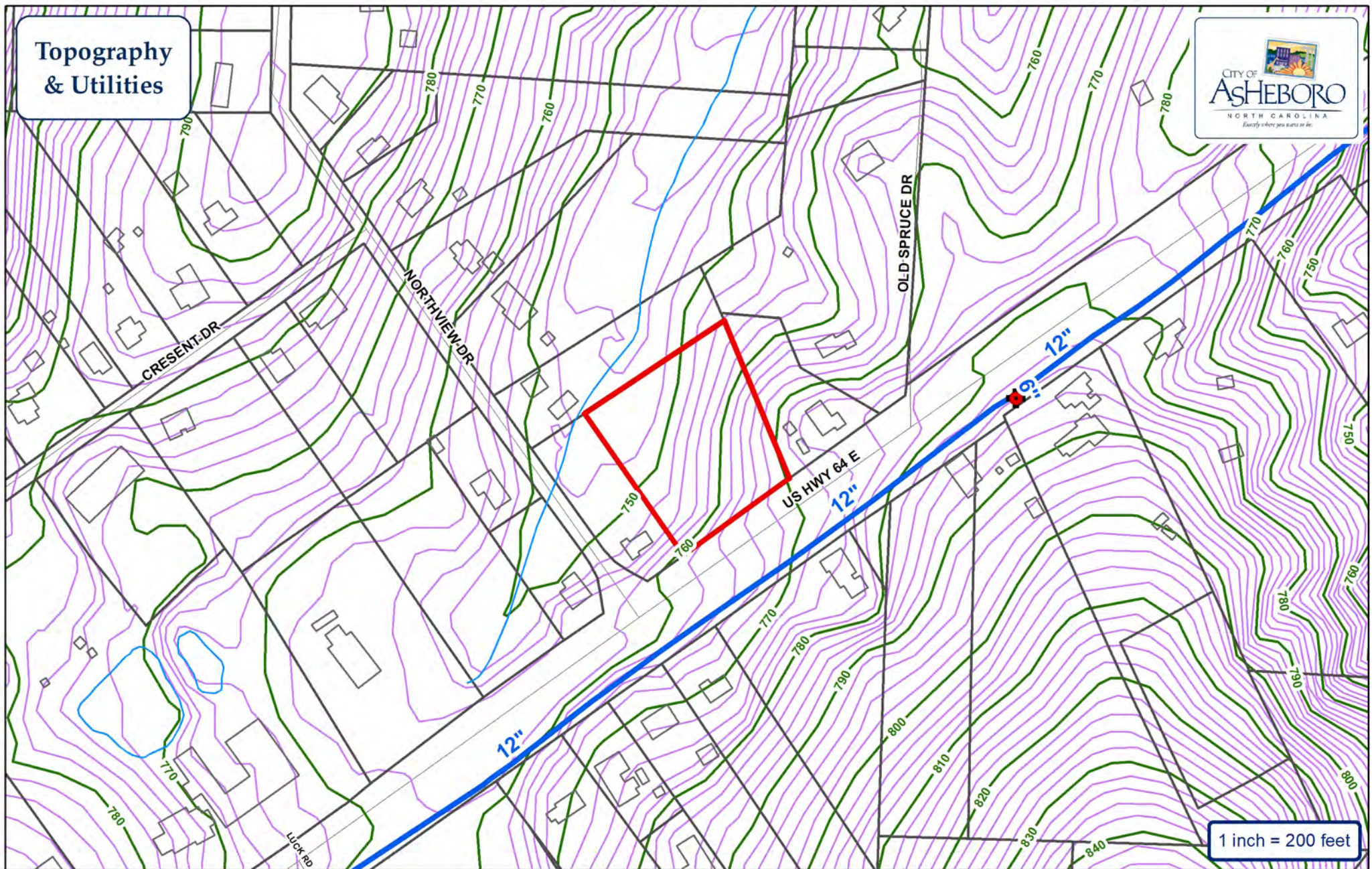
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Topography & Utilities



1 inch = 200 feet

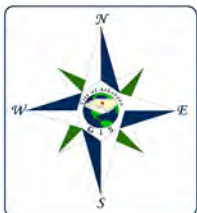
- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main |  Watershed |

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 Subject Property



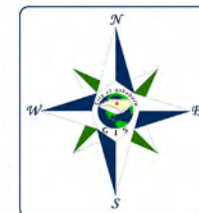
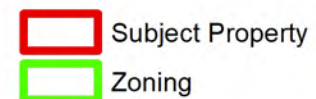
Aerial



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Rezoning Case: RZ-23-03

Parcels: 7771152373



APPLICANT INFORMATION

Applicant Philip M. Ragsdale
Applicant's Phone # 910-309-7120
Applicant's Address 510 College Drive
Raeform, NC 28376
Applicant Email Address philipragsdale01@gmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Philip M. Ragsdale/Delbert G. Ragsdale Jr.
Location of Property US Hwy 64 East, near intersection of Northview Dr.
Property Size (ac. or s.f.) 1.41 Acres
Randolph County Property Identification Number (PIN#) 1771152373
Current Zoning District R-40
Requested Zoning District B-2
Date Property Title Acquired May 6, 2020
Deed Book 20E Page 431
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?

Its consistent

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?

Request ^{is} consistent with the AEA

Does not apply ☐

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

Area is in transition there has been no
new Residential in Decades.

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

DocuSigned by:

FC0DD8E24D59498...

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: bwj *Date:* 2-10-23 *Case Number:* _____