AMENDED AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, AUGUST 10, 2017, 7:00 PM

1. Call to order.

2. Silent prayer and pledge of allegiance.

3. Mayor Smith will present to Finance Director Deborah P. Reaves, a Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.

4. Dr. Jason Stopyra, M.D., who is the Randolph County Emergency Services Medical Director, will recognize the Asheboro Fire Department for 50 CPR saves.

5. Consent agenda:

   (a) Approval of the meeting minutes for the city council's regular meeting on June 8, 2017.

   (b) Approval of the meeting minutes for the city council's special meeting on June 27, 2017.

   (c) Approval of the meeting minutes for the city council's regular meeting on July 13, 2017.

   (d) Approval of the general account of a closed session held during the city council's regular meeting on July 13, 2017.

   (e) Approval of a resolution to seal the general account of the closed session that was held on July 13, 2017.

   (f) Approval of the meeting minutes for the city council's special meeting on July 25, 2017.

   (g) Acknowledgment of the receipt from the Asheboro ABC Board of its meeting minutes for June 5, 2017.

   (h) Approval of the final decision document for land use case no. CUP-17-04.

   (i) Approval of an ordinance to amend the General Fund.

(j) Approval of an ordinance to amend the Water and Sewer Fund.

(k) Approval of a resolution declaring the city's official intent to purchase municipal vehicles and equipment and reimburse the General Fund with proceeds from an installment financing agreement.

(l) Approval of a resolution awarding service side arms to retiring officers of the Asheboro Police Department.

(m) Approval of the temporary closure of streets for Fall Festival XLV, October 6, 9:00PM until October 8, 11:00PM.

6. Community Development Director Trevor Nuttall will introduce the following items:

(a) RZ-17-05: Application to rezone property located at 125 South Church Street (Randolph County Parcel Identification Number 7751725650) from I2 (General Industrial)/B3 (Central Commercial) to B3 on entire parcel.

(b) RZ-17-06: Application to rezone property located on the west side of Northampton Drive, north of Newbern Avenue and Eldorado Road (Northampton Heights subdivision, formerly Carriage at Sykes Farm III and identified as lots 72-86 recorded in Plat Book 145, page 80) from Randolph County RE (Residential-Exclusive) zoning to City of Asheboro R10 (Medium-Density Residential) zoning, including public right-of-way of Northampton Drive.

(c) SUP-17-01: Application for Special Use Permit authorizing an addition to an Asheboro Housing Authority administrative building (a Public Use Facility) located at 338 W. Wainman Avenue at the intersection of Independence Dr. (Randolph County Parcel Identification Number 7751617880.)

(d) Notification of City of Asheboro's award of NC Department of Commerce 2017-18 Downtown Revitalization and Economic Development Grant.

(e) Report of announcement by NC Department of Commerce of city's inclusion in the Downtown Associate Community Program.

(f) Presentation by Jordan Thompson, Community Development Division Intern, concerning recently completed marketing initiatives.

7. Public comment period.

8. City Engineer, Michael Leonard, PE will present an agreement with North Carolina Department of Transportation project, the construction to extend Commerce Street (SR 3102) from existing end of pavement to Pineview Road (SR 1703).

9. The city manager will update the City Council on the bylaws change of the Randolph County Economic Development Corporation.

10. Mayor Smith will open the floor for a motion to go into closed session, pursuant to Section 143-318.11(a)(4) of the North Carolina General Statutes, in order to discuss matters relating to the location or expansion of industries or other businesses in the area served by the City of Asheboro, including an agreement on a tentative list of economic development incentives that may be offered by the city in negotiations.

11. Mayor Smith will lead a discussion of upcoming events and items not on the agenda.

12. Adjournment.

Consent Agenda
Item 5(g)

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on June 5, 2017

The Asheboro ABC Board met on June 5, 2017, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC.

Present were Board Member Steve Knight and General Manager Rodney Johnson (GM). Chair Brooke Schmidly and Board Member Bob Morrison attended via teleconference. A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

The Chair inquired as to any known conflict of interest, appearance of a conflict of interest, or objections concerning agenda items before the Board; after the Chair and Board member(s) voiced having no conflict, and there being no objection, the agenda was adopted.

The Board reviewed and there being no objection, approved the minutes of the May 1, 2017, Board meeting.

Budget Hearing (§18B-702):

Board members acknowledged receipt of the Budget Message and Proposed Budget for Fiscal Year 2017-2018 sent by the GM via email May 18, 2017. The GM confirmed public notice of the Board's June 5, 2017, budget hearing was in the Courier-Tribune and posted outside the Board's office door providing the notice required by §18B-702(e).

No members of the public were present at the Budget Hearing and the GM reported no members of the public had contacted the GM concerning the budget prior to the hearing.

The Board reviewed the proposed budget and the GM discussed adjustments in the budget designed to allow the Board to retain enough capital to explore opening a second ABC store in Asheboro. The proposed budget also increases the guaranteed annual funding to the City of Asheboro by $6,000 a year (from $198,000.00 to $204,000.00) and proposes a maximum 3% merit increase for employees based on performance. The 2017-2018 Budget was presented to and accepted by the Board.

Upon motion by the Chair, the Board unanimously approved and adopted the budget as presented. A copy of the approved budget is attached hereto and incorporated herein by reference as "Asheboro ABC Board Annual Budget for Fiscal Year 2017-2018."

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent (sales and expenses). State law controls the maximum and minimum amount of cash a board can maintain as working capital. The Board's current bank balances and accounts payable were reviewed and the Board discussed making an end of the year contribution to the City of Asheboro from available working capital funds. After discussion, the Chair moved and the Board approved disbursing an additional $100,000 end of the year (FY 2016-2017) distribution to the City of Asheboro.

The Asheboro ABC Board Meeting Schedule for FY 2017-18 was set by the Board. A copy of the Meeting Schedule is attached hereto and incorporated herein by reference as "Asheboro ABC Meeting Schedule for FY 2017-18." The GM will post the schedule outside the Board's office door.

Steve Knight and the GM discussed problems encountered since Community One Bank was purchased by Capital Bank. Issues included an inability to access on-line accounts for several weeks and a lack of user-friendly software for accessing on-line accounts. The Board agreed to revisit the issue at the July 10th Board meeting.

The Board heard reports from the General Manager concerning the following issues:

1. The Board's FY2016-17 Independent Audit is scheduled to begin on June 30, 2017.
2. Asheboro ABC sales statistics comparing:
   - May 2017 sales with the previous month indicate:
     - An overall +3.1% change (all sales and tax collections)
   - May 2017 sales with sales from the same month last year indicate:
     - Retail Sales +4.4% ($251,300.01)
     - Mixed Beverage Sales: -8.8% ($26,829.75)
     - Sales Tax Collections: +4.6 ($17,609.88)
     - Overall Collections: +3.04% ($295,739.64)
   - May 2017 bottle sales with bottle sales from the same month last year indicate:
     - Retail Bottle Sales: +9.8%
     - Mixed Beverage Bottle Sales: -5.5%
     - Overall Bottle Sales: +8.9%

The next regular Asheboro ABC Board meeting will be held Monday, July 10, 2017, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board 7-10-17 GM

J Bruce Schmidt

Stephen R Knight

Robert E Moorman

ASHEBORO ABC

Phone (336) 629-2530 • Fax (336) 629-2704
700 South Fayetteville Street, Asheboro, NC 27203

NOTICE

ASHEBORO ABC BOARD MEETING SCHEDULE FOR FISCAL-YEAR 2017-2018

REGULAR MONTHLY MEETINGS OF THE ASHEBORO ABC BOARD WILL BE HELD AT 5:30 PM, IN THE ABC STORE BOARD MEETING ROOM, 700 SOUTH FAYETTEVILLE STREET, ASHEBORO, NC, ON THE FOLLOWING DATES:

July 10, 2017 (Set on second Monday in July due to the July 4 Holiday)

August 7, 2017

September 5, 2017 (Set on Tuesday due to the Labor Day Holiday)

October 2, 2017

November 6, 2017

December 4, 2017

January 2, 2018 (Set on Tuesday due to the New Year's Day Holiday)

February 5, 2018

March 5, 2018

April 2, 2018

May 7, 2018

June 4, 2018

J. Brooke Schmidly, Chair
Asheboro ABC Board
June 5, 2017

J. Brooke Schmidly, Chair • Stephen R. Knight, Board Member
Robert E. Morrison, Board Member • Rodney E. Johnson, General Manager

ASHEBORO ABC BOARD
ANNUAL BUDGET FOR FISCAL YEAR 2017-2018

Sales		3,750,000.00
Other Income		250.00
	Total	**$3,750,250.00**
Less Taxes		1,050,070.00
	Net Sales	**$2,700,180.00**
Less Cost of Sales		1,819,921.00
	Gross Profit	**$880,259.00**
Less:		
Operating Expenses		
Salaries, benefits and fees		346,000.00
Payroll taxes		27,680.00
Rent		64,800.00
Repairs and maintenance		6,250.00
Utilities		16,000.00
Insurance - general and bonds		17,000.00
Supplies and janitorial		8,500.00
Travel and training		3,500.00
Professional services		8,500.00
Dues and subscriptions		1,000.00
Bank fees and charges		35,500.00
Miscellaneous & Contingencies		6,000.00
	Total Operating Expenses	**$540,730.00**
	Operating Income	**$339,529.00**
Less:		
Capital Expenditures		
Future Facility Fund		40,000.00
Capital Improvements		60,000.00
	Total Capital Expenditures	**$100,000.00**
Net Income before Distributions		**$239,529.00**
Less:		
Distributions		
Law Enforcement		17,029.00
Alcohol Education and Rehab		18,500.00
City of Asheboro General Fund		204,000.00
	Total Distributions	**$239,529.00**
	Net Income after Distributions	-

Adopted by the Asheboro ABC Board this 5th day of June 2016.

Rodney E. Johnson, General Manager

Item 5 (h)

ORDINANCE TO AMEND THE GENERAL FUND FY 2017-2018

WHEREAS, at the time of budget preparation, there were three monetary costs that were projected but not refined at a level that they could be allocated to specific departments and as a result, these were allocated in the Human Resources department budget, and;

WHEREAS, these three monetary costs are associated with Performance based pay awards, COG increases for 2017-2018 and an allocation for the final stages of movement of employees from Job /Grade/Step plan to the performance based pay plan, and;

WHEREAS, total cost allocated in the budget is $100,000, and;

WHEREAS, the analysis for the movement of employees from job / grade / step plan to PBP is now complete and approved by the City Manager for implementation August 2017, and;

WHEREAS, the allocation now should be moved from Human Resources budget to the impacted departmental budgets, and;

WHEREAS, the City of Asheboro desires to be in compliance with all generally accepted accounting principles, and;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA:

That the following expense line items be increased / decreased:

Line Item	Description	Appropriated Amount
10-590-0600	Unallocated Pay Plan Changes	(17,237)
10-510-0200	Salaries	9,194
10-510-0702	FICA / Medicare	703
10-510-0705	Retirement	759
10-510-0706	401k	460
10-545-0200	Salaries	2,015
10-545-0702	FICA / Medicare	154
10-545-0705	Retirement	151
10-555-0200	Salaries	1,186
10-555-0702	FICA / Medicare	91
10-555-0705	Retirement	89
10-580-0200	Salaries	1,987
10-580-0702	FICA / Medicare	152
10-580-0705	Retirement	149
10-640-0200	Salaries	127
10-640-0702	FICA / Medicare	10
10-640-0705	Retirement	10
	Increase	0

ORDINANCE TO AMEND THE GENERAL FUND
FY 2017-2018

Adopted this the 10th day of August 2017.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND THE WATER AND SEWER FUND FY 2017-2018

Item 5 (i)

WHEREAS, at the time of budget preparation, there were three monetary costs that were projected but not refined at a level that they could be allocated to specific departments and as a result, these were allocated in the Billing and Collection department budget, and;

WHEREAS, these three monetary costs are associated with Performance based pay awards, COG increases for 2017-2018 and an allocation for the final stages of movement of employees from Job /Grade/Step plan to the performance based pay plan, and;

WHEREAS, total cost allocated in the budget is $35,000, and;

WHEREAS, the analysis for the movement of employees from job / grade / step plan to PBP is now complete and approved by the City Manager for implementation August 2017, and;

WHEREAS, the allocation now should be moved from Billing and Collection Department to the impacted departmental budgets, and;

WHEREAS, The City Council of the City of Asheboro desires to amend the budget as required by law to adjust for changes in expenditures in comparison to the current fiscal year adopted budget, and;

WHEREAS, the City Council of the City of Asheboro desires to be in compliance with all generally accepted accounting principles, and;

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA:

That the following expense line items be increased / decreased:

Line Item	Description	Appropriated Amount
30-720-0600	Unallocated Pay Plan Changes	(2,574)
30-830-0200	Salaries	938
30-830-0702	FICA / Medicare	72
30-830-0705	Retirement	70
30-840-0200	Salaries	1,298
30-840-0702	FICA / Medicare	99
30-840-0705	Retirement	97
	Increase	0

Adopted this the 10th day of August 2017.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

RZ-17-05: Request to rezone from I2 (General Industrial) and B3 (Central Commercial) to B3

(125 S. Church Street)

Planning Board Recommendation and Staff Report

Rezoning Staff Report

RZ Case # **RZ-17-05**

Date 7/10/2017 Planning Bd.
8/10/2017 City Council

General Information

Applicant Jerry D. Neal and Dustie Gregson

Address 5493 Snyder Country Road

City Trinity NC 27370

Phone 336-215-3507

Location 125 S. Church Street

Requested Action Rezone from I2 (General Industrial) and B3 (Central Commercial) to B3 on entire parcel

Existing Zone I2/B3

Existing Land Use Bar (previous use- currently vacant)

Size 0.08 acres +/- of 0.167 acres +/- total

Pin # 7751725650

Applicant's Reasons as stated on application

Making this change from I2 to B3 lines itself up for the intent of the Land Development Plan in downtown Asheboro. Making this change will make this property consistent with all buildings around it.

Surrounding Land Use

North Central Business District/Public Use Facility

East Commercial (Central Business District)

South Commercial (Central Business District)

West Commercial (Central Business District)

Zoning History N/A

Legal Description

The property of Jerry D. Neal, located at 125 S. Church St., totaling approximately 0.08 acres +/- of 0.167 acres +/- on the entire tract, more specifically identified by Randolph County Parcel Identification Number 7751725650.

Analysis

1. The property is inside the City limits. All city services are available.
2. South Church Street is a state-maintained minor thoroughfare at this location.
3. The property is located within Tier 1 (Central Business Planning Area) of the Center City Planning Area. Tier 1 is described by the zoning ordinance as "established to strengthen Asheboro's Center City Planning Area by incorporating a mix of commercial, office, institutional, residential and public open space uses".
4. The property has previously been used for commercial activities, most recently a bar, and previously for retail shoppers' goods.
5. The majority of the property is currently zoned B3. A small portion of the property is zoned I2.
6. The B3 Central Commercial District is intended to be applied to the traditional commercial, governmental, administrative and service core of Asheboro, commonly known as the Central Business District (Zoning Ordinance, Sec. 210). It is also distinct from other commercial districts by requiring no off-street parking.
7. Adaptive reuse of formerly industrial properties for commercial and residential uses has occurred in the area in recent years, including several adjoining parcels.

Rezoning Staff Report

RZ Case # **RZ-17-05**

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation City Activity Center

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

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

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

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

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

Checklist Item 10: Rezoning is consistent with Land Category Descriptions

Checklist Items 12, 13, and 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%.

Goal 2.2: Development that is located in appropriate locations

Rezoning Staff Report

LDP Goals/Policies Which Do Not Support Request

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

The property is part of the City Activity Center, which is described by the Land Development Plan (LDP) as "the historic core of community life in Asheboro." This description further states that the City Activity Center "incorporates a mix of commercial, office, institutional, residential, and public open space uses." Uses permitted in the B3 district generally fit this description, and are likely more compatible with the City Activity Center designation than some uses permitted by the current I2 General Industrial zoning that exists on a portion of the property. The long standing history of the property for commercial activities is also more consistent with a B3 designation than an I2 designation. The Central Small Area Plan also emphasizes the importance of the preservation/revitalization of the City Center as a key issue.

