



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, March 3, 2025
6:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes February 3, 2025
- III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved *(No major subdivisions have been approved since the February 3, 2025 Planning Board meeting.)*
- IV. Old Business
 - (a) RZ-25-01: Request to rezone from R10 Medium-Density Residential to O&I (CZ) Office & Institutional Conditional Zoning for a public use facility at 138 Southway Road and 349 and 353 North McCrary Street, (Randolph County Parcel Identification Number 7751347980, 7751359117, 7751354017).
 - (b) RZ-25-04: Request to rezone property located at 131 and 137 N. Randolph Avenue (Randolph County Parcel Identification Numbers 7761028920 and 7761027972) from R7.5 and R10 (Medium-Density Residential) and B2 (CZ) General Commercial Conditional Zoning for Rental/Sales of Domestic Vehicles and Open Storage land uses *(continued from February 3, 2025)*
 - (c) RZ-25-05: Request to rezone property located at 4512 N. Fayetteville Street (Randolph County Parcel Identification Number 7763080833) from B2 General Commercial to I1 (CZ) Light Industrial Conditional Zoning for Vehicle Towing Operation and Storage with Motor Vehicle Repair- Major *(continued from February 3, 2025).*
- V. New Business
 - (a) RZ-25-06: Request to rezone property located at 411 and 441 North McCrary Street (including Parcel Identification Numbers 7751450308, 7751450436, 7751359466, 7751450734, 7751450821) from R10 Medium-Density Residential to R10 Medium-Density Residential Conditional Zoning for five two-family dwellings.

- (b) RZ-25-07: Request to rezone property from OA6/RA6 Office-Apartment and High Density Residential to OA6 (CZ) Office-Apartment Conditional zoning for development with multiple family dwellings located at 721 Sunset Avenue and 129 South Cherry Street (Randolph County Parcel Identification Numbers 7751429797, 7751520554, 7751520778, and 7751521594.
- (c) RZ-25-08: Request to apply City of Asheboro High-Density Residential zoning (RA6 (CZ)) for development with multiple family dwellings and Residential Planned Unit Development with Single-family dwellings on property located on Crestview Church Road, southwest of 1172 Crestview Church Road, approximately 1100 feet southwest of Zoo Parkway. *The applicant has requested a continuance of this item until the April 7, 2025 Planning Board meeting.*
- (d) Items not on the agenda
- (e) Adjournment

MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, FEBRUARY 3, 2025
6:00 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)
Jake Wilburn)
Van Rich) - Members Present
Thomas Rush)
Taylor Trogon, Jr.)

John Evans, Community Development Division Director
Justin Luck, Planning and Zoning Director
Brad Morton, Planner/Zoning Administrator
Jeff Sugg, City Attorney
Jamie Wilkins, Planning Technician

CALL TO ORDER

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

APPROVAL OF MINUTES JANUARY 6, 2025

Mr. O'Kelley inquired if there were any corrections or additions to the January 6, 2025 Planning Board minutes. Hearing no corrections or additions, the minutes were approved as presented.

REVIEW OF CASES, MONTHLY REPORT ON MAJOR SUBDIVISIONS ADMINISTRATIVELY APPROVED.

Mr. John Evans went over the land use cases that the City Council had heard at the January 9 Regular Meeting. Legislative Hearing (Case No. RZ-24-24): Request to rezone property located at 207 East Pritchard Street (Randolph County Parcel Identification Number 7751966980) from OA6 Office Apartment to M Mercantile. RZ-24-24 was approved at the January 9, 2025 City Council meeting. He indicated that there were no major subdivisions approved since the January 6, 2025 Planning Board meeting.

ORGANIZATIONAL ITEMS

- A. Election of Officers and Board Secretary:** Mr. Evans stated that the Planning Board Secretary would need to be appointed for the upcoming year. Mr. Evans recommended that the Board reappoint Ms. Jamie Wilkins to the post. Mr. O'Kelley recommended Ms. Wilkins' appointment. Mr. Van Rich moved to confirm Mr. O'Kelley's reappointment of Ms. Wilkins as Board Secretary. Ms. Pamela Vuncannon seconded the motion, and the motion carried unanimously.

Mr. Evans then informed the Board of the need to elect officers for the upcoming year. Mr. Thomas Rush motioned to keep the current Board officers in their positions: Mr. O'Kelley as Chair and Ms. Vuncannon as Vice Chair. Mr. Harold Anderson seconded the motion, and the motion carried unanimously.

OLD BUSINESS

A. RZ-25-01: REQUEST TO REZONE FROM R10 MEDIUM-DENSITY RESIDENTIAL TO O&I (CZ) OFFICE & INSTITUTIONAL CONDITIONAL ZONING FOR A PUBLIC USE FACILITY AT 138 SOUTHWAY ROAD AND 349 AND 353 NORTH MCCRARY STREET.

Mr. Evans gave an update on the above-mentioned case. Mr. Evans explained that the applicant is requesting a second continuance of this item until the March 3, 2025 Planning Board meeting. Ms. Vuncannon motioned to allow for a second continuance of the item. Mr. Anderson seconded. There were no objections to the request, and the motion carried.

NEW BUSINESS

A. RZ-25-02: REQUEST TO REZONE PROPERTY LOCATED APPROXIMATELY 100 FEET EAST OF RIDGEWOOD CIRCLE, FROM RA6 (CZ) HIGH-DENSITY RESIDENTIAL (CONDITIONAL ZONING) TO AMENDED RA6 (CZ) HIGH-DENSITY RESIDENTIAL (CONDITIONAL ZONING) TO ALLOW A RESIDENTIAL PLANNED UNIT DEVELOPMENT.

Mr. Evans gave a visual presentation on the above referenced case. He gave an overview:

Applicant: William "Lanny" Hedrick

Location: North side of E. Allred St. approximately 100' west of Ridgewood Circle

Request: Rezone to an amended RA6 (CZ) High-Density Conditional Zoning for a Residential Planned Unit Development with 14 dwellings

Randolph County Parcel ID: 7762740259

Size: 3.67 acres +/-

Existing Land Use: Undeveloped (Residential PUD under construction)

Mr. Evans then explained the zoning history of the property:

1. Council approved residential Planned Unit Development in 2001 (CUP-01-26).
2. The Planned Unit Development authorized by CUP-01-26 in 2001 was not constructed, and the property was rezoned to R10 in 2015 (RZ-15-06).
3. Conditional Zoning for a residential Planned Unit Development consisting of 10 townhomes was approved in 2018 (RZ-CUP-18-10). BOA affirmed appeal of validity of permit in 2022 (BOA-22-01)
4. Conditional Zoning for a residential Planned Unit Development consisting of 16 townhomes was denied in 2021 (RZ-21-07)

He gave an analysis of the case:

1. The property is inside the city limits.
2. The request is for a Residential Planned Unit Development consisting of 14 attached dwelling units, consisting of two groups of six dwellings in each structure, and an additional structure with two dwellings. The dwellings are depicted as two stories and the plan notes a unit size of 1,656 square feet, which staff has asked the applicant to confirm. Each unit contains a single-car garage plus a driveway for two vehicles. In addition, there are 3 visitor parking spaces with some on-street parking (on one side) available.
3. The development approved in 2018 (for 10 dwellings) has received preliminary subdivision plat approval and permitting for construction, which has begun, subject to conditions that applied to that approval.
4. The western portion of the property (approximately 1.6 acres) is located within a flood hazard area. The site plan indicates that the units are outside the flood hazard area. The project must comply with the Flood Damage Prevention Ordinance. Preliminary Flood Maps may also result in a slight change to the flood area encompassing the property, and staff has asked the applicant to verify

that the units are outside existing and proposed flood areas. The date of adoption of these proposed flood maps has not been finalized.

Update: The applicant has confirmed that the location of units is outside of both existing and preliminary proposed flood areas.

5. The zoning ordinance describes the RA6 Residential District as "intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
6. There is a recreation area shown on the northern side of the property. The previous plan showed a recreation area on the western side of the property close to the creek. Staff has asked the applicant to provide additional information on what is proposed in this recreation area, and to show pedestrian access to this area.
7. Since the approval of a Residential Planned Unit Development with 10 units in 2018, there has been additional residential growth, including the continued construction of the Robins Nest subdivision to the east, and the rezoning of property on the corner of East Allred Street and Gold Hill Road from a commercial to a residential district.
8. Proposed landscaping includes 9 crepe myrtle trees and use of existing vegetation in the street yard, a 5' wide Type A screen on the eastern side consisting of an **evergreen hedge 6' in height, spaced no more than 5' on center and a 6' solid wooden fence**, and use of existing vegetation on the western side of the property.
9. The site plan was shared with Asheboro City Schools and USPS. Asheboro City Schools has not responded as of January 27, 2025. USPS has indicated they have no initial comments.
10. The Land Development Plan Proposed Land Use Map designates the property as "Neighborhood Residential" The description is as follows: Areas designated to accommodate existing medium-density, single family residential neighborhoods, while encouraging new neighborhoods of similar density to provide a greater sense of community. The intent of the Neighborhood Residential district is to provide a pedestrian-friendly neighborhood, with convenient access to surrounding neighborhoods, parks and walking trails, and designated neighborhood commercial centers. Similar to the Urban Residential district, design elements include building placement close to the street, interconnectivity between neighborhoods, sidewalks, and street trees.
11. Staff asked for additional clarification on 1-27-25 based on the most recent plan received. Items requested for clarification include recreation space, location of dwellings and improvements within both the existing and proposed flood areas.

Mr. Evans went on to present the proposed modifications to the zoning ordinance requirements:

1. (+) Residential Planned Unit Developments are required to have a minimum of 2 spaces per dwelling unit, plus an additional 10% of spaces for visitors. This requires 28 spaces for residents and 3 spaces for visitors= **31 spaces total**. The plan includes a total of 3 parking spaces per dwelling for residents (2 in driveways; 1 in garages)= **45 spaces total** in addition to permitted parking on one side of Cane Creek Court.
2. (+) The applicant proposes both a row of evergreen shrubs 5' apart on center and a 6' wooden fence on the eastern side of the property for the Type A buffer. General ordinance requirements and the current approved plan only require one of these elements.

Note: As noted on (11) above, staff has sent comments to the applicant which are pending as of 1-29-25. If additional modifications are included, the final report will note these prior to consideration by City Council.

He then provided the staff's Land Development Plan recommendations:

Proposed Land Use Map: Neighborhood residential
Growth strategy map: Primary growth

Goals/Policies Supporting Request (3):

- Checklist Item 5: Rezoning is compliant with the Growth Strategy Map.
- Checklist Item 11: Rezoning will promote type of development described in Design Principles
- Checklist Item 12: Located outside of a Watershed

Goals/Policies Not Supporting Request (3):

- Checklist Item 1: Rezoning is not compliant with the Growth Strategy Map.
- Checklist Item 13-14: Is located in flood zone and area with steep slopes.

Mr. Evans went on to list the proposed conditions:

- A. The use approved shall be a Residential Planned Unit Development, with a total of 14 dwelling units on 14 lots.
- B. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- C. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- D. The site plan shows preservation of existing vegetation, outside of areas of necessary site disturbance, along the western and northern portions of the property. If the vegetation is not preserved in this area, a Type A Buffer or Screen shall be installed by the developer.
- E. The site plan shows a combination of preservation of existing vegetation and planted vegetation, outside of areas of necessary site disturbance, within the front yard along East Allred Street. At a minimum, vegetation required by Chapter 6 of the zoning ordinance shall be installed and maintained within the front yard along E Allred St.
- F. Enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings outside the common area shall not be considered a modification of the permit requiring City Council review.
- G. Prior to a Preliminary Plat, the applicant shall submit details on the sewer connection involving the adjoining property to the north.
- H. Additional details on the recreation area, including identification of proposed play equipment/structure(s), and labeling of sidewalk between Cane Creek Court and recreation area, shall be included on the Preliminary Plat.
- I. Area within public right-of-way for turnaround at the end of Cane Creek Drive shall be prohibited from parking in such a way that interferes with emergency or sanitation vehicles in compliance with Chapter 71 of the Asheboro Code of Ordinance.
- J. The site plan indicates mail delivery through a cluster mailbox (CBU). If the postal service requires a different facility(s) 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, at a minimum, provide an area that is adequate for one (1) drop off space for a motor vehicle including any maneuvering area shall be provided. 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 shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.
- K. The developer shall ensure that no portion of a structure encroaches into a City of Asheboro sanitary sewer easement.
- L. Any water meter located outside the public right-of-way shall be located within a City of Asheboro waterline easement.
- M. Stormwater control measures designed by a licensed professional shall be provided. Measures shall control, at minimum, the ten-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. 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.

- N. Prior to the issuance of a Zoning Compliance Permit, the applicant shall submit detail showing an ADA compliant sidewalk or path from the sidewalk depicted on the site plan to the proposed recreation area and detail on the recreation area that meets code requirements.
- O. Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
 - i. Updated Erosion control approval from NC Department of Environmental Quality, unless the applicant presents information from NCDEQ stating that no updated approvals are required.
 - ii. Information required to determine compliance with Flood Damage Prevention Ordinance requirements, including any required certifications for utility construction or other development within Special Hazard Flood Areas (floodplains, floodways). A no-rise certification for utilities, such as sewer mains, constructed within the floodway shall be required prior to the issuance of a zoning compliance permit or construction activity within the floodway. If a no-rise certificate cannot be obtained due to forecasted rises as a result of the project, a CLOMR will have to be required from FEMA by the developer.
- P. 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 provided the staff's proposed consistency statement:

"The proposed designation is inconsistent with the Land Development Plan Neighborhood Residential Proposed Land Use map designation. Although the plan includes several features described by that designation (sidewalks, open and recreation space, clustering development outside of environmentally sensitive areas such as floodplains and steep slopes), the Neighborhood Residential Designation emphasizes primarily single-family dwellings and "new neighborhoods of similar density to provide a sense of community." While it is acknowledged that the current plan proposes changes in response to concerns raised during the last request in 2021, including reducing the number of proposed dwellings from 16 to 14, additional screening with a fence on the eastern side of the property in addition to a hedge, and additional resident/visitor parking, the proposed plan is less consistent with the Neighborhood Residential designation than the current RA6 (CZ) designation due to increased density from 10 to 14 dwellings on a property that has limitations due to the extent of steep slopes and floodplain existing on the property."

Mr. Evans then gave the staff's reasonableness statement and recommendation:

"Given public comments related to increased density and incompatibility of the development with the character of surrounding land uses raised during the previous request in 2021 ultimately resulting in a denial of that request, and the existing RA6 (CZ) designation likely accommodating more dwellings and housing than what would be allowed if the property were located in a general district, staff believes that the existing RA6 (CZ) district that allows 10 dwellings provides a reasonable designation that balances the interests of the property owner, neighbors, and surrounding community and serves the public interest."

"Staff recommends denying the request."

Mr. Evans then asked if the Board had any questions. There were no questions for Mr. Evans.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request.

Dave Hodgman, representative of the applicant for the case, gave a presentation to the Board. Mr. Hodgman explained the challenges of developing the site due to the specific topography. He stated that he intended to construct 14 residential units, an increase from the previously approved 10 residential units.

Mr. Michael O'Kelley asked if the work that has so far been done on the site would support 10 units or 14. Mr. Hodgman explained that the completed work would support both options.

Mr. O'Kelley asked if there was anyone to speak against the request. Two residents of the adjacent neighborhood, Robin's Nest, addressed the Board. Both residents voiced their concerns with the addition of 4 more residential units, including the concern that grading for additional units could affect neighboring houses and the concern that traffic would become more dense with the addition of 4 more housing units.

There were no further comments from the applicant or public.

Mr. O'Kelley moved to adopt the proposed consistency and reasonableness statements and to recommend denial of the request with the attached conditions. Mr. Thomas Rush seconded the motion, and the motion carried unanimously.

B. RZ-25-03: REQUEST TO REZONE PROPERTY LOCATED ON 467 AND 471 EAST DORSETT AVENUE TO AN AMENDED B2 (CZ) DISTRICT FOR MANUFACTURING, PROCESSING, AND ASSEMBLY- LIGHT.

Mr. Evans gave a visual presentation on the above-mentioned case. He gave an overview:

Applicant: Jamie Crumley

Location: 467 and 471 E. Dorsett Avenue

Request: Rezone to an amended B2 (CZ) General Commercial Conditional Zoning for Manufacturing, Processing, and Assembly- Light

Randolph County Parcel ID: 7750973085 and 7750975005

Size: 0.97 acres +/-

Existing Land Use: Manufacturing, processing, and assembly- light and single-family dwelling.

He showed the board overview, rezoning, topographical/utilities, aerial, and oblique maps as well as photographs of the subject properties from all directions. He also provided an elevation drawing and the applicant's site plan showing details of the proposed alterations to the site. He then went over the analysis:

1. The proposed use is Manufacturing, Processing, and Assembly – Light, specifically for lawful processes involving agricultural and food products.
2. The B2 General Commercial District Statement of Intent is as follows: The B2 General Commercial District is intended to serve the convenience goods, shoppers' goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets.
3. Manufacturing, Processing and Assembling, Light is defined as: Activities described in Manufacturing, Processing and Assembling, Heavy conducted wholly within an enclosed structure and not employing more than 10 persons and utilizing no more than a total of 25 horsepower in power driven machines and material handling equipment.
4. Manufacturing, Processing and Assembly, Light is permitted in the B2 zoning district via a special use permit (Table 5-1) subject to the following standards:
 - a. Off-street parking and loading spaces provided in accordance with Chapter 6.
 - b. The applicant shall have adequate utilities (water, sewerage, etc.,) so that the proposed operation shall meet the requirements of the City Fire, Building Inspection, and Engineering Departments.
 - c. The activity shall not endanger, damage, or have any other undesirable effects upon nearby non-industrial development by reason of its existence and operation.
 - d. Buffering and screening shall be required as set forth in Chapter 6.
 - e. Approvals granted under this section shall be for one specific use, to be identified by the applicant at the time of application, and shall not be transferable to other light industrial uses. Requests for such changes in use shall be covered by the submission of a separate Special Use Permit Application.

- f. Light Manufacturing, Processing and Assembly as permitted by this SUP shall mean activities which are conducted within a fully enclosed structure, require no outdoor storage, utilizes no boilers or other equipment in excess of 25 HP individually, and employ a total of 10 or fewer employees.
5. The applicant proposes to construct a 4,800 sq. ft. addition for additional manufacturing and storage area, including a connecting structure to the existing building.
6. The proposed driveway cut and loading area/access has been reviewed by the city Engineering Department and has been determined eligible for a driveway permit.
7. Staff have directed that the proposed screen fence along the eastern property line be removed from the city sewer easement.
8. Staff have made the applicant aware of technical issues to address on the site plan regarding the labeling of setbacks, labeling of building materials, number of trees/shrubs for front yard landscaping, the paving legend, and a note regarding compliance of light fixtures.

Mr. Evans then presented the following proposed modifications to the zoning ordinance regulations:

1. (-) Number of employees (Typically 10 per largest shift permitted, 25 per largest shift proposed)
2. (-) Required Screen/Buffer along eastern property line (Typically "Screen C" includes both 6 ft tall opaque fence and evergreen trees, applicant proposes a combination of existing vegetation and fencing, location of city sewer easement also impacts the ability to install screen).

He then shared the following transportation information:

1. Street Classification: Local Street
2. Maintenance: City Maintained
3. Other Notes: None

Mr. Evans gave the following land development plan recommendations with goals and policies:

Proposed Land Use Map: Neighborhood residential

Growth strategy map: Primary growth

Goals/Policies Supporting Request (3):

- Checklist Item 5: Rezoning is compliant with the Growth Strategy Map.
- Checklist Items 12-14: Outside of Watershed, Flood Hazard area, Areas with slopes > 20%

Goals/Policies Not Supporting Request (3):

- Checklist Item 1: Rezoning is not compliant with the Growth Strategy Map.
- Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance.

He then provided the proposed conditions:

- A. The use approved shall be Manufacturing, Processing, and Assembly – Light, specifically for lawful processes involving agricultural and food products.
- B. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C. It shall be the property owner's responsibility to obtain all permits and approvals required for the proposed land use, including but not limited to, City driveway permitting.
- D. Prior to the issuance of a zoning compliance permit, a site plan demonstrating compliance with all applicable zoning regulations and conditions, as well as the applicable permit fee, shall be submitted.
- E. The maximum number of employees per shift shall be limited to 25.

- F. The required screen/buffer shall be installed as shown on the approved site plan prior to issuance of Certificate of Occupancy.
- G. The owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He then provided staff's consistency and reasonableness statements:

"The zoning map amendment is consistent with Asheboro Land Development Plan in that it encourages development in the primary growth area and on land that is environmentally suitable for the type of use. The amendment is also consistent with Goal 1.2 which encourages employment opportunities."

"Previously approved zoning amendments demonstrate that the existing and proposed use of the subject property is reasonable given the characteristics of the property, changing conditions in the area, and the public benefit gained through job creation. The conditional zoning process offers both flexibility to the property owner and the ability to ensure that the proposed use and manner it develops is compatible with surrounding land uses."

He then provided the staff's recommendation:

"Staff recommends approval of the application. "

He then asked the board if there were any questions. Mr. O'Kelley asked if rear screening was required for the site; Mr. Evans explained that the existing vegetation at the rear of the site is required and will be used as screening. Ms. Vuncannon asked the applicant, Jamie Crumley, if dropped-off livestock will be screened. Applicant answered that yes, dropped-off livestock will be screened, and she is willing to add more fencing or spruce trees for buffering. She also explained that the shipping containers would be removed from the site following site improvements.

Mr. O'Kelley asked if the Board had any questions for Mr. Evans. There were no questions for Mr. Evans. Mr. O'Kelley then asked if there was anyone to speak in favor of the request.

Jamie Crumley then gave a presentation. Following Ms. Crumley's presentation, Ms. Vuncannon asked for a timeline for completion of construction; Ms. Crumley stated that construction is estimated to be finished by August 2025. There were no additional questions for the applicant.

Mr. O'Kelley asked if there was anyone to speak against the request. There was no one to speak against the request.

Mr. O'Kelley entertained a motion to add a condition to ensure that the site will contain at least as much vegetation as currently exists, should any existing vegetation be removed. Ms. Vuncannon moved to adopt the proposed consistency and reasonableness statements and the additional condition regarding replacement of existing vegetation and to recommend approval of the request with the attached conditions. Mr. Rush seconded the motion, and the motion carried unanimously.

C. RZ-25-04: REQUEST TO REZONE PROPERTY LOCATED AT 131 AND 137 N. RANDOLPH AVENUE FROM R7.5 AND R10 (MEDIUM-DENSITY RESIDENTIAL) AND B2 (CZ) GENERAL COMMERCIAL CONDITIONAL ZONING FOR RENTAL/SALES OF DOMESTIC VEHICLES AND OPEN STORAGE LAND USES.

Mr. Justin Luck gave a visual presentation on the above-mentioned case. He gave an overview:

Applicant: Jenna McKenzie

Location: 131 and 137 N. Randolph Avenue

Request: Request to rezone property located at 131 and 137 N. Randolph Avenue from R7.5 and R10 (Medium-Density Residential) and B2 (CZ) General Commercial Conditional Zoning for Rental/Sales of Domestic Vehicles and Open Storage land uses.

Randolph County Parcel ID: 7761028920 and 7761027972

Size: 0.52 acres +/-

Existing Land Use: Undeveloped

He showed the board overview, rezoning, topographical/utilities, aerial, and oblique maps as well as photographs of the subject properties from all directions. He then went over the analysis:

1. The proposed land uses are Rental/Sales of Domestic Vehicles and Open Storage.
2. The properties were previously used for single family dwellings and are now undeveloped. RZ-CUP-20-01 authorized a Rental/Sales of Domestic Vehicles land use in compliance with the approved conditions and site plan on the 137 N. Randolph Avenue property; however, the development has not been implemented.
3. The current use of the 137 and 131 N. Randolph Ave. properties is not authorized by RZ-CUP-20-01 or the R7.5/R10 zoning districts and a Notice of Violation has been issued by the Code Enforcement office.
4. The adjoining property features a Motor Vehicle Repair and Rental/Sales of Domestic Vehicles land use and serves as the office and required parking for the proposed land uses. Cross access between the subject property and the adjoining property is proposed. The adjoining property is currently zoned B2 and not part of this rezoning request.
5. Rental/Sales of Domestic Vehicles and Open Storage are permitted by right in the B2 Commercial District.
6. A "Screen D" is required along the southern property boundary. Screen D does not permit chain link as a fencing option.
7. The applicant proposes utilizing an existing driveway cut on N. Randolph Ave. to access the property. RZ-CUP-20-01 conditioned no driveway access from N. Randolph Ave. In review of RZ-CUP-20-01, the City Engineering Department advised that the existing driveway was too close to the intersection of E. Salisbury St to be utilized. Per NCDOT representative, NCDOT does not have jurisdiction over existing driveway.

Mr. Luck then went over the proposed modification to the ordinance regulations:

1. (+) Wooden privacy fence, 6 feet in height, along E. Salisbury St. and N. Randolph Avenue.

He then reviewed the summary of proposed zoning conditions:

- A. The uses approved shall be Rental/Sales of Domestic Vehicles and Open Storage
- B. All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C. It shall be the property owner's responsibility to obtain all permits and approvals required for the proposed land use, including but not limited to, NCDOT and City driveway permitting.
- D. Prior to the issuance of a zoning compliance permit, a site plan demonstrating compliance with all applicable zoning regulations and conditions, as well as the applicable permit fee, shall be submitted.
- E. Opaque chain link fence shall not be permitted as a method of screening of open storage along E. Salisbury St. and N. Randolph Avenue.
- F. Opaque screening material shall be added to the existing chain link fence along the western property line in compliance with Section 6.09(C)(1) of the Asheboro Zoning Ordinance.
- G. The owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use

Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He provided the following Land Development Plan recommendations:

Proposed Land Use Map: Commercial

Growth Strategy Map: Primary Growth

Small Area Map: Central

LDP Goals/Policies Supporting Request:

- Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map
- Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map
- Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot or is an infill lot.

LDP Goals/Policies Not Supporting Request:

- Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- 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.
- Goal 2.2: Development that is located in appropriate locations.
- Goal 3.2: Quality design demanding appropriate scale and context.

He then provided staff's consistency statement:

"The zoning map amendment is inconsistent with the Asheboro Land Development Plan as goals and policies encourage measures to ensure compatibility between high-intensity industrial/commercial uses and low-intensity residential uses. The commercial driveway connection proposed on N. Randolph Avenue is incompatible with the surrounding residential development."

He went on to present the staff's reasonableness statement:

"Zoning map amendment RZ-CUP-20-01 found that while limited commercial use of the 137 N. Randolph Avenue property was reasonable, the use of N. Randolph Avenue for driveway access was not, leading to a condition prohibiting said access. There have been no changing conditions since the time of the RZ-CUP-20-01 approval to find that the commercial use of N. Randolph Avenue proposed by RZ-24-04 is reasonable."

He then provided staff's recommendation:

"Staff recommends denial of the application. "

He then asked the board if there were any questions. Mr. Taylor Trogdon Jr. asked for the reason behind prohibiting the use of the existing driveway on N. Randolph Avenue. Mr. Luck explained that the Engineering Department had previously deemed the driveway too close to the intersection at N. Randolph Avenue and East Salisbury Street.

There were no further questions for Mr. Luck.

Mr. O'Kelley then asked if there was anyone to speak in favor of the request.

Jenna McKenzie, representative of the property owner, presented to the Board. She explained that parking issues were the main concern for the use of the lot, and that the owner of the property would like for the existing driveway to be used as the main driveway. David Carr, another representative of the

property owner, it may be possible to construct a driveway behind the neighboring business; the area behind the neighboring business would be enough space to allow vehicles to move in and out of the subject properties.

Mr. O'Kelley asked if there was anyone to speak against the request. There was no one to speak against the request.

Mr. O'Kelley suggested that the applicant and the property consider an alternative plan for driveway access and parking and continue their case to the March 3 Planning Board meeting. Ms. McKenzie requested the case be continued until the March 3 Planning Board meeting to allow time for this to be investigated.

Mr. O'Kelley asked if there was a motion to continue the case to the March 3rd Planning Board meeting. Mr. Rush motioned to continue the case. Mr. Anderson seconded, and the motion carried unanimously.

D. RZ-25-05: REQUEST TO REZONE PROPERTY LOCATED AT 4512 N. FAYETTEVILLE STREET FROM B2 GENERAL COMMERCIAL TO I1 (CZ) LIGHT INDUSTRIAL CONDITIONAL ZONING FOR VEHICLE TOWING OPERATION AND STORAGE WITH MOTOR VEHICLE REPAIR- MAJOR.

Mr. Luck presented the above-mentioned case. He gave an overview:

Applicant: QAR Holding LLC

Location: 4512 US Hwy 220 Bus N

Request: Application to rezone property located at 4512 US Hwy 220 Bus N (Randolph County Parcel Identification Number 7763080833). The request is to rezone existing B2 General Commercial zoning district to I1 (CZ) Industrial for Motor Vehicle Repair – Major and Vehicle Towing Operation and Storage Facility land uses.

Randolph County Parcel ID: 7763080833

Size: 0.44 acres +/-

Existing Land Use: Vacant

He showed the board overview, rezoning, topographical/utilities, aerial, and oblique maps as well as photographs of the subject properties from all directions. He then went over the analysis:

1. Proposed use is Motor Vehicle Repair – Major and Vehicle Towing Operation and Storage Facility. Motor Vehicle Repair – Major and Vehicle Towing Operation and Storage Facility are permitted by right in the I1 Industrial District subject to supplemental use regulations.
2. The site plan was routed to NCDOT for comment on 1-24-25; no comment has been received at drafting of staff report.
3. The site plan proposes a metal building with 3 garage bays, 1,920 SF of area for the motor vehicle repair and towing operation use plus 480 SF of office area (2,400 SF total).
4. The property currently features 3 driveway cuts: 2 on US Hwy 220 Bus N. and 1 on Idlewild Dr. The applicant proposes to utilize one existing driveway cut on US Hwy 220 Bus N. and a gated entrance utilizing the existing driveway cut on Idlewild Dr.
5. A significant portion of the property is paved from a previous development.
6. The applicant proposes hours of operation from 8 AM to 5 PM for the Motor Vehicle Repair- Major from 8 AM to 5 PM, but none for the Vehicle Towing Operation and Storage Facility.

