AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, JULY 13, 2017, 7:00 PM

1. Call to order.

2. Silent prayer and pledge of allegiance.

3 Jody Terry, Randolph County 4-H Program Assistant, will present information on a leadership program through the YMCA.

4. 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) Acknowledgment of the receipt from the Asheboro ABC Board of its meeting minutes for May 1, 2017.

(d) Approval of a resolution appointing Stephen R. Knight to a new 3-year term of office on the Asheboro ABC Board.

(e) Approval of the final decision document for land use case nos. CUP-17-03 and SUB-17-01.

(f) Approval to schedule and advertise public hearings to be held on August 10, 2017, for the following zoning cases:

(i) 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 zoning;

(ii) Application to apply city R10 zoning to the Northampton Heights Subdivision territory annexed into the city on June 30, 2017; and

(iii) Application for a Special Use Permit authorizing an addition to an Asheboro Housing Authority administrative building (a Public Use Facility) located at 338 Independence Drive (Randolph County Parcel Identification Number 7751617880).

5. Community Development Director Trevor Nuttall will introduce the following land use cases:

   (a) A combined hearing for Case No. RZ/CUP-17-05 concerning an application to rezone property located at 312 W. Ward Street from RA6 (High-Density Residential) and OA6 (Office-Apartment) to CUB2 (Conditional Use General Commercial) and to obtain a conditional use permit authorizing a large child care center.

   (b) SUB-17-01: Preliminary Plat for Waterford Villas, Phase 2, Section 1

   (c) SUB-17-02: Sketch Design for Robins Nest, Phase 2

   (d) SUB-17-03: Sketch Design for McDowell Subdivision (E. Allred St.)

6. Public hearing to discuss possible applications for funding under the Fiscal Year 2017/2018 State Community Development Block Grant (CDBG) Program and to solicit citizen input on possible activities to be included in the applications.

7. Public Comment Period

8. Recreation Services Superintendent Jonathan Sermon will present the following recreation items:

   (a) Consideration of awarding a roof replacement contract for the recently acquired recreation facility.

   (b) A request for a special city council meeting on July 25, 2017 to tour the new recreation center.

9. City Engineer Michael Leonard, PE will present the following updates:

   (a) New Century Drive Extension

   (b) Church Street Water Tank Parking Facility

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.

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on May 1, 2017

The Asheboro ABC Board met on May 1, 2017, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC.

Present were Chair Brooke Schmidly, Board Member Steve Knight, and General Manager Rodney Johnson (GM). 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 April 3, 2017, Board meeting.

Tammy Bennet from Insight Human Services gave a presentation concerning the activities and mission of the organization.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent (sales and expenses).

The Board's 2017-2018 Budget Hearing will be held at the June 5, 2017, board meeting. The proposed budget will be presented to the Board, City of Asheboro, and ABC Commission by May 22, 2017.

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

1. Asheboro ABC sales statistics comparing:
   - April 2017 sales with the previous month indicate:
     - An overall -8.0% change (all sales and tax collections)
   - April 2017 sales with sales from the same month last year indicate:
     - Retail Sales -3.8% ($240,516.10)
     - Mixed Beverage Sales: -1.9% ($29,414.10)
     - Sales Tax Collections: -3.8 ($16,853.31)
     - Overall Collections: -3.58% ($286,783.51)
   - April 2017 bottle sales with bottle sales from the same month last year indicate:
     - Retail Bottle Sales: +.3%
     - Mixed Beverage Bottle Sales: -2.1%
     - Overall Bottle Sales: +.2%

The next regular Asheboro ABC Board meeting will be held Monday, June 5, 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 6-5-17

Stephen R Knight

GM

RZ/CUP-17-04: Request to rezone property located from RA6 (High-Density Residential) and OA6 (Office-Apartment) to Conditional Use General Commercial (CU-B2) zoning district and request for permit for large child day care center for 80+ children

(312 West Ward Street)

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-17-04**

Date 6-5-2017

Applicant Karen Lassiter

Legal Description

The property of Allen Gray Partnership, located at 312 W. Ward St., more specifically identified by Randolph County Parcel Identification Number 7751744501, and totaling approximately 0.95 acres +/-.

Requested Action Rezone from RA6 (High-Density Residential) and OA6 (Office-Apartment) to CU-B2 (Conditional Use General Commercial)

Existing Zone RA6 and OA6

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-17-04 **Date** 6/5/2016 Planning Bd.
7/13/2016 City Council

General Information

Applicant Karen Lassiter
Address 336-302-3875
City Asheboro NC 27203
Phone 336-633-1888
Location 312 W. Ward St., Asheboro, NC 27203

Requested Action Rezone from RA6 (High-Density Residential) and OA6 (Office-Apartment) to CU-B2 (Conditional Use General Commercial)

Existing Zone RA6/OA6 **Existing Land Use** Vacant (previously used for health services)

Size 0.95 acres +/- **Pin #** 7751744501

Applicant's Reasons as stated on application

Hours flexible to the needs of hospital staff and general community. For example 12 hour shift for child care as needed. Proposed five star child care center serving infants through school age children within close proximity to hospital.

Staff Note: The applicant filed a Conditional Use Permit application for a Large Child Care Center. The Planning Board's review concerns the question of rezoning the property to the CU-B2 (Conditional Use General Commercial) district.

Surrounding Land Use

North Office/Institutional/Medical **East** Industrial/Commercial/Railroad

South Commercial/Medical **West** Multi-family industrial

Zoning History RZ-03-02: A request to rezone the property from OA6 to CU-B3, with a Conditional Use Permit for Health Services, was withdrawn (2003).

Legal Description

The property of Allen Gray Partnership, located at 312 W. Ward St., more specifically identified by Randolph County Parcel Identification Number 7751744501, and totaling approximately 0.95 acres +/-.

Analysis

1. The property is inside the city limits. All city services are available.
2. West Ward Street (approximately 30'-32' wide) and North Church Street (approximately 18' wide) are both city-maintained streets at this location.
3. The property currently has split zoning with the Office-Apartment (OA6) zoning on the majority of the property. A small portion of the property is zoned RA6 (High-Density Residential).
4. The area is characterized by a mix of office, medical, industrial, commercial, and residential uses.
5. The property is located within Tier 3 of the Center City Planning Area (Commercial and Employment Center Planning Area).
6. The applicant has also requested a Conditional Use Permit, as required for a Large Child Care Center (defined, in part, as providing services to 80+ children), which is only permitted in the B2 and B3 commercial zoning districts with a special use permit (or the corresponding CU-B2 or CU-B3 districts with a conditional use permit). A City Council public hearing is currently scheduled on July 13, 2017 for the Council's to review both the rezoning and Conditional Use Permit request.

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	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 4: The proposed rezoning is compatible with surrounding land uses.

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

Checklist Items #12, #13, #14, and #15: 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%. 15.) Rezoning is not located on poor soils

LDP Goals/Policies Which Do Not Support Request

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)*

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

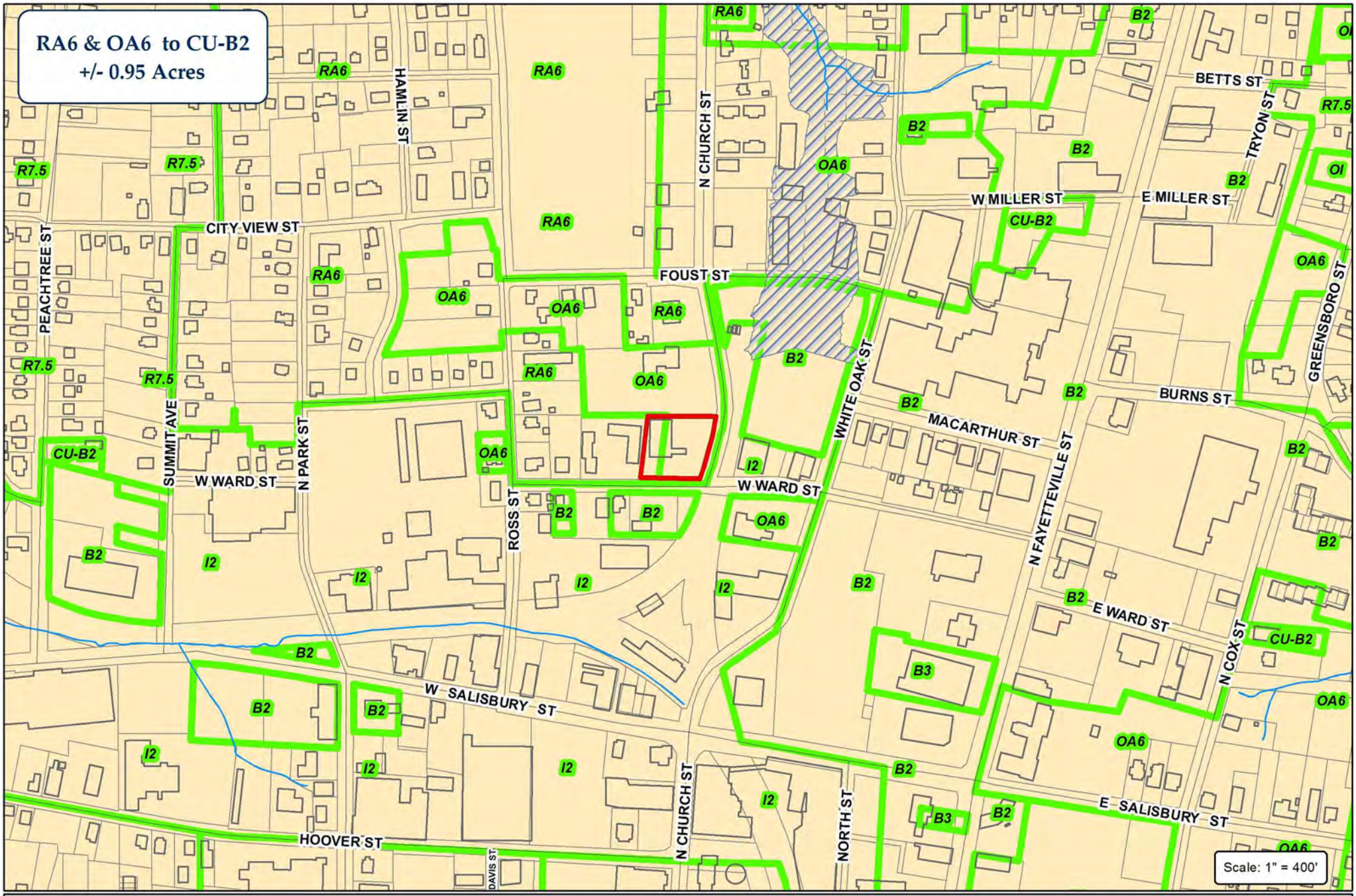
The property is located inside the City Activity Center, which is described by the Land Development Plan (LDP) as "the historic core of community life in Asheboro." This description further states that the City Activity Center "incorporates a mix of commercial, office, institutional, residential, and public open space uses."

The property is situated among a mix of uses and zoning districts which are more intense than the requested CU-B2 district. Two sides of the property are adjacent to properties with general district B2 (General Commercial) zoning and I2 (General Industrial) zoning. These surrounding properties have the potential to be more intensive than the requested CU-B2 district.

The requested CU-B2 district can accommodate a number of potential uses that are consistent with the City Activity Center designation, and the conditional use permitting process will help ensure that both the use and manner in which the property develops is an appropriate fit for this location.

Finally, several environmental factors are supportive of the request.