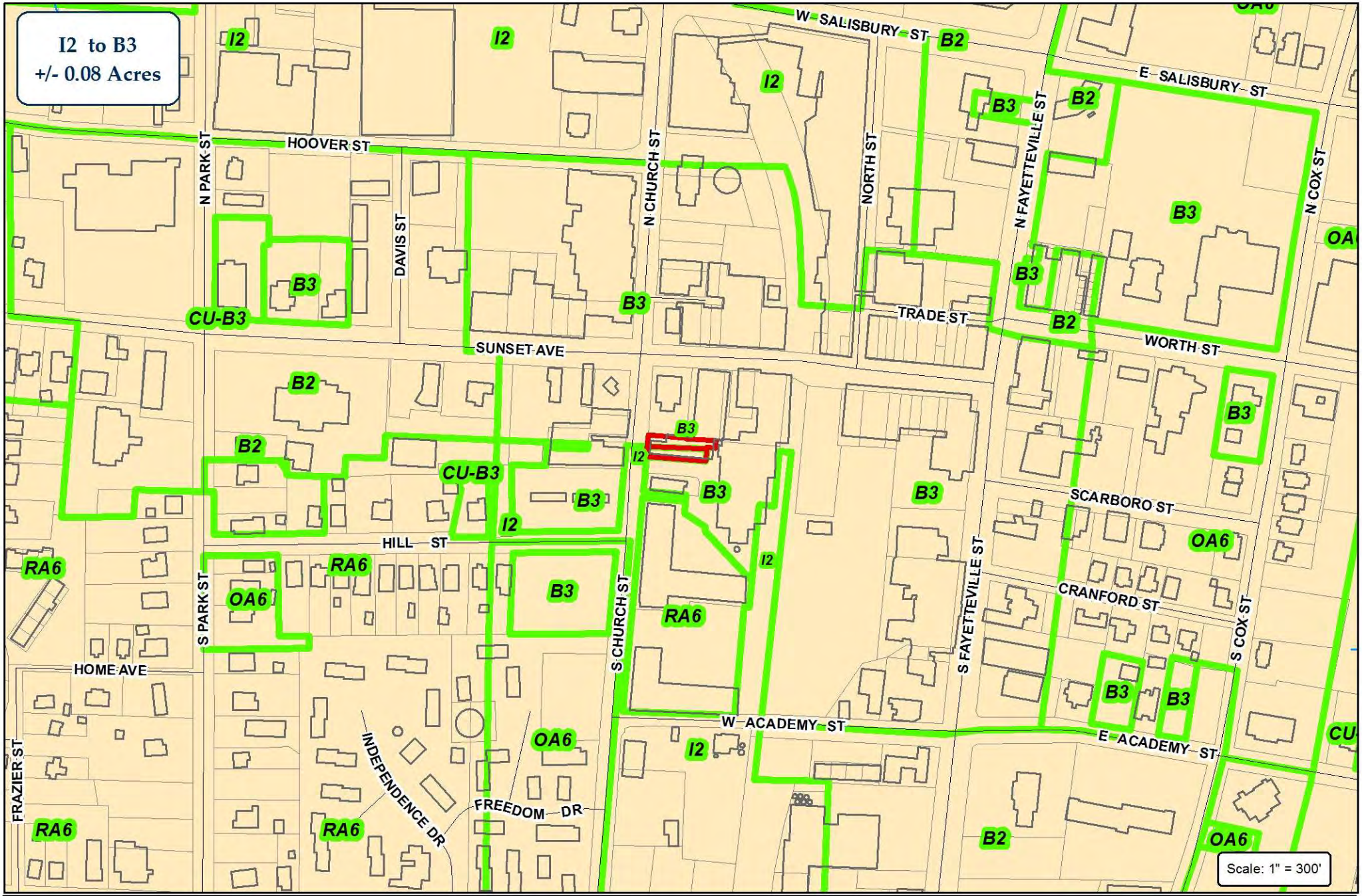
The character of the immediate area has changed from industrial in nature to a mix of uses described by the City Activity Center designation, and rezoning approvals that appropriately match zoning designations with the intent of the City Activity Center have made revitalization of properties possible. Designating the property with one zoning district also helps streamline the development approval process.

These are also several transportation factors that support the B3 rezoning request. There is available on-street and off-street public parking in the vicinity. Recent improvements have also occurred which make South Church Street safer and more attractive for pedestrian and bicycle travel.

Finally, the property's location outside of watershed, flood areas, or areas with steep topography help make the requested B3 district appropriate

These factors make the request consistent with the adopted LDP, and therefore reasonable and in the public interest.

Recommendation In light of the above analysis, staff's recommendation is to approve the request.

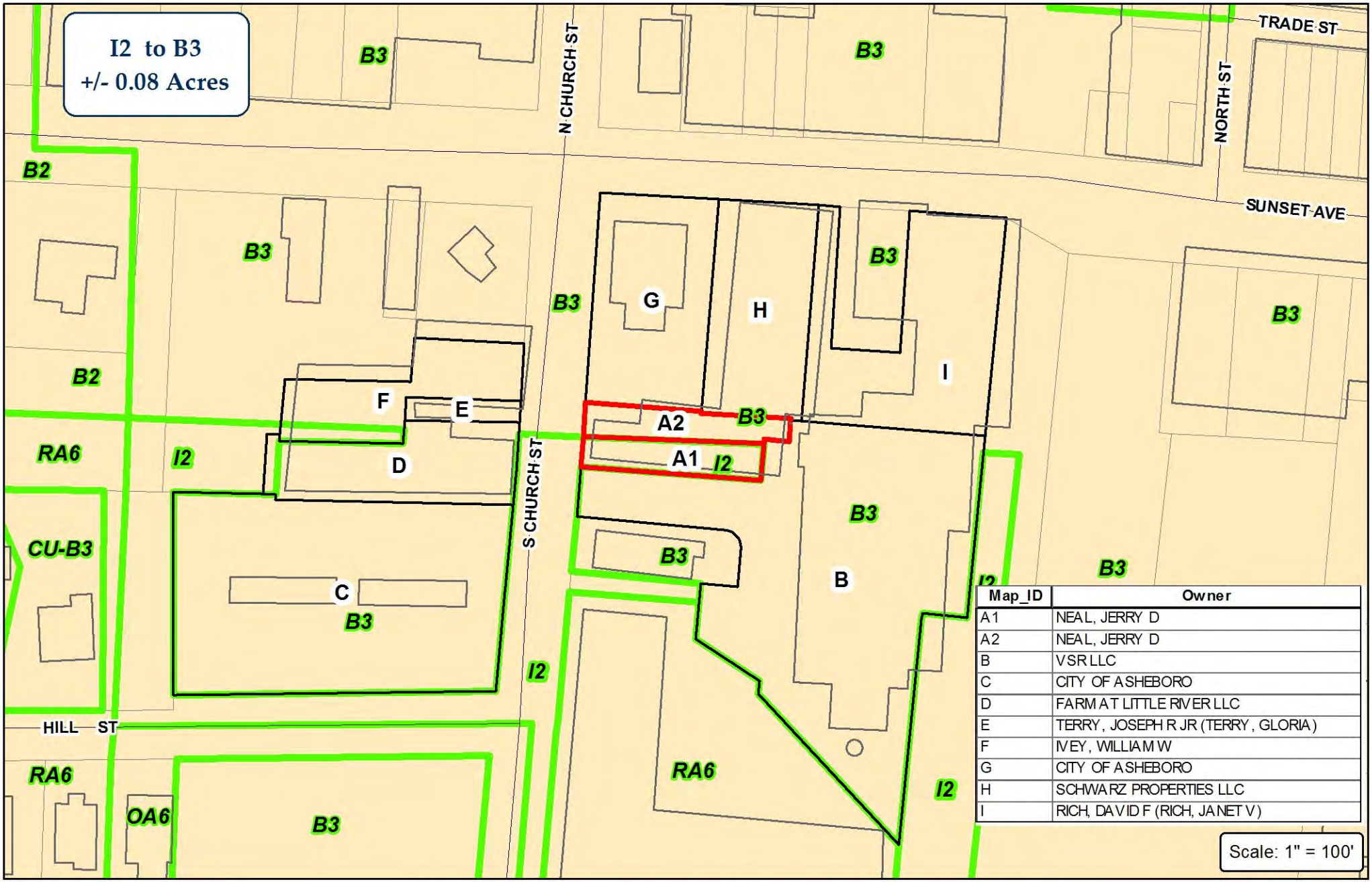


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-05

Parcel: 7751725650

Subject Property
Zoning
City Limits
ETJ

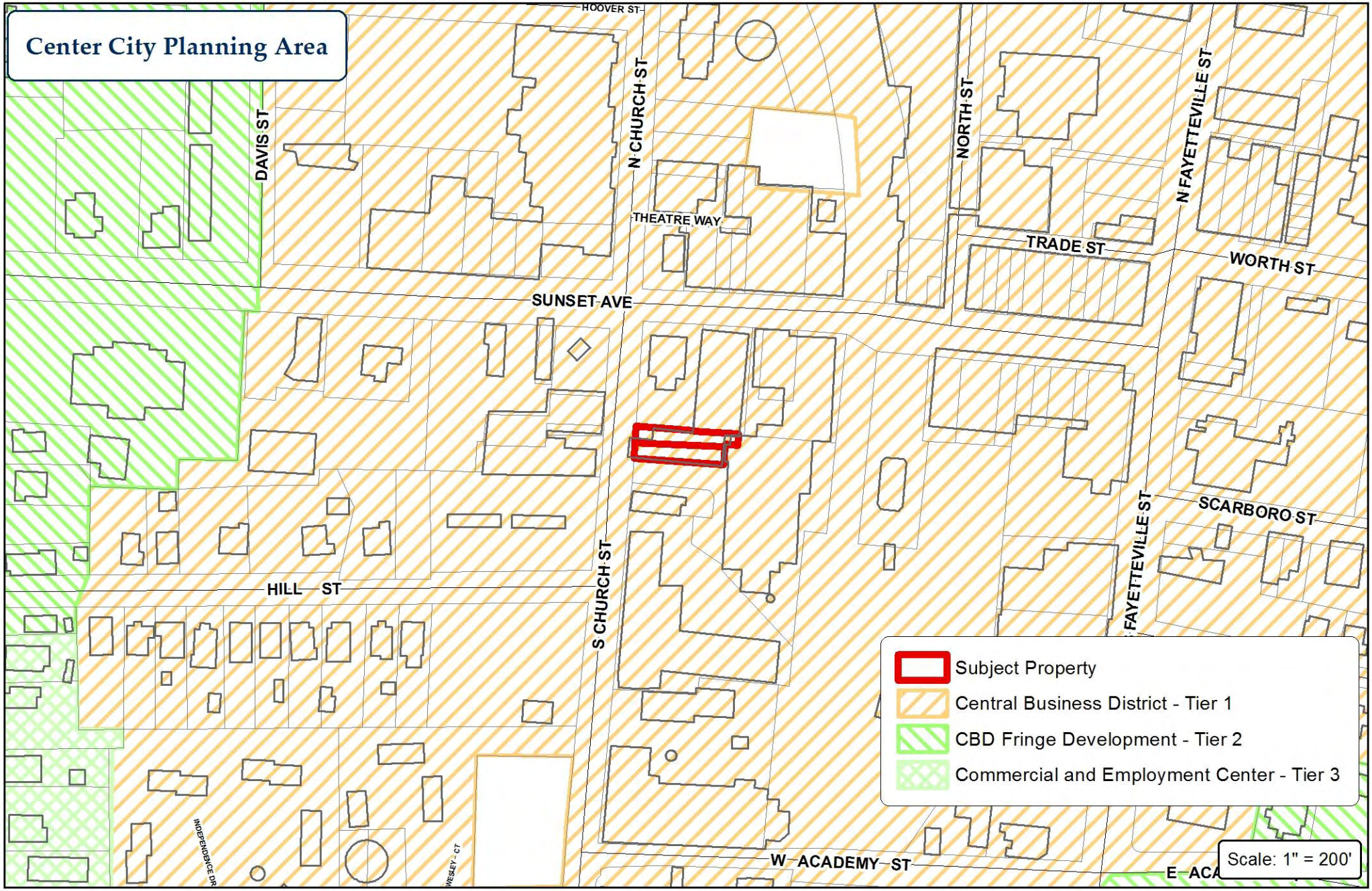


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-05

Parcel: 7751725650

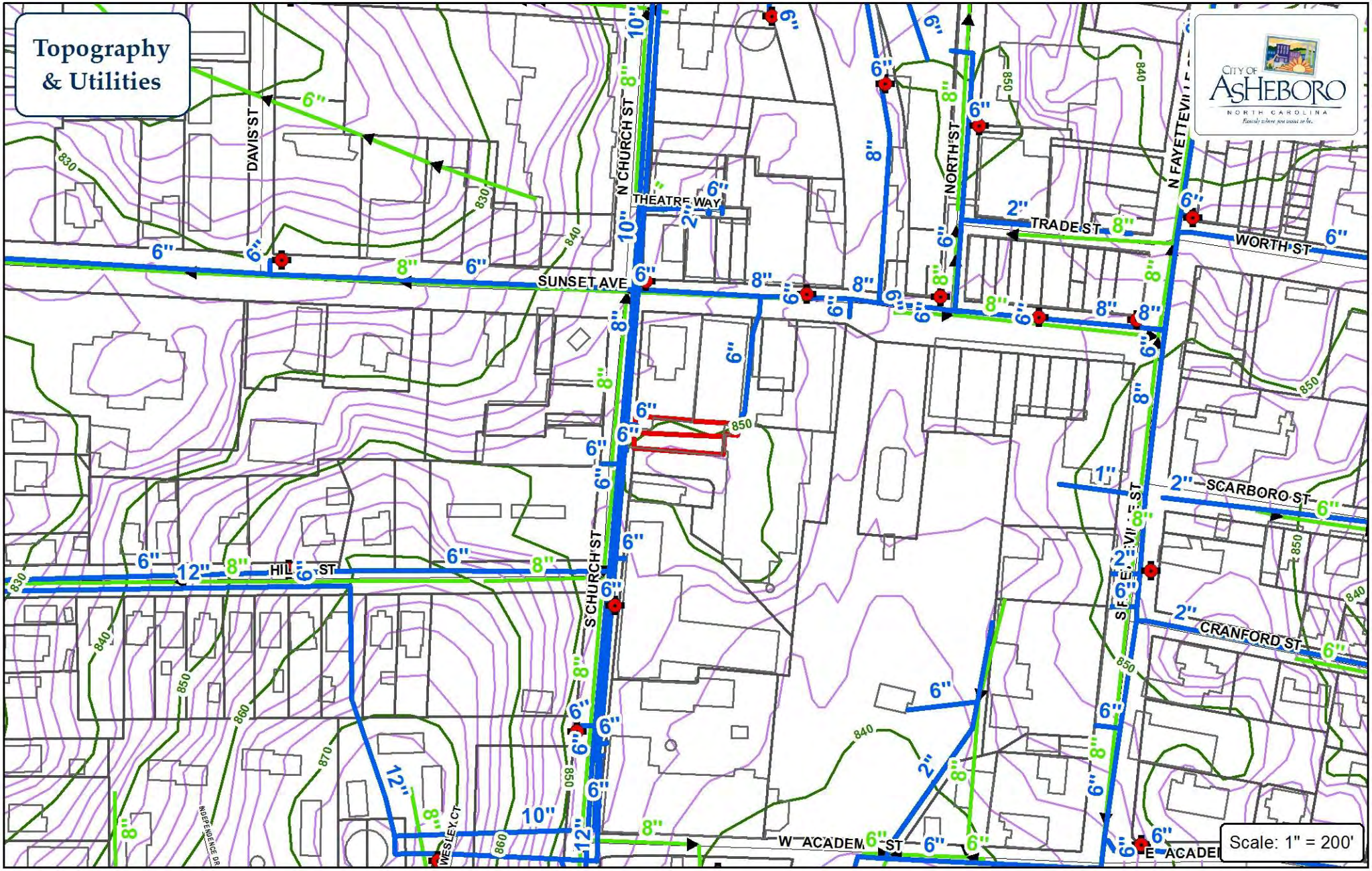
Subject Property
Adjoining Properties
Zoning
City Limits



