Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, June 3, 2024
7:00 PM
AGENDA

I. Call to Order

II. Approval of Minutes from May 6, 2024

III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved.
As of May 29, 2024, there have been no new subdivisions approved since the May 6, 2024 Planning Board meeting.

IV. New Business
RZ-24-09: Request to rezone property located at 337 West Ward Street (Randolph County Parcel Identification Number 7751742316) from I2 General Industrial to M Mercantile zoning.

V. Items not on the agenda

VI. Adjournment

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MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, MAY 6, 2024
7:00 p.m.

****

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

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

Harold Anderson)
Ritchie Buffkin)
David Henderson) - Members Present
Van Rich)
Thomas Rush)

John Evans, Assistant Community Development Division Director
Chuck Garner, Code Enforcement Officer
Bradley Morton, Planner/Deputy City Clerk
Jeffrey Sugg, City Attorney

CALL TO ORDER

Mr. O'Kelley called the Asheboro Planning Board to order. At this time Mr. O'Kelley moved the Consent Agenda Items to the end of the meeting.

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 the April, 2024 Regular Meeting. He stated that there has currently been one (1) major subdivision (Final Plat for Windcrest Acres, Phase 4) approved since April 1, 2024.

OLD BUSINESS CONTINUED FROM MARCH 4, 2024

RZ-24-05: REQUEST TO REZONE PROPERTY CURRENTLY ADDRESSED AS 801 AND 817 SUNSET AVENUE (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7751426889) FROM M(CZ) MERCANTILE CONDITIONAL ZONING AND OA6 OFFICE-APARTMENT TO OA6(CZ) OFFICE-APARTMENT CONDITIONAL ZONING FOR A DEVELOPMENT WITH MULTIPLE FAMILY DWELLINGS. ***THE APPLICANT HAS WITHDRAWN THE REQUEST.***

Mr. O'Kelley noted that the request for RZ-24-05 has been withdrawn. No formal action was taken by the board at this time.

NEW BUSINESS

ANNUAL REPORT CONCERNING PLANNING BOARD ACTIVITIES, EXPENDITURES, AND BUDGET ESTIMATES AND DISCUSSION OF OTHER ITEMS OF INTEREST RELATED TO PLANNING AND ZONING

Mr. Evans provided the annual report to the board and stated that the council will hear this information at their next regular meeting. Mr. Chuck Garner then gave a visual presentation of a code enforcement update for the year, specifically going over total number of cases, dilapidated structures removed, and

how many encampments have been retired. There was general discussion about these code enforcement activities and no formal action was taken by the board at this time. The board thanked Mr. Garner for all his hard work in Code Enforcement.

ITEMS NOT ON THE AGENDA

There were no items at this time.

CONSENT AGENDA ITEMS:

a. **APPROVAL OF MINUTES FROM APRIL 1, 2024**

b. **APPROVAL OF FINAL DECISION DOCUMENT FOR CASE NO. BOA-24-03: REQUEST FOR VARIANCES FROM TABLE 4-1 AND SECTION 3.02(D) OF THE ASHEBORO ZONING ORDINANCE WHICH REGULATES REQUIRED YARDS (SETBACKS) AND FRONT YARD AVERAGING FOR PROPERTY LOCATED AT 508 CLEGG AVENUE (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7752891361)**

Mr. Sugg provided copies of the final decision document for Case No. BOA-24-03 to the board and went over the final decision document. There were no questions or concerns from the board.

Ms. Vuncannon moved to approve the consent agenda, which includes both items a and b. Mr. Rush seconded the motion and the motion carried unanimously.

ADJOURNMENT

Hearing 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-24-05: Request to rezone property located at 337 West Ward Street (Randolph County Parcel Identification Number 7751742316) from I2 General Industrial to M Mercantile zoning.