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

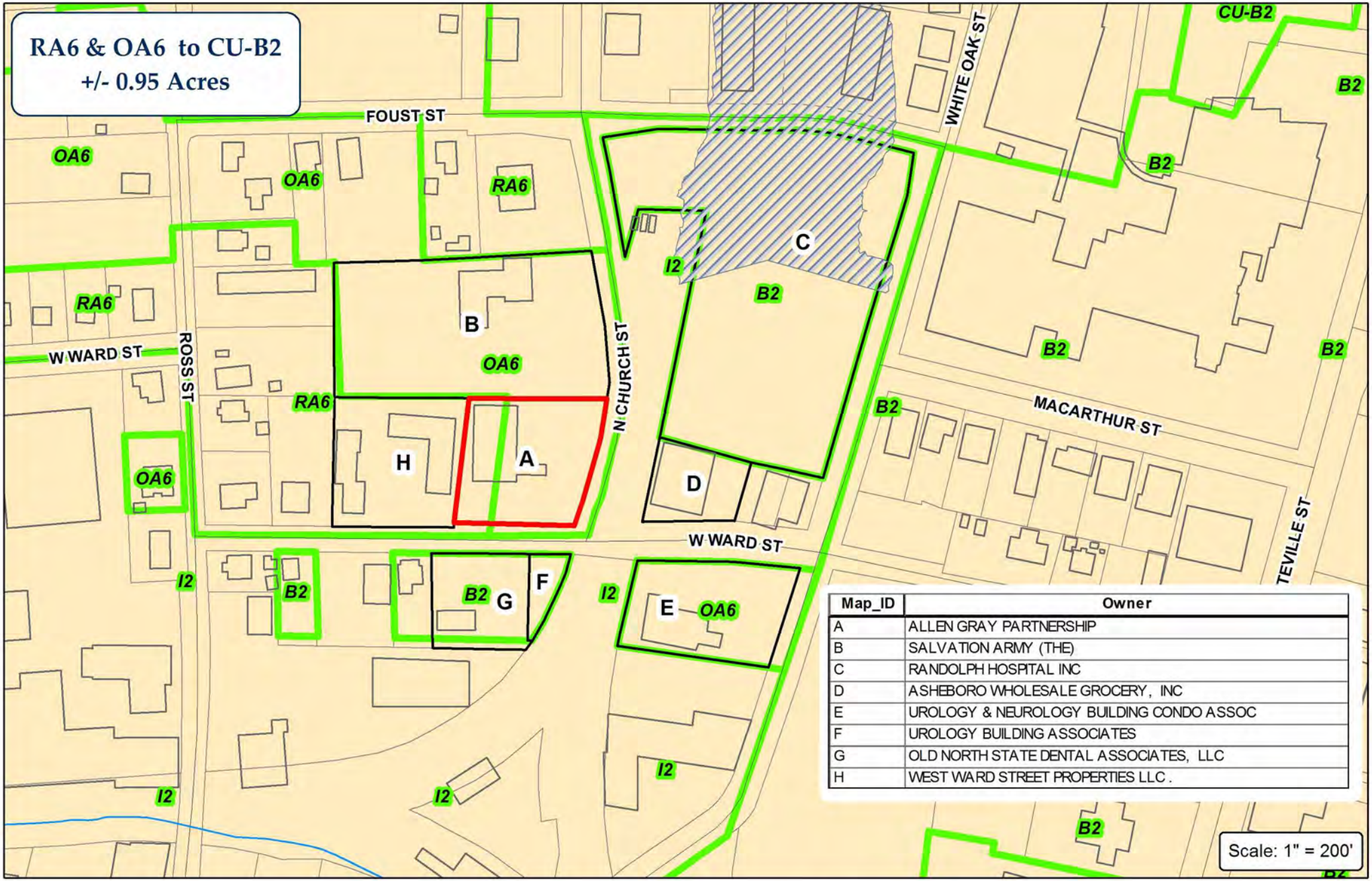


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-04
Conditional Use Permit: CUP-17-04

Parcel: 7751744501

Subject Property
Zoning
City Limits
ETJ



Map_ID	Owner
A	ALLEN GRAY PARTNERSHIP
B	SALVATION ARMY (THE)
C	RANDOLPH HOSPITAL INC
D	ASHEBORO WHOLESALE GROCERY, INC
E	UROLOGY & NEUROLOGY BUILDING CONDO ASSOC
F	UROLOGY BUILDING ASSOCIATES
G	OLD NORTH STATE DENTAL ASSOCIATES, LLC
H	WEST WARD STREET PROPERTIES LLC .

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

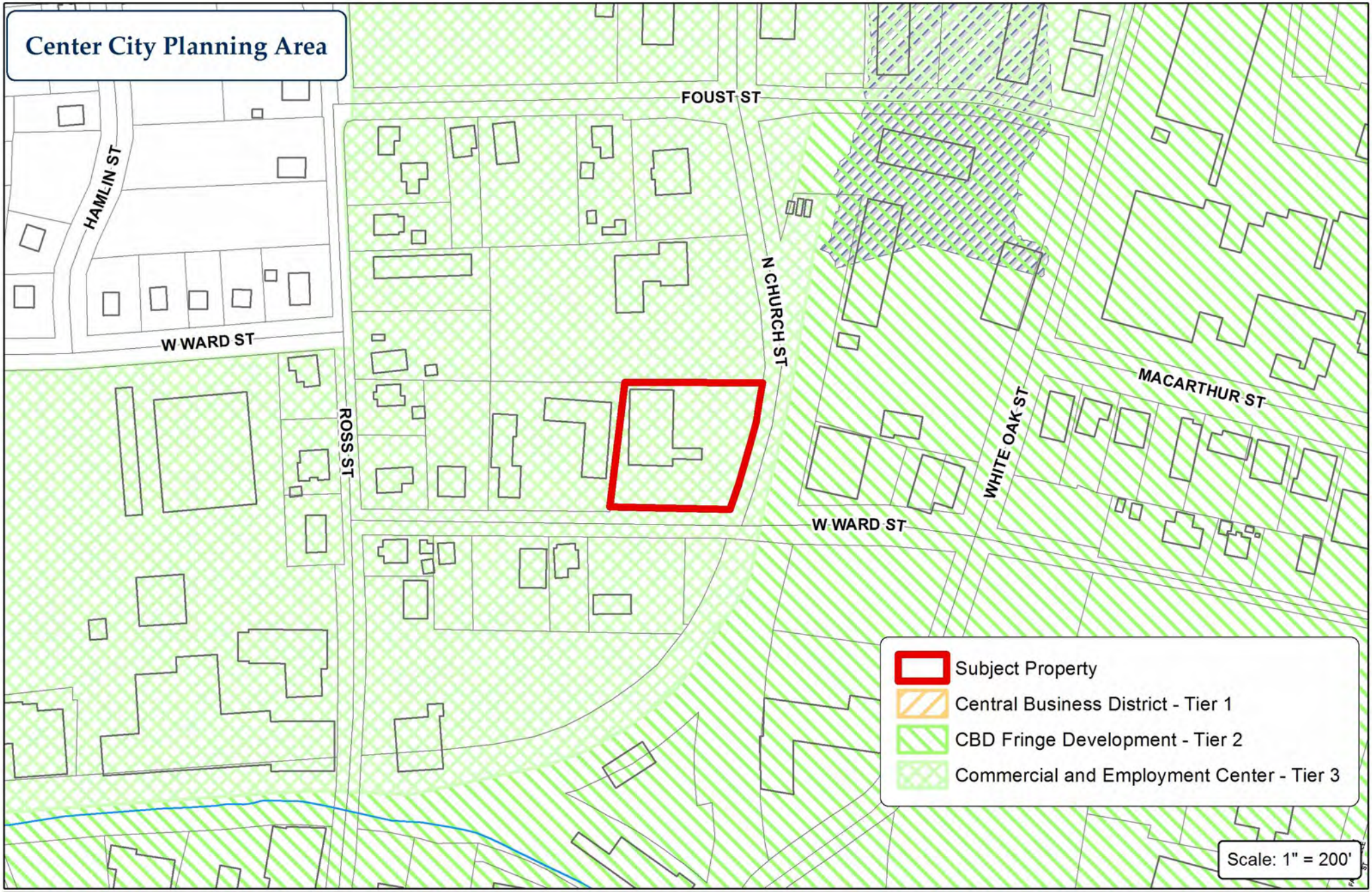
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-04
Conditional Use Permit: CUP-17-04

Parcel: 7751744501

Subject Property
Adjoining Properties
Zoning
City Limits

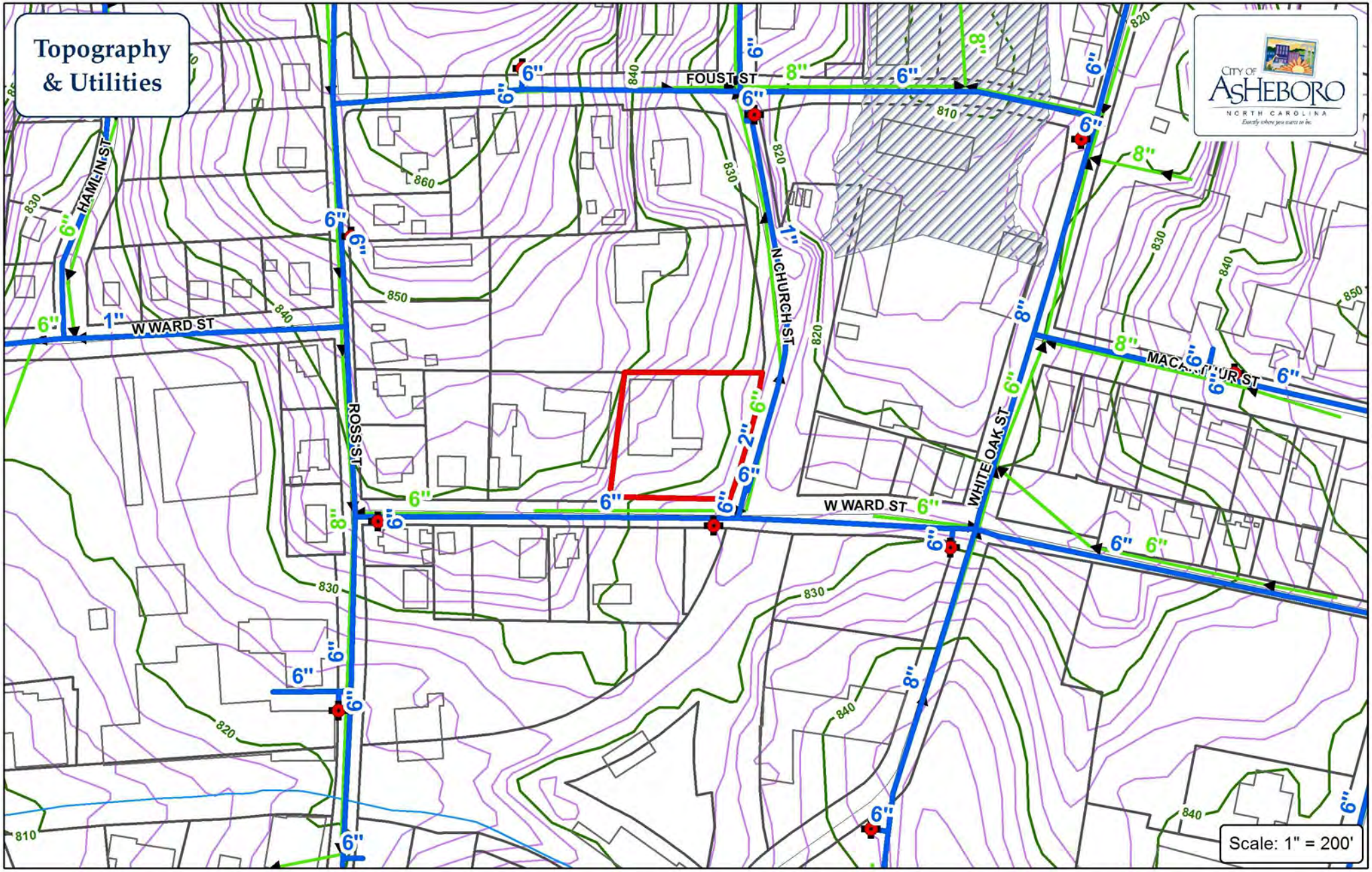
N
W
E
S



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-04
Conditional Use Permit: CUP-17-04