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-05

Parcel: 7751725650



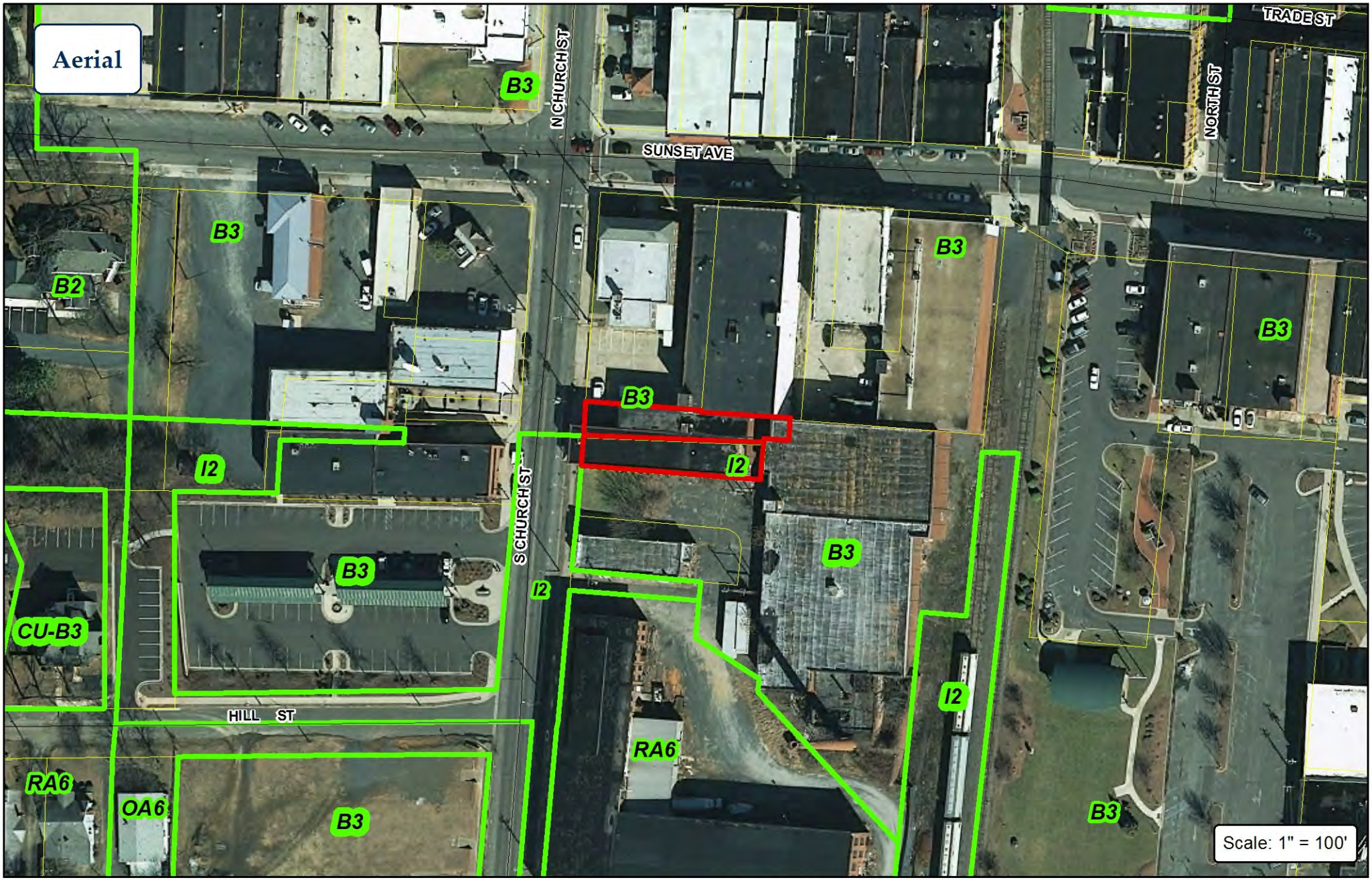
Water Main
Sewer Main
Force Main
Fire Hydrant
PS Pump Station

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-04

Parcel: 7751725650

Subject Property



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-05

Parcel: 7751725650

Subject Property

Zoning

RZ-17-06: Request to rezone from Randolph County Zoning to City of Asheboro Zoning (R10 Medium-Density Residential)

(Northampton Dr.)

Planning Board Recommendation and Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # RZ-17-06

Date 7/10/2017 Planning Board

Applicant City of Asheboro

Legal Description

The properties of Edwin Ross McGrath, Jr. located along the west side of Northampton Drive, more specifically identified as Lots 72-86 recorded in Plat Book 145 Page 80 in the Randolph County Public Registry and adjacent public right-of-way of Northampton Drive, totaling approximately 7.75 acres +/-.

The request includes the following Randolph County Parcel Identification Numbers: 7750923185, 7750926840, 7750925661, 7750925522, 7750924492, 7750924353, 7750924214, 7750926700, 7750923045, 7750913916, 7750912876, 7750912747, 7750912608, 7750911578, 7750911427

Requested Action Rezone from Randolph County zoning (RE-Residential Exclusive) to City of Asheboro zoning (R10 Medium-Density Residential)

Existing Zone Randolph County Zoning (RE-Residential Exclusive)

Land Development Plan See staff report

Planning Board Recommendation

Approve

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # **RZ-17-06**

Date 7/10/2017 Planning Bd.
8/10/2017 City Council

General Information

Applicant City of Asheboro

Address 146 North Church Street

City Asheboro NC 27203

Phone 336-626-1201 Ext. 225

Location west side of Northampton Drive/north side of Eldorado Rd/Newbern Avenue

Requested Action Rezone from Randolph County zoning (RE-Residential Exclusive) to City of Asheboro zoning (R10 Medium-Density Residential)

Existing Zone Randolph County zoning

Existing Land Use Undeveloped property

Size 7.75 acres +/-

Pin # 7750923185, 7750926840, 7750925661, 7750925522, 7750924492, 7750924353, 7750924214, 7750926700, 7750923045, 7750913916, 7750912876, 7750912747, 7750912608, 7750911578, 7750911427

Applicant's Reasons as stated on application

The annexation process as described in the staff analysis, is prompting the City to apply City zoning on the property. As detailed in the staff report, the property was previously zoned R10 when it was located in the City of Asheboro's zoning jurisdiction. The staff analysis and consistency statement will give further information concerning why the R10 Medium-Density Residential district is an appropriate zoning classification.

Surrounding Land Use

North Medium-Density Residential

East Medium-Density Residential

South Guy B. Teachey Elementary School

West Undeveloped/Low to Medium-Density Residential

Zoning History See analysis on staff report

Legal Description

The properties of Edwin Ross McGrath, Jr. located along the west side of Northampton Drive, more specifically identified as Lots 72-86 recorded in Plat Book 145 Page 80 in the Randolph County Public Registry and adjacent public right-of-way of Northampton Drive, totaling approximately 7.75 acres +/-.

Analysis

1. The property is inside the city limits and has access to city water. Sewer is approximately 200' from the property along Sykes Farm Road. The owner is investigating the extension of public sewer service in front of the subject property.
2. Northampton Drive and Eldorado Road/Newbern Avenue are state-maintained roads.
3. Portions of Lots 83-86 are within a Special Hazard Flood Area.
4. The property was previously in the City of Asheboro's zoning jurisdiction, and zoned R10 Medium-Density Residential. R10 zoning permits single-family dwellings on lots with 10,000 S.F. and two-family dwellings on lots with 15,000 S.F.
5. In 2013, the City released a portion of its extraterritorial zoning jurisdiction (ETJ) to Randolph County, including the subject property. Randolph County's zoning designation is RE (Residential-Exclusive), allowing primarily single-family dwellings.
6. In 2015, the city's Land Development Plan was updated. Due to the property's release from the city's ETJ, it was not included in the proposed land use or growth strategy maps in the 2015 update. However, the property was formerly designated for "neighborhood residential use." Adjacent properties within the City's zoning jurisdiction are designated for neighborhood residential use.
7. The LDP growth strategy map previously mapped the property as "Adjacent Developed", which the LDP states should receive "careful consideration for annexation and full provision of urban services."
8. The property was annexed into the City limits on June 30, 2017, at the request of the property owner.
State statutes require zoning be placed on the property within sixty (60) days of annexation.

Rezoning Staff Report

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation	See staff's analysis #6
Small Area Plan	Central (designation when located in ETJ)
Growth Strategy Map Designation	See staff's analysis #7

LDP Goals/Policies Which Support 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 7: The proposed rezoning is compatible with the applicable Small Area Plan

Checklist Item 12: Property is located outside of watershed

2.2.1 The City will periodically evaluate expansion and contraction of extra-territorial jurisdiction to areas likely to be annexed within a reasonable time frame. Greatest priority will be given to expansion of the ETJ in areas where transportation or infrastructure improvements are

planned, or where the benefit of expansion outweighs the cost of providing services.

LDP Goals/Policies Which Do Not Support Request

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

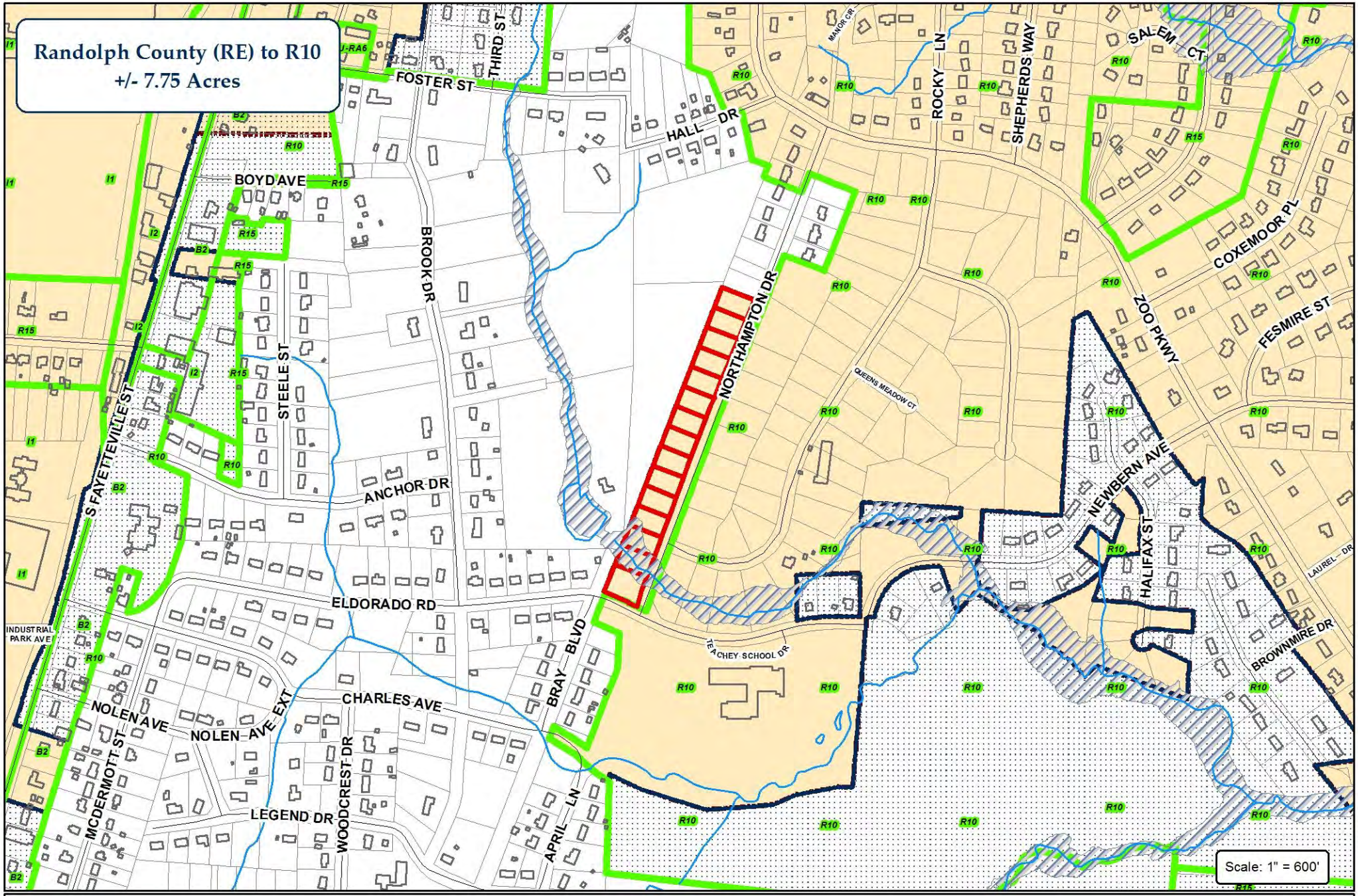
Due to the annexation of the property, zoning must be applied within 60 days. In reviewing the Land Development Plan, several checklist items and policies are supportive of the request.

First, the neighborhood residential designation emphasizes neighborhoods of similar density. Considering that the property was previously zoned R10 and adjacent properties to the east and south within the city's zoning district are zoned R10, staff believes the R10 district is the most suitable for ensuring compatibility with surrounding land uses.

Also, the growth strategy map's previous designation of the property in an "Adjacent Developed Area" and the Central Small Area Plan's recommendation that areas adjacent to existing city limits will be given the highest priority for receiving urban services and being annexed also support an R10 designation. The Central Small area plan also cites areas south of Dixie Drive as one of the "greatest development opportunities" within the Central Planning Area.

An R10 zoning designation is consistent with these goals and policies, and therefore staff believes this is designation is the most reasonable and serves the public interest.

Recommendation In light of the above analysis, staff's recommendation is to approve the request.



City of Asheboro Planning & Zoning Department

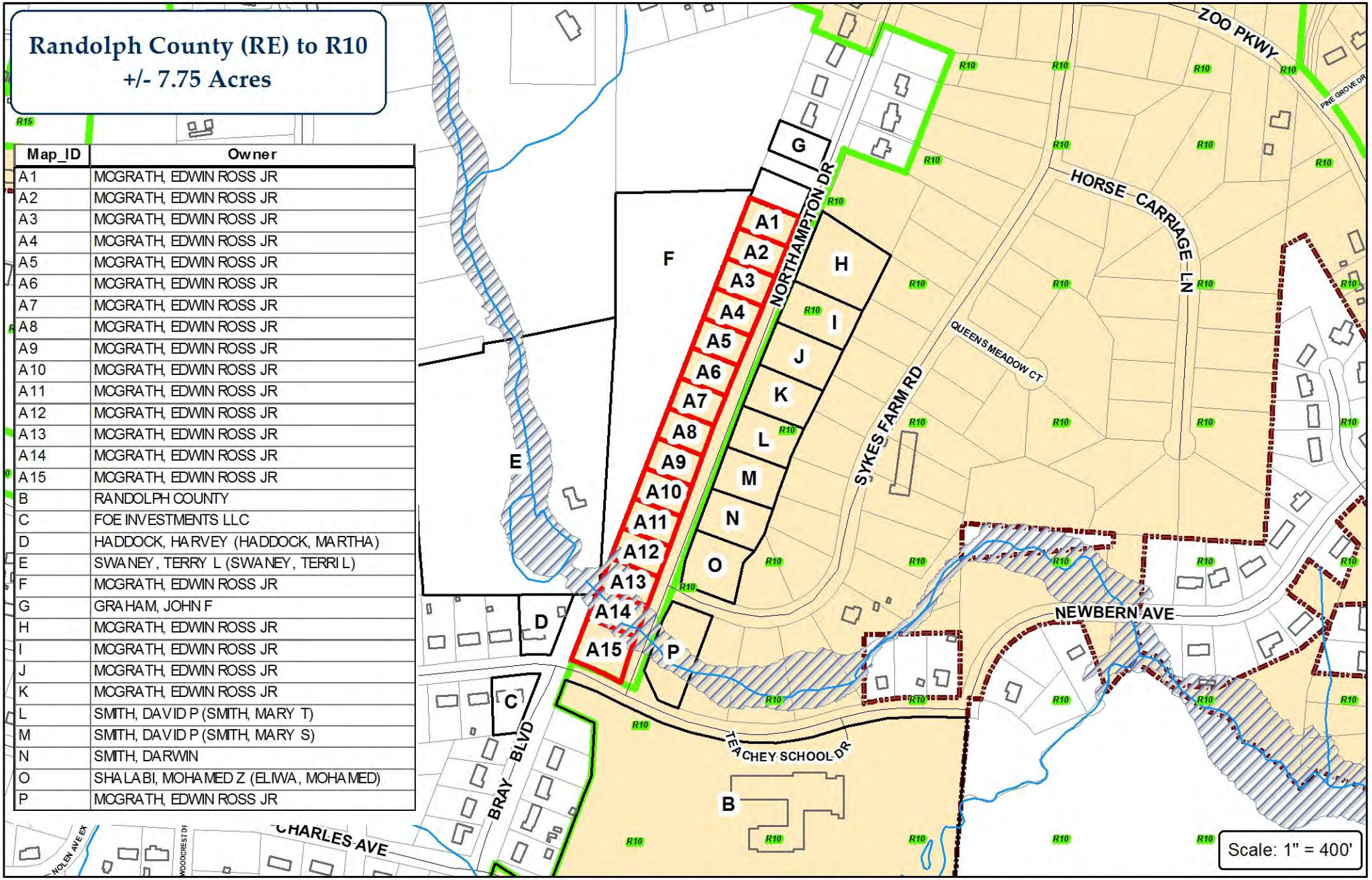
Rezoning Case: RZ-17-06

Parcel: 7750923185, 7750926840, 7750925661, 7750925522, 7750924492, 7750924353, 7750924214, 7750926700, 7750923045, 7750913916, 7750912876, 7750912747, 7750912608, 7750911578 & 7750911427