Staff Report

Rezoning Staff Report

RZ Case # **RZ-24-09** **Date** June 3, 2024 Planning Board

General Information

Applicant Dr. Zach Dunbar

Address 187 Greenforest Drive

City Randleman NC 27317

Phone 336-689-5818

Location 337 West Ward Street

Requested Action Rezone from I2 General Industrial to M Mercantile

Existing Zone I2 **Existing Land Use** Contractor's Office (former)

Size 0.4 acres +/- **Pin #** 7751742316

Applicant's Reasons as stated on application

The proposed amendment allows for growth of Randolph County & Asheboro's health care options, while allowing the space to still be very useful if we were to move. According to zoning history on W. Ward St., rezoning 337 W. Ward would continue a trend of rezoning industrial to designations supporting commercial or office use. Again, allowing for the growth of health & wellness in the city. The applicant, being a Randolph native, hopes to bring health and wellness opportunities to the City of Asheboro. He determined 337 W. Ward St. was in the best location to provide those services. So, to promote a healthier and more productive Asheboro, the applicant hopes to rezone d337 W. Ward St. to allow for not only his business to thrive, but the City as a whole.

Surrounding Land Use

North Multi-family and single-family residential **East** Commercial

South Industrial **West** Commercial

Zoning History

Legal Description

The property of Charles Norris Properties, LLC, located at 337 West Ward Street, totaling approximately 0.4 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7751742316.

Analysis

1. The property is located inside the city limits.
2. West Ward Street is a city-maintained, local street containing a mix of residential (single-family and multi-family) and non-residential (commercial, office/medical) uses.
3. The request is for a general district Mercantile (M) rezoning. No specific uses, site plan, or conditions can be considered with this request.
4. The property is located in Tier 3 (Commercial and Employment Center) of the Center City Planning Area. Certain supplemental development standards, pertaining but not limited to permissible off-street parking locations and impervious coverage, apply in Tier 3.
5. The zoning ordinance describes the Mercantile's (M) district intent as *to provide for a greater number of potential business activities than the B1 Zoning District. The Mercantile District is distinguished from the B2 General Commercial District by excluding certain uses permitted in the B2 District that are likely to create the greatest external impact (traffic, noise, lighting, etc.) and by its additional standards that address compatibility with adjoining residential neighborhoods. These districts should be located in nodes along minor thoroughfares or higher classification street.*
6. The Mercantile district specifies a maximum of 6,000 SF for all permitted uses, restricts drive-through services, and prohibits more intensive commercial uses such as bars, rental/sales of motor vehicles, mobile home sales, flea markets, motor vehicle repair and other more intensive commercial uses.
7. According to tax records, the building was constructed in 1960 and contains approximately 2,400 square feet.
8. As is common with many properties of similar age, there are certain nonconforming situations that exist on the property. One such nonconformity is a previously used open storage yard to the side and rear of the structure that may require additional screening if used in the future.

Rezoning Staff Report

RZ Case # **RZ-24-09**

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation	City Activity Center
Small Area Plan	Central
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