Parcel: 7751744501



Water Main
Sewer Main
Force Main
Fire Hydrant
PS Pump Station

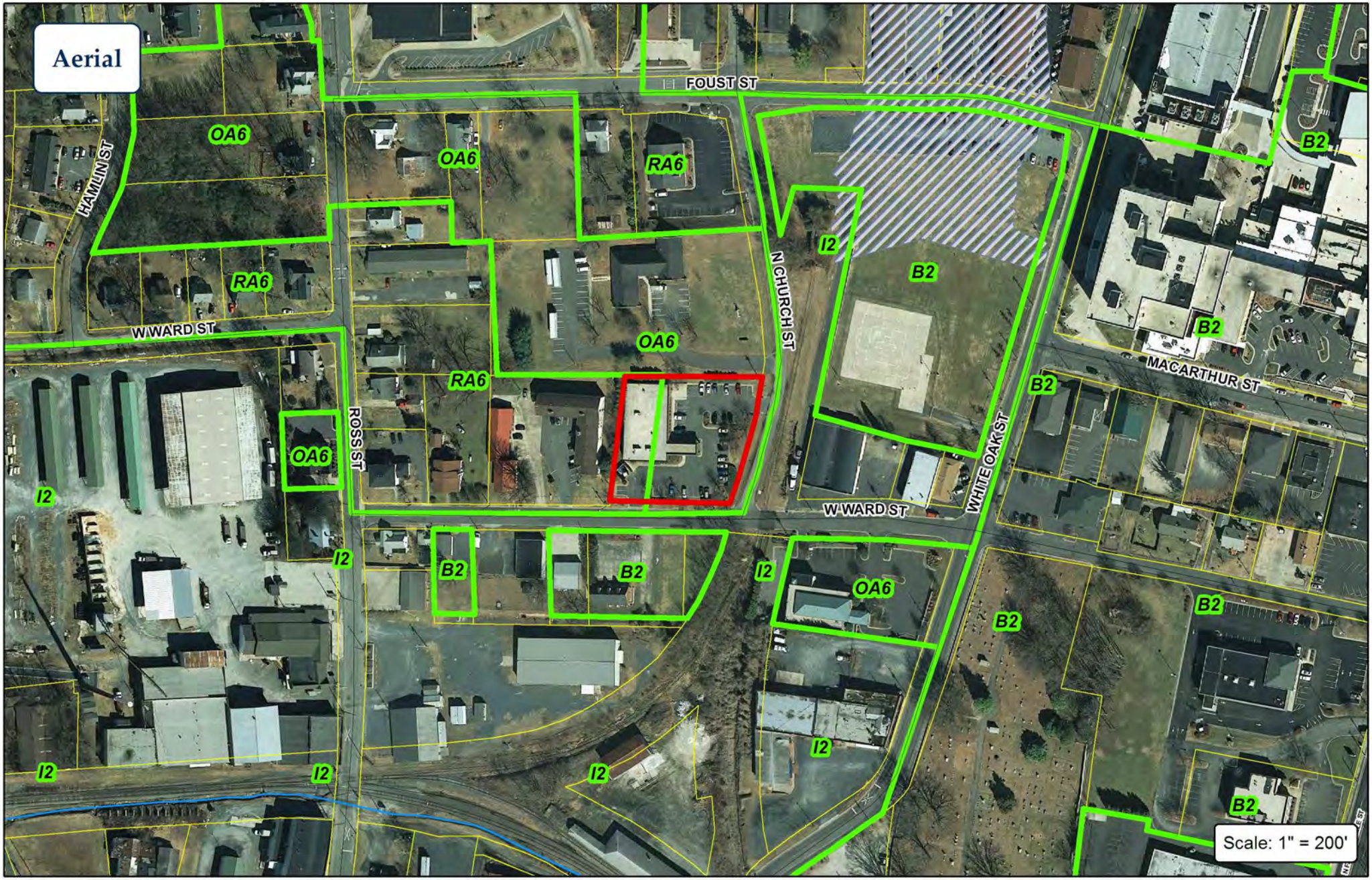
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-04
Conditional Use Permit: CUP-17-04

Parcel: 7751744501

Subject Property

N
W
E
S



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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-04
Conditional Use Permit: CUP-17-04

Parcel: 7751744501

Subject Property
Zoning

N
W
E
S

Conditional Use Permit Staff Report

CUP Case No. CUP-17-04 7/13/2017 City Council

General Information

Name Karen Lassiter

Address 314 North Cox Street
Asheboro NC 27203

Phone 336-302-3875

Pin # 7751744501

Location 312 W. Ward Street

RequestedAction: Conditional Use Permit for a Large Child Care Center (serving 80 or more children)

Existing Zone RA6/OA6 **Existing Land Use** Vacant (previously used for health services)

Size 0.95 acres +/-

Applicant's Reason as stated on application

Child Day Care Center- Large (A large 5-star child care center serving infants through school age within close □ proximity to Randolph Health offering flexible shift hours for hospital staff).

Surrounding Land Use

North Office/Institutional/Medical **East** Industrial/Commercial/Railroad

South Commercial/Medical **West** Multi-family industrial

Zoning History RZ-03-02: A request to rezone the property from OA6 to CU-B3, with a Conditional Use Permit for Health Services, was withdrawn (2003).

Growth Strategy Map Primary Growth **Proposed L D P Map** City Activity Center

Legal Description

The property of Allen Gray Partnership, located at 312 W. Ward St., more specifically identified by Randolph County Parcel Identification Number 7751744501, and totaling approximately 0.95 acres +/-.

Analysis

1. The request is for a Large Child Day Care Center. Such uses serving 80 or more children require a Conditional Use Permit in the requested Conditional Use General Commercial (CU-B2) district. After school care associated with this use is also part of the proposal.
2. The applicant has also filed an application to rezone the property from RA6 (High-Density Residential) and OA6 (Office-Apartment) to CU-B2 (Conditional Use General Commercial).
3. The applicant proposes using the existing structure, with an addition of an opened covered play area in front of the building facing North Church Street.
4. There are currently two driveways into the property. One is located on West Ward Street and the other is located on North Church Street. The applicant proposes eliminating the driveway in front of N. Church Street and adding a one-way (entrance only) driveway on West Ward Street.
5. The applicant proposes using some of the area previously used for parking as a playground area.
6. The minimum parking requirement is based on the requirement for child care defined to occur for more than 4 hours, but less than 24 hours. Ancillary after school care has no additional minimum parking requirements. While the site plan meets the minimum parking requirement for a large child care center, no additional parking for the after school program is provided.

LDP Conformity Issues

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

Staff Comments

Suggested Conditions

DRAFT CONDITIONS AS OF 7-3-2017

(A) The site plan notes a 5' Type A screen and 10' Type C Screen on the northern and western boundary of the property, respectively; front yard landscaping consistent with Section 308A along W. Ward and N. Church Streets, and interior landscaping consistent with the requirements of Section 409. Existing vegetation may also count towards meeting these landscaping and screening requirements. However, should any deficiency in meeting these requirements occur, additional buffering or screening measures consistent with the applicable sections of the Asheboro Zoning Ordinance shall be required.

(B) The site plan does not indicate any additional outdoor lighting at this time. If the applicant proposes outdoor lighting at a later date, it shall not be considered a modification requiring a new Conditional Use Permit. Information shall be submitted to City staff demonstrating compliance with Section 317A.1 of the Zoning Ordinance (Performance Standards for all Commercial Zoning Districts- Light) for inclusion into the file without further review by City Council.

(C) The site plan labels a partially covered area for infants and toddlers. Should requirements from other agencies regulating child care dictate a different size or configuration of this covered area as depicted on the site plan, such a change shall not be deemed a modification of the conditional use permit as long as this does not increase the gross floor area beyond the permitted limitations of Section 1013.5. In such case, information shall be submitted to City staff demonstrating compliance with Zoning Ordinance requirements for review, approval, and inclusion into the file without further review by City Council.

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

For Conditional 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 an 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 abuting property, or that the use is a public necessity,
4. That the location and character of the use if developed according to the plan as submitted and approved is 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.

If any Conditional Use Permit 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 Conditional Use Permit shall be null and void and of no effect.

616 Child Care Facilities in Districts where such facilities require a Special Use Permit*.
Child Care Facilities may be permitted provided that the following requirements are met:

616.1 Child Care Facilities must meet the standards provided by the Child Day Care Commission. Evidence that Commission requirements are met shall be presented to the City prior to any Certificate of Zoning Compliance being issued.

616.2 Child Care Facilities may be permitted in Industrial Districts provided they are operated as an accessory use to a legal permitted use.

616.3 Facilities permitted in any Residential, OA6, O & I and B1, B2 and B3 Districts or that are contiguous to any residential district shall provide screening around play areas and parking areas to avoid any nuisance to adjoining residentially zoned property.

616.4 Facilities permitted in any residential district shall maintain the character and appearance of a residential use.

616.5 All facilities shall meet the standards of the N. C. Building Code.

616.6 Offstreet parking shall be provided in accordance with Article 400.

616.7 Applications for permits under this Section shall be accompanied by a site plan or plat which includes the location of all structures; parking areas including ingress, egress and maneuvering space; play areas; required screening; permitted signs and additional information as may be necessary to indicate compliance with these regulations.

*Staff Note: As indicated by Section 102 of the Zoning Ordinance, uses requiring a Special Use Permit may instead obtain a Conditional Use Permit when located in a Conditional Use district.

Article 1100 Child Care definition (Amended 2-4-2016)

A program or arrangement where three or more children less than 13 years old, who do not reside where the care is provided, receive care on a regular basis of at least once per week for more than four hours but less than 24 hours per day from persons other than their guardians or full-time custodians, or from persons not related to them by birth, marriage, or adoption.

Child care does not include the following:

a.) Arrangements operated in the home of any child receiving care if all of the children in care are related to each other and no more than two additional children are in care;

b.) Recreational programs operated for less than four consecutive months in a year;

c.) Specialized activities or instruction such as athletics, dance, art, music lessons, horseback riding, gymnastics, or organized clubs for children, such as Boy Scouts, Girl Scouts, 4-H groups, or boys and girls clubs;

d.) Drop-in or short-term care provided while parents participate in activities that are not employment related and where the parents are on the premises or otherwise easily accessible, such as drop-in or short-term care provided in health spas, bowling alleys, shopping malls, resort hotels, or churches;

d1.) Drop-in or short-term care provided by an employer for its part-time employees where (i) the child is provided care not to exceed two and one-half hours during that day, (ii) the parents are on the premises, and (iii) there are no more than 25 children in any one group in any one room;

e.) Public schools;

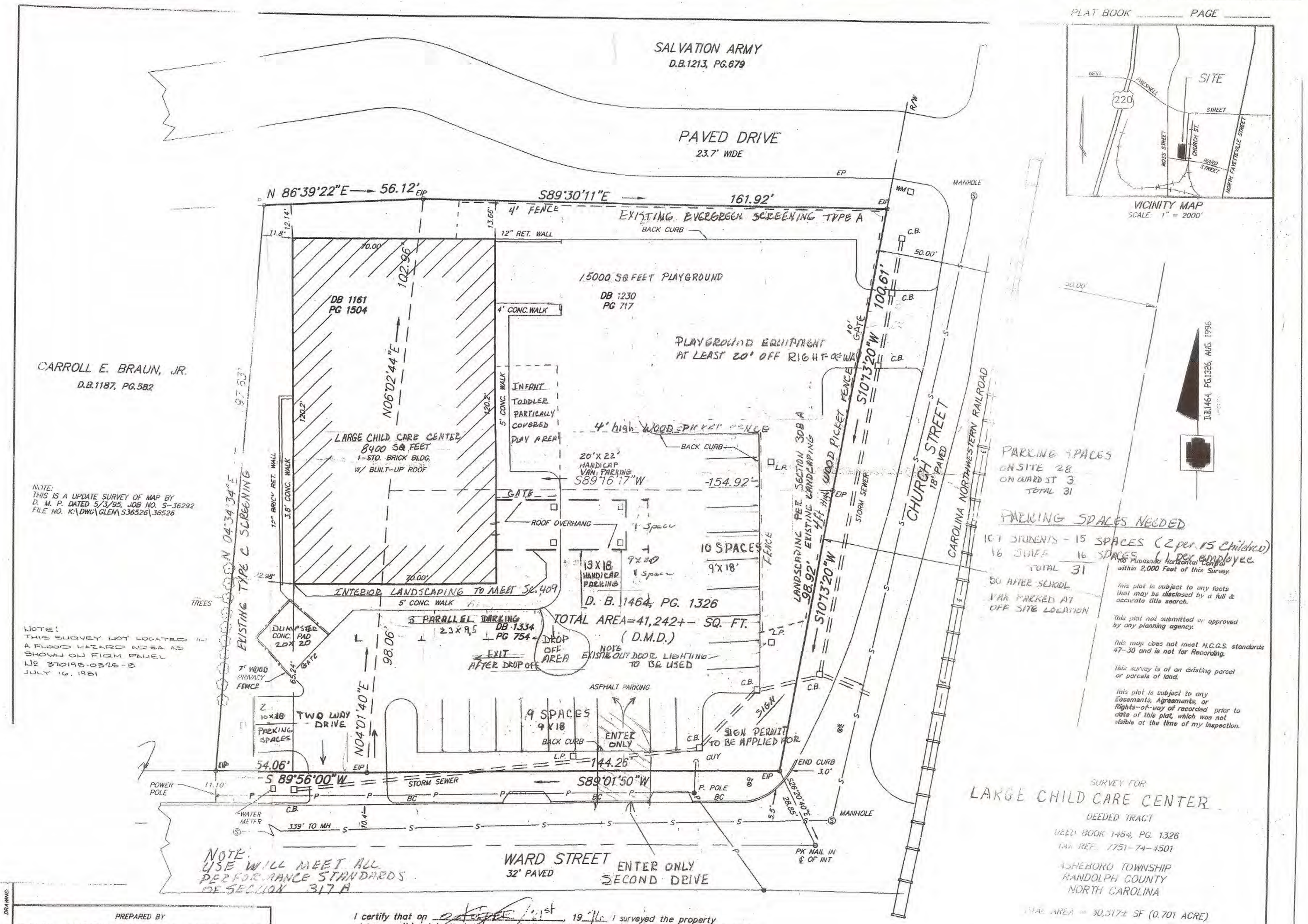
f.) Nonpublic schools described in Part 2 of Article 39 of Chapter 115C of the General Statutes that are accredited by national or regional accrediting agencies with early childhood standards and that operate (i) a child care facility as defined in subdivision (3) of this section for less than six and one-half hours per day either on or off the school site or (ii) a child care facility for more than six and one-half hours per day, but do not receive NC Pre-K or child care subsidy funding;

g.) Bible schools conducted during vacation periods;

h.)Care provided by facilities licensed under Article 2 of Chapter 122C of the General Statutes;

i.) Cooperative arrangements among parents to provide care for their own children as a convenience rather than for employment; and

j.) Any child care program or arrangement consisting of two or more separate components, each of which operates for four hours or less per day with different children attending each component.