Mr. Luck then went over the proposed modifications to the ordinance regulations:

- 1) (-) Width of Screen and Screening materials (Typically Screen D 15' in width with evergreen trees along property lines abutting SF residential, Screen C 10' in width with evergreen trees along property lines abutting Cemetery. Chain link fencing is typically not permitted as screen fence, but rather a solid 6' wooden/vinyl/masonry fence or wall or a hedge of evergreen shrubs 5' on center and 6' in height)

- 2) (-) Storage area setback (Section 5.04(45)(1) requires all storage areas observe a setback of 25 feet from any residential zoned property)
- 3) (-) Width of Front Yard Landscaping area and number of plantings (Typically 10' in width)
- 4) (-) Minimum parking spaces and maneuvering area
- 5) (-) Building façade materials along US Hwy 220 Bus N (Typically metal would be limited to 20% of the façade area)
- 6) (+) 8 AM to 5 PM hours of operation for Motor Vehicle Repair- Major use.

The applicant then spoke to the Board about his intentions for the property. Mr. O'Kelley asked if the applicant would consider something other than a chain link fence for screening; the applicant said yes, but chain link is desired for better security.

Mr. Luck then provided staff's recommendation:

"Continue to March 3 Planning Board meeting to allow further review of the proposed site plan and for the applicant to potentially make modifications to the site plan to reflect comments from staff, NCDOT, the Planning Board, and public."

Mr. O'Kelley asked if there was anyone to speak against the request. No one spoke against the request.

Mr. Rush made a motion to continue the case to the March 3 Planning Board. Mr. Anderson seconded the motion, and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

There were no items to present.

ADJOURNMENT

Hearing no further business, Mr. O'Kelley adjourned the meeting.

Jamie Wilkins, Planning Board Secretary

Michael O'Kelley, Planning Board Chair



RZ-25-01

An application to rezone from R10 Medium – Density Residential to O&I (CZ) Office & Institutional Conditional Zoning for a public use facility (McCrary Park) at 138 Southway Road and 349 and 353 North McCrary Street (Randolph County Parcel Identification Numbers (7751347980, 7751359117, and 7751354017).

1. Request	
Applicant: City of Asheboro	Property Owner: Same as applicant
Zoning Existing: R10 Medium-Density Residential Proposed: O&I (CZ) Office & Institutional Conditional Zoning for a Public Use Facility (McCrary Park) History: The City of Asheboro Comprehensive Parks and Recreation Plan indicated that McCrary Park opened in 1950.	
Required Notice Mailed Notice by Applicant: Notices were initially mailed to abutting property owners on December 27, 2024 for the January 6, 2025 Planning Board meeting and February 6, 2025, Council meetings. This notice noted a continuance request to the February 3, 2025 Planning Board meeting. Mailed Notice by Staff: See above Published Notice: January 21, 2025 and January 28, 2025 Posted Notice: January 24, 2025	

2. Site Information	
Location	138 Southway Road and 349 and 353 North McCrary Street
PIN	7751347980, 7751359117, 7751354017
Size	10.36 acres +/-
Jurisdiction	Within Asheboro City limits
Current Land Use	Public Use Facility (McCrary Park)
Overlay Districts	N/A
Infrastructure	City water and sewer extend along Southway Road and North McCrary Street
Transportation	
Street Classification:	North McCrary Street and Southway Road are collector-level streets.
Maintenance:	North McCrary Street and Southway Road are state maintained.
Other Notes:	N/A
Surrounding Land Use	
North:	Single & Two family residential/undeveloped
South:	Residential Planned Unit Development, Single-family and two-family) Business Services
East:	Interstate, Single-family, Two-family
West:	Two-family residential

3. Staff Analysis

- 1) The existing use of the property is a public use facility (McCrary Park). The primary recreation facility is a baseball and softball field, with some existing ancillary facilities and structures depicted on the site plan.
- 2) The property is within the city limits. Southway Road and North McCrary Street are state-maintained roads that serve primarily single-family and two-family dwellings, in addition to the existing public use facility (McCrary Park) and an associated business services use that is an office affiliated with the Zookeepers management.
- 3) The existing R10 district is described as "intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living."
- 4) The O&I district is described as "to produce moderate intensity office and institutional development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated O&I shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
- 5) Recent renovations were permissible by right and eliminated some nonconforming situations, such as paving of a formerly gravel parking lot. Additional permitted improvements included upgrades to parking lot lighting (full cutoff fixtures, the addition of a playground, and improved pedestrian access. Other legal non-conformities currently exist on the property such as absence of front yard landscaping, perimeter buffering/screening adjacent to residential uses, and landscaping within the parking area. The site plan indicates an intent to address these nonconformities to the maximum extent possible.
- 6) The Office & Institutional District typically has a front yard setback of 25'. The front yard setback depicted on the site plan is 20' in recognition that the park was developed with reduced setbacks; the prior restroom building, which was larger than what has been reconstructed, had utilized a 15' front setback. It is noted that the zoning ordinance allows replacement of a structure in a nonconforming location by right if the extent of the nonconformity is not increased.
- 7) The site plan identifies two possible additional buildings, a metal Batting Tunnels Building and Concessions structure. Additional parking with emergency access also is shown. The City Council is expected to receive information and provide direction on these final contemplated improvements at its March 6 meeting. The requested conditional zoning district, if approved, would establish the necessary zoning district necessary to complete the improvements as identified in the application. However, approval would not bind the Council to proceed with any improvements.
- 8) The Land Development Plan designates most of this property as a park, with a small portion of the property proposed for a "Neighborhood Residential" use, which consists primarily of single-family and two-family dwellings. The Land Development Plan's Neighborhood Residential description mentions the desirability of having convenient access to parks and recreational amenities.

4. Modifications to Ordinance Regulations

The plans indicate two requested modifications: 1) the proposed Batting Tunnel building is a metal structure without any type of masonry or architectural cladding. Non-residential structures in the O&I zoning district typically are not [permitted to be metal; staff does note that the city has otherwise complied with this standard for the other buildings and that this building is ancillary to the Public Use Facility..

2) The plan proposes to provide screening against residential properties with either landscaping or fencing. Such screening in the O&I zoning district normally includes solid fencing but the application indicates that more dense landscaping may be a better mechanism given the characteristics of the property. The plan, therefore, requests approval to install an alternative screen in places.

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

(A) The use approved shall be a public use facility.

(B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.

(C) It shall be the property owner's responsibility to obtain any and all permits and approvals required for the proposed land use.

(D) Prior to the issuance of a zoning compliance permit, a site plan demonstrating compliance with all applicable zoning regulations and conditions shall be submitted.

(E) In addition to other landscaping shown on the site plan, buffering/screening consisting of a Screen C shall be installed along boundary lines of the property adjacent to single-family/two-family dwellings where new improvements have occurred. In lieu of the fencing shown on the site plan, the applicant may use the standard options stipulated in the ordinance for a Screen C or an alternate method that meets or exceeds the ordinance intent.

(F) 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.

6. Land Development Plan Consistency and Reasonableness

Proposed Land Use Map	Park/Neighborhood Residential
Growth Strategy Map	Primary Growth Area
Small Area Map	Northwest
LDP Goals/Policies Supporting Request	
• Checklist Item 1: Complies with Land Development Plan Map • Checklist Item 5: Complies with Growth Strategy Map • Checklist Item 1.4: A thriving tourism industry • Checklist Item 12-13: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area	
LDP Goals/Policies Not Supporting Request	
• Checklist Item 14: Rezoning is located on steep slopes of greater than 20%.	
Staff Proposed Plan Consistency Statement	

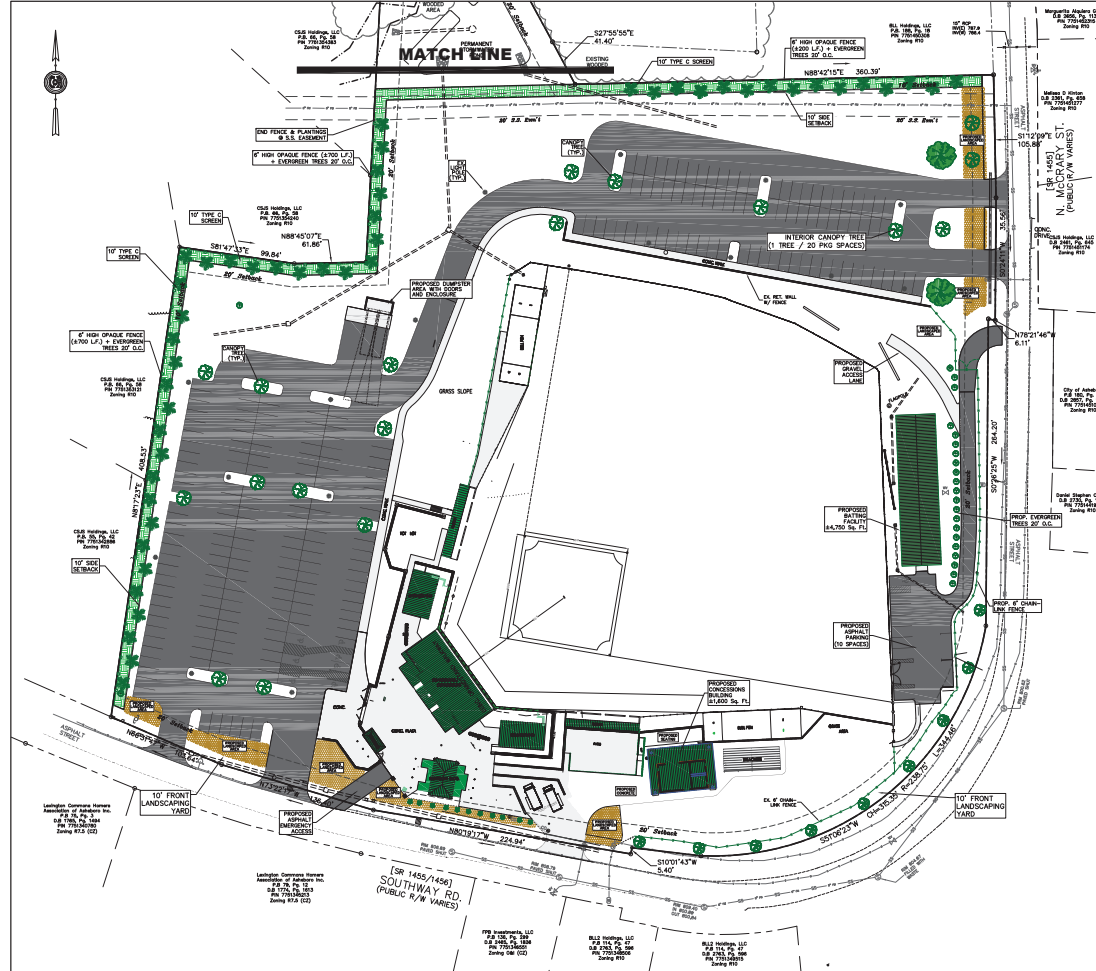
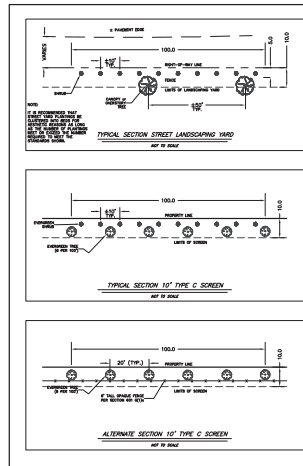
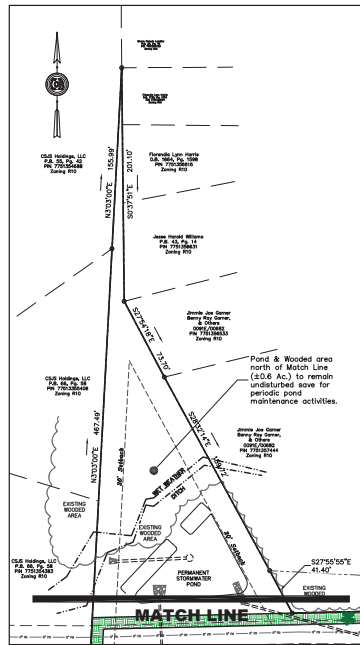
While much of the area contains residential uses, McCrary Park has long been a communitywide recreation attraction and the Land Development Plan designates most of the property as a park. While a portion of the subject property is designated for "Neighborhood Residential" use, the Land Development Plan describes the Neighborhood Residential designation as having convenient access to parks. The property is also accessible to multiple transportation corridors, including 1-73/74, which is emphasized by the Land Development Plan for selection recreation facility sites. In addition, the request is supported by several goals of both the Land Development Plan regarding promotion of tourism, capital improvements, and having a variety of active and passive recreation opportunities.

Staff Proposed Reasonableness Statement

Staff believe that the request is reasonable since continued renovations including paved parking, improved lighting, improved emergency access, additional recreational opportunities, additional landscaping, and internal pedestrian features provide features that are supported by the Land Development Plan and eliminate several nonconforming situations.

7. Staff Recommendation and Planning Board Action Items

Staff Recommendation	Approve, subject to proposed conditions
Planning Board Action Items	1) Plan Consistency and Reasonableness Statement 2) a) Approve or deny zoning map amendment RZ-25-01; rezone existing R10 Medium-Density Residential to O&I (CZ) Office & Institutional Conditional Zoning for Public Use Facility (McCrary Park). b) Attach zoning conditions as summarized or with modification.



- SITE NOTES:**
- PIN: 7751347980, 7751359117, 7751354017
 - ADDRESS: 138 Southway Road, Asheboro, NC 27205
 - OWNER: CITY OF ASHEBORO
 - OWNER'S ADDRESS: 146 North Church Street, Asheboro, NC 27203
 - DEED REF: D.B. 2548, Pg. 883; D.B. 1835, Pg. 3073; D.B. 2719, Pg. 2188
 - PROPOSED USE: PUBLIC USE FACILITY
 - SETBACKS: EXISTING: Front 30'; Rear 25'; Side 10'; PROPOSED: Front 20'; Rear 20'; Side 10'
 - ZONING: CURRENT: R10; PROPOSED: OMI (CZ)
 - PARKING PROVIDED: 247 Regular + 9 Accessible
 - This property is not located within a detailed flood hazard area. See FIRM Community Panel #371077510, Effective 01/02/2008.

LANDSCAPE PLANTING SCHEDULE			
AREA	ITEM	# REQ.	# PLANNED
Street Frontage (1350 L.F. Total)	Canopy Tree	26	26
	Understory Tree		
	Shrub	130	130
Main Parking Lot	Canopy tree	9	10
North Parking Lot	Canopy Tree	5	6
Western Boundary	Evergreen Tree	20	20
Northern Boundary	Evergreen Tree	12	15
Northwest Boundaries	Canopy Tree	5	5
	Understory Tree	15	15
	Shrub	27	30

ELEVATION NOTES:

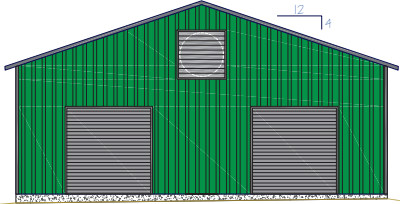
- 1. GRADE ELEVATIONS SHOWN ARE FOR VISUAL PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO EXISTING TOPOGRAPHY.
- 2. ROOF VENTILATION TO BE DETERMINED BY BUILDER PER CODE
- 3. GUTTER AND DOWNSPOUTS NOT SHOWN FOR CLARITY OF DRAWING, LOCATION TO BE DETERMINED BY BUILDER
- 4. DOORS, WINDOWS AND EXTERIOR FINISHES TO BE DETERMINED BY OWNER
- 5. COORDINATE WITH OWNER FOR ALL MATERIAL FINISHES

FINISHING NOTES:

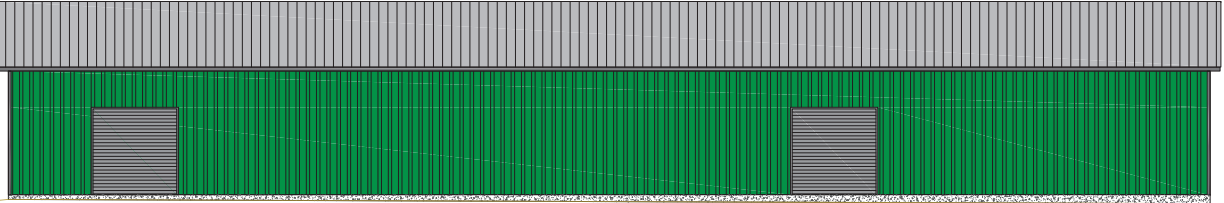
- 1. COORDINATE SELECTION OF ALL INTERIOR & EXTERIOR FINISHES/MATERIALS WITH OWNER
- 2. COORDINATE SELECTION OF ALL PLUMBING FIXTURES WITH OWNER
- 3. PLUMBING TO BE INSTALLED BY LICENSED CONTRACTOR TO MEET ALL LOCAL CODES
- 4. COORDINATE SELECTION OF ALL ELECTRICAL FIXTURES WITH OWNER
- 5. ELECTRICAL TO BE INSTALLED BY LICENSED CONTRACTOR TO MEET ALL LOCAL CODES
- 6. HVAC TO BE DESIGNED AND INSTALLED BY LICENSED CONTRACTOR TO MEET REQUIREMENTS OF OWNER AND MEET ALL LOCAL CODES



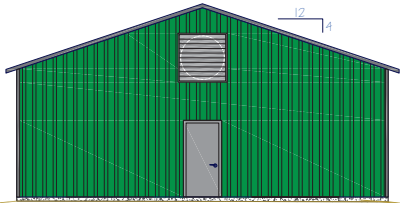
East Elevation



North Elevation



West Elevation



South Elevation

McCrary Ballpark
batting Tunnel Building

PRELIMINARY
NOT FOR
CONSTRUCTION

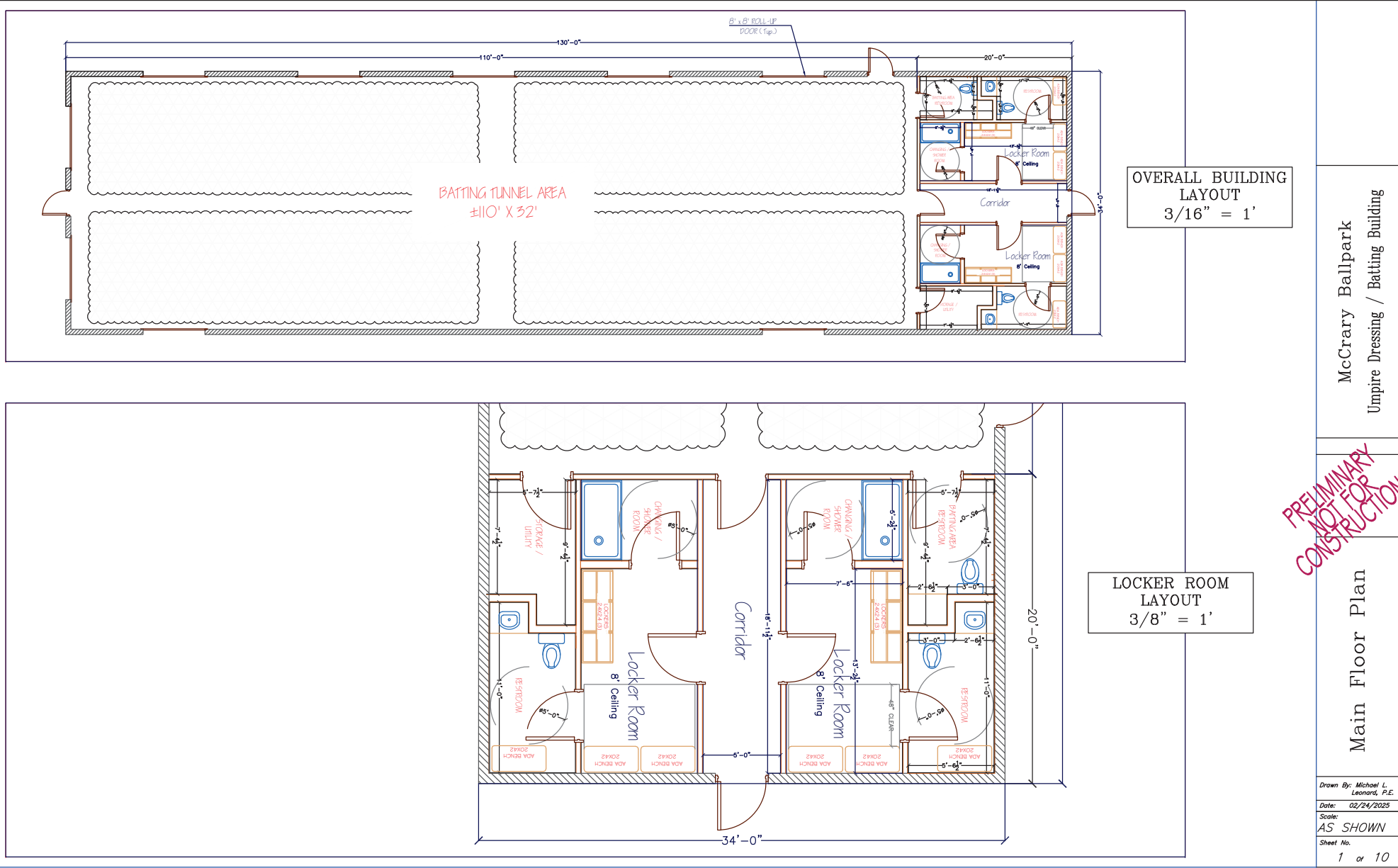
Elevations

Drawn By: Michael L. Leonard, P.E.

Date: 02/25/2025

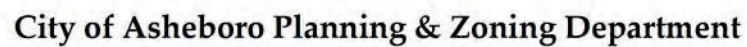
Scale: 3/16" = 1'

Sheet No. 1 of 1



R10 to O&I (CZ)
+/- 10.33 Acres

1 inch = 600 feet

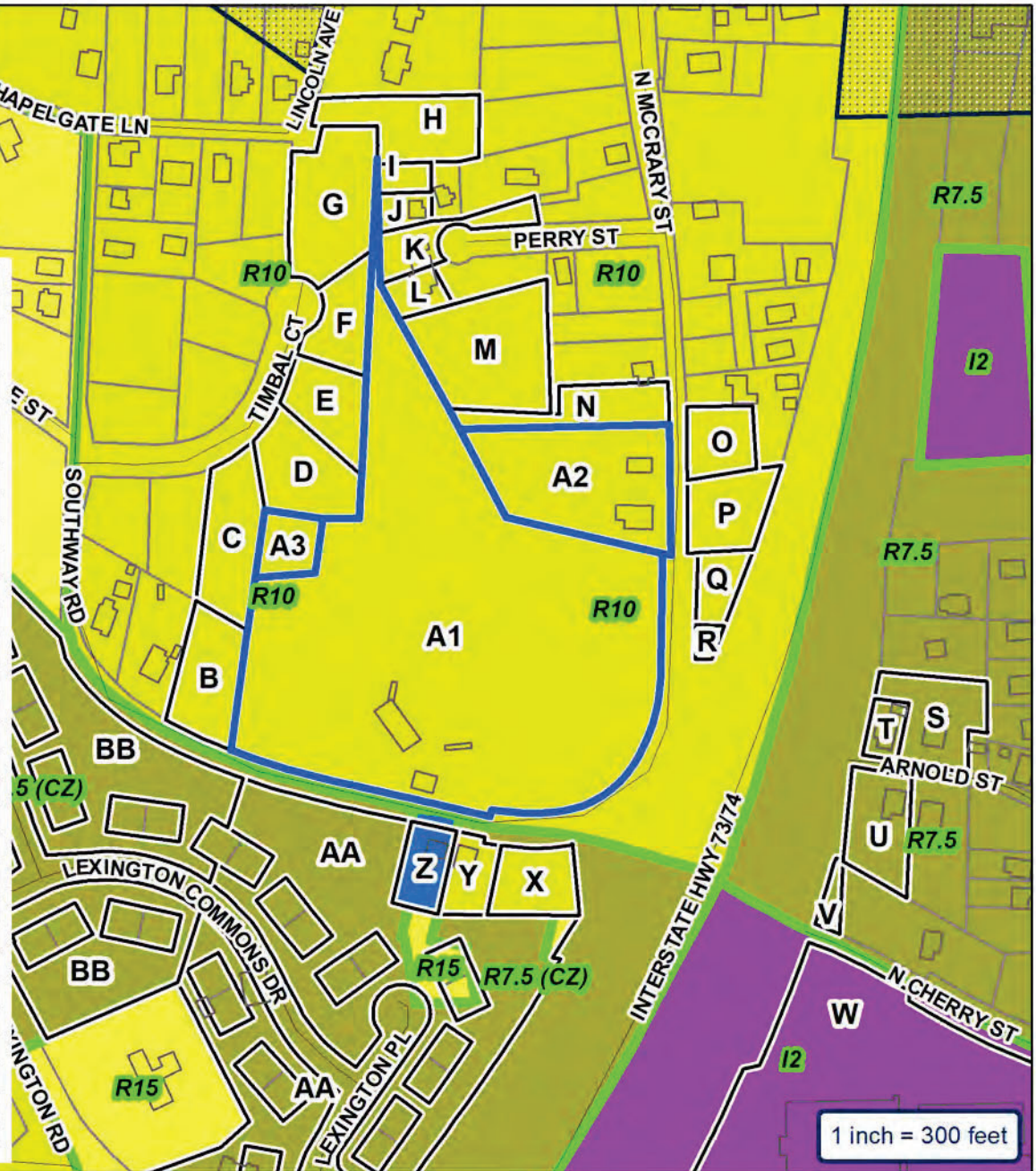


Parcels: 7751347980, 7751359117 & 7751354017



R10 to O&I (CZ)
+/- 10.33 Acres

Map_ID	Owner
A1	CITY OF ASHEBORO
A2	CITY OF ASHEBORO
A3	CITY OF ASHEBORO
B	CSJS HOLDINGS LLC
C	CSJS HOLDINGS LLC
D	CSJS HOLDINGS LLC
E	CSJS HOLDINGS LLC
F	CSJS HOLDINGS LLC
G	CSJS HOLDINGS LLC
H	LASSITER, SHAWN FRANCIS
I	HARRIS, FLORENDIA LYNN
J	HARRIS, FLORENDIA LYNN
K	WILLIAMS, JESSE HAROLD
L	GARNER, JIMMIE JOE (GARNER, BENNY RAY) - Additional Ow ners
M	GARNER, JIMMIE JOE (GARNER, BENNY RAY) - Additional Ow ners
N	BLL HOLDINGS LLC
O	KINTON, MELISSA D
P	CSJS HOLDINGS LLC
Q	CITY OF ASHEBORO
R	CHIOTIS, DANIEL STEPHEN
S	HARRISON, GEORGE
T	MOORE, PATRICIA HARRISON (HARRISON, GEORGE E) - Additional Ow ners
U	HILL, LLOYD D
V	CROWDER, CHESTER SR
W	BOSSONG HOSIERY MILLS, INC
X	BLL2 HOLDINGS LLC
Y	BLL2 HOLDINGS LLC
Z	FPB INVESTMENTS LLC
AA	LEXINGTON COMMONS HOMEOWNERS ASSOC OF ASHEBORO INC
BB	LEXINGTON COMMONS HOMEOWNERS ASSOC OF ASHEBORO INC