Subject Property
Zoning
City Limits
ETJ

Randolph County (RE) to R10
+/- 7.75 Acres

Map_ID	Owner
A1	MCGRATH, EDWIN ROSS JR
A2	MCGRATH, EDWIN ROSS JR
A3	MCGRATH, EDWIN ROSS JR
A4	MCGRATH, EDWIN ROSS JR
A5	MCGRATH, EDWIN ROSS JR
A6	MCGRATH, EDWIN ROSS JR
A7	MCGRATH, EDWIN ROSS JR
A8	MCGRATH, EDWIN ROSS JR
A9	MCGRATH, EDWIN ROSS JR
A10	MCGRATH, EDWIN ROSS JR
A11	MCGRATH, EDWIN ROSS JR
A12	MCGRATH, EDWIN ROSS JR
A13	MCGRATH, EDWIN ROSS JR
A14	MCGRATH, EDWIN ROSS JR
A15	MCGRATH, EDWIN ROSS JR
B	RANDOLPH COUNTY
C	FOE INVESTMENTS LLC
D	HADDOCK, HARVEY (HADDOCK, MARTHA)
E	SWANEY, TERRY L (SWANEY, TERRI L)
F	MCGRATH, EDWIN ROSS JR
G	GRAHAM, JOHN F
H	MCGRATH, EDWIN ROSS JR
I	MCGRATH, EDWIN ROSS JR
J	MCGRATH, EDWIN ROSS JR
K	MCGRATH, EDWIN ROSS JR
L	SMITH, DAVID P (SMITH, MARY T)
M	SMITH, DAVID P (SMITH, MARY S)
N	SMITH, DARWIN
O	SHALABI, MOHAMED Z (ELIWA, MOHAMED)
P	MCGRATH, EDWIN ROSS JR



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

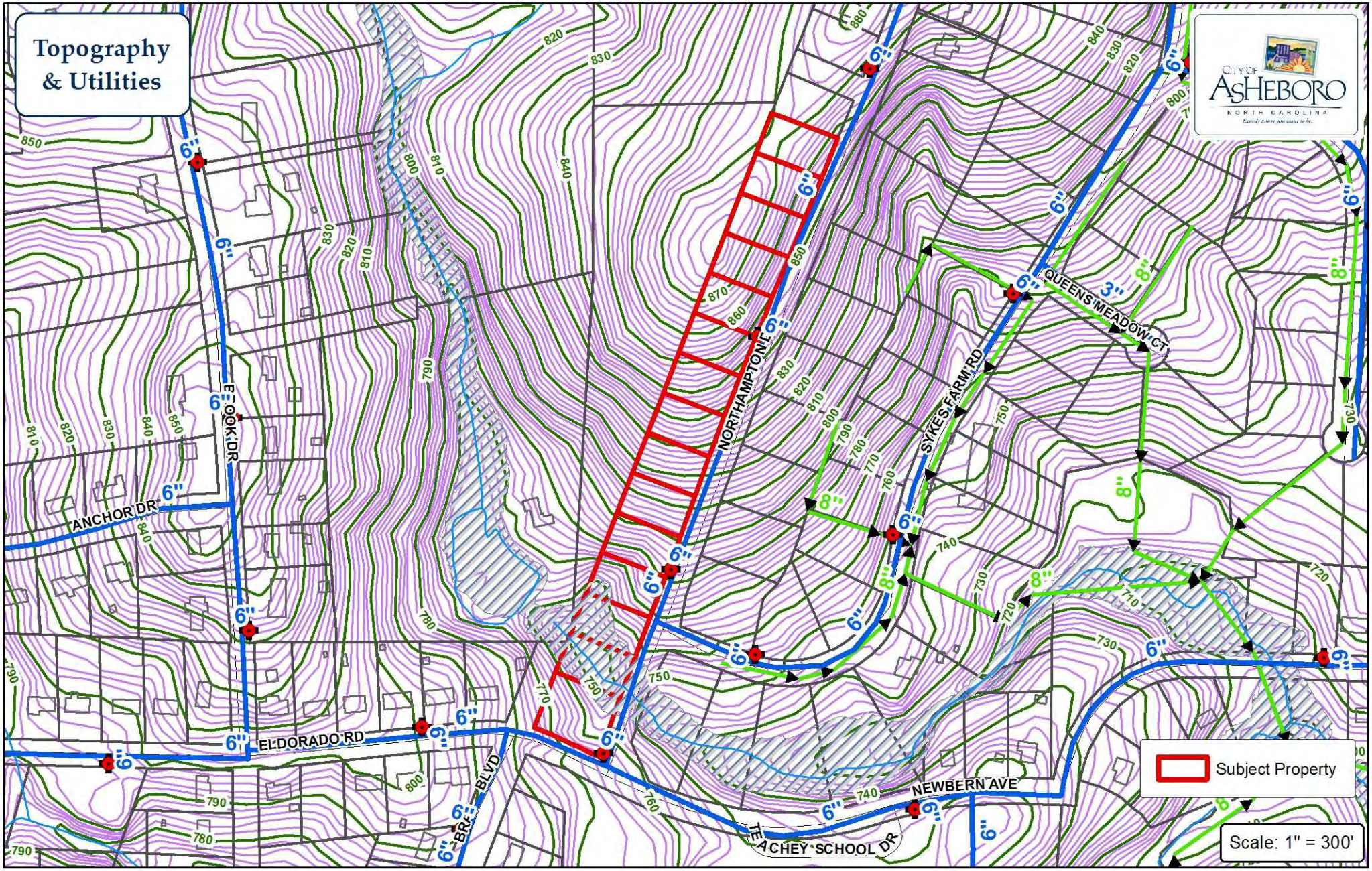
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-06

Parcel: 7750923185, 7750926840, 7750925661, 7750925522, 7750924492, 7750924353, 7750924214, 7750926700, 7750923045, 7750913916, 7750912876, 7750912747, 7750912608, 7750911578, 7750911427

Subject Property
Adjoining Properties
Zoning
City Limits

N
W
E
S



Water Main
Sewer Main
Force Main
Fire Hydrant
PS Pump Station

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-06

Parcel: 7750923185, 7750926840, 7750925661, 7750925522, 7750924492, 7750924353, 7750924214, 7750926700, 7750923045, 7750913916, 7750912876, 7750912747, 7750912608, 7750911578, 7750911427

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-06

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Subject Property

Zoning

N W E S

SUP-17-01: Request for a Special Use Permit authorizing a Public Use Facility (addition to Asheboro Housing Authority administrative building)

(338 W. Wainman Ave.)

Staff Report

SPECIAL USE PERMIT STAFF REPORT

SUP Case No. **SUP-17-01**

8/10/2017 City Council

General Information

Applicant Asheboro Housing Authority

Address 338 W. Wainman Avenue

City Asheboro NC 27203

Phone

Location 338 W. Wainman Avenue (at intersection of Independence Dr.)

Requested Action Special Use Permit for a Public Use Facility

Existing Zone RA6 High Density Residential

Existing Land Use Public Use Facility/Multi-family residential

Size 5.38 acres +/-

Pin # 7751617880

Applicants Reason as stated on application

See applicant's statement attached.

Surrounding Land Use

North Single- & Multi-family residential

East Multi-family Residential/Public Use (Water tower)

South School

West Single- & Multi-family residential

Zoning History N/A

Growth Stategy Map Primary Growth

Proposed LDP Map City Activity Center

Legal Description

The property of Asheboro Housing Authority, located at 338 W. Wainman Ave. at the intersection of Independence Dr., more specifically identified by Randolph County Parcel Identification No. 7751617880, totaling approximately 5.38 acres +/-.

Analysis

1. The request is for a Public Use Facility, specifically to allow an addition onto the existing offices for the Asheboro Housing Authority. Multi-family housing is also on the same parcel of land.
2. West Wainman Avenue is a city-maintained street.
3. The property is located in Tier 1 (Central Business Planning Area) of the Center City Planning Area. The zoning ordinance describes this designation as encouraging the revitalization and new development in the Central Business Planning Area encourage a pedestrian oriented mix of multi story buildings located close to the street and containing an attractive mix of first-story storefronts, ample sidewalks and street trees.
4. As detailed by Section 602.2 of the Zoning Ordinance, there are two options for approving a public use facility. If all zoning requirements are met, staff may approve a public use facility. If there is a deficiency in meeting zoning ordinance requirements, the applicant may apply for a special use permit to allow approval of the proposed public use facility with the identified deficiency(s).
5. After reviewing the proposed site plan, staff has identified two (2) deficiencies:
a.) A sidewalk currently exists along W. Wainman Ave. east of Independence Drive. As part of the proposed addition, Section 322A requires a sidewalk to be extended along the entire frontage of the property since a sidewalk extends along part of the property's frontage.
b.) Setbacks in this district are calculated from averaging the front setbacks in the same block. The front yard setback along West Wainman Ave. is a minimum of 15.75 feet and maximum of 25.75 feet. The proposed addition is 10.5 ft. from the front property line, an encroachment into the front yard setback of 5.25 feet.
6. The Asheboro Comprehensive Pedestrian Plan identifies construction of sidewalks along this section of W. Wainman Ave. as a high priority due to the property's location within Tier 1 of the Center City Planning area and proximity to a number of land uses (schools, parks, commercial uses, central business district, etc.).

LDP Conformity Issues

The Land Development Plan generally encourages a pedestrian friendly environment, especially within the City activity center.

SPECIAL USE PERMIT STAFF REPORT

NOTE: Applicant shall certify to Council mailings to all adjoining property owners.

Staff Comments

NOTE: If any Special Use is discontinued for a period of 180 days;or the permit is not initiated within 180 days;or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and the Special Use Permit shall be null and void and of no effect.

Suggested Conditions

Draft Conditions as of 7-28-2017

(A) The site plan erroneously labels the front setback along West Wainman Avenue as a 10' side setback with an incorrect (OA6) zoning designation. A revised site plan, reflecting the approved setback and correct zoning designation, shall be submitted to staff members in the City of Asheboro Community Development Division for staff review and inclusion in the file without further review by the Council.

(B) Land use activities that do not require a Special Use Permit are permitted to the full extent permitted by the Asheboro Zoning Ordinance and shall not be deemed to be a modification requiring the issuance of a new Special Use Permit.

(C) 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 Special Use Permit in the chain of title for the Zoning Lot.

SPECIAL USE PERMIT STAFF REPORT

For Special Use Permit Hearings:
The following tests shall be found in favor of the applicant by the City Council.

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
2. That the use meets all required conditions and specifications of the Asheboro Zoning Ordinance.
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity, and,
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Asheboro and its environs.

SUP Requirements

602.2 Public Use Facilities shall be reviewed by utilizing one of the following options in all zoning districts:

a.) City Council grants the authority to staff to issue all necessary permits for public use facilities that meet all regulatory requirements of the Asheboro Zoning Ordinance.

b.) In cases where there is a deficiency in the ability of a Public Use Facility to meet all regulatory requirements of the Zoning Ordinance, City Council shall review the application for a Public Use Facility and evaluate whether or not a Special Use Permit shall be issued for the proposed public use facility solely on the basis of the general standards prescribed by Section 602.1 of this Ordinance. For the limited purpose of evaluating public use facilities under General Standard No. 2 of Section 602.1, a public use facility shall be deemed to have satisfied this standard if a site plan has been submitted in accordance with Section 1005 of this Ordinance

Asheboro Zoning Ordinance Article 1100 Definition of Public Use Facility

(Amended 2-4-2016) The use of land, buildings, or structures by a public utility, railroad, or a unit of government, to provide public services, governmental or proprietary, directly to the general public. This definition includes, but is not limited to, water treatment plants or pumping stations, sewage treatment plants or pumping stations, substations, telephone exchanges, and other similar public service structures. This definition also includes police and fire stations, municipal buildings, bus terminals or similar facilities for public transportation, community centers, emergency response facilities and any other public facility providing the above services but not including land, buildings, or structures devoted solely to the storage and maintenance of equipment and materials.

Deficiency 1: Sidewalks

322A Sidewalks Required: A. Sidewalks are required of all new buildings, except single family and duplex, located in RA6, OA6, O & I, B1, M, B2, TH and B3 districts. However, they are not required for additions, extensions or enlargements of existing buildings nor to expansions of existing multi use situations, nor for the addition of an accessory structure. Additions, extensions or enlargements of existing buildings and expansions of existing multi use situations shall install sidewalks when such buildings have street frontage with an existing sidewalk which does not extend the entire frontage of the lot. For lots with more than one street frontage, additions, extensions or enlargements of existing buildings and expansions of multi-use situations shall require the installation of sidewalks along only that frontage where the existing sidewalk does not extend along the length of that frontage.

Deficiency 2: Front yard setback:

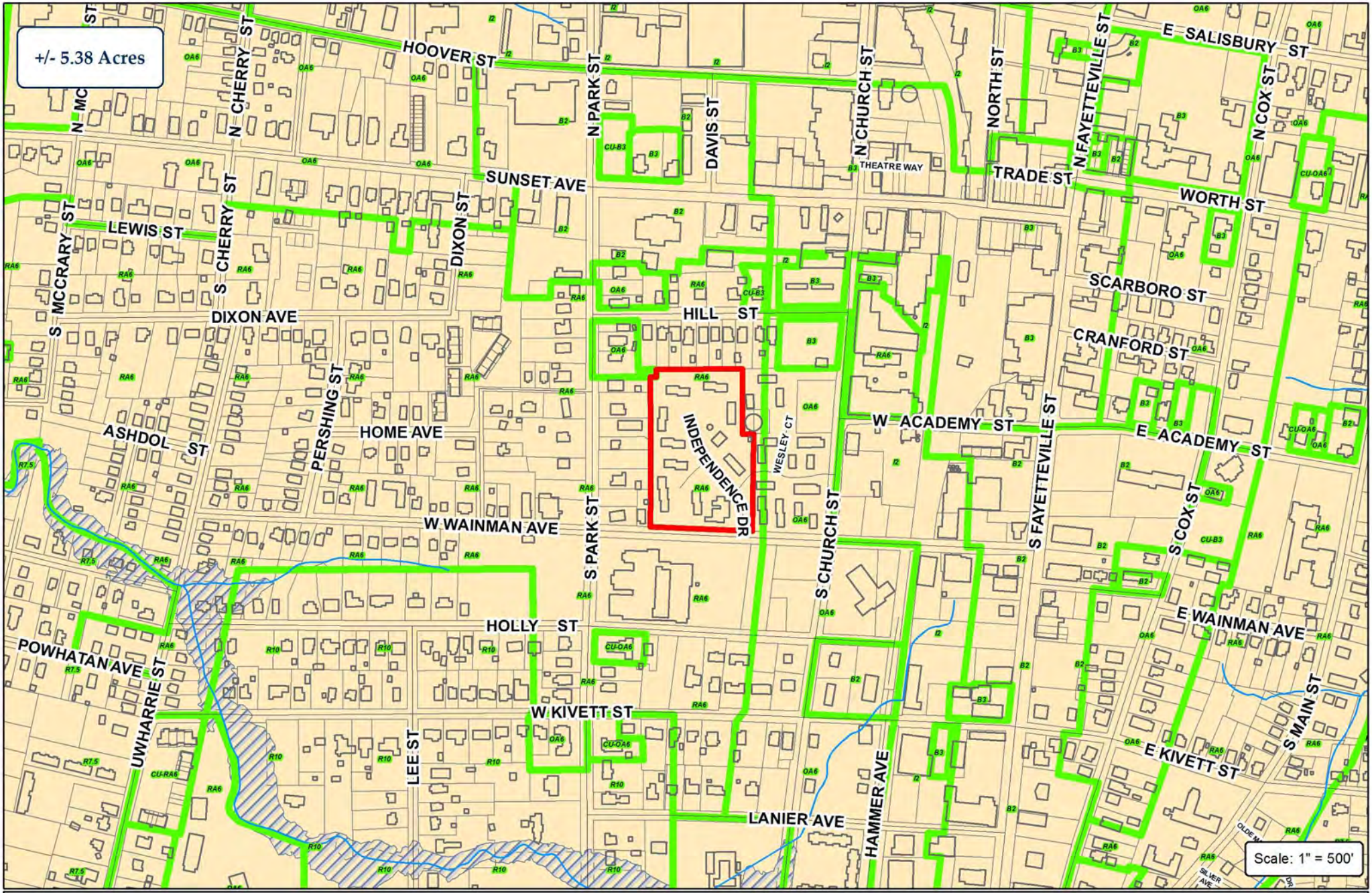
Article 200A, Subsection (C)(2)(c) Front Yard Averaging: (i) Residential, OA6 and O&I Zones: A required front yard setback line shall be provided on the lot equal to average depth. This measurement shall include the average of the front setbacks for all adjacent lots within the same block as the subject property. Frontages shall be placed within five feet of established average depth.

