

**AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, NOVEMBER 9, 2017, 7:00 PM**

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Consent agenda:
 - (a) Approval of the meeting minutes for the regular city council meeting on October 5, 2017.
 - (b) Approval of the temporary closure from 7:00 p.m. to 8:30 p.m. on Friday December 1, 2017, of the streets indicated on the accompanying parade permit application and map for the Asheboro/Randolph Chamber of Commerce Christmas Parade.
 - (c) Approval of the temporary closure from 6:00 p.m. to 9:00 p.m. on Friday, December 8, 2017, of the streets indicated on the accompanying parade permit application and map for the annual “Christmas on Sunset” event sponsored by the Asheboro/Randolph Chamber of Commerce Downtown Development Committee.
4. Community Development Director Trevor Nuttall will present the following items:
 - (a) Request for approval to schedule for December 7, 2017, and to advertise, public hearings pertaining to the following zoning cases:
 - (i) Application to rezone property located at 3367 Zoo Parkway and the corner of Zoo Parkway and Old Cox Road (Randolph County Parcel Identification Number 7669466475) from R40 (Low-Density Residential) and CU-OA6 (Conditional Use Office-Apartment) to OA6 (Office-Apartment).
 - (ii) Application to rezone property located at 1828 and 1834 Rayburn Street plus property located on the west side of Rayburn Street from R10 (Medium-Density Residential), B2 (General Commercial), and I1 (Light-Industrial) to O & I (Office & Institutional).
 - (iii) Application to rezone property located at 151 West Presnell Street from R10 (Medium-Density Residential) to OA6 (Office-Apartment).
 - (iv) Application to rezone property located at 458 and 468 Veterans Loop Road from R10 (Medium-Density Residential) to I2 (General Industrial).

- (b) Quasi-Judicial Hearing on Case No. SUP-17-02: A special use permit application for property located north of Pineview Street, east of 850 Pineview Street, and west of the Norfolk-Southern Railroad authorizing a Special Non-Residential Intensity Allocation (SNIA) related to built-upon area within a water shed.
 - (c) Legislative Hearing on Case No. RZ-17-11: An application to rezone property located at 364 and 384 NC Hwy 42 North from (Medium-Density Residential) and M (Mercantile) to B2 (General Commercial).
 - (d) Quasi-Judicial Hearing on Case No. RZ/CUP-17-12: An application to rezone property located at 1930 and 1940 Gold Hill Road from R10 (Medium-Density Residential) to CU-R40 (Conditional Use Low-Density Residential) and to obtain a conditional use permit authorizing a solar farm.
 - (e) Quasi-Judicial Hearing on Case No. RZ/CUP-17-13: An application to rezone property located at 1378, 1380, 1510, 1514, 1530, and 1538 Old Cedar Falls Road from R10 (Medium-Density) residential to CU-R40 (Conditional Use Low-Density Residential) and to obtain a conditional use permit authorizing a solar farm.
 - (f) Quasi-Judicial Hearing on Case Nos. CUP-17-14 and SUB-17-04: An application for a conditional use permit for a residential planned unit development for property located on the north side of Hub Morris Road, approximately 600 feet east of the intersection with North Fayetteville Street, and on the west side of Forest Park Drive. This application includes a subdivision sketch design review for a portion of the property.
- 5. Public comment period.
 - 6. City Engineer Michael Leonard, PE will present the following items:
 - (a) Request for the council to award contracts for the following projects:
 - (i) Replacement of the HVAC System at the public works facility.
 - (ii) The purchase of windows for the McCrary Gym renovation project.
 - (b) Consideration of a petition to annex approximately 0.40 of an acre of land located at 200 Foster Street (Randolph County Parcel Identification Number 7750736791).
 - (i) Resolution directing the city clerk to investigate the petition.
 - (ii) Consideration of a resolution setting a public hearing date.

7. City Manager John Ogburn will discuss vacancies on the Asheboro Airport Authority and the Redevelopment Commission.
8. Mayor Smith will lead a discussion of potential changes in the council's meeting schedule for 2018.
9. Mayor Smith will entertain a motion, pursuant to Section 143-318.11(a)(5) of the North Carolina General Statutes, to go into closed session in order to instruct the city staff concerning the position to be taken on behalf of the council in negotiating the price and other material terms of a proposed contract for the acquisition of real property.
10. Return to open session, and Mayor Smith will lead a discussion of upcoming events and items not on the agenda.
11. Adjournment.

**REGULAR MEETING
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, MUNICIPAL BUILDING
THURSDAY, OCTOBER 5, 2017
7:00 p.m.**

This being the time and place for a regular meeting of the Asheboro City Council, a meeting was held with the following elected officials and city management team members present:

David H. Smith) – Mayor Presiding

Clark R. Bell)
Edward J. Burks)
Linda H. Carter)
Walker B. Moffitt) – Council Members Present
Jane H. Redding)
Katie L. Snuggs)
Charles A. Swiers)

John N. Ogburn, III, City Manager
Jason D. Cheek, Police Captain
Timothy Edward Cockman, Deputy Fire Chief
Holly H. Doerr, CMC, NCCMC, NCCP, City Clerk/Paralegal
Michael L. Leonard, PE, City Engineer
Trevor L. Nuttall, Community Development Director
Deborah P. Reaves, Finance Director
Jeffrey C. Sugg, City Attorney
Jody P. Williams, Chief of Police

1. Call to order.

A quorum thus being present, Mayor Smith called the meeting to order for the transaction of business, and business was transacted as follows.

2. Moment of silent prayer and pledge of allegiance.

After a moment of silence was observed in order to allow for private prayer and meditation, Mayor Smith asked everyone to stand and say the pledge of allegiance.

3. Recognition of retired Master Police Officer Linda A. Garner for her dedicated service to the City of Asheboro and its citizens.

On behalf of the Asheboro Police Department, Chief Williams presented Master Police Officer Garner with a plaque that included her badge as a token of gratitude for her loyal service to the City of Asheboro. Along with her badge, Chief Williams presented Master Police Officer Garner with her service side arm that she carried at the time of her retirement.

Additionally, on behalf of Mayor Smith and the City Council, Mr. Ogburn presented Master Police Officer Garner with a retirement plaque from the municipal corporation.

4. Naming of the open space at the Eastside Park in honor of the late Coach Russell “Russ” Eugene Murphy.

Mr. Willie Gladden asked the council to adopt a resolution honoring the late Coach Russell “Russ” Eugene Murphy. Furthermore, Mr. Gladden asked that the Asheboro City Council name the open space at the Eastside Park in honor of Coach Murphy.

Upon motion by Mr. Bell and seconded by Ms. Snuggs, Council Members voted unanimously to adopt the following resolution by reference.

RESOLUTION NUMBER 32 RES 10-17

RESOLUTION HONORING COACH RUSS MURPHY

WHEREAS, Coach Murphy was a long time coach of numerous sports in the Asheboro City School System. A graduate of Winston Salem State University, he played football professionally with the Philadelphia Eagles. Coach Murphy was a very passionate person who touched many students and athletes in the 30 plus years that he lived in the Asheboro Community, and

WHEREAS, Mr. Russell Eugene Murphy, Sr. was from Wilmington, North Carolina and served in the Marines after high school. After discharge, Mr. Murphy earned a bachelor's degree from Winston-Salem State University and a master's from N.C. A&T State. His career began under legendary Coach Clarence "Bighouse" Gaines at WSSU, and

WHEREAS, Coach Murphy worked for a time as a teacher in Burlington and Roanoke Rapids schools, he came to Asheboro for the remainder of his career, teaching at North Asheboro Middle School, where he coached basketball, and served on the football staff at Asheboro High School, and

WHEREAS, Coach Murphy, who died November 15, 2005, had been inducted into the N.C. Weight Lifting Hall of Fame, the "Bighouse" Gaines Athletic Hall of Fame at Winston Salem State University and the Asheboro High School Hall of Fame. He was a charter member of the Winston Salem State University Heritage Society Club and a life member of the Winston Salem State University National Alumni Association, and

WHEREAS, Coach Murphy started his Asheboro teaching career at the old Central High School until public schools were integrated in the late 1960s. "Coach Lee J. Stone hired him as a football coach," Gladden said. "They were close friends up until the end."

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Asheboro hereby names the open space at the Eastside Park in honor of late Coach Russell "Russ" Eugene Murphy; and

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and instructed to spread a copy of this resolution upon the city's records.

Adopted this the fifth day of October, 2017.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

5. Consent agenda.

Upon motion by Mr. Burks and seconded by Ms. Redding, Council voted unanimously to approve/adopt each of the following consent agenda items:

(a) The meeting minutes of the city council's regular meeting on September 14, 2017.

The approved minutes are on file in the city clerk's office, and an electronic copy of the approved minutes is posted on the city's website.

(b) The receipt of the Asheboro ABC Board's meeting minutes for September 5, 2017.

Copies of the Asheboro ABC Board's meeting minutes for September 5, 2017 are on file in the city clerk's office.

(c) The dates, along with certain associated rules, for the 2017-2018 dark geese (Canada & white-fronted geese) and duck hunting season at Lake Reese.

A copy of the recreation services superintendent's written request containing the hunting dates and rules was provided to the council members in advance of the vote to adopt the said dates and rules. A copy of this written request is also on file in the city clerk's office.

The adopted hunting season dates are as follows:

- November 16th, 18th, and 20th
- December 16th, 18th, and 28th
- January 4th, 6th, and 8th

(d) The temporary closure on October 31, 2017, from 6:30 p.m. to 8:30 p.m., of the streets indicted on the parade permit application and map for the "Trick or Treat in the Park" event sponsored by the City of Asheboro Cultural and Recreation Services Departments.

The parade permit application for the requested street closure, including a street closure map, was included in the council's materials. Copies of these items are on file in the city clerk's office. The said temporary street closure was approved as requested in the application.

- (e) **The temporary closure on November 5, 2017, from 3:00 p.m. to 4:00 p.m. of the streets indicated on the parade permit application and map for a horse parade.**

The parade permit application for the requested street closure, including a street closure map, was included in the council's materials. Copies of these items are on file in the city clerk's office. The said temporary street closure was approved as requested in the application.

- (f) **The temporary closure on November 11, 2017, from 4:00 p.m. to 5:30 p.m., of the streets indicated on the parade permit application and map for the Veterans Day Parade.**

The parade permit application for the requested street closure, including a street closure map, was included in the council's materials. Copies of these items are on file in the city clerk's office. The said temporary street closure was approved as requested in the application.

- (g) **An ordinance to amend the General Fund for Fiscal Year 2017-2018.**

21 ORD 10-17

ORDINANCE TO AMEND THE GENERAL FUND FY 2017-2018

WHEREAS, there exist within the City of Asheboro dwellings unfit for human habitation due to dilapidation; defects increasing the hazards of fire, accidents and other calamities; lack of ventilation, light and sanitary facilities; and other conditions rendering such dwellings unsafe or unsanitary, dangerous and detrimental to the health, safety and morals, and otherwise detrimental to the welfare of the residents of the City, and;

WHEREAS, in order to protect the health, safety and welfare of the residents of the city as authorized by Part 6 of Article 19, Chapter 160A of the General Statutes, minimum standards of fitness for the initial and continued occupancy of all buildings used for human habitation have been established as expressly authorized by G.S. § 160A-444, and;

WHEREAS, these minimum standards of fitness were established by legislative authority of the City Council of the City of Asheboro and are found in Title XV Chapter 151 of the Code of Asheboro, and;

WHEREAS, there exist home owners occupying dwellings in violation of Title XV Chapter 151, which create public safety concerns and negatively affect surrounding home values and neighborhood health, and;

WHEREAS, The City Council aspires to further its public purpose to safeguard public health, safety and welfare through programs and partnerships that protect property values and improve the quality of housing within the city, and;

WHEREAS, Habitat for Humanity of Randolph County provides rehabilitative assistance to homeowners in Asheboro to correct deficiencies of Title XV Chapter 151, thereby making all of Asheboro housing safer and more habitable, and;

WHEREAS, the City Council recognizes that its interest in ensuring all residents have access to quality housing aligns with Habitat for Humanity of Randolph County's interest in facilitating the provision of decent and affordable housing, and;

WHEREAS, the City Council, in light of the above-stated recognition of common interests, wishes to appropriate funds to Habitat for Humanity of Randolph County for rehabilitative assistance to correct housing deficiencies experienced by low to moderate income homeowners residing within the City of Asheboro, and;

WHEREAS, the budget needs to be amended to appropriate funding and 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 Revenue line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-399-0000	Fund Balance Allocation	32,000

That the following Expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-490-5600	Community Development	\$32,000

Adopted this the 5th day of October 2017.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

6. Community Development items:

(a) Request for approval to schedule for November 9, 2017, and to advertise, public hearings on applications for land use approvals.

Mr. Nuttall requested approval to schedule the following zoning cases for the November 9, 2017 regular city council meeting. Additionally, Mr. Nuttall requested that the meeting be held at the City of Asheboro Public Works Facility located at 1312 North Fayetteville Street in Asheboro instead of city hall.

Upon motion by Mr. Bell and seconded by Mr. Swiers, Council voted unanimously to approve the scheduling and advertising of public hearings pertaining to the following zoning cases. The hearings will be held during the November 9, 2017 regular council meeting that will be held at the City of Asheboro Public Works Facility.

- (i) Application to rezone property located at 364 and 384 N.C. Highway 42 N. (Randolph County Parcel Identification Numbers 7761413138, 7761414104, and 7761414160) from R10 (Medium-Density Residential) and M (Mercantile) zoning to B2 (General Commercial) zoning.
- (ii) Application for a special use permit allowing a special intensity non-residential allocation of built upon area within a watershed area and regarding height requirements within the airport overlay zone for property located on the north side of Pineview Street and the west side of the Norfolk Southern Railroad (Randolph County Parcel Identification Numbers 7753684191, 7753573828, 753487218, 7753781486, and 7753596125).
- (iii) Application to rezone property located at 1930/1940 Gold Hill Road (the portion of Randolph County Parcel Identification Number 7762798310 located within City of Asheboro jurisdiction) from R10 (Medium-Density Residential) zoning to CU-R40 (Conditional Use Low-Density Residential) zoning and to obtain a conditional use permit for a solar farm.
- (iv) Application to rezone property located at 1378, 1380, 1510, 1514, 1530, and 1538 Old Cedar Falls Road and the south side of E. Presnell Street (Randolph County Parcel Identification Number 7761548926) from R10 (Medium-Density Residential) zoning to CU-R40 (Conditional Use Low-Density Residential) zoning and to obtain a conditional use permit for a solar farm.
- (v) Application for a conditional use permit and subdivision sketch design approval for a residential planned unit development located north of Hub Morris Road, approximately 700 feet east of its intersection with North Fayetteville Street, and along the west side of Forest Park Drive (Randolph County Parcel Identification Numbers 7763270025, 7763275095, 7763265981, 7763265467, and 7763265562).

(b) Legislative hearing on an application to rezone property at 1119 South Cox Street and the adjoining parcel of land identified by Randolph County Parcel Identification Number 7750970713 from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment) zoning.

Mayor Smith opened the public hearing, which was legislative in nature, on the request (Case No. RZ-17-07) by Branson-Coleman Properties, LLC to rezone approximately 1.04 acres of land from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment).

The 1.04 acres to be rezoned are part of 1.76 acres of land owned by Branson-Coleman Properties, LLC and identified by Randolph County Parcel Identification Numbers 7750879622 and 7750970713. With the approval of the request, the entire 1.76 acres will be located within an OA6 (Office-Apartment) zoning district.

Mr. Nuttall utilized a visual presentation to summarize the planning staff's analysis of the request. The staff report noted the following:

1. South Cox Street is a state-maintained minor thoroughfare.
2. The property is in the city limits and all city services are available.
3. The property is within the Center City Planning Area (Tier 3).
4. The surrounding area is characterized by a mix of uses, including single family and multi-family residential, and offices. Some heavier commercial uses are also south of the property towards East Dixie Drive.
5. There is currently a two-family dwelling located on the property, which tax records indicate was built in 1927. This use is permitted in an OA6 zoning district.
6. The request would allow all uses permitted by the OA6 district, including residential uses described in number 5 above and non-residential uses. Permitted non-residential uses include office and institutional activities and limited service oriented commercial activities (such as barber shops, etc.), but do not include heavier commercial uses such as retail sales, restaurants, etc. Mixed uses may be located within the same structure in the OA6 district. Certain amenities, such as pedestrian infrastructure, are required for uses other than single-family residential development in the OA6 district.

The Planning Board recommended approval of the request to rezone the R7.5 portion of the property to an OA6 zoning district. This recommendation was based on the Planning Board's concurrence with the following analysis from the Community Development staff that evaluated the consistency of the requested rezoning with the adopted comprehensive plans, the reasonableness of the request, and whether the requested rezoning was in the public interest:

"The requested OA6 district complies with the Land Development Plan's designation of the property as part of the City Activity Center, which, along with the Central Small Area Plan, calls for accommodating a mix of uses that are compatible with a neighborhood's historic development pattern.

The requested OA6 district fits the longstanding transitional nature of South Cox Street by allowing different types of residential uses (single-family, two-family, and multi-family) and no residential office, institutional, and limited commercial uses permitted in the OA6 district.

Finally, the property is not impacted by flood areas, watershed areas, or areas with considerable steep slopes.

Therefore, staff believes the request is consistent with the adopted Land Development Plan and reasonable and in the public interest."

Mr. H.R. Gallimore, a real estate broker for the applicant, presented comments in support of the requested rezoning. There being no further comments and no opposition from the public, Mayor Smith transitioned to the deliberative phase of the hearing.

Upon motion by Mr. Moffitt and seconded by Mr. Burks, Council voted unanimously to approve the requested rezoning by adopting a multi-part motion that included the following actions:

1. Approval and adoption as its own by the Council of the above-stated consistency, reasonableness, and public interest analysis in support and explanation of the council's decision to grant the requested rezoning; and
2. In light of the Council's above-stated determination/analysis, the application for the requested zoning amendment was approved, without any modifications, due to the application's consistency with the adopted plans.

A copy of the visual presentation utilized by Mr. Nuttall is on file in the city clerk's office.

- (c) After taking action on the preceding land use case, Council Member Moffitt raised the issue of whether the city, independent of any rezoning applications that have been filed and are awaiting review, should undertake a large scale rezoning along the Cox Street corridor. The focus of the inquiry was whether the large scale application of OA6 zoning along this transitional corridor would be preferable to waiting for property owners to undertake filing individualized applications over an extended period of time.

After some discussion, the consensus emerged that (1) the question should be studied further and (2) no council action should be taken until the community development division can study the area in question and compile analytical data for review/evaluation by the governing board. When the staff analysis is complete, Mr. Nuttall will report back to the mayor and council.

(d) Legislative hearing on an application to rezone property at 920 South Cox Street from CU-B2 (Conditional Use General Commercial) to R7.5 (Medium-Density Residential) zoning.

Mayor Smith opened the public hearing, which was legislative in nature, on the following request (Case No. RZ-17-08) to rezone 0.38 of an acre of land owned by Bertha Earlene Ward from CU-B2 (Conditional Use General Commercial) to R7.5 (Medium-Density Residential). The said 0.38 of an acre is part of a parcel of land (Randolph County Parcel Identification Number 7750881708) that is 0.58 of an acre in size and is located at 920 South Cox Street.

Mr. Nuttall utilized a visual presentation to summarize the analysis of Ms. Ward's application for R7.5 (Medium-Density Residential) zoning. The planning department report noted the following:

1. South Cox Street is a state-maintained minor thoroughfare.
2. The property is in the city limits and all city services are available.
3. The property is within the Center City Planning Area (Tier 3).
4. The rear portion of the parcel totaling approximately 0.20 acres more or less is currently zoned B2 (rezoned from R7.5 to B2 in 2002, Case No. RZ-03-14). A small portion of a multi-use commercial development from an adjoining parcel extends onto this portion of the property, which is not part of the rezoning request.
5. The dive shop and office that was authorized by RZ-97-40 is no longer in operation on this property.
6. The area includes a mix of residential, office, and commercial uses.
7. The requested R7.5 district allows a single-family dwelling on property with a minimum of 7,500 square feet and a two-family dwelling on property with 11,500 square feet.

The Planning Board recommended approval of the requested rezoning after concurring with the following analysis from the Community Development staff that evaluated the consistency of the requested rezoning with the adopted comprehensive plans, the reasonableness of the request, and whether the requested rezoning was in the public interest:

"The property's designation within the City Activity Center calls for accommodating a mix of uses that are compatible with a neighborhood's historic context, which includes a mix of residential uses, along with office and institutional uses and lighter commercial uses (including the current CU-B2 (Conditional Use General Commercial)).

Rezoning the property to R7.5 Medium-Density Residential will allow investment in the property for its original residential use and be compatible with single-family residential land uses in the area, including those adjacent to the property.

Finally, the property is not impacted by flood areas, watershed areas, or areas with considerable steep slopes, and residential development typically has less impervious coverage than non-residential uses with greater parking demand.

Therefore, staff believes the request is consistent with the adopted Land Development Plan, and reasonable and in the public interest."

The Applicant presented comments in support of the requested rezoning. With no further comments and no opposition, Mayor Smith transitioned to the deliberative phase of the hearing.

Upon motion by Mr. Bell and seconded by Ms. Carter, Council voted unanimously to approve the requested rezoning by adopting a multi-part motion that included the following actions:

1. Approval and adoption as its own by the Council of the above-stated consistency, reasonableness, and public interest analysis in support and explanation of the council's decision to grant the requested rezoning; and
2. In light of the Council's above-stated determinations/analysis, the application for the requested zoning amendment was approved, without any modifications, due to the application's consistency with the adopted plans.

A copy of the visual presentation utilized by Mr. Nuttall is on file in the city clerk's office.

(e) Legislative hearing on an application to rezone property on the east side of North Church Street and the south side of West Salisbury Street (a portion of Randolph County Parcel Identification Number 7751738346) from I2 (General Industrial) to RA6 (High-Density Residential) zoning.

Mayor Smith opened the public hearing, which was legislative in nature, on Acme-McCrary Corporation's request (Case No. RZ-17-09) to rezone approximately 0.85 of an acre of the corporation's land from I2 (General Industrial) to RA6 (High-Density Residential).

The 0.85 of an acre of land for which the RA6 zoning district is requested is part of a 4.35-acre parcel of land (Randolph County Parcel Identification Number 7751738346) located along the east side of North Church Street and the south side of West Salisbury Street, west of the Norfolk-Southern Railroad. Mr. Nuttall utilized a visual presentation to summarize the planning staff's analysis of the requested rezoning, which noted the following:

1. The property is inside the city limits, and all city services are available.
2. North Church Street is a state-maintained minor thoroughfare at this location. West Salisbury Street (NC Highway 42) is considered a major 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 been used for manufacturing, processing, and assembly since it was built in the mid-1920's with additions built in the 1940's. The structure is listed on the National Register of Historic Places, along with other structures on the balance of the parcel.
5. The RA6 Residential District is "intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged." The request would allow all uses permitted by right in the RA6 district.
6. Adaptive reuse of formerly industrial properties for commercial and residential uses has occurred in the area, especially along the Church Street corridor, in recent years.
7. The zoning ordinance has specific provisions for adaptive reuse of property and multi-family development within Tier 1 of the Center City Planning Area, including requirements for open space/impervious surface.

The Planning Board recommended approval of the requested rezoning after concurring with the following analysis from the Community Development staff that evaluated the consistency of the requested rezoning with the adopted comprehensive plans, the reasonableness of the request, and whether the requested rezoning was in the public interest:

"The proposed land use map indicates that the property is designated as part of the City Activity Center, which promotes a mix of residential uses and housing types as part of the City's primary large scale, mixed use center.

While the general RA6 district doesn't involve analysis of a specific development proposal, placing the subject property within the RA6 district allows for the possibility of its adaptive reuse which is supported by the Land Development Plan. The Central Small Area Plan also supports higher density residential uses in locations having the least negative impact on existing neighborhoods. Development of the property under RA6 requirements would have no impact on existing neighborhoods.

The Land Development Plan's goals generally support repurposing formerly industrial sites for a mix of uses, especially within the City Activity Center. Other planning efforts, such as the 2012 EPA Sustainable Design and Development Public Workshop, also reiterated the support for adaptive reuse of properties formerly used for industrial purposes, which has occurred in the area in recent years.

Additionally, known environmental factors [or their absence] (located outside of watershed, flood area, area with steep slopes) support the request.

Considering these factors, staff believes the request is consistent with the adopted Land Development Plan and other planning efforts and is therefore reasonable and in the public interest."

There being no comments and no opposition from the public, Mayor Smith transitioned to the deliberative phase of the hearing.

Upon motion by Mr. Bell and seconded by Mr. Swiers, Council voted unanimously to approve the requested rezoning by adopting a multi-part motion that included the following actions:

1. Approval and adoption as its own by the Council of the above-stated consistency, reasonableness, and public interest analysis in support and explanation of the council's decision to grant the requested rezoning; and

2. In light of the Council's above-stated determinations/analysis, the application for the requested zoning amendment was approved, without any modifications, due to the application's consistency with the adopted plans.

A copy of the visual presentation utilized by Mr. Nuttall is on file in the city clerk's office.

(f) Legislative hearing on an application to rezone property at 419 East Dorsett Avenue from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment) zoning.

Mayor Smith opened the public hearing, which was legislative in nature, on Kenny Seabolt's application (Case No. RZ-17-10) to rezone a parcel of land (Randolph County Parcel Identification Number 7750878064) at 419 East Dorsett Avenue from R7.5 (Medium-Density Residential) to OA6 (Office-Apartment). This parcel of land, which is owned by Clyde Richard Seabolt, Richard Keith Seabolt, and Kenny Douglas Seabolt, is approximately 0.42 of an acre in size.

Mr. Nuttall utilized a visual presentation to summarize the planning staff's analysis of the rezoning application. The staff report noted the following:

1. The property is inside the city limits, and all city services are available.
2. East Dorsett Avenue is a city-maintained street approximately 29' in width.
3. The area includes a mix of commercial, residential, office, and industrial uses.
4. The property is located within Tier 3 of the Center City Planning Area.
5. The property currently has a single-family dwelling, which is permitted in the OA6 district. Also permitted are two-family and multi-family residential uses, office/institutional uses, and a limited number of lighter commercial activities (i.e. banks, etc.).
6. The request would allow all uses permitted by right in the OA6 district, including residential uses described in (5) above and non-residential uses. Permitted non-residential uses include office and institutional activities and limited service oriented commercial activities (such as barber shops, etc.), but do not include heavier commercial uses such as retail sales, restaurants, etc. Mixed uses may be located within the same structure in the OA6 district. Certain amenities, such as pedestrian infrastructure, are required for uses other than single-family residential development in the OA6 district.

The Planning Board recommended approval of the requested rezoning after concurring with the following analysis from the Community Development staff that evaluated the consistency of the requested rezoning with the adopted comprehensive plans, the reasonableness of the request, and whether the requested rezoning was in the public interest:

"The City Activity Center and Central Small Area plan propose accommodation of uses that are compatible with the context of the surrounding neighborhood, including different housing types and non-residential uses (office/institutional, lighter commercial activities). The property's transitional location, which includes heavier commercial uses immediately to the south, office and institutional uses to the north, and various types of residential uses intertwined in the area, make an OA6 zoning designation appropriate and will continue to allow investment into the property for both residential and limited non-residential purposes.

Furthermore, the property does not have known, significant environmental factors that would be negative towards an OA6 zoning.

Therefore, staff believes the requested OA6 zoning amendment is consistent with adopted comprehensive plans, reasonable, and in the public interest.

Mr. Kenny Seabolt presented comments in support of the requested rezoning. There being no further comments and no opposition from the public, Mayor Smith transitioned to the deliberative phase of the hearing.

Upon motion by Mr. Moffitt and seconded by Mr. Burks, Council voted unanimously to approve the requested rezoning by adopting a multi-part motion that included the following actions:

1. Approval and adoption as its own by the Council of the above-stated consistency, reasonableness, and public interest analysis in support and explanation of the council's decision to grant the requested rezoning; and
2. In light of the Council's above-stated determinations/analysis, the application for the requested zoning amendment was approved, without any modifications, due to the application's consistency with the adopted plans.

A copy of the visual presentation utilized by Mr. Nuttall is on file in the city clerk's office.

7. Public comment period.

Mayor Smith opened the floor for public comments.

During the public comment period, Mr. James Armstrong of South Cox Street expressed his desire to make Asheboro a better place and to work on public safety issues such as the opioid crisis and improving the underlying conditions that contribute to high numbers of calls for police services. Additionally, Mr. Armstrong asked that city staff consider the construction of more sidewalks and the installation of more street lights within the eastside community.

There being no further comments from the public, Mayor Smith closed the public comment period.

8. Request for authorization to purchase a previously owned pumper truck.

Deputy Fire Chief Cockman presented and recommended adoption, by reference, of a resolution authorizing the purchase of a used pumper truck for the Asheboro Fire Department.

Upon motion by Mr. Bell and seconded by Ms. Redding, Council Members voted unanimously to adopt the following resolution by reference.

RESOLUTION NUMBER 33 RES 10-17

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION AUTHORIZING THE PURCHASE OF A USED PUMPER TRUCK FOR
THE ASHEBORO FIRE DEPARTMENT**

WHEREAS, in an effort to reconcile operational needs with fiscal constraints, the Asheboro Fire Department's management team has developed a plan to purchase a used pumper truck that will meet the fire department's operational needs in a cost-effective manner; and

WHEREAS, the Asheboro Fire Department has located a used fire truck that is in good condition and satisfies the requirements of the above-described plan; and

WHEREAS, the said used fire truck is a 1997 Pierce Dash pumper truck that is currently owned by Robbins Hose Company No. 1, of Dover, Delaware (a Delaware corporation that provides fire protection services for Dover, Delaware and that is also referred to as the Dover Fire Department); and

WHEREAS, the Dover Fire Department has offered to sell this used pumper truck to the City of Asheboro for a purchase price of \$75,000.00; and

WHEREAS, subject to the successful completion of inspection and testing requirements utilized by the Asheboro Fire Department when evaluating used equipment, the Asheboro Fire Chief and the Asheboro City Manager have recommended purchasing the said pumper truck from the Dover Fire Department; and

WHEREAS, Section 143-129(e)(10) of the North Carolina General Statutes provides for an exception to the usual competitive bidding procedures for the purchase of used apparatus or equipment; and

WHEREAS, a purchase agreement for the used pumper truck has been prepared by the city attorney; and

WHEREAS, the proposed agreement is attached to this Resolution as EXHIBIT 1 and is hereby incorporated into this Resolution by reference as if copied fully herein;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the proposed purchase of the used pumper truck in accordance with the terms and conditions found in EXHIBIT 1 is hereby approved; and

BE IT FURTHER RESOLVED that City Manager John N. Ogburn, III is hereby authorized to execute a purchase agreement that conforms to the instrument attached to this Resolution as EXHIBIT 1.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting of the governing board that was held on the 5th day of October, 2017.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

EXHIBIT 1

STATE OF NORTH CAROLINA

**USED FIRE TRUCK
PURCHASE AGREEMENT**

COUNTY OF RANDOLPH

THIS USED FIRE TRUCK PURCHASE AGREEMENT (the "Agreement") is entered, as of the dates indicated on the last two pages of this legal instrument, by and between the CITY OF ASHEBORO, a North Carolina municipal corporation with its principal office located in Randolph County, North Carolina at 146 North Church Street, Asheboro, North Carolina 27203, (the "Buyer" or the "City") and the ROBBINS HOSE COMPANY NO. 1, OF DOVER, DELAWARE, a volunteer fire department serving Dover, Delaware that is incorporated under the laws of the State of Delaware with a registered address of 103 South Governors Avenue, Dover, Delaware 19904, (the "Seller" or "Dover").

WITNESSETH:

WHEREAS, the City is seeking to purchase for its municipal fire department a previously owned pumper truck; and

WHEREAS, Dover has a 1997 model year Pierce Dash pumper truck that will meet the needs of the Asheboro Fire Department; and

WHEREAS, Dover is willing to sell this used pumper truck for \$75,000.00;

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, specifically including the proposed transfer to the City of the unencumbered title to the said pumper truck in consideration of the payment by the City of the \$75,000.00 purchase price, the City and Dover, intending to be legally bound, hereby agree as follows:

ARTICLE 1. Purchase of Fire Apparatus

1.01 In accordance with the terms and conditions specified in this Agreement, Dover will sell its 1997 model year Pierce Dash pumper truck with vehicle identification number 4P1CT02S7VA000654 (the "Pumper Truck"), and the City will purchase the said Pumper Truck.

1.02 The total purchase price to be paid by the City for the Pumper Truck is \$75,000.00.

ARTICLE 2. Delivery and Acceptance of the Pumper Truck

2.01 Prior to the payment of any monetary consideration by the City, Dover is to deliver the Pumper Truck, within 14 calendar days of the execution by both parties of this Agreement, to Atlantic Emergency Solutions, 121 Patriot Drive, Middletown, Delaware 19709 for pre-purchase vehicle/equipment inspections to be conducted at the City's sole and exclusive expense.

2.02 As a condition precedent to the City's obligation to complete the purchase contemplated by this Contract, the Pumper Truck must pass, without exception or deviation, the pre-purchase vehicle/equipment inspections listed below. The said inspections to be performed at Atlantic Emergency Solutions will consist of the following checklist of items that must be successfully passed, without any exception or deviation, in order to confirm the conformance of the Pumper Truck to the Buyer's minimum requirements and, thereby, satisfy the condition precedent to any obligation on the part of the City to complete the purchase of the Pumper Truck:

- (A) The Pumper Truck must be fully operational. In order to demonstrate the required operational readiness, the following criteria must be satisfied:
- (1) The Pumper Truck must have fully operational emergency traffic sound and lighting devices;
 - (2) The Pumper Truck must meet all of the minimum requirements found in the applicable federal and North Carolina statutory law and administrative regulations for the use of the said truck on federal and state highway systems;
 - (3) The Pumper Truck must have an unexpired, valid FMCSA (Federal Motor Carrier Safety Administration) annual vehicle inspection sticker; and
 - (4) As part of these pre-purchase inspections, the Pumper Truck must receive annual preventative maintenance service work and inspections, including without limitation oil/fluid analysis and a pump test, that confirm the absence of any condition/defect that would call into question the operational reliability or suitability of the said truck for service as contemplated by the command staff in the City's fire department.

- (5) The Pumper Truck must have on file a current annual NFPA (National Fire Protection Association) pump test record that conforms to the applicable standards.
- (B) The Pumper Truck must have a diesel engine with a minimum of 450 HP and an automatic transmission.
- (C) At the time of the pre-purchase inspections, the Pumper Truck must fully conform to all NFPA 1901 Chapter 3 (Pumper Fire Apparatus, 1996 Edition) specifications and equipment; provided, however, the City's fire department will supply the minor equipment listed in Section 3 – 8 of the referenced chapter.

2.03 The City, by and through Asheboro Fire Chief Roy Wright, will provide written notification of the results of the said pre-purchase vehicle/equipment inspections as soon as is practicable. This notification will be sent to Dover Fire Chief Carleton Carey, Jr. by means of mutually acknowledged on-going electronic mail transmissions between the two fire chiefs.

2.04 If and when notice of the successful completion of the above-described pre-purchase vehicle/equipment inspections, including any needed repairs or corrective actions that must be authorized by Dover in order to successfully complete the inspection process, is given by the City's fire chief, the above-stated condition precedent to the purchase of the Pumper Truck shall be deemed to be satisfied. Upon the satisfaction of the said condition precedent, the City will be deemed to have accepted the delivery of the Pumper Truck at Atlantic Emergency Solutions, 121 Patriot Drive, Middletown, Delaware 19709.

2.05 The said pre-purchase vehicle/equipment inspections and the final written notification as to whether the condition precedent for the acceptance of the Pumper Truck has been satisfied shall be accomplished within 60 business days of the receipt of the Pumper Truck at Atlantic Emergency Solutions. If the Pumper Truck does not pass the above-described inspections, or if the inspection process, inclusive of any needed repairs/corrective actions that must be authorized by Dover in order for the Pumper Truck to pass the said inspections, are not completed within 60 business days of the receipt of the truck by Atlantic Emergency Solutions, the proposed purchase of the Pumper Truck by the City shall be deemed to be canceled.

2.06 In the event the contemplated purchase of the Pumper Truck is cancelled because the above-stated condition precedent is not satisfied in a timely manner, neither party shall owe any fees, damages, monetary payments, or charges of any kind to the other party, and title to the Pumper Truck shall remain with the Seller. Furthermore, so long as, and only so long as, Dover removes the Pumper Truck from the premises of Atlantic Emergency Solutions within five business days of the receipt of notification that the condition precedent for the purchase of the said truck has not been satisfied, the City will pay for all charges associated with or arising out of the inspections conducted at Atlantic Emergency Solutions. Any storage fees or charges of a similar kind that are charged or accrue after five business days from the date of the cancellation of the purchase of the Apparatus shall be the sole and exclusive responsibility of Dover.

ARTICLE 3. Assignment and Warranty of Title

3.01 Once notice has been given by the City of the successful completion of the pre-purchase vehicle/equipment inspections, the satisfaction of the condition precedent to the purchase of the Pumper Truck, and the resulting acceptance of the delivery of the truck to the City at Atlantic Emergency Solutions, 121 Patriot Drive, Middletown, Delaware 19709, the City shall have ten business days to make conclusive arrangements for the delivery to Dover, at a mutually agreed upon location, by the City's authorized representative(s) of a certified bank check payable to Robbins Hose Company No. 1, Inc. in the amount of \$75,000.00.