ETJ

City of Asheboro Planning & Zoning Department

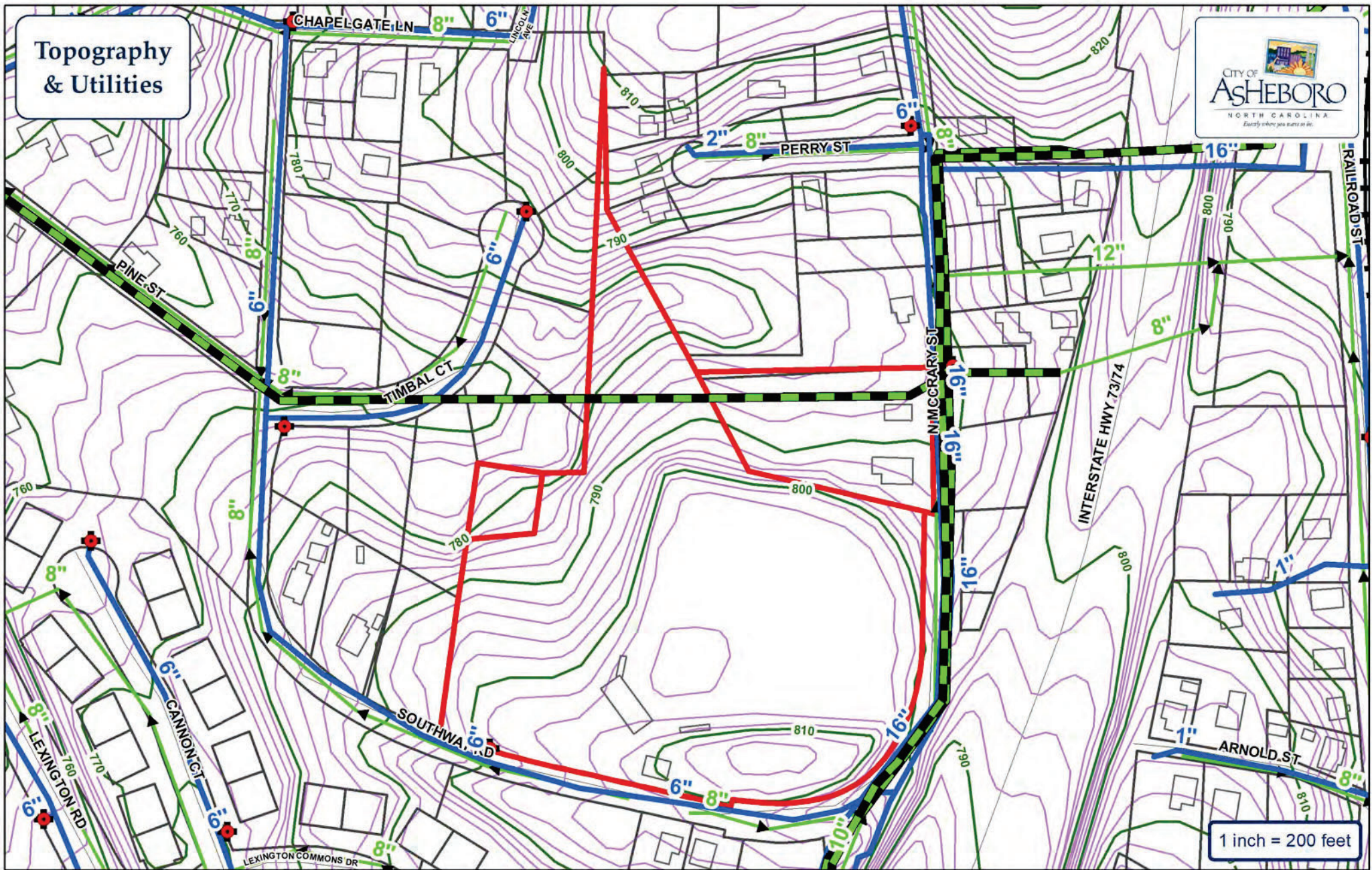
Rezoning Case: RZ-25-01

Parcels: 7751347980, 7751359117 & 7751354017

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



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

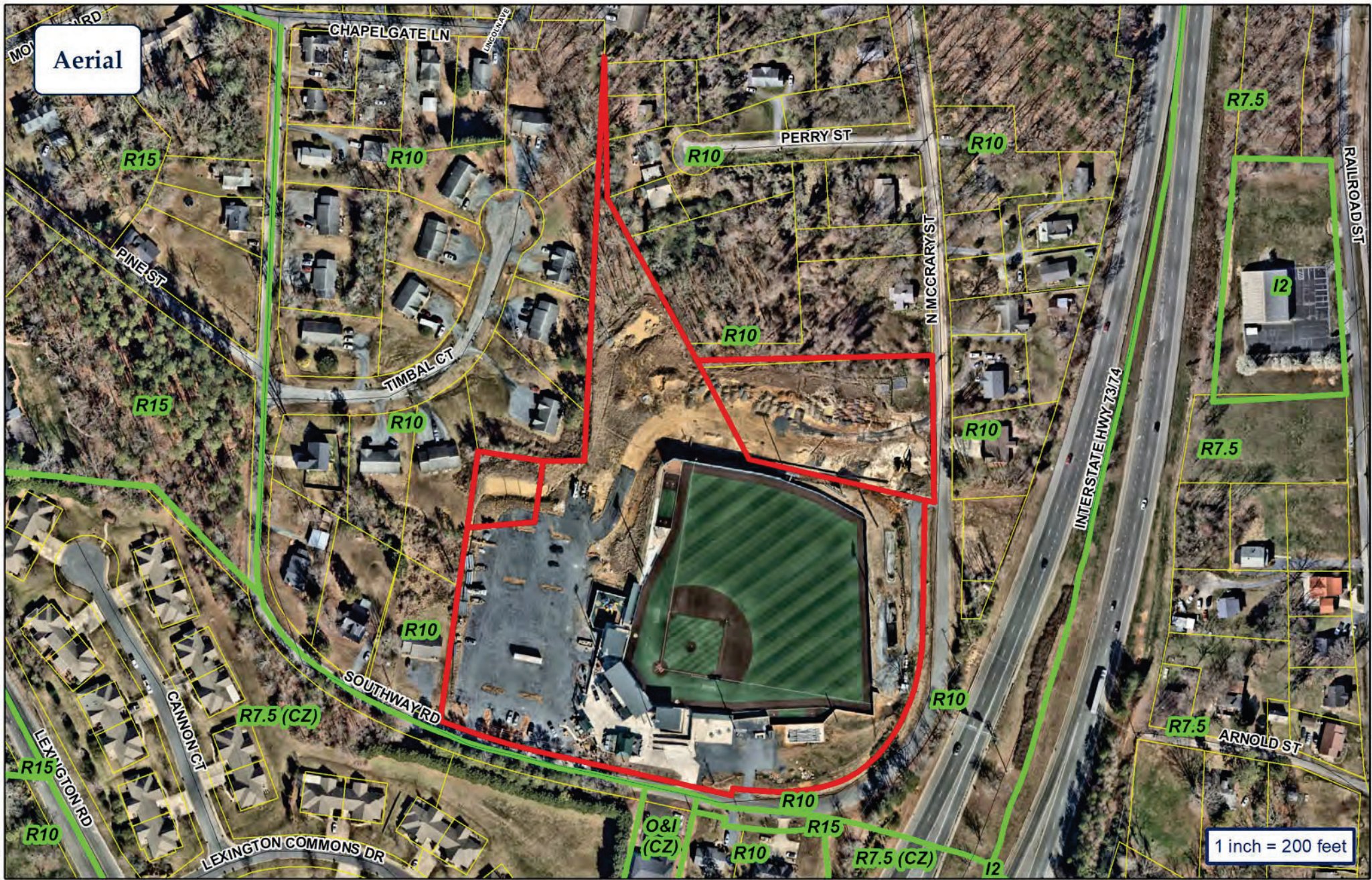
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-01

Parcels: 7751347980, 7751359117 & 7751354017

 Subject Property

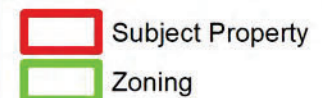




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-01

Parcels: 7751347980, 7751359117 & 7751354017



APPLICANT INFORMATION

Applicant John Ogburn City of Asheboro Applicant's Phone # 331-621-1201 x231
Applicant's Address 146 N. Church St.
Asheboro, NC 27203
Applicant email address jogburn@ci.asheboro.nc.us

PROPERTY INFORMATION

Property Owner's Name City of Asheboro
Location of Property 138 Southway Rd Property Size (ac. or s.f.) 10.33 acres
Randolph County Property Identification Number (PIN#) 7751347980 775135917 354017
Current Zoning District R10 Requested Zoning District O & I (C2)
Date Property Title Acquired varies Deed Book _____ Page _____
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:

Public Use Facility with
authorization to construct a metal-
clad bathing cage / umpire locker
room per submitted site plan and
if approved by city council.

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

Aligning zoning with long-standing
property use is in the public's interest

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

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

Does not apply ☐

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

Does not apply ☐

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

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature

Printed Name of Authorized Signatory (if
different from Applicant)

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: TR

Date: 12/13

Case Number: TBD

pre-app 12/13/24

This document presented and filed:
06/01/2017 10:46:02 AM

DEED
Fee \$26.00 Excise Tax: \$0.00



20042515

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

/ City of Asheboro, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: no taxable consideration

Parcel Identifier No.: 42557; PIN: 7751347980

Prepared by: Christina Freeman Pearsall, Esq., Schell Bray PLLC (without the benefit of a title examination)

Brief Description for the Index:

THIS DEED made as of this 1 day of June, 2017, by and between

GRANTOR	GRANTEE
Acme-McCrary Corporation/Sapona Manufacturing Company, Incorporated Employees' Fitness Center, a North Carolina non-profit corporation 159 North Street Asheboro, NC 27204	City of Asheboro, a North Carolina municipal corporation 146 North Church Street Asheboro, NC 27203

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Asheboro Township, Randolph County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin in the western margin of U.S. Highway 220 Bypass (60-foot right-of-way), Ransone Arnold's southeast corner; thence with the margin of U.S. Highway 220 Bypass, South 05 degrees 27 minutes West 2.20 feet to a right-of-way monument; thence continuing with the southern right-of-way of U.S. Highway 220

Bypass, South 05 degrees 27 minutes West 262.00 feet to a point; thence with the southern margin of U.S. Highway 220 Bypass as it intersects with the northern margin of Old Salisbury Road, along a curve to the right, a chord bearing and distance of South 55 degrees 17 minutes West 319.04 feet (with a circle having a radius of 238.75 feet) to a point in the 60-foot right-of-way of Old Salisbury Road; thence with the northern right-of-way of Old Salisbury Road, North 78 degrees 15 minutes West 59.76 feet to a point; thence South 15 degrees 07 minutes West 5.40 feet to a point in the northern margin of Old Salisbury Road (40-foot right-of-way); thence with the northern margin of Old Salisbury Road the following three courses and distances: North 75 degrees 14 minutes West 225.10 feet to an iron pin, North 68 degrees 17 minutes West 136.50 feet to an iron pin, North 61 degrees 26 minutes 30 seconds West 103.71 feet to an iron pin; thence leaving the margin of Old Salisbury Road, North 13 degrees 11 minutes 30 seconds East 408.80 feet to an iron pin in the southern line of John Redding (now or formerly); thence with Redding's line the following courses and distances: South 76 degrees 48 minutes 30 seconds East 100 feet to an iron pin, South 86 degrees 00 minutes 30 seconds East 61.70 feet to an iron pin, North 07 degrees 54 minutes 30 seconds East 625.35 feet to a point in the southern margin of Chapelgate Lane, Ransone Arnold's (now or formerly) northwest corner; thence with Arnold's line the following courses and distances: South 04 degrees 14 minutes 30 seconds West 201.52 feet to an iron pin, South 23 degrees 28 minutes 30 seconds East 263.75 feet to an iron pin, South 23 degrees 28 minutes 30 seconds East 205.60 feet to an iron pin, South 73 degrees 55 minutes 23 seconds East 283.61 feet to the point and place of Beginning and containing 9.21 acres, more or less, and as shown on a map of survey by Moore Gardner & Associates, Consulting Engineers, entitled "Property of Acme-McCrary Corp.," dated March, 1967 (Job No. 5614).

The property hereinabove described was acquired by Grantor by Instrument recorded in Book 1882 Page 607 in the Randolph County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Ad valorem taxes for the current and subsequent years and all easements, covenants, conditions, agreements, rights of way, restrictions and other matters of record, if any.

[Signatures on following page]

This document presented and filed:
09/18/2020 11:16:34 AM

DEED

Fee \$26.00 Excise Tax: \$2.00



20105707

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

✓ AFTER RECORDING: *P/U - City of Asheboro*
 THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.
 PREPARED BY: (SSE/cg) IVEY & EGGLESTON, Attorneys at Law, 111 Worth Street,
 Asheboro, NC 27203

PIN No. 7751354017

REVENUE: \$2.00

NORTH CAROLINA
RANDOLPH COUNTY)
)**WARRANTY DEED**THIS QUITCLAIM DEED, made this 31st day of August, 2020, by and between

GRANTORS: **RHONDA GAIL HANNER HOOVER and husband,**
 DAVID W. HOOVER
 318 Pershing Street
 Asheboro, NC 27203

GRANTEE: **CITY OF ASHEBORO**
 146 N. Church Street
 Asheboro, NC 27203

WITNESSETH, that the GRANTORS, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to them paid by GRANTEE, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto GRANTEE and its successors, all that certain tract of land, situate, lying and being in Asheboro Township, Randolph County, North Carolina, and more particularly described as follows:

BEGINNING at a small red oak; thence nearly West 104 feet to a stone, J. M. Harper's line; thence nearly South 120 feet to a stone; thence nearly East 104 feet to a stone; thence nearly North 100 feet to the Beginning.

For back reference see deed recorded in Book 1754, Page 1136, Randolph County Registry.

This deed is prepared from information supplied by the parties hereto, and no title examination was requested of or performed by Ivey & Eggleston, Attorneys.

TO HAVE AND TO HOLD all our right, title and interest in the aforesaid tract of land and all privileges and appurtenances thereto belonging, to the GRANTEE, its successors and assigns, to its only use and behoof forever.

And the GRANTORS, for themselves, their heirs, executors and administrators, covenant with the GRANTEE, its successors and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all encumbrances, and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said GRANTORS by these presents have hereunto set their hands and seals, the day and year first above written.

Rhonda Gail Hanner Hoover (SEAL)
RHONDA GAIL HANNER HOOVER

David W. Hoover (SEAL)
DAVID W. HOOVER

STATE OF NORTH CAROLINA

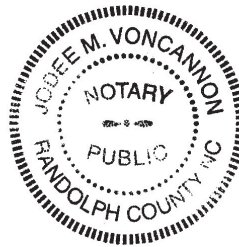
COUNTY OF RANDOLPH

I, Jodee M. VonCannon, a Notary Public for county and state aforesaid, do hereby certify that **RHONDA GAIL HANNER HOOVER and husband, DAVID W. HOOVER** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

WITNESS my hand and notarial seal, this 31st day of August, 2020.

My Commission Expires: 08-04-2024

Jodee M. VonCannon
Notary Public



This document presented and filed:
06/01/2017 10:46:02 AM

DEED
Fee \$26.00 Excise Tax: \$0.00



20042515

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

/ City of Asheboro, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: no taxable consideration

Parcel Identifier No.: 42557; PIN: 7751347980

Prepared by: Christina Freeman Pearsall, Esq., Schell Bray PLLC (without the benefit of a title examination)

Brief Description for the Index:

THIS DEED made as of this 1 day of June, 2017, by and between

GRANTOR	GRANTEE
Acme-McCrary Corporation/Sapona Manufacturing Company, Incorporated Employees' Fitness Center, a North Carolina non-profit corporation 159 North Street Asheboro, NC 27204	City of Asheboro, a North Carolina municipal corporation 146 North Church Street Asheboro, NC 27203

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Asheboro Township, Randolph County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin in the western margin of U.S. Highway 220 Bypass (60-foot right-of-way), Ransone Arnold's southeast corner; thence with the margin of U.S. Highway 220 Bypass, South 05 degrees 27 minutes West 2.20 feet to a right-of-way monument; thence continuing with the southern right-of-way of U.S. Highway 220

Bypass, South 05 degrees 27 minutes West 262.00 feet to a point; thence with the southern margin of U.S. Highway 220 Bypass as it intersects with the northern margin of Old Salisbury Road, along a curve to the right, a chord bearing and distance of South 55 degrees 17 minutes West 319.04 feet (with a circle having a radius of 238.75 feet) to a point in the 60-foot right-of-way of Old Salisbury Road; thence with the northern right-of-way of Old Salisbury Road, North 78 degrees 15 minutes West 59.76 feet to a point; thence South 15 degrees 07 minutes West 5.40 feet to a point in the northern margin of Old Salisbury Road (40-foot right-of-way); thence with the northern margin of Old Salisbury Road the following three courses and distances: North 75 degrees 14 minutes West 225.10 feet to an iron pin, North 68 degrees 17 minutes West 136.50 feet to an iron pin, North 61 degrees 26 minutes 30 seconds West 103.71 feet to an iron pin; thence leaving the margin of Old Salisbury Road, North 13 degrees 11 minutes 30 seconds East 408.80 feet to an iron pin in the southern line of John Redding (now or formerly); thence with Redding's line the following courses and distances: South 76 degrees 48 minutes 30 seconds East 100 feet to an iron pin, South 86 degrees 00 minutes 30 seconds East 61.70 feet to an iron pin, North 07 degrees 54 minutes 30 seconds East 625.35 feet to a point in the southern margin of Chapelgate Lane, Ransone Arnold's (now or formerly) northwest corner; thence with Arnold's line the following courses and distances: South 04 degrees 14 minutes 30 seconds West 201.52 feet to an iron pin, South 23 degrees 28 minutes 30 seconds East 263.75 feet to an iron pin, South 23 degrees 28 minutes 30 seconds East 205.60 feet to an iron pin, South 73 degrees 55 minutes 23 seconds East 283.61 feet to the point and place of Beginning and containing 9.21 acres, more or less, and as shown on a map of survey by Moore Gardner & Associates, Consulting Engineers, entitled "Property of Acme-McCrary Corp.," dated March, 1967 (Job No. 5614).

The property hereinabove described was acquired by Grantor by Instrument recorded in Book 1882 Page 607 in the Randolph County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Ad valorem taxes for the current and subsequent years and all easements, covenants, conditions, agreements, rights of way, restrictions and other matters of record, if any.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

ACME-MCCRARY
CORPORATION/SAPONA
MANUFACTURING COMPANY,
INCORPORATED EMPLOYEES'
FITNESS CENTER,
a North Carolina non-profit corporation

By: Brenda Johnson (SEAL)
Name: Brenda Johnson
Title: President

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I certify that the following persons personally appeared before me this day, acknowledging to me that he/she signed the foregoing document: Brenda Johnson

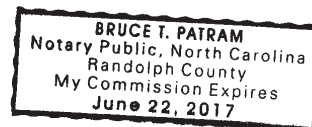
Date: JUNE 1, 2017

(Official Seal)

Bruce T. Patram
Official Signature of Notary

BRUCE T. PATRAM,
Notary Public
Printed or typed name

My commission expires: 6/22/2017.



RE BOOK Book: 1835
Page: 3073

FILED 2003-033196
Sep 26 2003 12:35:03 pm
Randolph County, NC
Ann Shaw, REGISTER of DEEDS
Recording Fee 23.00
NC Real Estate ExTx 80.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$80.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee, PO Box 1106 ASHEBORO NC 27204-1106

This instrument was prepared by: SMITH & ALEXANDER, L.L.P., Attorneys, Asheboro, NC 27203

Brief description for the Index: _____

THIS DEED made this 12th day of September, 2003, by and between

GRANTOR

GRANTEE

**WILLIAM R. MARTIN and wife,
MILDRED D. MARTIN**

CITY OF ASHEBORO

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Asheboro Township, _____ Randolph County, North Carolina and more particularly described as follows:

See ATTACHMENT A - Description attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1246 page 1478.

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

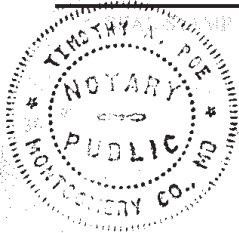
+ James Williams & Co., Inc.
www.JamesWilliams.com

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) William R. Martin (SEAL)
By: William R. Martin
Title: _____
By: Mildred D. Martin (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____
By: _____ (SEAL)
Title: _____



USE BLACK INK ONLY State of ~~North Carolina~~ - County of Montgomery
Maryland
I, the undersigned Notary Public of the County and State aforesaid, certify that William R. Martin
and wife, Mildred D. Martin personally appeared before me this day and
acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my
hand and Notarial stamp or seal this 24th day of September, 2003.
TIMOTHY A. POE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 30, 2006
Notary Public

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and
acknowledged that he is the _____ of _____,
a North Carolina or _____ corporation/limited liability company/general partnership/limited
partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity,
he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and
Notarial stamp or seal this _____ day of _____, 20__.
My Commission Expires: _____
Notary Public

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.
My Commission Expires: _____
Notary Public

NORTH CAROLINA — RANDOLPH COUNTY

The foregoing certificate(s) of Timothy A. Poe

Notary/Notaries Public is/are certified to be correct

This 24 day of September, 2003.

ANN SHAW, REGISTER OF DEEDS

by: Ann Shaw Register of Deeds

ATTACHMENT A

**Description for
City of Asheboro**

Asheboro Township, Randolph County, North Carolina:

BEGINNING at a new iron rod in the Western right-of-way line of North McCrary Street at the McNeil Southeast corner, which said iron rod is located 338.9 feet Southward along said right-of-way line from the centerline of Perry Street; thence with the said right-of-way line of North McCrary Street, South 03 degrees 37 minutes 35 seconds West 106.08 feet to a existing iron rod; thence continuing with said right-of-way line, South 05 degrees 13 minutes 55 seconds West 105.78 feet to a new iron rod at the Northeast corner of the Acme-McCrary; thence with the Northern line of the Acme-McCrary, North 73 degrees 30 minutes 30 seconds West 289.70 feet to a new iron rod; thence continuing with the McCrary property line, North 23 degrees 25 minutes 52 seconds West 164.94 feet to a new iron rod; thence South 86 degrees 26 minutes 29 seconds East with the McNeil Southern line, 360.42 feet to the Beginning, containing 1.3 acres, more or less, as shown by survey prepared by Philip M. Henley dated 9-11-2003, entitled "City of Asheboro".

THIS MAP IS NOT A CERTIFIED
SURVEY AND HAS NOT BEEN REVIEWED
BY A LOCAL GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.

Acme McCrary Corp.
745/227

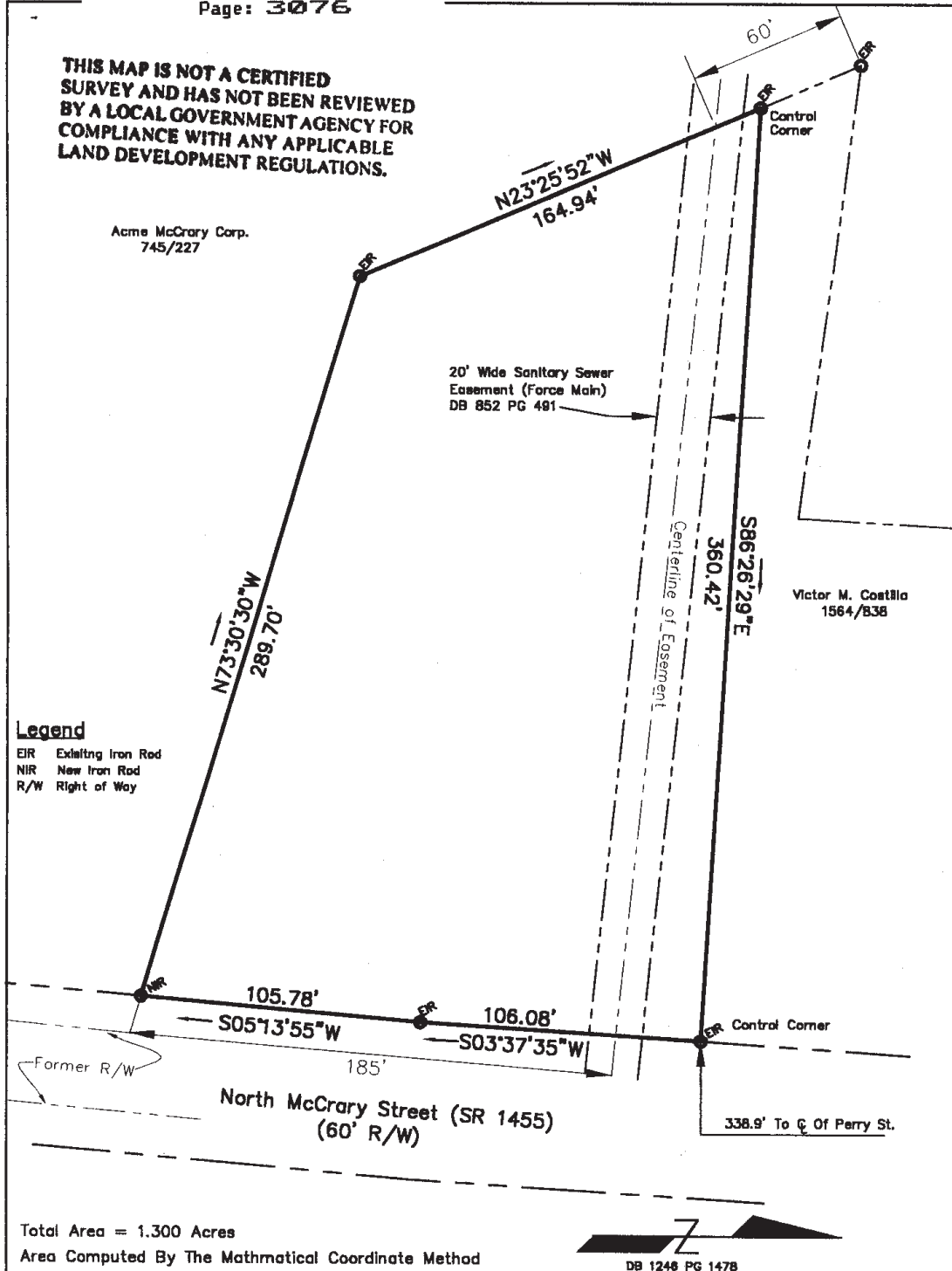
20' Wide Sanitary Sewer
Easement (Force Main)
DB 852 PG 491

Centerline of Easement

Victor M. Castilla
1564/838

Legend

EIR Existing Iron Rod
NIR New Iron Rod
R/W Right of Way



Philip M. Henley
Date 9.12.03

Plat Prepared For
City of Asheboro
Asheboro Township
Randolph County, North Carolina
Scale : 1"=50' September 11, 2003

Prepared By
City of Asheboro Engineering Dept.
146 N. Church St.
Asheboro, North Carolina 27203
Ph : (336) 626-1200

Subdivision :
Section :
Block :
Lot No. :
Deed Book : 1246/1478
Plat Book :
Job No. : 03-052



RZ-25-04

Application to rezone property located at 131 and 137 N. Randolph Ave. (Randolph County Parcel Identification Numbers 7761028920 and 7761027972). The request is to rezone existing B2 (CZ) Conditional General Commercial and R7.5/R10 Residential zoning districts to B2 (CZ) General Commercial Conditional zoning for Rental/Sales of Domestic Vehicles and Open Storage land uses.

1. Request	
Applicant: Jenna McKenzie	Property Owner: Brandon Allen
Zoning <i>Existing:</i> B2 (CZ)/R7.5/R10 <i>Proposed:</i> B2 (CZ) <i>History:</i> 137 Randolph: CU-B2 zoning approved and Conditional Use Permit issued for Rental/Sales of Domestic Vehicles land use (RZ-CUP-20-01) 131 Randolph: None	
Required Notice <i>Mailed Notice by Applicant:</i> 1-20-25 <i>Mailed Notice by Staff:</i> 2-20-25 <i>Published Notice:</i> 2-18-25 and 2-25-25 <i>Posted Notice:</i> 2-13-25	

2. Site Information	
Location	131 and 137 N. Randolph Ave.
PIN	7761028920 and 7761027972
Size	0.52 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Undeveloped
Overlay Districts	None
Infrastructure	City utilities available
Transportation	
<i>Street Classification:</i>	E. Salisbury St. is a Major Thoroughfare, N. Randolph Ave is a local street
<i>Maintenance:</i>	E. Salisbury St. is state maintained, N. Randolph Ave is city maintained
<i>Other Notes:</i>	- NCDOT 2023 Annual Average Daily Traffic for section of E. Salisbury St: 15,500 (2012 existing capacity: 12,900) 2024-2033 State Transportation Improvement Program (STIP) project R-5957: corridor improvements (currently unfunded)
Surrounding Land Use	
<i>North:</i>	Commercial
<i>South:</i>	Residential
<i>East:</i>	Residential
<i>West:</i>	Commercial

3. Staff Analysis
1) The proposed land uses are Rental/Sales of Domestic Vehicles and Open Storage. The properties were previously used for single family dwellings and are now undeveloped. RZ-CUP-20-01 authorized a Rental/Sales of Domestic Vehicles land use in compliance with the approved conditions and site plan on the 137 N. Randolph Avenue property; however, the

development has not been implemented. The current use of the 137 and 131 N. Randolph Ave. properties is not authorized by RZ-CUP-20-01 or the R7.5/R10 zoning districts and a Notice of Violation has been issued by the Code Enforcement office.

- 2) The adjoining property features a Motor Vehicle Repair and Rental/Sales of Domestic Vehicles land use and serves as the office and required parking for the proposed land uses. Cross access between the subject property and the adjoining property is proposed. The adjoining property is currently zoned B2 and not part of this rezoning request.
- 3) **B2 General Commercial District Statement of Intent:** The B2 General Commercial District is 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) **Relevant Zoning Ordinance Definitions:**
Vehicle: A land operated means of transportation for persons or objects, including but not limited to cars, trucks, buses, motorcycles, motor scooters, motor homes, and trailers. Domestic motor vehicles, commercial vehicles, and recreational vehicles are included within this definition.
Vehicle, Domestic: A vehicle that has a gross vehicle weight rating of less than 26,001 pounds.
Vehicle, Commercial: A vehicle that has a gross vehicle weight rating of at least 26,001 pounds.
Open Storage: The storage outside of a building, or within buildings with less than three sides, of materials, supplies, merchandise, equipment, commercial vehicles (i.e. delivery vans, contractor vehicles, towing trucks, cable/utility vehicles) and like items, but excluding junk.
- 5) Rental/Sales of Domestic Vehicles and Open Storage are permitted by right in the B2 Commercial District
- 6) A "Screen D" is required along the southern property boundary. Screen D does not permit chain link as a fencing option.
- 7) RZ-CUP-20-01 conditioned no driveway access from N. Randolph Ave. The applicant proposes a condition of no driveway access from N. Randolph Avenue.
- 8) In the Conditional Zoning application, the applicant references an "impound lot;" however, this use is no longer being requested as it does not fit within the definition of Open Storage.

4. Modifications to Ordinance Regulations

- 1) (+) Wooden privacy fence, 6 feet in height, along E. Salisbury St. and N. Randolph Avenue.
- 2) (+) No driveway access shall be permitted from North Randolph Avenue.