Staff has determined that structures may be placed as close as 15.75' from the front property line. The applicant is proposing the addition 10.5' from the front property line.

Additional information provided by Applicant

In response to staff's questions concerning information related to the site plan, the applicant has provided the following written statement (prior to the July 26, 2017 deadline for site plan revisions):

- ***Any new mechanical equipment will be screened as required.***
- ***No new dumpsters***
- ***Trees removed will be replaced as required.***
- ***Outdoor lighting will be maintained per ordinance.***



City of Asheboro
Planning & Zoning Department

Special Use Permit: SUP-17-01

Parcels: 7751617880

Subject Property
Zoning
City Limits
ETJ

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-17-05**

Date 7/10/2017 Planning Board

Applicant Jerry D. Neal and Dustie Gregson

Legal Description

The property of Jerry D. Neal, located at 125 S. Church St., totaling approximately 0.08 acres +/- of 0.167 acres +/- on the entire tract, more specifically identified by Randolph County Parcel Identification Number 7751725650.

Requested Action Rezone from I2 (General Industrial) and B3 (Central Commercial) to B3 on entire parcel

Existing Zone I2 (General Industrial)/B3 (Central

Land Development Plan See staff report

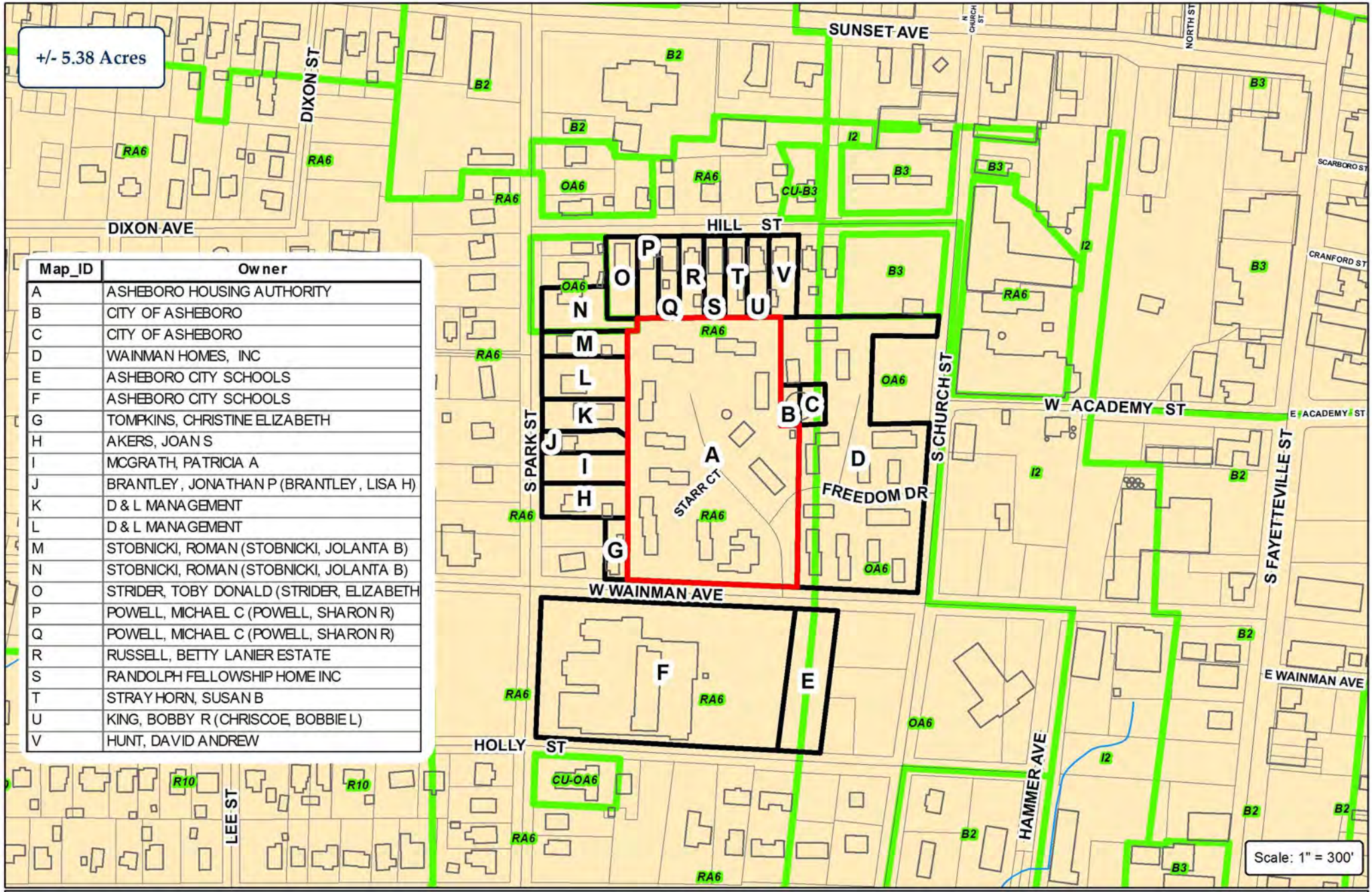
Planning Board Recommendation

Approve

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments



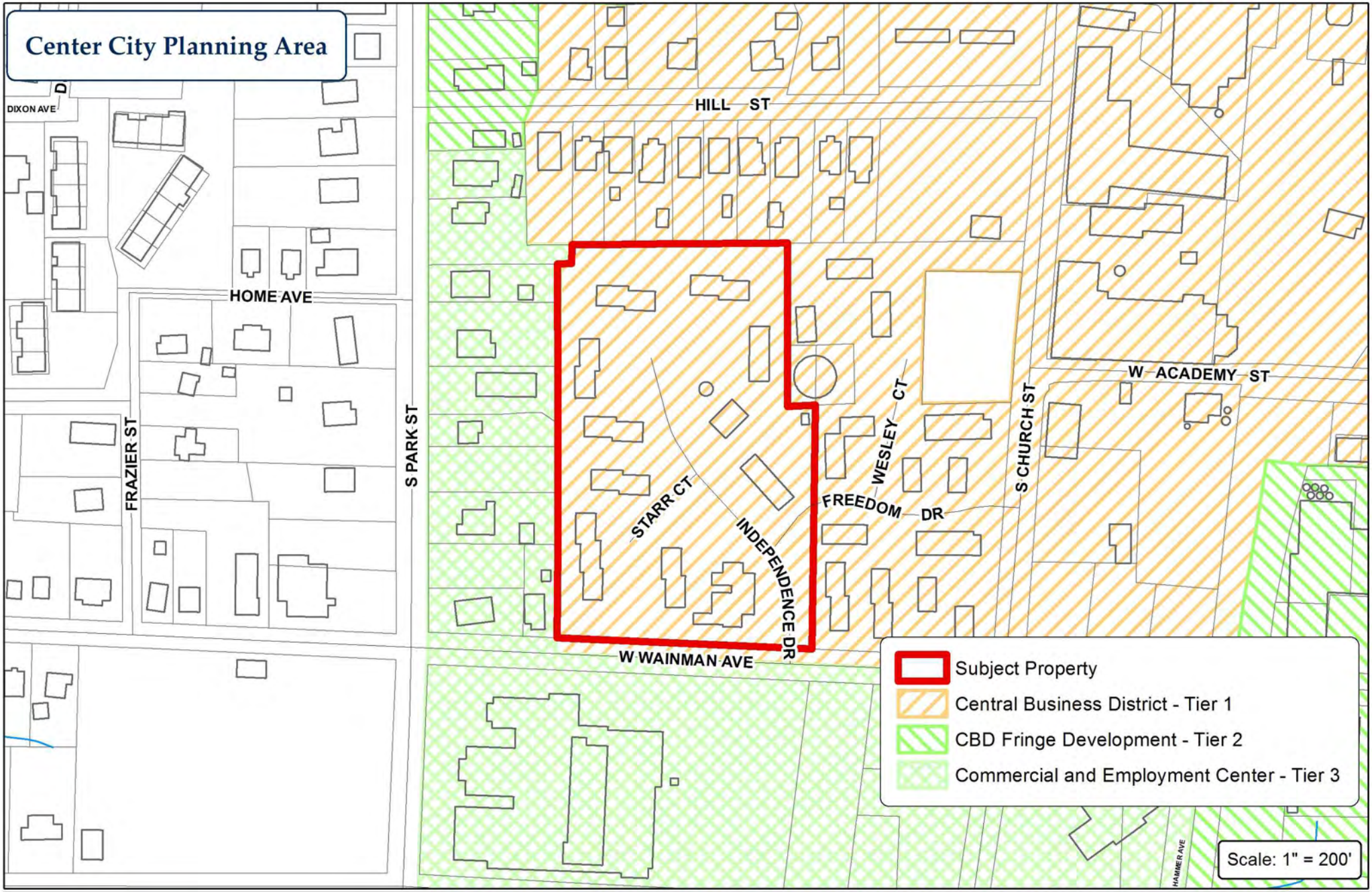
Map_ID	Owner
A	ASHEBORO HOUSING AUTHORITY
B	CITY OF ASHEBORO
C	CITY OF ASHEBORO
D	WAINMAN HOMES, INC
E	ASHEBORO CITY SCHOOLS
F	ASHEBORO CITY SCHOOLS
G	TOMPKINS, CHRISTINE ELIZABETH
H	AKERS, JOAN S
I	MCGRATH, PATRICIA A
J	BRANTLEY, JONATHAN P (BRANTLEY, LISA H)
K	D & L MANAGEMENT
L	D & L MANAGEMENT
M	STOBNICKI, ROMAN (STOBNICKI, JOLANTA B)
N	STOBNICKI, ROMAN (STOBNICKI, JOLANTA B)
O	STRIDER, TOBY DONALD (STRIDER, ELIZABETH
P	POWELL, MICHAEL C (POWELL, SHARON R)
Q	POWELL, MICHAEL C (POWELL, SHARON R)
R	RUSSELL, BETTY LANIER ESTATE
S	RANDOLPH FELLOWSHIP HOME INC
T	STRAYHORN, SUSAN B
U	KING, BOBBY R (CHRISCOE, BOBBIE L)
V	HUNT, DAVID ANDREW