3.02 Contemporaneously with the delivery of good funds for the purchase of the Pumper Truck, an assignment and warranty of title must be signed in the presence of a Notary Public so as to effectively convey to and vest in the City title to the Pumper Truck in accordance with Delaware and North Carolina law.

3.03 The Seller warrants to the City that the Seller is the owner of the Pumper Truck, the Seller is selling the Pumper Truck to the City free from all encumbrances and liens of any kind, and the Seller has good right and lawful authority to sell the Pumper Truck in accordance with the terms and conditions found in this Agreement.

3.04 The Seller further warrants to the City that the Pumper Truck has not been involved in a collision or other occurrence to the extent that the cost to repair the damage exceeds 25% of the fair market value of the truck, the Pumper Truck is not a flood vehicle, the Pumper Truck is not a reconstructed vehicle, and the Pumper Truck is not a salvage vehicle.

ARTICLE 4. Taxes

4.01 The City is exempt from federal excise tax. However, under North Carolina law, the City is not exempt from state and local sales tax.

4.02 Sales tax is not included in the above-stated \$75,000.00 purchase price. If Dover is required under Delaware law to collect sales tax from the City, the tax must be invoiced as a separate item with details as

to the identities of the taxing authorities and the amount of the tax collected for each taxing authority. The exact amount of the taxes to be paid in addition to the purchase price must be provided to the City at the time arrangements are made with the City's fire chief to exchange the payment of good funds for title to the Pumper Truck. Any applicable sales tax for which the City is invoiced will be added to the certified bank check used to pay the \$75,000.00 purchase price for the Pumper Truck.

ARTICLE 5. Miscellaneous

5.01 The City acknowledges and agrees that upon the successful completion of the pre-purchase vehicle/equipment inspections, the satisfaction of the condition precedent to the purchase of the Pumper Truck, and the acceptance of the delivery of the truck to the City at Atlantic Emergency Solutions, 121 Patriot Drive, Middletown, Delaware 19709, **the sale of the Pumper Truck is an "as is" sale without any warranty other than the warranty of title described in Article 3 of this Agreement.**

5.02 The City and Dover each acknowledge and represent that they are duly organized, validly existing, and in good standing and have the right, power, and authority to enter into this Agreement and bind themselves hereto through the officials set forth below as the signatories for the respective parties.

5.03 **Time shall be of the essence of this Agreement** and each and every term and condition thereof.

5.04 The captions and section numbers appearing in this Agreement are inserted only as a matter of convenience and do not define, limit, construe, or describe the scope of such paragraphs or sections of this Agreement or in any way affect this Agreement.

5.05 This Agreement may be executed in several counterparts, any of which shall be regarded for all purposes as an original, and all of which constitute but one and the same instrument.

5.06 This Agreement sets forth the entire contractual understanding of the parties with respect to the subject matter of the purchase agreement and supersedes all prior arrangements and communications between the parties. This Agreement may be amended from time to time only by written agreement duly authorized and executed by the parties hereto.

5.07 Each party agrees that it will execute any and all documents or other instruments and take such other action as may be necessary to give effect to the terms and conditions of this Agreement so long as such actions are not inconsistent with the terms and conditions of this Agreement.

5.08 The representations and warranties contained herein shall survive the termination of this Agreement.

5.09 This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

5.10 No waiver by either party of any term or condition of this Agreement will be deemed to constitute a waiver of any subsequent breach whether of the same or of a different section, subsection, paragraph, clause, phrase, or other provision of this Agreement. Making payments pursuant to this provision during the existence of a dispute shall not be deemed to and shall not constitute a waiver of any of the claims or defenses of the party making such payment. No waiver shall be effective unless it is in writing and is signed by the party asserted to have granted the waiver.

5.11 The parties agree and acknowledge that they have jointly participated in the negotiation and drafting of this Agreement. In the event of an ambiguity or if a question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the parties and no presumptions or burdens of proof shall arise favoring any party by virtue of the authorship of any of the provisions of this Agreement. Any reference to any federal, state, local, or foreign statute or law shall be deemed also to refer to all rules and regulations promulgated thereunder, unless the context requires otherwise. If any party has breached any representation, warranty, or covenant contained herein in any respect, the fact that there exists another representation, warranty, or covenant relating to the same subject matter (regardless of the relative levels of specificity) which the party has not breached shall not detract from or mitigate the fact that the party is in breach of the first representation, warranty, or covenant.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives on the dates indicated below.

THE CITY OF ASHEBORO,
a North Carolina municipal corporation

By: _____ (SEAL)
John N. Ogburn, III
City Manager of the City of Asheboro

Date: _____

This instrument has been preaudited in the manner prescribed by the Local Government Budget and Fiscal Control Act.

Deborah P. Reaves
Finance Officer
City of Asheboro, North Carolina

**ROBBINS HOSE COMPANY NO. 1,
OF DOVER, DELAWARE,**
a Delaware corporation

By: _____ (SEAL)
(Authorized Official's Signature)

(Authorized Official's Printed or Typed Name)

(Authorized Official's Printed or Typed Title)

(Date Signed by Authorized Official)

A copy of the visual presentation utilized by Deputy Chief Cockman is on file in the city clerk's office.

9. Engineering Department items:

(a) Consideration of awarding a contract for the City Hall roof replacement project.

City Engineer Michael Leonard, PE reported that four (4) bids were received on September 18, 2017, at 2:00 p.m., for the City Hall Roof Replacement Project. He recommended the award of the contract for the roof replacement project to Allied Roofing Co., Inc., which was the lowest responsive, responsible bidder with a bid of \$127,663.00.

Based on the staff recommendation, Mr. Bell moved to award the contract to Allied Roofing Co., Inc. Ms. Carter seconded the motion, and the motion was adopted unanimously. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted in favor of the motion.

A copy of the bid tabulation presented by Mr. Leonard is on file in the city clerk's office.

(b) Consideration of an ordinance to reduce the speed limit on Vision Drive (SR2269) from 55 miles per hour to 45 miles per hour.

Mr. Leonard presented and recommended adoption, by reference, of an ordinance authorizing a speed limit of 45 miles per hour on North Carolina Secondary Road 2269 (Vision Drive).

Upon motion by Mr. Burks and seconded by Ms. Carter, Council voted unanimously to adopt the following ordinance by reference.

ORDINANCE NUMBER _____ 22 ORD 10-17

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**AN ORDINANCE AUTHORIZING A SPEED LIMIT OF 45 MILES PER HOUR ON NORTH CAROLINA
SECONDARY ROAD 2269 (VISION DRIVE)**

WHEREAS, Section 160A-296 of the North Carolina General Statutes provides that a city shall have general authority and control over all public streets, sidewalks, alleys, bridges, and other ways of public passage within its corporate limits; and

WHEREAS, Section 20-141(b) of the North Carolina General Statues provides as follows:

Except as otherwise provided in this Chapter, it shall be unlawful to operate a vehicle in excess of the following speeds:

- (1) Thirty-five miles per hour inside municipal corporate limits for all vehicles.
- (2) Fifty-five miles per hour outside municipal corporate limits for all vehicles except school buses and school activity buses; and

WHEREAS, Section 20-141(f) of the North Carolina General Statutes provides as follows:

Whenever local authorities within their respective jurisdictions determine upon the basis of an engineering and traffic investigation that a higher maximum speed than those set forth in subsection (b) is reasonable and safe, or that any speed hereinbefore set forth is greater than is reasonable and safe, under the conditions found to exist upon any part of a street within the corporate limits of a municipality and which street is a part of the State highway system (except those highways designated as part of the interstate highway system or other controlled-access highway), said local authorities shall determine and declare a safe and reasonable speed limit. A speed limit set pursuant to this subsection may not exceed 55 miles per hour. Limits set pursuant to this subsection shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit; and

WHEREAS, speed restrictions established by the Asheboro City Council by means of the adoption of an appropriate ordinance are to be recorded in Schedule 16 of Chapter 72 of the Code of Asheboro; and

WHEREAS, on the basis of engineering and traffic investigations undertaken by the North Carolina Department of Transportation (the "NCDOT") concerning North Carolina Secondary Road 2269 (Vision Drive) from United States Highway 220 Business to 0.79 of a mile west of United States Highway 220 Business, the NCDOT has proposed lowering the speed limit for Vision Drive from 55 miles per hour ("MPH") to 45 MPH; and

WHEREAS, the Asheboro City Council concurs with the NCDOT's proposal;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro as follows:

Section 1. The speed limit for cars and trucks on North Carolina Secondary Road 2269 (Vision Drive) shall be 45 MPH from United States Highway 220 Business to 0.79 of a mile west of United States Highway 220 Business.

Section 2. The speed limit declared by this Ordinance shall become effective upon adoption of a concurring ordinance by the NCDOT and the erection of signs giving notice of the authorized speed limit.

Section 3. The city clerk shall amend Schedule 16 of Chapter 72 of the Code of Asheboro to reflect the above-stated change in the speed limit.

Section 4. All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting held on the 5th day of October, 2017.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

10. Economic Development items:

(a) City of Asheboro – Technimark CDBG Project:

(i) Consideration of awarding a contract for industrial rail spur track construction.

Mr. Leonard reported that bids were received on Thursday, September 28, 2017 for the re-bid of the Industrial Rail Spur Tracks, City of Asheboro-Technimark CDBG Project. A total of three (3) bids were received. A summary of the bids is as follows:

<u>Contractor</u>	<u>Bid Total</u>
1. HGnS, Inc. dba Dirtworks of the Carolinas	\$613,990.00
2. Civil Works Contracting, LLC (Non-Responsive Bid)	\$769,940.00
3. Zoladz Construction Co., Inc.	\$782,450.00

Based on the review of the bids, Mr. Leonard recommended that the contract for the industrial rail spur track construction be conditionally awarded to the lowest responsive, responsible bidder, HGnS, Inc. dba Dirtworks of the Carolinas. The recommendation for a conditional award of the

contract is due to the fact that, at this stage of the process, the council's action represents a preliminary determination, and no legally binding acceptance of the bid or offer occurs until the city has executed a written agreement. More specifically, the contract award is subject to HGnS, Inc. dba Dirtworks of the Carolinas providing all bonds, insurance, and other required documentation along with properly executing a contract in a form acceptable to the city.

Upon motion by Mr. Bell and seconded by Mr. Burks, Council voted unanimously to adopt the city engineer's recommendation and to conditionally accept the lowest responsive, responsible bid submitted on September 28, 2017, and, therefore, to conditionally award the contract to HGnS, Inc. dba Dirtworks of the Carolinas.

(ii) Consideration of an ordinance to amend the economic development fund.

As a consequence of the preceding conditional contract award, Mr. Leonard presented and recommended adoption, by reference, of an ordinance to amend the economic development fund.

Upon motion by Mr. Bell and seconded by Ms. Carter, Council voted unanimously to adopt the following ordinance by reference.

23 ORD 10-17

ORDINANCE TO AMEND THE ECONOMIC DEVELOPMENT FUND FY 2017-2018

WHEREAS, The City of Asheboro received notification from the NC Rural Economic Development Division, which is a component of the North Carolina Department of Commerce, that the City of Asheboro was awarded a Community Development Block Grant in the amount of \$490,000 to assist in providing rail to serve Technimark and that Technimark has pledged to create 41 full-time jobs and invest \$30,000,000 as a result of this project, and;

WHEREAS, the City Council approved the execution of the Grant agreement for this project (grant No. 14-E-2673) on October 6, 2016, and;

WHEREAS, The City Council of the City of Asheboro amended the Economic Development Fund budget to adjust for changes in revenues and expenditures based on the initial projected budget for the project on November 10th, 2016, and ;

WHEREAS, formal bids were received for the rebid of the Industrial Rail Spur project on September 28, 2017 and the bids submitted requires a revision of the proposed construction cost in the budget updating the construction expense from an estimated cost of \$490,000 to an estimated cost of \$613,990, and;

WHEREAS, the City Council of the City of Asheboro desires to amend the Economic Development Fund budget as required by law to adjust for changes in revenues and expenditures from the current adopted budget and 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:

Section 1: That the following revenue line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
72-374-0003	City of Asheboro Contribution	123,990

Section 2: That the following expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
72-920-0004	Construction	123,990

Adopted this the 5th day of October, 2017

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Holly H. Doerr
Holly H Doerr, CMC, NCCMC, City Clerk

(b) Consideration of a resolution in support of NCDOT improvements associated with SouthCorr, LLC.

Mr. Leonard presented and recommended adoption, by reference, of a resolution in support of NCDOT improvements associated with SouthCorr, LLC.

Upon motion by Mr. Burks and seconded by Ms. Carter, Council voted unanimously to adopt the following resolution by reference.

RESOLUTION NUMBER 34 RES 10-17

CITY OF ASHEBORO RESOLUTION IN SUPPORT OF NCDOT IMPROVEMENTS ASSOCIATED WITH SOUTHCORR, L.L.C.

WHEREAS, the City of Asheboro supports Project Echo (the SouthCorr economic development project) and the potential creation of 22 new jobs, with the retention of an additional 98 jobs, and the capital investment of approximately \$6.7 million dollars; and

WHEREAS, Project Echo involves transportation and cooperation with the North Carolina Department of Transportation; and

WHEREAS, Project Echo will have both statewide and regional implications from transportation networks.

NOW, THEREFORE, BE IT RESOLVED that the City of Asheboro adopts this resolution requesting the North Carolina Department of Transportation to fund and construct the necessary improvements to support Project Echo.

ADOPTED during regular session on this the 5th day of October, 2017.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

11. Upcoming events.

Mayor Smith led a discussion of upcoming events occurring with the city government and the community in general.

There being no further business, the meeting was adjourned at 8:31 p.m.

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

David H. Smith, Mayor



**Asheboro/Randolph
CHAMBER**

137 South Fayetteville Street
Asheboro, NC 27203
(336)626-2626
www.chamber.asheboro.com



August 15, 2017

John Ogburn
City of Asheboro
146 North Church Street
P.O. Box 1106
Asheboro, NC 27204-1106

Dear John:

It's time again to start planning for the Asheboro Christmas Parade and Christmas On Sunset. This year the parade will take place on Friday, December 1 and Christmas on Sunset will take place on Friday, December 8. The parade will begin at 7:00 p.m. and last approximately eighty minutes and Christmas on Sunset will be held 6-9 p.m.

For the parade, we request that the City of Asheboro block off South Church Street, Walker Avenue, Kivett Street, South Fayetteville Street and Sunset Avenue. **We will need the streets blocked off by 6:00 p.m. that evening. (If possible, we would like to request that Church Street be closed off by 5:30 p.m. for the parade entrants to line up.)** It is very hazardous for vehicles to be traveling on Church Street unless they are in the parade because of congestion and many young kids trying to find their organization's float or line up numbers. We have also had issues with people trying to drive onto Church Street from Kivett Street and Academy Street so if we could have Asheboro Police Department representation at these intersections starting at 6:00 p.m., that would help with crowd control and improve safety.

For Christmas On Sunset, we request that the City of Asheboro block off Church Street and Sunset Avenue with Police presence at Fayetteville Street to assist with those crossing.

Attached is the appropriate paperwork. Thank you for your support and assistance. If you have any questions, please contact me at your convenience.

Sincerely,

Linda Brown
President

Asheboro
Christmas
Parade

CITY OF
ASHEBORO
NORTH CAROLINA

gave to PD & PO's
8-21-2017

APPLICATION FOR PARADE PERMIT

In accordance with the Asheboro City Code, Section 97.04, application is hereby made for a parade permit. This permit must be received fourteen (14) days prior to the day of the parade.

Contact Name: Linda Brown
Address: 137 S. Fayetteville Street, Asheboro 27203
Phone: 336-626-2626 E-mail: lbrown@asheboro.com

Organization: Asheboro/Randolph Chamber of Commerce
Address: 137 S. Fayetteville Street, Asheboro 27203
Phone: 336-626-2626

Date of Parade: 12/1/17 Start Time: 7pm End Time: 8:30pm

Number of Persons: 2 Number of Vehicles: 125

Streets Involved: South Fayetteville, Sunset Avenue, Church St.,
Walker Ave, Kirett St.

Special officials and/or guests: Elected Officials + TV Personalities

Insurance Company & Policy Number: Cincinnati Insurance ECP/EDA 0081631

Any additional information: _____

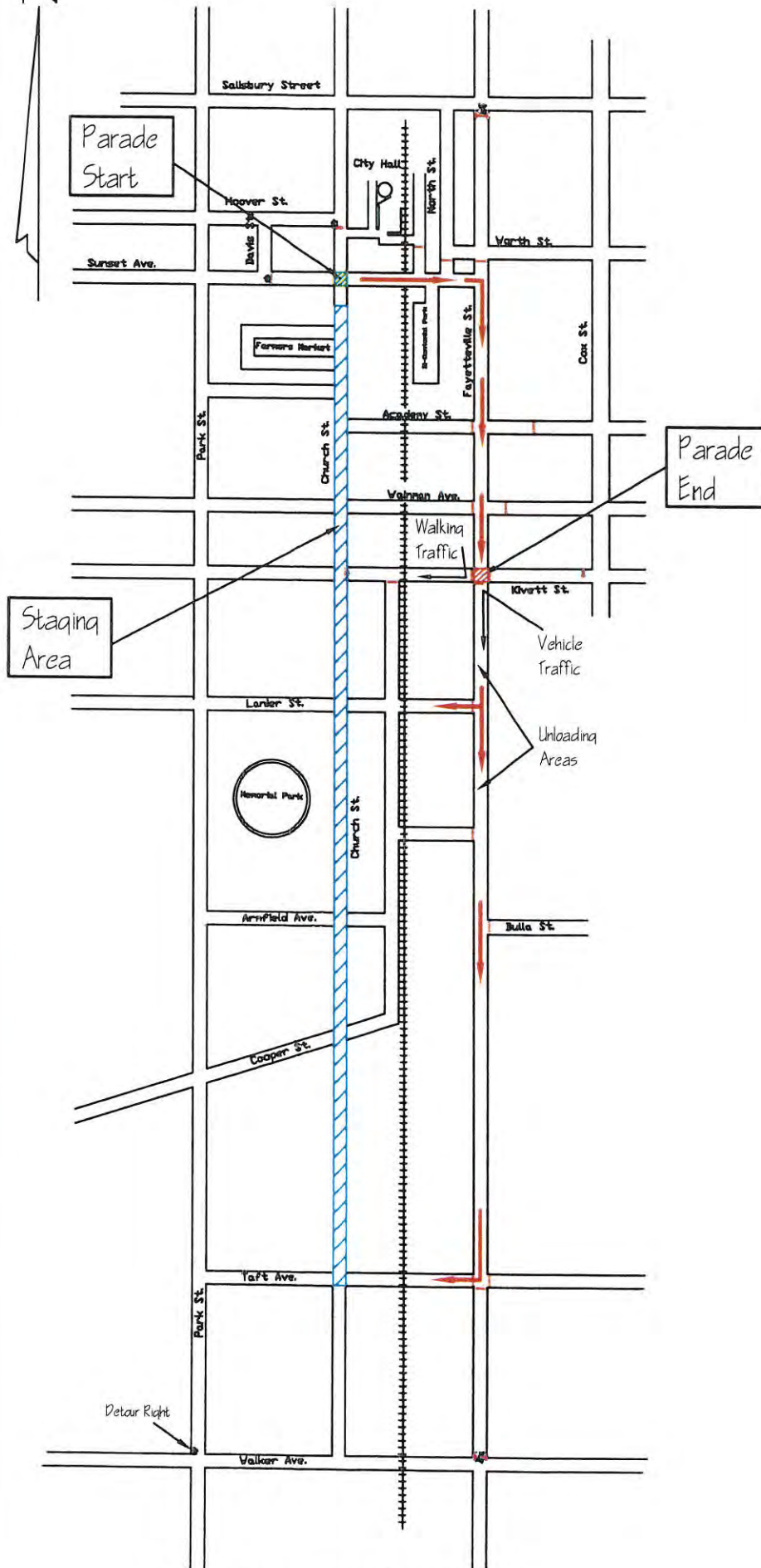
The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her (?) sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

Signature of Authorized Representative: Linda Brown

Internal Use Only

Police Department Recommendation: _____

City of Asheboro Approval By: [Signature] Date: 8/21/2017



CHRISTMAS PARADE ROUTE

Christmas
On
Sunset

CITY OF
ASHEBORO
NORTH CAROLINA

APPLICATION FOR PARADE PERMIT

In accordance with the Asheboro City Code, Section 97.04, application is hereby made for a parade permit. This permit must be received fourteen (14) days prior to the day of the parade.

Contact Name: Linda Brown
Address: 137 S. Fayetteville Street, Asheboro 27203
Phone: 336-626-2626 E-mail: lbrown@asheboro.com

Organization: Asheboro/Randolph Chamber of Commerce
Address: 137 S. Fayetteville Street, Asheboro 27203
Phone: 336-626-2626

Date of Parade: 12/8/17 Start Time: 6pm End Time: 9pm

Number of Persons: 2,000+ Number of Vehicles: N/A

Streets Involved: Church Street + Sunset Avenue

Special officials and/or guests: Santa + other costumed guests

Insurance Company & Policy Number: Cincinnati Insurance ECP/EBN 0281631

Any additional Information: _____

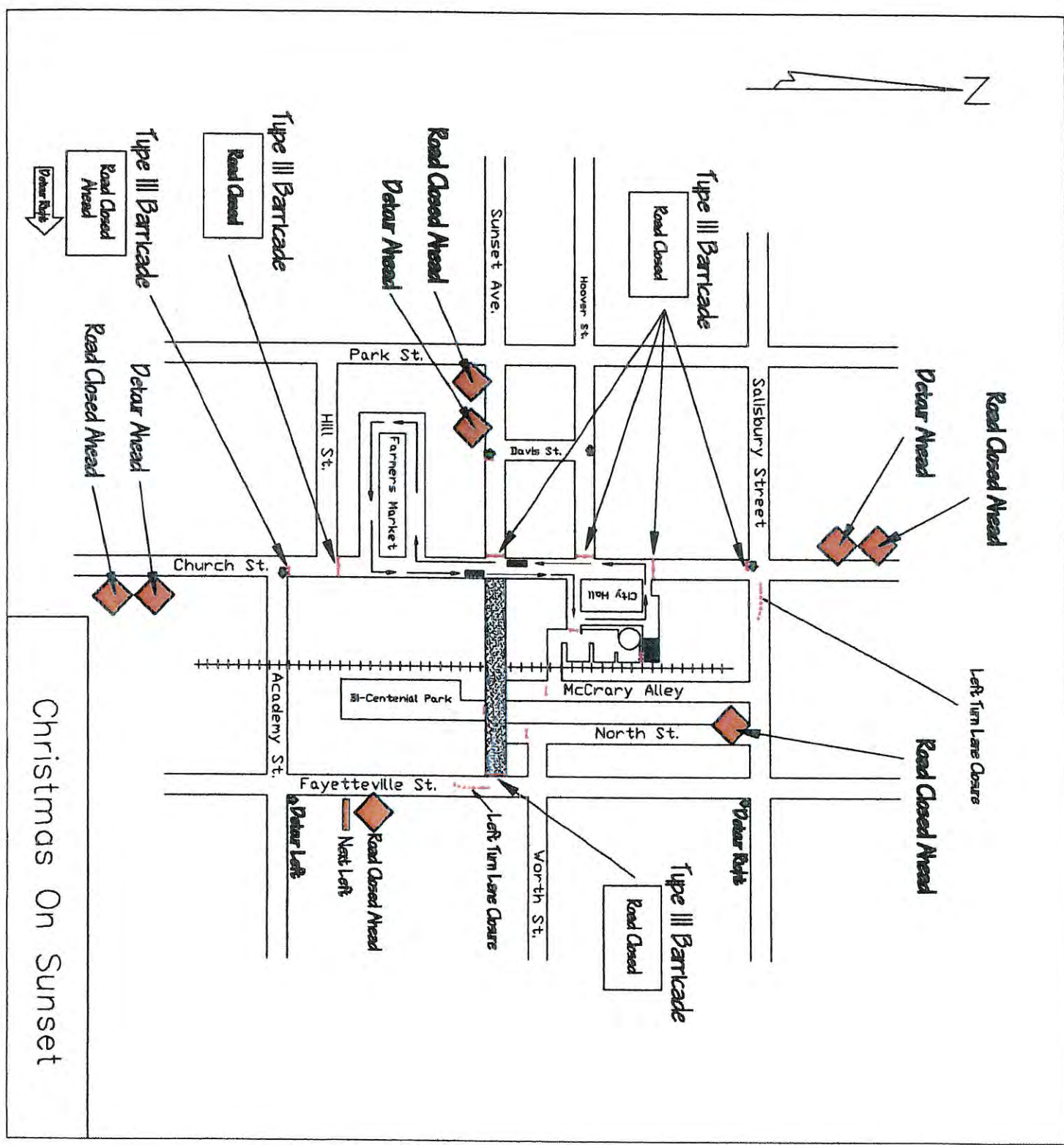
The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her (?) sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

Signature of Authorized Representative: Linda Brown

Internal Use Only

Police Department Recommendation: _____

City of Asheboro Approval By: [Signature] Date: 12/1/2017





SUP-17-02: Request for a Special Use Permit for a Special Non-Residential Intensity Allocation (SNIA) authorizing additional built upon area (impervious and partially impervious coverage) in watershed area

(Pineview Road)

Staff Report

SPECIAL USE PERMIT STAFF REPORT

SUP Case No. **SUP-17-02**

11/9/2017

General Information

City Council

Applicant Cetwick Real Estate Holdings, LLC (Samet Corporation, Brian Hall-Agent)

Address PO Box 2917

City Asheboro NC 27204

Phone 336-629-8473

Location Pineview Rd.

Requested Action Special Use Permit for SNIA (Special Non-Residential Intensity Allocation within Watershed)

Existing Zone I2 General Industrial

Existing Land Use Undeveloped

Size 30.61 acres +/-

Pin # 7753684191, 7753487218, 7753781486, and 7753596125.

Applicants Reason as stated on application

To accommodate the attached conceptual site plan and improvements proposed for "Project Pine."

Surrounding Land Use

North Industrial/Undeveloped

East Industrial/Railroad

South Industrial

West Industrial

Zoning History N/A

Growth Strategy Map Primary Growth

Proposed LDP Map Employment Center

Legal Description

The properties of Cetwick Real Estate Holdings, LLC, located north of Pineview St., west of the Norfolk-Southern Railroad, and east of 850 Pineview St. The properties total approximately 30.61 acres +/- and are more specifically identified by Randolph County Parcel Identification Nos. 7753684191, 7753487218, 7753781486, and 7753596125.

Analysis

1. The property is inside the city limits and has access to city services. Pineview Road is a state-maintained minor thoroughfare.
2. The property was previously used as an accessory recreational use (ball field and playground) to the former manufacturing, processing, and assembly use of the property.
3. Fibertex Personal Care proposes a manufacturing, processing, & assembly use which is permitted by right in an I2 (General Industrial) zoning district. The Special Use is to allow an increase in the built upon area due to the property's location in a watershed.
4. The property is located within the balance of the Back Creek/Lake Lucas Watershed area. Watershed areas are divided into critical and balance areas, with critical areas imposing the most stringent requirements. There is a limit to the amount of built upon area for the property, which is generally 12 percent of the land area for all built upon area added after July 1, 1993. There is a provision that allows exceeding this limit with a Special Use Permit, subject to Sections 303.10.B and 647 on p. 3 of this report.
5. Ten percent of each watershed area may be designated as a Special Intensity Allocation area. Within the Back Creek/Lake Lucas Watershed balance area, 205.48 acres remain that may be given this special allocation. If granted, the allocation would use 14 acres of this area (the amount above the allowed 12 percent built upon area for the project site).
6. If the increase in impervious coverage is allowed, this approval will have no effect on general Watershed requirements (hazardous material storage, stream buffer requirements, etc.) that protect water quality.
7. In addition to the Special Use Permit being requested by the property owner, Fibertex Personal Care has indicated its intent to request a zoning vested right for a term of five years as part of the permit. The Council has the authority to grant this right and term after considering the size of the development, the level of investment, the need for or desirability of the development, economic cycles, and market conditions. A zoning vested right is a right, pursuant to G. S. 160A-385.1, to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan.

LDP Conformity Issues

SPECIAL USE PERMIT STAFF REPORT

SUP Case No. SUP-17-02

Page 2

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 11-1-2017:

(A) The site plan depicts areas designated for future development, which will include additional built upon area beyond the area depicted in the first phase of development. Subject to the maximum built upon area approved by the Special Use Permit, 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. For purposes of illustration and not limitation, this shall include structure(s) and parking areas associated with the "manufacturing, processing, and assembly" use identified on the approved site plan.

(B) A revised site plan noting "Approval of this plan establishes a zoning vested right under G. S. 160A-385.1. Unless terminated at an earlier date, the zoning vested right shall be valid until December 7, 2022." shall be submitted to city staff for inclusion into the file without further review by City Council.

SPECIAL USE PERMIT STAFF REPORT

SUP No. SUP-17-02

Page 3

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

310B.3 Back Creek Lake Watershed -- Balance of Watershed UT to Cedar Creek -- Balance of Watershed WS-II-BW

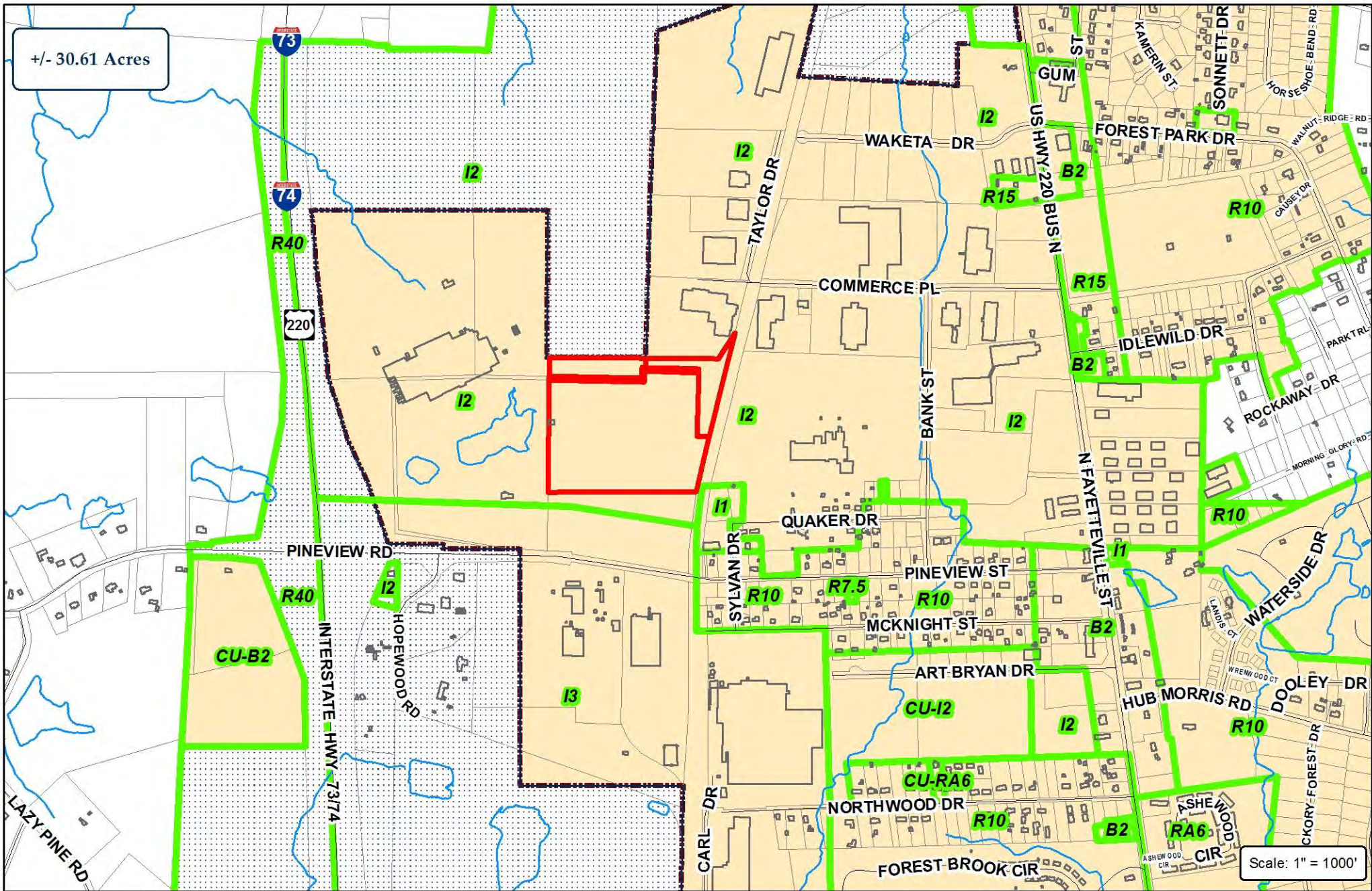
B. Density and Built-upon Limits:

...2. All other residential and nonresidential development shall not exceed twelve (12%) percent built-upon area on a project by project basis except that up to ten percent (10%) of the balance of the watershed may be developed for nonresidential uses to seventy percent (70%) built upon area on a project by project basis. For the purpose calculating built-upon area, total project area shall include total acreage in the tract on which the project is to be developed.

647 Watershed SNIA (12/02)

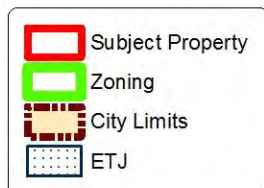
647.1 All applications for a SNIA shall include the following:

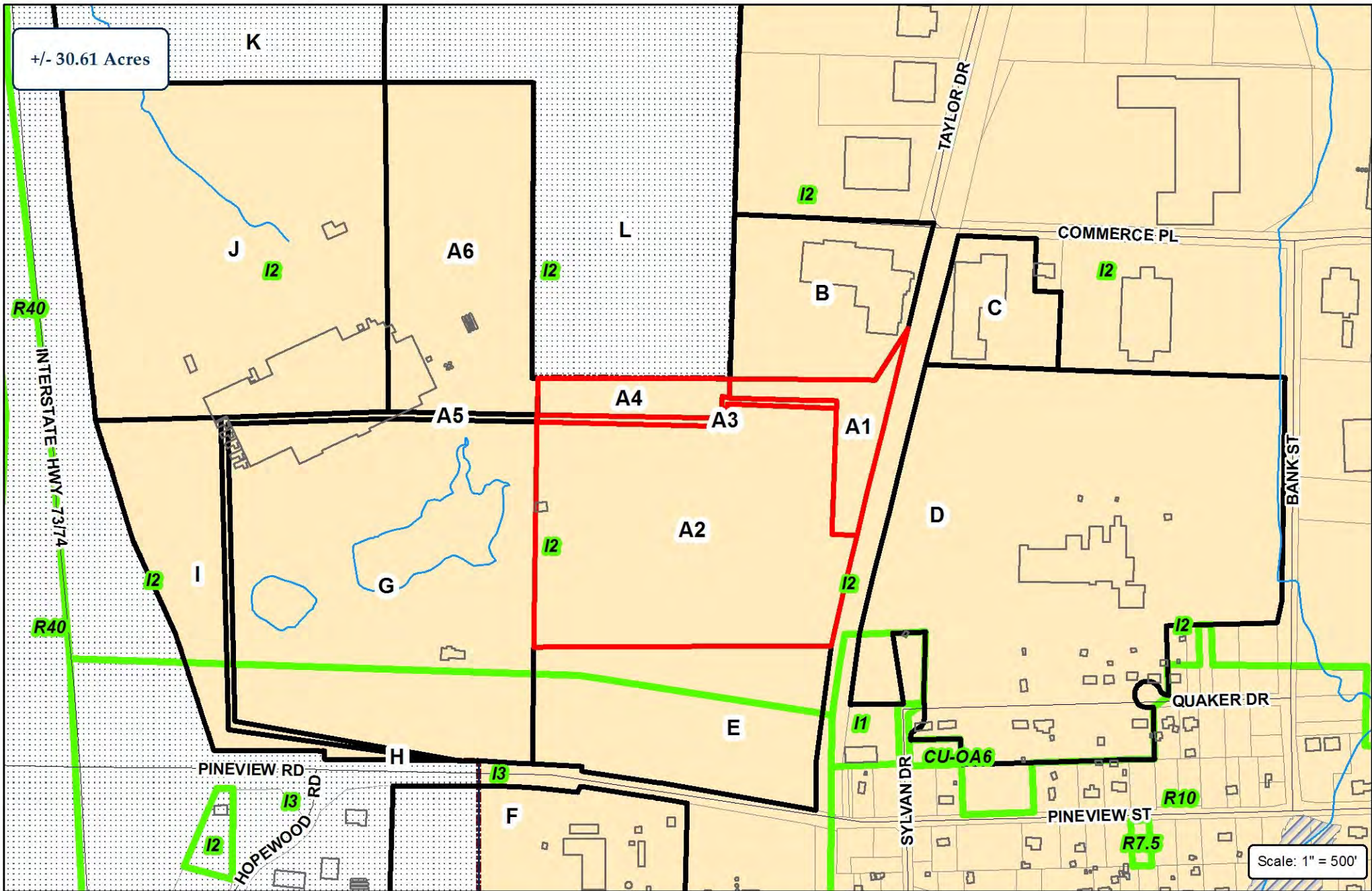
- a. Projects must minimize built upon surface area.
- b. Projects must direct stormwater away from surface waters.
- c. Projects must incorporate Best Management Practices to minimize quality impacts.
- d. Projects must be connected to City of Asheboro water and sewer.
- e. Projects must provide a positive economic benefit to the community.