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

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

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-24-09**

LDP Goals/Policies Which Do Not Support Request

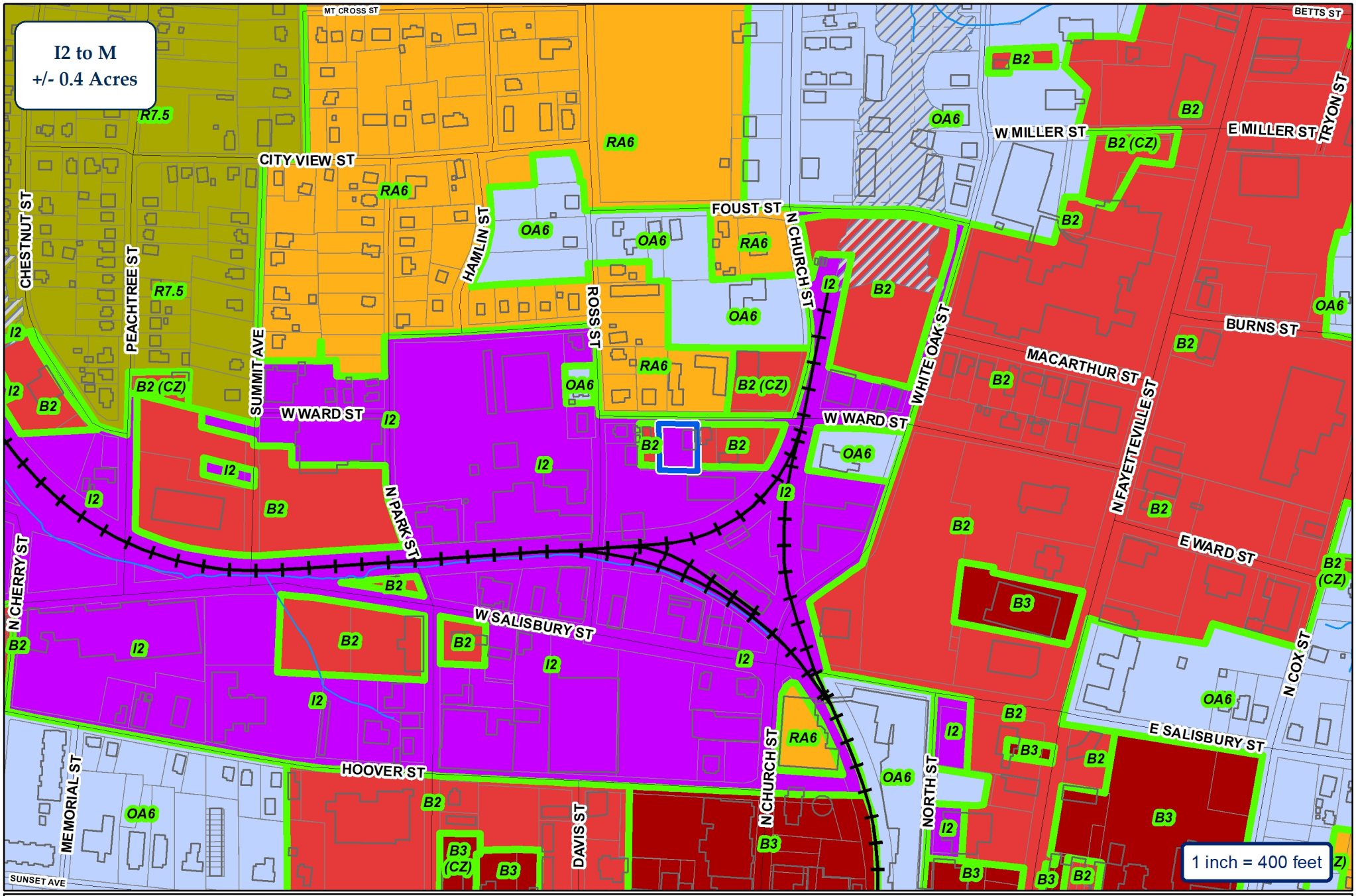
Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance.

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

The Mercantile District customarily warrants frontage on a thoroughfare or roadway classifications higher than W. Ward Street in order to ensure adequate access. However, the subject property is adjacent to more permissive general commercial (B2) zoning as well as a higher intensity general industrial (I2) district, and the parcel and most properties along this section of West Ward Street have been used for commercial activity for decades. The Mercantile (M) district can offer a suitable transition between residential and non-residentially used properties and reduces the potential for land use conflicts in the area.

In addition, the Land Development Plan's Central Small Area Plan and City Activity Center encourage a "mix of commercial, office, institutional, residential, and public open space uses" in the area, and the Mercantile (M) district aligns with the plan's vision.