I certify that on October 21st, 19 96 I surveyed the property shown on this plat; that the property lines and location of all structures are accurately shown herein; that no structure located on this property encroaches on any adjacent street or property and that no structure on adjacent property encroaches on the premises surveyed except as shown.

PREPARED BY
DAVIS-MARTIN-POWELL & ASSOC., INC.
ENGINEERING-LAND PLANNING-SURVEYING
218 GATEWOOD AVE., SUITE 102
HIGH POINT, NORTH CAROLINA 27262
PH (910) 886-4821 FAX (910) 886-4458

Item 5 (b)

SUB-17-01: Subdivision Preliminary Plat review for Waterford Villas, Phase 2

(north of Hub Morris Rd. at current northern terminus of Waterside Drive approximately 700' east of North Fayetteville Street and on west side of Forest Park Drive)

Staff Report

SUBDIVISION STAFF REPORT
Preliminary Plat

CASE #	SUB-17-01	**Date**	7/10/2017 PB 7/13/2017 CC

GENERAL INFORMATION

Subdivision Name	Waterford Villas Phase 2, Section 1
Requested Action	Subdivision Preliminary Plat
Applicant	Waterford RE, LLC
Address	5607 Tradd Drive, Greensboro, NC 27455
Phone	336-362-4715
Location	Terminus of Waterside Dr. north of Hub Morris Road approximately 700' east of North Fayetteville St./west side of Forest Park Drive

PARCEL INFORMATION

PIN	7763265981, 7763275095, 7763270025, 7763265467, 7763265562		
Size	13.01 acres +/- of 38 acres +/- for entire Ph. 2	**Number of Lots**	26 + common area in Section 1 (of 117 lots total)
Existing Zoning	R10	**Average Lot Size**	PENDING
Existing Land Use	Planned Unit Development (this phase is uncompleted).		
Surrounding Land Use			
North	Medium-density residential	**East**	Low- to Medium-Density Res.
South	PUD/Low-Med. Density Res.	**West**	Low-Density Residential/Commercial/Industrial

LAND DEVELOPMENT PLAN

Growth Strategy Map	Primary Growth
Proposed Land Use Map	Neighborhood Residential
Small Area Plan Map	Northeast
Identified Activity Center?	No

Development Issues

1. The applicant's rezoning to Conditional Use High Density Residential (CU-RA6) was approved on May 4, 2017, and Conditional Use Permit for a Planned Unit Development (PUD) was approved on June 8, 2017. The "Final Decision Document" reflecting Council's approval of the Planned Unit Development will be on the City Council's July 13, 2017 agenda.

2. The applicant is proposing developing Phase 2 in several sections. The preliminary plat for this section will provide a proportionate amount of recreation area for the required recreation area. As stated in department comments, as of 7-3-2017, additional detail concerning how the phasing is configured is pending.

3. Homeowners' association documents must be recorded with the final plat, including restricting recreational vehicle parking and maintenance mechanisms for common area.

SUBDIVISION STAFF REPORT
Preliminary Plat

DEPARTMENT COMMENTS

Engineering

Water/sewer certifications and as-built engineering required with the final plat.

Plat corrections and submittal of additional information concerning phasing of project is pending as of 7-6-2017.

Public Works

Punchlists for all infrastructure to be maintained by the city will be prepared and must be addressed prior to final plat approval.

Planning

Plat corrections and submittal of additional information concerning phasing of project is pending as of 7-6-2017.

A proportionate amount of recreation space as required by the Zoning and Subdivision Ordinance must be installed for this section of the development.

Prior to construction, approval of the “Final Decision Document” and all applicable regulatory approvals shall be granted.

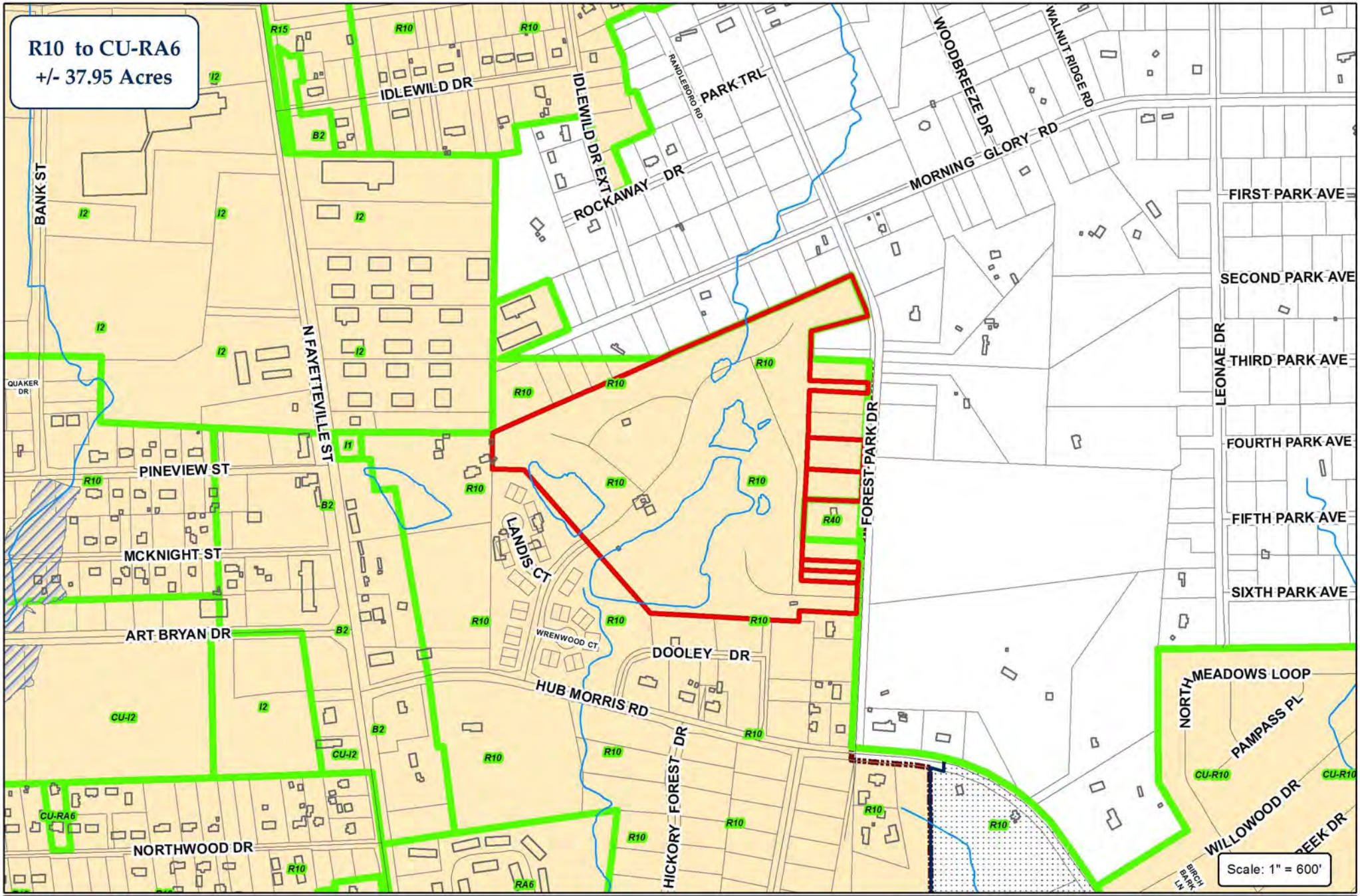
Other

Staff Recommendation

Approve conditioned upon completion of above items, including approval of “Final Decision Document” by City Council, granting approval of the corresponding Conditional Use Permit/Sketch Design.

Planning Board Recommendation

The Planning Board will consider the request during its July 10, 2017 meeting. A recommendation will be available after that time.



City of Asheboro Planning & Zoning Department

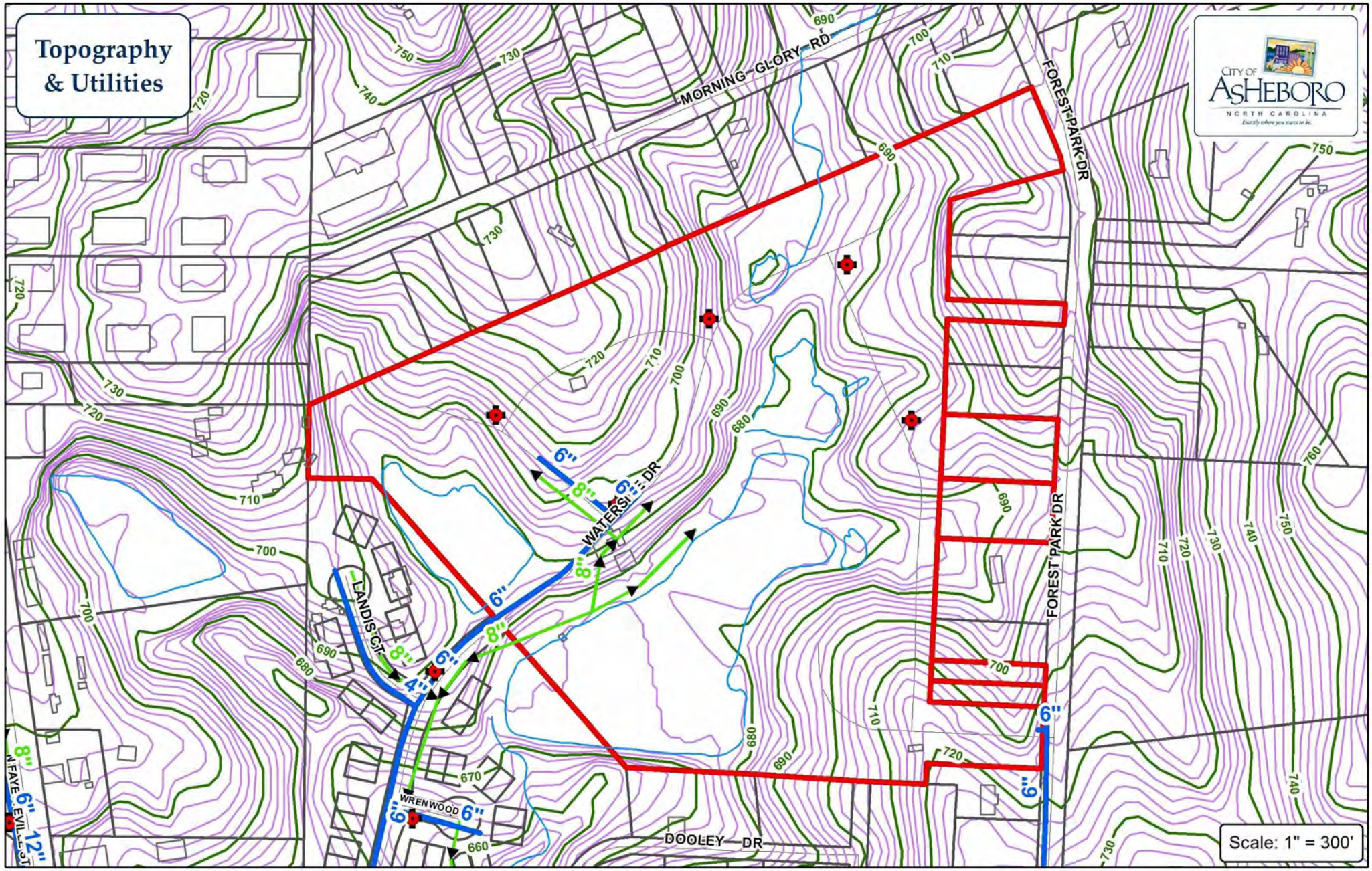
Rezoning Case: RZ-17-03

Conditional Use Permit: CUP-17-03

Subdivision Case: 17-01

Parcel: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467

Subject Property
Zoning
City Limits
ETJ



Water Main
Sewer Main
Force Main
Fire Hydrant
PS Pump Station

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-03

Conditional Use Permit: CUP-17-03

Subdivision Case: 17-01

Parcel: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467

Subject Property

N W E S

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-03
Conditional Use Permit: CUP-17-03
Subdivision Case: 17-01