City of Asheboro
Planning & Zoning Department
Special Use Permit: SUP-17-02

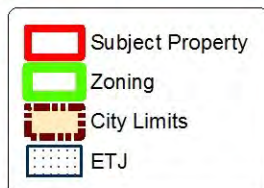
Parcels: 7753596125 (pt.), 7753781486, 7753684191 & 7753487218 (pt.)



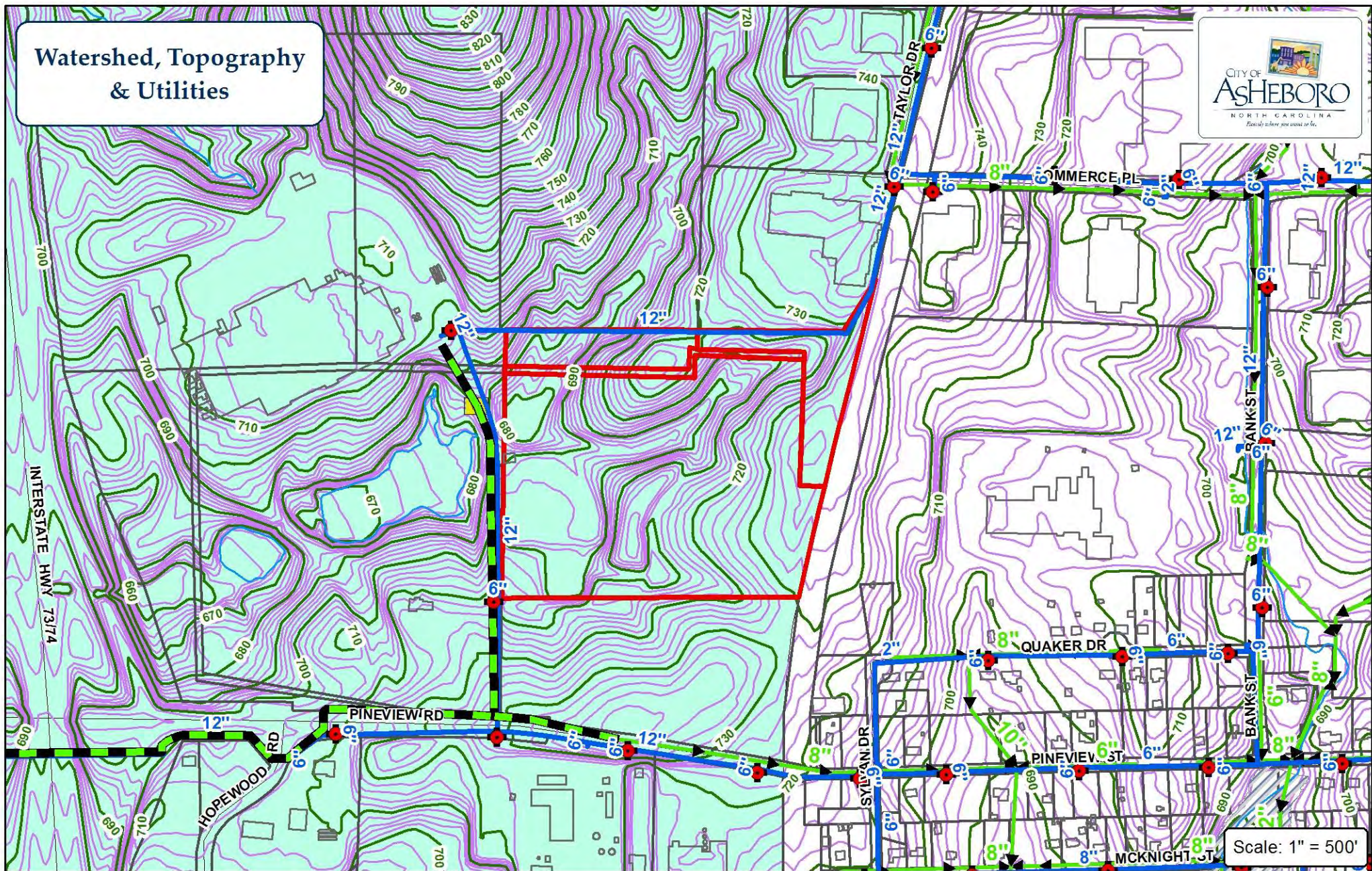


City of Asheboro
Planning & Zoning Department
Special Use Permit: SUP-17-02

Parcels: 7753596125 (pt.), 7753781486, 7753684191 & 7753487218 (pt.)



Watershed, Topography & Utilities



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

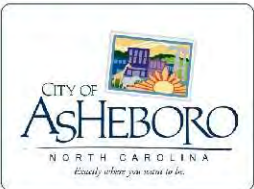
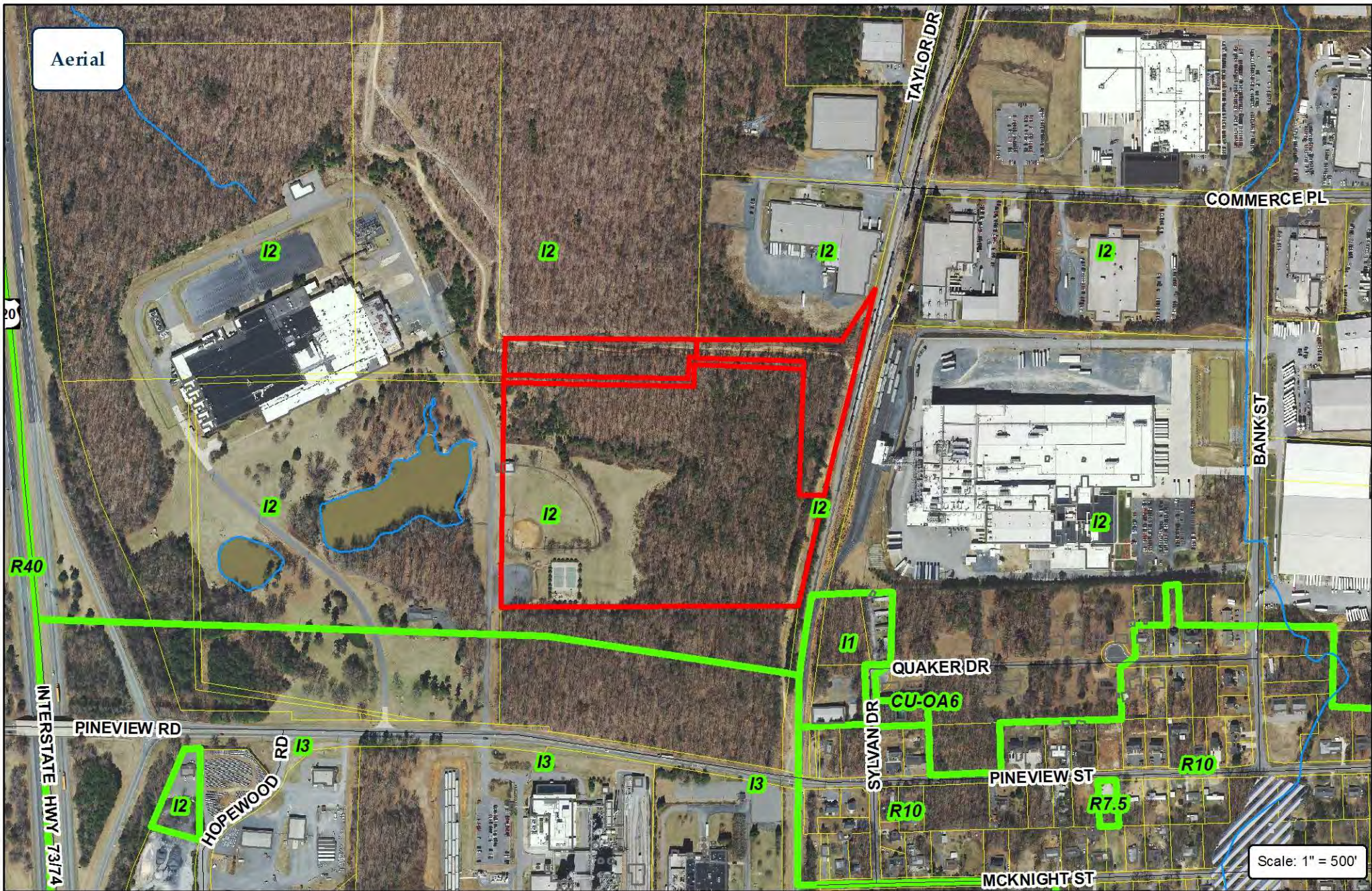
City of Asheboro Planning & Zoning Department

Special Use Permit: SUP-17-02

Parcels: 7753596125 (pt.), 7753781486, 7753684191
& 7753487218 (pt.)

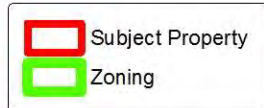
Subject Property

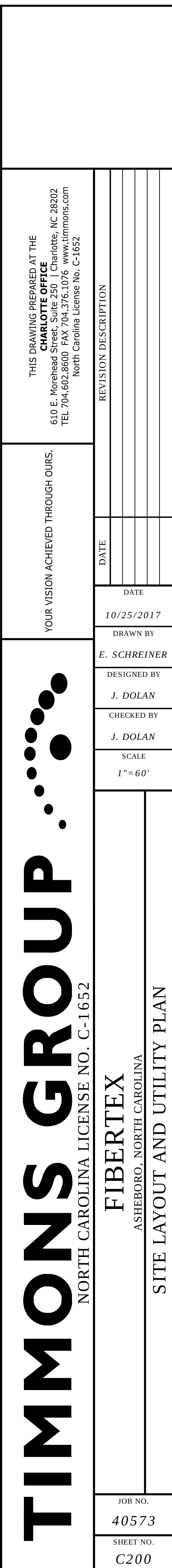


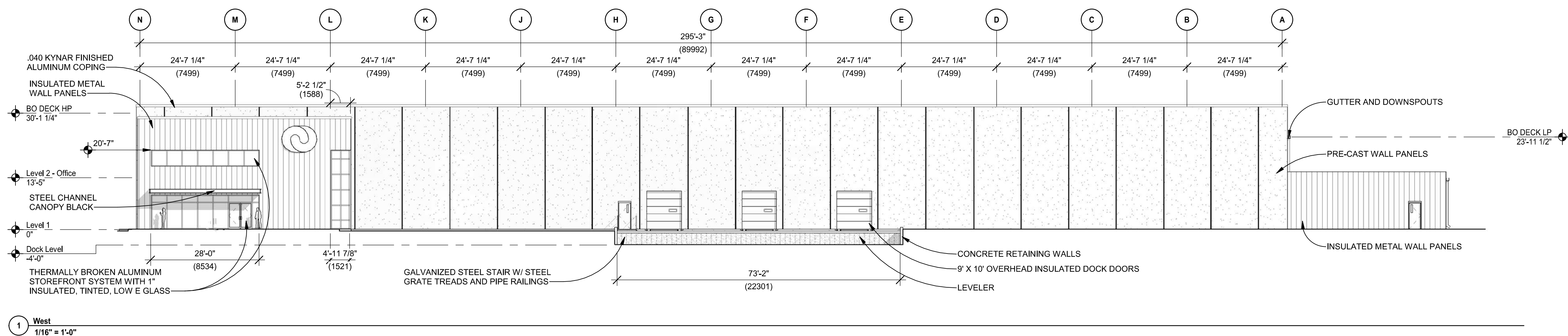
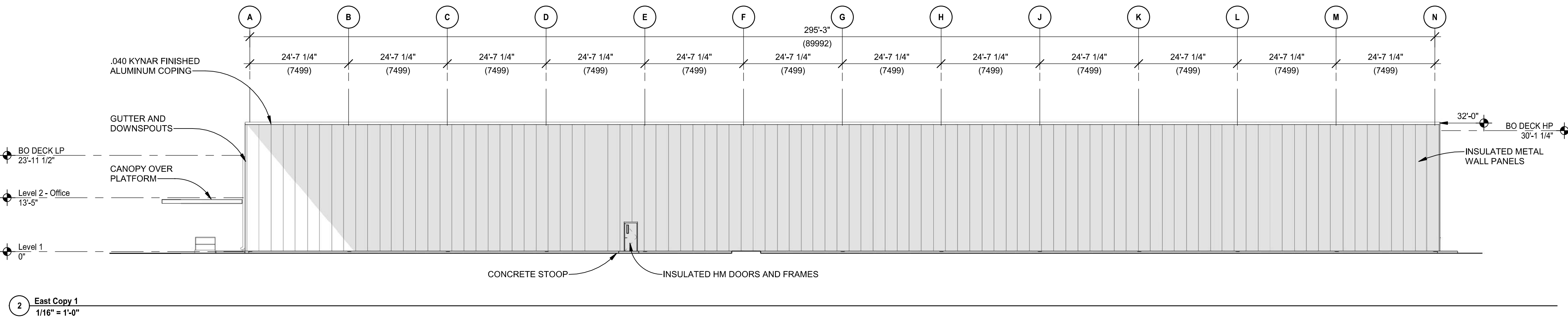
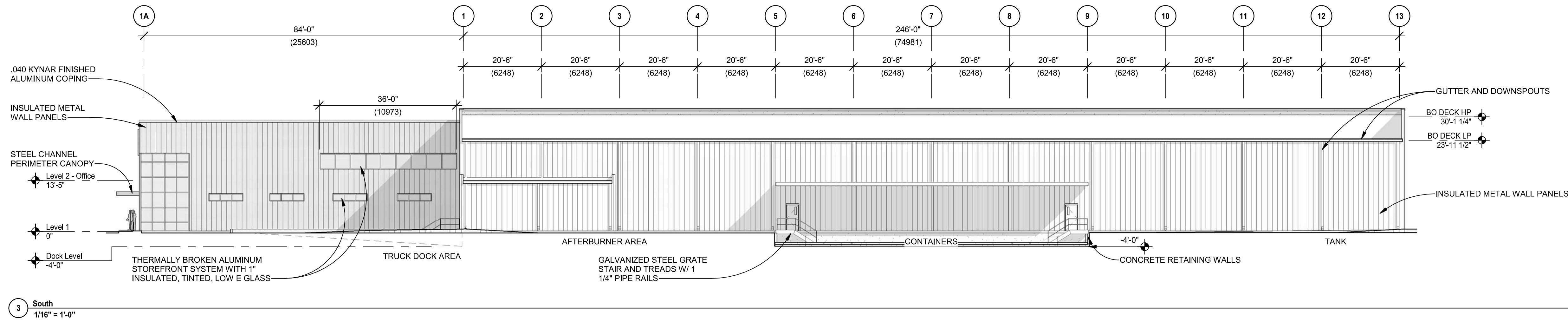
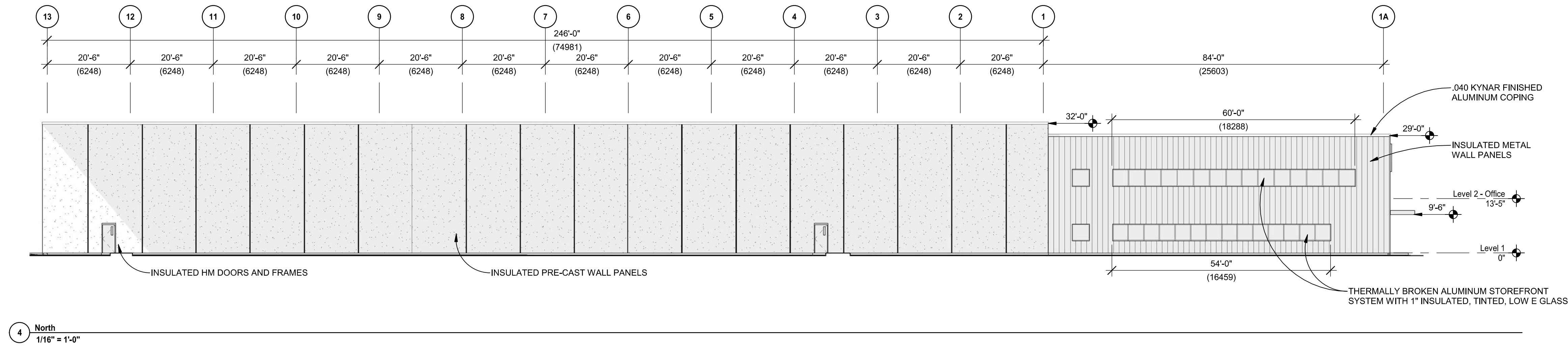


City of Asheboro
Planning & Zoning Department
Special Use Permit: SUP-17-02

Parcels: 7753596125 (pt.), 7753781486, 7753684191 & 7753487218 (pt.)







T 864.232.8204
F 864.370.9359

28 Agora Place
Greenville, SC
29615

ARCHITECTURE

**PROJECT PINE
FIBERTEX**

ASHEBORO, NORTH CAROLINA

SEALS

Revision Index

No.	DESCRIPTION	DATE
A	FOR REVIEW	24 AUG 17
B	ADDED STEEL AND PARAPET REDESIGN	24 AUG 17
C	REVIEW	06 SEP 17

PROJECT No: _____ A17522.0
DRAWN BY: _____ CAM
CHECKED BY: _____ KMC
SCALE: _____ 1/16" = 1'-0"

**EXTERIOR ELEVATIONS
PRE-CAST WALLS**

A-201



RZ-17-11: Request to rezone from R10 (Medium-Density Residential) and M (Mercantile) to B2 (General Commercial)

(364 and 384 NC Hwy. 42 North, plus Parcel Identification Number 7761414104.)

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**
 -11

Date 10/2/2017 Planning Bd.

Applicant L & N Investment, LLC

Legal Description

The properties of L & N Investment, LLC, located at 364 and 384 NC Hwy. 42 N, including a vacant parcel located between these two addresses. The properties are more specifically identified by Randolph County Parcel Identification Numbers 7761413138, 7761414104, and 7761414160 and total approximately 1.18 acres +/-.

Requested Action Rezone from R10 (Medium-Density Residential) and M (Mercantile) to B2 (General Commercial)

Existing Zone R10/M

Land Development Plan See rezoning 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-17-11

Date 10/2/2017 Planning Bd.
11/9/2017 City Council

General Information

Applicant L & N Investment, LLC

Address 1 Round Oak Court

City Greensboro NC 27455

Phone 336-302-0996

Location 364 and 384 NC Hwy. 42 North

Requested Action Rezone from R10 (Medium-Density Residential) and M (Mercantile) to B2 (General Commercial)

Existing Zone R10/M

Existing Land Use Single family dwelling (on two parcels)/Undeveloped

Size 1.18 acres +/-

Pin # 7761413138, 7761414104, and 7761414160

Applicant's Reasons as stated on application

Developing this land will improve the community and grow businesses. The zone is designated commercial and plan calls for commercial use. Part of property was zoned M (Mercantile).

Surrounding Land Use

North Single-family residential

East Commercial

South YMCA (Place of Assembly)

West Health Services

Zoning History RZ-09-10: Parcel #7761414104 (undeveloped property between two dwellings) was rezoned from R10 (Medium-Density Residential) to Mercantile (M) (October, 2009).

Legal Description

The properties of L & N Investment, LLC, located at 364 and 384 NC Hwy. 42 N, including a vacant parcel located between these two addresses. The properties are more specifically identified by Randolph County Parcel Identification Numbers 7761413138, 7761414104, and 7761414160 and total approximately 1.18 acres +/-.

Analysis

1. The property is outside the City limits. The property is currently served by city water. City sewer is located approximately 280' from the subject property but can be extended in compliance with city policies upon annexation.
2. NC Hwy. 42 North is a state-maintained boulevard.
3. The 2014 Comprehensive Transportation Plan identifies this segment of NC Hwy. 42 North as over capacity based on 2012 volumes measuring average annual daily vehicles/day (11,600 capacity vs. 13,000 AADT 2012 volume).
4. In order to relieve the congestion that currently exists on NC Hwy. 42 North, the current NCDOT Transportation Improvement Program has committed funding to road improvements (Project No. U-5743). Proposed improvements include the addition of center turn lanes, sidewalks, curbing and guttering. Public right-of-way acquisition is currently scheduled to begin in 2019, with construction scheduled to begin in 2020.
5. There are currently two single-family dwellings on the property. If the property is rezoned to the requested B2 district, the existing uses of the property for single-family dwellings will become legal non-conforming, subject to the provisions of Article 800 of the zoning ordinance, which restrict expansion or modifications.
6. The undeveloped parcel is zoned Mercantile, a commercial zoning district which is more restrictive than the B2 district (in terms of permitted uses/maximum square footage), but less restrictive than other commercial districts.
7. The properties are located on a segment of NC Hwy. 42 North that contain a mix of commercial activities (primarily to the southeast) and residential, office/institutional (including medical uses), primarily to the northeast.

Rezoning Staff Report

RZ Case # **RZ-17-11**

Page 2

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	Commercial
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 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%.

Rezoning Staff Report

RZ Case # RZ-17-11

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 6: Existing infrastructure is not adequate to support the desired zone. (water, sewer, roads, schools, etc.). Specifically relates to existing design of this segment of NC 42 N. being over capacity.

Item 2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

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

The proposed B2 General Commercial district is supported by the Land Development Plan's designation of the property for commercial use. The requested B2 district is also consistent with other properties zoned B2 along this section of NC Hwy. 42 North.

The property's growth strategy designation as an "Adjacent Developed Area" and the close proximity of city sewer service to the property also support the request and designating the property with a B2 General Commercial district.

While staff recognizes the limitations of the existing NC Hwy. 42 North, improvements that have been committed in the current approved Transportation Improvement Program, help mitigate concerns over traffic impacts from uses allowable in the B2 district.

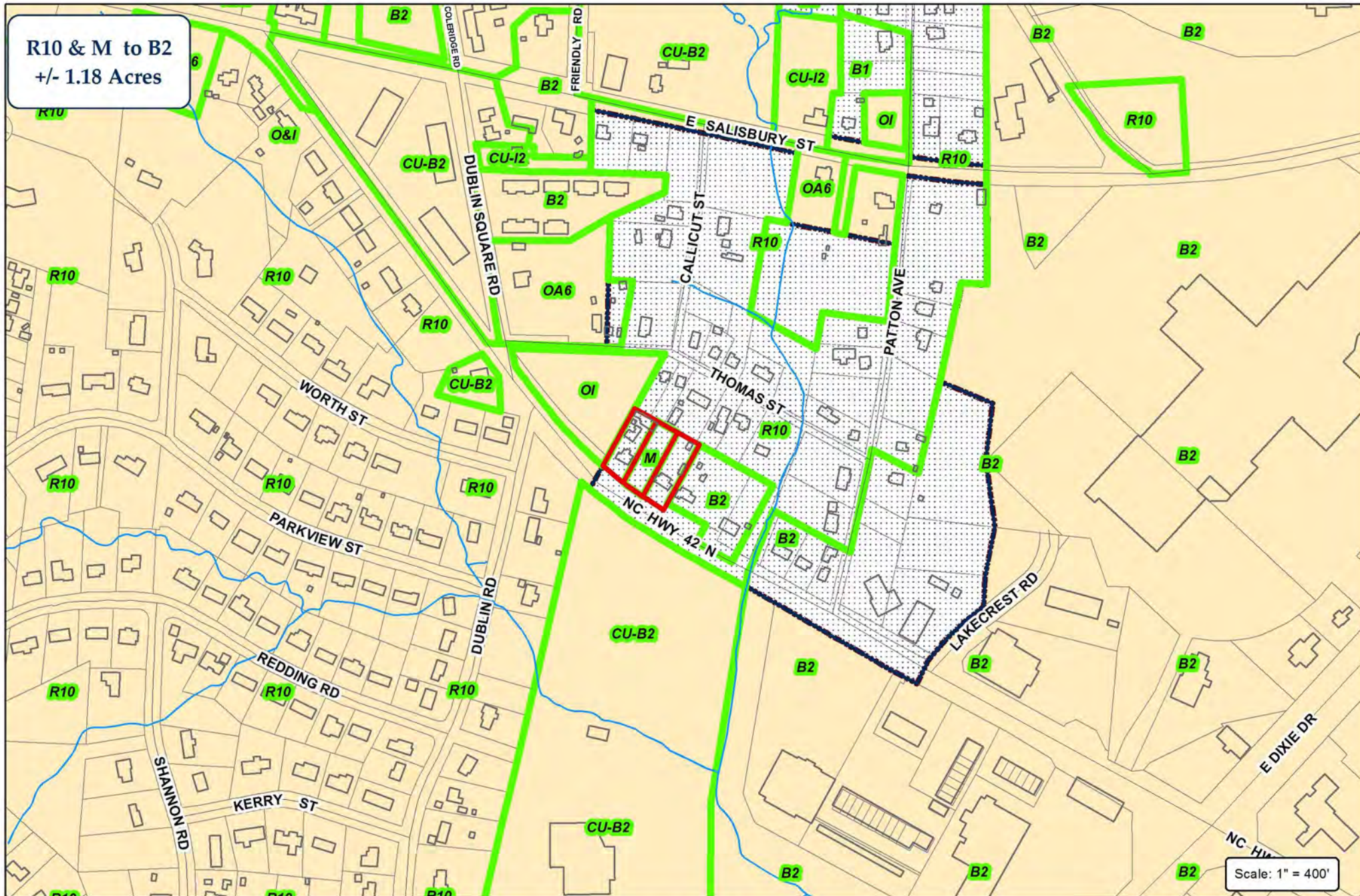
Finally, known environmental factors (outside of a watershed, flood area, or area with significantly steep slopes) are supportive of this request.

Given these factors, staff believes the requested B2 district allows a reasonable use of property and is generally in the public interest.

Recommendation

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

R10 & M to B2
+/- 1.18 Acres



City of Asheboro Planning & Zoning Department

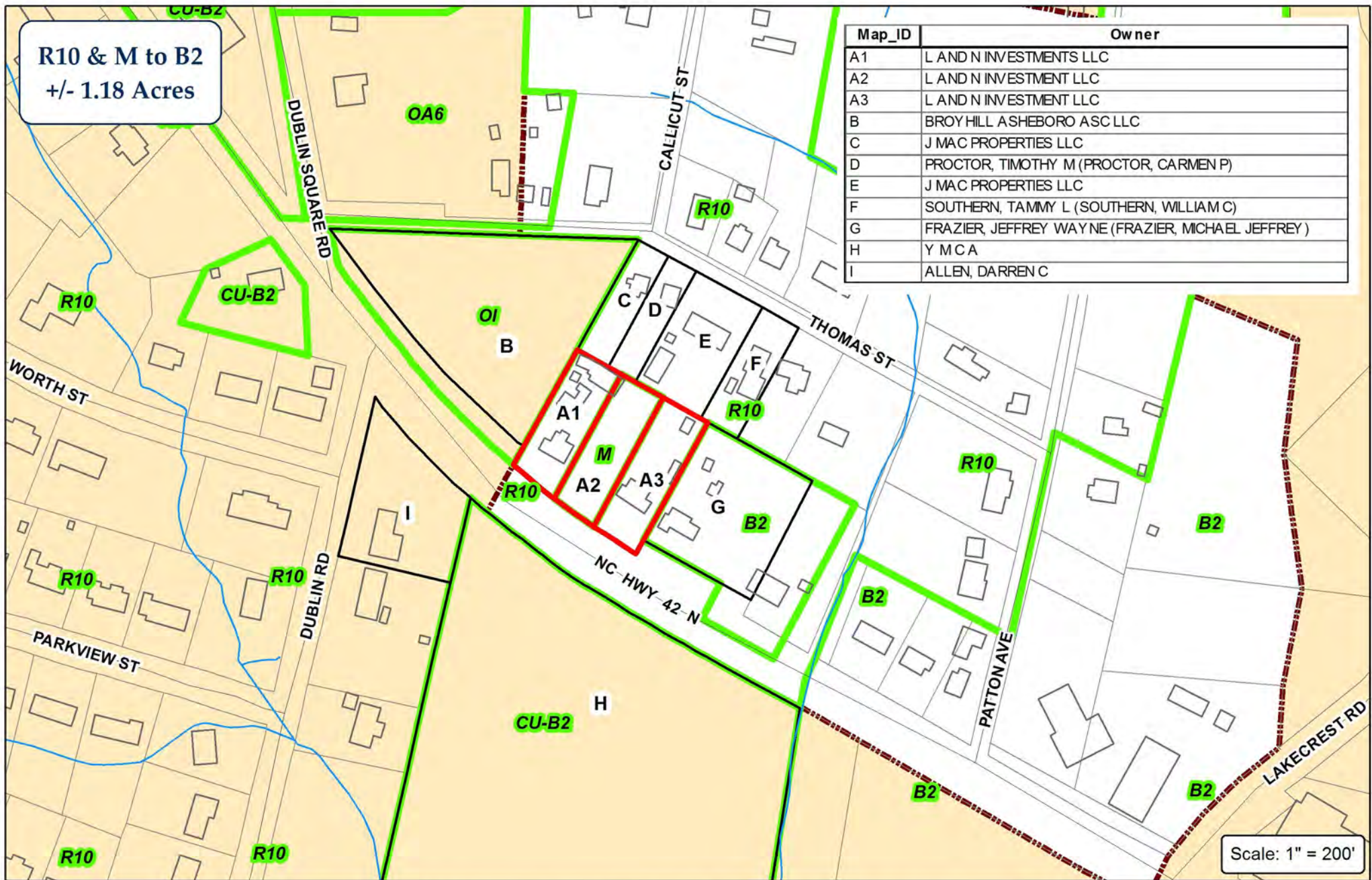
Rezoning Case: RZ-17-11

Parcel: 7761413138, 7761414104 & 7761414160



R10 & M to B2
+/- 1.18 Acres

Map_ID	Owner
A1	L AND N INVESTMENTS LLC
A2	L AND N INVESTMENT LLC
A3	L AND N INVESTMENT LLC
B	BROY HILL ASHEBORO ASC LLC
C	J MAC PROPERTIES LLC
D	PROCTOR, TIMOTHY M (PROCTOR, CARMEN P)
E	J MAC PROPERTIES LLC
F	SOUTHERN, TAMMY L (SOUTHERN, WILLIAM C)
G	FRAZIER, JEFFREY WAYNE (FRAZIER, MICHAEL JEFFREY)
H	Y M C A
I	ALLEN, DARREN C



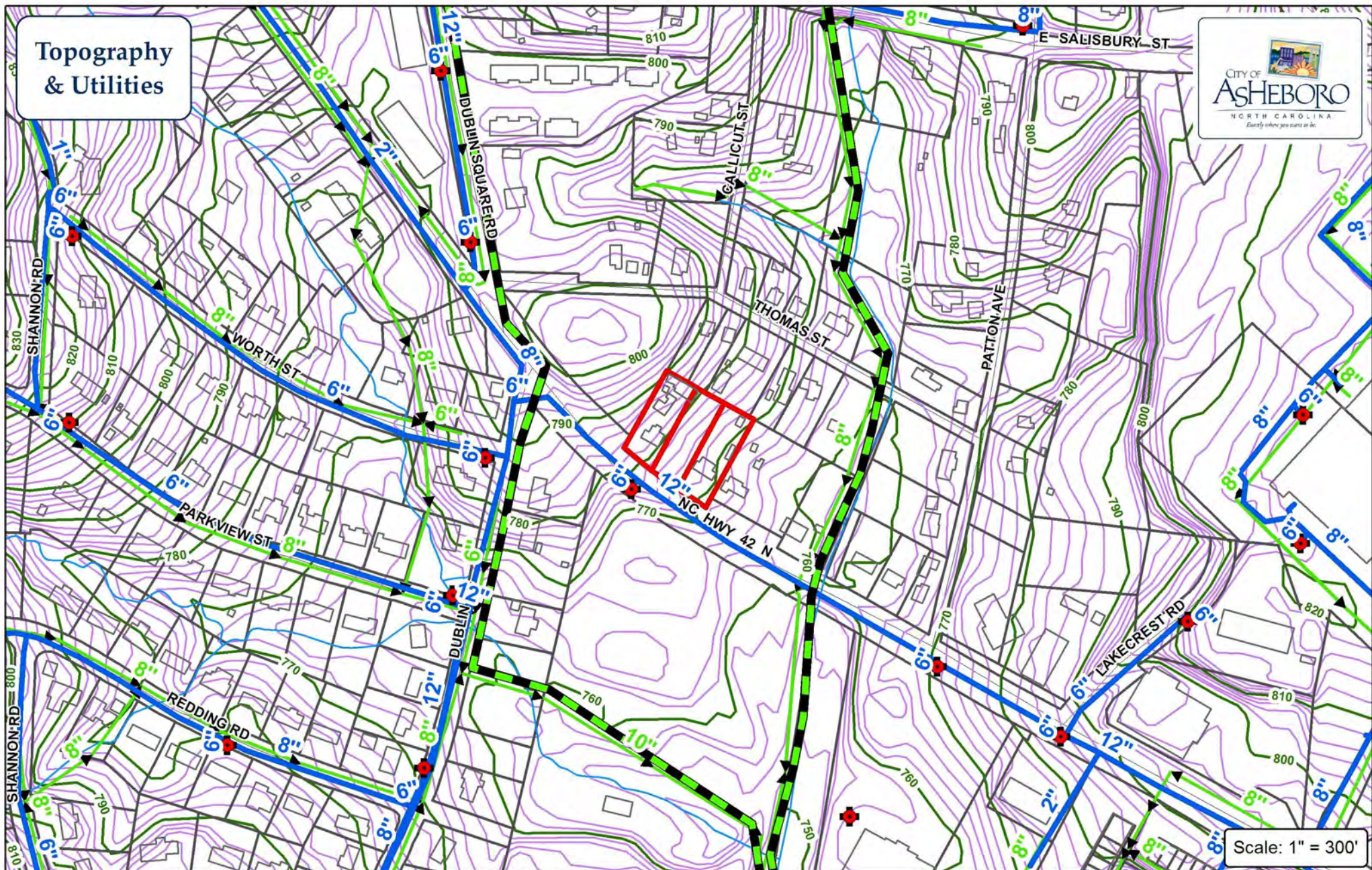
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-11

Parcel: 7761413138, 7761414104 & 7761414160



Topography & Utilities



Scale: 1" = 300'

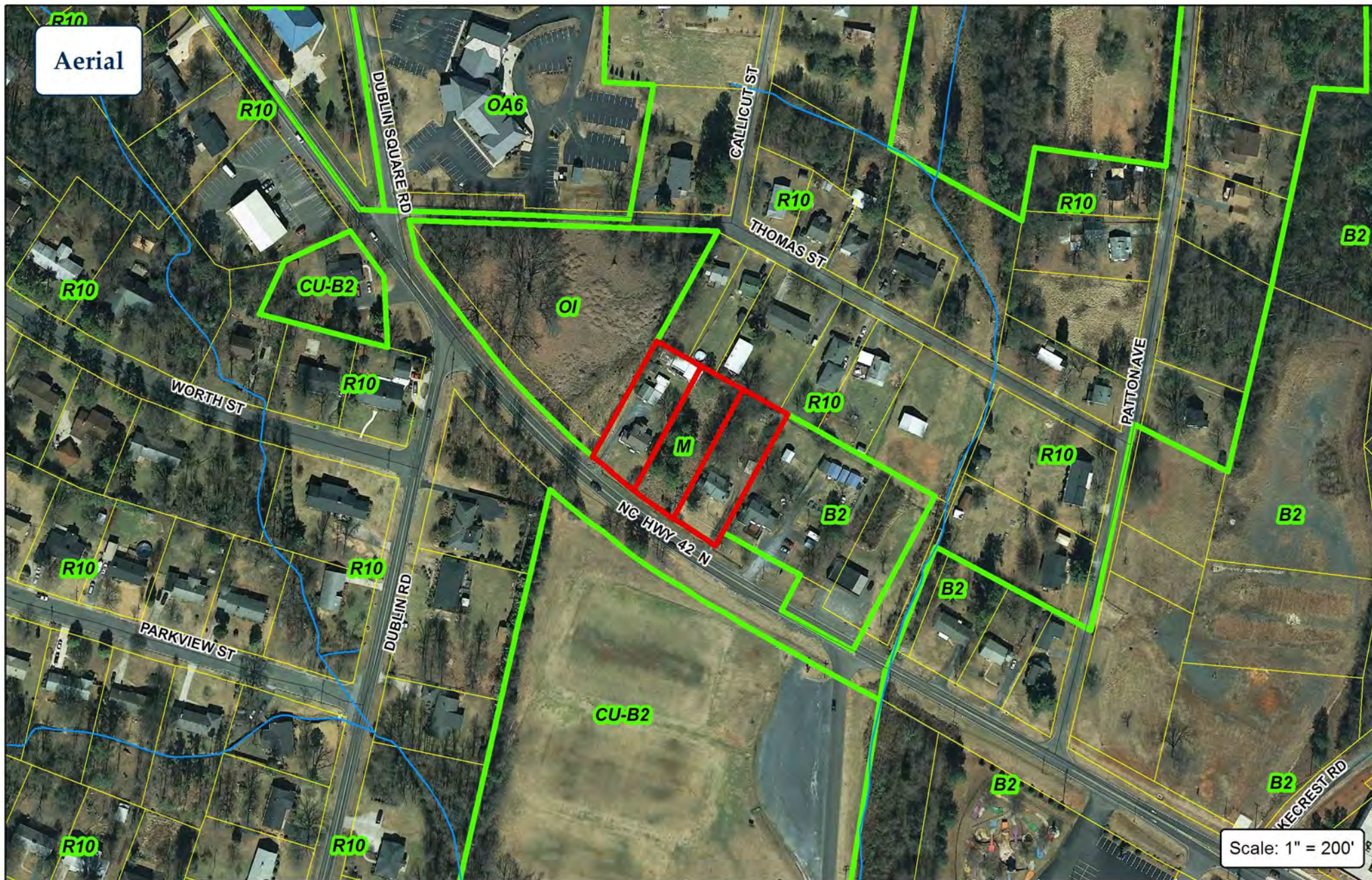
- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main | |

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-17-11

Parcel: 7761413138, 7761414104 & 7761414160

 Subject Property

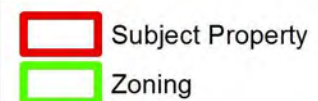




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-11

Parcel: 7761413138, 7761414104 & 7761414160





**RZ/CUP-17-12: Request to rezone from R10 (Medium-Density Residential) to
CU-R40 (Conditional Use Low-Density Residential) and for Conditional Use
Permit authorizing a solar farm**

(1930 and 1940 Gold Hill Road)

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**
 -12

Date 10/2/2017 Planning Bd.