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



City of Asheboro Planning & Zoning Department

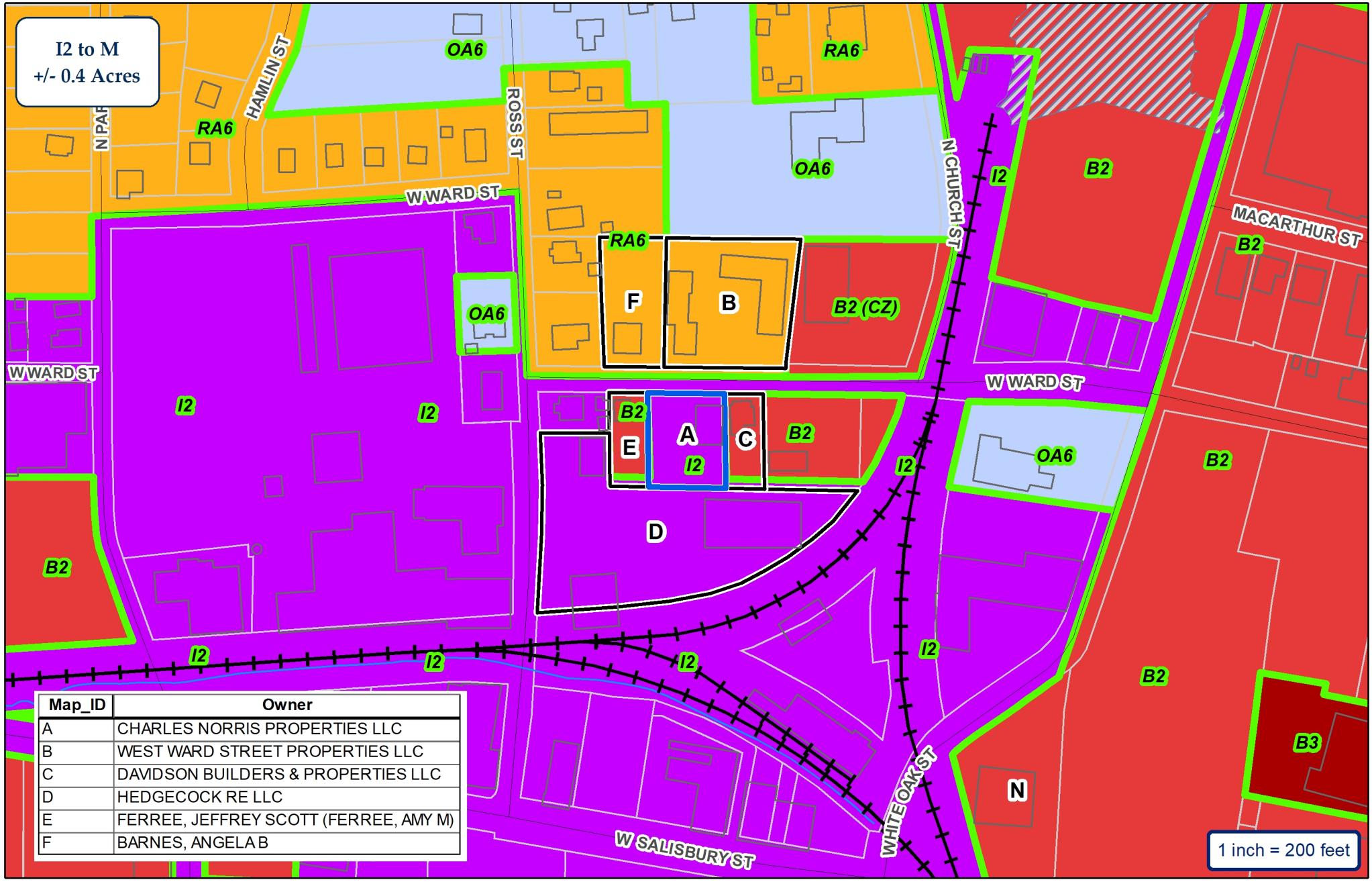
Rezoning Case: RZ-24-09

Parcels: 7751742316

ETJ

Subject Property

Zoning



Map_ID	Owner
A	CHARLES NORRIS PROPERTIES LLC
B	WEST WARD STREET PROPERTIES LLC
C	DAVIDSON BUILDERS & PROPERTIES LLC
D	HEDGECOCK RE LLC
E	FERREE, JEFFREY SCOTT (FERREE, AMY M)
F	BARNES, ANGELA B