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

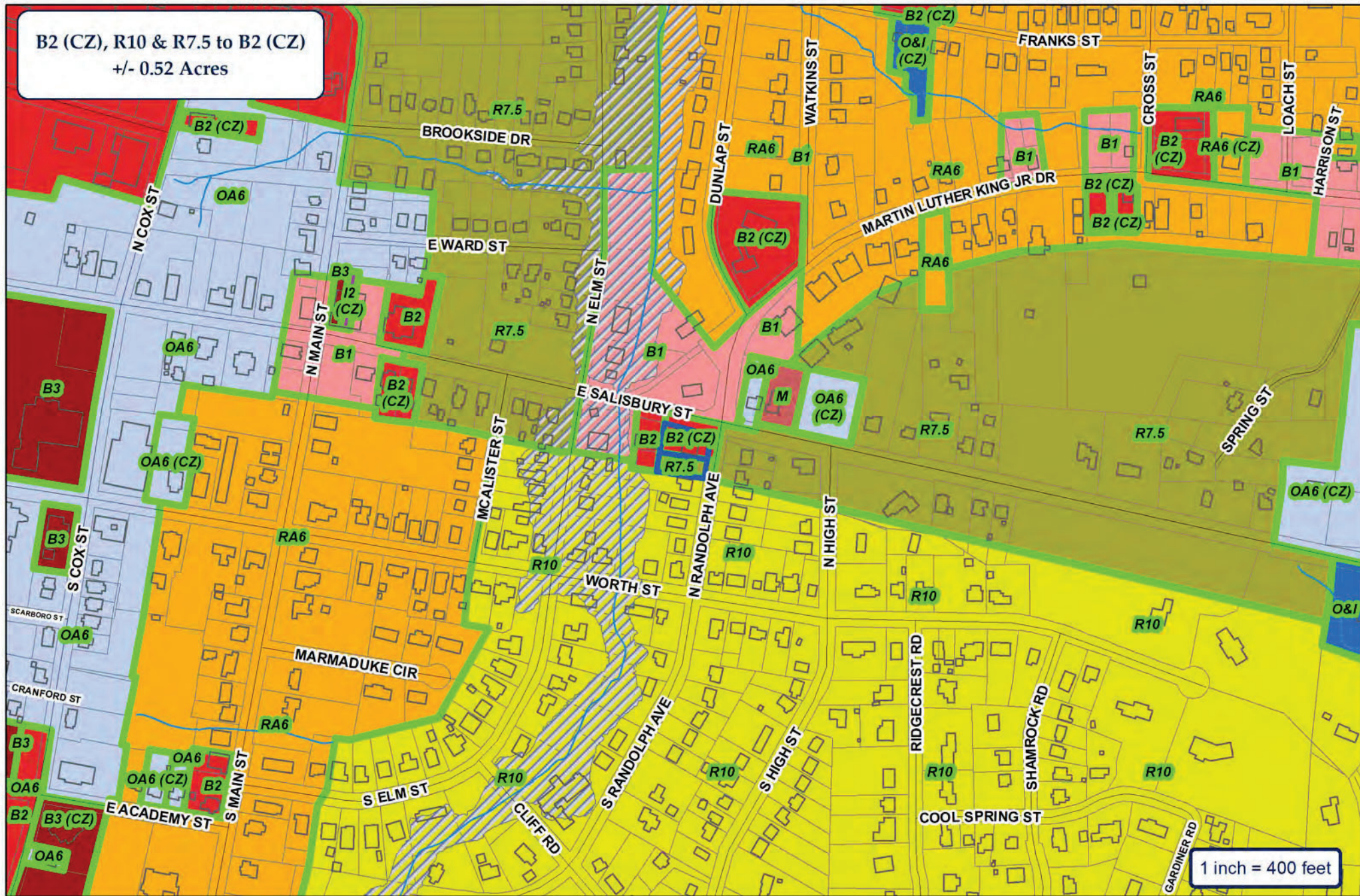
- A) The uses approved shall be Rental/Sales of Domestic Vehicles and Open Storage
- B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.

- C) It shall be the property owner's responsibility to obtain all permits and approvals required for the proposed land use, including but not limited to, NCDOT and City driveway permitting.
- D) Prior to the issuance of a zoning compliance permit, a site plan demonstrating compliance with all applicable zoning regulations and conditions, as well as the applicable permit fee, shall be submitted.
- E) Opaque chain link fence shall not be permitted as a method of screening of open storage along E. Salisbury St. and N. Randolph Avenue. Solid wooden fencing shall be opaque and either painted or stained a medium or dark finish with the decorative side adjacent to the public right-of-way and residentially zoned property. All fencing shall be maintained in perpetuity.
- F) Opaque screening material shall be added to the existing chain link fence along the western property line in compliance with Section 6.09(C)(1) of the Asheboro Zoning Ordinance.
- G) No driveway access shall be permitted from North Randolph Avenue.
- H) No signage shall be permitted on any fence
- I) 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.

6. Land Development Plan Consistency and Reasonableness	
Proposed Land Use Map	Commercial
Growth Strategy Map	Primary Growth
Small Area Map	Central
LDP Goals/Policies Supporting 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: The proposed rezoning is compliant with the objectives of the Growth Strategy Map • Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot or is an infill lot.	
LDP Goals/Policies Not Supporting Request	
• 2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses. • Goal 3.2: Quality design demanding appropriate scale and context	
Staff Proposed Plan Consistency Statement	
The zoning map amendment is consistent with the Asheboro Land Development Plan as the properties are designated commercial by the Proposed Land Use Map.	
Staff Proposed Reasonableness Statement	
The zoning map amendment is reasonable given that the suggested conditions, in particular prohibition of driveway access from N. Randolph Avenue, ensure that the zoning amendment meets and exceeds zoning requirements to protect adjoining residential uses.	

7. Staff Recommendation and Planning Board Action Items	
Staff Recommendation	Recommend approval attaching conditions as summarized
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Recommendation to City Council to approve or deny zoning map amendment RZ-25-04; rezone to B2 (CZ) General Commercial for Rental/Sales of Domestic Vehicles and Open Storage land uses b) Attach zoning conditions as summarized or with modification.

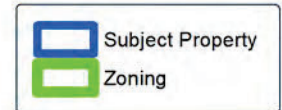
B2 (CZ), R10 & R7.5 to B2 (CZ)
+/- 0.52 Acres



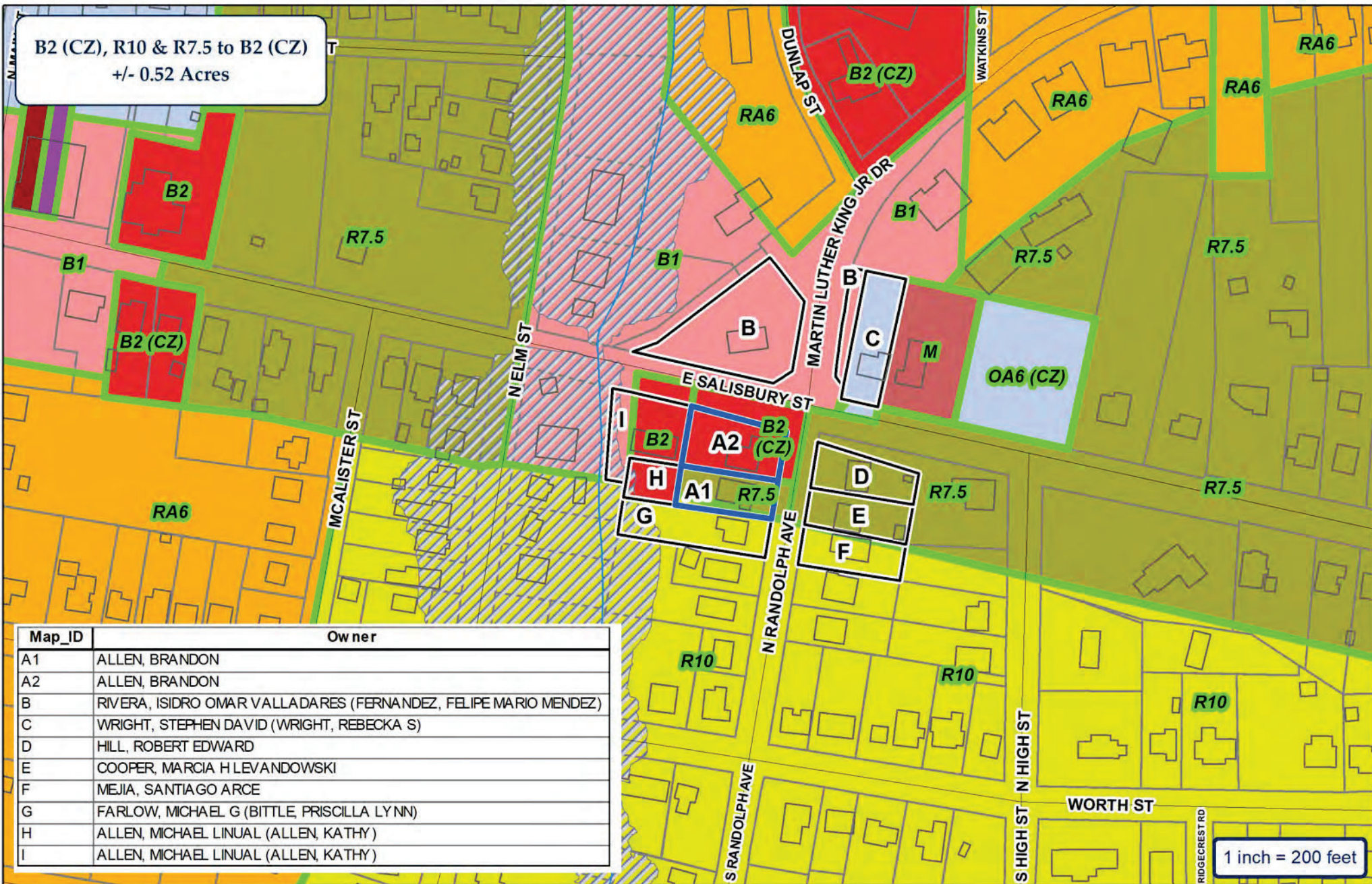
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-04

Parcels: 7761028920 & 7761027972



B2 (CZ), R10 & R7.5 to B2 (CZ)
+/- 0.52 Acres



Map_ID	Owner
A1	ALLEN, BRANDON
A2	ALLEN, BRANDON
B	RIVERA, ISIDRO OMAR VALLADARES (FERNANDEZ, FELIPE MARIO MENDEZ)
C	WRIGHT, STEPHEN DAVID (WRIGHT, REBECCA S)
D	HILL, ROBERT EDWARD
E	COOPER, MARCIA H LEVANDOWSKI
F	MEJIA, SANTIAGO ARCE
G	FARLOW, MICHAEL G (BITTLE, PRISCILLA LYNN)
H	ALLEN, MICHAEL LINUAL (ALLEN, KATHY)
I	ALLEN, MICHAEL LINUAL (ALLEN, KATHY)

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-04

Parcels: 7761028920 & 7761027972

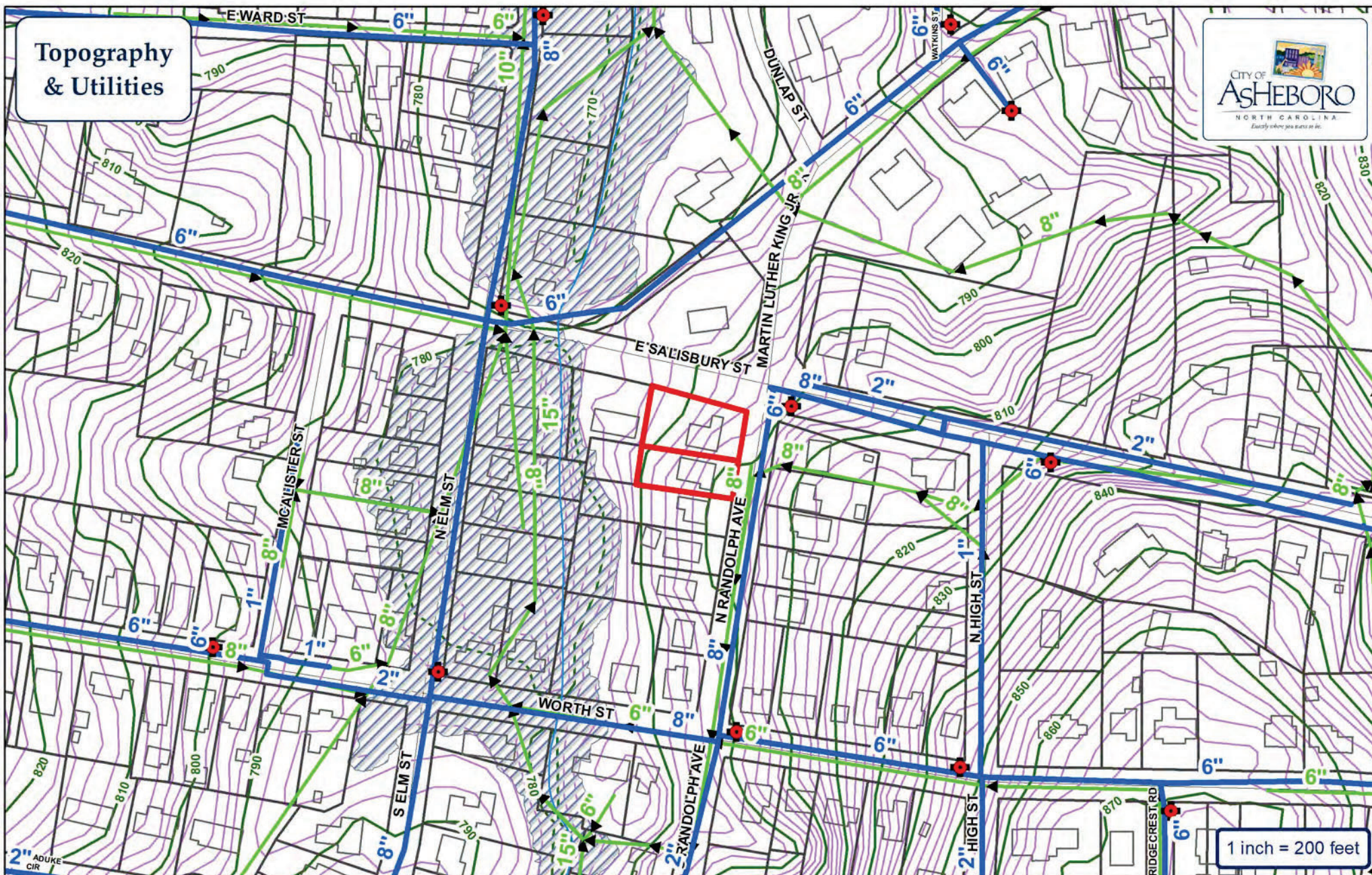
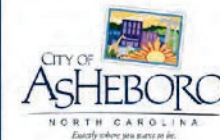


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



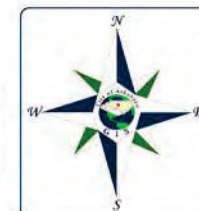
- | | | | |
|--|------------|--|--------------|
| | Water Main | | Fire Hydrant |
| | Sewer Main | | Pump Station |
| | Force Main | | Watershed |

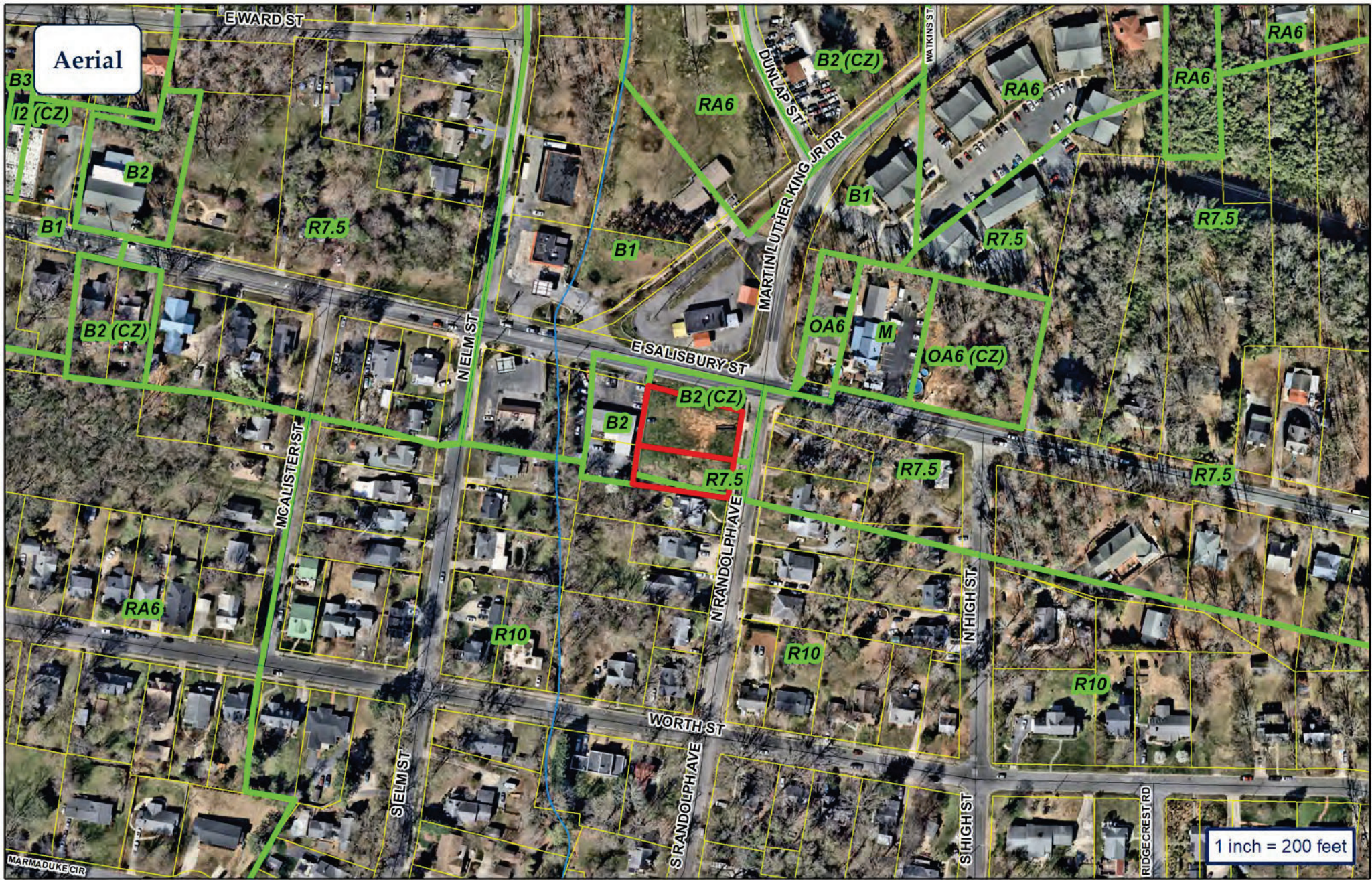
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-04

Parcels: 7761028920 & 7761027972

Subject Property





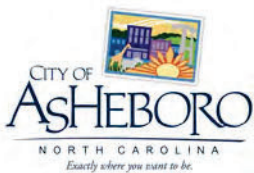
Aerial

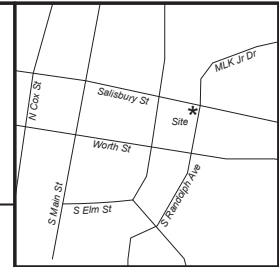
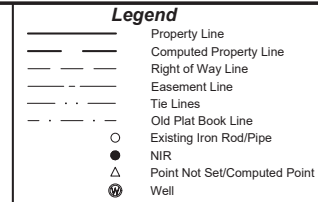
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-04

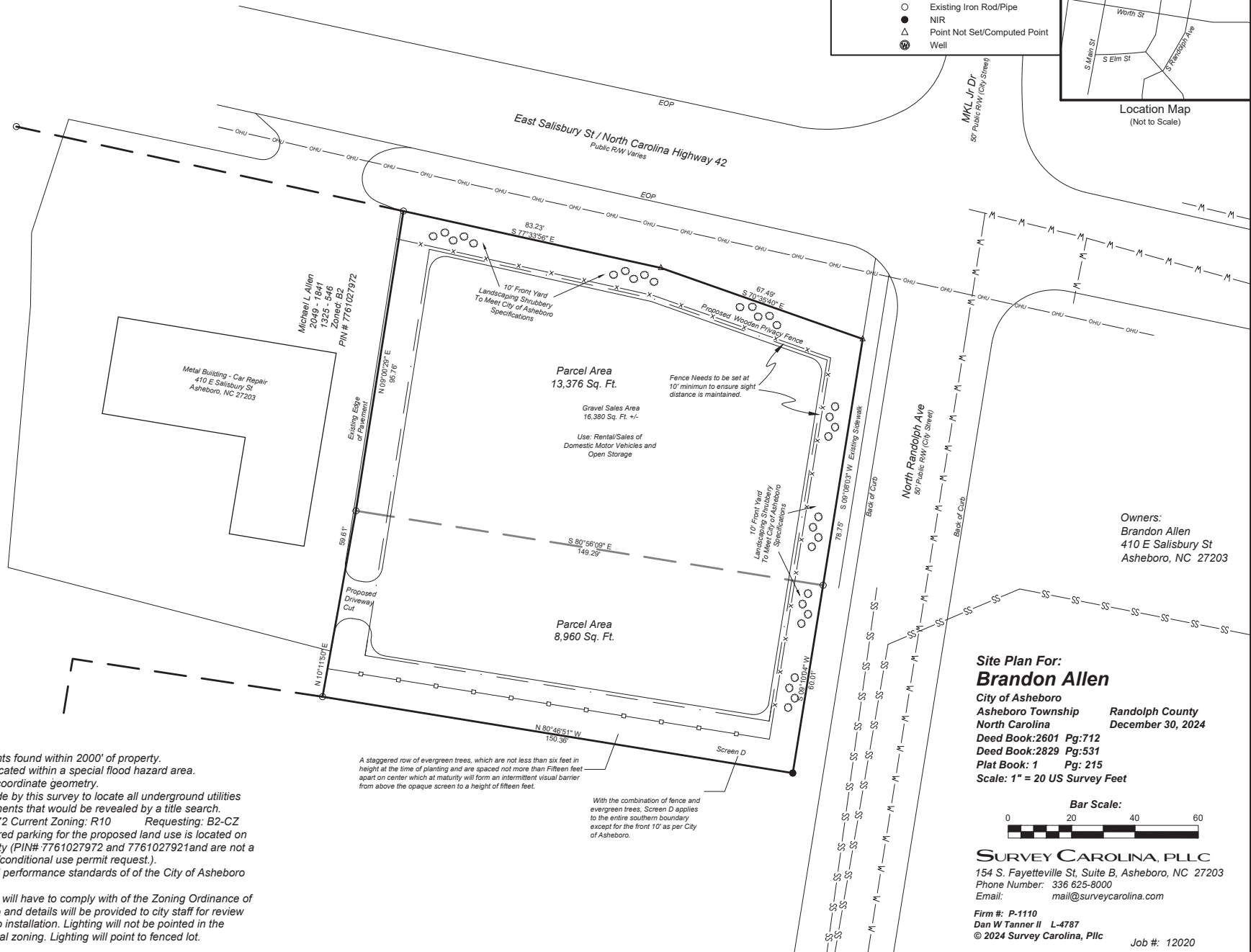
Parcels: 7761028920 & 7761027972

-  Subject Property
-  Zoning





Location Map
(Not to Scale)



APPLICANT INFORMATION

Applicant Jenna McKenzie Applicant's Phone # 336-413-4475

Applicant's Address 103 Worth St. Asheboro NC 27203

Applicant email address jenna@mckenzierealestate.com

PROPERTY INFORMATION

Property Owner's Name Brandon Allen

Location of Property 137 and 131 N. Randolph Ave Property Size (ac. or s.f.) 0.52 acres

Randolph County Property Identification Number (PIN#) _____

Current Zoning District B2(C2) and R.75 Requested Zoning District B2 (C2)

Date Property Title Acquired 2018/2022 Deed Book 2601/2829 Page 712/531

Subdivision Worth Terr Section _____ Lot # _____

Plat Book NA / 1 Page _____ NA / 215

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:

Both parcels owned by same individual. Home
has burnt down. Both parcels empty. Owner will install
fencing, shrubbery, and lighting to city specifications.
Front parcel already zoned B2(C2) but conditions only
allow cars to be sold. New conditions requested would
allow for cars to be stored while waiting on body
repair or as an impound lot. Extra entrance would
not be required on street side.

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

Salisbury St area high in commercial zoning already.

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

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

Does not apply ☒

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

Does not apply ☒

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

Land currently un-usable to property owner with current conditions. Owner willing to create more visually appealing location at his own expense.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Jenna McKenzie

Position/Relationship of Authorized Signatory to Applicant

Real Estate Agent

Owner Signature (if different than Applicant)



Owner Address

2385 Hickory Dr.
Asheboro, NC 27205

Telephone Number

336-302-4392

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JTL Date: 1-10-25 Case Number: 25-04

06/13/2018 10:52:17 AM

DEED

Fee \$26.00 Excise Tax: \$44.00



20062204

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

✓ Mail to: P/U Ben C. Morgan
Prepared by: Law Office of Ben C. Morgan, 150A Scarboro St., Asheboro, NC 27203
Revenue Stamps: \$44.00

THIS DEED is made this 12th day of June, 2018, by and between the following Grantor and Grantee:

Grantor: ANDORBAR, INC.
a North Carolina Corporation
PO Box 2572
Asheboro, NC 27204

Grantee: BRANDON ALLEN
410 East Salisbury Street
Asheboro, NC 27203

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall signify either singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in Asheboro Township, Randolph County, North Carolina, which is more particularly described as follows:

BEGINNING at an iron pipe in the Western margin of Randolph Avenue at a point South 10 degrees 30 minutes West 33.72 feet from the Southern margin of the concrete pavement of East Salisbury Street (U. S. Highway No. 64); thence with the Western margin of Randolph Avenue South 10 degrees 30 minutes West 78.75 feet to an iron pipe, Hazel Samet's Northeast corner;

thence with the Samet line North 79 degrees 34 minutes West 150.12 feet to an iron pipe, Cut-Rate House Furnishing Co., Inc., corner; thence with the Cut-Rate House Furnishing Co., Inc., line North 10 degrees 31 minutes East 105.80 feet to an iron pipe in the right of way of East Salisbury Street (U. S. Highway No. 64); thence South 69 degrees 21 minutes East 152.48 feet to the Beginning, and being the Eastern portion of Lot No. 22, Worth Terrace Addition to the Meadow Tract, as shown on plat recorded in Plat Book 1, Page 215, in the Office of the Register of Deeds of Randolph County, North Carolina, less the portion of said lot embraced in the right of way of U. S. Highway No. 64.

For title reference see Deed recorded in Book 1185, Page 801, Randolph County Registry.

The property that is the subject matter of this conveyance is "not" the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, limitations, restrictions and uses of record.

[the remainder of this page intentionally has been left blank]

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

ANDORBAR, INC.

By: *Dorothy B. Barnes*

Name: Dorothy B. Barnes

Title: President

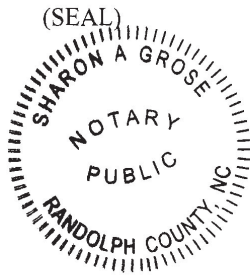
STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, **Sharon A. Grose**, a Notary Public of Randolph County, State of North Carolina, certify that **Dorothy B. Barnes**, personally appeared before me this day and acknowledged that she is President of **Andorbar, Inc.**, a North Carolina corporation, and that she as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official stamp or seal, this 13th day of June, 2018.

My commission expires: May 5, 2023

Sharon A. Grose
Notary Public



This document presented and filed:

10/25/2022 03:44:57 PM

DEED

Fee \$26.00 Excise Tax: \$31.00



20154595

Randolph County North Carolina
Krista M. Lowe, Register of Deeds**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: **\$31.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **7761028920**Mail after recording to: **P/U Alie Yates Brown**This instrument was prepared by: **Alie Yates Brown, Attorney**THIS DEED made this 24th day of October, 2022, by and between**GRANTOR****Steve B. Barden, Trustee of the Elizabeth R. Taylor Testamentary Trust, Steve B. Barden and wife, Michele Lambert Barden****Mailing Address: P.O. Box 567 Asheboro, NC 27203****GRANTEE****Brandon Allen, unmarried****Mailing Address: 2621 Hickory Dr Asheboro, NC 27205**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

See Attached Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **11E**, Page **721**, **Randolph** County Registry.

A map showing the above described property is recorded in Plat Book **1**, Page **215**, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? **No**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Steve B. Barden, Trustee of the Elizabeth R. Taylor Testamentary Trust
Steve B. Barden, Trustee of the Elizabeth R. Taylor Testamentary Trust

Steve B. Barden
Steve B. Barden

Michele Lambert Barden
Michele Lambert Barden

Johnston 20
NORTH CAROLINA RANDOLPH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Steve B. Barden, Trustee of the Elizabeth R. Taylor Testamentary Trust. Witness my hand and official stamp or seal, this the 24 day of October, 2022

My Commission Expires 11-14-2023
NOTARY PUBLIC
LAURA S JOHNSON
NORTH CAROLINA RANDOLPH COUNTY

Laura S. Johnson
Notary Public
Print Notary Name: Laura S. Johnson

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Steve B. Barden and Wife, Michele Lambert Barden. Witness my hand and official stamp or seal, this the 24 day of October, 2022.

My Commission Expires 11-14-2023
NOTARY PUBLIC
LAURA S JOHNSON
NORTH CAROLINA RANDOLPH COUNTY

Laura S. Johnson
Notary Public
Print Notary Name: Laura S. Johnson

EXHIBIT A

Being Lot No. 21 of Worth Terrace Subdivision as shown by plat recorded in Plat Book 1, Page 215 in the office of the Register of Deeds for Randolph County, North Carolina.

Save and except the following:

BEGINNING at an existing iron pipe in the southwest corner of Lot 21 of Worth Terrace Subdivision as shown by a plat recorded in Plat Book 1, Page 215; thence from said beginning point North 07 degrees 21 minutes 06 seconds East 20.11 feet to an existing iron pipe; thence North 08 degrees 20 minutes 52 seconds East 39.82 feet to a computed point; thence along the northern line of Lot 21 South 81 degrees 17 minutes 00 seconds East 80.92 feet to an existing iron pipe; thence South 08 degrees 55 minutes 37 seconds East 59.97 feet to a new iron pipe; thence along the southern line of Lot 21 North 81 degrees 15 minutes 17 seconds West 79.96 feet to the point and place of BEGINNING and consisting of 4,830 square feet as shown by an unrecorded plat entitled "Michael Linual Allen" dated 11/11/07 and specified as Job No. G07120.