Applicant Tanager Holdings, LLC c/o Mr. Peden Harris

Legal Description

The property of Margaret Millikan consisting of approximately 7.3 acres +/- (located within City of Asheboro) of a 38.99 acres +/- located at 1930 and 1940 Gold Hill Road and more specifically described by a portion of Randolph County identification Number 7762798310.

Requested Action Rezone from R10 (Medium-Density Residential) to CU-R40 (Conditonal Use Low-Density Residential)

Existing Zone R10

Land Development Plan See rezoning 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-17-12

Date 10/2/2017 Planning Bd.
11/9/2017 City Council

General Information

Applicant Tanager Holdings, LLC c/o Mr. Peden Harris

Address 1125 E. Morehead St., Suite 202

City Charlotte NC 28204

Phone 704-644-7733

Location 1930 Gold Hill Rd (newly assigned address), 1940 Gold Hill Rd. (existing dwelling)

Requested Action Rezone from R10 (Medium-Density Residential) to CU-R40 (Conditional Use Low-Density Residential).

Existing Zone R10

Existing Land Use Single-family dwelling

Size 7.3 acres +/- of 38.99 acres +/- total

Pin # 7762798310 (portion)

Applicant's Reasons as stated on application

See attached

Surrounding Land Use

North Medium-Density Residential

East Low-Density Residential/Agricultural

South Low-Density Residential

West Low- and Medium-Density Residential

Zoning History See Item (3) in Analysis below.

Legal Description

The property of Margaret Millikan consisting of approximately 7.3 acres +/- (located within City of Asheboro) of a 38.99 acres +/- located at 1930 and 1940 Gold Hill Road and more specifically described by a portion of Randolph County identification Number 7762798310.

Analysis

1. Gold Hill Road is a state-maintained minor thoroughfare.
2. The majority of the property is within Randolph County's zoning jurisdiction. The portion of the property within the City limits is requested for rezoning. City services are available to the portion of the property within the City limits.
3. The portion of the property within Randolph County's zoning jurisdiction was formerly in the City of Asheboro's zoning district. In 2013, the City released a substantial portion of its extraterritorial zoning jurisdiction (ETJ) to Randolph County. This included the subject property.
4. This portion of the property formerly in the City's zoning jurisdiction was zoned R40 (Low-Density Residential).
5. There is currently a single-family residence on the property located within the City of Asheboro's zoning jurisdiction.
6. The area is primarily low- to medium-density residential, with a public use facility (electric substation) less than five hundred (500) feet from the property.
7. The applicant has filed a request for a Conditional Use Permit for a Solar Farm. The R40 (Low-Density Residential) or CU-R40 (Conditional Use Low-Density Residential) district are the only residential zoning districts that permit a solar farm. When located in these districts, either a Special Use Permit (R40) or Conditional Use Permit (CU-R40) district are required for a solar farm.
8. The zoning ordinance statement of intent describes the underlying R40 zoning district as "intended to provide regulations which will produce a low intensity mixture of single family, duplex dwellings, and Class A Mobile Home dwellings usually served by individual wells and/or sewage disposal systems, plus the necessary governmental and other support facilities to provide service to such suburban intensity living."
9. A small area on the southern side of the property within the city's jurisdiction is identified as having slopes greater than 20%.
10. Development of the remainder of the parcel in Randolph County's jurisdiction is subject to the requirements of Randolph County.

Rezoning Staff Report

RZ Case # RZ-17-12

Page 2

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 Neighborhood Residential

Small Area Plan Northeast

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Items 12-13: Outside of watershed, flood areas *Staff Note: The presence of steep slopes on the southern side of the property (within the City ETJ) mentioned in the staff analysis is neither a positive or negative factor in evaluating the CU-R40 request in comparison to the existing R10 zoning district.*

Goal 5.1: Cost effective, efficient and coordinated infrastructure in appropriate locations (based on use proposed by CUP request)

Rezoning Staff Report

RZ Case # RZ-17-12

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 5: Rezoning is not consistent with Growth Strategy Map

Checklist Item 10: Rezoning is not consistent with Land Category Descriptions

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

Staff's analysis considers all development that is permitted in the underlying zoning district including the requested solar farm use. While a general R40 district may not be appropriate at this location where most residentially zoned properties are designated R10 (Medium-Density Residential), the Conditional Use permitting process helps mitigate concerns over whether potential development can be compatible with surrounding properties, which is a primary concern with properties designated for "Neighborhood Residential" use by the Land Development Plan.

Furthermore, many properties in the area, including the subject property, currently have lower-density than what is allowable in the existing R10 zoning district, which also helps make the requested CU-R40 district appropriate. The former R40 designation on the balance of the parcel that was located within the City's extraterritorial jurisdiction prior to 2013 also helps support the request.

Given these factors, staff believes the requested CU-R40 zoning designation will allow a reasonable use of property and is generally in the public interest.

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

Conditional Use Permit Staff Report

CUP Case No. CUP-17-12

11/9/2017 City Council

General Information

Name Tanager Holdings, LLC c/o Mr. Peden Harris

Address 1125 E. Morehead St., Suite 202
Charlotte NC 28204

Phone 704-644-7733

Pin # 7762798310 (portion)

Location 1930 Gold Hill Rd (newly assigned address), 1940 Gold Hill Rd. (existing dwelling)

Requested Action: Conditional Use Permit for a Solar Farm

Existing Zone R10

Existing Land Use Single-family dwelling

Size 7.3 acres +/-

Applicant's Reason as stated on application

To construct and operate a solar energy farm, while being both in compliance with all City regulations and in harmony with the surrounding area. Please see the attached Proposed Findings of Fact.

Surrounding Land Use

North Medium-Density Residential

East Low-Density Residential/Agricultural

South Low-Density Residential

West Low- and Medium-Density Residential

Zoning History The portion of the property within Randolph County's zoning jurisdiction was formerly in the City of Asheboro's zoning jurisdiction. In 2013, the City released a substantial portion of its extraterritorial zoning jurisdiction (ETJ) to Randolph County. This included the subject property.

Growth Strategy Map Primary Growth

Proposed L D P Map Neighborhood Residential

Legal Description

The property of Margaret Millikan consisting of approximately 7.3 acres +/- (located within City of Asheboro) of a 38.99 acres +/- located at 1930 and 1940 Gold Hill Road and more specifically described by a portion of Randolph County identification Number 7762798310.

Analysis

1. The request is for a solar farm, which is defined in part as a facility producing solar energy for retail or wholesale sale of generated energy.
2. A solar farm is permitted with a Special Use Permit in the R40 Low-Density Residential zoning district. The requested Conditional Use Permit precludes the need for a SUP.
3. A solar farm requires a 50' landscaped screen (Screen "D") around the perimeter of the property, which includes evergreen trees and/or shrubs.
4. There is a single-family dwelling on the property that will remain.
5. The majority of this property is within Randolph County's zoning jurisdiction. A separate review process is occurring with Randolph County. The requested Conditional Use Permit only includes the portion of the property within the City of Asheboro's zoning jurisdiction.

LDP Conformity Issues See rezoning staff report.

Conditional Use Permit Staff Report

CUP Case No. CUP-17-12

Page 2

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

Staff Comments

Suggested Conditions

DRAFT CONDITIONS AS OF 11-1-2017:

(A) Land use activities not requiring a Conditional or Special Use Permit shall be permitted in the R40 district, with the exception of Manufactured/Mobile Homes (Class A or B, single wide or double wide). Staff shall be given the authority to review uses permitted by right to the full extent of the Asheboro Zoning Ordinance without further review by City Council.

(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 318A.1 of the Zoning Ordinance (Performance Standards for Residential Zoning Districts- Light) for inclusion into the file without further review by City Council.

(C) The buffer on the southern boundary of the property adjacent to the Eloisa Tejeda Patino tract (DB 1832, 2702) shall consist of plantings required for a Screen D, and may use existing vegetation within the 50' buffer/screening yard.

(D) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:

i.) Driveway permit from NCDOT

ii.) Erosion control approval from NC Department of Environmental Quality

(E) 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 abutting 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.

CUP-17-12

652 Solar Farms

652.1 Purpose: This section is intended to provide the opportunity for solar energy to serve as a viable form of alternative energy generation while protecting public health, safety and general welfare. These regulations are particularly intended to ensure the compatibility of these facilities with the low intensity residential character of the R40 residential zoning district.

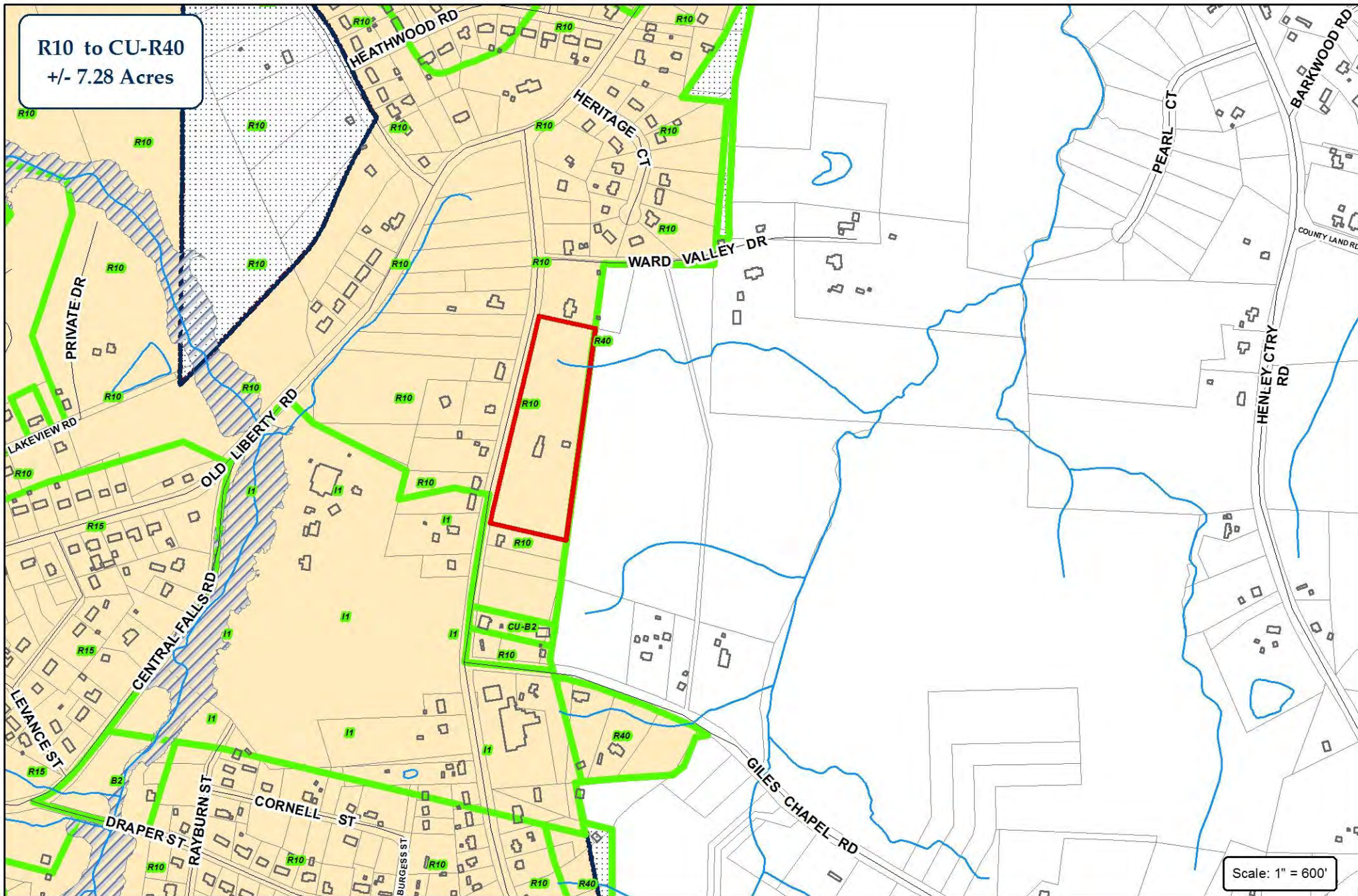
652.2 General Requirements: When a special use permit is required, a solar farm shall be subject to the following requirements:

(i) All structures and solar collectors associated with solar farms shall observe setbacks specified by Table 200-1, as modified by Front Yard Averaging requirements (Article 300, Section 305). No structure or equipment may be located within the required perimeter landscaping yard described in Subsection (ii) below.

(ii) Landscaping is required around the entire perimeter of the zoning lot. Such landscaping shall consist of a 50' wide screen with "Type D" screening materials as prescribed by Article 300A, Section 304A. In lieu of this screen and consistent with Section 304A.6 (Alternative Buffers and Screening), an applicant may utilize a 50' buffer consisting of existing vegetation if the applicant can demonstrate that an alternative buffer preserves mature vegetation and provides a degree of opacity, compatibility, and protection to adjoining properties that is equal to or greater than a 50' wide "Type D" screen. Additional evergreen plantings shall be incorporated into this alternative buffer as necessary to achieve this intent.

iii) Electric solar energy components shall have a UL listing and be designed with anti-reflective coating(s).

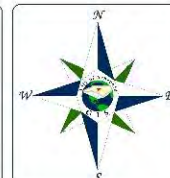
R10 to CU-R40
+/- 7.28 Acres



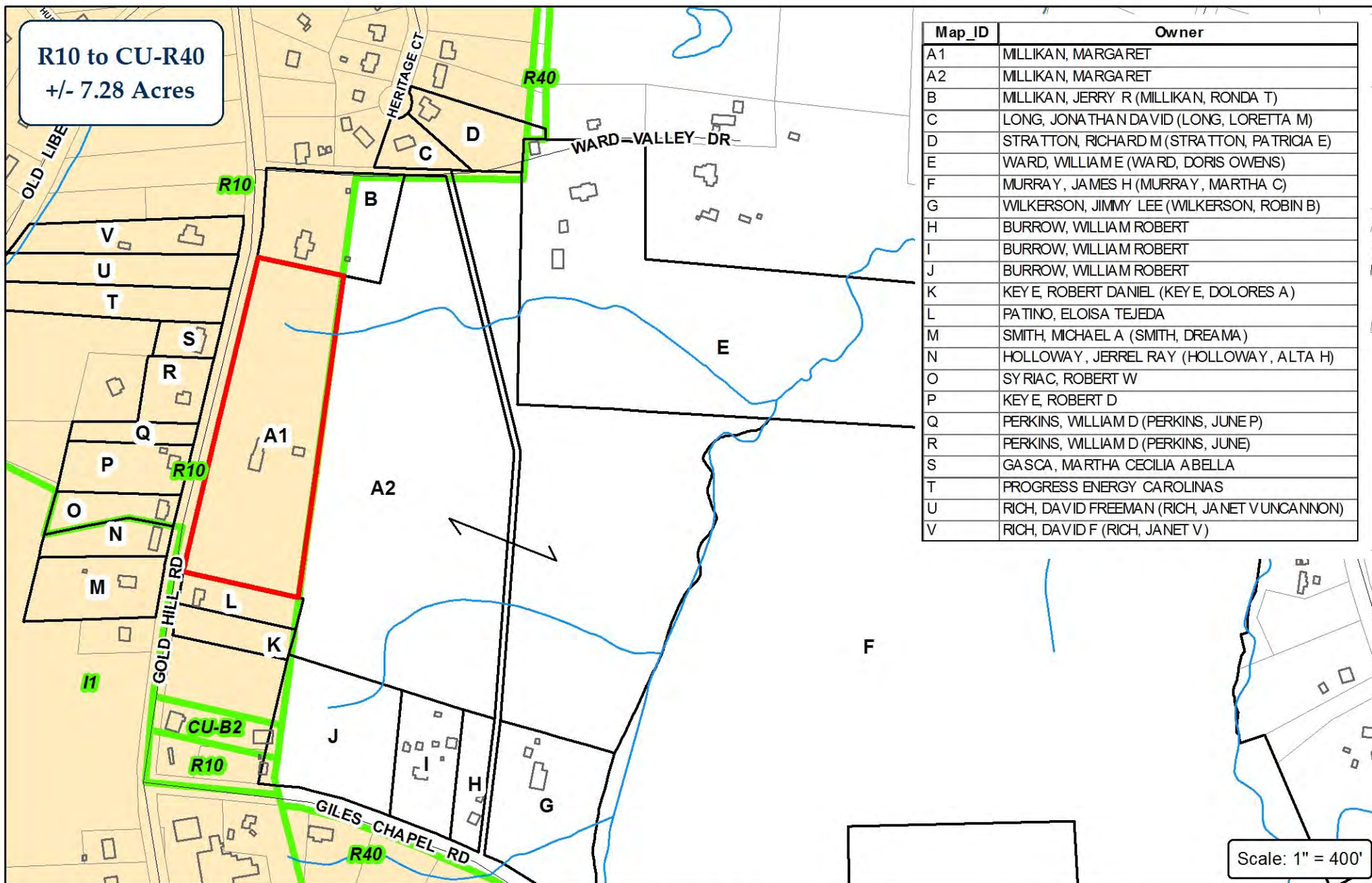
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-12

Parcel: 7762798310 (pt.)



R10 to CU-R40
+/- 7.28 Acres



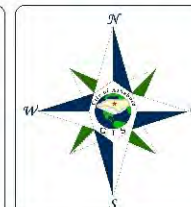
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A2	MILLIKAN, MARGARET
B	MILLIKAN, JERRY R (MILLIKAN, RONDA T)
C	LONG, JONATHAN DAVID (LONG, LORETTA M)
D	STRATTON, RICHARD M (STRATTON, PATRICIA E)
E	WARD, WILLIAM E (WARD, DORIS OWENS)
F	MURRAY, JAMES H (MURRAY, MARTHA C)
G	WILKERSON, JIMMY LEE (WILKERSON, ROBIN B)
H	BURROW, WILLIAM ROBERT
I	BURROW, WILLIAM ROBERT
J	BURROW, WILLIAM ROBERT
K	KEY E, ROBERT DANIEL (KEY E, DOLORES A)
L	PATINO, ELOISA TEJEDA
M	SMITH, MICHAEL A (SMITH, DREAMA)
N	HOLLOWAY, JERREL RAY (HOLLOWAY, ALTA H)
O	SYRIAC, ROBERT W
P	KEY E, ROBERT D
Q	PERKINS, WILLIAM D (PERKINS, JUNE P)
R	PERKINS, WILLIAM D (PERKINS, JUNE)
S	GASCA, MARTHA CECILIA A BELLA
T	PROGRESS ENERGY CAROLINAS
U	RICH, DAVID FREEMAN (RICH, JANET V UNCANNON)
V	RICH, DAVID F (RICH, JANET V)

Scale: 1" = 400'

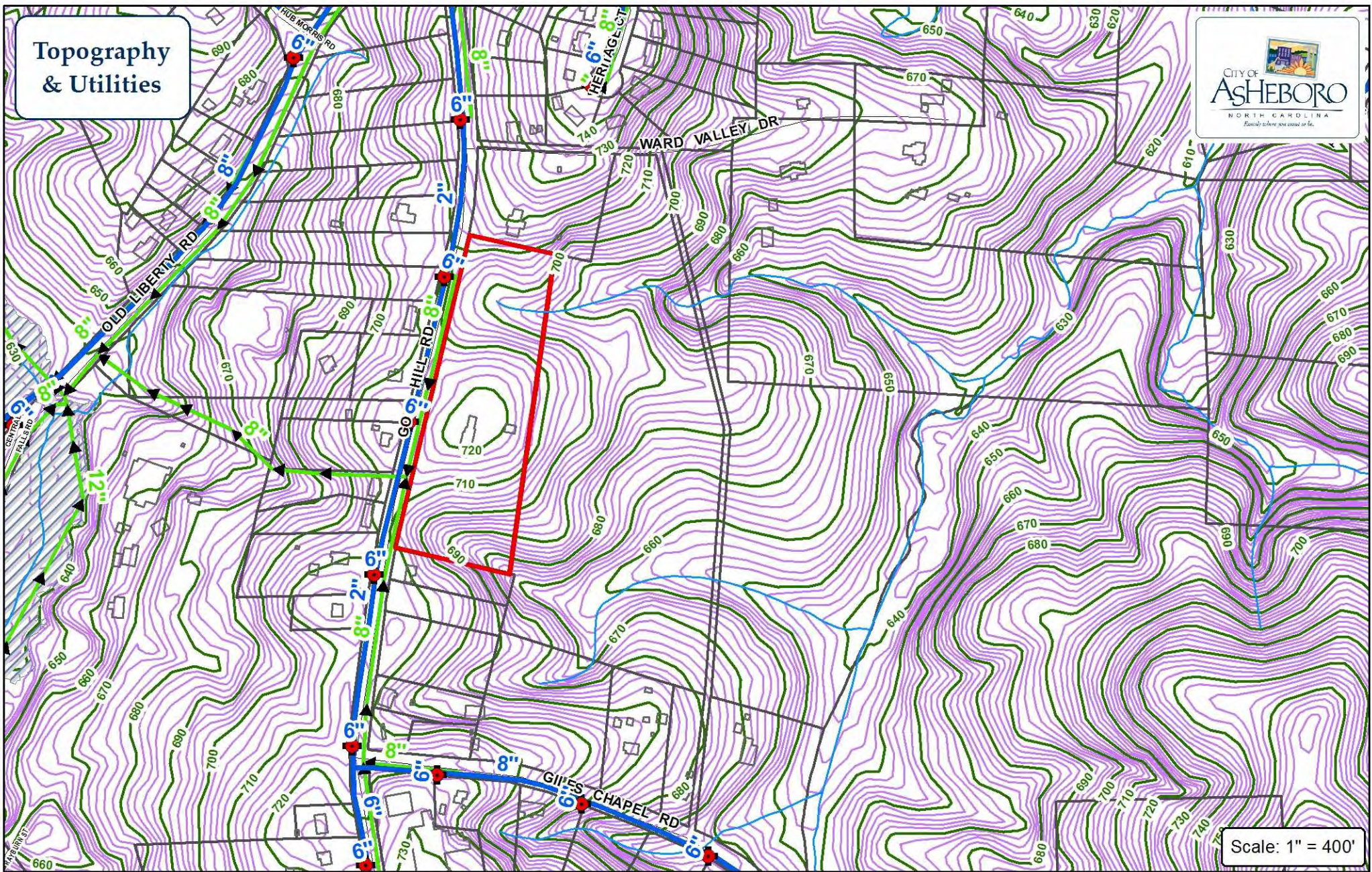
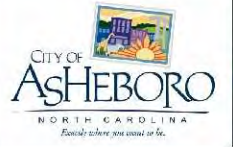
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-12

Parcel: 7762798310 (pt.)



Topography & Utilities



Scale: 1" = 400'

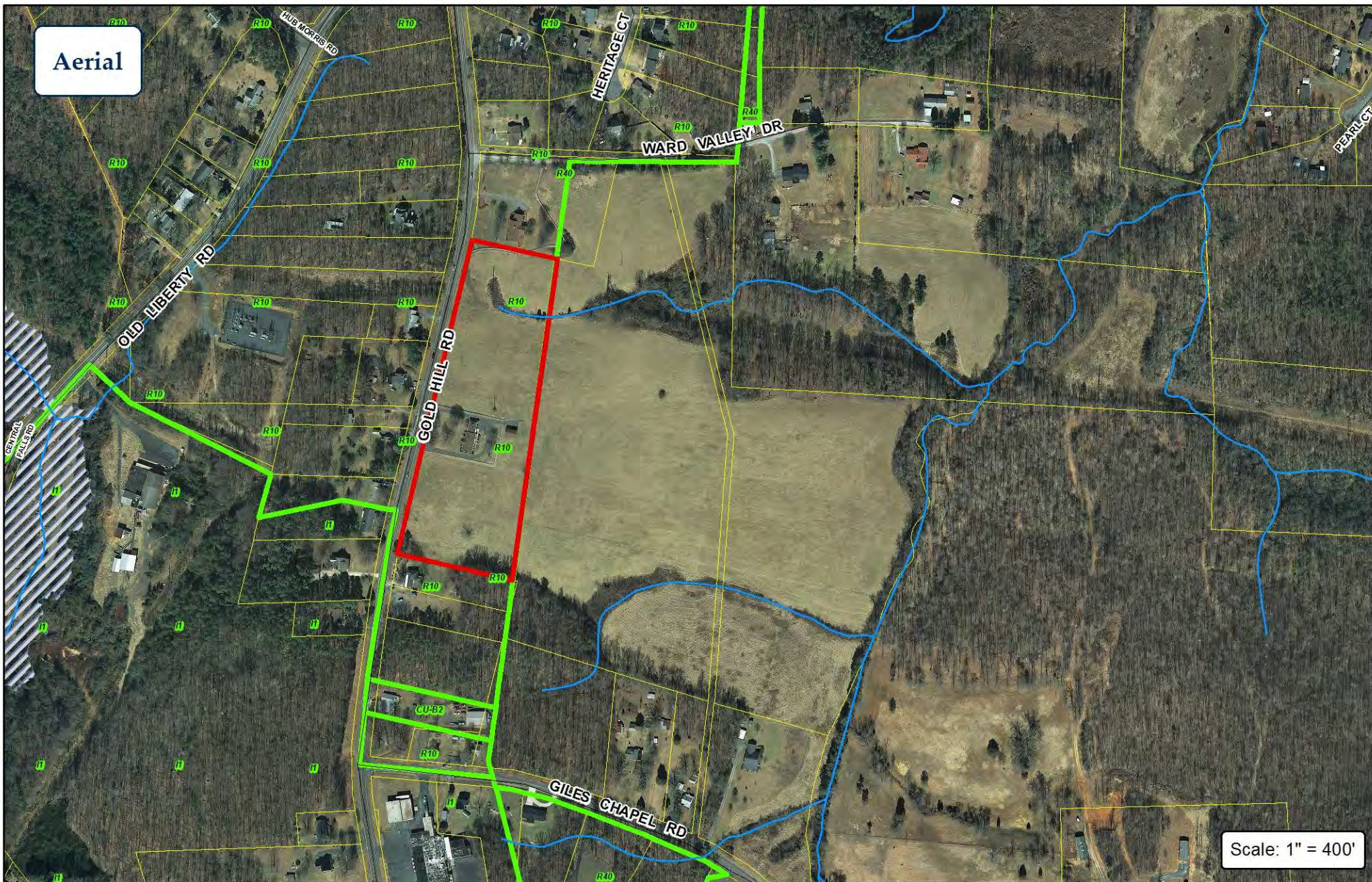
- | | |
|---|---|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  PS Pump Station |
|  Force Main | |

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-17-12
Parcel: 7762798310 (pt.)

 Subject Property



Aerial



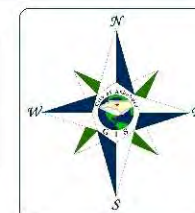
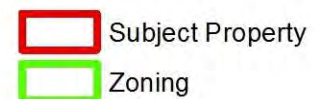
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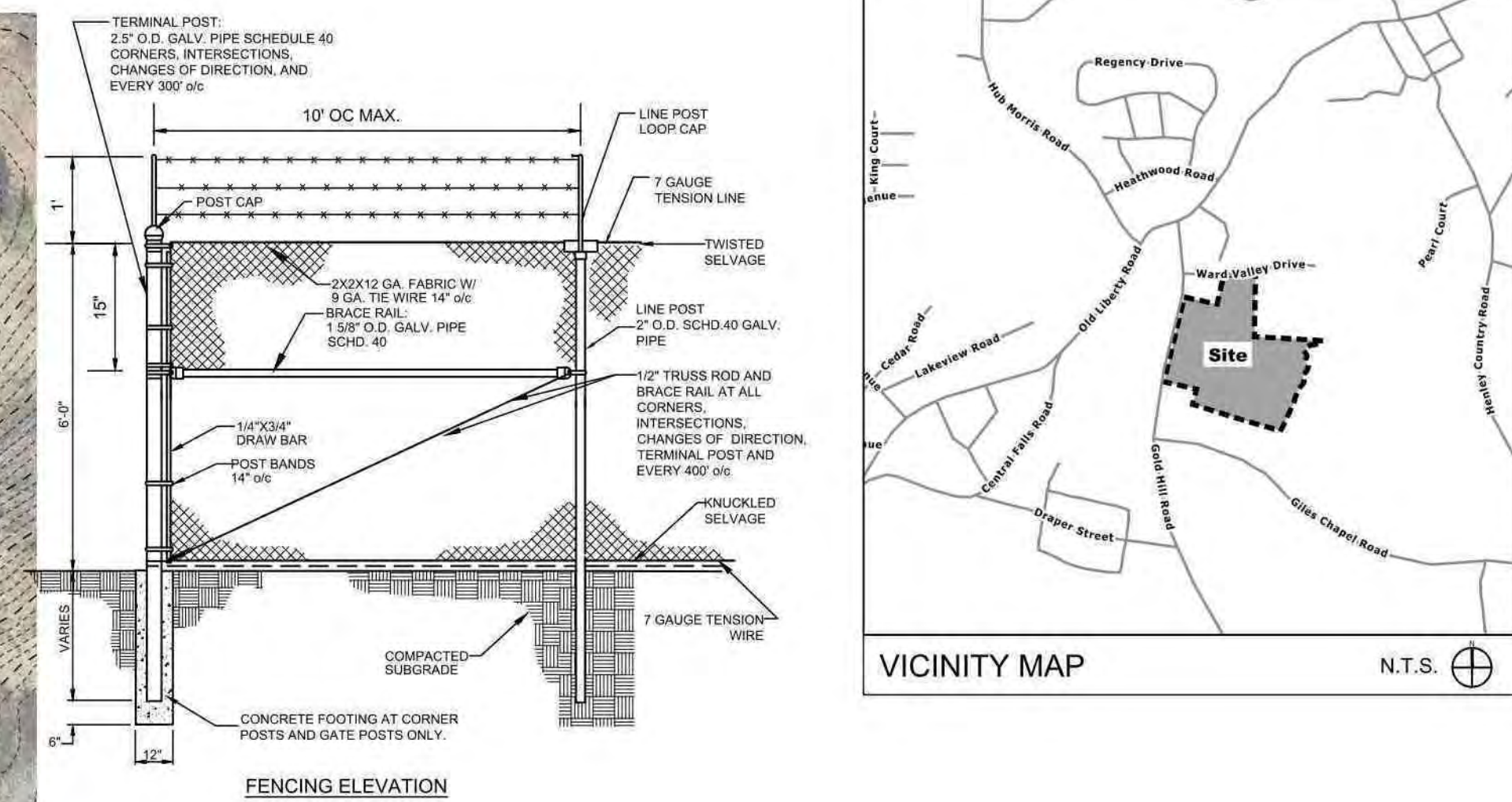


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-12

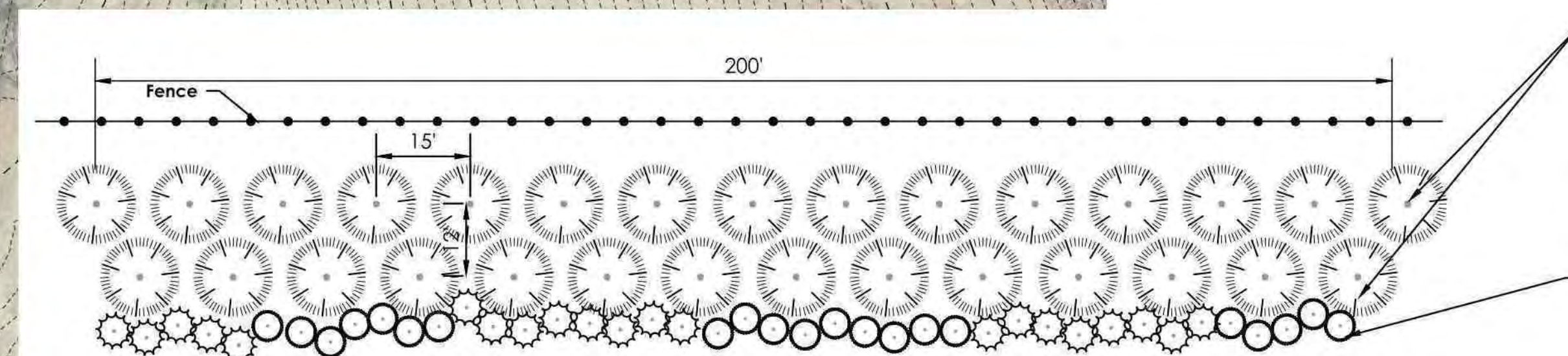
Parcel: 7762798310 (pt.)