City of Asheboro
Planning & Zoning Department

Special Use Permit: SUP-17-01

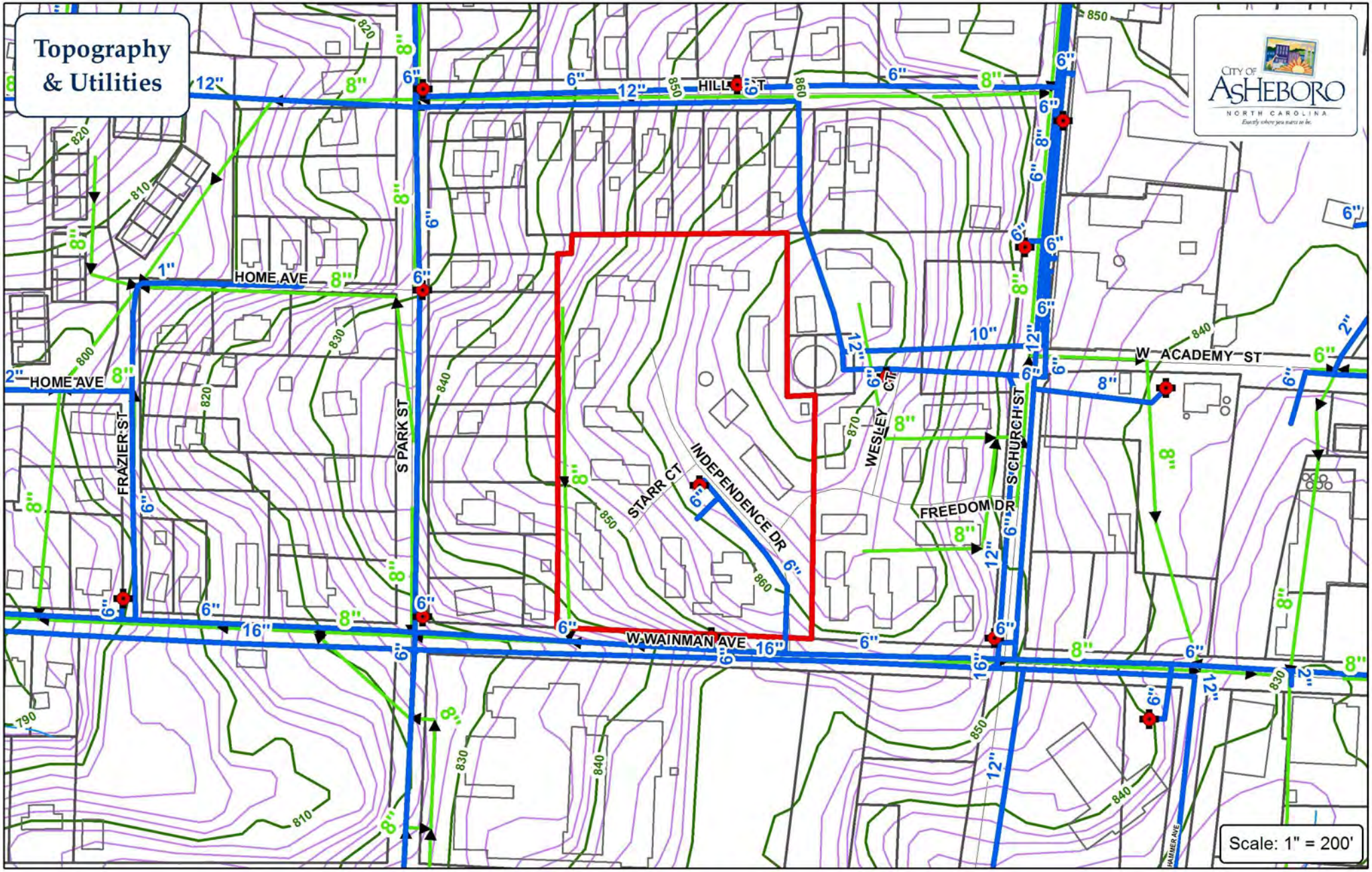
Parcels: 7751617880

Subject Property
Zoning
City Limits
ETJ



City of Asheboro
Planning & Zoning Department
Special Use Permit: SUP-17-01

Parcel: 7751617880



Water Main
Sewer Main
Force Main
Fire Hydrant
PS Pump Station

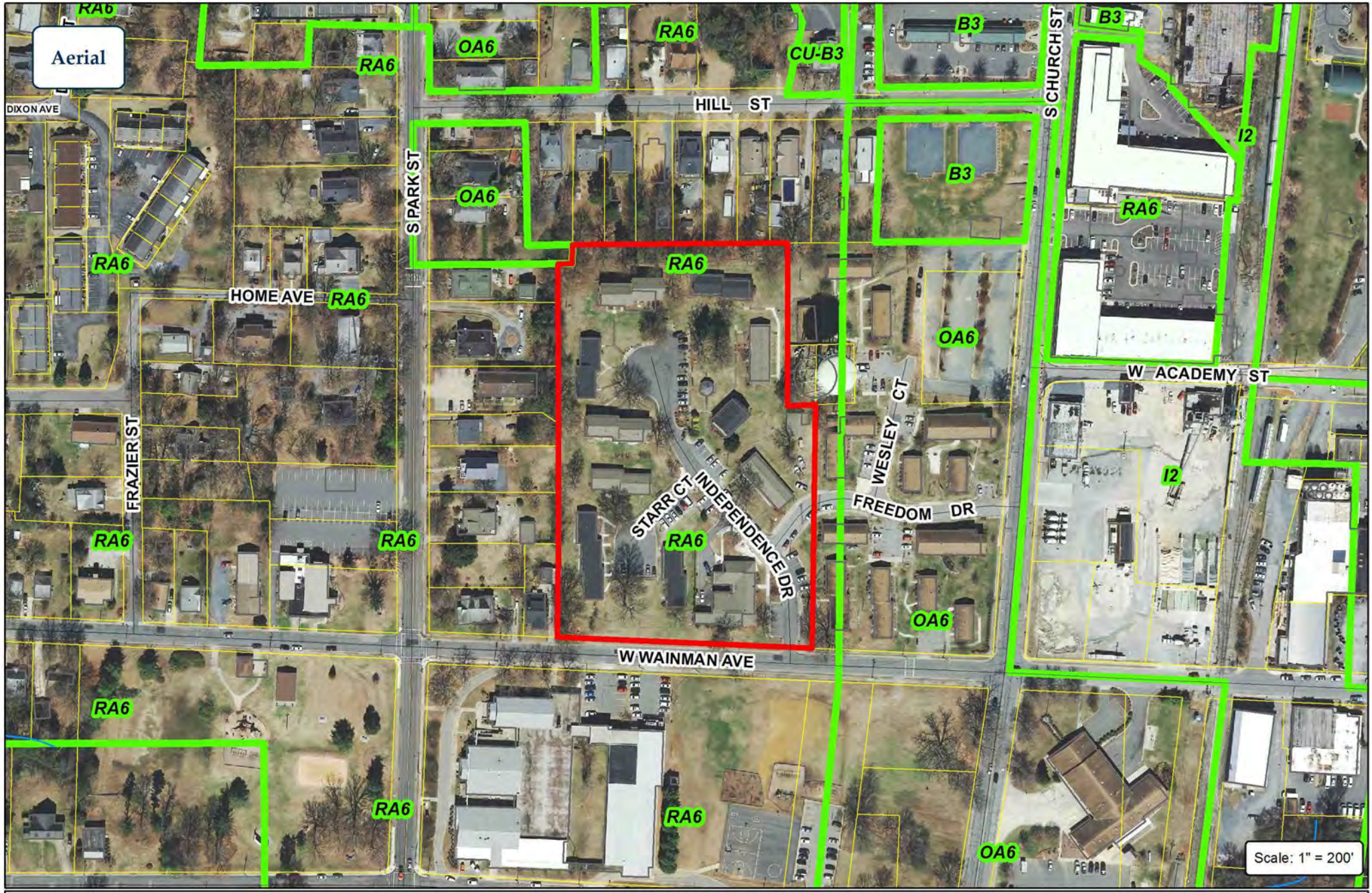
City of Asheboro
Planning & Zoning Department

Special Use Permit: SUP-17-01

Parcel: 7751617880

Subject Property

N E S W



City of Asheboro
Planning & Zoning Department

Special Use Permit: SUP-17-01

Parcels: 7751617880

Subject Property
Zoning

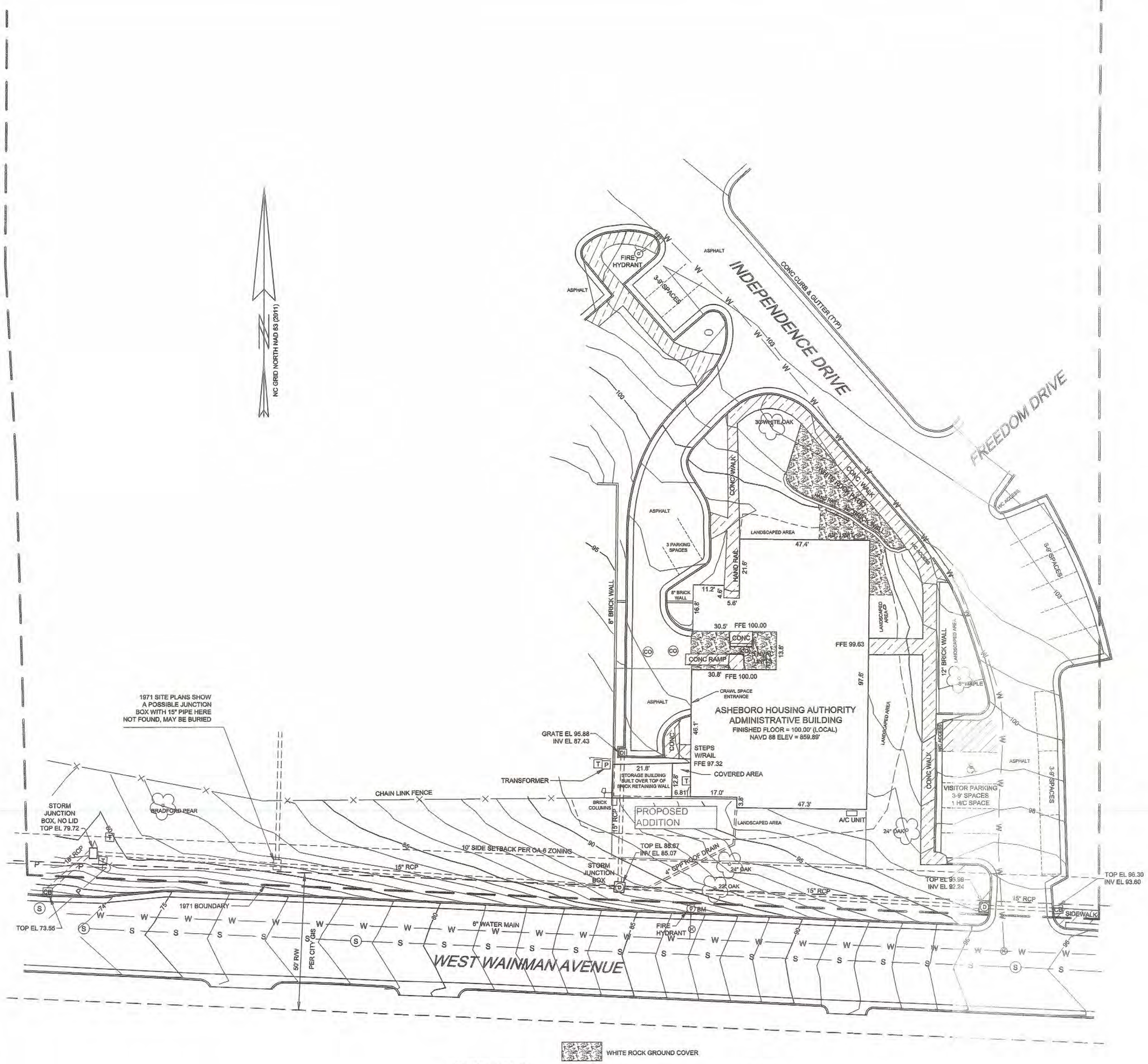
SUP-17-01: Request for a Special Use Permit authorizing a Public Use Facility (addition to Asheboro Housing Authority administrative building)

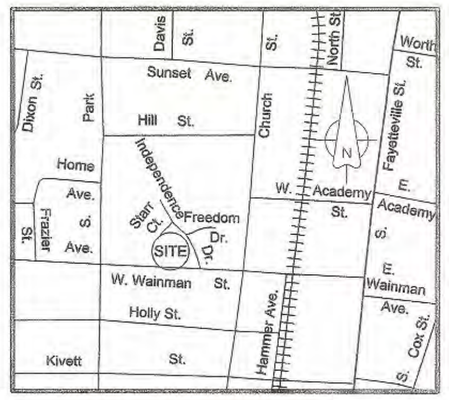
(338 W. Wainman Ave.)

Additional Information provided by applicant

FLOOD CERTIFICATION: This property is not located in a 100-year flood zone, per FIRM maps, Community Panel Number 3710775100J, dated January 2, 2008.

Contact information for the North Carolina Floodplain Mapping Program is available at www.ncfloodmaps.com.





LOCATION MAP

BENCHMARK: NOTED AS BM

TOP NUT OF FIRE HYDRANT ON NORTH SIDE OF W. WAINMAN AVE.
EL 87.40 (LOCAL)
EL 856.49 (NAVD 88)

I, Charles E. Morgan Jr., certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that the horizontal accuracy is < 0.05'; that the vertical accuracy is 1.0' and that the original data was obtained in June of 2017; that contours that may not meet the stated standard are noted on the map; and all elevations are based on NAVD 88.

I, Charles E. Morgan Jr. PLS L-3945, certify that this map was drawn under my supervision from an actual GPS survey made under my supervison and the following information was used to perform the survey:

Class of survey: Class A
Positional accuracy: <0.10'
Type of GPS (or GNSS) field procedure: OPUS-RS
Date(s) of survey: 6/09/2017
Datum/Epoch: NAD 83 (2011)/EPOCH: 2010
Published/fixed control: 9 CORS STATIONS
Geoid model: GEOID12A
Combined grid factor: 0.99986706
Units: US Survey Feet
Ground distances shown unless otherwise noted.

Seal

Redacted

SYMBOL LEGEND

- CB CATCH BASIN
- D DRAINAGE MANHOLE
- DI STORMWATER DROP INLET
- FIRE HYDRANT
- HANDICAP PARKING
- T TELEPHONE PEDESTAL
- TREE
- WATER METER
- WATER VALVE
- WHITE ROCK GROUND COVER
- CONCRETE PAVEMENT

LEGEND

- NIR NEW IRON ROD
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON ROD
- POINT NOT SET
- PROPERTY LINE
- LINE NOT SURVEYED
- C/L CENTERLINE
- R/W RIGHT OF WAY
- R/R RAILROAD
- CONC CONCRETE
- CM CONCRETE MONUMENT
- FENCE
- POWER POLE-UTILITY LINE
- MANHOLE - SEWER
- WATER METER - WATER
- SEPTIC CLEANOUT

© 2017 CHARLIE MORGAN SURVEYING, PLLC

OWNER:
ASHEBORO HOUSING AUTHORITY
P.O. BOX 609
ASHEBORO, N.C. 27204

SITE ADDRESS:
338 WEST WAINMAN AVENUE
ASHEBORO, N.C. 27203

PARCEL #7751617880
ZONING: OA-6
MUNICIPAL GROWTH AREA

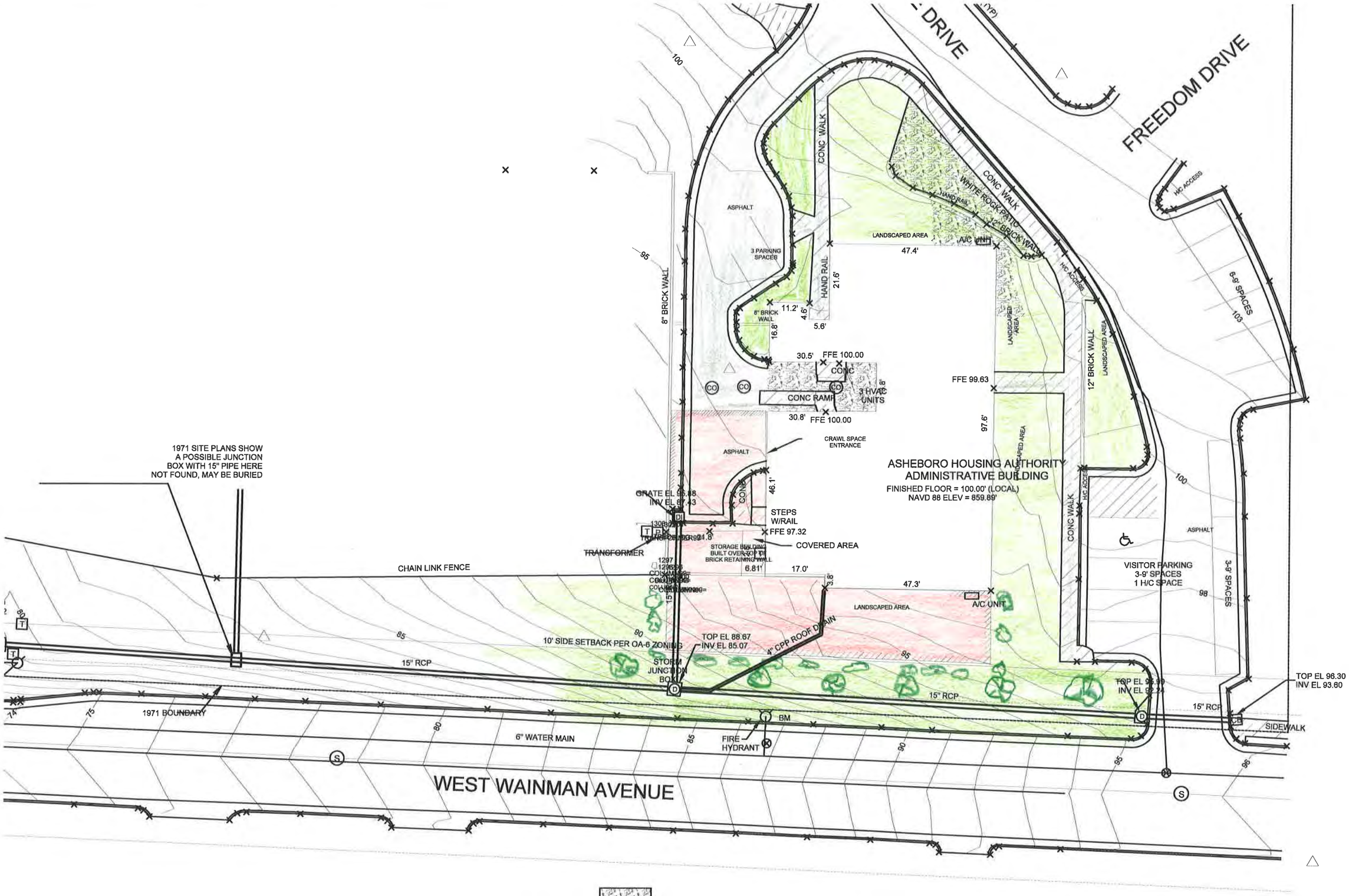
TOPOGRAPHIC SURVEY FOR
ASHEBORO HOUSING AUTHORITY
338 WEST WAINMAN AVENUE
ADMINISTRATIVE BUILDING

ASHEBORO TOWNSHIP
RANDOLPH COUNTY
NORTH CAROLINA
DATE: JUNE 22, 2017
SCALE: 1" = 20'

0' 20' 40' 60'