SS M4B



RZ-25-05

Application to rezone property located at 4512 US Hwy 220 Bus N (Randolph County Parcel Identification Number 7763080833). The request is to rezone existing B2 General Commercial zoning district to I1 (CZ) Industrial Conditional Zoning for Motor Vehicle Repair – Major and Vehicle Towing Operation and Storage Facility land uses.

1. Request	
Applicant: QAR Holding LLC	Property Owner: Lisa Maness Wentz
Zoning <i>Existing:</i> B2 General Commercial <i>Proposed:</i> I1 (CZ) Light Industrial Conditional Zoning <i>History:</i> None	
Required Notice <i>Mailed Notice by Applicant:</i> 1-21-25 <i>Mailed Notice by Staff:</i> 2-20-25 <i>Published Notice:</i> 2-18-25 & 2-25-25 <i>Posted Notice:</i> 2-13-25	

2. Site Information	
Location	4512 US Hwy 220 Bus North
PIN	7763080833
Size	0.44 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Vacant
Overlay Districts	None
Infrastructure	City utilities available
Transportation	
<i>Street Classification:</i>	US Hwy 220 Bus N is a Boulevard; Idlewild Dr. is a local street.
<i>Maintenance:</i>	Both streets are state maintained
<i>Other Notes:</i>	• NCDOT 2023 Annual Average Daily Traffic for section of US Hwy 220 Bus N: 8,900 (2012 existing capacity: 12,700) • 2024-2033 State Transportation Improvement Program (STIP) project R-5956B: widen US Hwy 220 Bus N to multilanes (currently unfunded) • 2040 proposed system right-of-way width for US Hwy 220 Bus N: 100 feet (existing 80 feet)
Surrounding Land Use	
<i>North:</i>	Cemetery
<i>South:</i>	Vacant Commercial
<i>East:</i>	Residential
<i>West:</i>	Industrial

3. Staff Analysis
1) Proposed use is Motor Vehicle Repair – Major and Vehicle Towing Operation and Storage Facility 2) I1 Industrial Development District Statement of Intent: The intent of the I1 Industrial Development District is to produce areas for manufacturing, processing and assembly uses,

commercial uses, distribution and servicing enterprises, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.

3) **Relevant Zoning Ordinance Definitions:**

Motor Vehicle Repair, Major: Any automotive repairs or servicing not listed under Motor Vehicle Repair, Minor. Further, it is determined to be any structure in which machinery operated by mechanical power is installed which is designed for making major repairs to motor vehicles, or where in making repairs to motor vehicles the mechanical power employed in the operation of any machine or tool exceeds 3-HP or the total mechanical power provided or employed exceeds 15-HP.

Vehicle Towing Storage Facility: The use of land or buildings to park, store and maintain vehicles associated with vehicle towing. This includes storage of towed vehicles while awaiting proper disposition of these vehicles and storage of vehicles engaged in vehicle towing (i.e. tow trucks). A vehicle towing yard does not include a vehicle towing operation.

Vehicle Towing Operation: A vehicle towing operation is solely designated for administrative activities associated with vehicle towing. A vehicle towing operation does not include a vehicle towing storage facility.

Vehicle Towing Operation and Storage Facility: The use of land or buildings for both a vehicle towing storage facility and a vehicle towing operation.

- 4) Motor Vehicle Repair – Major and Vehicle Towing Operation and Storage Facility are permitted by right in the I1 Industrial District subject to supplemental use regulations
- 5) A significant portion of the property is paved from a previous development.
- 6) NCDOT has reviewed the proposed site plan and has found it eligible for a driveway permit
- 7) The property currently features 3 driveway cuts: The applicant proposes to repave and utilize one existing driveway cut on US Hwy 220 Bus N. and decommission the driveway closest to Idlewild Dr. The existing driveway cut on Idlewild Dr. will be limited to exit only and gated.
- 8) The site plan proposes a metal building with 3 garage bays, 1,920 SF of area for the motor vehicle repair and towing operation use plus 480 SF of office area (2,400 SF total). A fiber cement (ex. Hardie plank) siding is proposed for the entire side of the building facing 220 Bus. N, which is a material in compliance with the general design standards for industrial districts (Section 6.11(C)).
- 9) The applicant proposes hours of operation from 8 AM to 5 PM for the Motor Vehicle Repair-Major from 8 AM to 5 PM, but none for the Vehicle Towing Operation and Storage Facility.
- 10) Other site plan changes from the February 3 Planning Board meeting include relocation and the amount of parking and landscaping.

4. Modifications to Ordinance Regulations

- 1) (-) Width of Screen and Screening materials (Typically Screen D 15' in width with evergreen trees along property lines abutting SF residential; Screen C 10' in width with evergreen trees along property lines abutting Cemetery. Chain link fencing is typically not permitted as screen fence, but rather a solid 6' wooden/vinyl/masonry fence or wall or a hedge of evergreen shrubs 5' on center and 6' in height)
- 2) (-) Storage area setback (Section 5.04(45)(1) requires all storage areas observe a setback of 25 feet from any residential zoned property)
- 3) (-) Width of Front Yard Landscaping area (Typically 10' in width)
- 4) (+) 8 AM to 5 PM hours of operation for Motor Vehicle Repair- Major use

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

- A) The uses approved shall be Motor Vehicle Repair – Major and Vehicle Towing Operation and Storage Facility.
- B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C) It shall be the property owner's responsibility to obtain all permits and approvals required for the proposed land use, including but not limited to, NCDOT and City driveway permitting.
- D) Prior to the issuance of a zoning compliance permit, a site plan demonstrating compliance with all applicable zoning regulations and conditions, as well as the applicable permit fee, shall be submitted.
- E) Hours of operation for the Motor Vehicle Repair – Major use shall be limited to 8 AM to 5 PM
- F) The required screen shall be installed as shown on the approved site plan prior to issuance of Certificate of Occupancy. Existing vegetation used for screening must be preserved and maintained in perpetuity and, if necessary, replaced with plantings consistent with “Screen C” requirements to continue its effectiveness.
- G) The proposed fiber cement siding may be substituted for another material in compliance with Section 6.11(C) (Building Form Industrial Standards).
- H) 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.

6. Land Development Plan Consistency and Reasonableness

Proposed Land Use Map	Commercial
Growth Strategy Map	Primary Growth
Small Area Map	Northeast
LDP Goals/Policies Supporting Request	
• Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map. • Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot. • Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.	
LDP Goals/Policies Not Supporting Request	
• Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map. • 2.1.5 The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.	

Staff Proposed Plan Consistency Statement

The zoning map amendment is consistent with Asheboro Land Development Plan in that it would lead to the reuse of a longstanding vacant lot in the primary growth strategy area.

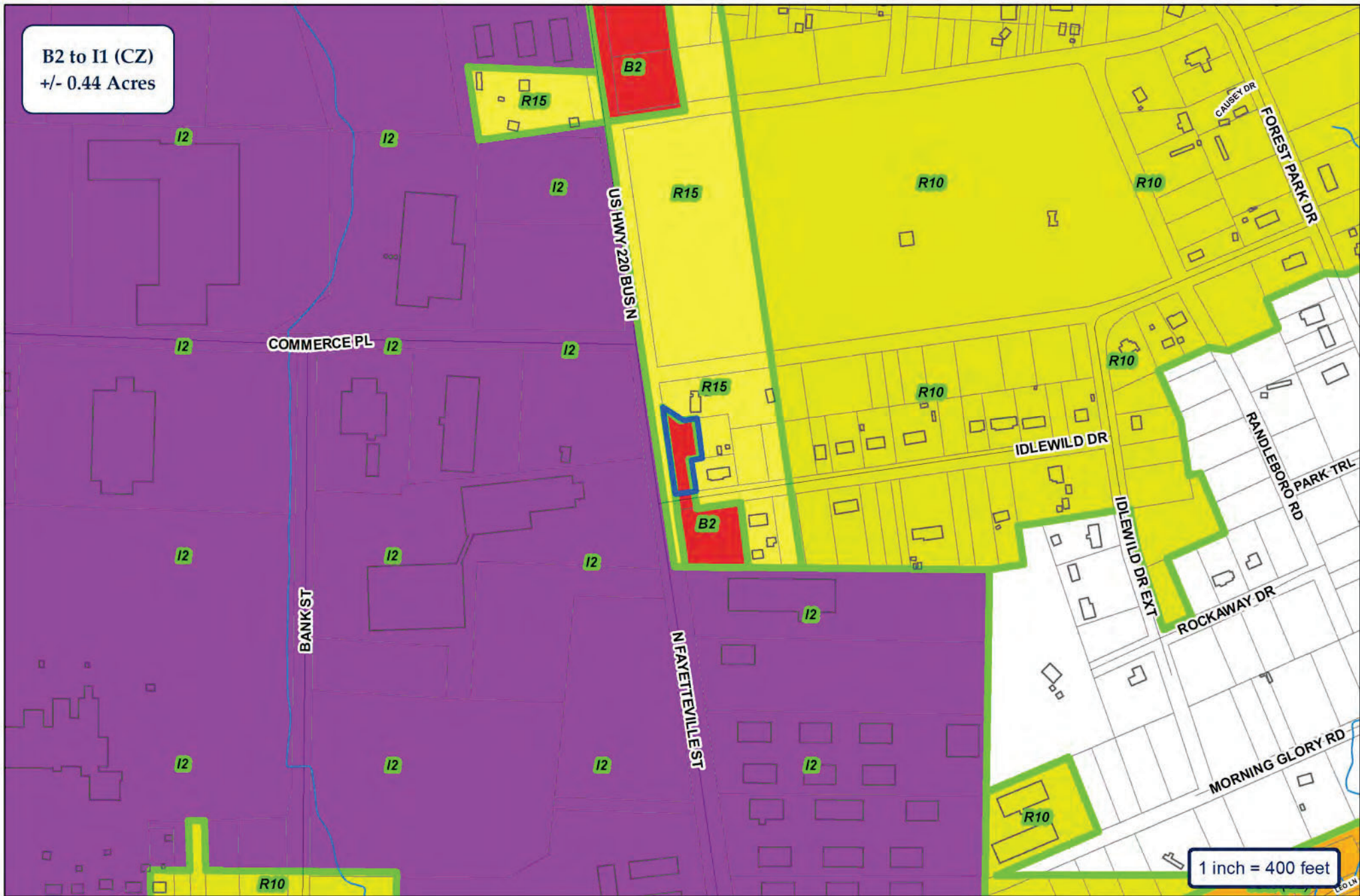
Staff Proposed Reasonableness Statement

The zoning map amendment is reasonable given the size and physical conditions of the property and adjoining residential property, the benefit of the proposed use to the public, the benefit to the property owner by the reuse of a longstanding vacant lot, the amount of industrial zoning and uses in the immediate area, and the protections offered to adjoining property owners through the approved site plan and conditions.

7. Staff Recommendation and Planning Board Action Items

Staff Recommendation	Recommend approval attaching proposed conditions as summarized
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Approve or deny zoning map amendment RZ-25-05; rezone existing B2 General Commercial to I1 (CZ) Industrial Conditional Zoning for Motor Vehicle Repair – Major and Vehicle Towing Operation and Storage Facility land uses b) Attach zoning conditions as summarized or with modification.

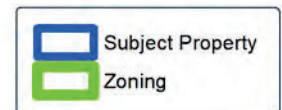
B2 to I1 (CZ)
+/- 0.44 Acres



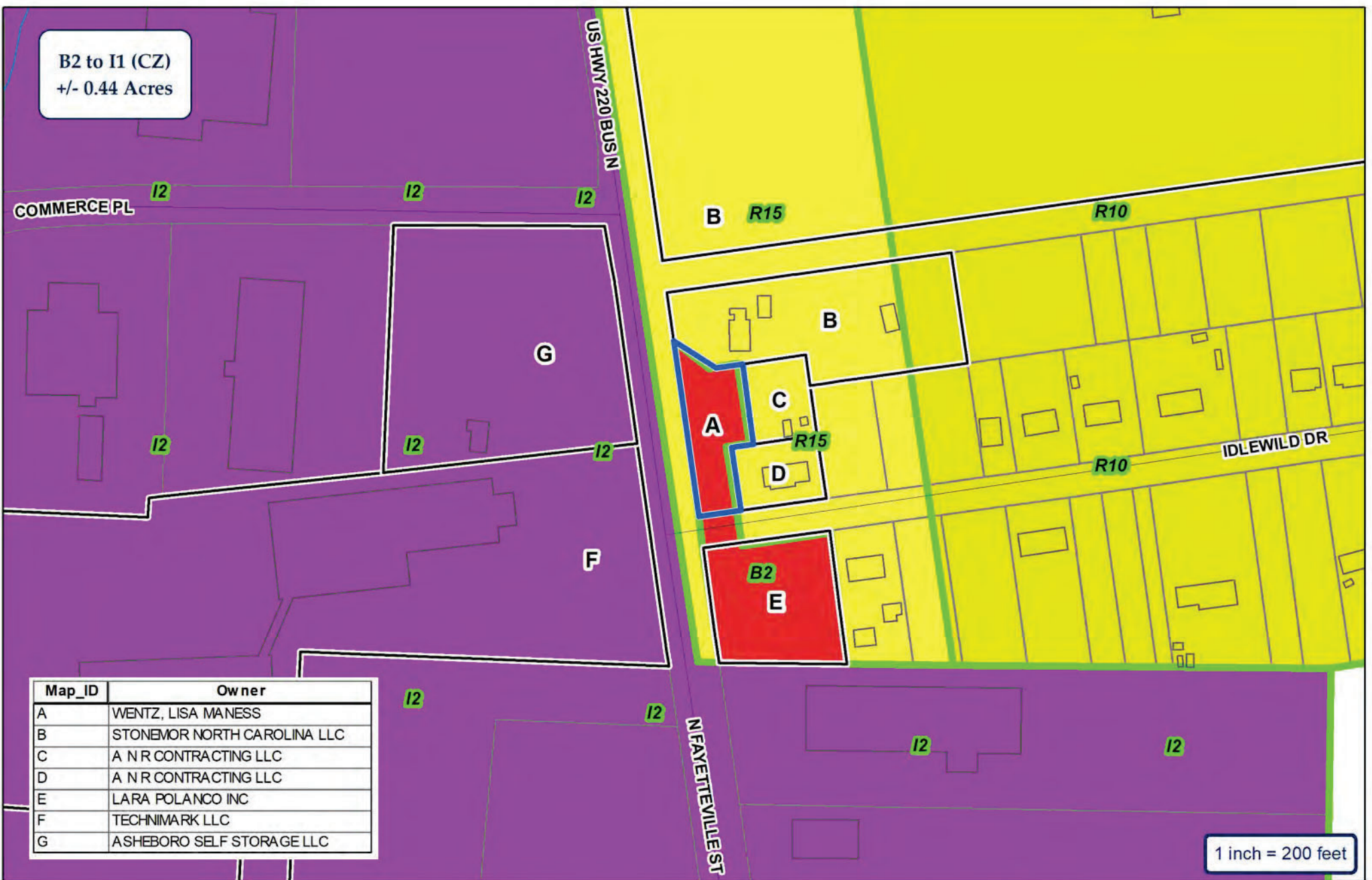
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-05

Parcels: 7763080833



B2 to I1 (CZ)
+/- 0.44 Acres



Map_ID	Owner
A	WENTZ, LISA MANESS
B	STONEVOR NORTH CAROLINA LLC
C	A N R CONTRACTING LLC
D	A N R CONTRACTING LLC
E	LARA POLANCO INC
F	TECHNIMARK LLC
G	ASHEBORO SELF STORAGE LLC

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-05

Parcels: 7763080833

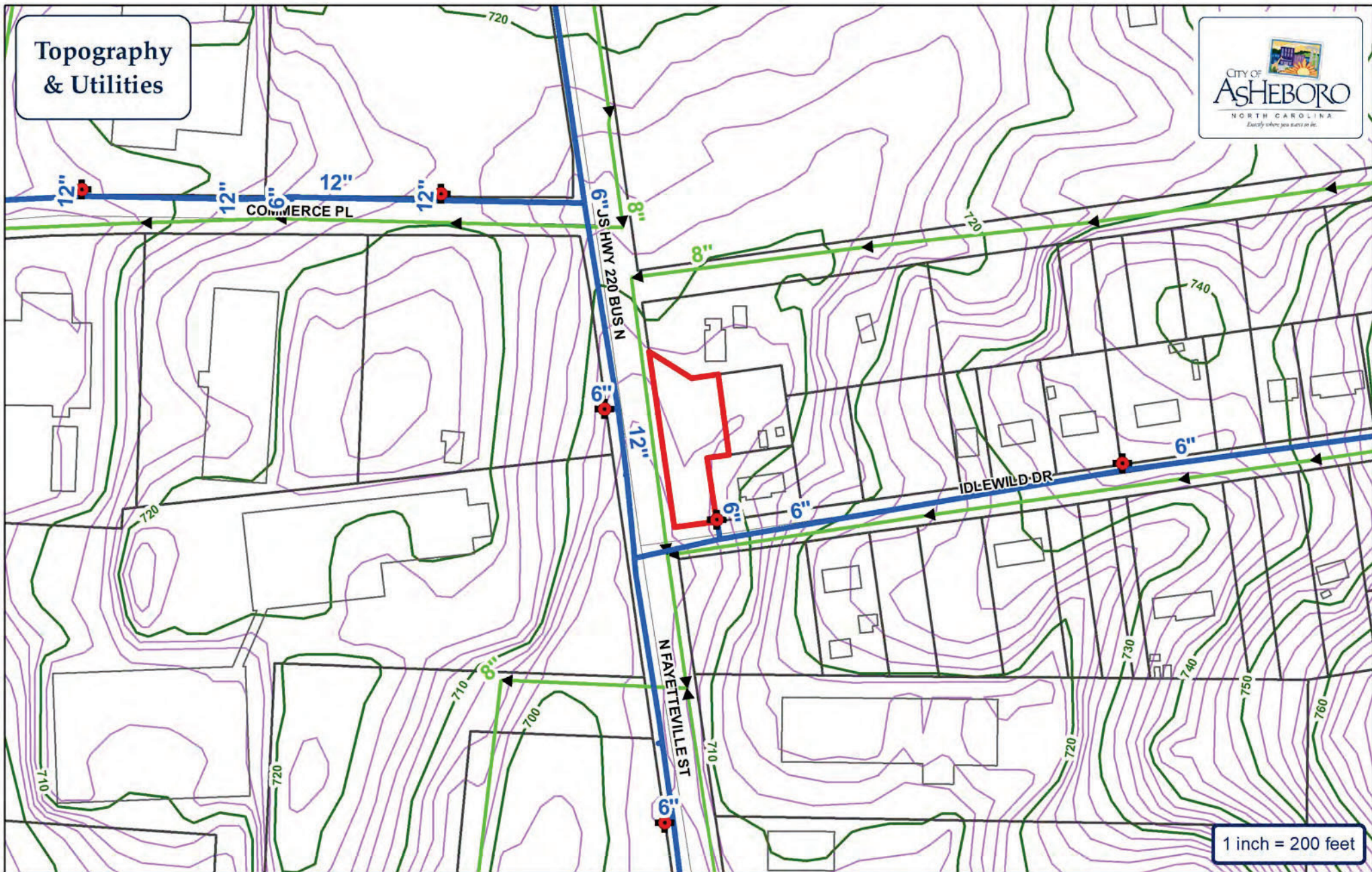


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



1 inch = 200 feet

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

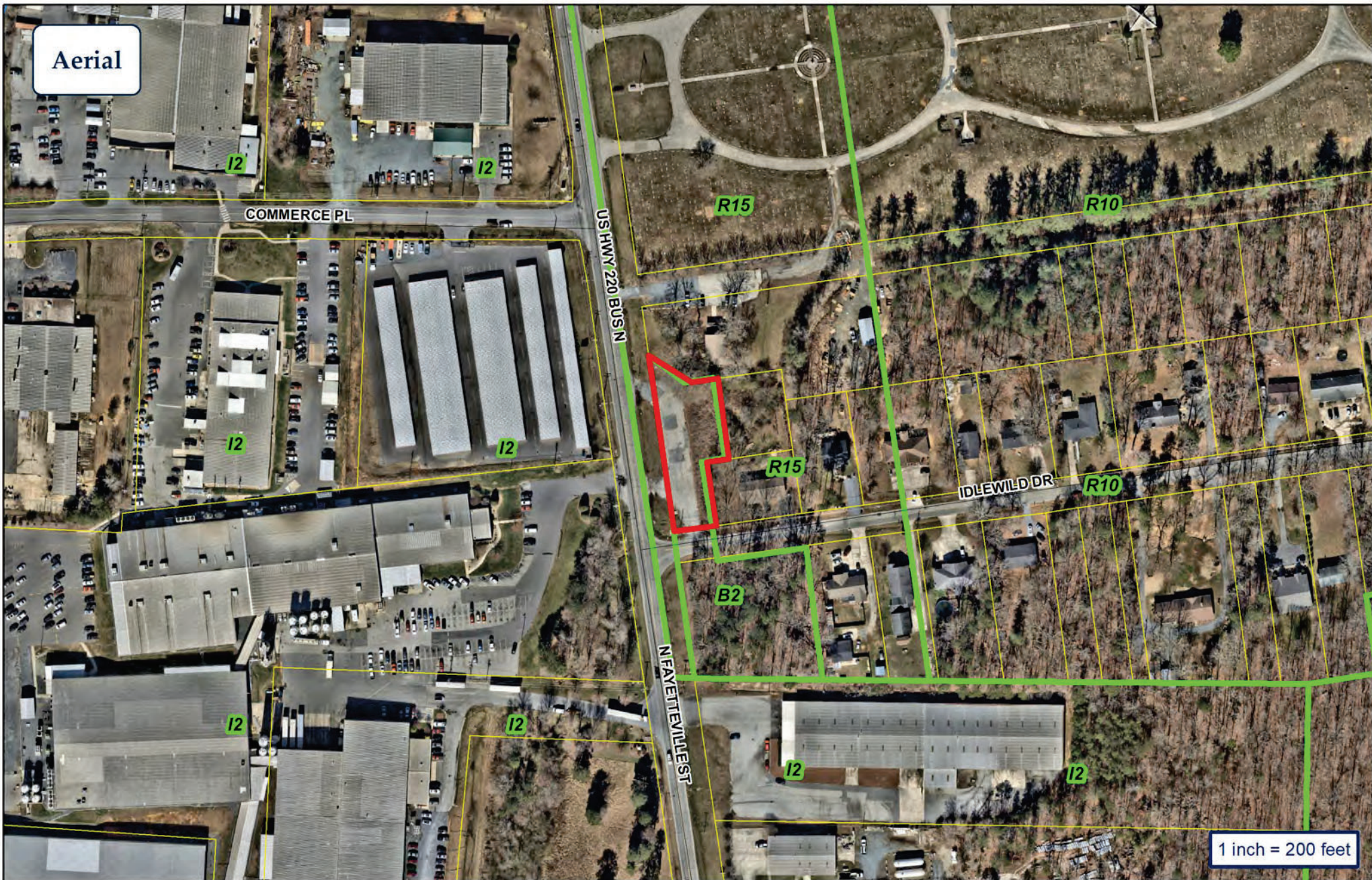
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-05

Parcels: 7763080833

Subject Property

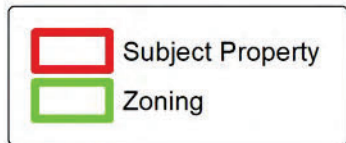
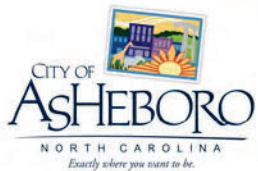




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-05

Parcels: 7763080833



Notes:

1. This project is not located within a special flood hazard area per NCFRIS.
2. Map #: 3710776300J Effective Date: 1/2/2008
3. Area calculated by coordinate geometry.
4. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
5. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
6. Tax PIN: 7763080833
7. Setbacks (Unless modified by required buffer/screen or conditional zoning approval):
Front: 10'
Side: 10'
Rear: 10'
8. Existing Use: Vacant/General Commercial
9. Proposed Use: Motor Vehicle Repair- Major/ Vehicle Towing Operation and Storage
10. Full Cut off Flood Lights Proposed
11. The use of this site will meet all Industrial district performance standards of the Asheboro Zoning Ordinance
12. Minimum Parking Requirements: (Motor Vehicle Repair) 3.0 Per bay/work area plus 2.0 per 3 employees plus 1 per vehicle used directly in the conduct of such use. (Vehicle Towing Operation) 1 per employee, plus 1 per facility vehicle used in the conduct of such use, plus 2 spaces. 13 Spaces Proposed.
13. If mechanical units are used they will be screened per City of Asheboro Screening Standards
14. Standard street pick up garbage cans to be used.
14. Landscaping to be planted Per City of Asheboro Front Yard Landscaping Regulations.
15. Requested Zoning: I1 (CZ)
16. Restriction on hours of operation: (Motor Vehicle Repair: 8am-5pm) (Vehicle Towing Operation: None)
17. Existing vegetation will be preserved and maintained along the creek and adjoining property to serve as a screen and front yard landscaping.



THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING

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

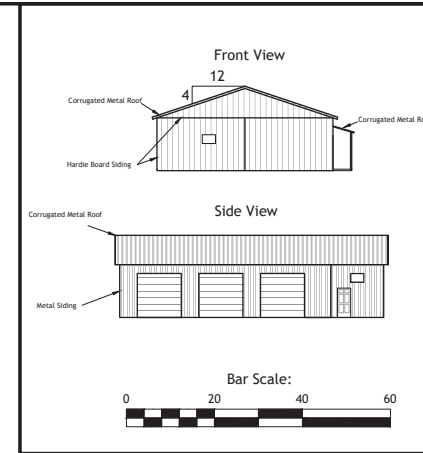
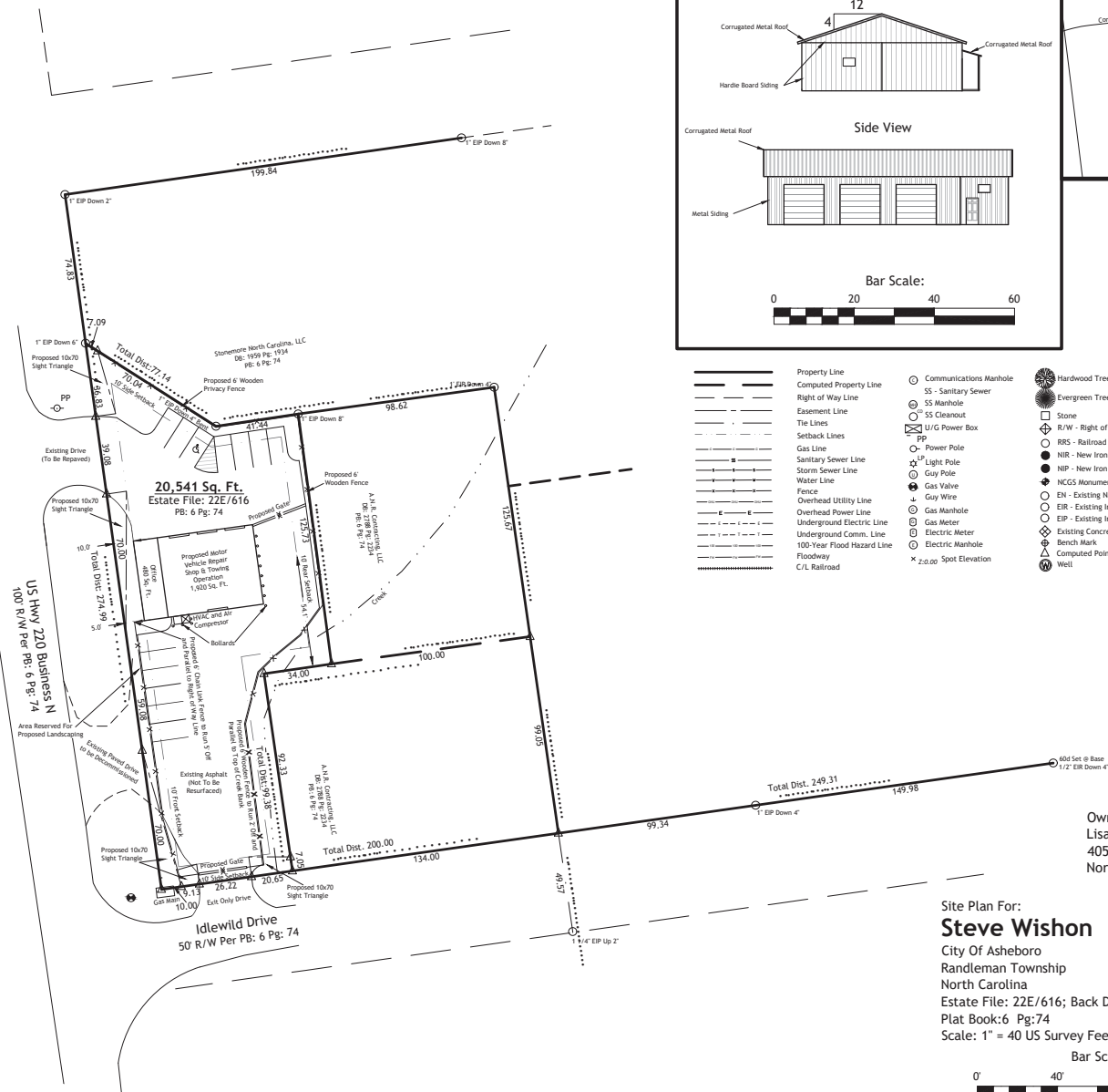
This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I Dan W Tanner II certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Estate File 22E/616; Back Deed Book 2674, page 449; that the boundaries not surveyed are indicated as drawn from information in Book See, page Notes or other reference source; that the ratio of precision or positional accuracy is 1:10,000 +; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 11th day of February, 2025.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor



Owners:
Lisa Maness Wentz
405 25th Ave S
North Myrtle Beach, SC 29582

Site Plan For:

Steve Wishon

City of Asheboro
Randelman Township
North Carolina
Estate File: 22E/616; Back Deed Book: 2674 Pg: 449
Plat Book: 6 Pg: 74
Scale: 1" = 40 US Survey Feet

Bar Scale:



SURVEY CAROLINA, PLLC

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

Firm #: P-1110
Dan W Tanner II L-4787

Drawn By: AJS Checked By: DWT Job #: 17218

APPLICANT INFORMATION

Applicant QAR Holding LLC Applicant's Phone # 336-963-1436

Applicant's Address 1313 N. Fayetteville St.
Asheboro, NC 27203

Applicant email address _____

PROPERTY INFORMATION

Property Owner's Name Lisa Minness Wentz

Location of Property 4512 N. Fayetteville St. Property Size (ac. or s.f.) .44

Randolph County Property Identification Number (PIN#) 7763080833

Current Zoning District B-2 Requested Zoning District I-1 (CZ)

Date Property Title Acquired _____ Deed Book 22-E Page 616

Subdivision FOREST PARK Section _____ Lot # Pt L1-7

Plat Book 6 Page 74 (Pt L98-101)

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:

Storage
Vehicle Towing Operation & Towing with
Motor Vehicle Major Repair.