<u>SITE DATA</u> SITE ADDRESS: 1930 GOLD HILL RD, ASHEBORO, NC 27802 CAFE FANS DOWNSTREAM WATERBODY: DEEP RIVER CLASSIFICATION: C WATER SUPPLY: WATERSHED: NONE	<u>PROPERTY OWNER:</u> MARGARET MILLIKAN 1940 GOLD HILL ROAD ASHEBORO, NC 27203	<u>APPLICANT:</u> TANGER HOLDINGS, LLC 1125 E MOREHEAD STREET, SUITE 202 CHARLOTTE, NC 28204	<u>PLAN PREPARED BY:</u> BLOC DESIGN, PLLC 1310 S. TRYON ST. SUITE 111 CHARLOTTE, NC 28203
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1. THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE LAYOUT OF THE SOLAR COLLECTOR FACILITY ("SOLAR FARM"), ITS INTERCONNECTION TO THE EXISTING POWER INFRASTRUCTURE, AND TO OBTAIN A CONDITIONAL USE ZONING FOR THE USE, REVIEW AND APPROVAL BY THE ZONING ADMINISTRATOR OF THE CITY OF ASHEBORO. THIS SITE PLAN IS REQUIRED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF ASHEBORO, NORTH CAROLINA, AND THE ZONING ADMINISTRATOR'S ACCESS AISLES, DRIVEWAYS, AND UNDERGROUND ELECTRIC INTERCONNECTION ROUTING UPON THE COMPLETION OF FINAL ENGINEERING DRAWINGS FOR THE FACILITY. HOWEVER, ALL SUCH MINOR MODIFICATIONS TO THE FINAL SITE PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE RANDOLPH COUNTY & CITY OF ASHEBORO ZONING ORDINANCE AND THE CITY OF ASHEBORO ZONING ADMINISTRATOR PRIOR TO ISSUING A ZONING PERMIT FOR USE.
2. TOPOGRAPHIC DATA & EXISTING IMPROVEMENTS SHOWN ON THIS PLAN IS PER PUBLICLY AVAILABLE DATA SOURCES.
3. THE PROPERTY SHOWN HEREON DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (IE 100-YR. EVENT) PER FEMA FORM MAP NO. 371092880Q EFFECTIVE DATE 01/19/2005.
4. ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE.
5. UTILITY LINES AND SERVICES SHOWN HEREON ARE APPROXIMATE PER AERIAL PHOTOGRAPHY OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED, CALL ONE CALL CENTER BEFORE DIGGING AT 811.
6. COPIES OF ALL PERMITS AND APPROVALS MUST BE KEPT ON-SITE IN A PERMIT BOOK THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION.
7. A SEDIMENTATION & EROSION CONTROL PERMIT WILL BE OBTAINED FROM NCDEEN LAND QUALITY SECTION.
8. A DRIVEWAY PERMIT WILL BE APPROVED BY NCDOT PRIOR TO BEGINNING CONSTRUCTION. FINAL DRIVEWAY LOCATION(S) & REQUIREMENTS ARE SUBJECT TO PERMIT REVIEW AND APPROVAL.
9. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS. NO MAJOR GRADING, A PORTION OF PROJECT AREAS MAY CONSIST OF TREE CLEARING (NO GRUBBING) TO ALLEViate SHADING OF THE ARRAY, AS INDICATED ON THE SITE PLAN. MINOR GRADING WILL OCCUR AROUND INVERTER AREAS TO DIVERT SURFACE DRAINAGE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH LOGGING MATS (WHICH WILL BE REMOVED FOLLOWING CONSTRUCTION) OR GRAVEL, WHICH WILL BE PLACED ON PERMANENT SECURITY FENCING TO PREVENT ACCESS TO INVERTER LOCATIONS. FIELD DESIGN.
10. PROPOSED TEMPORARY LAYDOWN YARD/CONSTRUCTION STAGING AREA TO BE USED DURING SITE CONSTRUCTION. A PORTION OF THIS AREA (HATCHED) WILL BE COVERED WITH LOGGING MATS OR OTHER STABILIZED SURFACING (GRAVEL, ETC.) TO ALLOW DELIVERY OF CONSTRUCTION MATERIALS. PRIOR TO CONSTRUCTION, THIS AREA, THIS MATS, AND THE STABILIZED SURFACING WILL BE REMOVED AND RESTORED TO REDUCE/PREVENT RUTTING. FOLLOWING CONSTRUCTION, THE LOGGING MATS (OR GRAVEL) ARE REMOVED AND THE ENTIRE AREA IS SCARIFIED AND RE-SEED.
11. ACCESS AISLES SHOWN ON THIS PLAN INCLUDE CONSTRUCTION AND MAINTENANCE ACCESS POINTS FOR INGRESS/EGRESS. PRIOR TO CONSTRUCTION, THESE AISLES ARE COMPACTED BY A SMOOTH DUMP OR SPEEFSFOOT ROLLER TO MAINTENANCE ACTIVITIES. LOGGING MATS MAY BE PLACED IN HIGH TRAFFIC OR POORLY DRAINING AREAS DURING CONSTRUCTION ACCESS TO IMPROVE ACCESS. NO PERMANENT IMPROVEMENTS OR IMPERVIOUS SURFACES (IE GRAVEL OR ASPHALT) WILL BE INSTALLED IN SOIL ACCESS AISLES FOR CONSTRUCTION OR MAINTENANCE ACTIVITIES. SOIL ACCESS AISLES WILL BE SCARIFIED, AERATED, AND RE-SEED AFTER CONSTRUCTION ACCESS ROADS ARE INVERTERS MAY REQUIRE GRAVEL, TO SUPPORT DELIVERY EQUIPMENT LOADS. SOIL CONDITIONS AND FINAL EQUIPMENT SELECTION WILL BE DETERMINED BY THE INVERTER MANUFACTURER.
12. THE ARRAY ENVELOPE IS THE APPROXIMATE LIMITS OF THE ARRAY RACKING, INVERTERS, SUBSTATION AND INTERCONNECTION EQUIPMENT, ETC. FENCING & ACCESS DRIVES MAY BE LOCATED OUTSIDE OF THIS LINE. RACKING SYSTEMS WILL BE FIXED TILT OR TRACKING SYSTEMS.
13. PROPOSED ACCESS GATE(S) ARE 6' TALL CHAIN LINK WITH OPTIONAL 3 STRANDS OF BARBED WIRE. GATES WILL BE LOCKED WITH STANDARD KEYS OR COMBINATION LOCK. EMERGENCY PERSONNEL (AS DESIGNATED BY CITY OF ASHEBORO) WILL BE PROVIDED A KEY OR COMBINATION FOR 24 / 7 ACCESS.
14. ONLY SITE SPECIFIC WARNING SIGNAGE IS ALLOWED. PROPOSED SIGNAGE SHALL BE ALUMINUM SIGNS ("DANGER - HIGH VOLTAGE" AND "DANGER - NO TRESPASSING" MEASURING 5' X 10" IN SIZE) WILL BE PLACED ON PERMANENT SECURITY FENCING, "AVERAGING EVERY 100' AROUND THE ARRAY. PERMANENT SIGNAGE SHALL BE PLACED AT THE ENTRANCE TO THE PROJECT. SIGNAGE SHALL BE PLACED AT THE ENTRANCE TO THE PROJECT. SIGNAGE SHALL BE PERMITTED SEPARATELY.
15. THE PHOTOVOLTAIC (PV) PANELS ARE TO BE LOCATED AND SITUATED SO GRASS DOES NOT CREATE A DISTRACTION OR NOISANCE TO TRAFFIC OR ADJACENT RESIDENTIAL PROPERTIES.
16. SOLAR COMPONENTS MUST HAVE A LISTER, OR A LISTING FROM AN ALTERNATIVE TESTING AGENCY ACCEPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY OVER THE PROJECT, AND MUST BE DESIGNED WITH ANTI-REFLECTIVE COATING(S).
17. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE AND NORTH CAROLINA BUILDING CODE.
18. NO STRUCTURE SHALL EXCEED A HEIGHT GREATER THAN TWENTY-FIVE (25) FEET, EXCEPT FOR EXISTING POLES/OVERHEAD WIRING AND REQUIRED NEW INFRASTRUCTURE REQUIRED BY UTILITY COMPANY AT POINT OF INTERCONNECTION. THIS IS MEASURED FROM FINISHED GRADE AT THE BASE OF THE STRUCTURE TO ITS HIGHEST POINT.
19. THE ELECTRICAL DISCONNECT SWITCH SHALL BE CLEARLY IDENTIFIED AND UNOBSTRUCTED AT ALL TIMES. THE OWNER MUST FILE A MAP WITH THE CITY OF ASHEBORO PUBLIC SAFETY DEPARTMENT DEPICTING WHERE THE DISCONNECT SWITCH IS LOCATED, AND SUPPLY ALL EMERGENCY CONTACT INFORMATION TO EMERGENCY PERSONNEL TO HAVE ON FILE.
20. INVERTERS SHALL BE LOCATED INTERNALLY TO THE ARRAY ENVELOPE.
21. THERE WILL BE NO PERMANENT DUMPS/TRASH CONTAINERS LOCATED ON THE SITE.
22. AFTER PROJECT CONSTRUCTION, THERE WILL NOT BE ANY EMPLOYEES OR VEHICLES WORKING AT THE SITE DAILY. THEREFORE NO PERMANENT PARKING IS REQUIRED.
23. NO PERMANENT OUTDOOR LIGHTING IS PROPOSED AT THIS TIME. IF IN THE FUTURE THE NEED ARISES FOR LIGHTING, IT SHALL COMPLY WITH ARTICLE 300A, SECTION 318A AND SHALL BE PERMITTED SEPARATELY AT THAT TIME.
24. MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM THE ADJACENT PUBLIC ROADS. ADDITIONAL SCREENING SHALL BE REQUIRED BY THE ZONING INSPECTOR IF EQUIPMENT IS VISIBLE FROM THE ROAD IN THE FIELD.
25. PERFORMANCE STANDARDS OF SECTION 318A OF THE ASHEBORO ZONING ORDINANCE WILL BE MET AND MAINTAINED.
26. THERE SHALL BE 20' CLEAR SPACE BETWEEN THE PERIMETER OF THE RACKING AND THE EXTERIOR SECURITY FENCE.



Medium Evergreen Trees

- Nellie Stevens Holly (*Ilex x 'Nellie R Stevens'*)
- Yaupon Holly (*Ilex vomitoria*)
- Bright & Tight Carolina Cherry Laurel (*prunus caroliniana*) 'compacta'
- Claudia Warranmacker Southern Magnolia (*magnolia grandiflora*) 'Claudia'
- Juniperus virginiana (eastern red cedar)

Size at time of planting: 6'

Shrubs

- Burgundy Loropetalum (*loropetalum chinense* 'burgundy')
- Carolina Laurel Cherry (*prunus caroliniana*)
- 'Linebacker' Distylium
- Allegheny Viburnum (*viburnum rhytidaphyloides* 'allegheny')
- Glossy Abelia (*abelia x grandiflora*)

Size of planting: 30"
Max. 10-12% Deciduous by Qty.

NOTES:

1. SPECIES LISTED ARE SUGGESTIONS AND NOT LIMITED TO THE USE OF ONLY THESE SPECIES AND VARIETIES OF PLANTS



Additional information provided by applicant

**RZ/CUP-17-12: Request to rezone from R10 (Medium-Density Residential) to
CU-R40 (Conditional Use Low-Density Residential) and for Conditional Use
Permit authorizing a solar farm**

(1930 and 1940 Gold Hill Road)

Ordinance Amendment Information Questions

1. **Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.**
No.
2. **What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?**

The property is a 40 acre vacant tract that straddles the boundary line between the City of Asheboro and Randolph County. The majority of the property lies within Randolph County's jurisdiction. The proposed downzoning from R-10 to CU-R40 would allow for only solar farm use on the property, subject to receipt of a conditional use permit.

As the United States rethinks its continued reliance on environmentally less-friendly forms of energy, local governments in North Carolina have also recognized that the use of alternative energy such as solar power does in fact promote public health, safety and welfare of its citizens. Tanager Holdings, LLC's developer, Birdseye Renewable Energy, has been working closely with the landlord in development of this project, our first in the City of Asheboro/Randolph County, and believes successful completion of this project is a win for all of us. In today's economy, landowners can no longer rely with any long term certainty on income from typical year-to-year agricultural leases for any individual property since crop and hay commodity prices can be highly variable and unpredictable in the long run. Large tract property owners often feel pressure to develop or sell the land for development that, although permitted by ordinance, may not be the best fit for the community. Solar farm use assures the landlord a certain annual income for a fixed term of 20 years with a likely 20 year tenant extension at a rate significantly higher than on an agricultural lease.

The solar farm will not burden existing infrastructure in that it generates only a minimal amount of traffic and requires no water, sewer, electrical or trash collection services. Construction of the project requires minimal grading and impervious area post-construction.

3. **In what manner will the proposed amendment carry out the intent of the Land Development?**

Given the proposed project's quiet, low intensity use, it harmonizes well and is compatible with suburban residential developments as envisioned by the City's 2020 Land Development Plan ("LDP").

It is also heartening to see an explicit commitment to environmental stewardship within the LDP, and this solar energy project fits in well with the City's aim to encourage smart, and sustainable growth. Electric power production from solar generation facilities directly mitigates negative environmental impact. The successful rezoning of the portion of our property that is within the City's jurisdiction is essential to complete our solar project, and we value the City's pledge (Section 4.2.1 of LDP) to amend zoning ordinances to encourage alternative energies.

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

Solar farms are quiet, generating only a quiet hum during daylight hours. The solar arrays and equipment (with the exception of any power poles on-site) do not exceed 25 ft in height, and the solar panels typically do not exceed 12' at their highest. They emit no odor. A solar farm generates fewer vehicle trips throughout its life than does an average home. Employees visit the site once a week, or even more infrequently. Panels are designed to absorb light rather than reflect it. As recognized by the Zoning Ordinance, these qualities make solar sites great neighbors and a harmonious land use within residential districts.

The project will comply with all NC Department of Environmental Quality regulations regarding erosion control measures. The proposed project will not be constructed with, and will not generate any hazardous substances. The project's equipment will be manufactured to applicable safety standards and UL rated and installed by licensed electrical contractors. The working portion of the solar farm is enclosed in a 6 ft. high chain-link fences to protect both citizens and the project from unauthorized access, while maintaining access for fire and police departments.

STATE OF NORTH CAROLINA

ASHEBORO CITY COUNCIL

CITY OF ASHEBORO

Conditional Use Permit# 2017-

IN RE: Tanager Holdings, LLC
PIN 7762798310

Addresses: Off Gold Hill Road, Asheboro, NC

**PROPOSED FINDINGS OF FACT IN SUPPORT OF APPROVAL OF
CONDITIONAL USE PERMIT APPLICATION**

NOW COMES THE PETITIONER and respectfully requests approval of their application for a conditional use permit to construct and operate a solar farm ("Solar Farm", "Facility", "Use" or "Project"). In support of this request, Petitioner provides the following information:

1. The proposed development will not materially endanger the public health or safety.

The proposed solar farm will be constructed of non-hazardous materials, and will not generate any hazardous substances.

The Project's equipment will be manufactured to applicable safety standards and UL rated and installed by licensed electrical contractors.

Solar Farm use will not burden existing infrastructure in that it generates only a minimal amount of traffic, and requires no water, sewer, electrical or trash collection services.

Construction of the proposed Project requires minimal grading and minimal impervious area post construction.

The Project must comply with all NC Department of Environmental Quality regulations regarding erosion and soil control measures.

The working portion of the Solar Farm is enclosed in a 6 foot high chain link fence to protect both citizens and the Project from unauthorized access.

Access to the site is available to fire and police.

All project electrical components will have a UL listing.

2.. The use meets all required conditions and specifications.

The subject Property is zoned CU-R40. The proposed Solar Farm use is an allowed use in R-40 zoning district, subject to a use permit.

The Project will comply with all applicable zoning requirements.

Project will be required to obtain numerous State and local permits prior to commencement of construction that will assure compliance with any regulations or standards required for Solar Farm use, including, but not limited to: Certificate of Public Convenience and Necessity (CPCN), NCDOT driveway permits, electrical permits, DEQ and State of North Carolina permits for erosion/soil control and riparian buffers, grading, and as well as compliance with local building requirements.

3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

The proposed use will not injure the value of adjoining properties.

Solar farms are quiet, generating only a quiet hum during daylight hours.

Solar arrays have no moving parts and the equipment (with the exception of any power poles on site) does not exceed twenty-five (25) feet in height, and the solar panels typically do not exceed 12' at their highest. Many solar arrays are fixed but others (called trackers) rotate somewhat to slowly follow the sun as it makes it way across the sky.

Solar farms emit no odor.

Similar facilities are located in neighborhoods to deliver power to homes.

Solar farms generate fewer vehicles trips than the average home. Employees visit the site once a week or even less frequently.

Solar panels are designed to absorb light, rather than reflect it.

Type D Buffers are required by ordinance will be provided.

Solar energy is a public necessity. Prior to construction, all Solar Farm Projects must be approved by the North Carolina Utilities Commission. The Commission will issue a Certificate of Public Convenience and Necessity only if it determines that the Project will satisfy a need for electricity in the area.

4. The location and character of the use will be in harmony with the area in which it is located and in general conformity with the plan of development of Asheboro and its environs.

The subject Property is zoned CU-R40, and limited to solar farm use. The proposed Solar Farm is an allowed use (with a permit) in RA-40 zoning districts and therefore presumed to be in harmony with the other surrounding uses also allowed in the RA-40 zoning district such as single family residential.

The proposed Solar Farm is consistent with the residential and agricultural land use pattern that exists in the area today. Solar farms make good neighbors: they are quiet and they do not create dust or odor. Solar farms generate fewer vehicles trips than the average home.

Solar panels are shorter in height than a typical home or barn. When mounted on racks, fixed panels will not exceed 12 feet in height.

The proposed solar farm is consistent with the 2020 Asheboro Land Development Plan. The Property is located within an area designated as Suburban Residential on the future land use plan which envisions single family housing in this area, with which solar farm use is compatible and harmonious.

Furthermore, the proposed Project meets the Comprehensive Plan's goals, including protection and preservation of agricultural and environmentally sensitive lands.



**RZ/CUP-17-13: Request to rezone from R10 (Medium-Density Residential) to
CU-R40 (Conditional Use Low-Density Residential) and for Conditional Use
Permit authorizing a solar farm**

(1378, 1380, 1514, 1510, 1530, 1538 Old Cedar Falls Road)

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**
 -13

Date 10/2/2017 Planning Bd.

Applicant Old Cedar Solar, LLC c/o Mr. Sultan Henson

Legal Description

The property of John Harris Kidd and Kathy Kidd located at 1378, 1380, 1510, 1514, 1530, 1538 Old Cedar Falls Rd., located south of E. Presnell Street, totaling approximately 45.48 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761548926.

Requested Action Rezone from R10 (Medium-Density Residential) to CU-R40 (Conditonal Use Low-Density Residential)

Existing Zone R10

Land Development Plan See rezoning 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-17-13

Date 10/2/2017 Planning Bd.
11/9/2017 City Council

General Information

Applicant Old Cedar Solar, LLC

Address 5310 S. Alston Ave., Suite 300

City Durham NC 27203

Phone 919-921-8701

Location 1378, 1380, 1510, 1514, 1530, 1538 Old Cedar Falls Rd.

Requested Action Rezone from R10 (Medium-Density Residential) to CU-R40 (Conditional Use Low-Density Residential)

Existing Zone R10

Existing Land Use Single-family dwellings (2), Nonconforming commercial (vacant)

Size 45.48 acres +/-

Pin # 7761548926

Applicant's Reasons as stated on application

See attached applicant statement.

Surrounding Land Use

North Place of Worship/Commercial

East Commercial/Industrial/Single-family residential

South Public Use Facility/Congregate Living facility

West Place of worship/Single-family

Zoning History N/A

Legal Description

The property of John Harris Kidd and Kathy Kidd located at 1378, 1380, 1510, 1514, 1530, 1538 Old Cedar Falls Rd., located south of E. Presnell Street, totaling approximately 45.48 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761548926.

Analysis

1. Old Cedar Falls Road and East Presnell Street are state-maintained minor thoroughfares.
2. The property is outside the city limits. Water is currently available to the property. Sewer is currently unavailable to the property, located approximately 1300 feet southwest along Old Cedar Falls Road.—
3. There are currently two single-family dwellings on the property. There is also a structure that was designed and last used for retail activities that have been discontinued.
4. The applicant has filed a request for a Conditional Use Permit for a Solar Farm. The R40 (Low-Density Residential) or CU-R40 (Conditional Use Low-Density Residential) district are the only residential zoning districts that permit a solar farm. When located in these districts, either a Special Use Permit (R40) or Conditional Use Permit (CU-R40) district are required for a solar farm.
5. The area primarily consists of low to medium-density residential uses. There are also some institutional uses (two places of worship), a public use facility (electric substation) and congregate living facility adjacent to the property.
6. A small area on the eastern side of the property is identified as having slopes greater than 20%.
7. The zoning ordinance statement of intent describes the underlying R40 zoning district as "intended to provide regulations which will produce a low intensity mixture of single family, duplex dwellings, and Class A Mobile Home dwellings usually served by individual wells and/or sewage disposal systems, plus the necessary governmental and other support facilities to provide service to such suburban intensity living."

Rezoning Staff Report

RZ Case # RZ-17-13

Page 2

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 Neighborhood Residential

Small Area Plan East

Growth Strategy Map Designation Economic Development

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Items 12-13: Outside of flood, watershed areas. *Staff Note: The presence of steep slopes on the eastern side of the property mentioned in the staff analysis is neither a positive or negative factor in evaluating the CU-R40 request in comparison to existing R10 zoning.*

Goal 5.1: Cost effective, efficient and coordinated infrastructure in appropriate locations (based on use proposed by CUP request)

Rezoning Staff Report

RZ Case # RZ-17-13

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 5: Rezoning is not consistent with Growth Strategy Map

Checklist Item 10: Rezoning is not consistent with Land Category Descriptions

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

Staff's analysis considers all development that is permitted in the underlying zoning district including the requested solar farm use. While a general R40 district may not be appropriate at this location where most residentially zoned properties are designated R10 (Medium-Density Residential), the Conditional Use permitting process helps mitigate concerns over whether potential development can be compatible with surrounding properties, which is a primary concern with properties designated for "Neighborhood Residential" use by the Land Development Plan.

There is also R40 zoning directly across Old Cedar Falls Road from the subject properties, and some of the area, including the subject property, have developed at a density similar to what is allowable in the R40 district, which helps support the request.

The current lack of public sewer accessible to this property hampers the ability to fully support the medium-density residential development described by the Land Development Plan's Neighborhood Residential Land Category Descriptions, along with other intensive economic development activities.

Given these current constraints, staff believes the requested CU-R40 zoning designation will allow a reasonable use of property and is generally in the public interest.

Recommendation

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

Conditional Use Permit Staff Report

CUP Case No. CUP-17-13

10/10/2017

General Information

Name Old Cedar Solar, LLC , c/o Mr. Sultan Henson

Address 5310 South Alston Avenue Suite 300
Durham NC 27713

Phone 919-921-8701

Pin # 7761548926

Location 1378, 1380, 1510, 1514, 1530, 1538 Old Cedar Falls Rd.

Requested Action: Conditional Use Permit for a Solar Farm

Existing Zone R10 (Medium-Density Res.)

Existing Land Use Single-family dwellings (2), Nonconforming commercial

Size

Applicant's Reason as stated on application

A solar farm

Surrounding Land Use

North Place of Worship/Commercial

East Commercial/Industrial/Single-family residential

South Public Use Facility/Congregate Living

West Place of worship/Single-family

Zoning History N/A

Growth Strategy Map Economic Development

Proposed L D P Map Neighborhood Residential

Legal Description

The property of John Harris Kidd and Kathy Kidd located at 1378, 1380, 1510, 1514, 1530, 1538 Old Cedar Falls Rd., located south of E. Presnell Street, totaling approximately 45.48 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761548926.

Analysis

1. The request is for a solar farm, which is defined in part as a facility producing solar energy for retail or wholesale sale of generated energy.
2. A solar farm is permitted with a Special Use Permit in the R40 Low-Density Residential zoning district. The requested Conditional Use Permit precludes the need for a SUP.
3. A solar farm requires a 50' landscaped screen (Screen "D") around the perimeter of the property, which includes evergreen trees and/or shrubs.
4. There are two single-family dwellings on the property, one of which may be removed.
5. A non-residential structure also exists on the property. The last identified use was retail shoppers/convenience goods. This is currently a non conforming use in the R10 district and would continue to be a non conforming use in the CU-R40 district.

LDP Conformity Issues

Conditional Use Permit Staff Report

CUP Case No. CUP-17-13

Page 2

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

Staff Comments

Suggested Conditions

DRAFT CONDITIONS AS OF 11-1-2017:

(A) Land use activities not requiring a Conditional or Special Use Permit shall be permitted in the R40 district, with the exception of Manufactured/Mobile Homes (Class A or B, single wide or double wide). Staff shall be given the authority to review uses permitted by right to the full extent of the Asheboro Zoning Ordinance without further review by City Council.

(B) Existing structures and uses shown are noted on the approved site plan and have no functional relationship with the approved solar farm use. The issuance of this Conditional Use Permit is not construed as an entry of any finding, conclusion, or order as to the legal status of these existing structures. The existing structures that are noted on the approved site plan and for which the Conditional Use Permit is not required may continue so long as such buildings and uses are utilized in strict compliance with the zoning ordinance.

(C) The site plan indicates a 20' emergency access drive within the fenced areas containing solar panels. Changes to the configuration internally within these fenced areas, including elimination of the drive, shall not be deemed a Conditional Use Permit modification if conducted in strict compliance with emergency services requirements. Such changes may be reviewed by City staff for inclusion in the file without further review by City Council.

(D) 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 318A.1 of the Zoning Ordinance (Performance Standards for Residential Zoning Districts- Light) for inclusion into the file without further review by City Council.

(E) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:

i.) Driveway permit from NCDOT

ii.) Erosion control approval from NC Department of Environmental Quality

(F) The applicant indicates use of a Screen D and existing vegetation to meet the requirements of Section 652.2(ii) of the Zoning Ordinance. The applicant shall submit additional landscaping details showing compliance with these requirements. The applicant may use existing vegetation as indicated on the site plan, however, additional plantings will be required if existing vegetation is deficient in meeting the requirements of landscaping equivalent to a Screen D.

(G) 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 abutting 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.

CUP-17-13

652 Solar Farms

652.1 Purpose: This section is intended to provide the opportunity for solar energy to serve as a viable form of alternative energy generation while protecting public health, safety and general welfare. These regulations are particularly intended to ensure the compatibility of these facilities with the low intensity residential character of the R40 residential zoning district.

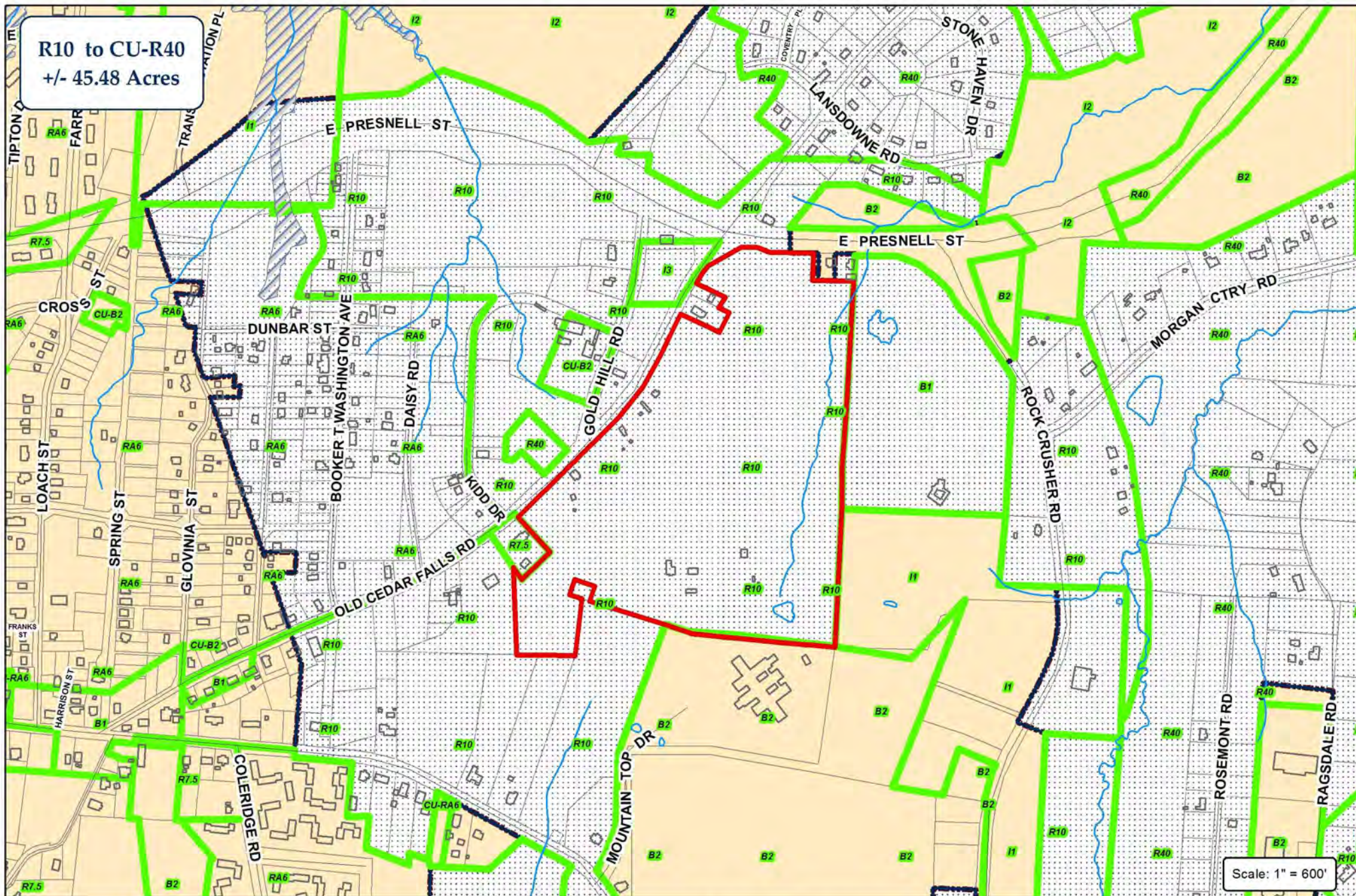
652.2 General Requirements: When a special use permit is required, a solar farm shall be subject to the following requirements:

(i) All structures and solar collectors associated with solar farms shall observe setbacks specified by Table 200-1, as modified by Front Yard Averaging requirements (Article 300, Section 305). No structure or equipment may be located within the required perimeter landscaping yard described in Subsection (ii) below.

(ii) Landscaping is required around the entire perimeter of the zoning lot. Such landscaping shall consist of a 50' wide screen with "Type D" screening materials as prescribed by Article 300A, Section 304A. In lieu of this screen and consistent with Section 304A.6 (Alternative Buffers and Screening), an applicant may utilize a 50' buffer consisting of existing vegetation if the applicant can demonstrate that an alternative buffer preserves mature vegetation and provides a degree of opacity, compatibility, and protection to adjoining properties that is equal to or greater than a 50' wide "Type D" screen. Additional evergreen plantings shall be incorporated into this alternative buffer as necessary to achieve this intent.

iii) Electric solar energy components shall have a UL listing and be designed with anti-reflective coating(s).

R10 to CU-R40
+/- 45.48 Acres



City of Asheville Planning & Zoning Department

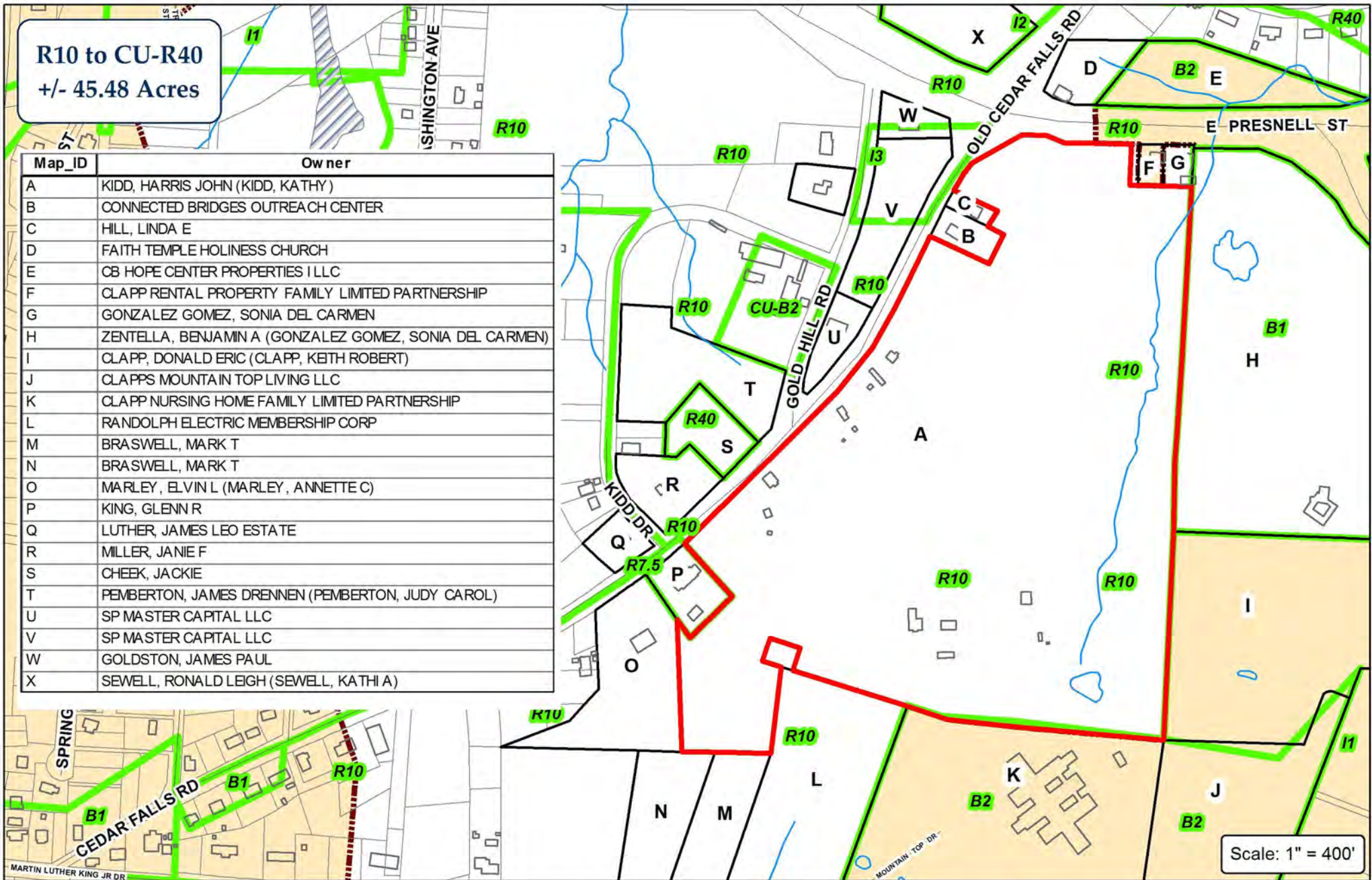
Rezoning Case: RZ-17-13

Parcel: 7761548926



R10 to CU-R40
+/- 45.48 Acres

Map_ID	Owner
A	KIDD, HARRIS JOHN (KIDD, KATHY)
B	CONNECTED BRIDGES OUTREACH CENTER
C	HILL, LINDA E
D	FAITH TEMPLE HOLINESS CHURCH
E	CB HOPE CENTER PROPERTIES I LLC
F	CLAPP RENTAL PROPERTY FAMILY LIMITED PARTNERSHIP
G	GONZALEZ GOMEZ, SONIA DEL CARMEN
H	ZENTELLA, BENJAMIN A (GONZALEZ GOMEZ, SONIA DEL CARMEN)
I	CLAPP, DONALD ERIC (CLAPP, KEITH ROBERT)
J	CLAPPS MOUNTAIN TOP LIVING LLC
K	CLAPP NURSING HOME FAMILY LIMITED PARTNERSHIP
L	RANDOLPH ELECTRIC MEMBERSHIP CORP
M	BRASWELL, MARK T
N	BRASWELL, MARK T
O	MARLEY, ELVIN L (MARLEY, ANNETTE C)
P	KING, GLENN R
Q	LUTHER, JAMES LEO ESTATE
R	MILLER, JANIE F
S	CHEEK, JACKIE
T	PEMBERTON, JAMES DRENNEN (PEMBERTON, JUDY CAROL)
U	SP MASTER CAPITAL LLC
V	SP MASTER CAPITAL LLC
W	GOLDSTON, JAMES PAUL
X	SEWELL, RONALD LEIGH (SEWELL, KATHI A)



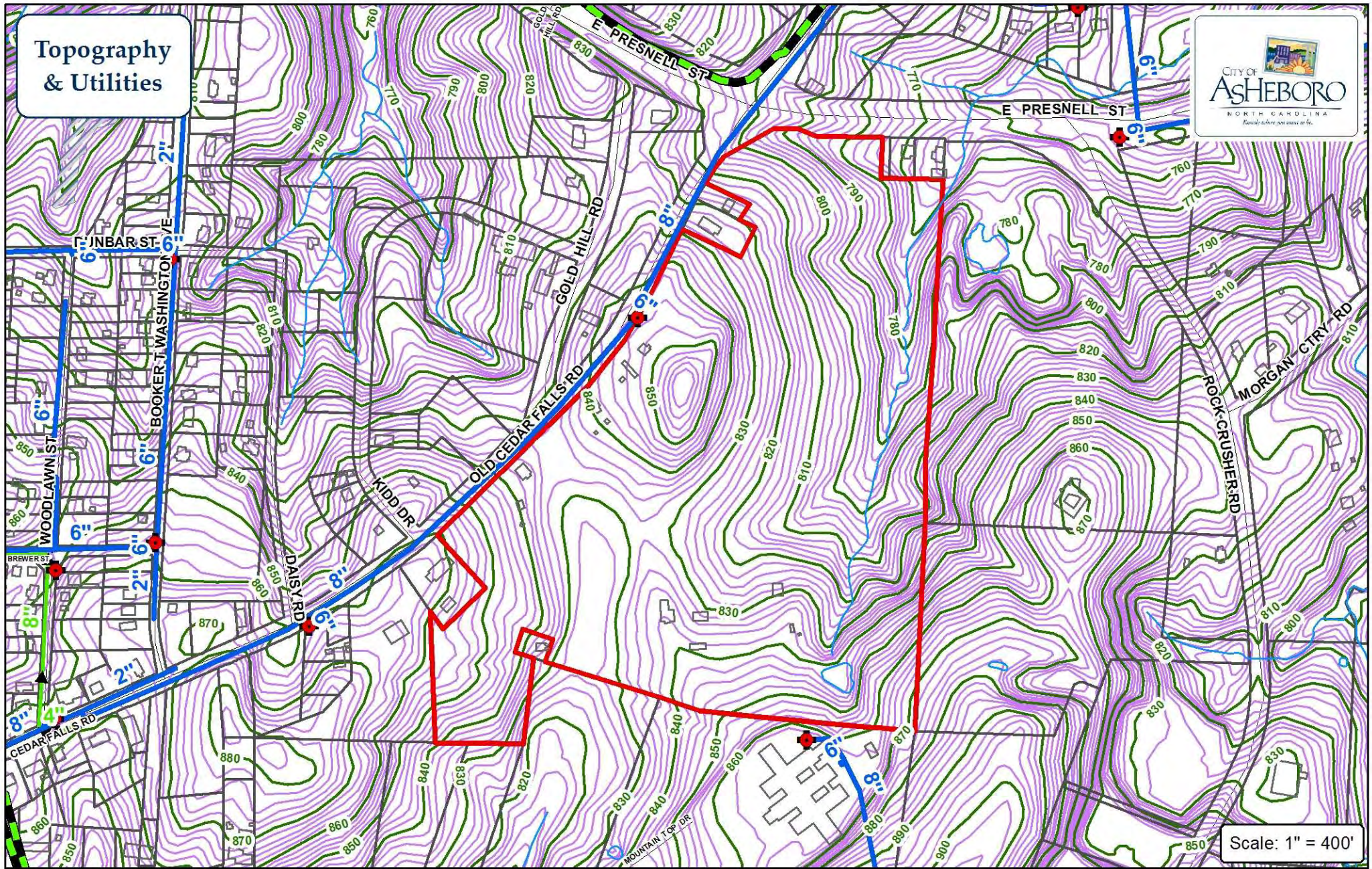
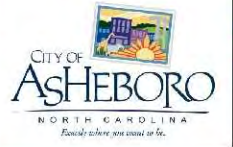
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-13