Parcel: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467

Subject Property
Zoning

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

39.33' 60.33'
2,373 Sq. Ft.
Typical For Lots:
1,3,4,6,7,9,10,12,13,16,18,19,21, 22,24,25,27,28,30-32,34,36-55,57, 58,60,61,63,64,66,67,69,70,72,75, 76,79-83,85,86,88,90,91,93,94,96, 100-109,111-117

41.33' 47.33'
1,956 Sq. Ft.
Typical For Lots:
2,5,8,11,14,17,20,23,26,29,32, 35,56,59,62,65,68,71,74,77,84, 87,89,92,95,98,107,110

39.33' 47.33'
1,862 Sq. Ft.
Typical For Lots:
15,73,78,97,99

Scale: 1" = 100 US Survey Feet

0 100 200 300

General Notes:

1. Buffer 'A' or Screening 'A' will be added where required if no natural buffer currently exists or remains after construction. Buffer or screen A is required around perimeter of property adjoining single house dwellings (excluding areas occupied by ponds) Landscaping along front yard of property facing Forest Park Drive may consist of Buffer or Screen "A" as long as the number of plantings in the area equals or exceeds front yard landscaping requirements of section 308A creating at least one shrub per 10' LF or one tree per 20' LF or equivalent combination.
2. All Sidewalks will meet ADA Requirements
3. Trash to be picked up by City of Asheboro with rollout containers for each unit
4. Each Unit to have an individual mailbox
5. Recreational areas will include grassed, mulched, and natural areas with picnic tables
6. Homeowners Association Documents will be required and will address restrictions on recreational vehicle parking.
7. 2 Picnic Tables per Recreation Area / Recreation areas will be landscaped to meet City of Asheboro requirements.
8. Site Has been previously graded for construction of roads and building pads. Any additional grading will be done in accordance with NCDEQ and any further details of grading will be shown on a subsequent plat.
9. Setbacks: 10ft side, 25ft front, 20ft back

Site Statistics:

1. Current Zoning: R-10
2. Requested Zoning: CU-RA6
3. 37.995 Acres Total in Phase 2
4. 117 Total Lots
5. 263,410 Sq. Ft. Total in Lots
6. 52,994 Sq. Ft. Recreation Space (3.2% of Total Land)
7. Avg Lot Size: 2,251.37 Sq ft
8. Gross Floor Area: 230,000 Sq. Ft (13.9% of Total Land)
9. Area In Public R/W: 3.17 Acres (137,899 Sq. Ft.)
10. Entire Project Open Space: 1,180,062 Sq Ft (71% of Total Land)
11. Open Space within Common Areas: 1,130,454 Sq Ft (82% of Common Area)
12. Linear Feet of Public R/W: 4,348.4 FT
13. PIN's: 7763270025, 7763265467, 7763265562, 7763265981, 7763275095
14. Deed: 2249 / 829

City of Asheboro to Maintain:

1. Streets within public R/W
2. Sanitary sewer lines within public street R/W or dedicated easements
3. Water lines supplying meters, including meters, storm sewer system within the public street R/W

HOA to Maintain:

1. Sanitary sewer lines between public R/W and buildings
2. Common areas not within public R/W
3. Ponds and Dams
4. Storm sewer not located in Public street R/W
5. Water lines between meters and buildings

Buffer A: The following requirements shall be met for Buffer "A: Minimum 15 feet wide strip with 1 canopy tree, 3 understory trees , and 6 shrubs per100 L.F

Screen A: Screen "A" The following requirements shall be met for screen A by providing a 5 foot minimum screening yard and one of the following:

A row of evergreen shrubs placed not more than five feet apart on center to form a continuous opaque hedge a minimum of six feet in height above finished grade; or

A masonry (brick, block, rock, texture block, cast blocks or concrete) wall a minimum height of six feet, above finished grade; and, if a concrete block or concrete wall, it shall be finished with a masonry coating or finish on all exposed exterior sides; or

A solid wooden fence a minimum of six feet in height constructed of pressure treated wood which bears the seal of the American Wood Preservers Bureau appropriate to the use or is constructed of a wood of natural resistance such as heartwood of redwood, bald cypress (tidewater red), black walnut, black Locust or Cedar or a vinyl fence, which is a minimum of six feet in height, that is constructed in a workmanlike manner in accordance with generally accepted industry standards; or

A berm and planting combination, with the berm an average height of three feet above finished grade as measured from the exterior side of the berm and dense plantings which will, when combined with the berm, achieve a minimum height of six feet and seventy five percent opacity, and Lawn and or low-growing evergreen shrubs, evergreen ground cover, or mulch covering the balance of the screening yard.

Owners:
Waterford LE LLC
802 Northern Shores Ln
Greensboro, NC 27455

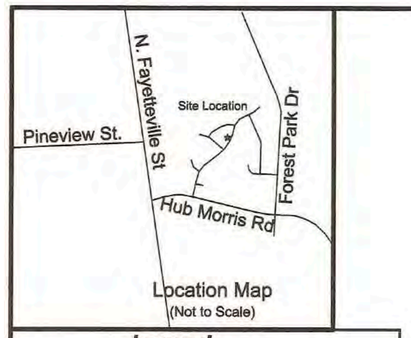
Preliminary Site Plan For:
Waterford Villas Phase #2

City of Asheboro
Randleman Township — Randolph County
North Carolina — March 24, 2017
Scale: 1" = 100 US Survey Feet
Bar Scale:
0 100 200 300

SURVEY CAROLINA, PLLC
1016 Worth St, Asheboro, NC 27203
Phone Number: 336 460-0261
Email: mail@surveycarolina.com

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

© 2017 Survey Carolina, Pllc Job #: waterfordvillas



Legend

- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Old Plat Book Line
- Existing Iron Rod/Pipe
- NIR
- Point Not Set/Computed Point
- Fence

J L Richardson
1149 - 610
Zoned I-2

Frank Reniger
1107 - 473
PB: 7 Pg: 14
Zoned R-10 / RM

Waterford RE LLC
2249 - 829
Zoned R-10 / RM

N 67°18'38" E
118.02

N 67°05'32" E
200.00

N 59°43'35" E
89.56

Buffer / Screen A

N 07°45'29" E
188.92

Buffer / Screen A

S 89°20'10" E
150.21'

J L Richardson
508 - 150
Zoned R-10

Future Development:
(Phase 2, Section 3)

S 41°23'39" E
210.65

TINDASTOLL COURT
50' PUBLIC R/W

N 41°23'39" E
83.10

S 40°54'39" E
220.00

S 67°48'40" E
128.31

N 18°41'03" E
268.40

S 61°45'41" E
176.84

WATERSIDE DRIVE
50' PUBLIC R/W

Future Development:
(Phase 2, Section 3)

Rec Space
12,678 sq. ft.
Maintained by HOA

S 88°34'26" E
188.32

S 18°22'39" E
85.38

POND
Maintained by HOA

S 41°23'39" E
869.62

Waterford Villas
Phase # 1
PB: 115 Pg: 90

20' City of Asheboro Sanitary Sewer Easement

POND
Maintained by HOA

S 40°02'11" W
90.28

Future Development:
(Phase 2, Section 4)

Site Statistics for All of Phase 2:

1. *Current Zoning: R-10*
2. *Requested Zoning: CU-RA6*
3. *37.995 Acres Total In Phase 2*
4. *117 Total Lots*
5. *263,410 Sq. Ft. Total In Lots*
6. *52,994 Sq. Ft. Recreation Space (3.2% of Total Land)*
7. *Avg Lot Size: 2,251.37 Sq ft*
8. *Gross Floor Area: 230,000 Sq. Ft (13.9% of Total Land)*
9. *Area in Public R/W: 3.17 Acres (137,899 Sq. Ft.)*
10. *Entire Project Open Space: 1,180,062 Sq Ft (71% of Total Land)*
11. *Open Space within Common Areas: 1,130,454 Sq Ft (82% of Common Area)*
12. *Linear Feet of Public R/W: 4,348.4 FT*
13. *PIN's: 7763270025, 7763265467, 7763265562, 7763265981, 7763275095*
14. *Deed: 2249 / 829*

HOA to Maintain:

1. *Sanitary sewer lines between public R/W and buildings*
2. *Common areas not within public R/W*
3. *Ponds and Dams*
4. *Storm sewer not located in Public street R/W*
5. *Water lines between meters and buildings*

City of Asheboro to Maintain:

1. *Streets within public R/W*
2. *Sanitary sewer lines within public street R/W or dedicated easements*
3. *Water lines supplying meters, including meters, storm sewer system within the public street R/W*

Buffer A: The following requirements shall be met for Buffer "A: Minimum 15 feet wide strip with 1 canopy tree, 3 understory trees , and 6 shrubs per100 L.F

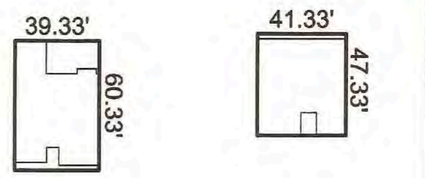
Screen A: Screen "A" The following requirements shall be met for screen A by providing a 5 foot minimum screening yard and one of the following:

A row of evergreen shrubs placed not more than five feet apart on center to form a continuous opaque hedge a minimum of six feet in height above finished grade; or

A masonry (brick, block, rock, texture block, cast blocks or concrete) wall a minimum height of six feet, above finished grade; and, if a concrete block or concrete wall, it shall be finished with a masonry coating or finish on all exposed exterior sides; or

A solid wooden fence a minimum of six feet in height constructed of pressure treated wood which bears the seal of the American Wood Preservers Bureau appropriate to the use or is constructed of a wood of natural resistance such as heartwood of redwood, bald cypress (tidewater red), black walnut, black Locust or Cedar or a vinyl fence, which is a minimum of six feet in height, that is constructed in a workmanlike manner in accordance with generally accepted industry standards; or

A berm and planting combination, with the berm an average height of three feet above finished grade as measured from the exterior side of the berm and dense plantings which will, when combined with the berm, achieve a minimum height of six feet and seventy five percent opacity, and Lawn and or low-growing evergreen shrubs, evergreen ground cover, or mulch covering the balance of the screening yard.



General Notes:

1. *Buffer 'A' or Screening 'A' will be added where required if no natural buffer currently exists or remains after construction. Buffer or screen A is required around perimeter of property adjoining single house dwellings (excluding areas occupied by ponds) Landscaping along front yard of property facing Forest Park Drive may consist of Buffer or Screen "A" as long as the number of plantings in the area equals or exceeds front yard landscaping requirements of section 308A creating at least one shrub per 10' LF or one tree per 20' LF or equivalent combination.*
2. *All Sidewalks will meet ADA Requirements*
3. *Trash to be picked up by City of Asheboro with rollout containers for each unit*
4. *Each Unit to have an individual mailbox*
5. *Recreationai areas will include grassed, mulched, and natural areas with picnic tables*
6. *Homeowners Association Documents will be required and will address restrictions on recreational vehicle parking.*
7. *2 Picnic Tables per Recreation Area / Recreation areas will be landscaped to meet City of Asheboro requirements.*
8. *Site Has been previously graded for construction of roads and building pads. Any additional grading will be done in accordance with NCDEQ and any further details of grading will be shown on a subsequent plat.*
9. *Setbacks: 10ft side, 25ft front, 20ft back*

Preliminary Site Plan For:

Waterford Villas Phase #2

City of Asheboro
Randleman Township ***Randolph County***
North Carolina ***March 24, 2017***
Scale: 1" = 100 US Survey Feet
Bar Scale:

0 100 200 300

SURVEY CAROLINA, PLLC
1016 Worth St, Asheboro, NC 27203
Phone Number: 336 460-0261
Email: mail@surveycarolina.com
Firm #: P-1110
Dan W Tanner II L-4787
© 2017 Survey Carolina, Pllc
Job #: waterfordvillas

Owners:
Waterford LE LLC
802 Northern Shores Ln
Greensboro, NC 27455

Item 5 (c)

SUB-17-02: Subdivision Sketch Design review for Robins Nest, Phase 2

(West side of Gold Hill Road, northern terminus of current Robins Nest Dr.)