CHARLIE MORGAN SURVEYING, PLLC
154-B S. FAYETTEVILLE ST.
ASHEBORO, N.C. 27203
(336)629-5015 P-1147

JOB #8044



WHITE ROCK GROUND COVER

CONCRETE PAVEMENT

SYMBOL LEGEND

CB CATCH BASIN

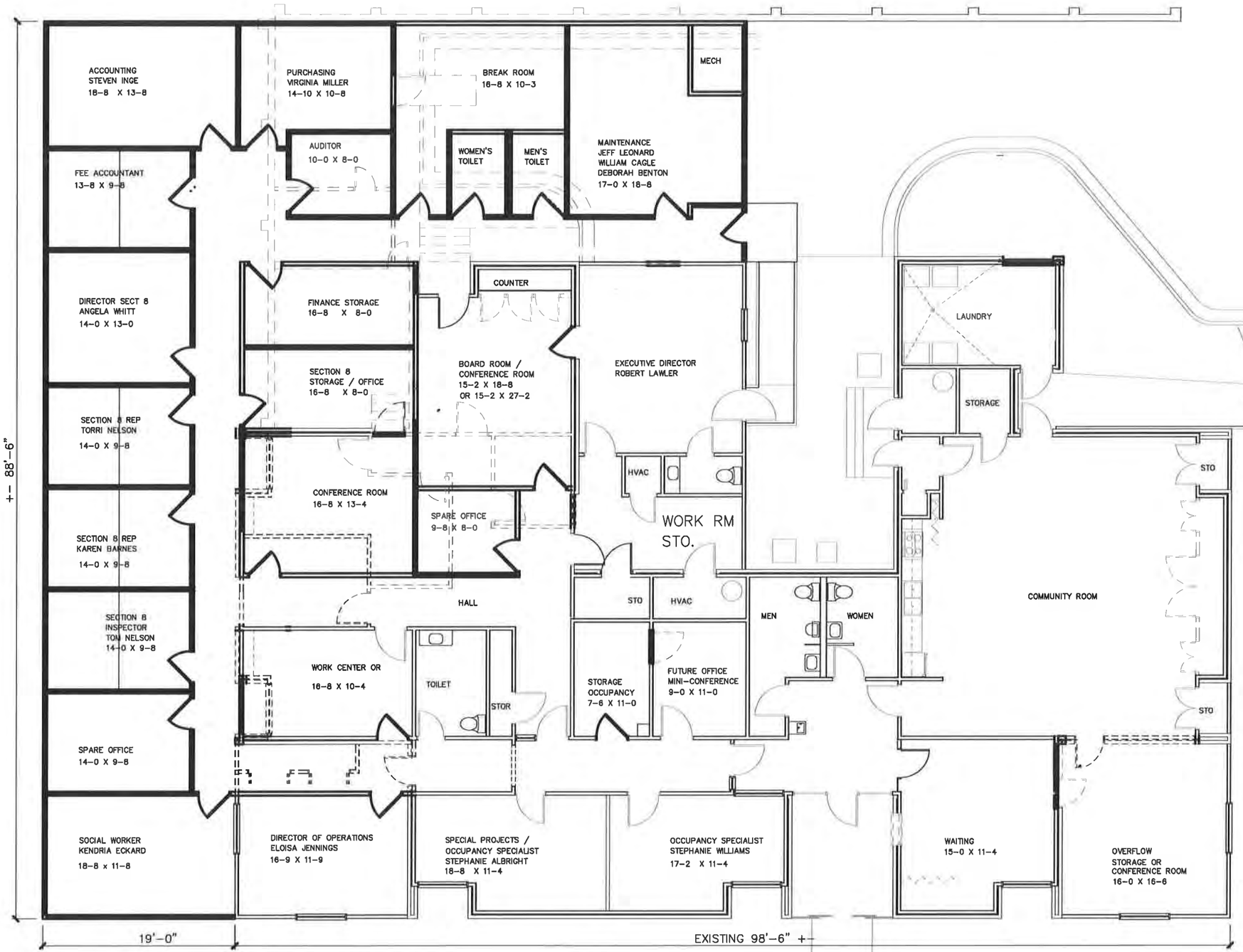
DRAINAGE MANHOLE

OWNER:
ASHEBORO HOUSING AUTHORITY
P.O. BOX 600

Stogner Architecture, PA
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina
Phone 910-895-6874 Fax 910-895-1111

HOUSING AUTHORITY OF THE CITY OF ASHEBORO

NC 8-1
ASHEBORO, NORTH CAROLINA



O:\HUD PROJECTS\Asheboro HA\4330-A ADM OFFICE RENOVATION\DRAWINGS\XREFS\ADM-MAINT BLDG FINAL CONCEPT.dwg

ASHBORO HOUSING AUTHORITY
CENTRAL OFFICE

07 25 2017

PROPOSED PLAN
OPTION R1-C1

SCALE 3/32"=1'-0" AT 11X17
AREA = 8,530 SF

Stogner Architecture, PA
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina
Phone 910-895-6874 Fax 910-895-1111

HOUSING AUTHORITY OF THE CITY OF ASHEBORO
NC 8-1
ASHEBORO, NORTH CAROLINA

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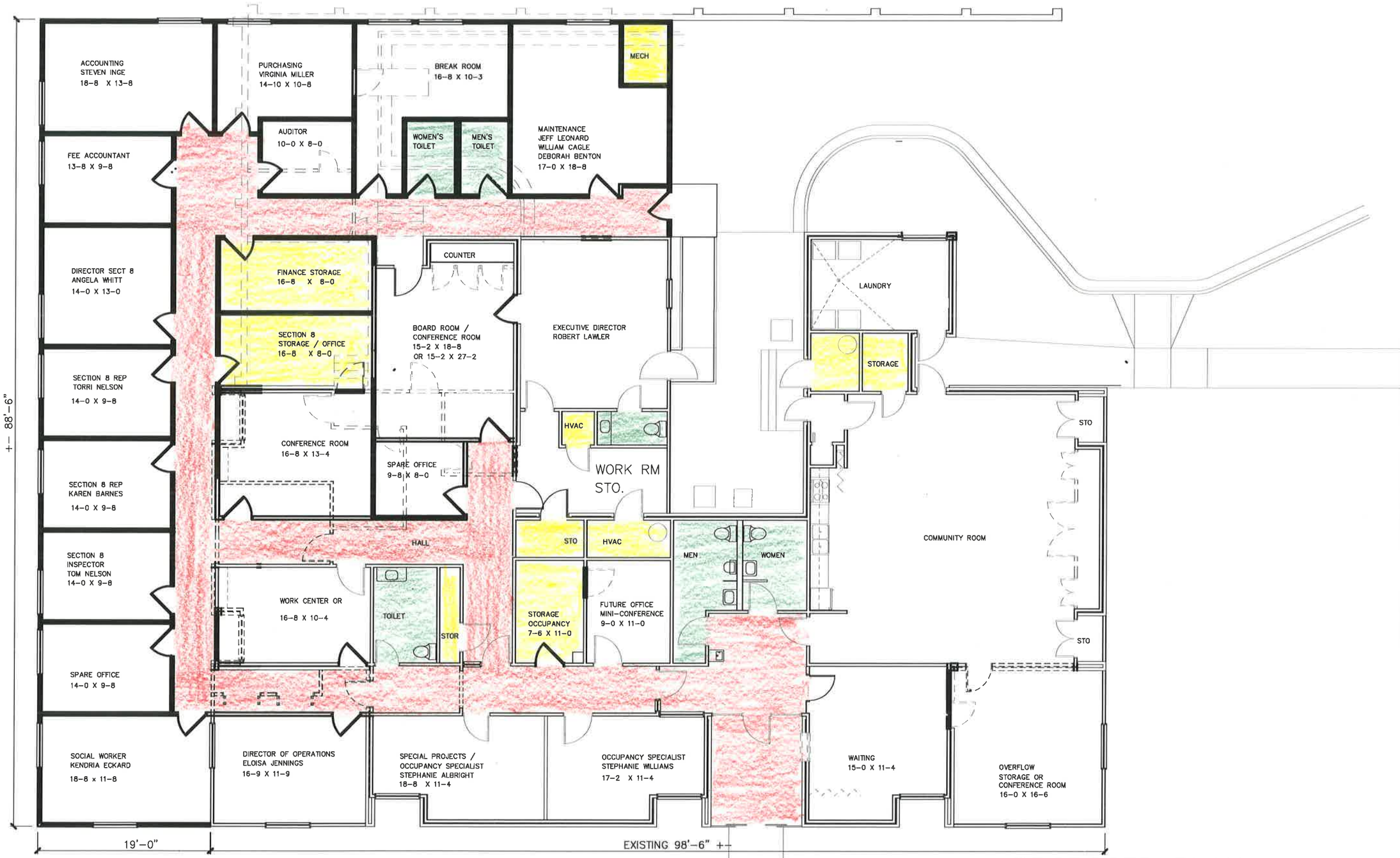

ASHEBORO HOUSING AUTHORITY
CENTRAL OFFICE

07 25 2017

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OPTION R1-C1

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AREA = 8,530 SF

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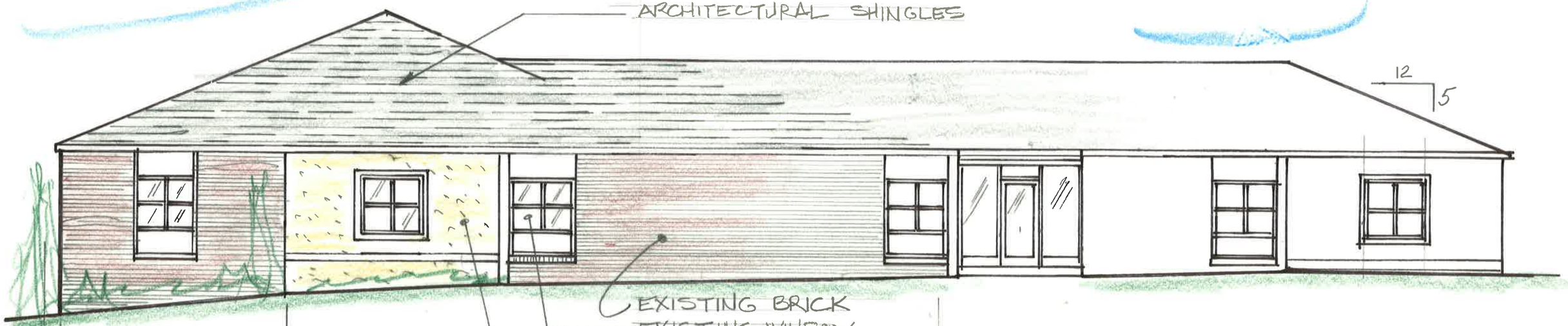
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina
Phone 910-895-6874
Fax 910-895-1111

HOUSING AUTHORITY OF THE CITY OF ASHEBORO
NC 81-1
ASHEBORO, NORTH CAROLINA



FRONT ELEVATION
1/8"

LEFT SIDE ELEVATION
1/8"

HOUSING AUTHORITY OF THE CITY OF ASHEBORO

NC 81-1
ASHEBORO, NORTH CAROLINA

Stogner Architecture, PA
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD
615 East Broad Avenue, Rockingham, North Carolina
Phone 910-895-6874 Fax 910-895-1111

APPLICANT INFORMATION

Applicant: Asheboro Housing Authority Applicant's Phone # 336 629-4146 ext 207

Applicant's Address: 338 W. Wainman Ave PO Box 609 Asheboro, NC 27204-0609

PROPERTY INFORMATION

Property Owner's Name: Asheboro Housing Authority

Location of Property: 338 W. Wainman Ave. Asheboro, NC 27204-0609

Property Size (ac. or s.f.) 5.38 ac.

Randolph County Property Identification Number(s) (PIN#): 7751617880

Current Zoning District: RA6

Date Property Title Acquired: April 23, 1970 Deed Book: 1005 Page: 509

Subdivision _____ *Section* _____ *Lot #* _____

Plat Book _____ *Page* _____

SPECIAL USE PERMIT INFORMATION

Application is hereby made to the City of Asheboro for a Special Use Permit for the following purpose:

Asheboro Housing Authority Special Use Permit: Request a Waiver of Pedestrian Plan/Ordinance requirement to build a 350 foot sidewalk on W. Wainman Avenue

Since early 2016 the Asheboro Housing Authority (AHA) has been in the process of evaluating our Administration Building, located at 338 W. Wainman Ave and the possible renovation of the structure for more office/storage space, better security and modernization, among others. Since AHA's property is included in the City's adopted Pedestrian Plan (Asheboro Zoning Ordinance section 322A) our renovation project is required to construct a sidewalk for the length of property on W. Wainman Avenue. AHA requests this requirement be waived. The following is attached:

- Copy of the 1970 Deed for the Wainman property providing the description of the property.
- Special Use Permit Site Plan (five copies).
- This is described in the Attachment #1 the preliminary site plan of AHA's Administrative Building and required sidewalk.

According to AHA's architect, Stogner Architecture, AHA's required sidewalk would be 350 feet long and with the current topography and property grades would require a retaining wall similar to the one across Independence Drive from AHA's offices. The estimated cost is $60,000 to $70,000, or 8% of the building's renovation cost and this cost does not include the relocation of any city owned utilities which include a fire hydrant, storm water facilities (estimated at $25,000) and associated manholes (estimated at $4500 to $6700), cutting of street, tie in and patch street for utilities (estimated at $10,000) for an additional $39,500 to $41,700 (total

estimated cost of $99,500 to $111,700, or over 11% of the construction cost). The current retaining wall, property topography and infrastructure are described with the following attachments:

- Attachment #2 is a photo documenting the retaining wall for the existing sidewalk on the eastside of Independence Dr.
- Attachment #3 are two photos documenting the current slope of the proposed sidewalk location and the existing city infrastructure including a fire hydrant, storm water infrastructure and manhole. Estimates on the relocation will significantly increase the cost of the sidewalk as described above.
- Attachment #4 is a sketch documenting the location of city infrastructure and how it impact the construction of the sidewalk thereby increasing the cost.

Currently, there is an existing block-long sidewalk on the south side of W. Wainman Avenue, across the street from AHA's property and this existing sidewalk provides sufficient pedestrian access to the general public and the adjacent Loftin Elementary School.

- See attachments #5 & #6 photos of existing sidewalk.

In addition, if the sidewalk were provided; when it reach the end of AHA's property there is no reasonable way to extend it to the next intersection due to the steep grades at the adjacent property.

- See attachments #7, #8 & #9 looking east and west along W. Wainman Ave. at adjacent properties.

Based on the information provided above AHA submits this application for a Special Use Permit and request a waiver of the City's Pedestrian Plan/Ordinance requirement to build a 350 foot sidewalk on W. Wainman Ave. in conjunction with our Administrative Building renovation project.

SPECIAL USE PERMIT REQUIRED SITE PLAN INFORMATION

1) Actual shape, location, and dimensions of the lot

2) For new construction, building elevations of all exterior facades at a minimum scale of 1/8" = 1'

3) The shape, size, and location of any existing buildings and all buildings or structures to be erected, altered, moved

4) The existing and intended use of the lot and all structures on the lot

5) Location and size of any required buffers and/or screens (Article 200A and/or 300A)

6) Location and type of mechanical equipment screening (Section 306A)

7) Location, access, and screening of central solid waste facility (Section 307A)

8) Location and dimension of off-street parking indicating compliance with parking setbacks and loading spaces (Articles 300A and 400)

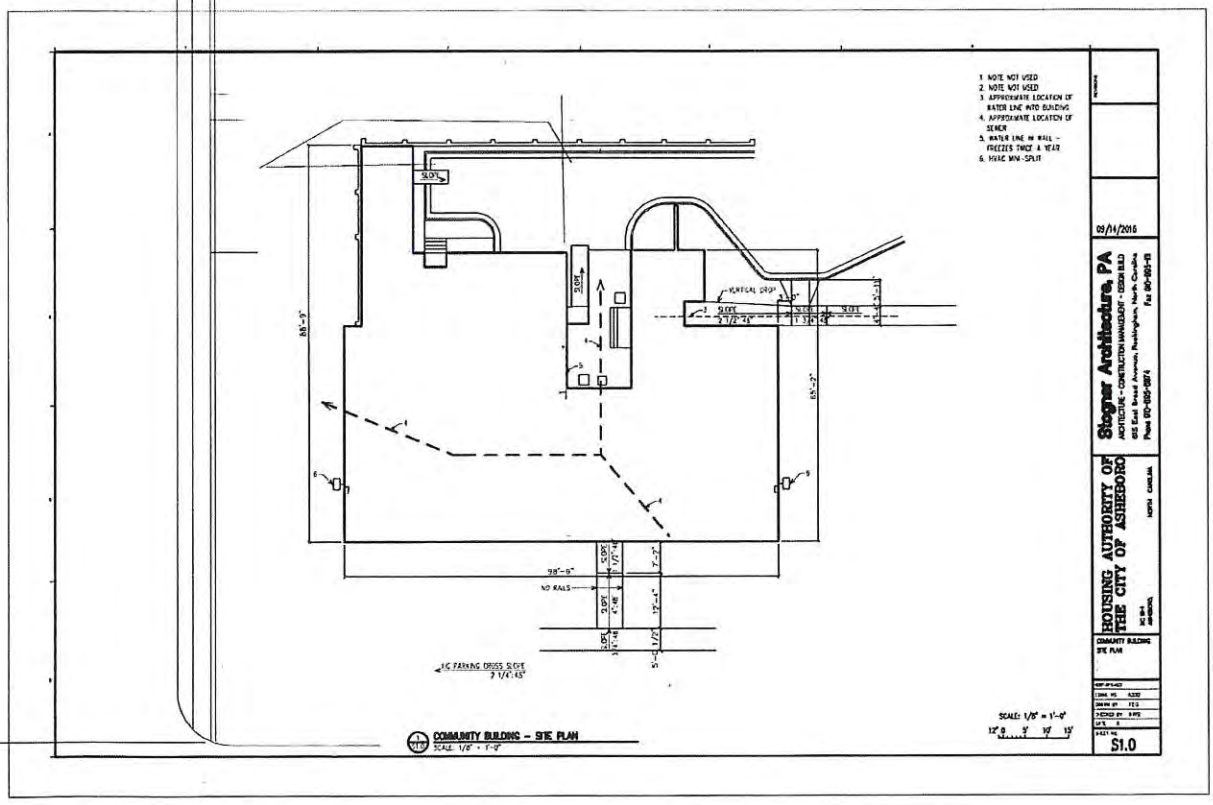
#1

APPROXIMATE PROPERTY LINE

APPROXIMATE FACE OF CURB

APPROXIMATE LOCATION OF NEW
5 FT. WIDE SIDEWALK

352 ft'