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

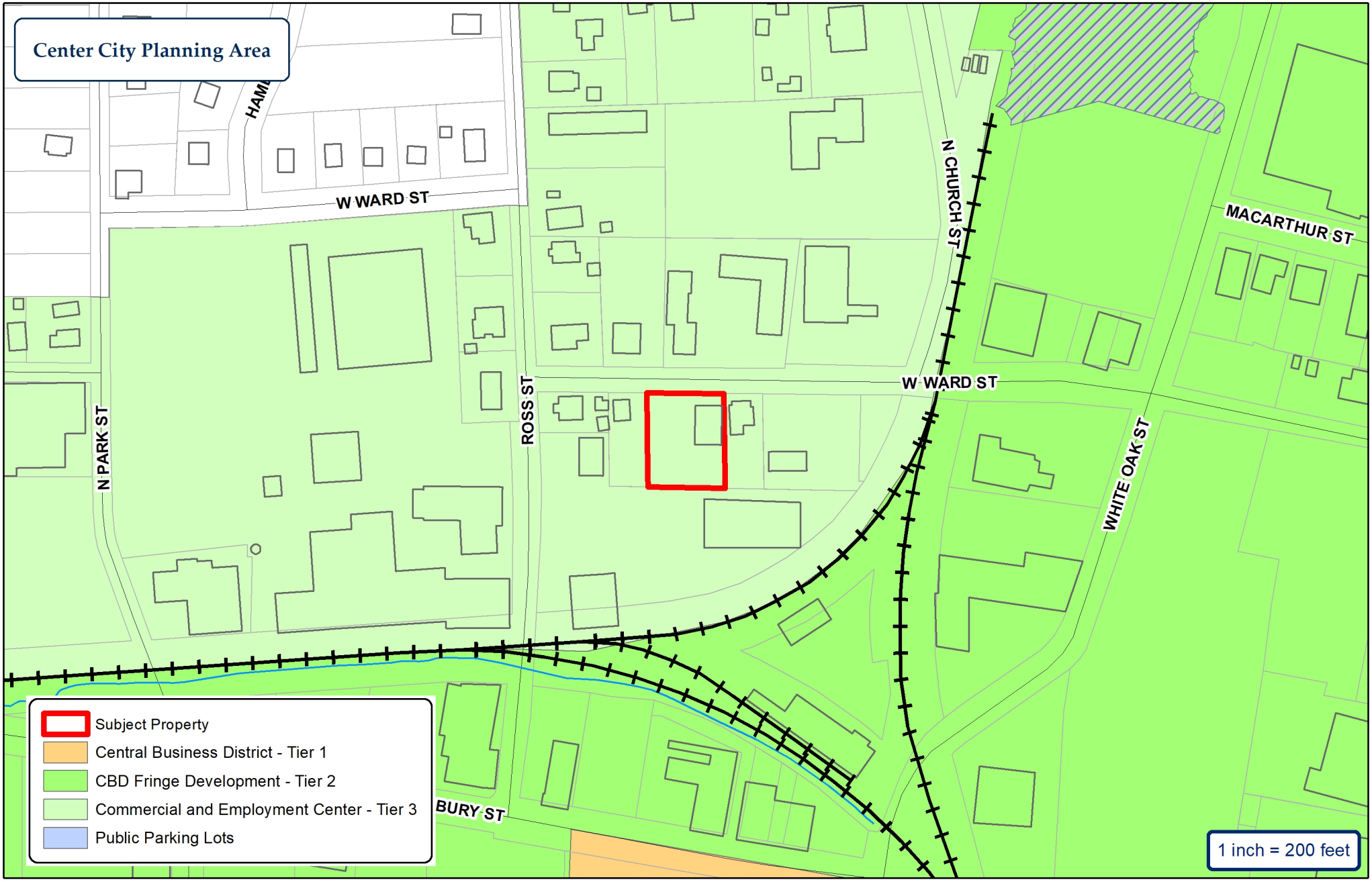
ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-09