Staff Report

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-17-02 **Date** 7-10-17 PB
7-13-17 CC

GENERAL INFORMATION

Subdivision Name Robins Nest Phase 2

Requested Action Subdivision Sketch Design

Applicant McDowell Timber Company

Address 1296 Old Humble Mill Rd.

Phone 336-302-9225

Location west side of Gold Hill Road (north of East. Allred Street)

PARCEL INFORMATION

PIN 7762658808, 7762750195, 7762751483, 7762752727, 7762754678

Size 27.88 acres +/- **Number of Lots** 44

Existing Zoning R10 **Average Lot Size** 17,559 sq. ft. (pending)

Existing Land Use Undeveloped

Surrounding Land Use

North Medium-density residential **East** Medium-density res./commercial/ind.

South Medium-density residential **West** Medium-density residential

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map East and Northeast (property is in both)

Identified Activity Center? No

Development Issues

1. The property is located in the city limits. City services are available to the property.
2. The proposal is for a conventional residential subdivision.
3. Single-family and two-family dwellings are permitted in the R10 zoning district.
4. A portion of the property is located in a Special Hazard Flood Area.
5. Two existing entrances serve the development from the existing Phase 1.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering Plat corrections and comments pending as of 7-6-2017.

Public Works Plat corrections and additional detail on street lighting and utility locations are needed.

Planning Plat corrections and comments pending as of 7-6-2017.

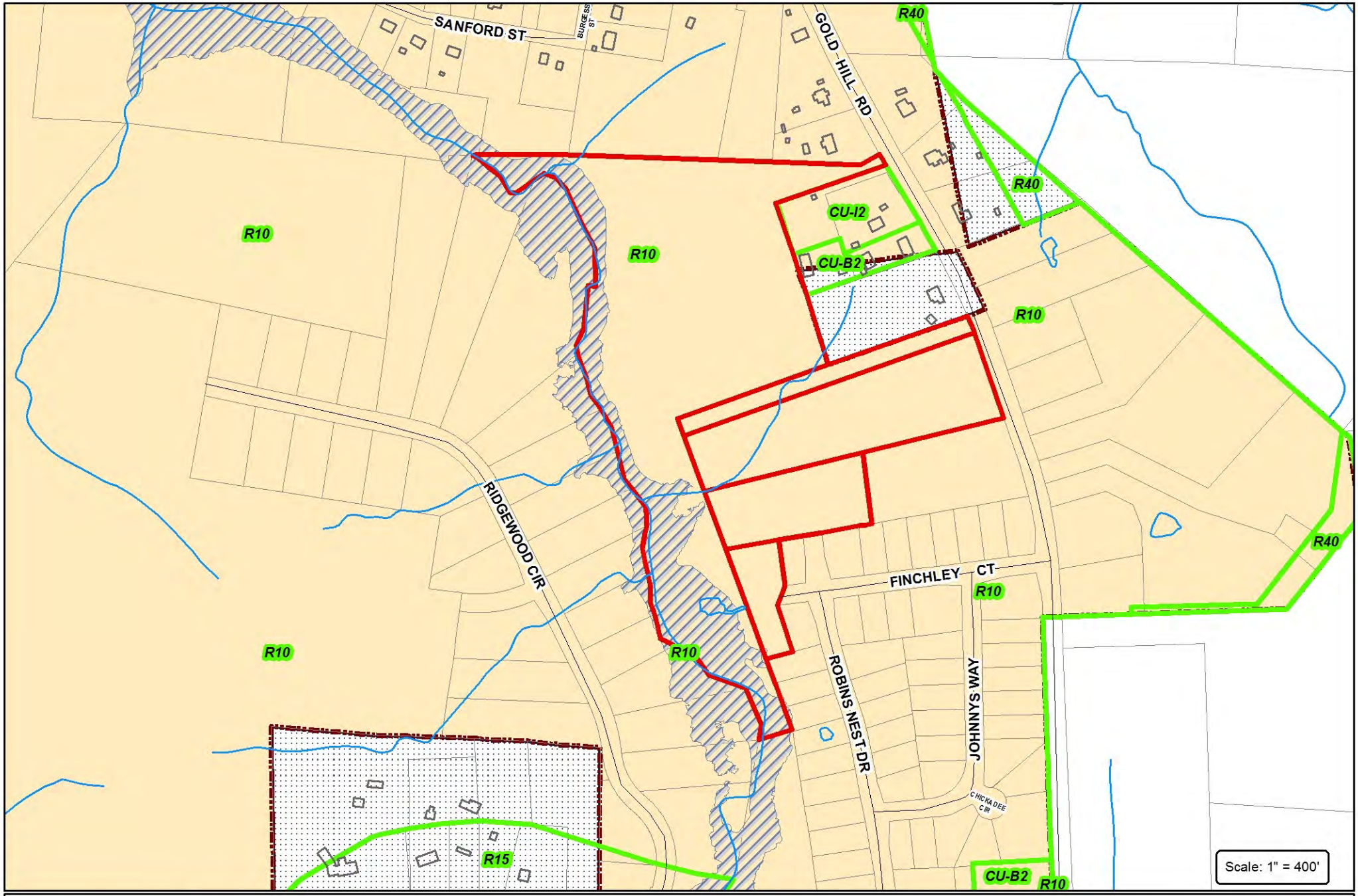
The Subdivision Ordinance states the following concerning length of cul-de-sacs (dead end streets): *Permanent dead-end streets shall not exceed five hundred (500) feet in length unless necessitated by topography or property configuration and shall be provided with a turnaround.*

The proposed extension of Robins Nest Drive creates a cul-de-sac that is approximately 1200 feet in length.

Other Hydrant locations must be coordinated with Fire Department.

Staff Recommendation Staff's recommendation is pending receipt of further information concerning these comments.

Planning Board Recommendation The Planning Board will consider the request during its July 10, 2017 meeting. A recommendation will be available after that time.