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

Consistent with neighboring Employment Center &
Industrial designations.

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?

Growing Industrial Sector.

Does not apply ☐

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

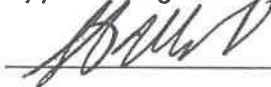
APPLICATION SIGNATURES

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



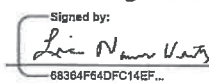
Printed Name of Authorized Signatory (if different from Applicant)

Steve Wishor

Position/Relationship of Authorized Signatory to Applicant

Managing Member

Owner Signature (if different than Applicant)

Signed by:

68364F64DFC14EF...

Owner Address

4335 Seven Lakes West,
West End NC 27376

Telephone Number

610-216-9091

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE Date: 11-02-25 Case Number: TBD

This document presented and filed:

11/04/2019 04:26:34 PM

DEED

Fee \$26.00 Excise Tax: \$0.00



20088080

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to: P/U Ben C. Morgan ✓

Prepared by: Law Office of Ben C. Morgan, 150A Scarboro St., Asheboro, NC 27203

Revenue Stamps: N/A

Parcel ID No.: 7763.08.0833

THIS DEED is made this 4th day of November, 2019, by and between the following Grantor and Grantee:

Grantor: PATRICIA BOWMAN MANESS (Divorced)
P.O. Box 352
Asheboro, NC 27204

Grantee: JAMES F. MANESS
700 25th Avenue South
North Myrtle Beach, SC 29582

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall signify either singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in Randleman Township, Randolph County, North Carolina, which is more particularly described as follows:

BEGINNING at a new iron pin at the intersection of the Eastern right of way line of U.S. Highway 220 and the Northern right of way line of Idlewood Drive; and tinning thence with the Eastern right of way line of U.S. Highway 220, North 05 degrees 40 minutes West 275 feet to a new iron pin; thence South 44 degrees 31 minutes 40 seconds East 78.10 feet to a point; thence North 84

degrees 20 minutes East 40 feet to a new iron pin; thence South 05 degrees 40 minutes East 125 feet to a new iron pin; thence South 84 degrees 20 minutes West 34 feet to a new iron pin; thence South 05 degrees 40 minutes East 100 feet to a new iron pin in the Northern right of way line of Idlewood Drive; thence South 84 degrees 20 minutes West 66 feet with the Northern right of way line of Idlewood Drive to the point of beginning, and being the part of Lots 1, 2, 3, 98 and 99, 100, and 101 and the Western 66 feet of Lots 4, 5, 6, 7, Block C, Section One, Forest Park Subdivision as per Plat thereof recorded in Plat Book 6, Page 74, Randolph County Registry, North Carolina, and being that property surveyed for Kayo Oil Company by Mickey G. Miller, Registered Land Surveyor, dated September 13, 1967, to which reference is made.

For back reference, see deed recorded in Deed Book 1944, Page 1371, Randolph County Registry.

The Grantor is executing this Deed to convey her ½ interest in the subject property to the Grantee, thus vesting 100% undivided interest with the Grantee.

The property that is the subject matter of this conveyance is "not" the primary residence of the Grantor.

In connection with the preparation of this instrument, The Law Office of Ben C. Morgan has not examined any public records, as they may pertain to the above-described premises, and does not certify title.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, limitations, restrictions and uses of record.

(The remainder of this page has intentionally been left blank.)

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Patricia Bowman Maness (SEAL)
Patricia Bowman Maness

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, Ronda L. Rush, a Notary Public of the abovesaid County and State, certify that **Patricia Bowman Maness (Divorced)**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 4th day of November, 2019.

(SEAL)



Ronda L. Rush
Notary Public

My commission expires: 11-27-22



RZ-25-06

Request to rezone property located at 411 and 441 North McCrary Street (including Randolph County Parcel Identification Numbers 7751450308, 7751450436, 7751359466, 7751450734, and 7751450821) from R10 Medium-Density Residential to R10 (CZ)Medium-Density Residential Conditional Zoning for five (5) two-family dwellings located on five parcels of land

1. Request	
Applicant: Brian Lucas (BLL Holdings, LLC)	Property Owner: Same as applicant
Zoning <i>Existing: R10 Medium-Density Residential</i> <i>Proposed: R10 (CZ) Medium-Density Residential Conditional Zoning</i> <i>History: N/A</i>	
Required Notice Mailed Notice by Applicant: The applicant indicated that notifications were mailed to abutting property owners on February 19, 2025, within the time prescribed by the zoning ordinance.	

2. Site Information	
Location	411 and 441 North McCrary Street
PIN	7751450308, 7751450436, 7751359466, 7751450734, and 7751450821
Size	1.5 acres +/-
Jurisdiction	Within Asheboro City limits
Current Land Use	Undeveloped
Overlay Districts	N/A
Infrastructure	City water and sewer extend along North McCrary Street and Perry Street
Transportation	
Street Classification:	North McCrary Street is a collector-level street.
Maintenance:	North McCrary Street is state maintained.
Other Notes:	N/A
Surrounding Land Use	
North:	Single-family and two-family residential, undeveloped
South:	Single-family and Public Use facility (McCrary Park)
East:	Single-family residential
West:	Single-family and two-family residential, undeveloped, Public Use Facility (McCrary Park)

3. Staff Analysis
1) The request is for a conditional zoning district consisting of five two-family dwellings on five parcels of land. 2) The R10 Residential District is defined as “intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.” 3) Typically, an R10 district allows a single-family dwelling on a parcel with 10,000 square feet and a two-family (duplex) dwelling on a property with at least 15,000 SF.

- 4) Development patterns in the area include at least 11 legal nonconforming lots within 500 feet of the subject properties that do not possess the minimum lot size described in (4) above. The net density of the development as proposed is approximately 6.7 dwellings per acre. However, existing development in the area includes parcels with densities of more than 8 dwellings per acre due to these nonconforming lot sizes. In addition, many lots in the area are legal nonconforming because they do not possess the required lot width.

4. Modifications to Ordinance Regulations

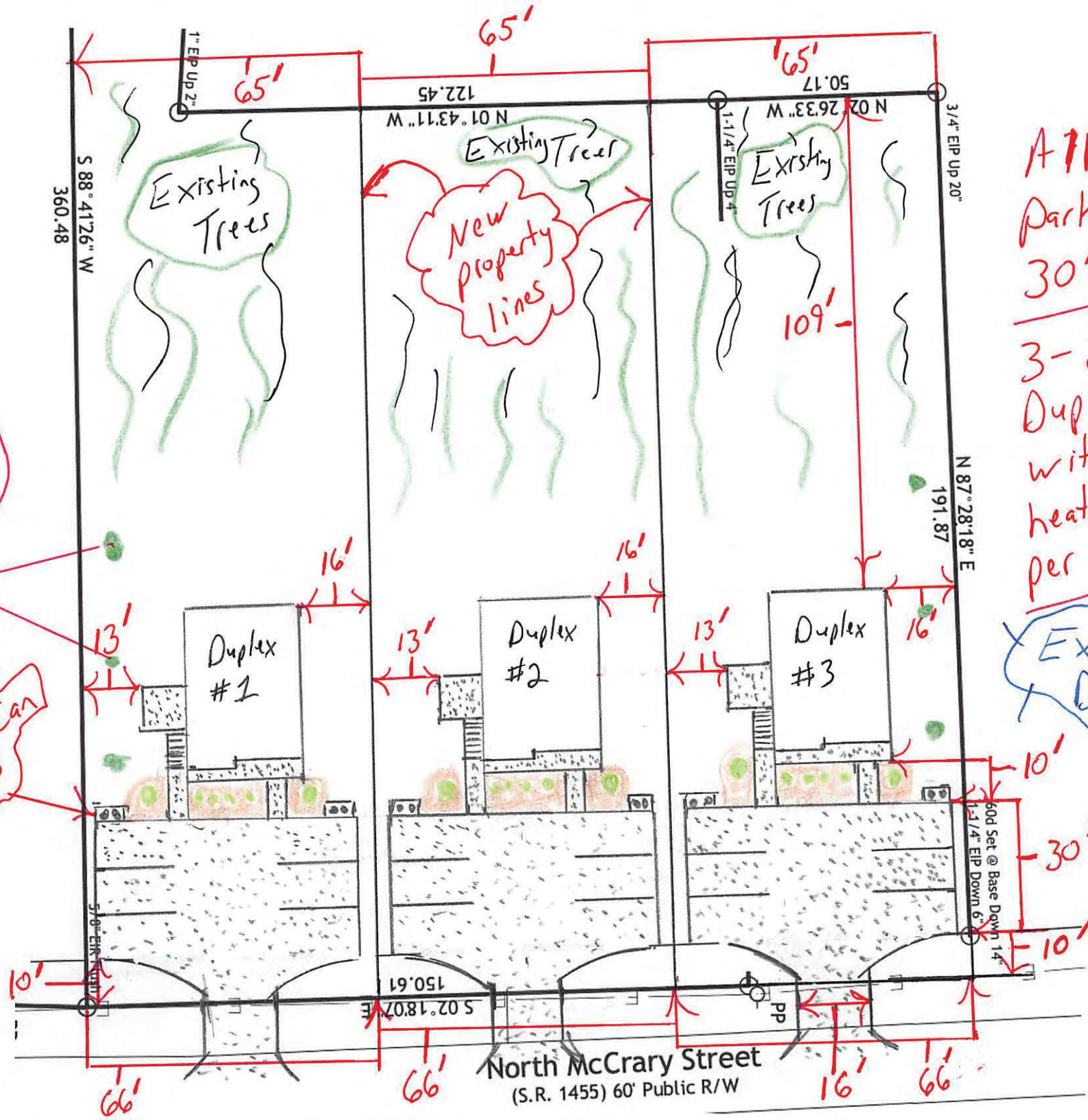
- (+) A two-family dwelling on a single parcel of land does not require landscaping. The proposed site plan that shows retention of existing vegetation and foundation plantings. The applicant has also indicated agreement with adding a condition requiring one tree in the front yard of each two-family dwelling.
- (+) The applicant proposes 3 parking spaces per dwelling, exceeding the two spaces per dwelling required by the zoning ordinance.
- (-) The average lot size is approximately 13,000 SF, compared to the typical minimum requirement of 15,000 SF for a two-family dwelling located in an R10 zoning district.
- (-) The required parking encroaches into the typical front parking setback by 10'.

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

- (A) The use approved shall be a single-family dwelling or two-family dwelling on each of the five (5) parcels of land shown on the approved site plan. Any accessory uses permitted by-right in the R10 district shall be authorized subject to compliance with general R10 district regulations
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- (D) It shall be the property owner's responsibility to obtain any and all permits and approvals required for the proposed land use.
- (E) In addition to landscaping shown on the site plan, there shall be a minimum of one tree on each lot with a two-family dwelling, consistent with allowable Street Trees specified in Appendix A of Section 4.07 or Evergreen Trees specified in Appendix A of Section 6.14.B.
- (F) Existing vegetation shall be preserved in a manner consistent with the approved site plan. Should vegetation be removed, buffering and screening to the rear of dwellings labeled as existing vegetation shall be replanted consistent with the requirements of a Buffer or Screen "A".
- (G) Prior to the issuance of a zoning permit for development depicted, the owner shall provide the following:
- (i) NCDOT permit(s), unless NCDOT indicates such permitting is not required, and updates to the plan as necessary to obtain said permit.
 - (ii) Recordation of a survey plat creating the lots as shown on the site plan.
- (H) 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 the conditional zoning district in the chain of title for the Zoning Lot.

6. Land Development Plan Consistency and Reasonableness	
Proposed Land Use Map	Neighborhood Residential
Growth Strategy Map	Primary Growth Area
Small Area Map	Northwest
LDP Goals/Policies Supporting Request	
• Checklist Item 1: Complies with Land Development Plan Map • Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. • Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map • Checklist Item 12: Property is located outside of watershed. • Checklist Item 13: The property is located outside of Special Hazard Flood Area. • Policy 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.	
LDP Goals/Policies Not Supporting Request	
• Checklist Item 14: The property is located on steep slopes that exceed 20% (on part of the northern portion of the property).	
Staff Proposed Plan Consistency Statement	
The request is consistent with the Land Development Plan due to being designated on the Land Development Plan proposed land use map as “Neighborhood Residential”, emphasizing similar density to existing neighborhoods, which may be higher than typical R10 standards as described previously in the analysis. The property is also located within the Primary Growth Area with access to city services.	
Staff Proposed Reasonableness Statement	
The request is reasonable due to development patterns in the area consisting primarily of single-family and two-family dwellings, with many parcels having lot sizes below the R10 district minimum lot sizes. The property’s proximity to a public use facility (McCrary Park) and major transportation corridors, including 1-73/74, with access to employers and other services also increases the validity of a request for slightly higher density than what the R10 district would normally allow.	
7. Staff Recommendation and Planning Board Action Items	
Staff Recommendation	Approve, attaching proposed conditions as summarized.
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) Recommendation to City Council to approve or deny zoning map amendment RZ-25-06; rezone existing R10 Medium-Density Residential to R10 (CZ) Medium-Density Conditional Zoning for up to five (5) two-family dwellings on five (5) parcels of land with zoning conditions as summarized or with modification.



A 11 3
Parking lots
30' x 60'
3-2 story
Duplexes
with 1,842
heated SQFT
per duplex

Existing
Duplex

1" = 30'

Existing Duplex

Both Parking lots
30' x 60'

2 - 2 Story Duplexes
with 1,842 heated
SQFT per duplex

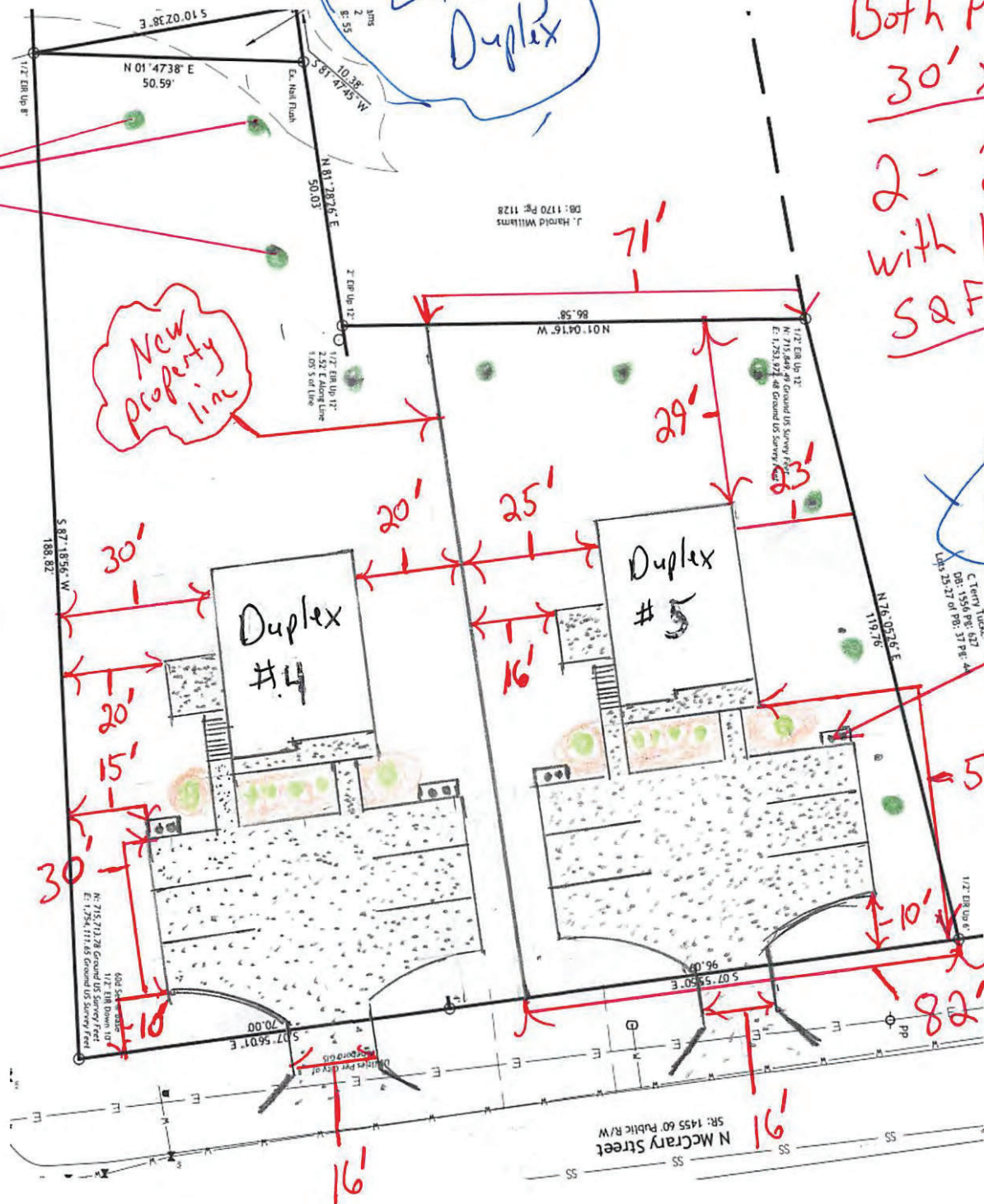
Existing Duplex

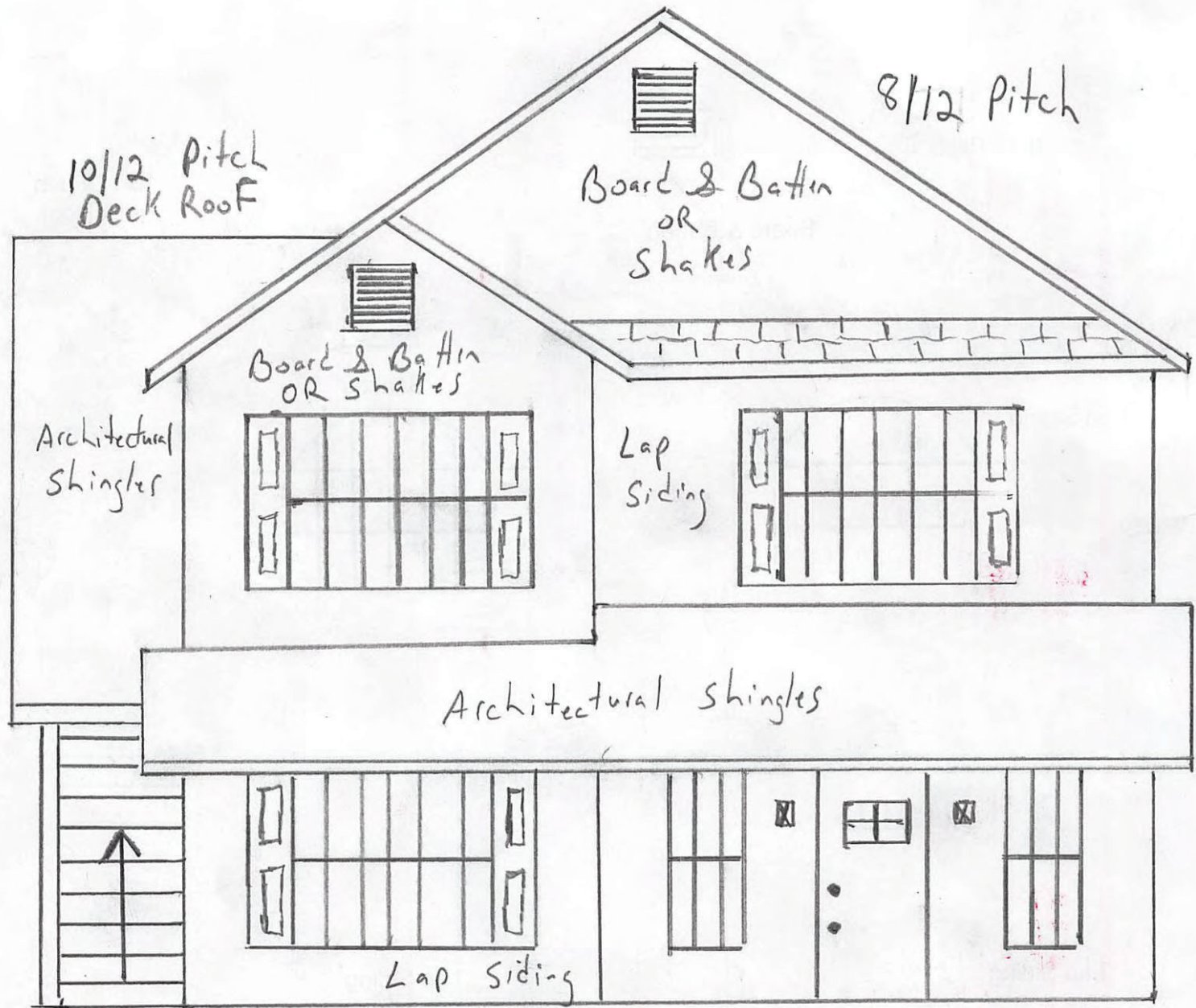
Trash Can
pads

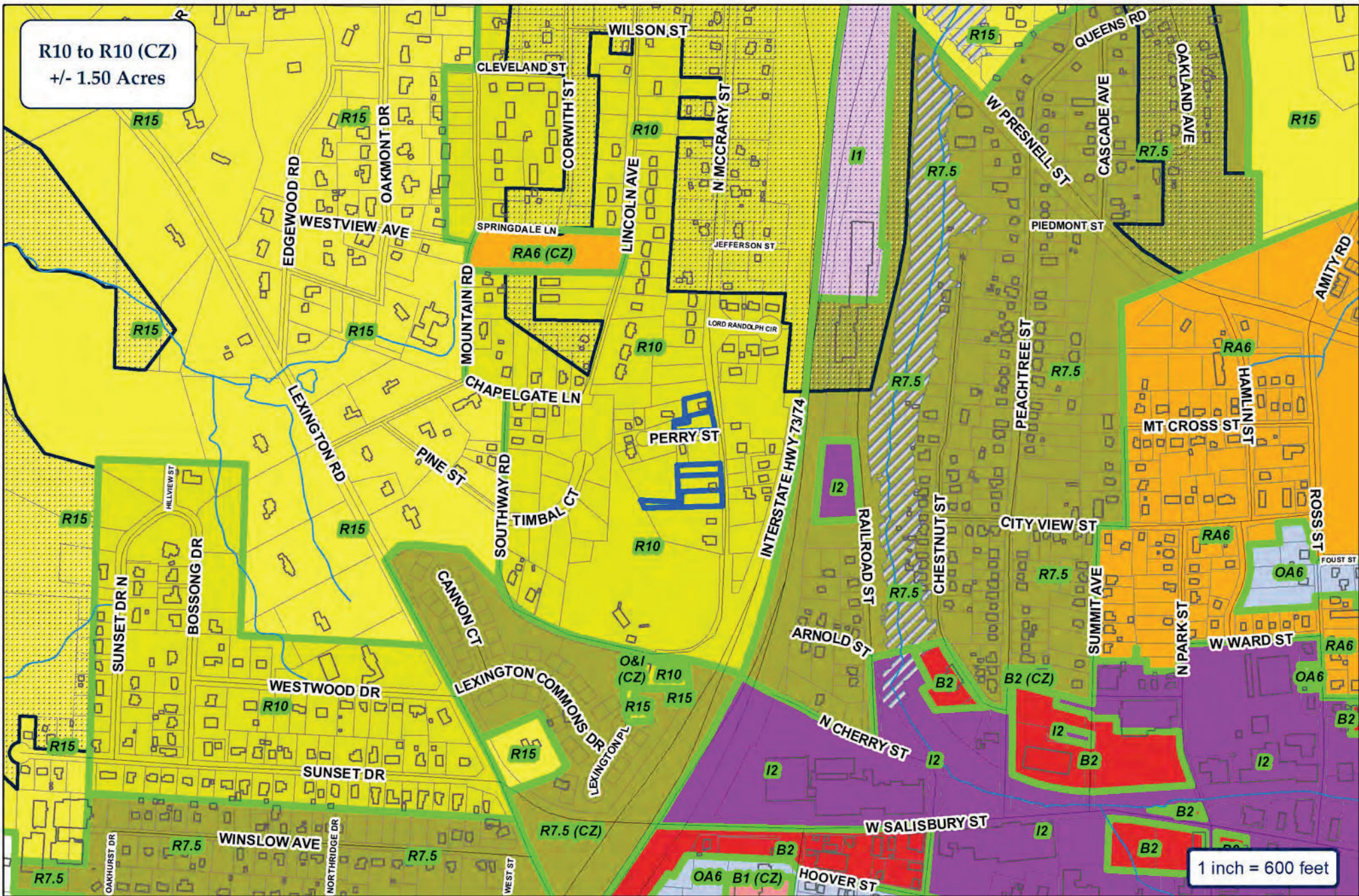
1" = 30'

6' Buffer
Trees
25' Center

New property
line





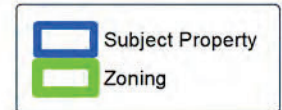


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-06

Parcels:

7751450308, 7751450436, 7751359466, 7751450734 & 7751450821



R10 to R10 (CZ)
+/- 1.50 Acres

Map_ID	Owner
A1	BLL HOLDINGS LLC
A2	BLL HOLDINGS LLC
A3	BLL HOLDINGS LLC
A4	BLL HOLDINGS LLC
A5	BLL HOLDINGS LLC
B	TUCKER, CLAYTON TERRY
C	WALKERHORTON, CHARLEEN L
D	MUNGIN, LY DERIA M (RUSH, MONICA MUNGIN) - Additional Ow ners
E	HORTON, BRY CE TERRELL TRUSTEE (HORTON, ANDREA NICOLE TRUSTEE)
F	MCNEILL, GLENDA RUTH WARREN LIFE ESTATE
G	GALICIA, MARGARITA ALQUICIRA
H	KINTON, MELISSA D
I	CITY OF ASHEBORO
J	CITY OF ASHEBORO
K	GARNER, JIMMIE JOE (GARNER, BENNY RAY) - Additional Ow ners
L	WOLFE, NORMAN DEAN II
M	PEREZ, MARIELA HERNANDEZ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-06

Parcels:

7751450308, 7751450436, 7751359466, 7751450734 & 7751450821



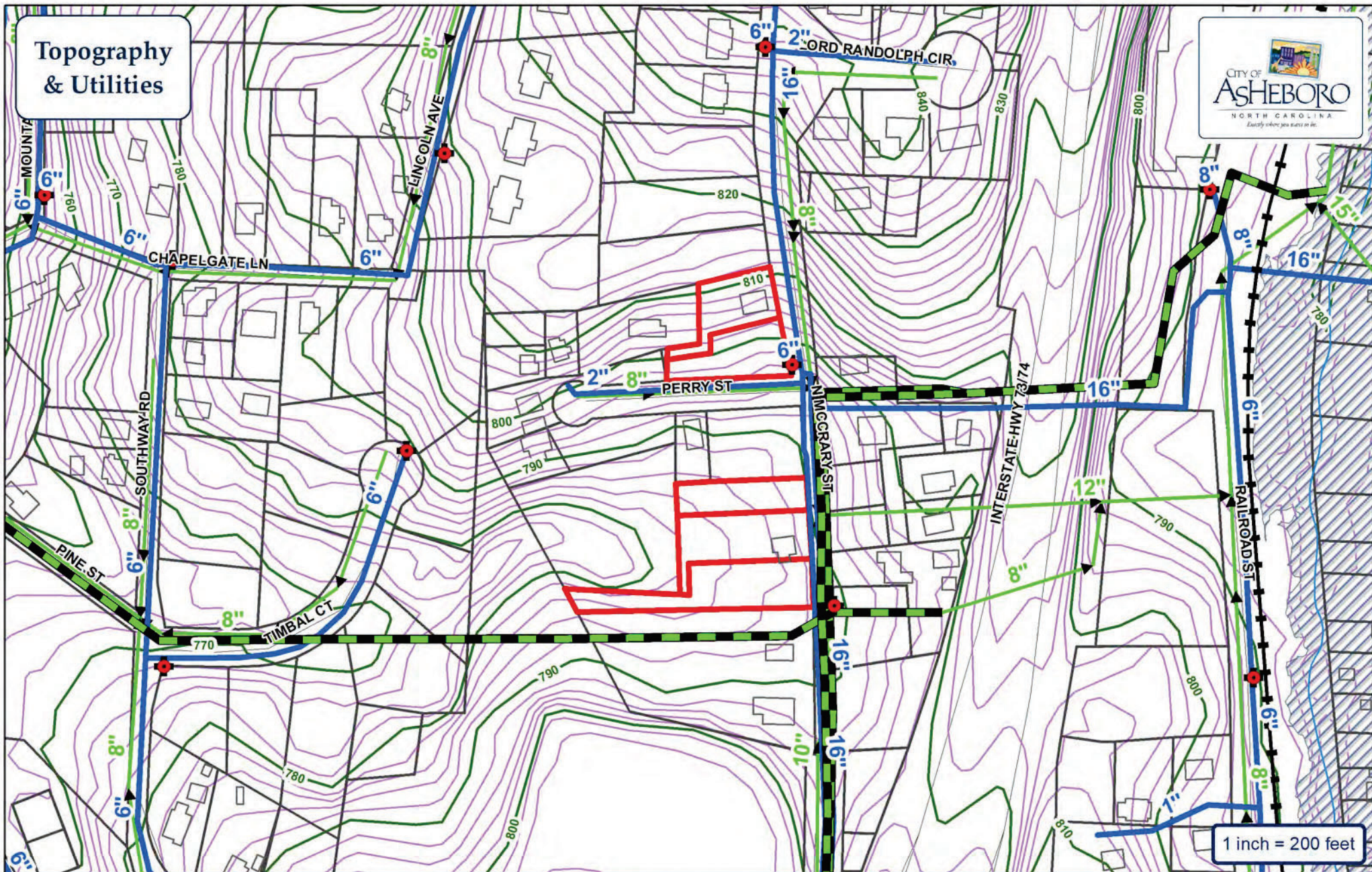
ETJ

- Subject Property
- Adjoining Properties
- City Zoning



1 inch = 300 feet

Topography & Utilities



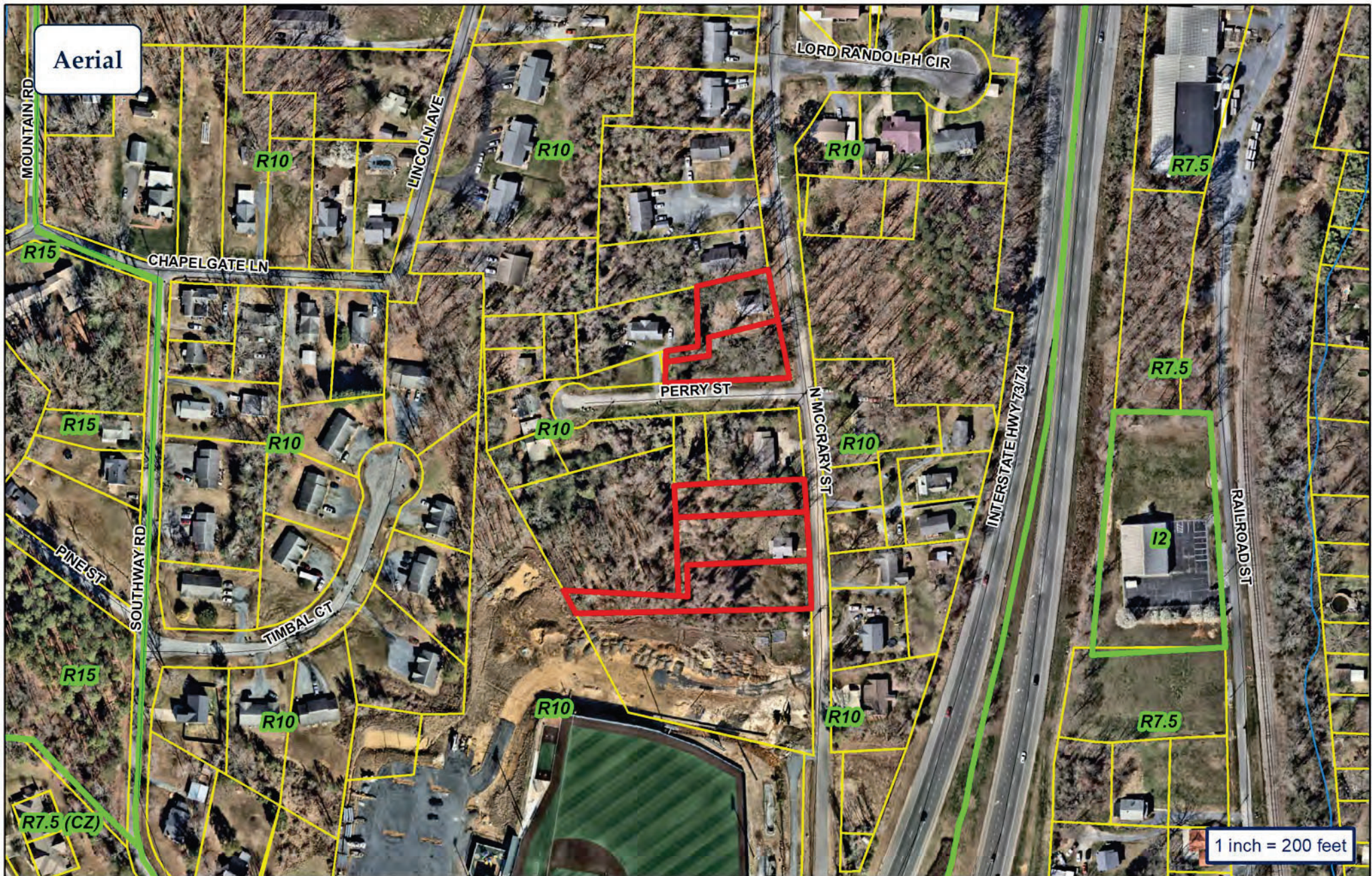
- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main |  Watershed |

City of Asheboro Planning & Zoning Department
Rezoning Case: RZ-25-06

Parcels: 7751450308, 7751450436, 7751359466,
7751450734 & 7751450821

 Subject Property





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-06

Parcels:

7751450308, 7751450436, 7751359466, 7751450734 & 7751450821



APPLICANT INFORMATION

Applicant Brian Lucas Applicant's Phone # 336-465-0947
Applicant's Address PO Box 2021
Asheboro, NC 27204
Applicant email address bllucas13@gmail.com

PROPERTY INFORMATION

Property Owner's Name BLL Holdings LLC
Location of Property N McCrary St Property Size (ac. or s.f.) 1.5 acres +/-
Randolph County Property Identification Number (PIN#) 5 Pins attached
Current Zoning District R10 Requested Zoning District R10(CZ)
Date Property Title Acquired 8/28/24 Deed Book 002925 Page 00941
Subdivision _____ Section 294 Lot # 820
Plat Book 188 Page 18

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:

We are wanting to take 5 lots that are zoned R10
and rezone to R10(CZ). R10 zoning in place now
allows 2 duplexes and 3 single family homes.
We would like to remove the 3 single family homes
and replace with 3 duplexes for a total of
5 duplexes.

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

R10 already allows for single family and residential duplexes.

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.

Building duplexes on all 5 lots would enhance the area instead of placing single family homes between duplexes.

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?

Not really much change here.

Does not apply ☐

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

A 5 lots in question either has a duplex beside them or to the rear.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

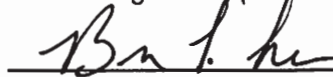
Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)



Owner Address

Po Box 2021

Asheboro, NC 27204

Telephone Number

336-465-0947

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: John Evans **Date:** 2-13-25 **Case Number:** RZ-25-06

**CITY OF ASHEBORO
NOTICE OF CONDITIONAL ZONING DISTRICT HEARING**

This is to notify you that I (we) Brian Lucas have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at N. McCrory St 27203 for the purpose of Building
5 duplexes for residential use instead of 2 duplexes
and 3 single family homes.

On Monday, March 31st, 2025, at 6:00 PM, the Planning Board will review the Conditional Zoning District request and forward its recommendation to City Council. As part of this process, you and others will have an opportunity to speak concerning the request and offer input.

On Thursday, April 10th, 2025, at 6:00 pm the City Council will hold a public hearing on the Conditional Zoning District request. As part of this process, you and others again will have an opportunity to speak concerning the request and offer input.

The meetings will be held in the City Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after considering the information/testimony presented during the public hearing and reviewing the report of the Planning and Zoning Department and recommendation of the Planning Board, will take action on the application. Such action may include approval of the request, referral back to the Planning Board, denial of the request, or approval of a modified version of the request on the basis of the Council's determination that such action is reasonably necessary to promote the public health, safety, or general welfare and to achieve the purposes of the adopted Land Development Plan. The meeting is open to the public and your participation is encouraged. If you have any questions, please contact the Planning and Zoning Department at 336-626-1201 Ext. 2392. In addition, you may contact me (or my representative) Brian Lucas at 336-465-0947.

08/28/2024 02:49:16 PM

DEED

Fee \$26.00 Excise Tax: \$190.00



20187743

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to: P/U Ben C. Morgan

Prepared by: kb/Law Office of Ben C. Morgan, 150A Scarboro St., Asheboro, NC 27203

Revenue Stamps: ~~\$380.00~~ ~~190.00~~ ~~190.00~~

Tax Pin/Parcel # 7751.35.9775, 7751.45.0724, 7751.35.9364

THIS DEED is made this 21st day of August, 2024, by and between the following Grantor and Grantee:

Grantor: C. TERRY TUCKER (unmarried)
465 Lewallen Road
Asheboro, NC 27205

Grantee: BLL HOLDINGS, LLC
(a North Carolina Limited Liability Company)
PO Box 2021
Asheboro, NC 27204

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall signify either singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in Asheboro Township, Randolph County, North Carolina, which is more particularly described as follows:

See Attached Exhibit A

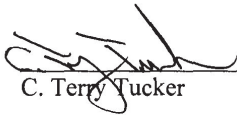
The property that is the subject matter of this conveyance is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, as joint tenants with right of survivorship.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, limitations, restrictions and uses of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

 (SEAL)
C. Terry Tucker

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, Sharon F. Leonard, a Notary Public of Randolph County, State of North Carolina, certify that C. Terry Tucker, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 28 day of August, 2024.




Notary Public

My commission expires: 05/11/2027

Exhibit A

Exhibit A

Parcel # 7751.35.9775
441 N. McCrary Street, Asheboro NC 27203

BEING ALL of Ex. Tract 1, containing 11,274 square feet, more or less, lying west of N. McCrary Street, as shown on a plat entitled "Survey for Terry Tucker" prepared by Survey Carolina, PLLC, dated April 27, 2023, designated as Job # 15066, and recorded in Plat Book 180, Page 55, in the Office of the Register of Deeds of Randolph County, North Carolina.

For back reference, see deed recorded in Book 2859, Page 294, in the Randolph County Registry.

Parcel # 7751.45.0724
0 N. McCrary Street, Asheboro NC 27203

BEING ALL of Revised Tract 2, containing 11,018 square feet, more or less, lying west of N. McCrary Street, as shown on a plat entitled "Survey for Terry Tucker" prepared by Survey Carolina, PLLC, dated April 27, 2023, designated as Job # 15066, and recorded in Plat Book 180, Page 55, in the Office of the Register of Deeds of Randolph County, North Carolina.

For back reference, see deed recorded in Book 2859, Page 296, in the Randolph County Registry.

Parcel # 7751.35.9364
411 N. McCrary Street, Asheboro NC 27203

BEING ALL of Tract 3, containing 35,119 square feet, (33,615 square feet of Clear R/W), lying west of N. McCrary Street, as shown on a plat entitled "Survey for Terry Tucker" prepared by Survey Carolina, PLLC, dated April 27, 2023, designated as Job # 15066, and recorded in Plat Book 180, Page 55, in the Office of the Register of Deeds of Randolph County, North Carolina.

For back reference, see deed recorded in Book 2859, Page 298, in the Randolph County Registry.

This document presented and filed:
12/17/2024 02:47:03 PM

DEED
Fee \$26.00 Excise Tax: \$60.00



Randolph County North Carolina
Krista M. Lowe, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to: P/U Ben C. Morgan

Prepared by: kb/Law Office of Ben C. Morgan, 150A Scarboro St., Asheboro, NC 27203

Revenue Stamps: \$60.00

Tax Pin/Parcel # 7751.35.9466

THIS DEED is made this 4th day of December, 2024, by and between the following Grantor and Grantee:

Grantor: FANNIE BALDWIN (unmarried)
68 Wallkill Avenue
Middletown, NY 10940

Grantee: BLL HOLDINGS, LLC
(a North Carolina Limited Liability Company)
PO Box 2021
Asheboro, NC 27204

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall signify either singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in Asheboro Township, Randolph County, North Carolina, which is more particularly described as follows:

See Attached Exhibit A

The property that is the subject matter of this conveyance is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, as joint tenants with right of survivorship.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, limitations, restrictions and uses of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Fannie Baldwin (SEAL)
Fannie Baldwin

STATE OF New York

COUNTY OF Orange

I, Margaret Teresa West, a Notary Public of the above said County and State, certify that **Fannie Baldwin**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 10th day of December, 2024



Margaret Teresa West
 Notary Public

(SEAL)

My commission expires: 07/18/2026

Exhibit A

0 N. McCrary Street, Asheboro NC 27203
Randolph County Parcel # 7751.35.9466

One Lot on the West side of Oak Avenue commencing at an iron stake at the Jess Hedrick Northeast corner, running West with Oak Avenue 50 feet to a stake; thence about West 192 feet to the McCrary Hosiery Mill line; thence South 50 feet to Hedrick's Northwest corner; thence about East on Hedrick's line 192 feet to the beginning. Containing 9600 square feet more or less. This is part of the original Gus Smallwood lands deeded from Dr. J. M. Worth.

For back reference, see deed recorded in Book 1068, Page 979, in the Randolph County Registry.



1951

B





RZ-25-07

Application to rezone properties located at the corner of Sunset Avenue and S. Cherry Street (Randolph County Parcel Identification Numbers 7751429797, 7751520778, 7751520554 and portion 7751521594). The request is to rezone existing OA6 and RA6 Residential zoning district to OA6 (CZ) Conditional zoning for a Dwelling – Multiple Family land use.

1. Request	
Applicant: Clayton Terry Tucker	Property Owner: Clayton Terry Tucker
Zoning Existing: OA6 Office-Apartment and RA6 High-Density Residential Proposed: OA6 (CZ) Office-Apartment Conditional Zoning History: None	
Required Notice Mailed Notice by Applicant: 2-17-25	

2. Site Information	
Location	Corner of Sunset Avenue and S. Cherry Street (721 Sunset Ave and 129 S. Cherry St.)
PIN	7751429797, 7751520778, 7751520554 and portion of 7751521594
Size	2.02 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Vacant and Dwelling – Single Family
Overlay Districts	PINs 9797 and 0778 are in Center City Planning Area – Tier 3
Infrastructure	City utilities available
Transportation	
Street Classification:	Sunset and S. Cherry are minor thoroughfares
Maintenance:	Both streets are state maintained
Other Notes:	- NCDOT 2022/2023 Annual Average Daily Traffic: - Sunset Avenue: 6,500 (2012 existing capacity: 10,200) S. Cherry Street: 1,500 (2012 existing capacity: 9,900)
Surrounding Land Use	
North:	Multi-family Residential
South:	Residential
East:	Planned Unit Development - Townhomes
West:	Proposed Multi-family Residential, existing Place of Assembly

3. Staff Analysis
1) Proposed use is a 48, 1 bedroom unit apartment complex (Dwelling – Multiple Family). The applicant has indicated that the structures will be two-story. 2) OA6 District Statement of Intent: The OA6 District is 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. 3) Dwelling/Residence, Multiple Family definition: A structure containing three or more dwelling units.

- 4) A mixture of underlying zoning districts and overlay zoning districts exists across the four properties. Dwelling – Multiple Family is regulated differently in the Tier 3 Center City Planning Overlay District. For example, density in the overlay district is regulated through built-upon area and height, as opposed to the underlying zoning in which it is regulated through Floor Area Ratio. Other differences include front yard landscaping and protective yards (buffer/screens).
- 5) The proposed built-upon area is 57%, comparable to the maximum percentage permitted in Tier 3 CCPA overlay at 55%. The sidewalk along S. Cherry St. is included in the built-upon calculation since the right-of-way is not wide enough to fit the entire width of the sidewalk.
- 6) There are 23.8 dwelling units proposed per acre. This is comparable to the abutting Sunset Place Apartments, which has 24.3 units per acre. This is less than the abutting, recently approved Cypress on Sunset Apartments, which has 34.2 dwellings per acre.
- 7) Proposed recreation space ratio is 5.7%, and the applicant proposes a passive area with picnic and seating facilities. Ordinance typically requires between 2.5% - 6.6%.
- 8) NCDOT has reviewed the site plan and determined that it is acceptable and eligible for a driveway permit.
- 9) Building photos have been submitted to provide an illustration of the potential design of the structures. While the buildings in the photos feature vinyl siding, the applicant states that fiber cement siding and finished/treated wood will be utilized instead. The OA6 district does not permit vinyl siding as a primary building material. Final building elevations will be required prior to the issuance of a zoning compliance permit.
- 10) Staff received an updated plan on February 26. Planning staff will continue to work with the applicant regarding technical corrections, such as street yard and perimeter landscaping, building elevation details, parking/building separation, handicapped parking dimensions, and other miscellaneous plan details, to the site plan prior to City Council's review.

4. Modifications to Ordinance Regulations

- 1) (-) Street yard (front) setbacks vary from Overlay and underlying zoning regulations, with some buildings slightly closer or further from Sunset Avenue and South Cherry Street than typically specified.
- 2) (-) Number of parking spaces (79 required, 78 provided)
- 3) (+) Sidewalk construction along S. Cherry St. and sidewalk connection to Sunset Ave.
- 4) (+) Stormwater control measures

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

- A) The use approved shall be Dwelling – Multiple Family consisting of a total of 48 dwelling units
- B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C) It shall be the property owner's responsibility to obtain all permits and approvals required for the proposed land use, including but not limited to, NCDOT and City driveway permitting.

- D) Prior to the issuance of a zoning compliance permit, a site plan and building elevations demonstrating compliance with all applicable zoning regulations and conditions, as well as the applicable permit fee, shall be submitted.
- E) Prior to the issuance of a zoning compliance permit for the proposed land use, the applicant shall provide a sealed survey plat by a Professional Land Surveyor for recording identifying the boundaries of the approved Conditional Zoning District.
- F) Mail delivery shall be provided on the final site plan, subject to postal service and/or NCDOT requirements. Any changes on the site plan necessary to comply with requirements for mail delivery will not be considered a modification of the Conditional Zoning district requiring Council action.
- G) The sidewalk parallel to South Cherry Street, extending the length of the subject property, may be located within the public right-of-way or on private property within the front yard parallel to South Cherry Street between the right-of-way and parking if site constraints (such as topography, utilities, etc.) or NCDOT not granting an encroachment agreement precludes location entirely within the public right-of-way of South Cherry Street.
- H) Existing vegetation may be credited towards meeting the required landscaping if located in the appropriate locations and if it meets or exceeds the ordinance intent for landscaping shown on the site plan.
- I) No outdoor recreational vehicle parking or storage shall be permitted on the property.
- J) Stormwater control measures designed by a licensed professional shall be provided. Measures shall control, at minimum, the ten-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. 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.
- K) 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.

6. Land Development Plan Consistency and Reasonableness

Proposed Land Use Map	Town Activity Area/Neighborhood Residential
Growth Strategy Map	Primary Growth
Small Area Map	Central

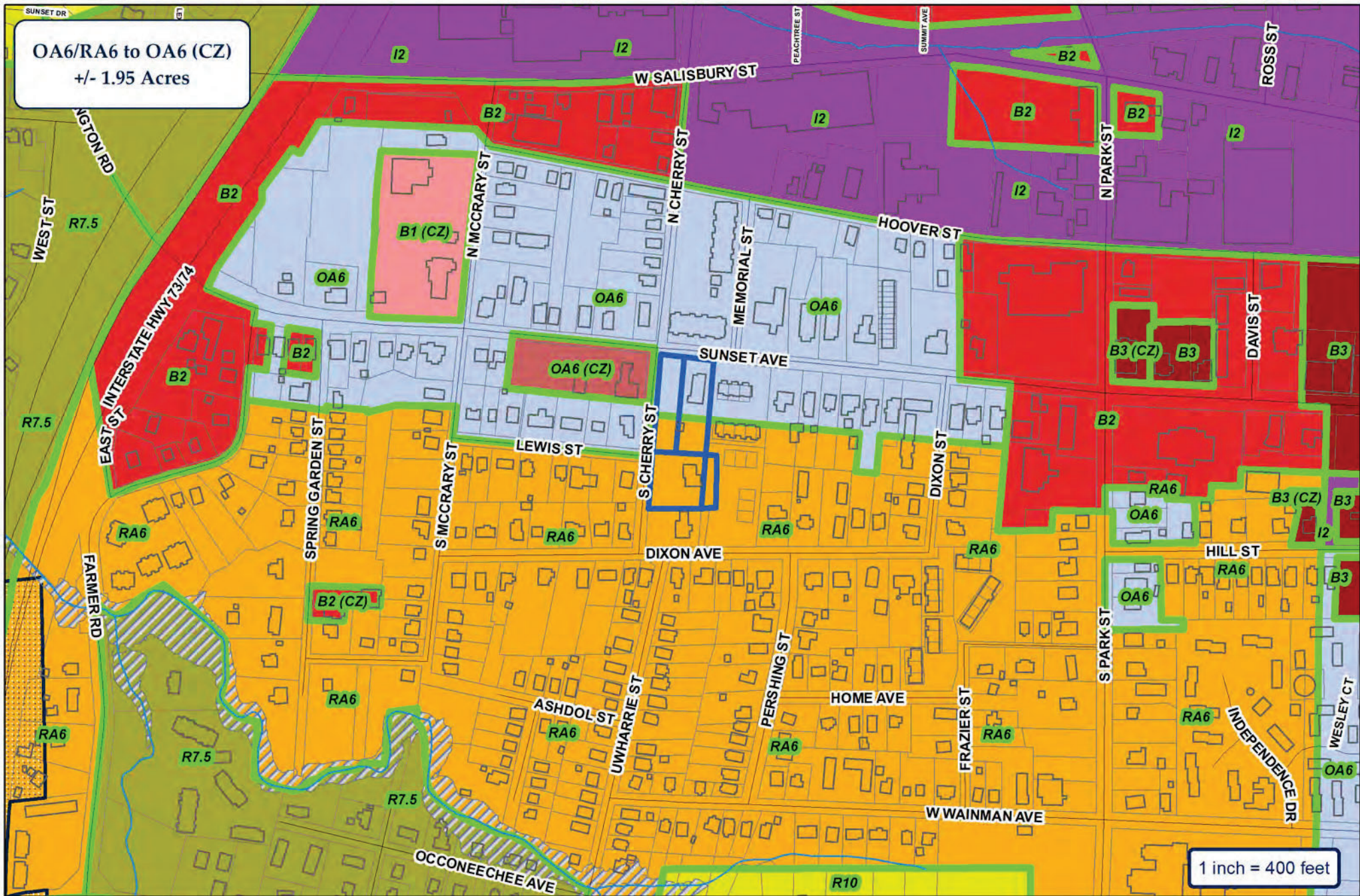
LDP Goals/Policies Supporting Request

- Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- Checklist Item 6: Existing infrastructure is adequate to support the desired zone.
- Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.

Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.
LDP Goals/Policies Not Supporting Request None
Staff Proposed Plan Consistency Statement The zoning map amendment is consistent with Asheboro Land Development Plan in that it is consistent with the zoning district statement of intent, is located in the primary growth strategy area, would reuse underutilized land served by existing city utilities close to the downtown area, and includes measures to limit environmental impact.
Staff Proposed Reasonableness Statement The zoning map amendment is reasonable given the size and physical conditions of the property, the similarity of the amendment to abutting development and development approvals, providing housing opportunities close to employment and services, the reuse of property afforded to the property owner, the amenities to be provided to future residents of development and the surrounding community (sidewalk), and the protections offered to adjoining property owners through the approved site plan and conditions. Building elevations have the potential to be compatible with neighboring multi-family development and the surrounding area, and staff continues to work with the applicant on finalizing these details.

7. Staff Recommendation and Planning Board Action Items	
Staff Recommendation	Approve attaching conditions as summarized
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Approve or deny zoning map amendment RZ-25-07; rezone existing OA6 and RA6 Residential zoning district to OA6 (CZ) Conditional zoning for a Dwelling – Multiple Family land use b) Attach zoning conditions as summarized or with modification.

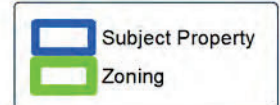
OA6/RA6 to OA6 (CZ)
+/- 1.95 Acres



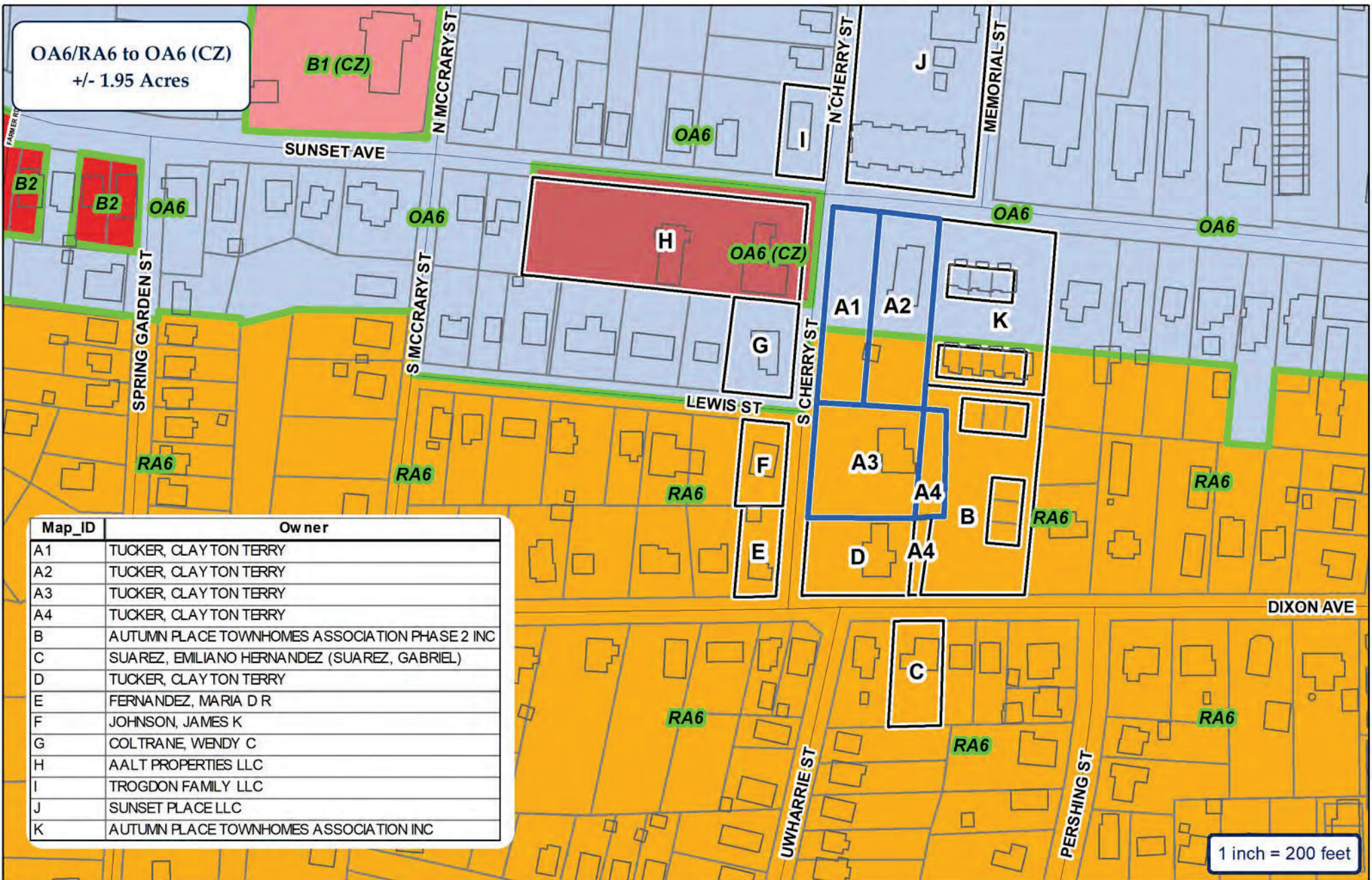
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-07

Parcels: 7751429797, 7751520554, 7751520778 & 7751521594



OA6/RA6 to OA6 (CZ)
+/- 1.95 Acres

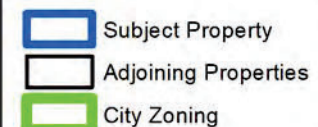


Map_ID	Owner
A1	TUCKER, CLAYTON TERRY
A2	TUCKER, CLAYTON TERRY
A3	TUCKER, CLAYTON TERRY
A4	TUCKER, CLAYTON TERRY
B	AUTUMN PLACE TOWNHOMES ASSOCIATION PHASE 2 INC
C	SUAREZ, EMILIANO HERNANDEZ (SUAREZ, GABRIEL)
D	TUCKER, CLAYTON TERRY
E	FERNANDEZ, MARIA D R
F	JOHNSON, JAMES K
G	COLTRANE, WENDY C
H	AALT PROPERTIES LLC
I	TROGDON FAMILY LLC
J	SUNSET PLACE LLC
K	AUTUMN PLACE TOWNHOMES ASSOCIATION INC