Parcel: 7761548926



Topography & Utilities

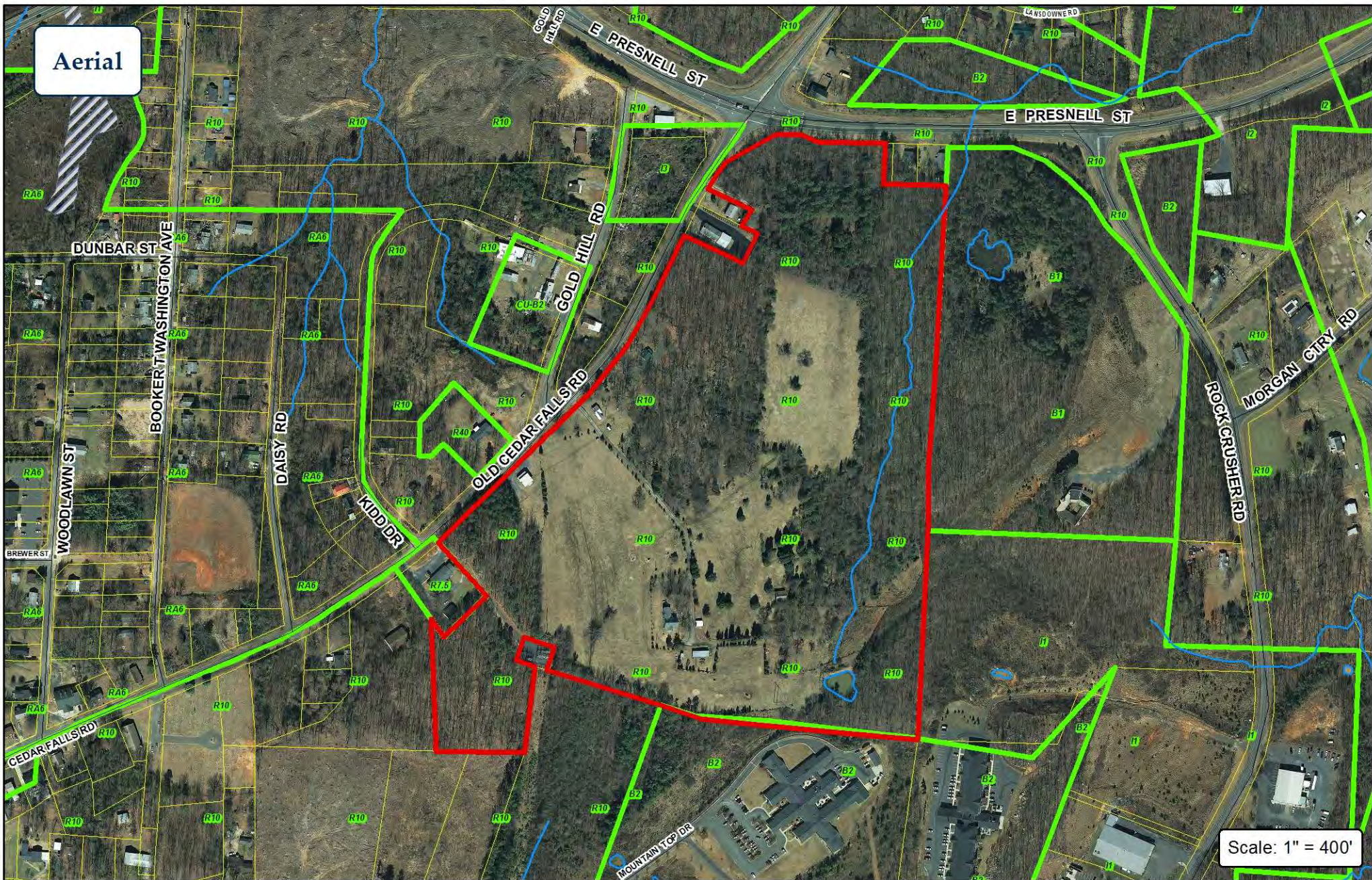


- | | |
|---|--|
|  Water Main |  Fire Hydrant |
|  Sewer Main |  Pump Station |
|  Force Main | |

City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-17-13
 Parcel: 7761548926

 Subject Property

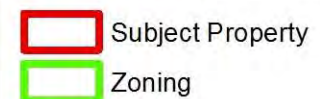


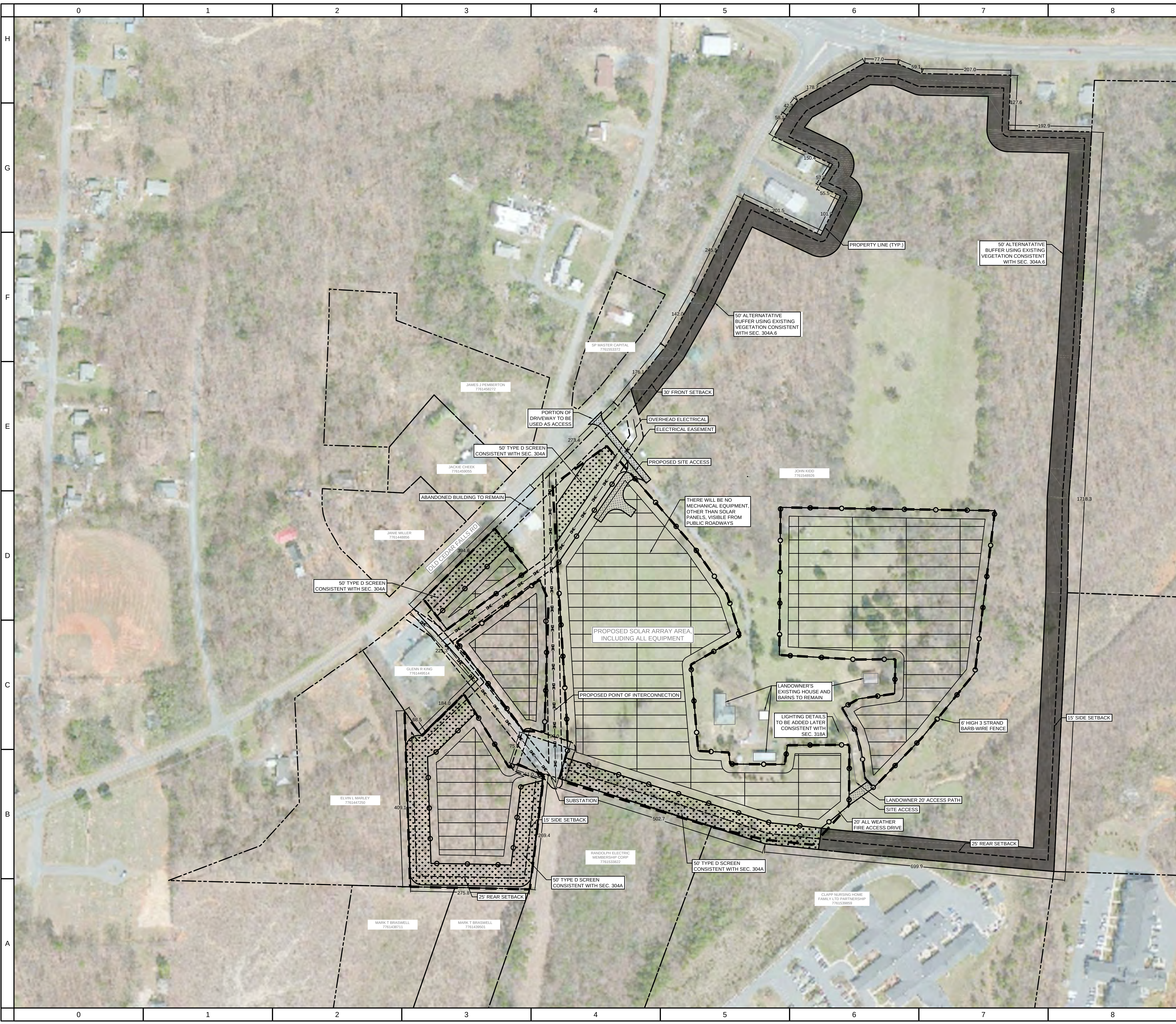


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-17-13

Parcel: 7761548926





VICINITY MAP

SCALE 1" = 5000'

SITE DATA

PIN #	PROPERTY OWNER	SITE ADDRESS	
7761548926	JOHN KIDD	1501-1699 OLD CEDAR FALLS RD ASHEBORO, NC 27203	
ZONING	JURISDICTION	CURRENT LAND USE	ACRES
CITY OF ASHEBORO	EXISTING: R-10 PROPOSED: CU-R40	X	± 45 AC
PROPOSED USE	PRELIMINARY DISTURBED AREA	PRELIMINARY SOLAR AREA	
SOLAR ENERGY SYSTEM	± 14 AC	± 10 AC	
PRELIMINARY ARE SUBJECT TO CHANGE			
PARCEL LINE SETBACKS			
MIN. FRONT YARD	30 FT		
MIN. SIDE YARD	15 FT		
MIN. REAR YARD	25 FT		

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS FOR ZONING APPROVAL FOR REVIEW AND APPROVAL BY CITY OF ASHEBORO TO CONSTRUCT A SOLAR ENERGY SYSTEM.
- THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING RANDOLPH COUNTY, BING, AND ON-SITE WETLANDS WERE DELINEATED PER THE PEI WETLANDS REPORT DATED 07-28-17.
- A PORTION OF THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 3710776100), DATED 01/02/08) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS.
- PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
- ALL DIMENSIONS SHOWN ARE AT 90 DEGREE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
- CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
- A SOLID WASTE FACILITY IS NOT NECESSARY FOR THE PROPOSED USE.
- THERE WILL BE NO PARKING SPACES NECESSARY FOR EMPLOYEES OR FACILITY VEHICLES.
- PER FIRE CODE REQUIREMENTS (2012 NC STATE BUILDING CODE: FIRE PREVENTION CODE SECTION 503.2.1), A MINIMUM 20' ALL WEATHER ACCESS DRIVE MUST BE INCLUDED WITHIN THE FENCED AREA(S) WHERE SOLAR PANELS ARE LOCATED, CLOSE TO THE OUTSIDE EDGES WITHIN FENCED AREA.
- THE USE WILL COMPLY WITH PERFORMANCE STANDARDS OF SECTION 318A.

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
100 YEAR FLOOD ZONE	EASEMENTS
500 YEAR FLOOD ZONE	EQUIPMENT PAD
BUILDING SETBACK	LIMIT OF DISTURBANCE
EASEMENTS	ELECTRICAL (OVERHEAD)
EDGE OF PAVEMENT	ELECTRICAL (UNDERGROUND)
ELECTRICAL (OVERHEAD)	PROJECT AREA
EPHEMERAL STREAM	PROPERTY LINE
FENCE	SECURITY FENCE
INTERMITTENT STREAM	SHADE BUFFER
JURISDICTIONAL DITCH	SITE ACCESS
MAJOR CONTOURS	TREELINE
MINOR CONTOURS	VEGETATIVE BUFFER
NON-JURISDICTIONAL DITCH	
PERENNIAL STREAM	
PROPERTY LINES	
RAILROAD	
RIGHT-OF-WAY	
STREET CENTERLINE	
STRUCTURES	
WETLAND	

GRAPHIC SCALE

1" = 100'

NORTH

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT

ANNE HASSLER 10/25/2017 2:08 PM OLD CEDAR FALLS RD SITE PLAN 09/23/17 DWG

OLD CEDAR SOLAR, LLC

1501-1699 OLD CEDAR FALLS RD
ASHEBORO, NC 27203

DATE

10-25-17

DRAWN BY:

AR

CHECKED BY:

--

ZONING

SITE PLAN

Z 1.0



Additional Information provided by applicant

RZ/CUP-17-13: Request to rezone from R10 (Medium-Density Residential) to CU-R40 (Conditional Use Low-Density Residential) and for Conditional Use Permit authorizing a solar farm

(1378, 1380, 1514, 1510, 1530, 1538 Old Cedar Falls Road)

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

The alleged error in this Ordinance that this proposed amendment seeks to correct is that the zoning designation given to a parcel does not allow for a solar farm to be constructed in an area otherwise well suited for a such a development. In its current zoning district, R10, this parcel cannot be the location of a solar farm. This proposed amendment is a rezone of this parcel to the R40 district so that it will have the opportunity to be used for generating clean energy by way of a solar farm.

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

This proposed amendment is necessary to provide the opportunity for this parcel to serve as the location of a solar farm, which is a viable form of alternative energy generation, while also protecting the public health, safety, and general welfare. The steady population growth of the City of Asheboro means there is a need for providing clean energy to the community. Rezoning this parcel is reasonably necessary to provide an avenue for solar energy development that the City of Asheboro will benefit from.

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

The proposed amendment will carry out the intent of the Land Development Plan by rezoning a parcel to allow for a solar farm to be developed on it which will in turn strengthen the City of Asheboro's ability to maintain and improve the quality and diversity of its local economy. A solar farm will contribute to the vision of establishing a strong, diverse, and sustainable economy with good paying jobs and a robust tax base. This proposed amendment seeks to enable a smart, sustainable development which will add value to the City's character thus stimulating economic development.

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

There will no need for central water supply or sewer disposal systems due to the nature of the development that this proposed amendment seeks to enable. Additionally, by rezoning this parcel from R10 to R40 zoning district, the only change being made to the land use regulations is the level of intensity that will be promoted. The proposed amendment will change the development intensity level of this parcel from moderate to low which is line with the character of its surroundings.



CUP-17-14 and SUB-17-02: Request for a Conditional Use Permit for a Residential Planned Unit Development, and Subdivision sketch design for portion of the subject property

(North side of Hub Morris Rd. approximately 600' east of N. Fayetteville St. and west side of Forest Park Dr.)

Staff Report

Conditional Use Permit Staff Report

CUP Case No. CUP-17-14

11/9/2017 City Council

General Information

Name Wade Jurney Homes (Attorney Tom Wright, Agent)

Address 5607 Tradd Dr.
Greensboro NC 27203

Phone 336-362-4715

Pin # See attached

Location Northern Terminus of Waterside Drive/West side of Forest Park Drive

Requested Action: Conditional Use Permit for a Residential Planned Unit Development

Existing Zone CURA6/R10

Existing Land Use Undeveloped/ Residential PUD previously under construction

Size 50.24 acres +/-

Applicant's Reason as stated on application

Surrounding Land Use

North Medium-Density Residential

East Low to Medium Density Residential

South Existing PUD/Low to Medium Density

West Low-Density Res./Commercial/Industrial

Zoning History 2006-2008: (SUP-06-07. SUB-06-03): Residential Planned Unit Development with 108 residential units approved in both phases (2006). Preliminary plat allowing construction of infrastructure for all phases (2007) and platted in 2008.
2017: (CUP-17-03 and SUB-17-01) Ph. 2 of Waterford Villas approved for 117 units (two to three dwellings/structure)

Growth Strategy Map Primary Growth

Proposed L D P Map Neighborhood Residential

Legal Description

See attached

Analysis

1. The request is for a Residential Planned Unit Development (PUD), to be known as Jackson's Run, to consist of a total of 131 detached dwelling units.
2. City Council originally granted approval for a PUD at this location in 2006. Council most recently granted approval for a new PUD which allowed an increase in the number of units (80 to 117), the addition of a residents' storage facility, and the incorporation of triplexes.
3. This application is filed because proposed changes are considered a modification of the Conditional Use Permit requiring new approvals for Waterford Villas and Jackson's Run. These proposed changes include constructing detached dwellings instead of attached dwellings, two story units, a change in the vehicular access and changes in the configuration of open space. All landowners in Waterford Villas have signed onto the application requesting the granting of a new permit.
4. The applicant proposes to disconnect Waterside Drive between Waterford Villas and Jackson's Run. Existing pavement within Jackson's Run is shown to be removed.
5. Under the proposal, common area originally planned to be under the control of Waterford Villas will change and will no longer include the existing ponds and dam, which will be controlled by the association for Jackson's Run.
6. The proposed units are single-story and two-story design ranging from approximately 1,600 to 2,100 square feet, plus a two-vehicle garage for each unit.

LDP Conformity Issues Review should carefully evaluate density and building design with the Neighborhood Residential designation.

Conditional Use Permit Staff Report

CUP Case No. CUP-17-14

Page 2

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

Staff Comments

Suggested Conditions

See attached.

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 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,
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.

Conditional Use Permit Staff Report

Requirements for Permit

Page 3

CUP-17-14

Section 630A: Zoning Ordinance Requirements for Residential Planned Unit Developments

1. Residential Planned Unit Developments may be permitted in any R40, R15, R10 R7.5, RA6 or OA6 zoning district as long as the proposed development contains a minimum of 2 acres. Those uses ordinarily permitted by right, by SUP, or as an accessory within the district the development is to be located may be included in the development.
2. Review of an application for a PUD SUP shall occur simultaneously with a review of plats submitted in compliance with the Asheboro Subdivision Ordinance. If the PUD requires review as a “major” subdivision the Sketch Design Plat shall be properly submitted, reviewed and recommended by the Planning Board for the City Council’s consideration at the same meeting as the PUD SUP. The Sketch Design Plat and the site plan required for the SUP may be combined on one plat so long as the requirements for each are met. If the PUD requires a “minor subdivision the required subdivision plat shall be properly submitted for approval. Approval shall be subject to any conditions of the PUD SUP and granted only after approval of the SUP by the City Council. (9/02)
3. Residential PUDs may have direct access to City streets or State roads which are not major or minor thoroughfares, provided such access will not create safety hazards due to design or congestion.
4. Streets within a PUD may be public or private according to the regulations of the Asheboro Subdivision Ordinance.
5. The yard and height regulations set forth in Table 200-1 may be modified for a PUD, provided that, for such development as a whole, excluding public street right-of-ways or the area dedicated to private streets but including individual lots, common area, parks and other permanent open spaces, there shall not be less than the required area per dwelling unit for the district in which such development is located.
6. Utilities shall be planned and installed according to the Asheboro Subdivision Ordinance.
7. Provisions and plans for garbage and waste collection shall be included with the application.
8. Buffers and/or screening shall be installed and maintained based on the types of individual uses contained within the development as per Article 304A.
9. Signs will be regulated as per Article 500.
10. Off street parking shall be provided as per Article 400.
11. General landscaping shall be installed and maintained. Plans indicating all required and non-required landscaping shall be submitted as part of the application

Legal Description for CUP-17-14 (Conditional Use Permit for Residential Planned Unit Development):

The property is identified as Phase 1 of Waterford Villas on the north side of Hub Morris Rd. approximately 600 ft. east of its intersection with N. Fayetteville St. and identified in part as "Future Development" in Plat Book 115, Page 80, located at the northern terminus of the publicly maintained portion of Waterside Dr., north of Hub Morris Rd, on the west side of Forest Park Dr and totaling approximately 50.24 acres +/- . The property is also identified by Randolph County Parcel Identification Nos. 7763162771, 7763161134, 7763161254, 7763161258, 7763161386, 7763161490, 7763161563, 7763161608, 7763161621, 7763161944, 7763161982, 7763162419, 7763162694, 7763162769, 7763161148, 7763162835, 7763163106, 7763163145, 7763163357, 7763163396, 7763164123, 7763164164, 7763164365, 7763164393, 7763164408, 7763164544, 7763164590, 7763165221, 7763165225, 7763265981, 7763275095, 7763270025, 7763265467 and 7763265562.

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-17-04

Date 11/6/2017 PB
11/9/2017 Council

GENERAL INFORMATION

Subdivision Name Jackson's Run
Requested Action Subdivision Sketch Design
Applicant Wade Journey Homes
Address 3300 Battleground Ave., Suite 230, Greensboro, NC
Phone 336-282-3606
Location Terminus of Waterside Dr. north of Hub Morris Road approximately 600' east of North Fayetteville St./west side of Forest Park Drive

PARCEL INFORMATION

PIN 7763265981, 7763275095, 7763270025, 7763265467, 7763265562, 7763164590 (portion)
Size 38.787 acres +/- (all six parcels) **Number of Lots** 131 + common area
Existing Zoning CU-RA6/R10 **Average Lot Size** 2,222.318 sq. ft.
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. A request concerning this property was previously reviewed and approved, consisting of 117 lots with two to three dwellings per structure. This request included a rezoning, subdivision sketch design, and conditional use permit. Most recently, a subdivision preliminary plat was approved, which allows construction to begin, subject to meeting regulator requirements reviewed by city staff.
2. The applicant has filed a new application consisting of detached dwellings, increasing the number of units from 117 to 131, proposing different building designs, and changing the boundary of the subdivision by swapping properties with Waterford Villas. The proposal also includes discontinuing Waterside Drive at the boundary of the proposed subdivision (Jackson's Run) and adding a second entrance off Forest Park Drive.
3. The actions in (2) above require a new conditional use permit and a new subdivision sketch design which have been filed.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering

Plat comments/corrections are pending (as of 11-1-17).

Public Works

1. Water/sewer certifications and as-built engineering are required with the final plat.
2. New construction plans shall be submitted prior to starting development. Plans must show on the site proposed locations of the individual water & sewer services with connections to the mainlines for each of the proposed units.

Planning

See attached

Other

Randolph County Schools: See attached
NCDOT: No additional improvements will be required.
Fire Dept.: Proposed turnaround/hydrant locations are adequate.

Staff Recommendation

Staff's recommendation is pending (as of 11-1-17).

**Planning Board
Recommendation**

The Planning Board will consider this request during its November 6, 2017 meeting. A recommendation will be available after this meeting.

**Planning & Zoning Department comments concerning proposed Jackson's Run Subdivision
(Case No. SUB-17-04)**

1. Required recreation area(s) as specified by the ratio provided in Table 200-1 shall have been installed or guaranteed as specified by Section 1006 of the Asheboro Zoning Ordinance at least proportionate to the land area being recorded on any final plat.
2. Prior to construction, approval of the "Final Decision Document" and all applicable regulatory approvals shall be granted.
3. Homeowners' documents, shall be recorded with the final plat, including restrictions concerning recreational vehicle parking and maintenance mechanisms for the common area .
4. No final plat shall be approved unless and until public street access to Forest Park Drive is provided.
5. No final plat shall be approved unless appropriate turnaround area approved by the city is provided or available.
6. A maximum of thirty (30) dwelling units may receive certificates of occupancy with a single means of public street ingress and egress to Forest Park Drive.
7. Other plat comments/corrections are pending (as of 10-31-17)

Randolph County Schools comments regarding proposed Jackson's Run subdivision:

Note: These comments were provided by Randolph County Schools during the review of the previous request (Waterford Villas Phase 2, consisting of 117 units) on March 21, 2017.

After review of the new proposal (Jackson's Ridge, consisting of 131 units), Marty A. Trotter, Assistant Superintendent- Operations Division, stated that there were no additional comments on October 26, 2017.

- Proposed development feeds into Randleman Elementary, Randleman Middle and Randleman High schools
- Randleman Elementary is at capacity with 10 mobile units on campus to handle Specials (art and music) and other pull out classes; currently we have 7 (72 passenger - these are the largest capacity buses we own) buses and two are already running double routes
- Randleman Middle has some space to grow
- Randleman HS is over capacity and has 21 mobile units on campus to handle core and elective classes as well as other pull out classes; currently our middle and high school share buses, we currently have 14 (72 passenger) buses and two are also running double routes

CUP-17-14 (Waterford Villas, Ph. 1 and Jackson's Run) draft conditions as of 11-3-17

- (A) The site plan omits certain site calculations and labeling. The applicant shall submit a revised site plan detailing this information for review by staff and inclusion in the file without further review by City Council as follows:
- i.) Calculation of total acreage within the Waterford Villas subdivision.
 - ii.) Calculation of open space for Waterford Villas
 - iii.) Calculation of the area within the public right-of-way of Waterford Villas.
 - iv.) Labeling and calculation of recreation space within Waterford Villas.
 - v.) Listing of Parcel Identification Numbers and deed references, related to Waterford Villas and Jackson's Run.
 - vi.) Labeling of the current zoning designations of Waterford Villas and Jackson's Run.
- (B) Except for the landscape screen shown adjacent to the James Markle property (DB 1332, PG 55), and screen and street yards adjacent to the residents' storage building, the installation of identified landscape buffers, screens or street yards are at the option of the property owner. The landscape screen adjacent to the aforementioned Markle property's western boundary shall be installed prior to the recordation of the public street adjacent to the Markle property.
- (C) Prior to the issuance of a certificate of occupancy for the residents' storage building or installation of the required recreation space to the north of the James Markle property (DB 1332, PG 55), required landscaping shall be installed or guaranteed as specified by Section 1006 of the Asheboro Zoning Ordinance. The required landscaping adjacent to the northern property boundary of the aforementioned Markle property shall equal or exceed the requirements of a "Screen A" as specified by Section 304A.4. The "Buffer A" option is not permitted at this location.
- (D) Required recreation area(s) as specified by the ratio provided in Table 200-1 shall have been installed or guaranteed as specified by Section 1006 of the Asheboro Zoning Ordinance at least proportionate to the land area being recorded on any final plat.
- (E) The exact location of sidewalks connecting sidewalks located within public right-of-ways, recreation areas, and the proposed 100' x 100' residents' storage units may be modified to the extent that they comply with the Asheboro Subdivision Ordinance, Article X, Subsection IV.C.5, requiring ADA compliant sidewalks that extend from sidewalks along the public right-of-way to all amenities.
- (F) The 100' x 100' storage building identified on the site plan is not required by the zoning ordinance, subdivision ordinance, or conditional use permit. If constructed, use of the proposed storage building shall be limited to residents of the proposed Jackson's Run and Waterford Villas (Plat Book 115, Page 80, Randolph County Public Registry).
- (G) Building facades of the 100' x 100' residents' storage building shall consist of materials permitted by Section 318A.D (Design Standards for all Residential Districts) of the AZO.

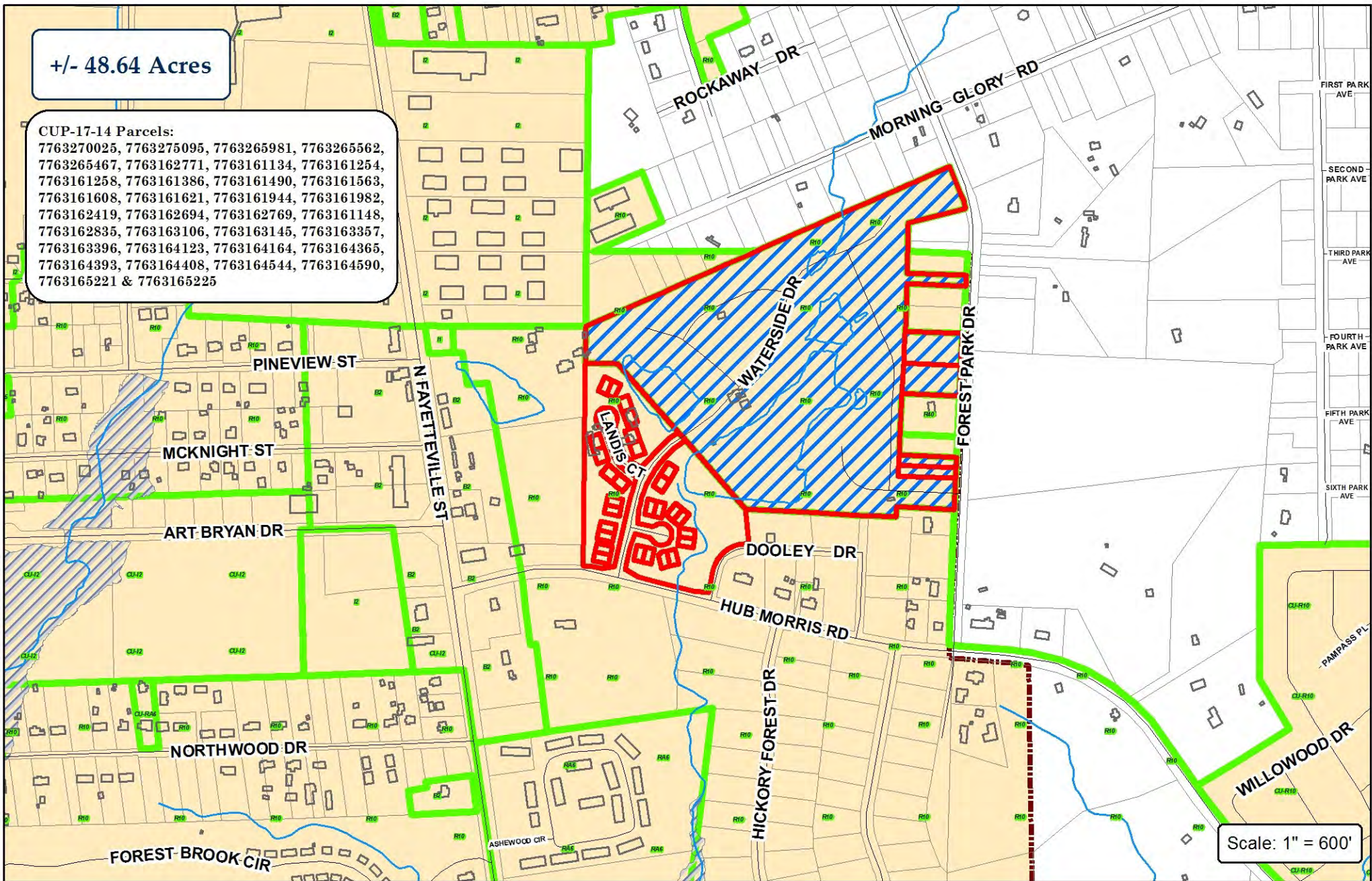
CUP-17-14 (Waterford Villas, Ph. 1 and Jackson's Run) draft conditions as of 11-3-17

- (H) All new dwellings located on lots 1-9 of Jackson's Run shall be restricted to a single story and basement. Above garage bonus rooms as depicted in the submitted building plans are permitted.
- (H) Should any recreational vehicles be located in the parking area surrounding the 100' x 100' residents' storage building, such recreational vehicles shall be screened in accordance with the requirements of Section 305A of the AZO.
- (I) Enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings outside the common area shall not be considered a modification of the permit requiring Council review.
- (J) Developers will leave at least 25 feet between Unit 105 and 106 for access to the dam in the event repairs are needed and further, developer shall permit the Jackson's Run homeowners association to use the 40 foot easement set out in Plat Book 135, Page 3 to access the dam if necessary.
- (K) Hours of operation for the residents' storage building shall be restricted to 7:00 a.m. through 9:00 p.m.
- (L) There shall be no signs identifying the residents' storage building or area at either entrance, other than address signs or other signs required by applicable local ordinances.
- (M) No final plat shall be approved unless and until public street access to Forest Park Drive is provided.
- (N) No final plat shall be approved unless appropriate turnaround area approved by the city is provided or available.
- (O) A maximum of thirty (30) dwelling units may receive certificates of occupancy with a single means of public street ingress and egress to Forest Park Drive.
- (P) Prior to the issuance of a zoning compliance permit for the proposed land use, Waterford RE LLC 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.
- (Q) Prior the recordation of the Memorandum of Land Use Restrictions noted in (S) above, a plat showing the proposed land conveyances that comply with the approved conditions of this permit shall be presented to city staff for review and recording in the Randolph County Public Registry.

+/- 48.64 Acres

CUP-17-14 Parcels:

7763270025, 7763275095, 7763265981, 7763265562,
7763265467, 7763162771, 7763161134, 7763161254,
7763161258, 7763161386, 7763161490, 7763161563,
7763161608, 7763161621, 7763161944, 7763161982,
7763162419, 7763162694, 7763162769, 7763161148,
7763162835, 7763163106, 7763163145, 7763163357,
7763163396, 7763164123, 7763164164, 7763164365,
7763164393, 7763164408, 7763164544, 7763164590,
7763165221 & 7763165225



Scale: 1" = 600'

City of Asheboro Planning & Zoning Department

Conditional Use Permit: CUP-17-14

Subdivision Case: SUB-17-04

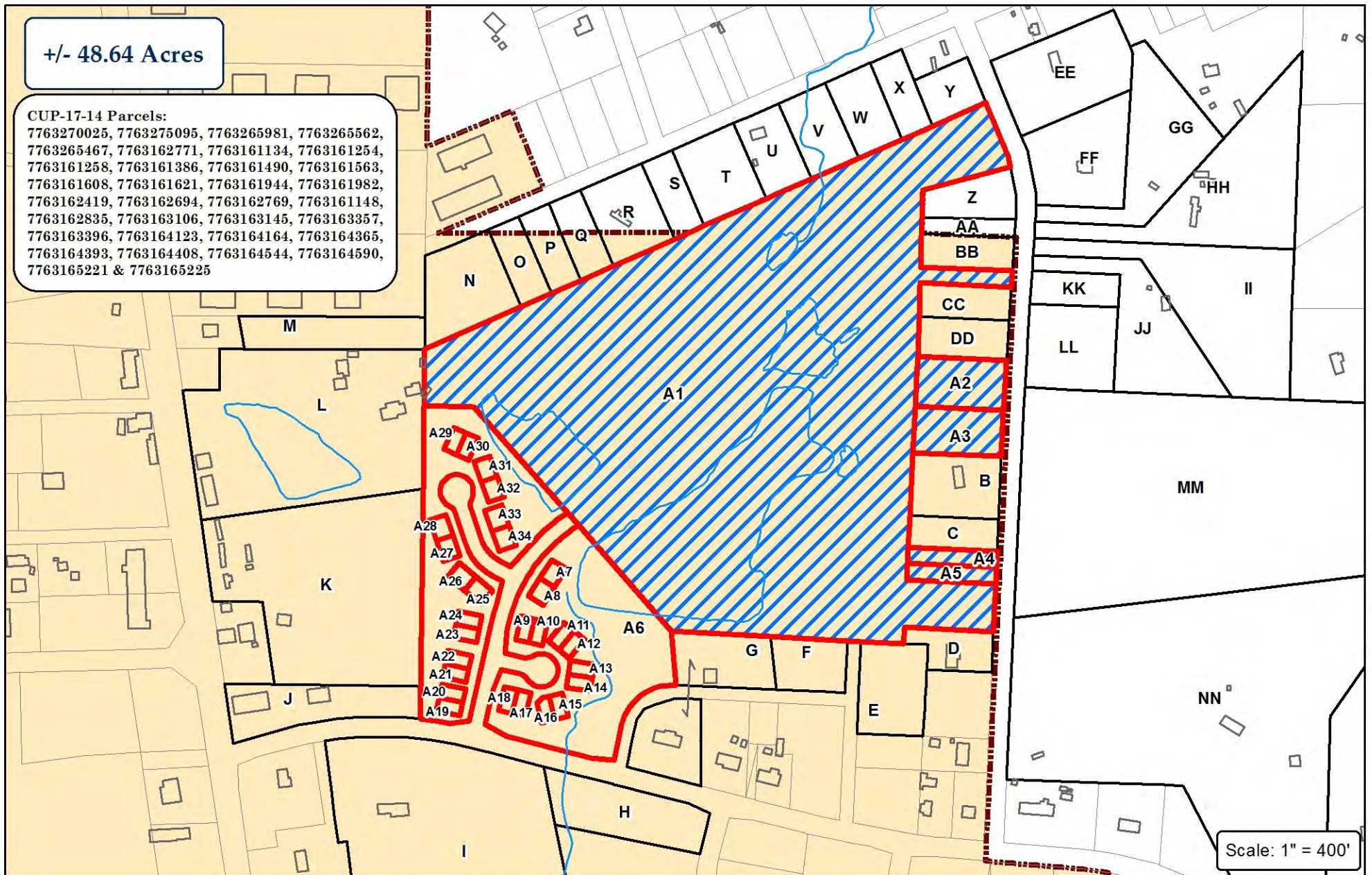
SUB-17-04 Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467



+/- 48.64 Acres

CUP-17-14 Parcels:

7763270025, 7763275095, 7763265981, 7763265562,
7763265467, 7763162771, 7763161134, 7763161254,
7763161258, 7763161386, 7763161490, 7763161563,
7763161608, 7763161621, 7763161944, 7763161982,
7763162419, 7763162694, 7763162769, 7763161148,
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7763164393, 7763164408, 7763164544, 7763164590,
7763165221 & 7763165225