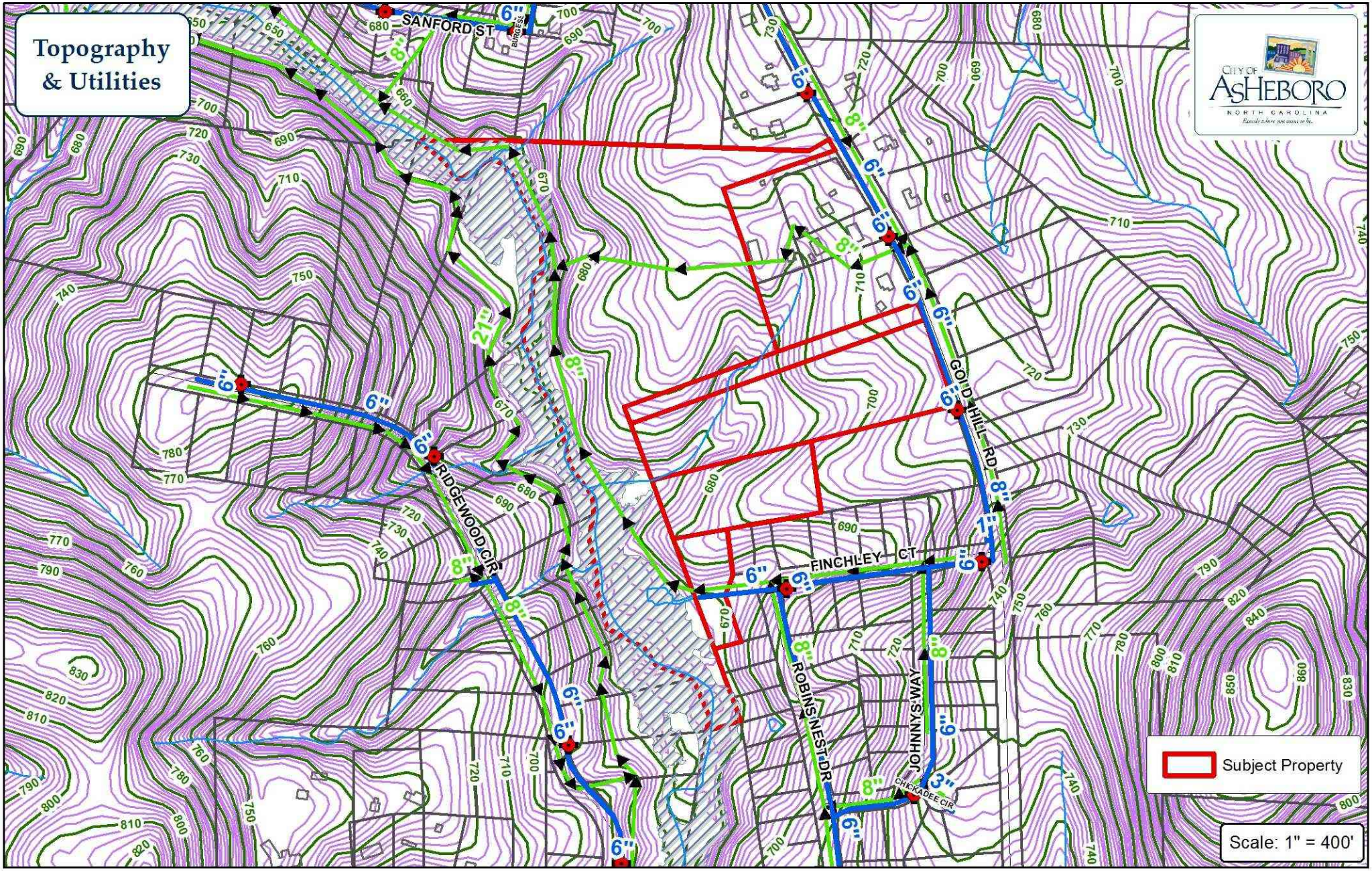


City of Asheboro
Planning & Zoning Department

Subdivision Case: SUB-17-02

Parcel: 7762658808, 7762750195, 7762751483, 7762752727 & 7762754678

Subject Property
Zoning
City Limits
ETJ

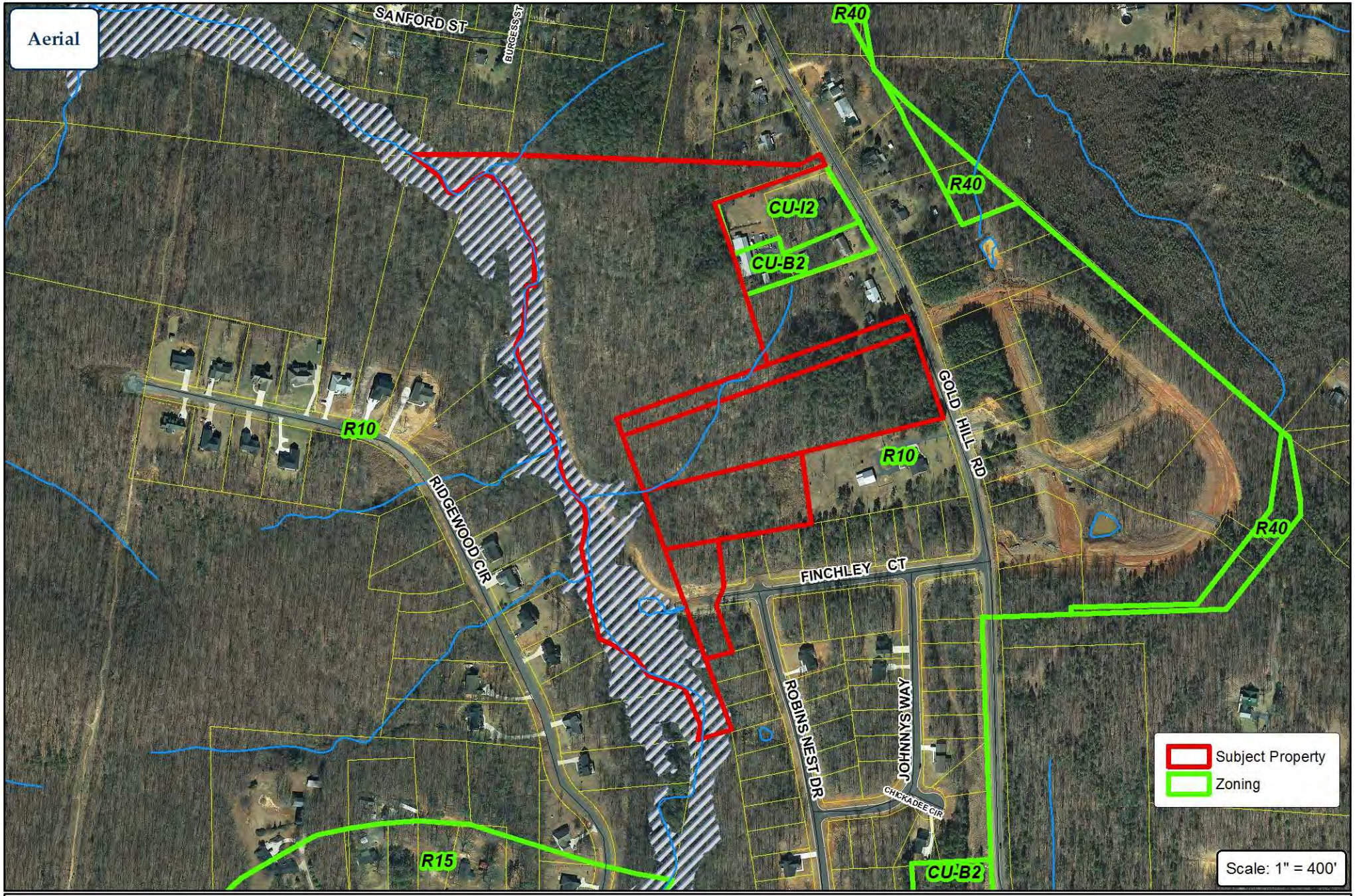


Water Main
Sewer Main
Force Main
Fire Hydrant
Pump Station (PS)

City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-17-02

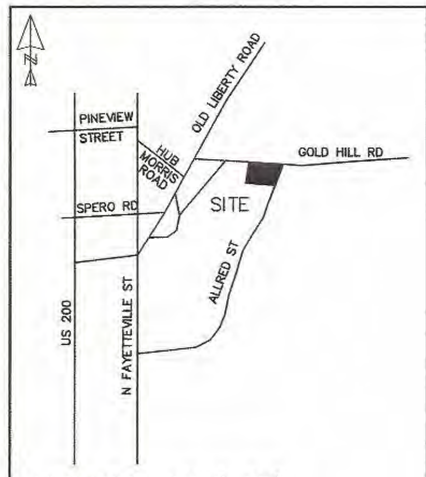
Parcel: 7762658808, 7762750195, 7762751483, 7762752727 & 7762754678



City of Asheboro
Planning & Zoning Department

Subdivision Case: SUB-17-02

Parcel: 7762658808, 7762750195, 7762751483, 7762752727 & 7762754678



VICINITY MAP (NTS)

GENERAL SITE NOTES
BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM ASHEBORO CONNECT GIS & RANDOLPH COUNTY GIS.
NO SURVEY TAKEN BY THIS OFFICE AS OF 6/7/17.
SITE: 27.88 ACRES ±
PIN: 7762658806, 7762740259, 7762750195, 7762751483, 7762754678, 7762752727, 7762742903, 7762742835, 7762742757, 7762747801, 7762742692, 7762743513, 7762743425
DEED REFERENCE: DB 2406 PG 1000 & DB 2429 PG 39
ZONING: R10 ASHEBORO
10,000 SF MIN. LOT SIZE (PRIMARY GROWTH AREA)
SETBACKS: FRONT - 30'
REAR - 25'
SIDE - 10'
PUBLIC ROADS: 3,311 LF
TOTAL LOTS: 44
AVERAGE LOT SIZE: 17,569 SF (EXCLUDING LOTS 14-15, 20, & 23)
LOT 1 IS PARTIALLY WITHIN THE 100 YEAR FLOOD LINE.

811 Know what's below. Call before you dig.

McDOWELL TIMBER COMPANY PROPERTY = 27.88 AC ±

OWNER / DEVELOPER:
MCDOWELL TIMBER COMPANY
AGENT: KEN MCDOWELL
1926 OLD HUMBLE MILL ROAD
ASHEBORO, NC 27205
PH. 336-302-9225

Seal

Redacted

SEA
Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting
PO Box 968
Asheboro, NC 27204
Phone 336-324-0902 Fax 336-324-0922
E-mail - mack@ashcbcorp.com

No.	Date:	Description:	By:

SKETCH PLAN

FEASIBILITY STUDY FOR ROBINS NEST PROPERTY

RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale:	100' = 1'-0"
Date:	MAY, 2016
Drawn By:	JS
Checked By:	KMSL
Job No:	E-3614

Sheet No. C-1 of 1

P:\E-3614 Robins Nest Feasibility - Ken McDowell\dwg\FEASIBILITY BASE A OPTION 3 - E-3614.dwg 6/15/2017 5:29:38 PM, Oce PlotWave 340 - WPD2

Item 5 (d)

SUB-17-03: Subdivision Sketch Design review for McDowell Subdivision

(south side of East Allred Street, west of Northshore Dr.)

Staff Report

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-17-03 **Date** 7-10-2017 PB
7-13-2017 CC

GENERAL INFORMATION

Subdivision Name McDowell Subdivision
Requested Action Subdivision Sketch Design
Applicant McDowell Timber Company
Address 1296 Old Humble Mill Rd.
Phone 336-302-9225
Location South side of East Allred Street

PARCEL INFORMATION

PIN 7762401442
Size 23.94 acres +/- **Number of Lots** 42

Existing Zoning R15/R10 **Average Lot Size** 17,281 sq. ft. (PENDING)
Existing Land Use Undeveloped

Surrounding Land Use

North Low-density residential **East** Medium-density residential
South Low/Medium-density residential **West** Low-density residential

LAND DEVELOPMENT PLAN

Growth Strategy Map Adjacent Development
Proposed Land Use Map Neighborhood Residential
Small Area Plan Map East
Identified Activity Center? No

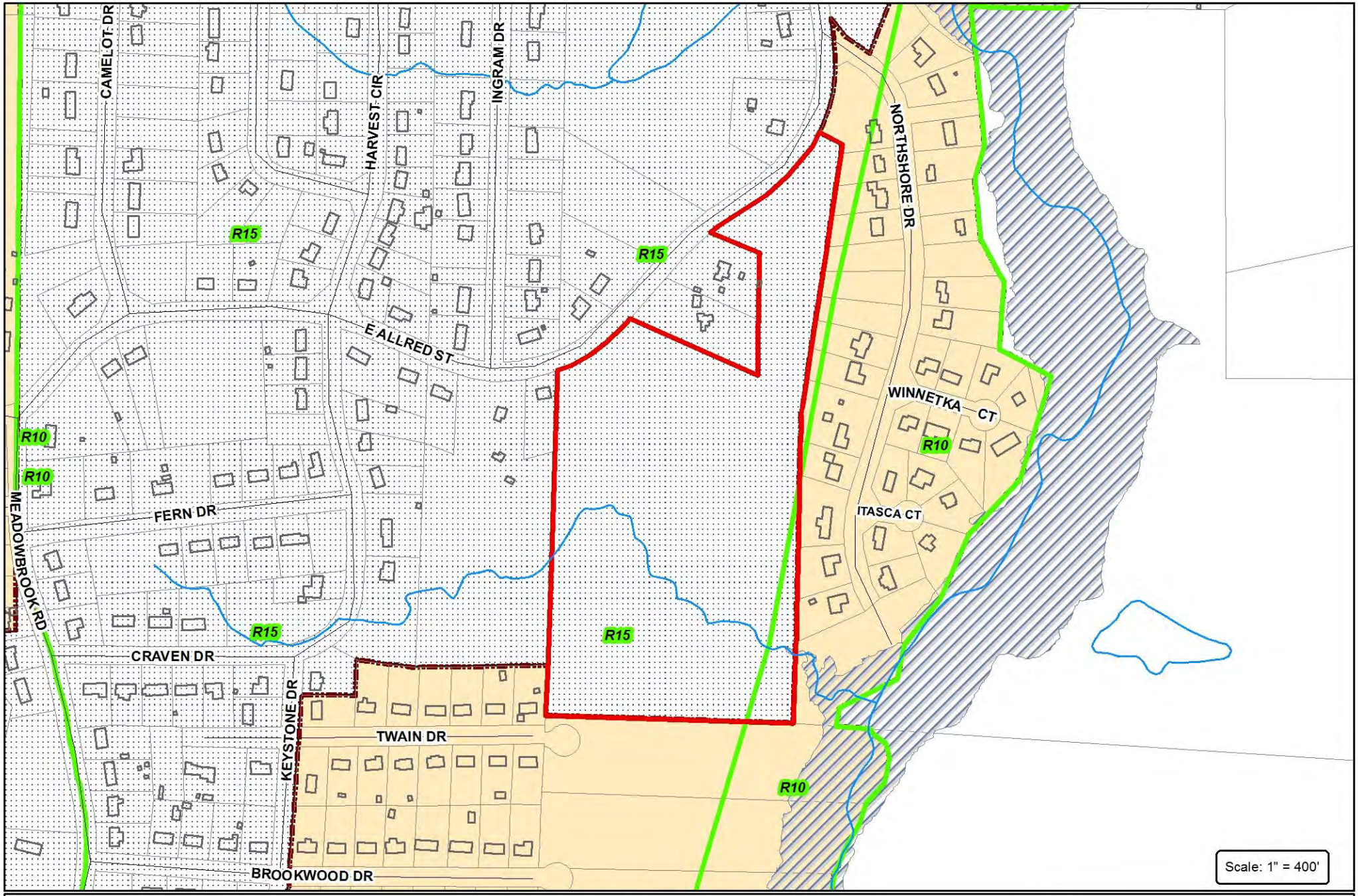
Development Issues

1. The property is outside the city limits. Access to city services (water/sewer) requires annexation of the property.
2. The proposal is for a conventional residential subdivision.
3. Single-family dwellings are permitted in the R15 zoning district with minimum 15,000 sq. ft. lots. There is a small portion to the rear of four of the proposed lots that is zoned R10 Medium-Density residential.
4. A stream runs through a portion of the property, however, the property is outside of the City's watershed area. A small portion of the property is located in a Special Hazard Flood Area.
5. Two entrances are proposed along East Allred Street.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering	Plat corrections and comments pending as of 7-6-2017. Annexation shall be required prior to approval of Preliminary Plat.
Public Works	Plat corrections and additional detail on street lighting and utility locations are needed.
Planning	Plat corrections (as of 7-6-2017).
Other	Hydrant locations must be coordinated with Fire Department.
Staff Recommendation	Staff's recommendation is pending receipt of further information concerning these comments.
Planning Board Recommendation	The Planning Board will consider the request during its July 10, 2017 meeting. A recommendation will be available after that time.