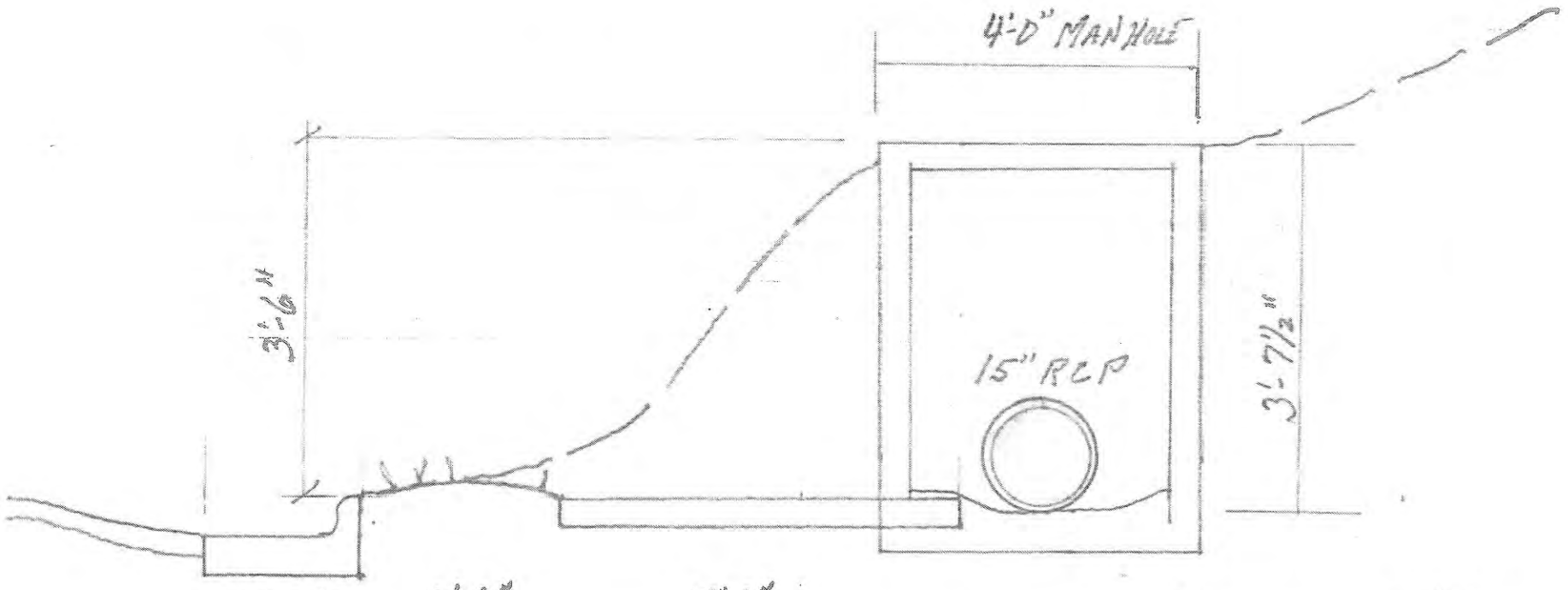
REROOFING PROJECT

NO
PARKING
ANY
TIME
#2

NO
PARKING
ANY
TIME
NO LOADING
OR
UNLOADING
ON THIS
SIDE OF STREET
#3

#3-

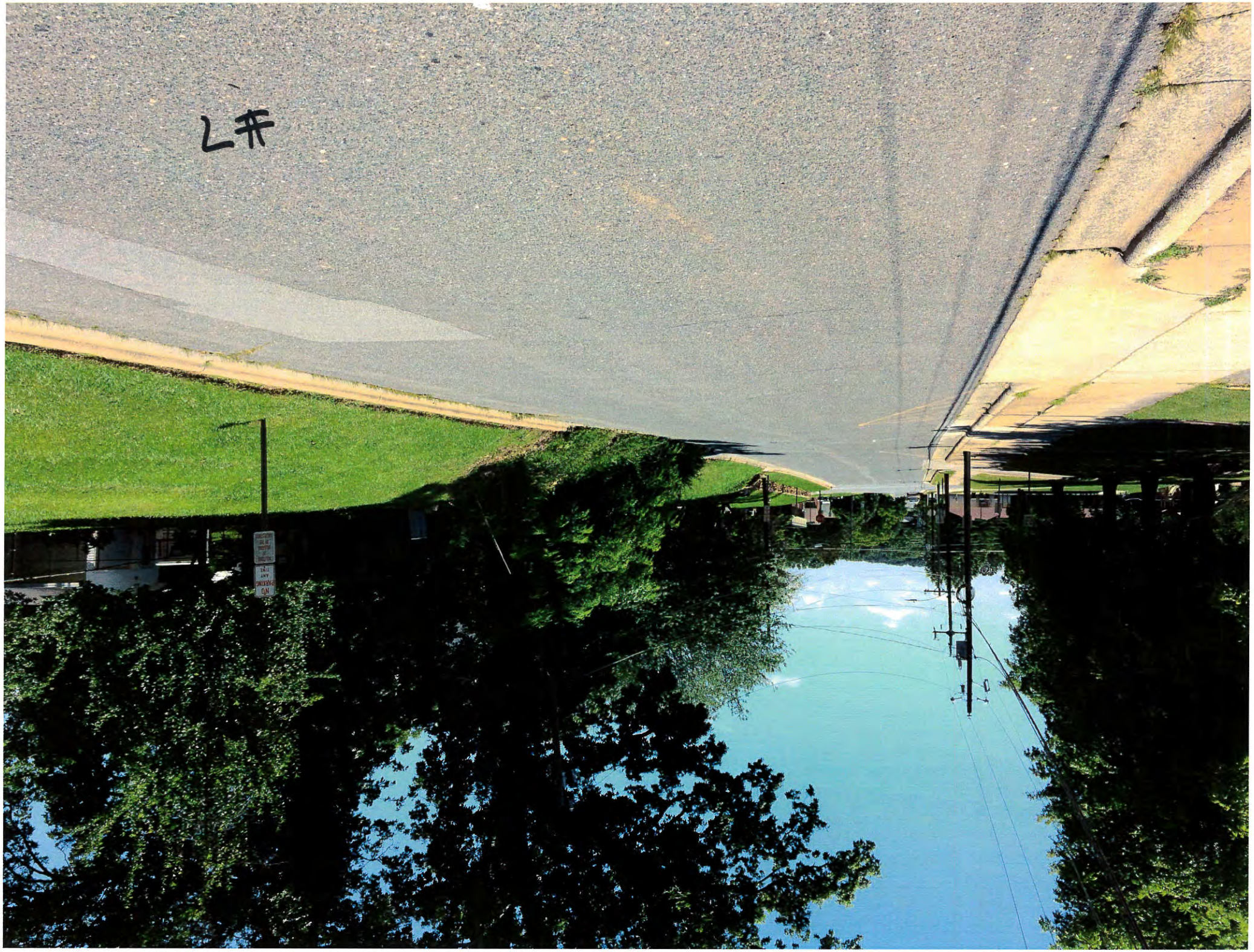
#4



SKETCH 5/2/17
ASHEBORO N.R RAL
SCALE ½" = 1'-0"

#5

#6


LF

#8

#9

Item 6 (d)

ROY COOPER
Governor

ANTHONY M. COPELAND
Secretary

July 26, 2017

Mr. John Ogburn, III
City Manager
City of Asheboro
P.O. Box 1106
Asheboro, NC 27204-1106

Re: Revitalization and Economic Development Award Notification
Reference Number: 2018-003-1257-1534
Downtown Revitalization Project

Dear Mr. Ogburn:

On behalf of the Rural Economic Development Division of the NC Department of Commerce and the members of the NC General Assembly, I am pleased to inform you that the City of Asheboro has been selected to receive $100,000.00 for downtown revitalization as authorized under NC Session Law 2015-57, Senate Bill 257, Section 15.8 (a).

To receive this funding please complete the Downtown Revitalization and Economic Development Proposal Form and describe the project's proposed activities, estimated expenses and expected outcomes. The form can be found at http://www.nccommerce.com/rd/rural-grants-programs/forms and should be submitted as soon as possible, and no later than September 15, 2017. The Proposal Form also provides additional information about the proposal guidelines and process in more detail.

Upon completion and submission of the proposal form, Commerce will issue a set of contract documents to the local government. Once one complete set of signed contracts is returned, Commerce will issue payment for the full amount of the grant with the stipulation that the funds be used as described in the proposal.

By July 15, 2018, local governments should submit a progress/final report detailing the outcomes and expenditures of the grant including copies of invoices/receipts for each expenditure paid by grant funds. The final report form can be found at www.nccommerce.com/rd/rural-grants-programs/forms.

We look forward to working with you on this downtown revitalization project in your community. If you have any questions or need any additional information, please contact Melody Adams at melody.adams@nccommerce.com .

Sincerely,

Napoleon Wallace
Assistant Secretary for Rural Development
Rural Economic Development Division

cc: Melody Adams, Director, Rural Development Division

Item 6 (e)

ROY COOPER
Governor

ANTHONY M. COPELAND
Secretary

July 24, 2017

The Honorable David H. Smith
Mayor, City of Asheboro
P.O. Box 1106
Asheboro, NC 27204

Dear Mayor Smith:

On behalf of the North Carolina Department of Commerce, I am pleased to announce that Asheboro has been selected to receive technical assistance, training and downtown redevelopment tools through our Downtown Associate Community program, coordinated under the NC Main Street and Rural Planning Center umbrella. As you are award, this was a competitive application process and your community was selected as one of three communities that will receive services through this initiative. The NC Main Street and Rural Planning Center staff believes that your team and your interest in the redevelopment of downtown, along with the existing mix and your downtown building stock, make Asheboro an excellent candidate for this program. We look forward to working with you and the Asheboro City Council, city staff and community leaders, to develop a sustainable downtown revitalization organization that will position you for economic growth and development. We believe that your community's participation in this program will lead Asheboro on the path to designation as a Main Street community in the next three years, whereby you will be eligible for additional services at that time.

NC Main Street & Rural Planning Center director, Liz Parham, will be in contact with staff to set up an initial kick-off visit. It is anticipated that visit will be in September and you will receive visits from our staff approximately every ten weeks following that meeting.

Congratulations on your commitment to downtown development and we look forward to working with Asheboro.

Sincerely,

Napoleon Wallace,
Assistant Secretary for Rural Economic Development

Cc: John Ogburn
Justin Luck, AICP
Elizabeth H. Parham, CMSM

Item 8

NORTH CAROLINA
RANDOLPH COUNTY

DOT CONSTRUCTION AGREEMENT

DATE: 7/19/2017

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

AND

WBS Element: 47424

CITY OF ASHEBORO

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the City of Asheboro, hereinafter referred to as the "Municipality".

W I T N E S S E T H:

WHEREAS, the Department and the Municipality propose to make certain road improvements under said project in Randolph County; and,

WHEREAS, the Municipality has agreed to participate in the cost of the project as hereinafter set out.

NOW, THEREFORE, the parties hereto, each in consideration of the promises and undertakings of the other as herein provided, do hereby covenant and agree, each with the other, as follows:

SCOPE OF THE PROJECT

1. The Project consists of the construction to extend Commerce Street (SR 3102) from existing end of pavement to Pineview Road (SR 1703) in Asheboro.

PHASES OF THE WORK

2. The Department shall be responsible for planning, design, construction and contract administration. All work shall be done in accordance with the Departmental standard, specifications, policies and procedures. The Municipality will be responsible for any right of way and utility relocation needed for the project.

FUNDING

3. The Department will participate in the actual construction costs up to a maximum amount of $400,000 in State Contingency funds. Costs which exceed this amount shall be borne by the Municipality.

   a. If actual costs exceed $400,000, the Department will invoice the Municipality and reimbursement to the Department shall be made in one final payment upon completion of the work and within sixty days of invoicing by the Department.

   b. In the event the Municipality fails for any reason to pay the Department in accordance with the provisions for payment herein above provided, North Carolina General Statute 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to said Municipality by the General Statues of North Carolina, Section 136-41.1 until such time as the Department has received payment in full under the reimbursement terms set forth in this Agreement. A late payment penalty and interest shall be charged on any unpaid balance due in accordance with G.S. 147-86.23.

UTILITIES AND RIGHT OF WAY

4. The Municipality shall accomplish the relocation and/or adjustment of any and all utilities in conflict with the construction of the project. Said work shall be accomplished in a manner satisfactory to the Department, and without cost to the Department.

5. It is understood by all parties hereto that all work shall be contained within existing right of way. However, should it become necessary, the Municipality shall provide any required right of way and/or construction easements at no cost or liability whatsoever to the Department. Acquisition of right of way shall be accomplished in accordance with State procedures. The Municipality shall indemnify and save the Department harmless from any and all claims for damages that might arise on account of damage to public or private property and right of way acquisition, drainage and construction easements for the construction of the project.

MAINTENANCE

6. Upon completion of the project, the roadway improvements shall be a part of the State Highway System and owned and maintained by the Department..

ADDITIONAL PROVISIONS

7. The Department shall not be liable and shall be held harmless from any and all claims that might arise on account of the Municipality negligence and/or responsibilities under the terms of this agreement and/or project.

8. By Executive Order 24, issued by Governor Perdue, and N.C. G.S.§ 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e., Administration, Commerce, Correction, Crime Control and Public Safety, Cultural Resources, Environment and Natural Resources, Health and Human Services, Juvenile Justice and Delinquency Prevention, Revenue, Transportation, and the Office of the Governor).

9. Pursuant to G.S. 147-86.59, any person identified as engaging in investment activities in Iran, determined by appearing on the Final Divestment List created by the State Treasurer pursuant to G.S. 147-86.58, is ineligible to contract with the State of North Carolina or any political subdivision of the State. The Iran Divestment Act of 2015, G.S. 147-86.55 *et seq.* requires that each vendor, prior to contracting with the State, certify that the contracting party meets the requirements of the Iran Divestment Act. The State Treasurer's Final Divestment List can be found on the State Treasurer's website at the address www.nctreasurer.com/Iran and will be updated every 180 days.

    - By execution of this Agreement each Party certifies that neither it nor its Agents or Contactors/Subcontractors are on the Final Divestment List of entities that the State Treasurer has determined engages in investment activities in Iran; and neither Party shall utilize on any contract with the State agency any subcontractor that is identified on the Final Divestment List. Furthermore, each Party certifies that the undersigned are authorized by the Parties to make this Certification.

    - During the term of this Agreement, should the Parties receive information that a person is in violation of the Act as stated above, the Department will offer the person an opportunity to respond and the Department will take action as appropriate and provided for by law, rule, or contract. Should this Act be voided by NC General Statute, this Agreement will remain valid; however this certification will no longer be required.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

ATTEST:

BY: _____

TITLE: _____

CITY OF ASHEBORO

BY: _____

TITLE: _____

DATE: _____

Approved by the City of Asheboro as attested to by the signature of _____

Clerk of the _____ (governing body) on _____

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

Federal Tax Identification Number

_____

(SEAL)

Remittance Address:

City of Asheboro

_____

_____

DEPARTMENT OF TRANSPORTATION

BY: _____
(CHIEF ENGINEER)

DATE: _____

PRESENTED TO BOARD OF TRANSPORTATION ITEM O: _____