Parcels: 7751742316

Subject Property
Adjoining Properties
City Zoning



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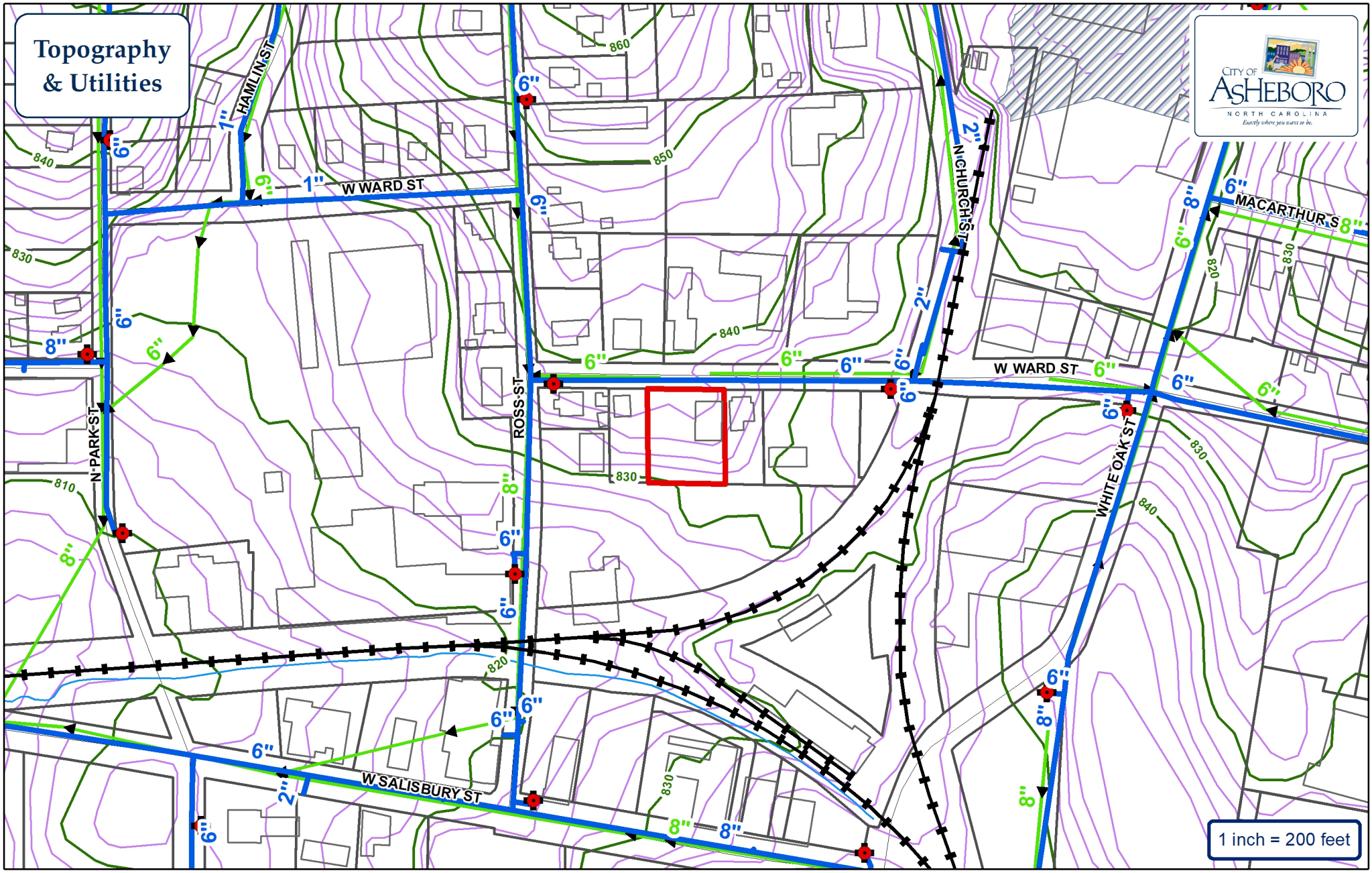

Water Main
Sewer Main
Force Main
Fire Hydrant
Pump Station
Watershed

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-09

Parcels: 7751742316

Subject Property

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-09

Parcels: 7751742316

Subject Property

APPLICANT INFORMATION

Applicant Dr. Zach Dunbar

Applicant's Phone # 336-689-5818

Applicant's Address 187 Greenforest Rd.
Randleman, NC 27317

Applicant Email Address drdunbardc@gmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Charles Norris Properties, LLC

Location of Property 337 W Ward St., Asheboro, NC 27203

Property Size (ac. or s.f.) 0.4 acres +/-

Randolph County Property Identification Number (PIN#) 7751742316

Current Zoning District ~~I2~~ 12

Requested Zoning District M

Date Property Title Acquired 7-28-22

Deed Book 2816 Page 1496

Subdivision Arthur Ross Section _____ Lot # 4-5

Plat Book 1 Page 321

ORDINANCE AMENDMENT INFORMATION

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

The proposed amendment allows for growth of Randolph County + Asheboro's healthcare options, while allowing the space to still be very useful if we were to move.

For questions (2) and (3), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

2. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply ☑

3. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

According to zoning history on W Ward St., rezoning 337 W Ward would continue a trend of rezoning industrial to designations supporting commercial or office use. Again, allowing for the growth of health + wellness in the City.

Does not apply ☐

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

The applicant, being a Randolph native, hopes to bring health + wellness opportunities to the city of Asheboro. He determined 337 W Ward St. was the best location to provide those services. So, to promote a healthier and more productive Asheboro, the applicant hopes to rezone 337 W Ward St to allow for not only his business to thrive, but the City as a whole.

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)

W Charles Norris

Owner Address

614 Anns Court

Asheboro, NC 27205

Telephone Number

336-626-1450

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: TLE **Date:** 5-6-24 **Case Number:** RC 24-09