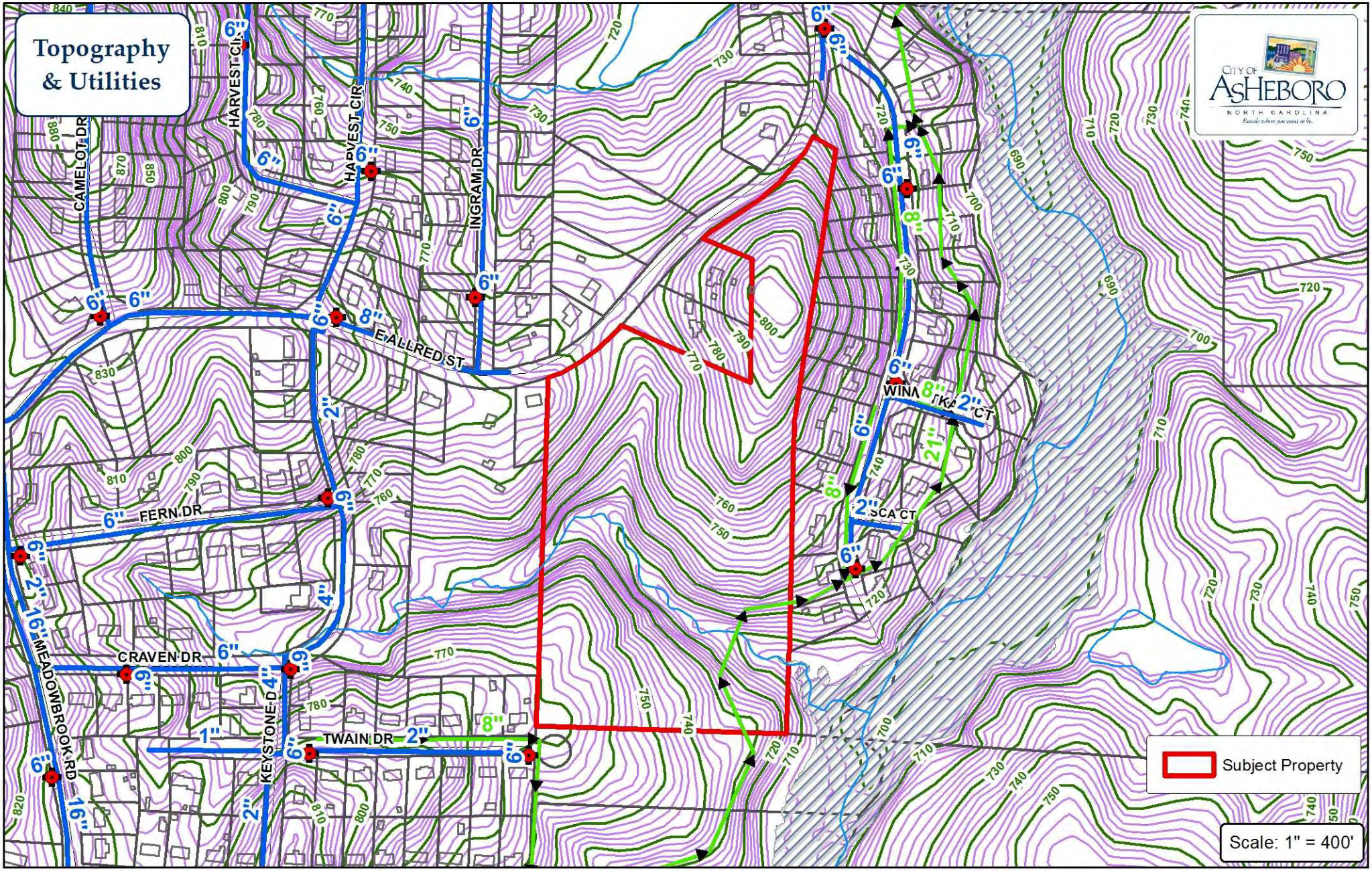


City of Asheboro
Planning & Zoning Department

Subdivision Case: SUB-17-03

Parcel: 7762401442

Subject Property
Zoning
City Limits
ETJ

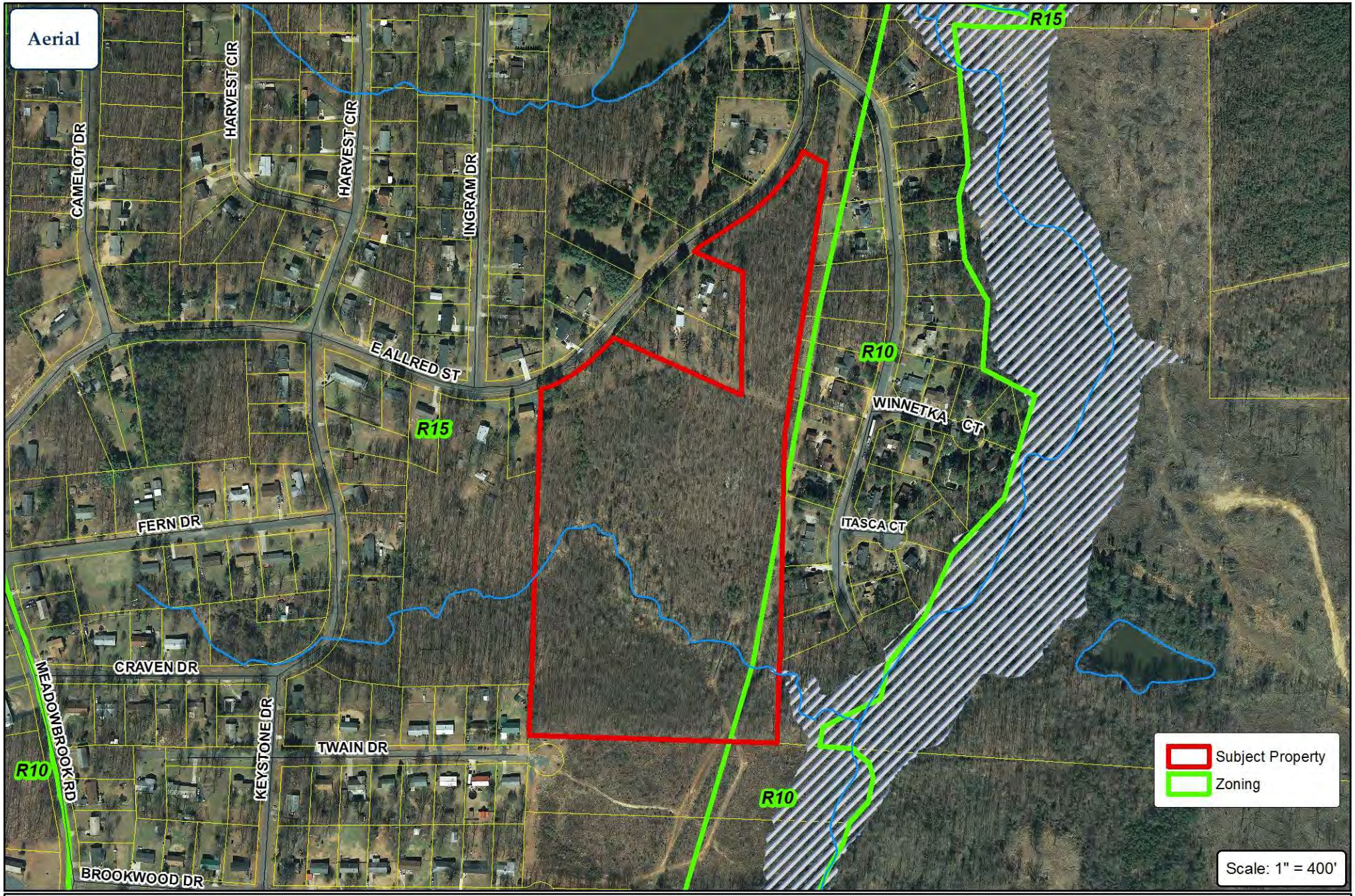


Water Main
Sewer Main
Force Main
Fire Hydrant
PS Pump Station

City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-17-03

Parcel: 7762401442



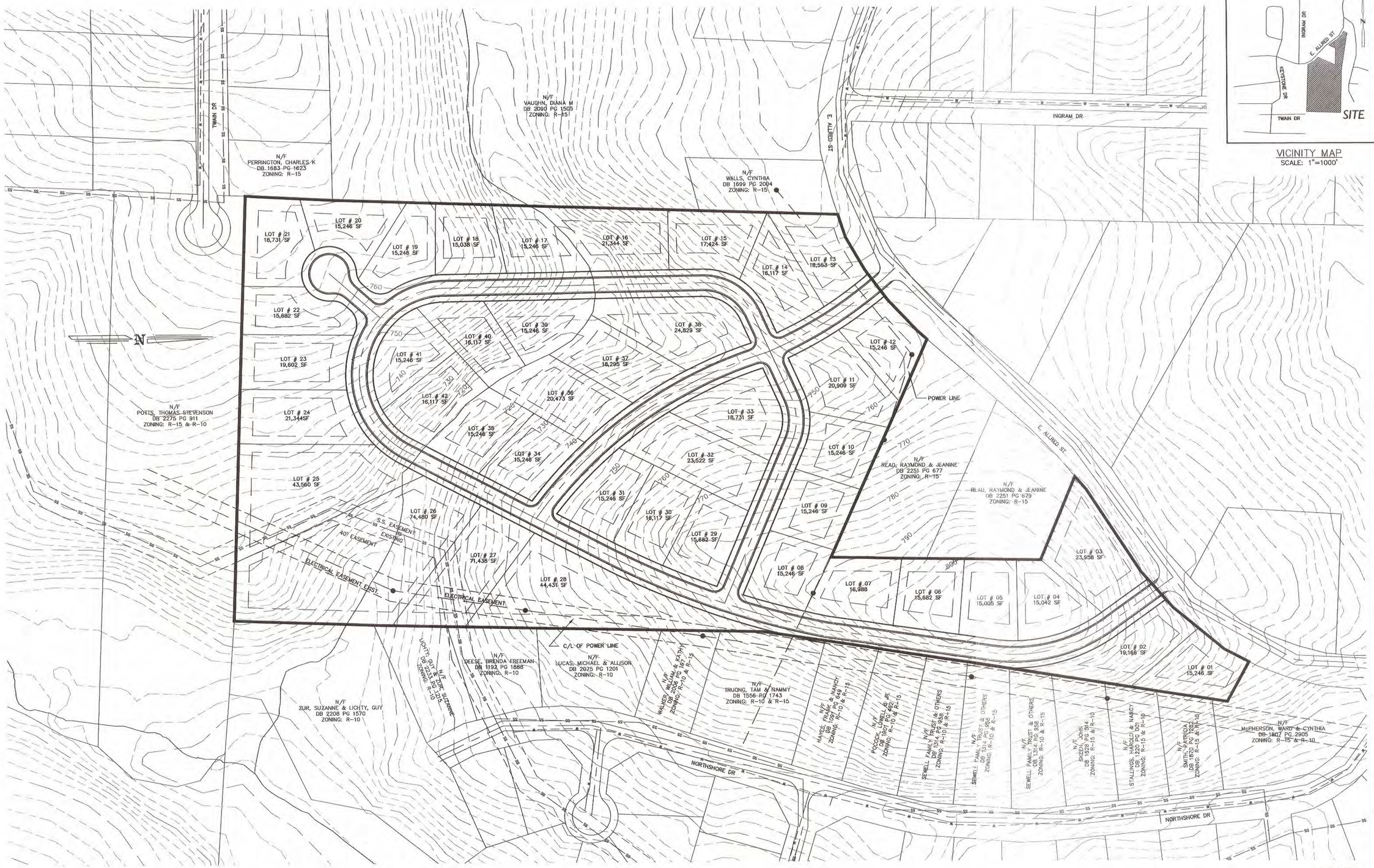
City of Asheboro
Planning & Zoning Department

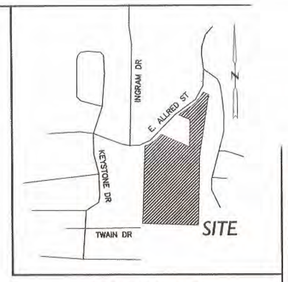
Subdivision Case: SUB-17-03

Parcel: Parcel: 7762401442

Seal

Redacted





VICINITY MAP
SCALE: 1"=1000'

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

GENERAL SITE NOTES
BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM ASHEBORO CONNECT GIS & RANDOLPH COUNTY GIS.
NO SURVEY TAKEN BY THIS OFFICE AS OF 6/7/17
SITE: 23.94 ACRES
PIN: 7762401442
DEED REFERENCE: DB 1454 PG 1500
ZONING: R-15 ASHEBORO
15,000 SF MIN. LOT SIZE, 100' MIN. LOT WIDTH (FRONTAGE)
SETBACKS: FRONT – 30'
REAR – 25'
SIDE – 15'
PUBLIC ROADS: 4,036 LF
TOTAL LOTS: 42
AVERAGE LOT SIZE: 17,281 SF (EXCLUDES LOTS 25–28)

811 Know what's below. Call before you dig.

OWNER/DEVELOPER
McDOWELL TIMBER COMPANY
1296 OLD HUMBLE MILL ROAD
ASHEBORO, NC 27205
PH: 336-302-9225

SEA

Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
Email - mack@asheboro.com

No.	Date:	Description:	By:

SKETCH PLAN

McDOWELL SUBDIVISION

E. ALLRED STREET
RANDOLPH COUNTY - ASHEBORO TOWNSHIP - NORTH CAROLINA

Scale:	1" = 80'
Date:	MAY 2017
Drawn By:	IS
Checked By:	HMSJ
Job No.:	E-3962

Sheet No. C-1 of 1

P:\E-3962 McDowell Subdivision Feasibility - E. Allred St\dwg\FEASIBILITY STUDY BASE A - E-3962.dwg, 6/15/2017 5:22:06 PM, Ole PlotWave 340 - WPD2