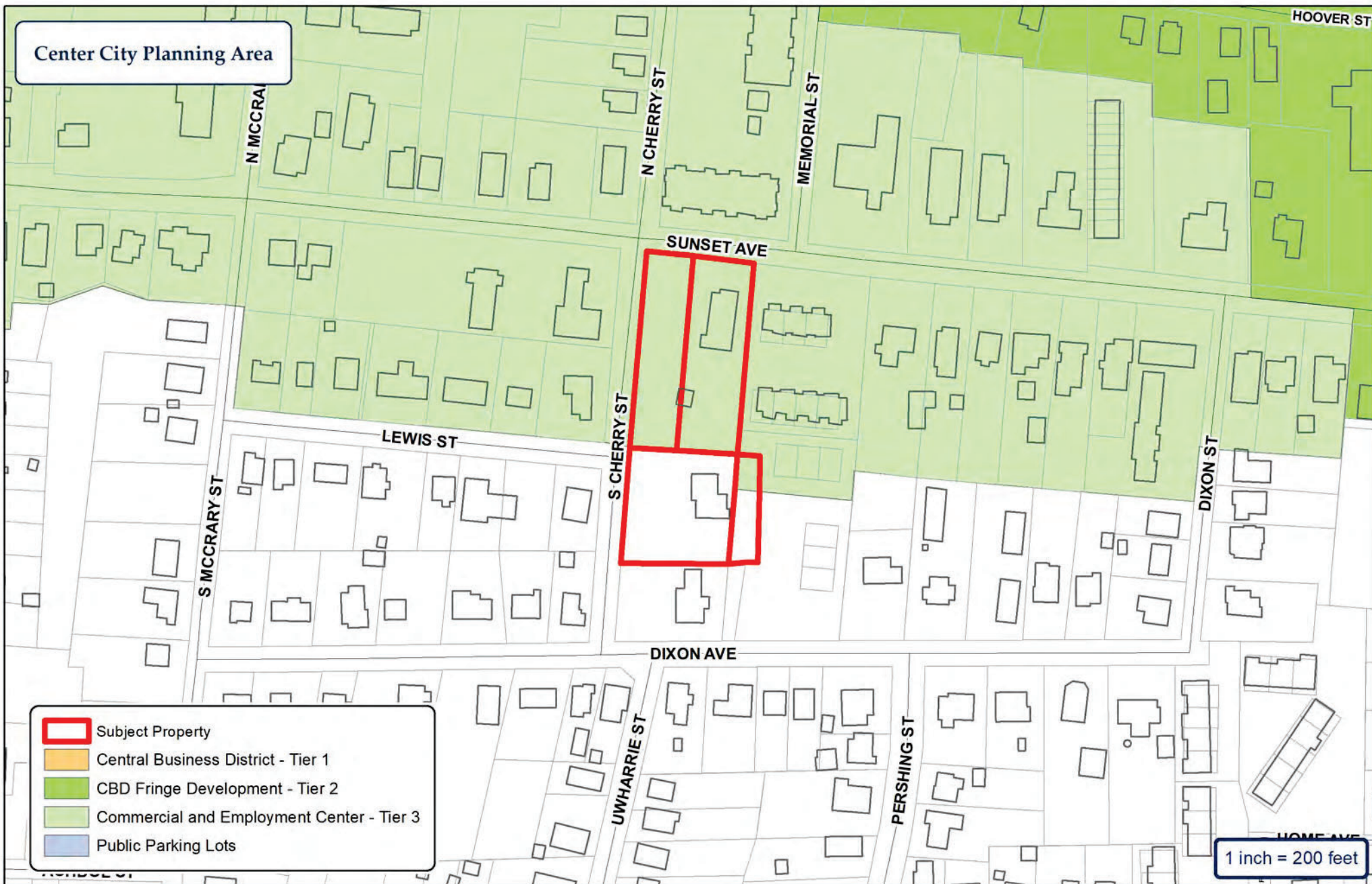
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-07

Parcels: 7751429797, 7751520554, 7751520778 & 7751521594



Center City Planning Area



ETJ

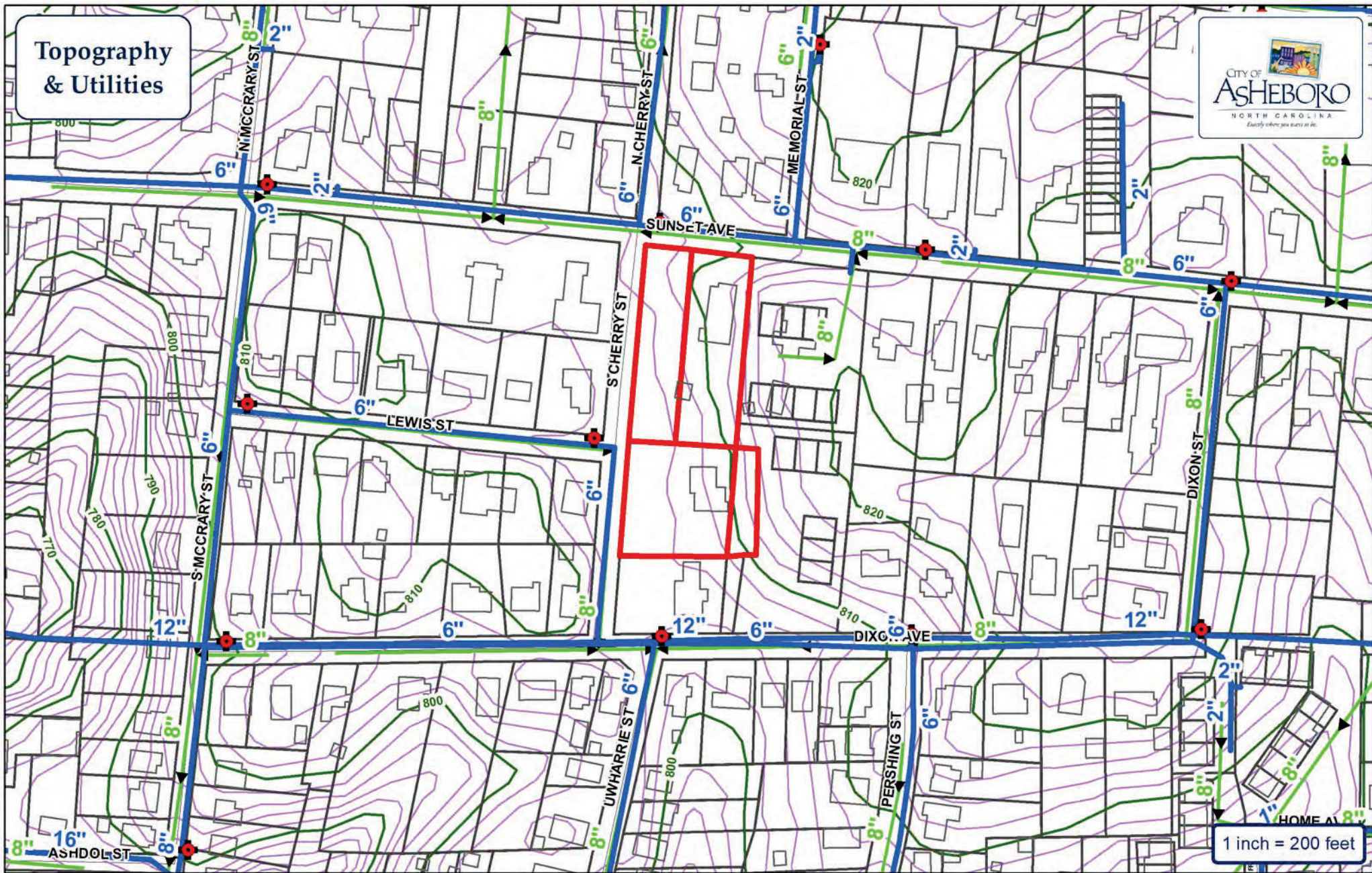
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-07

Parcels: 7751429797, 7751520554, 7751520778 & 7751521594



Topography & Utilities



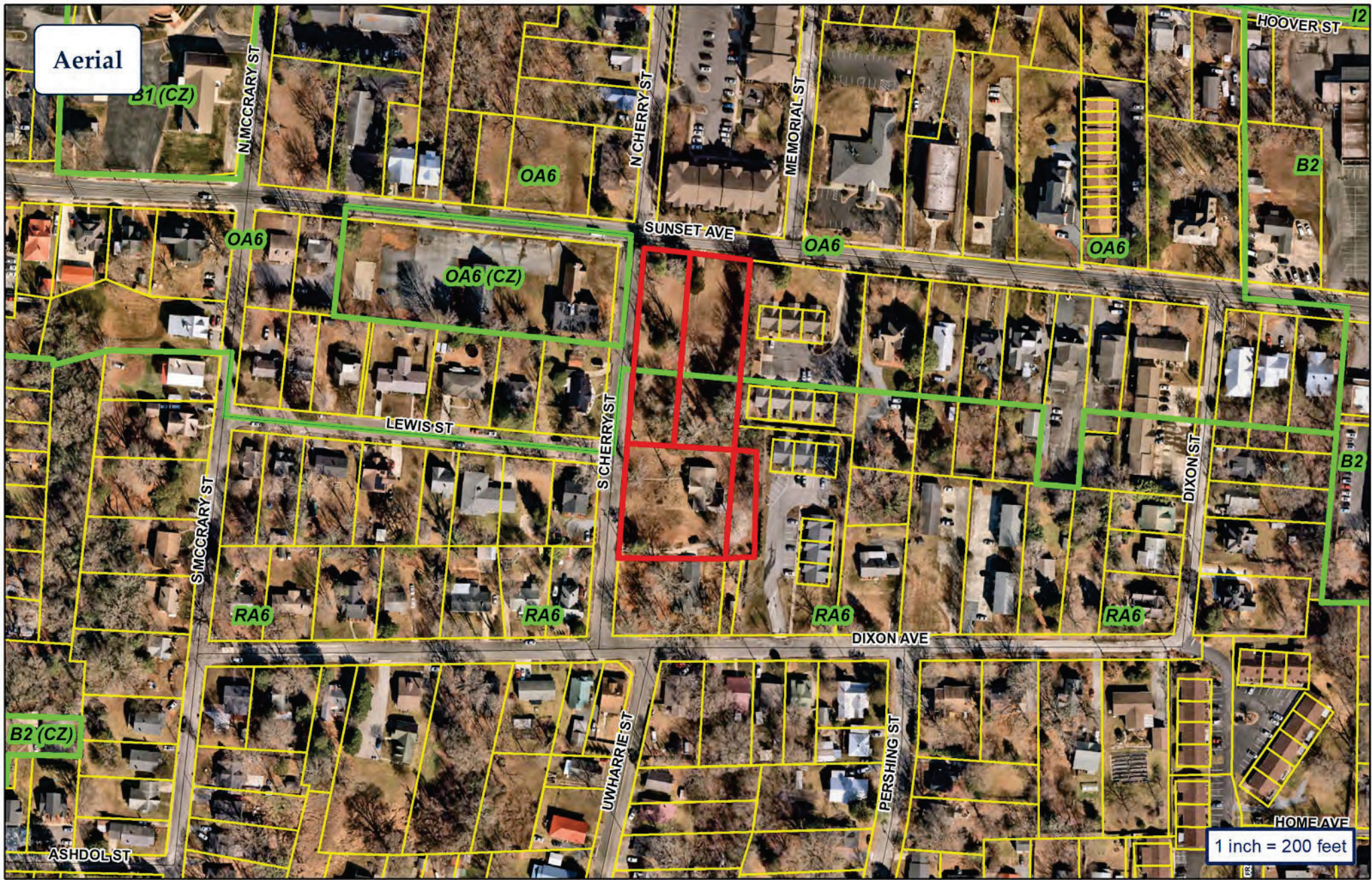
- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main |  Watershed |

City of Asheboro Planning & Zoning Department
Rezoning Case: RZ-25-07

Parcels:
7751429797, 7751520554, 7751520778 & 7751521594

 Subject Property





Aerial



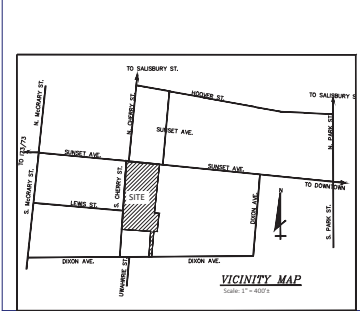
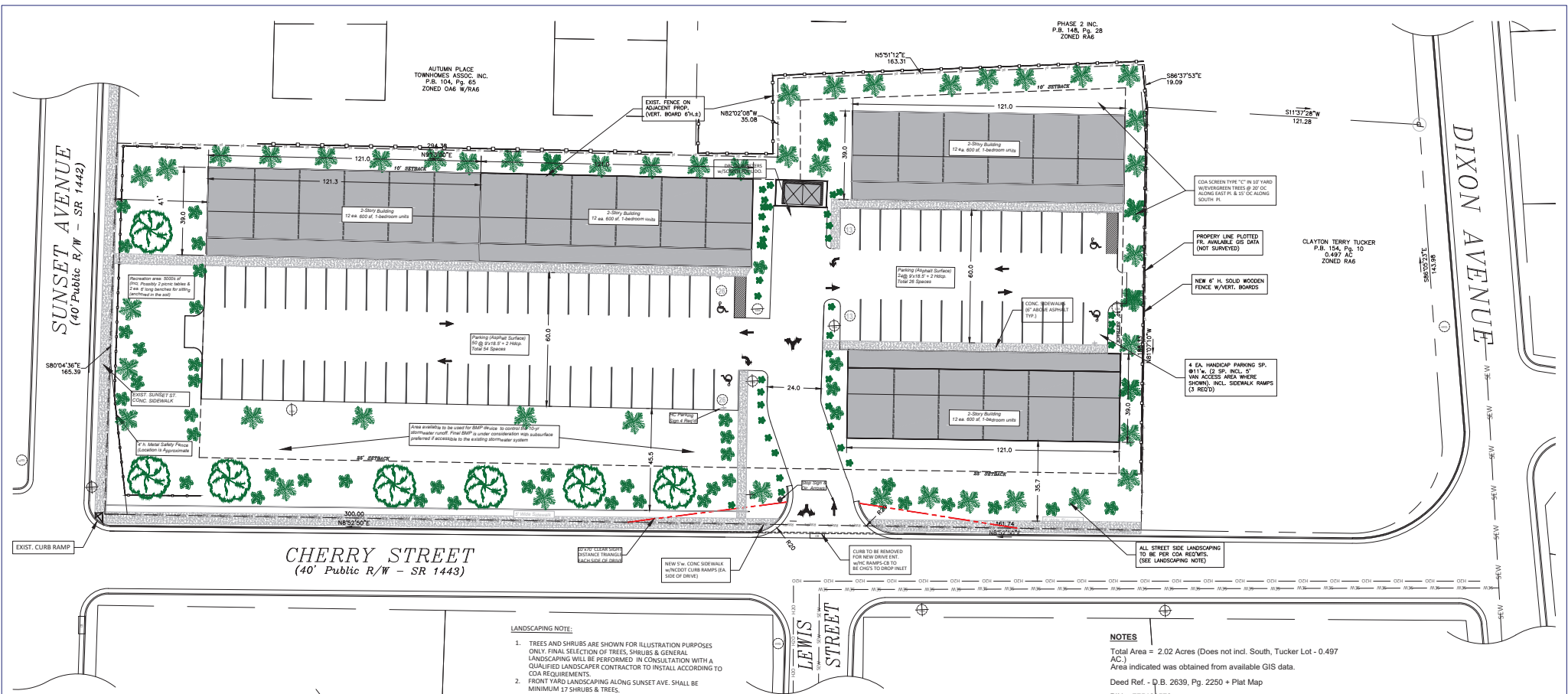
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-07

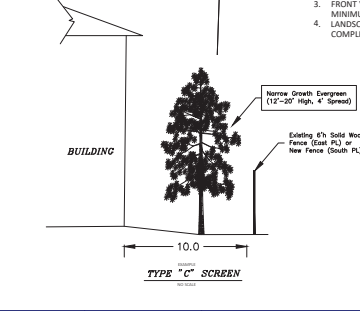
Parcels: 7751429797, 7751520554, 7751520778 & 7751521594

-  Subject Property
-  Zoning



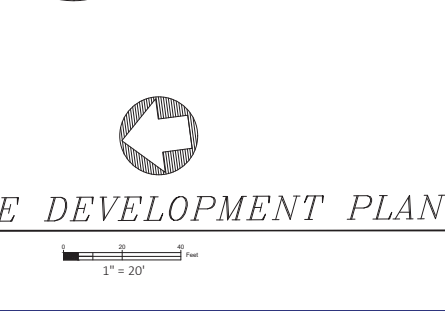


REVISIONS			
BY	DATE	DESCRIPTION	SYM.
NJM	02/05/20	REV. TO ADDRESS NCDOT & COA COMMENTS (DATA, JOURNAL 02/24/20)	10



LANDSCAPING NOTE:

1. TREES AND SHRUBS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. FINAL SELECTION OF TREES, SHRUBS & GENERAL LANDSCAPING WILL BE PERFORMED IN CONSULTATION WITH A QUALIFIED LANDSCAPER CONTRACTOR TO INSTALL ACCORDING TO COA REQUIREMENTS.
2. FRONT YARD LANDSCAPING ALONG SUNSET AVE. SHALL BE MINIMUM 17 SHRUBS & TREES.
3. FRONT YARD LANDSCAPING ALONG CHERRY ST. SHALL BE MINIMUM 48 SHRUBS & 24 TREES.
4. LANDSCAPING PLAN WILL BE SUBMITTED TO COA FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.



NOTES

Total Area = 2.02 Acres (Does not incl. South, Tucker Lot - 0.497 AC.)
Area indicated was obtained from available GIS data.
Deed Ref. - Q.B. 2639, Pg. 2250 + Plat Map
PIN - 775120578
7751429797
7751520554
7751521594
(Properties will be combined in Final Plat)

Exist. Zoning - OA6, RA6 -- Zoning Requested: CZ-OA6

Total Number of Units: 48
Units/Acre: 23.8
Impervious Surface: ±1.15 Ac.
% Impervious Surface: ±57%

Parking Spaces Required: 1.5/1-bdrm. unit = 72
Overflow: 1 sp./10 sp. Req'd = 7.2 (Used 7)
Total required = 79

Total Parking Provided = 74 + 4 hddp. = 78

Utility Locations Shown are Approximate
Recreation Vehicle Parking on-site is Prohibited

On-Site lighting will be specified to meet the requirements of Chapt. 6 of the COA Ordinance.

SCM Will be Some Form of Bio-Retention and Will Depend Upon the Exist. Storm Water System to Accept the Flow.

OWNER/DEVELOPER:
CLAYTON TERRY TUCKER
465 LEWALLEN ROAD
ASHEBORO, N. C. 27205
(336) 669-6427

Scale: 1" = 20'
Date: 03/02/2025
Drawn: TS/NJM
Checked: ---
Job No.:
Sheet No.: 1
Of: 1 Version: 2



GENERAL NOTE:
THESE PHOTOS ARE REPRESENTATIVE OF THE
EXPECTED ARCHITECTURE FOR THE CHERRY
ST. APTS. ALL BLDGS. WILL BE 12 UNIT/600 SF
APTS.

TYPE 1-FRONT ELEVATION

Exterior materials planned for all buildings:
BRICK & FIBER-CEMENT SIDING (Such as
Hardee Plank) & TREATED WOOD.
Color selections will be pleasing Earth Tones



TYPE 1-SIDE ELEVATION

Exterior materials planned for all buildings:
BRICK & FIBER-CEMENT SIDING (Such as
Hardee Plank) & TREATED WOOD.
Color selections will be pleasing Earth Tones



TYPE 1- REAR ELEVATION

Exterior materials planned for all buildings:
BRICK & FIBER-CEMENT SIDING (Such as
Hardee Plank) & TREATED WOOD.
Color selections will be pleasing Earth Tones



TYPE 2-FRONT ELEVATION

Exterior materials planned for all buildings:
BRICK & FIBER-CEMENT SIDING (Such as
Hardee Plank) & TREATED WOOD.
Color selections will be pleasing Earth Tones



TYPE 2 - SIDE ELEVATION

Exterior materials planned for all buildings:
BRICK & FIBER-CEMENT SIDING (Such as
Hardee Plank) & TREATED WOOD.
Color selections will be pleasing Earth Tones



TYPE 2 SIDE ELEVATION

Exterior materials planned for all buildings:
BRICK & FIBER-CEMENT SIDING (Such as
Hardee Plank) & TREATED WOOD.
Color selections will be pleasing Earth Tones

APPLICANT INFORMATION

Applicant Clayton Terry Tucker **Applicant's Phone #** 336-625-1090

Applicant's Address 465 Lewallen Road
Asheboro, NC 27203

Applicant email address doublet@triad.rr.com

PROPERTY INFORMATION

Property Owner's Name Clayton Terry Tucker

Location of Property Corner of Sunset & Cherry Street *Property Size (ac. or s.f.)* 2.02

Randolph County Property Identification Number (PIN#) 775120578-7751429797-7751520554-7751521594

Current Zoning District OA5-RA6 *Requested Zoning District* CZ-OA6

Date Property Title Acquired 10-20-2023 *Deed Book* 2881 *Page* 197
Date Property Title Acquired 10-20-2023 *Deed Book* 2881 *Page* 194

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 build a 48 unit 1 BR apartment complex to serve the citizens of Asheboro.

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

Development patterns within the immediate area, use of infrastructure and investment in primary growth areas.

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

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

Does not apply ☒

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

Does not apply ☒

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

The City's growth shows the need for additional housing. The development is near downtown and other properties with CZ-OA6 zoning are factors for the intended use of this property.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

Telephone Number

336-625-1090

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JTL Date: 2-13-25 Case Number: 25-07

10/23/2023 02:16:42 PM

DEED

Fee \$26.00 Excise Tax: \$274.00



20172687

Randolph County North Carolina
Krista M. Lowe, Register of Deeds**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: **\$274.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **7751.52.0778 & 7751.42.9797**✓ Mail after recording to: **P/U Taylor Callicutt**This instrument was prepared by: **TBC/abh: Taylor Callicutt Attorney at Law: PO Box 2445 Asheboro NC 27204**THIS DEED made this 19th day of October, 2023, by and between**GRANTOR****John S. Lewis III and wife, Phyllis Lewis: 4358 Old Lexington Road, Asheboro, NC 27205****And****Pinnacle Bank as Trustee of the Nathaniel Harrison Jr. Revocable Trust:****GRANTEE****Clayton Terry Tucker (unmarried)****Mailing Address: 465 Lewallen Road Asheboro, NC 27205****Property Addresses: 721 Sunset Avenue, Asheboro, NC 27203 & "0" S. Cherry Street, Asheboro, NC 27203**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

**ASHEBORO TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA:
BEGINNING ON THE EAST SIDE OF CHERRY STREET IN LACY LEWIS LINE 300 FEET SOUTH OF SUNSET
AVENUE, RUNNING THENCE SOUTH 6 DEG. WEST ABOUT 300 FEET TO DIXON STREET; THENCE AN
EASTWARD COURSE ALONG DIXON STREET TO AN IRON STAKE THE HUGH PARKS' HOMEPLACE;**

THENCE NORTH ALONG THE HUGH PARKS' HOMEPLACE LINE 6 DEG. EAST ABOUT 300 FEET TO A STAKE; THENCE RUNNING A WESTWARD COURSE PARALLEL WITH SUNSET AVENUE 170 FEET TO THE BEGINNING. BEING THE PROPERTY CONVEYED TO THE LATE LULA E. LEWIS BY LACY S. LEWIS AND WIFE.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 397. Page 324, Randolph County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? No

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

[SIGNATURE PAGES TO FOLLOW]

John S. Lewis III (SEAL)
John S. Lewis III

Phyllis Lewis (SEAL)
Phyllis Lewis

State of NORTH CAROLINA, Randolph COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: John S. Lewis III, Phyllis Lewis.

Witness my hand and official stamp or seal, this the 23 day of October, 2023.

My Commission Expires: 07/07/2024

Aubrey B. Hoag
Aubrey B. Hoag, Notary Public



PINNACLE BANK AS TRUSTEE
OF THE NATHANIEL HARRISON JR. REVOCABLE TRUST

By: Erich Hamm (SEAL)
ERICH HAMM, TRUSTEE

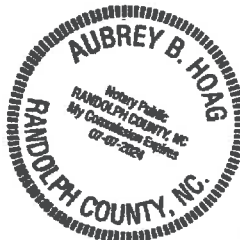
NORTH CAROLINA
RANDOLPH COUNTY

I, Aubrey B. Hoag, a Notary Public for RANDOLPH County, North Carolina, do hereby certify that
PINNACLE BANK AS TRUSTEE OF THE NATHANIEL HARRISON JR. REVOCABLE TRUST By: ERICH HAMM, as
Trustee for Pinnacle
, personally appeared before me this day and acknowledged the due execution of the foregoing document.

WITNESS my hand and notarial seal, this 23 day of October, 2023.

Aubrey B Hoag
Aubrey B. Hoag, Notary Public

My Commission Expires: 07/07/2024



10/23/2023 02:15:13 PM

DEED

Fee \$26.00 Excise Tax: \$677.00



20172686

Randolph County North Carolina
Krista M. Lowe, Register of Deeds**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$677.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 7751.52.0318; 7751.52.0554 &
7751.52.0554

✓ Mail after recording to: P/U Taylor Callicutt

This instrument was prepared by: TBC/abh: Taylor Callicutt Attorney at Law; PO Box 2445, Asheboro NC 27204

*THIS DEED made this 20th day of October, 2023 by and between***GRANTOR****John Stanback Lewis III and wife, Phyllis Lewis****AND****Roberta Lee Lewis Brown a/k/a Lee Lewis Brown (unmarried)****Mailing Address: 4358 Old Lexington Road Asheboro, NC 27205****GRANTEE****Clayton Terry Tucker (unmarried)****Mailing Address: 465 Lewallen Road Asheboro, NC 27205****Property Addresses: 143 S. Cherry St.; 129 S. Cherry St.; and "0" Dixon Avenue, Asheboro NC 27203**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Exhibit "A"**143 S. Cherry Street, Asheboro, NC 27203****Parcel ID# 7751.52.0318****ASHEBORO TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA:**

BEGINNING at an iron stake on the North side of Dixon Avenue, L.S. Lewis' corner, and running thence North 86 degrees 33 minutes West along the Northern edge of Dixon Avenue 143.95 feet to a stake; thence North 55 degrees 38 minutes West 33.44 feet to an iron stake, intersection of Dixon Avenue and Cherry Street; thence North 10 degrees 41 minutes West along the Eastern edge of Cherry Street 27.59 feet to an iron stake; thence North 8 degrees 22 minutes East along the Eastern edge of Cherry Street 74.65 feet to an iron stake, L.S. Lewis' corner; thence South 87 degrees 09 minutes East along Lewis' line 189.28 feet to iron stake, Lewis' corner; thence South 11 degrees 10 minutes West along Lewis' line 121.41 feet to the **BEGINNING**.

129 S. Cherry Street, Asheboro, NC 27203**Parcel ID# 7751.52.0554****ASHEBORO TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA:**

BEING all of Lot #4, John S. Lewis, containing 32,804 Sq. Ft., 0.753 acre, more or less, pursuant to a survey entitled "Lee Lewis Brown & John S. Lewis" prepared by Steven D. Brown, RLS, designated as Job No. 96126-R, and recorded on June 25, 1998 in Plat Book 54, Page 10, Randolph County Registry.

"0" Dixon Avenue, Asheboro, NC 27203**Parcel ID# 7751.52.1594****ASHEBORO TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA:**

BEGINNING at an existing iron pipe, the northwest corner of Lot No. 5 of the Lee Lewis Brown and John S. Lewis Property as shown by plat recorded in Plat Book 54, Page 10, Randolph County Registry; thence from said beginning point along Lot No. 1 of said plat, South 81 degrees 54 minutes 26 seconds East 35.08 feet to a new iron pipe and South 05 degrees 58 minutes 54 seconds West 57.03 feet to the southeast corner of said Lot No. 5; thence along Lot No. 2 of said plat, South 05 degrees 58 minutes 54 seconds West 106.28 feet to a new iron pipe, North 86 degrees 30 minutes 11 seconds West 19.09 to an existing iron pipe and South 11 degrees 45 minutes 10 seconds West 121.28 feet to a point in the Northern right of way line of Dixon Street; thence along said right of way North 85 degrees 57 minutes 42 seconds West approximately 19 feet to the original Southwest corner of Vestal's tract; thence along Vestal's original Western line, North 09 degrees 20 minutes 42 seconds East approximately 300 feet to the beginning.



RZ-25-08

Request to apply City of Asheboro High-Density Residential zoning (RA6 (CZ)) for development with multiple family dwellings and Residential Planned Unit Development with Single-family dwellings on property located on Crestview Church Road, southwest of 1172 Crestview Church Road, approximately 1100 feet southwest of Zoo Parkway.

The applicant has requested a continuance of this item until the April 7, 2025 Planning Board meeting.

The applicant has also indicated the intention of holding a community meeting prior to the April 7 Planning Board meeting.

From: [Justin Luck](#)
To: [John Evans](#)
Subject: FW: Crestview Village Rezoning & Annexation
Date: Monday, February 24, 2025 4:32:37 PM
Attachments: [Annexation Petition Web - Crestview Village Signed.pdf](#)
[Conditional Zoning Application - Crestview Village Signed.pdf](#)
[image002.png](#)

Crestview continuance request below

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392

www.asheboronc.gov | [Note: Development-related fees will change effective January 1, 2025.](#)



Email correspondence to and from this sender is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Adam Carroll <Adam.Carroll@timmons.com>
Sent: Friday, February 14, 2025 1:29 PM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Cc: Nash Duggins <nash.duggins@gmail.com>
Subject: [External Sender] Crestview Village Rezoning & Annexation

Hi Justin,

Thank you again for your time on Wednesday. Please see attached Annexation Petition and Zoning Applications for the Crestview Village Project. We have discussed with our team, and we would like to go before both the Planning Board & the Council in April. As discussed, we will submit the Site Plan and Annexation Plat at a later date.

Thanks!

Adam Carroll, PE, LEED AP BD+C
Group Leader

TIMMONS GROUP | www.timmons.com

101 Centreport Drive, Suite 245 | Greensboro, NC 27409

Office: 336.662.0411 ext 3346 | Fax: 336.662.0420

Mobile: 336.404.5583 | adam.carroll@timmons.com

Your Vision Achieved Through Ours