City of Asheboro Planning & Zoning Department

Conditional Use Permit: CUP-17-14

Subdivision Case: SUB-17-04

SUB-17-04 Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467

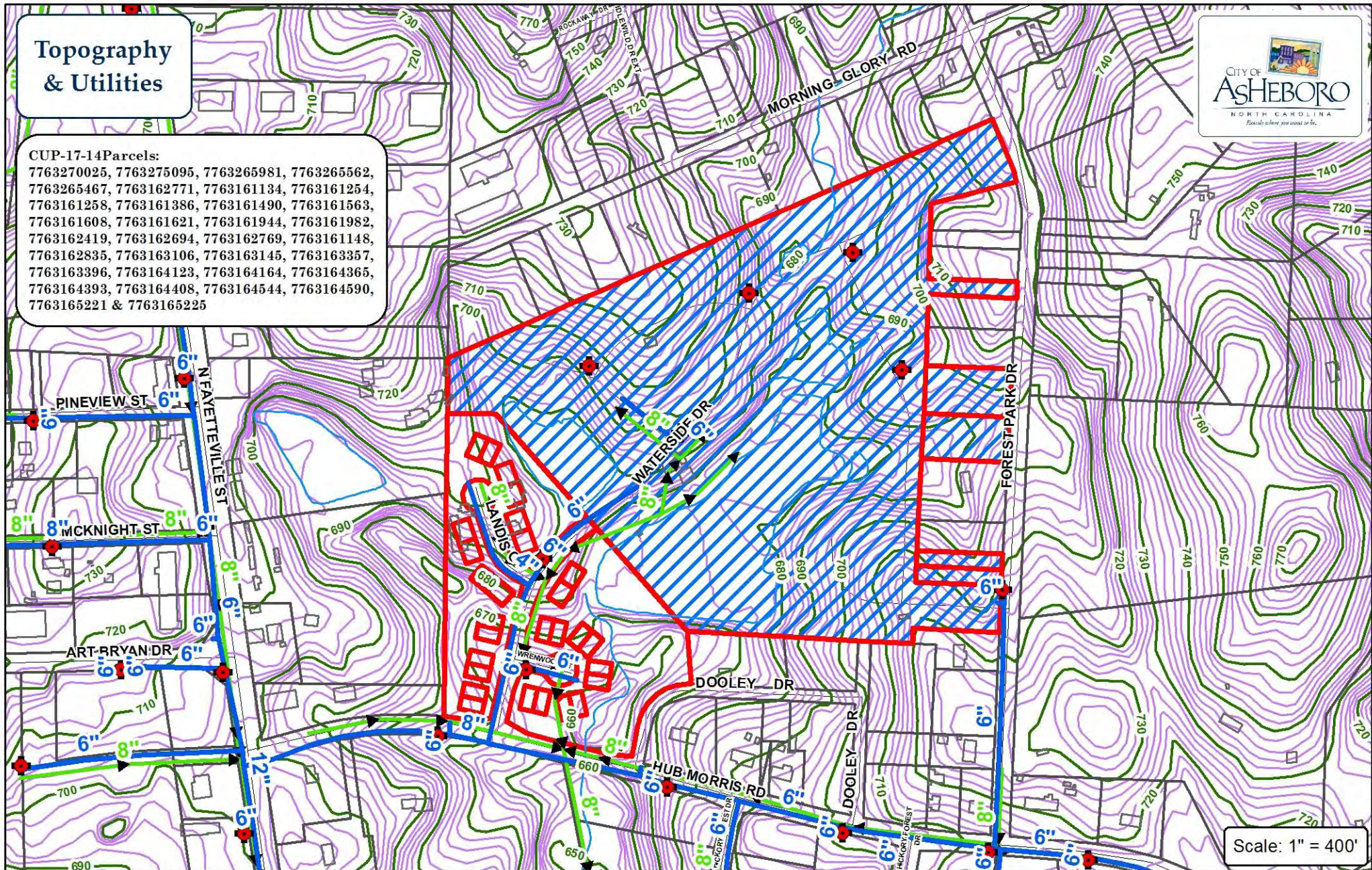


Topography & Utilities

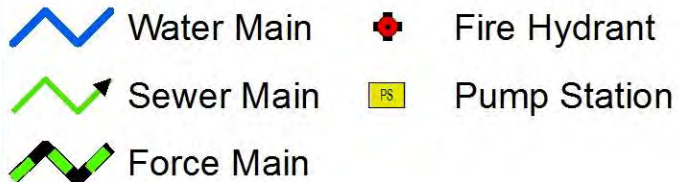


CUP-17-14Parcels:

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7763165221 & 7763165225



Scale: 1" = 400'



City of Asheboro Planning & Zoning Department
Conditional Use Permit: CUP-17-14
Subdivision Case: SUB-17-04

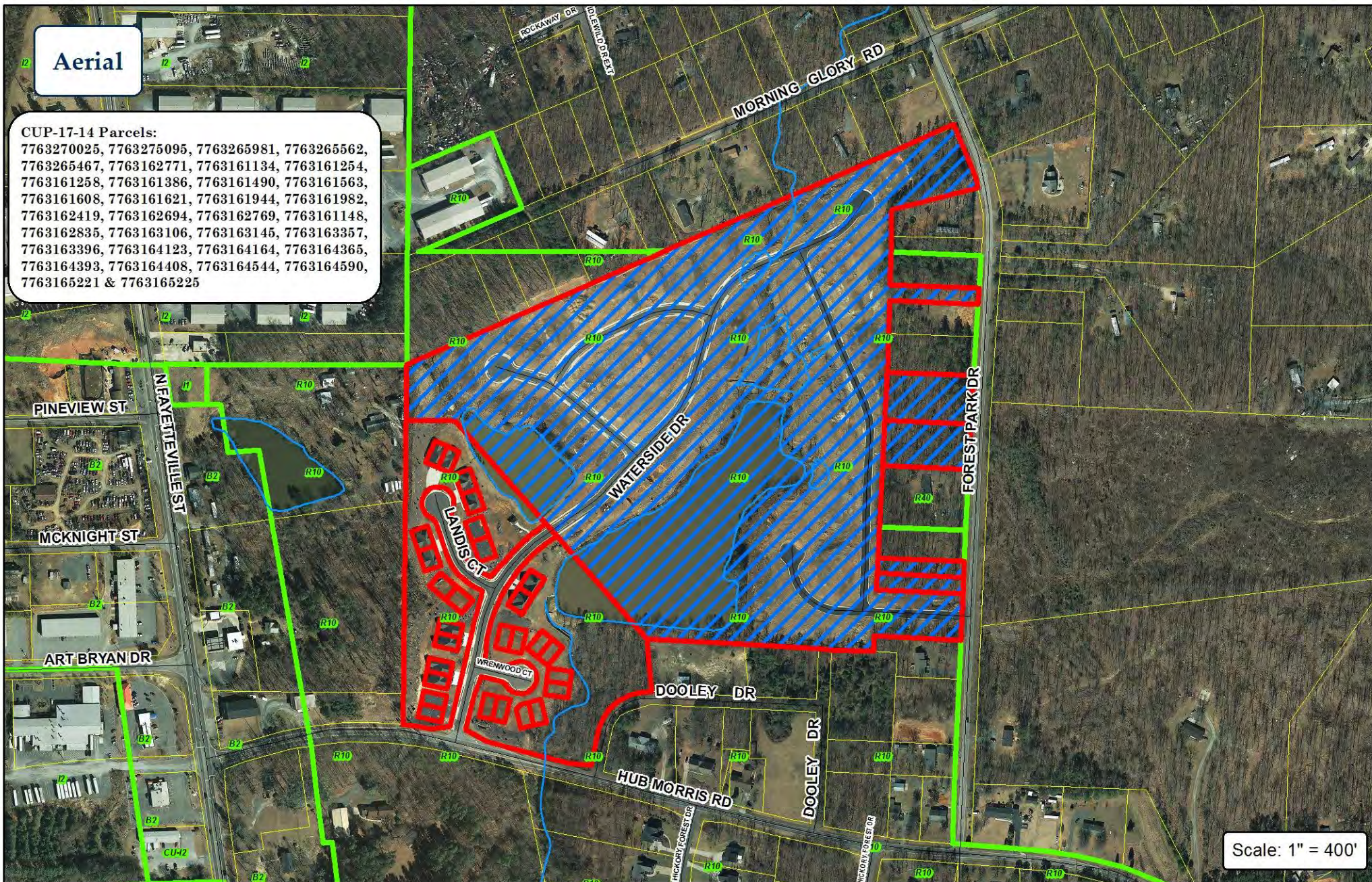


SUB-17-04 Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467

Aerial

CUP-17-14 Parcels:

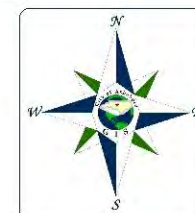
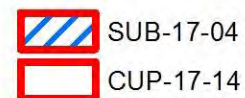
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Scale: 1" = 400'

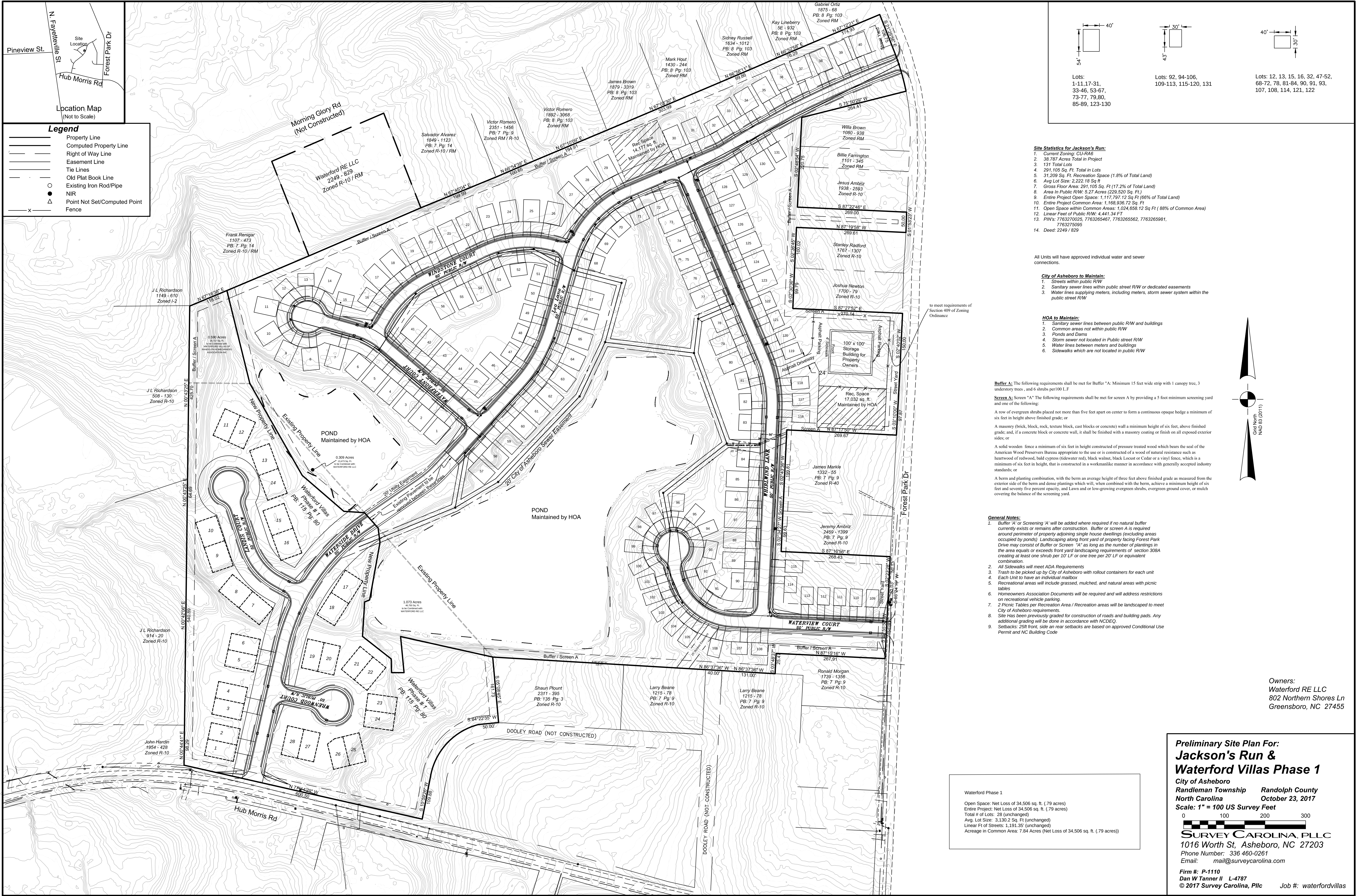
City of Asheboro Planning & Zoning Department

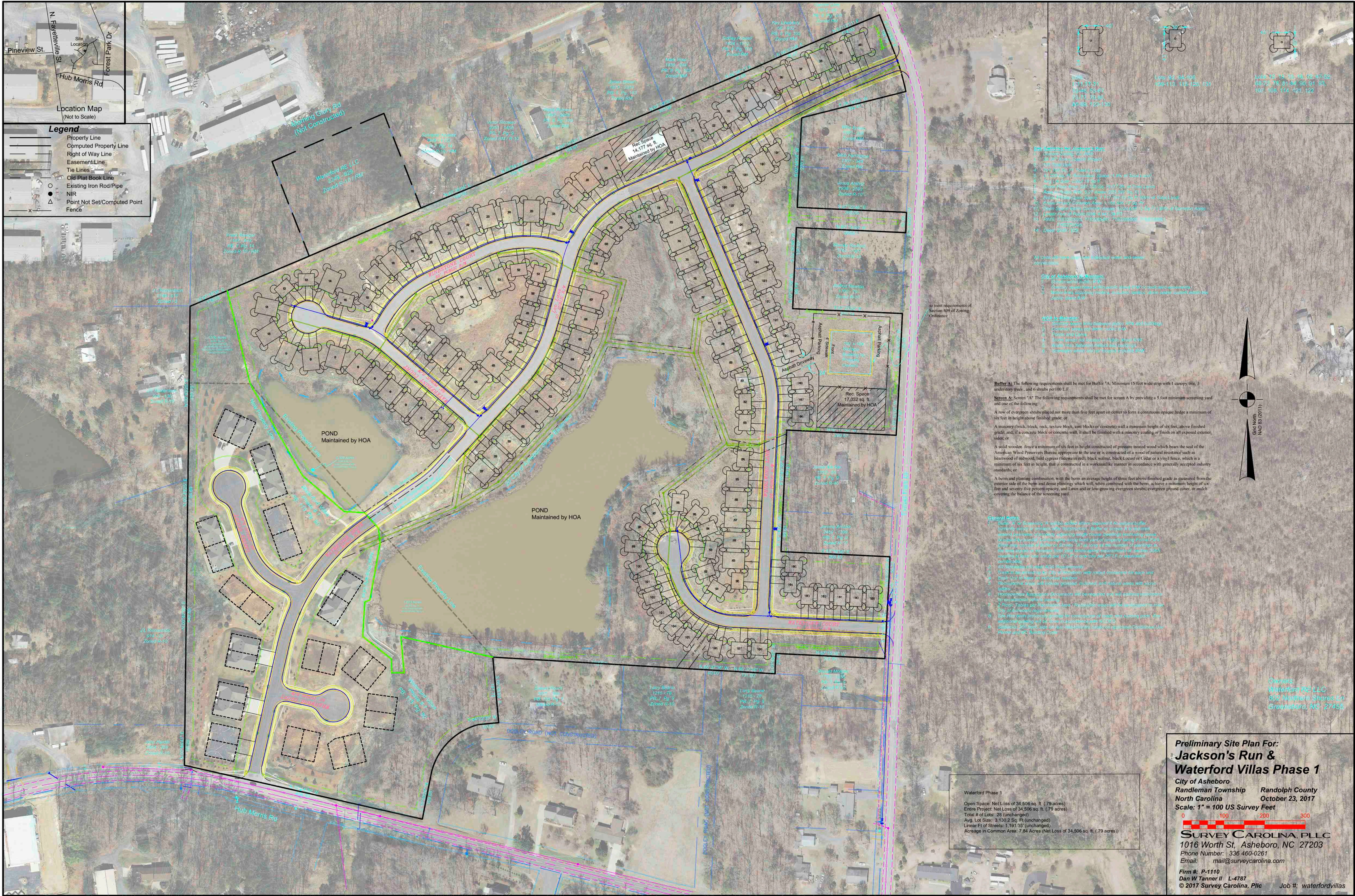
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Subdivision Case: SUB-17-04

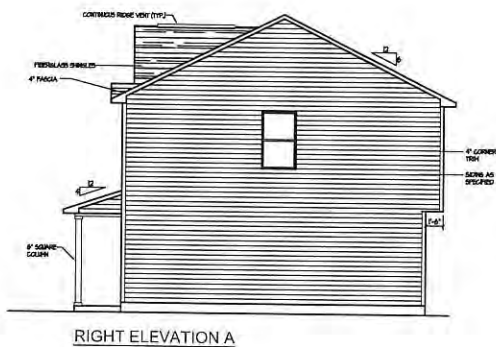
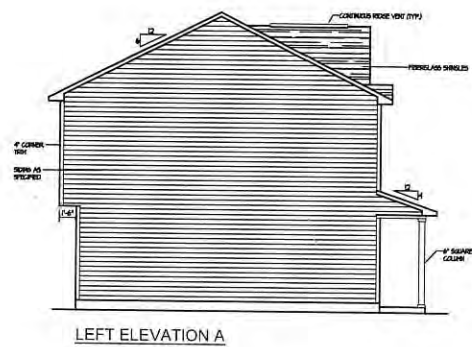
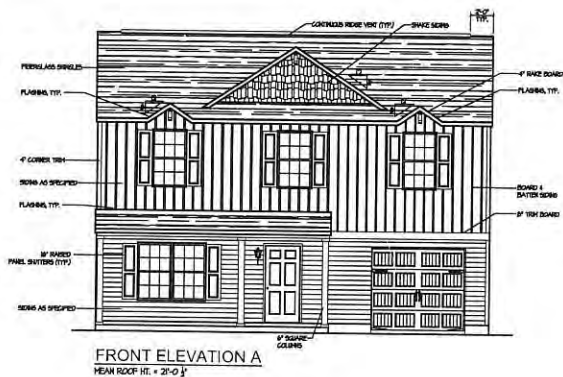


 Zoning

SUB-17-04 Parcels: 7763270025, 7763275095, 7763265981, 7763265562 & 7763265467







SCALE: 1/8\"/>

BUILDERS
PLAN SOURCE

ADDRESS: 1000 WATTELAND AVE. WADE JOURNEY HOMES -
PO BOX 686 PRESIDENT LARUELA 2020
PHONE: 505-465-0888 FAX: 505-465-0888
WWW-505-465-0888

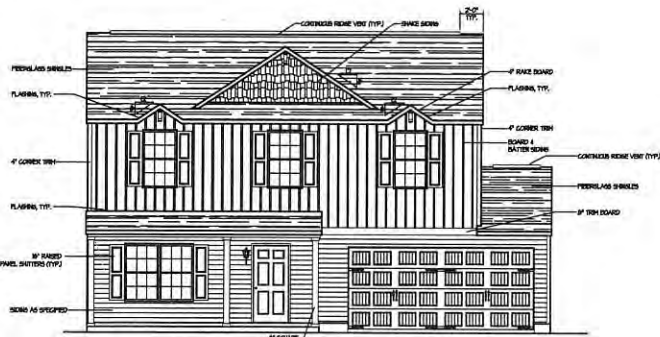
ADDRESS: 1000 WATTELAND AVE. WADE JOURNEY HOMES -
PO BOX 686 PRESIDENT LARUELA 2020
PHONE: 505-465-0888 FAX: 505-465-0888
WWW-505-465-0888

DES. DATE: 2015-04-09
REVISIONS:
2016-03-09
2016-03-18
2016-05-12
2016-01-25
2016-05-25

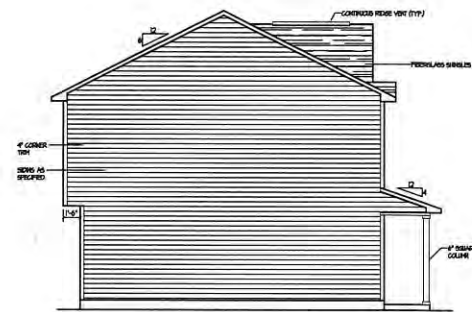
PLAN 1601

ELEVATION A

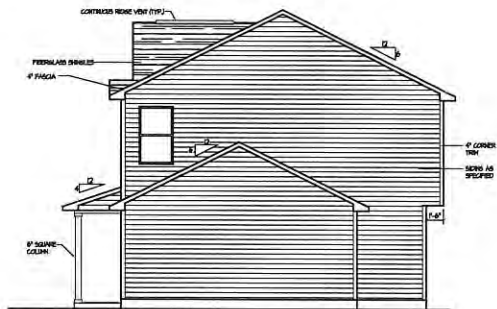
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FRONT ELEVATION A
W/ OPT. 2-CAR GARAGE
PEAK ROOF HT. = 21'-0 1/2"



LEFT ELEVATION A



RIGHT ELEVATION A



REAR ELEVATION A

SCALE: 1/8\"/>



ADDRESS: 1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
PHONE: 303-733-0000
FAX: 303-733-0001

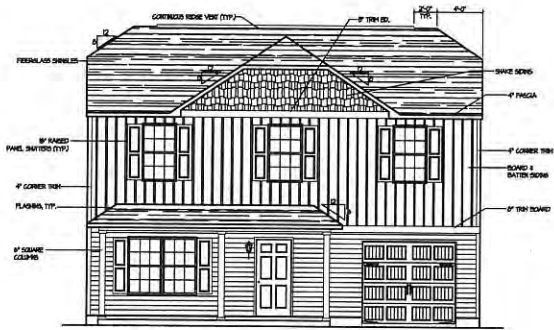
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DENVER, CO 80202
PHONE: 303-733-0000
FAX: 303-733-0001

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2	2016-08-09	2016-08-09
3	2016-08-09	2016-08-09
4	2016-08-09	2016-08-09
5	2016-08-09	2016-08-09
6	2016-08-09	2016-08-09
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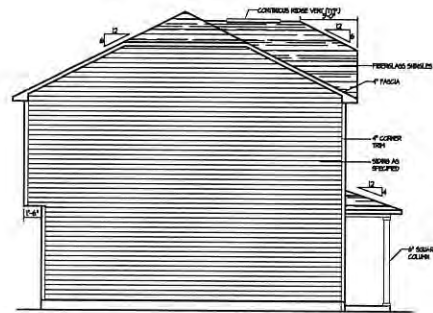
PLAN # 1601

ELEVATION A WITH OPT 2 CAR GARAGE

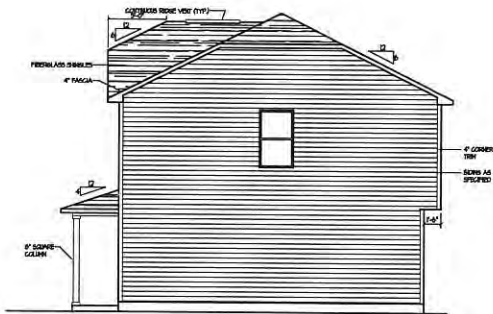
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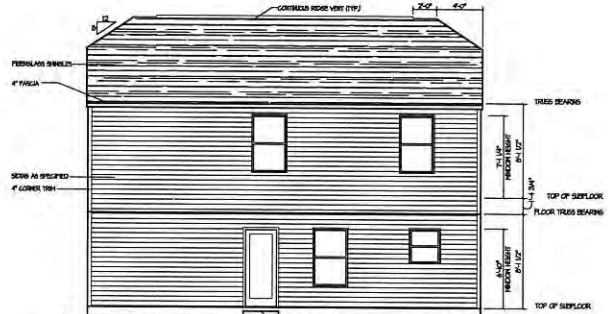
FRONT ELEVATION B
MEAN ROOF PG. = 2'-0" / 2'



LEFT ELEVATION B



RIGHT ELEVATION B



REAR ELEVATION B

SCALE: BOTH 1/8" = 1'-0" / 24x36, 1/4" = 1'-0"

BUILDERS
PLAN SOURCE
JOURNEY HOMES
1000 BATTLEGROUND AVE.
SUITE 200
DALLAS, TEXAS 75240
PHONE: 214-350-0300
FAX: 214-350-0304

JOURNEY HOMES
1000 BATTLEGROUND AVE.
SUITE 200
DALLAS, TEXAS 75240
PHONE: 214-350-0300
FAX: 214-350-0304

CRE. DATE: 2015-04-09

REVISIONS:

2015-03-09

2015-03-10

2015-03-11

2015-03-12

2015-03-13

2015-03-14

2015-03-15

2015-03-16

2015-03-17

2015-03-20

2015-03-21

2015-03-22

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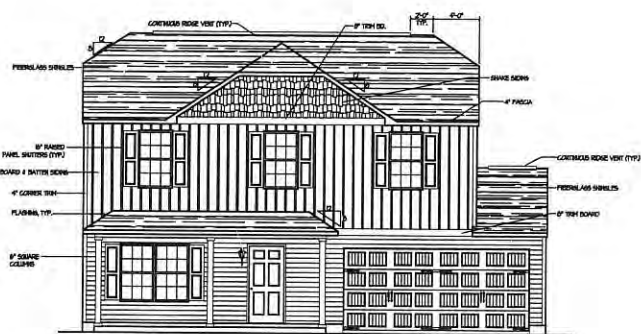
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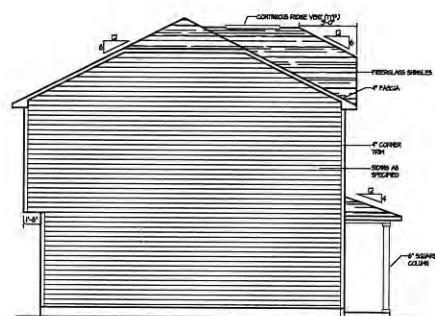
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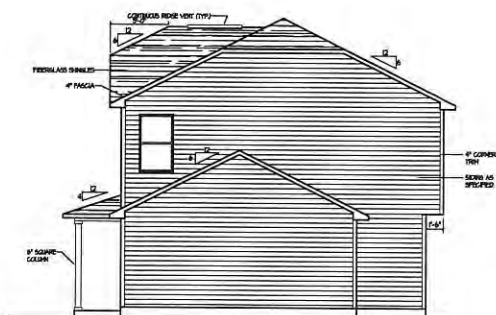
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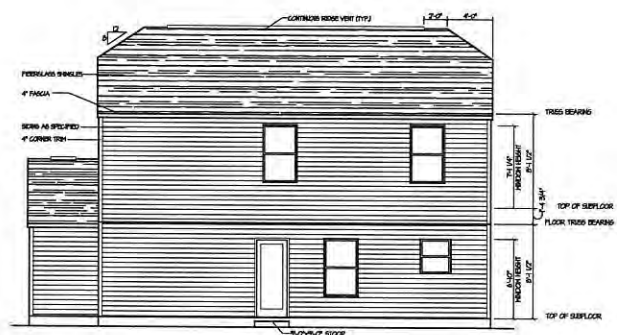
FRONT ELEVATION B
W/ OPT. 2-CAR GARAGE
MEAN ROOF RL. = 2'-0\"/>



LEFT ELEVATION B



RIGHT ELEVATION B



REAR ELEVATION B

SCALE: 1/8\"/>

BUILDERS
PLAN SOURCE
ADDRESS: 1000 S. JORDAN AVE.
PO BOX 200
SANDERSVILLE, GA 31081
PHONE: 706-235-0380
FAX: 706-235-0384

ADDRESS: 1000 S. JORDAN AVE.
PO BOX 200
SANDERSVILLE, GA 31081
PHONE: 706-235-0380
FAX: 706-235-0384

DATE: 2015-04-09
REVISIONS:
2015-02-05
2015-03-18
2015-05-12
2015-07-25
2015-08-25

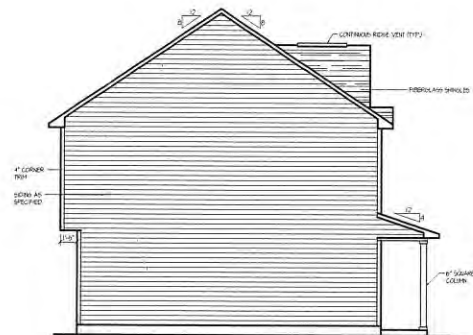
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1601

ELEVATION B WITH OPT 2 CAR
GARAGE

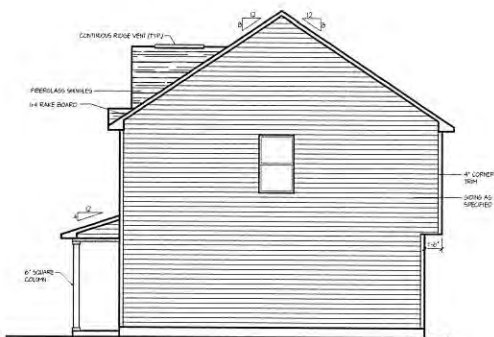
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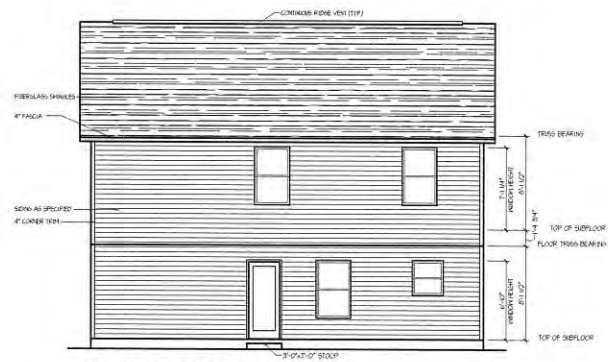
FRONT ELEVATION A
8:12 PITCH
NEAR ROOF PITCH = 22-5 1/8"



LEFT ELEVATION A
8:12 PITCH



RIGHT ELEVATION A
8:12 PITCH



REAR ELEVATION A
8:12 PITCH

SCALE: 1/8" = 1'-0" / 1/4" = 1'-0"

BUILDERS
ADDRESS: BUILDERS BLANDFORD INC.
1000 N. W. 10TH AVE.
FORT LAUDERDALE, FL 33304
PHONE: 352-455-0800
FAX: 352-455-0804

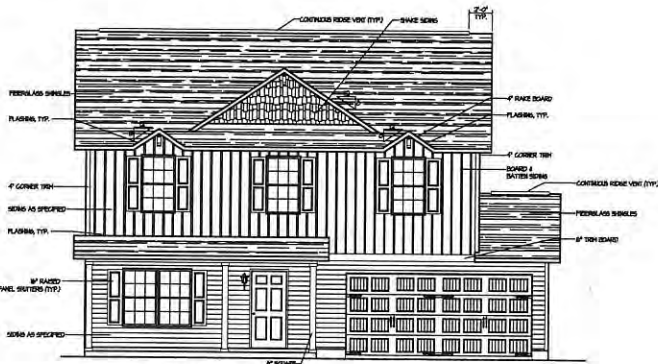
JUNNEY
ADDRESS: 3900 DARTMOUTH AVE.
FORT LAUDERDALE, FL 33409
PHONE: 352-257-9606

ORG. DATE: 2015-04-09
REVISIONS:
2016-05-02
2016-05-02
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2016-05-02
2016-05-02

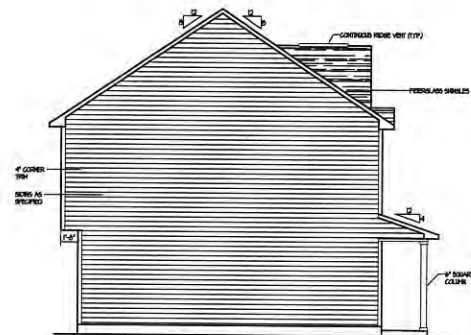
PLAN # 1601

ELEVATION A 0.12

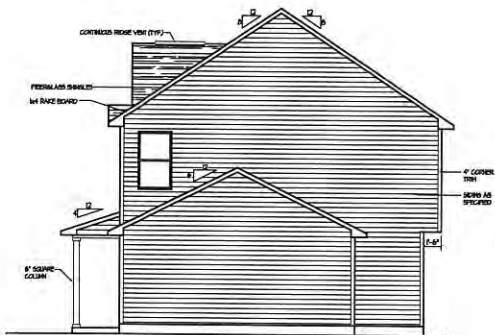
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FRONT ELEVATION A
W/ OPT. 2-CAR GARAGE 8:12 PITCH
MEAN ROOF HT. = 22'-3 1/8"



LEFT ELEVATION A
8:12 PITCH



RIGHT ELEVATION A
8:12 PITCH



REAR ELEVATION A
8:12 PITCH

SCALE: 1/8\"/>

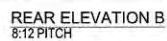


DATE	REVISION
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2016-03-03	
2016-03-18	
2016-05-12	
2016-07-25	
2016-08-25	

NO. 1601

ELEVATION A WITH OPT 2 CAR
GARAGE 8:12

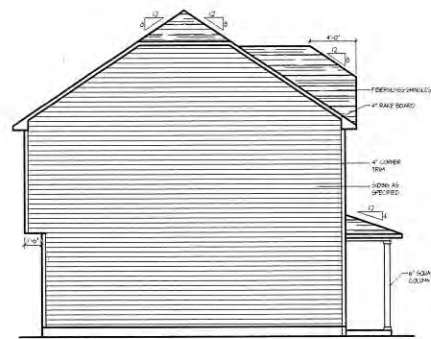
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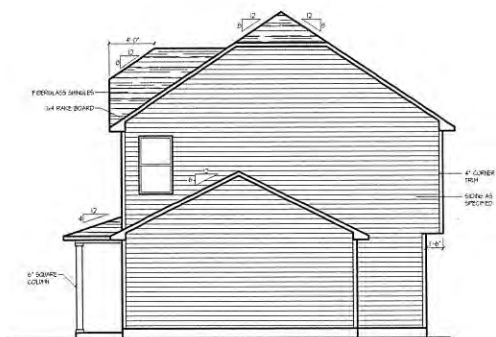
SCALE: HWT: 1/8" = 1'-0" / 24x36: 1/4" = 1'-0"



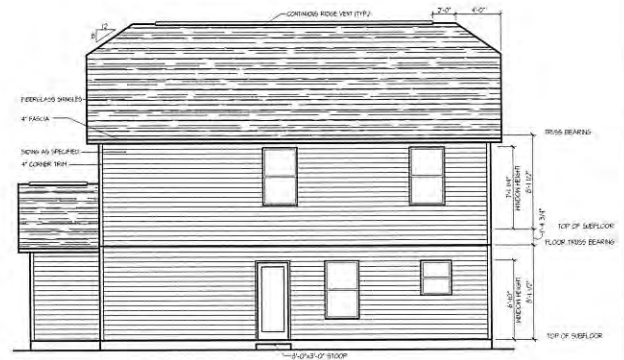
FRONT ELEVATION B
W/ OPT. 2-CAR GARAGE 8:12 PITCH
REAR ROOF 4:12 - 20'-3" WIDE



LEFT ELEVATION B
8:12 PITCH



RIGHT ELEVATION B
8:12 PITCH



REAR ELEVATION B
8:12 PITCH

SCALE: INT'L 1/8" = 1'-0" / 3/4" = 1'-0"

BUILDERS
BANKS BUILDERS
ADDRESS: 1800 BATTLEGROUND AVE. W.
SUITE 100
KING, NORTH CAROLINA 27021
PHONE: 336-495-0383
FAX: 336-495-0384

JURNEY HOMES
ADDRESS: 1800 BATTLEGROUND AVE. W.
SUITE 100
KING, NORTH CAROLINA 27021
PHONE: 336-495-0383
FAX: 336-495-0384

REV.	DATE	REVISIONS
2016-02-23		
2016-02-23		
2016-02-23		
2016-02-23		
2016-02-23		
2016-02-23		

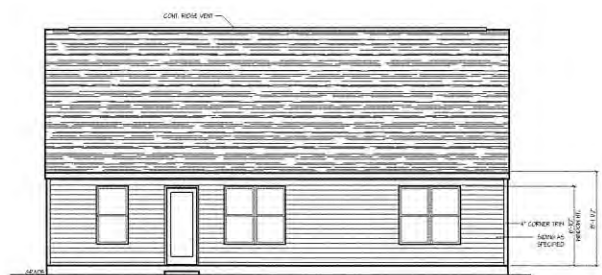
PLAN 1601

ELEVATION B WITH OPT. 2 CAR GARAGE 8:12

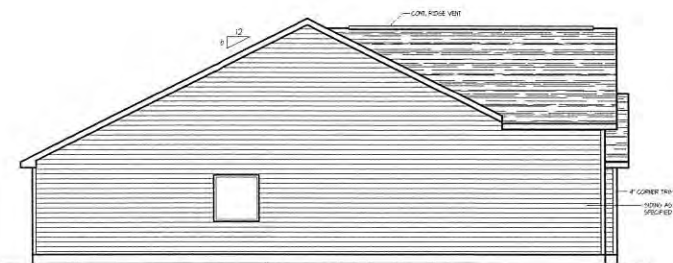
5.41



FRONT ELEVATION A



REAR ELEVATION A



LEFT ELEVATION A



RIGHT ELEVATION A

SCALE: 1/8" = 1'-0" / 24x36" 1/4" = 1'-0"

BUILDERS
PLAN SOURCE

ADDRESS: 1000 S. WILSON AVE. WADSWORTH, GA 30180
PHONE: 770-948-0000
FAX: 770-948-0001
WWW.BUILDERSPLAN.COM

PROJECT: JOURNEY HOMES
DATE: 2015-04-30
REVISIONS:

2015-04-30
2015-05-11
2015-05-11
2015-05-11
2015-05-11
2015-05-11

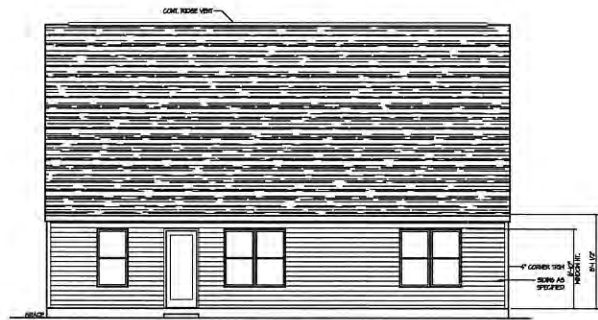
1800 LH

1000 PLAN
ELEVATION A

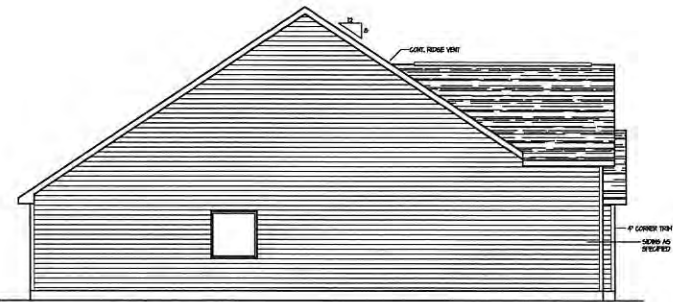
7.10



FRONT ELEVATION A



REAR ELEVATION A



LEFT ELEVATION A



RIGHT ELEVATION A

SCALE: 1/8\"/>



ADDRESS:
1000 DARTMOUTH AVE
KNOX, TENNESSEE 37603
PHONE: 360-257-3606
FAX: 360-257-3606

ADDRESS:
1000 DARTMOUTH AVE
KNOX, TENNESSEE 37603
PHONE: 360-257-3606
FAX: 360-257-3606

REV.	DATE	DESCRIPTION
1	2015-04-20	ISSUED FOR PERMIT
2	2016-02-15	REVISIONS
3	2016-03-11	
4	2016-05-11	
5	2016-07-01	
6	2016-07-25	

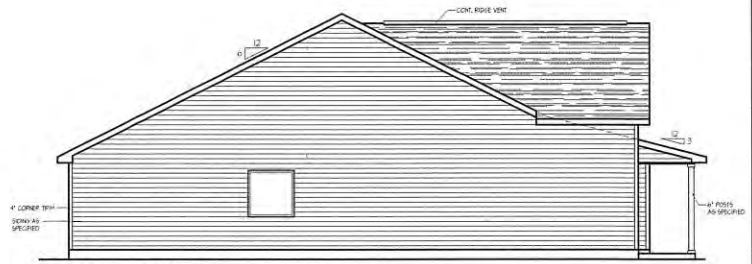
1800 LH

1800 PLAN
ELEVATION A WITH 12 ROOF
PITCH

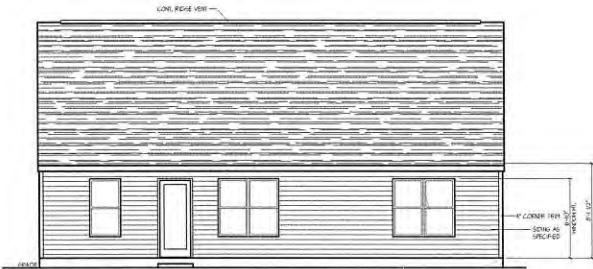
7.11



FRONT ELEVATION B



LEFT ELEVATION B

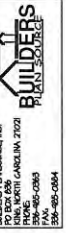


REAR ELEVATION B



RIGHT ELEVATION B

SCALE: 1/8"=1'-0" / 1/4"=1'-0" / 1/2"=1'-0"



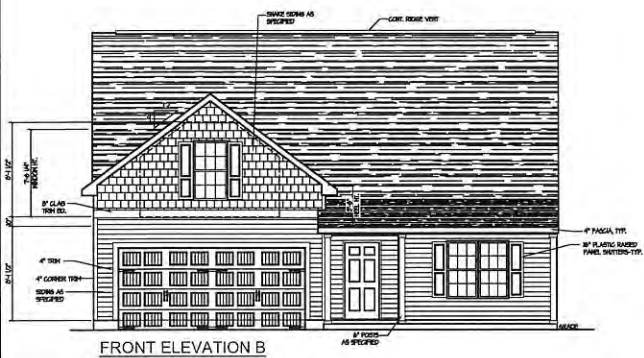
ADDRESS: 1000 W. HARRIS AVE., SUITE 200, HARRISBURG, PA 17105
 PHONE: 717-655-0800
 FAX: 717-655-0801
 WWW: WWW.BUILDERSPLAN.COM

DATE	REVISIONS
2015-04-30	2015-04-30
2015-05-15	2015-05-15
2015-05-17	2015-05-17
2015-05-17	2015-05-17
2015-05-17	2015-05-17
2015-05-17	2015-05-17
2015-05-17	2015-05-17

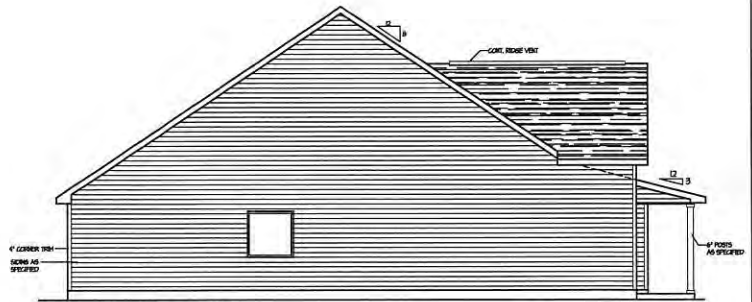
1800 LH

1800 LH

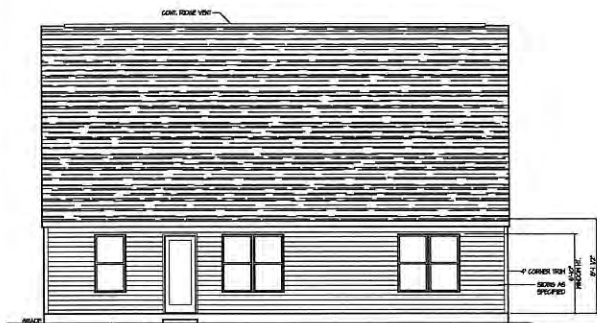
7.20



FRONT ELEVATION B



LEFT ELEVATION B



REAR ELEVATION B



RIGHT ELEVATION B

SCALE: 1/8\"/>

BUILDERS
PLAN SOURCE
ADDRESS: 10111 W. 10TH AVE., SUITE 200
DENVER, CO 80231
PHONE: 303-755-0000
FAX: 303-755-0001

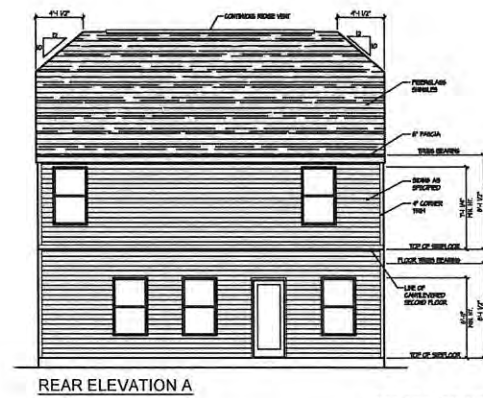
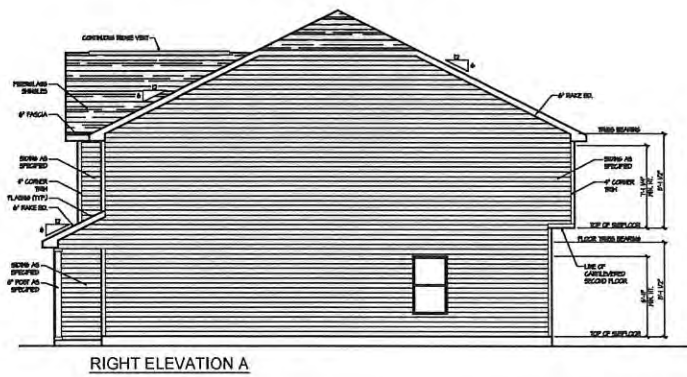
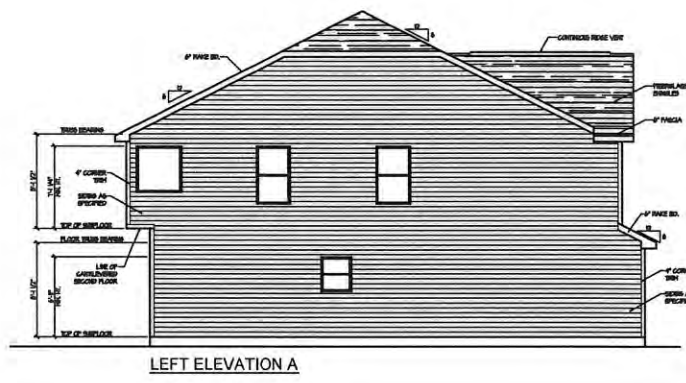
JURNEY HOMES
ADDRESS: 10111 W. 10TH AVE., SUITE 200
DENVER, CO 80231
PHONE: 303-755-0000
FAX: 303-755-0001

DATE: 2015-04-30
REVISIONS:
2015-04-30
2015-05-11
2015-05-11
2015-07-01
2015-07-29

PLAN 1800 LH

PLAN 1800 LH
ELEVATION B WITH 8/12 ROOF
PITCH

7.21



SCALE: INT. 1/8"=1'-0" / 24x36 1/4" = 1'-0"

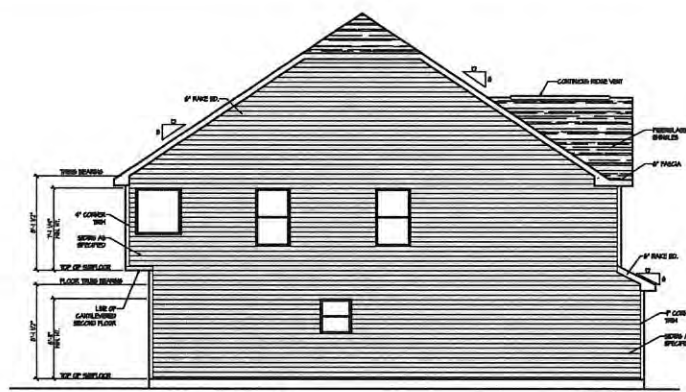
REV.	DATE	DESCRIPTION
1	02-04-03	
2	02-07-03	
3	02-11-03	
4	03-01-03	
5	03-25-03	

2104 LH

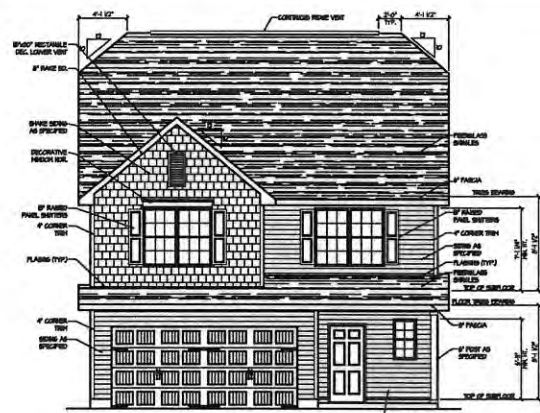
2104
 ELEVATION A WITH 8:12 ROOF PITCH

7.11

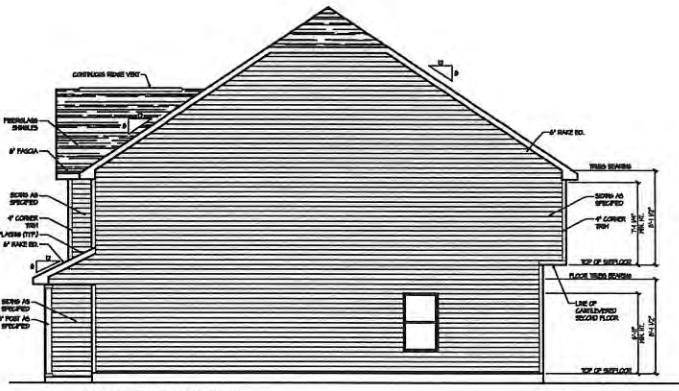
SCALE: 1/8" = 1'-0" / 3/4" = 1'-0"



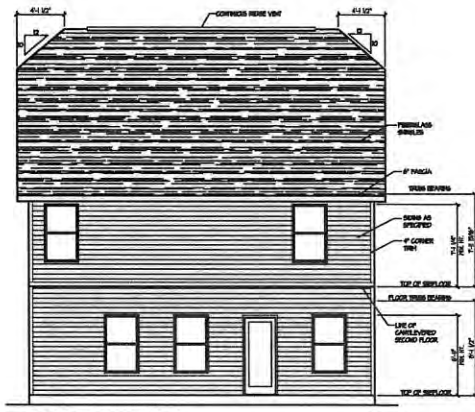
LEFT ELEVATION A



FRONT ELEVATION A



RIGHT ELEVATION A

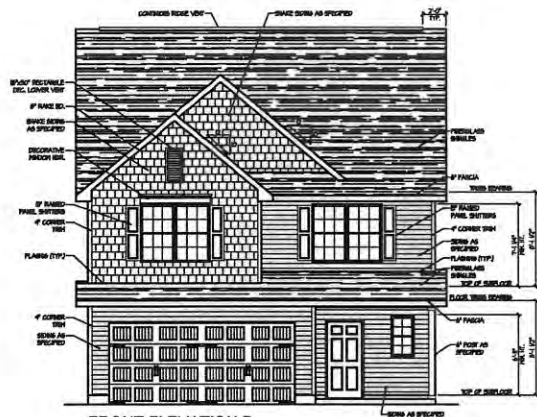


REAR ELEVATION A

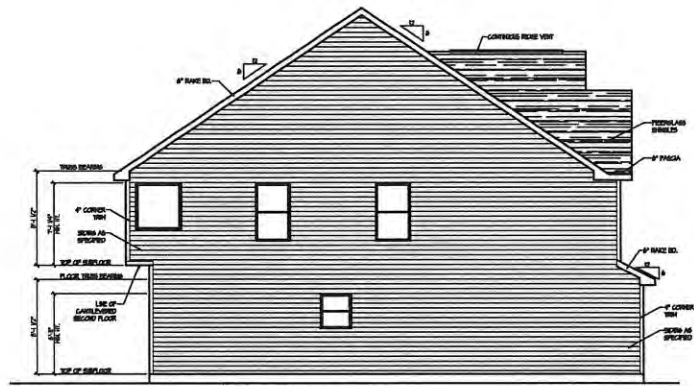


SCALE: 11x17: V8"=1'-0" / 24x36: V4"=1'-0"





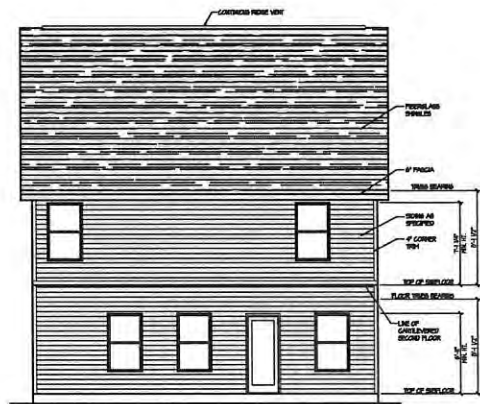
FRONT ELEVATION B
HEAR ROOF 16'-0"



LEFT ELEVATION B



RIGHT ELEVATION B



REAR ELEVATION B

SCALE: INT. 1/8"=1'-0" / 24x36, 1/4"=1'-0"



ADDRESS: 1000 DANFORTH AVE.
JUNEY BUILDERS, INC.
AMHERST, MA 01002
PHONE: 413-253-3608
FAX: 413-253-3609
WWW.JUNEYBUILDERS.COM

DATE	DESCRIPTION
2015-04-30	2015-04-30
2015-04-30	2015-04-30
2015-04-30	2015-04-30
2015-04-30	2015-04-30
2015-04-30	2015-04-30

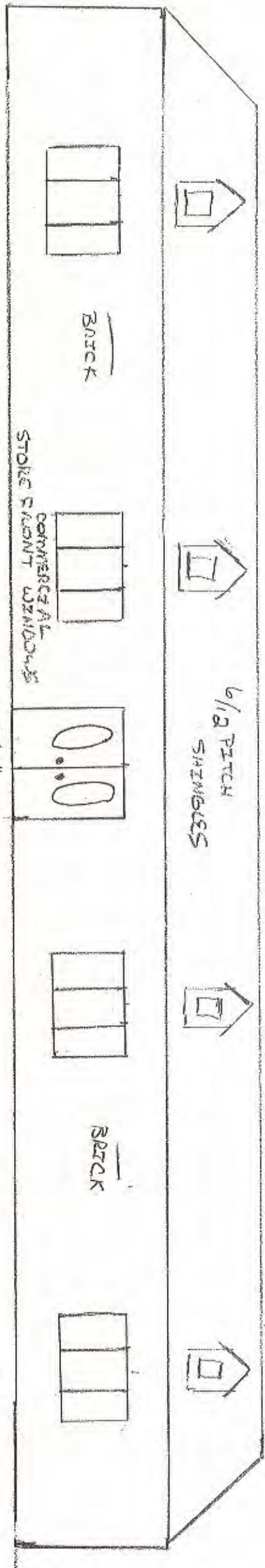
1041

2104 LH

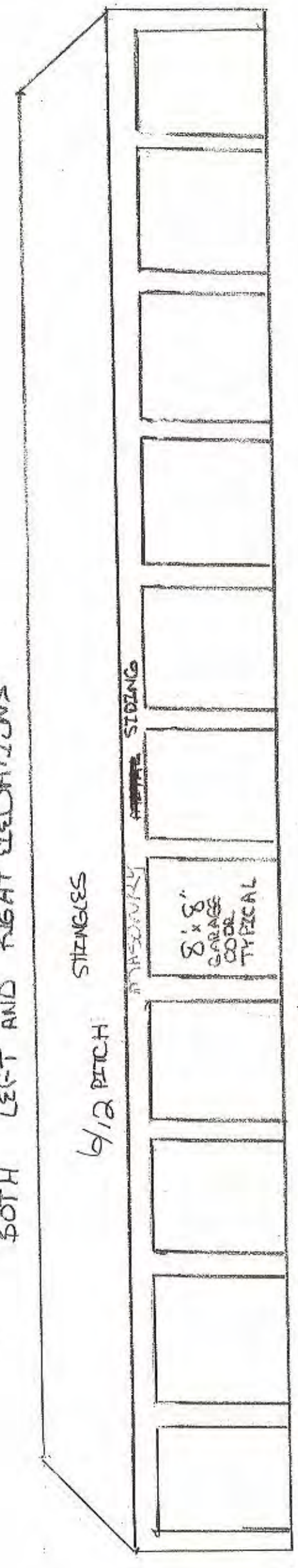
ELEVATION B WITH 8:12 ROOF PITCH

7.21

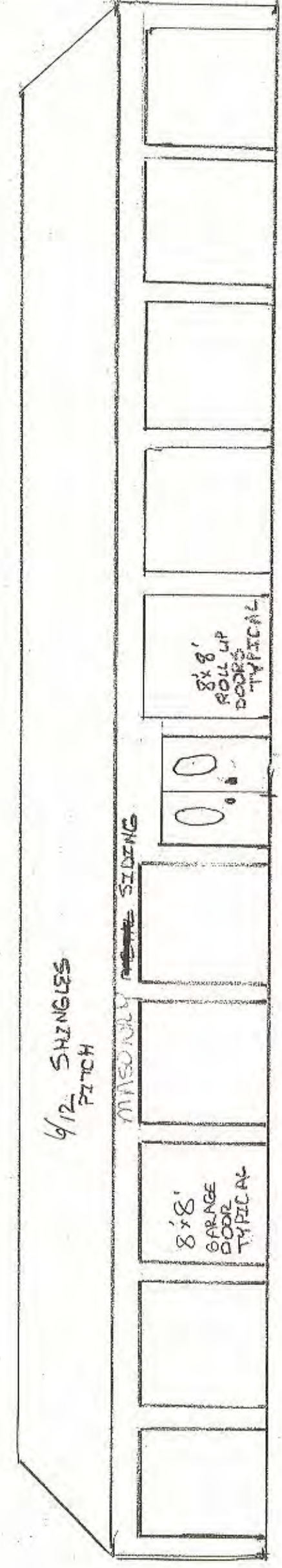
100' ↔
SCALE 1/8" = 1'
FRONT ELEVATIONS 100'



BOTH LEFT AND RIGHT ELEVATIONS



REAR ELEVATIONS

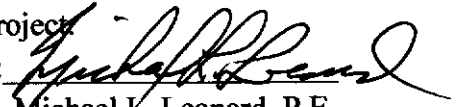


TABULATION OF PROPOSALS
HVAC REPLACEMENT FOR THE
PUBLIC WORKS FACILITY
ASHEBORO, NORTH CAROLINA
PROPOSALS RECEIVED 2:00 PM, OCTOBER 30, 2017

<u>CONTACTOR</u>	<u>ADDRESS</u>	<u>BID AMOUNT</u>
Charlie's Heating & Cooling	235 E. Presnell St, Asheboro, NC 27203	\$53,640.00
Triad Heating & Cooling	3297 Old Cedar Falls Road Asheboro, NC 27203	\$62,985.00

Certified as true tabulation of all proposals received on the reference project

By:



Michael L. Leonard, P.E.

City Engineer



TRANE



CHARLIE'S
HEATING & COOLING



P.O. Box 4517 Asheboro, NC 27204
Asheboro, NC 336-629-5453 • Denton, NC 336-859-0200 • Greensboro, NC 336-272-3200
License #8295

PROPOSAL

TO: City of Asheboro

RE: Public Works Building

DATE: November 1, 2017

We hereby submit a proposal for:

Labor and Material to remove existing air handlers, duct heaters and condensing units. Install (1) Trane 12.5 ton gas pack and (1) 25 ton Trane gas pack, both with economizers. Install all duct work necessary to reconnect to existing lines. Quote includes gas lines, start up and balance, permits and control wiring.

- Charlies will spot & mark holes through outside walls and concrete floor overhead. City will cut all holes.
- City to provide fork lift for setting units
- City to provide line voltage wiring

\$53,640.00

WE PROPOSE HEREBY TO FURNISH MATERIALS AND LABOR-COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS. ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK IS TO BE COMPLETED IN A WORKMAN LIKE MANNER, ACCORDING TO STANDARD PRACTICES. ANY ALTERATIONS OR DEVIATIONS FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THIS ESTIMATE. ALL AGREEMENTS CONTIGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE OUR WORKERS ARE FULLY COVERED BYWORKMAN'S COMPENSATION INSURANCE.

*** THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 60 DAYS***

AUTHORIZED SIGNATURE _____ **DATE** ____/____/____

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICE, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

AUTHORIZED SIGNATURE _____ **DATE** ____/____/____



3297 Old Cedar Falls Rd.
Asheboro, NC 27203
(336) 629-7588
(336) 629-9757 fax
Lic.# 12743
www.com

October 30, 2017

Customer: City of Asheboro - c/o: Jimmy Cagle
Phone: (336) 736-0350

Project: **Public Works Office Facility**

- To furnish and install:
 - 1 – 25 ton Trane Gas Package Unit with Economizer
 - 1 – 12.5 ton Trane Gas Package Unit with Economizer
 - 1 – To furnish and install (1) 25 ton compatible supply & return duct system, which will run up the side of the building and penetrate into mezzanine area both duct systems will then extend approximately 50ft across the mezzanine and down into the existing mechanical room. Inside the mechanical room the supply and return ductwork will connect to existing ductwork located in the mechanical room.
 - 1 – To furnish and install (1) 12.5 ton compatible supply & return duct system, which will run up the side of the building and penetrate into the drop ceiling chase above the front office area. The supply will then extend approximately 50ft through the attic area and connect to 3 separate existing supply trunk-lines. The return will penetrate the chase and pull free return through city provided free return ceiling grates.
 - 1 – Natural Gas line from gas meter to connect to the new equipment.
 - 2 – Digital Programmable Thermostat
- To connect new equipment to existing duct system and reuse all the ductwork, flexible supply / return lines, boots, grilles and registers.
- Custom fabricated metal ductwork, transitions, materials and equipment to be installed in accordance with Triad Heating & Cooling Inc's and the NC mechanical code recommendations.
- Triad Heating & Cooling, Inc. is not responsible for any sizing, airflow, duct leakage or moisture issue that may arise due to the reuse of any existing ductwork. Owner assumes full responsibility of any existing ductwork reuse.
- Price covers Low-Voltage Wiring, Labor, Taxes and Materials associated with this project.
- Warranty Includes: 1 year Labor, Parts & Compressor.

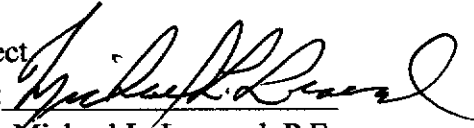
Total Investment		\$62,985.00
<i>Payment to be made as follows:</i> 50% - Due at signing 50% - Due at Final Inspection Above price will remain in effect for 30 days.	Acceptance Signature:	<u>Eric D. Ward</u> Triad Heating & Cooling Inc.
	Acceptance Signature:	<u>Customer</u>

TABULATION OF QUOTES
WINDOW PURCHASE FOR REPLACEMENT
AT THE ACME McCrary GYMNASIUM
ASHEBORO, NORTH CAROLINA
QUOTES RECEIVED UNTIL 2:00 PM, NOVEMBER 1, 2017

<u>CONTACTOR</u>	<u>ADDRESS</u>	<u>BID AMOUNT</u>
ABC SUPPLY CO., INC	2900 Patterson St b,, Greensboro, NC 27407	\$45,698.74
Talbert Building Supply	251 Ross Street Asheboro, NC 27203	\$86,696.47

Certified as true tabulation of all quotes received on the reference project

By:


Michael L. Leonard, P.E.
City Engineer



Cell: 336-346-6231
Office: 336-664-6888
Email: brian.gaines@abcsupply.com
Fax: 336-664-6899

Date: 9-22-17

To: Jimmy

From: Brian

Job: Acme McCrary gym

Address:

City, State, Zip:

Phone:

QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
				\$ -
1	each	90 3/4 x 60 3/4 twin - obscured glass - men's bath	\$ 1,104.35	\$ 1,104.35
1	each	44 3/4 x 59 3/4 obscured glass - men's bath	\$ 522.87	\$ 522.87
1	each	44 1/2 x 60 - stage storage	\$ 456.68	\$ 456.68
1	each	43 x 59 - obscured glass - stage storage/right	\$ 509.85	\$ 509.85
1	each	90 1/2 x 59 twin - obscured glass - stage storage right	\$ 1,087.25	\$ 1,087.25
1	each	44 1/2 x 59 - obscured glass - left storage	\$ 518.45	\$ 518.45
1	each	41 1/2 x 59 - obscured glass - left storage	\$ 470.40	\$ 470.40
1	each	90 1/2 x 60 twin - obscured glass - left storage	\$ 1,095.90	\$ 1,095.90
1	each	90 1/2 x 60 twin - obscured glass - women's bath	\$ 1,095.90	\$ 1,095.90
1	each	44 1/2 x 60 - obscured glass - women's bath	\$ 497.95	\$ 497.95
11	each	80 1/2 x 40 1/2 twin - obscured glass - right bath shower	\$ 822.10	\$ 9,043.10
1	each	47 x 76 1/2 - party room	\$ 518.55	\$ 518.55
2	each	73 1/2 x 76 twin - kitchen	\$ 1,014.40	\$ 2,028.80
4	each	73 1/2 x 76 twin - fitness room	\$ 1,014.40	\$ 4,057.60
1	each	46 1/2 x 39 - obscured glass - left front men's downstairs	\$ 407.05	\$ 407.05
1	each	34 1/2 x 39 - obscured glass - right front bath downstairs	\$ 357.40	\$ 357.40
1	each	34 x 87 - single w/ transom - obscured glass - right front ladie's bath	\$ 803.40	\$ 803.40
1	each	72 x 87 twin w/ twin transom - right front side office	\$ 1,522.30	\$ 1,522.30
1	each	72 x 87 twin w/ twin transom - left front side office	\$ 1,522.30	\$ 1,522.30
2	each	34 x 86 single w/ transom - obscured glass - ?silver - left front bath	\$ 799.30	\$ 1,598.60
1	each	45 x 86 single w/ transom - obscured glass - left front bath	\$ 858.40	\$ 858.40
2	each	46 x 86 single w/ transom - obscured glass - upstairs left bath	\$ 863.80	\$ 1,727.60
1	each	45 x 86 single w/ transom - obscured glass - upstairs left bath	\$ 858.40	\$ 858.40
1	each	72 x 86 twin w/ twin transom - obscured glass - upstairs left bath	\$ 1,667.45	\$ 1,667.45
3	each	72 x 86 twin w/ twin transom - training room	\$ 1,515.85	\$ 4,547.55
1	each	72 x 86 twin w/ twin transom - conference room	\$ 1,515.85	\$ 1,515.85
1	each	72 x 86 twin w/ twin transom - conference room	\$ 1,515.85	\$ 1,515.85
1	each	34 x 86 single w/ transom - frosted - upstairs right bath	\$ 799.30	\$ 799.30
		Interstate dh, composite window, low E/argon, 1/2 screen, exact sizes		\$ -
		prefinished silver exterior**		\$ -
		**all windows w/ transoms have a 74" height on dh below		\$ -
			Subtotal	\$ 42,709.10
			Tax	\$2,989.64
			Total	\$ 45,698.74

Tax rate: 7.00%

1. The Quotation made by American Builders & Contractors Supply Co., Inc. ("ABC") is subject to these Terms and Conditions. In addition, any purchase made from ABC shall be made pursuant to ABC's Purchase Agreement, the Terms and Conditions of which are incorporated by reference herein. In addition, any purchases made from ABC on credit shall be made pursuant to ABC's Credit Application and Agreement, the Terms and Conditions of which are incorporated by reference herein. In the event of a conflict between these Terms and Conditions and any terms and conditions set forth in any purchase order, subcontract, acknowledgement or other document presented by Customer, these Terms and Conditions will prevail. 2. Except as otherwise stated on the Quotation, the prices set forth in the Quotation shall only be valid for thirty (30) days from the date of the Quotation. Failure to order the quoted quantity of products within thirty (30) days shall relieve ABC of any duty to sell at the price quoted. All prices are subject to manufacturer's price increases at any time. This quotation is subject to product availability. All products are subject to prior sale and may become temporarily or permanently unavailable at any time. Prices do not include sales tax, freight, or any other special delivery or special costs, unless expressly shown on the Quotation. 3. The Quotation is furnished by ABC as a courtesy. ABC does not represent, warrant or guarantee the accuracy or adequacy of the quantities and types of materials set forth in the Quotation for the intended project. The party receiving this Quotation shall be responsible for verifying all quantities, types of materials, and job conditions (including drain locations, field dimensions, moisture conditions, etc.). Determining the need for and purchasing of any additional quantities or types of materials is the sole responsibility of the party receiving this Quotation. 4. ABC reserves the right to refuse to sell to any party not named as the CUSTOMER on this Quotation. In addition, ABC reserves the right to refuse to sell any party receiving a Quotation for any reason, including but not limited to credit reasons. 5. IN NO EVENT SHALL ABC BE RESPONSIBLE FOR CONSEQUENTIAL, INCIDENTAL, EXEMPLARY, TREBLE, OR PUNITIVE DAMAGES ARISING OUT OF OR IN CONNECTION WITH THIS QUOTATION, WHETHER SUCH CLAIM IS ASSERTED IN CONNECTION WITH A CLAIM FOR BREACH OF CONTRACT, PROMISSORY ESTOPPEL, EQUITABLE ESTOPPEL, MISREPRESENTATION, ANY OTHER TORT, PRODUCT LIABILITY, OR ANY OTHER ACTION. 6. OTHER THAN AS SET FORTH IN ABC'S PURCHASE AGREEMENT TERMS AND CONDITIONS, ABC MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTIES INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



251 ROSS STREET • ASHEBORO, NC 27203
PHONE 336-625-2195 FAX 336-625-3872
REMIT TO: P.O. BOX 349 • ROXBORO, NC 27573
www.talbertbuildingsupply.com

SOLD TO
CITY OF ASHEBORO
PO BOX 1106

ASHEBORO, NC 27204

SHIP TO
CITY OF ASHEBORO
PO BOX 1106

ASHEBORO, NC 27204

ACCOUNT #	QUOTE #	TERMS	DATE ENTERED	SALES REP	EXPIRATION DATE
15390	4003833	10TH OF MONTH	10/30/17	116	11/06/17
ORDERED	U/M	DESCRIPTION	PRICE	AMOUNT	
		**** QUOTE ****			
		REPLACEMENT 1/2 SCREEN -PREFINISHED SILVER OUTSIDE, WHITE INTERIOR, LOW E ARGON, UNLESS STATED OTHERWISE			
1		EA 90 3/4 X 60 3/4 TWIN	1950.575	1950.58*	
1		EA 44 3/4 X 59 3/4 OBSCURED GLASS MENS BATH	928.065	928.07*	
1		EA 44 1/2 X 60 STORAGE	774.366	774.37*	
1		EA 43 X 59 OBSCURED GLASS STORAGE RIGHT	920.209	920.21*	
1		EA 90 1/2 X 59 TWIN OBSCURED GLAS STORAGE RT	1940.654	1940.65*	
1		EA 44 1/2 X 59 OSCURED GLASS LEFT STORAGE	928.078	928.08*	
1		EA 41 1/2 X 59 OBSCURED GLASS LEFT STORAGE	764.288	764.29*	
1		EA 90 1/2 X 60 TWIN OBSCURED GLAS LEFT STORAGE	1945.830	1945.83*	
1		EA 90 1/2 X 60 TWIN OBSCURED GLAS WOMENS BATH	1945.830	1945.83*	
1		EA 44 1/2 x 60 OBSCURED GLASS WOMENS BATH	927.856	927.86*	
11		EA 80 1/2 X 40 1/2 TWIN OBSCURED RIGHT BATH SHOWER	1519.935	16719.29*	
1		EA 47 X 76 1/2 PARTY ROOM	1146.994	1146.99*	
2		EA 73 1/2 X 76 TWIN	1809.948	3619.90*	
October 30, 2017 11:14:38 OT:116			MERCHANDISE		
***** * QUOTE * *****			OTHER		
SHIP VIA 4			TAX		
PAGE 1 OF 3			FREIGHT		
			TOTAL		



251 ROSS STREET • ASHEBORO, NC 27203
PHONE 336-625-2195 FAX 336-625-3872
REMIT TO: P.O. BOX 349 • ROXBORO, NC 27573
www.talbertbuildingsupply.com

SOLD TO
CITY OF ASHEBORO
PO BOX 1106

ASHEBORO, NC 27204

SHIP TO
CITY OF ASHEBORO
PO BOX 1106

ASHEBORO, NC 27204

ACCOUNT #	QUOTE #	TERMS	DATE ENTERED	SALES REP	EXPIRATION DATE
15390	4003833	10TH OF MONTH	10/30/17	116	11/06/17
ORDERED	U/M	DESCRIPTION	PRICE	AMOUNT	
		KITCHEN			
4	EA	73 1/2 X 76 TWIN FITNESS RM	1809.939	7239.76*	
1	EA	46 1/2 X 39 OBSCURED GLASS- LEFT FRONT MEN'S DOWNSTAIRS	727.804	727.80*	
1	EA	34 1/2 X 39 OBSCURED GLASS MENS RIGHT FRONT BATH SHOWERS	700.902	700.90*	
1	EA	34 X 87 SINGLE W / TRANSOM OBSCURED GLASS RT FRT LADIES R	1526.614	1526.61*	
1	EA	72 X 87 TWIN W/ TRANSOM RT FRONT OFFICE	2770.092	2770.09*	
1	EA	72 X 87 TWIN W/ TRANSOM LEFT FRONT OFFICE	2770.092	2770.09*	
2	EA	34 X 86 SINGLE W TRANSOM OBSCURED GLASS LFT FRT BATH	2874.588	5749.18*	
1	EA	45 X 86 SINGLE W TRANSOM OBSCURED GLASS LFT FRT BATH	1657.869	1657.87*	
2	EA	46 X 86 SINGLE W TRANSOM OBSCURED GLASS UPSTAIR LFT BTH	1652.497	3304.99*	
1	EA	45 X 86 SINGLE W TRANSOM OBSCURED GLASS UPSTAIR LFT BTH	1652.497	1652.50*	
1	EA	72 X 86 TWIN W TRANSOM OBSCURED GLASS UPSTAIR LFT BTH	3122.039	3122.04*	
3	EA	72 X 86 TWIN W TRANSOM TRAINING ROOM	2770.531	8311.59*	
1	EA	72 X 86 TWIN W TRANSOM CONFERENCE ROOM	2770.092	2770.09*	
1	EA	72 X 86 TWIN W TRANSOM CONFERENCE ROOM	2770.092	2770.09*	
1	EA	34 X 86 SINGLE W TRANSOM FROSTED UPSTAIRS RT BATH	1439.177	1439.18*	
October 30, 2017 11:14:38 OT:116			MERCHANDISE		
***** * QUOTE * *****			SHIP VIA 4	OTHER	
PAGE 2 OF 3			TAX		
			FREIGHT		
			TOTAL		



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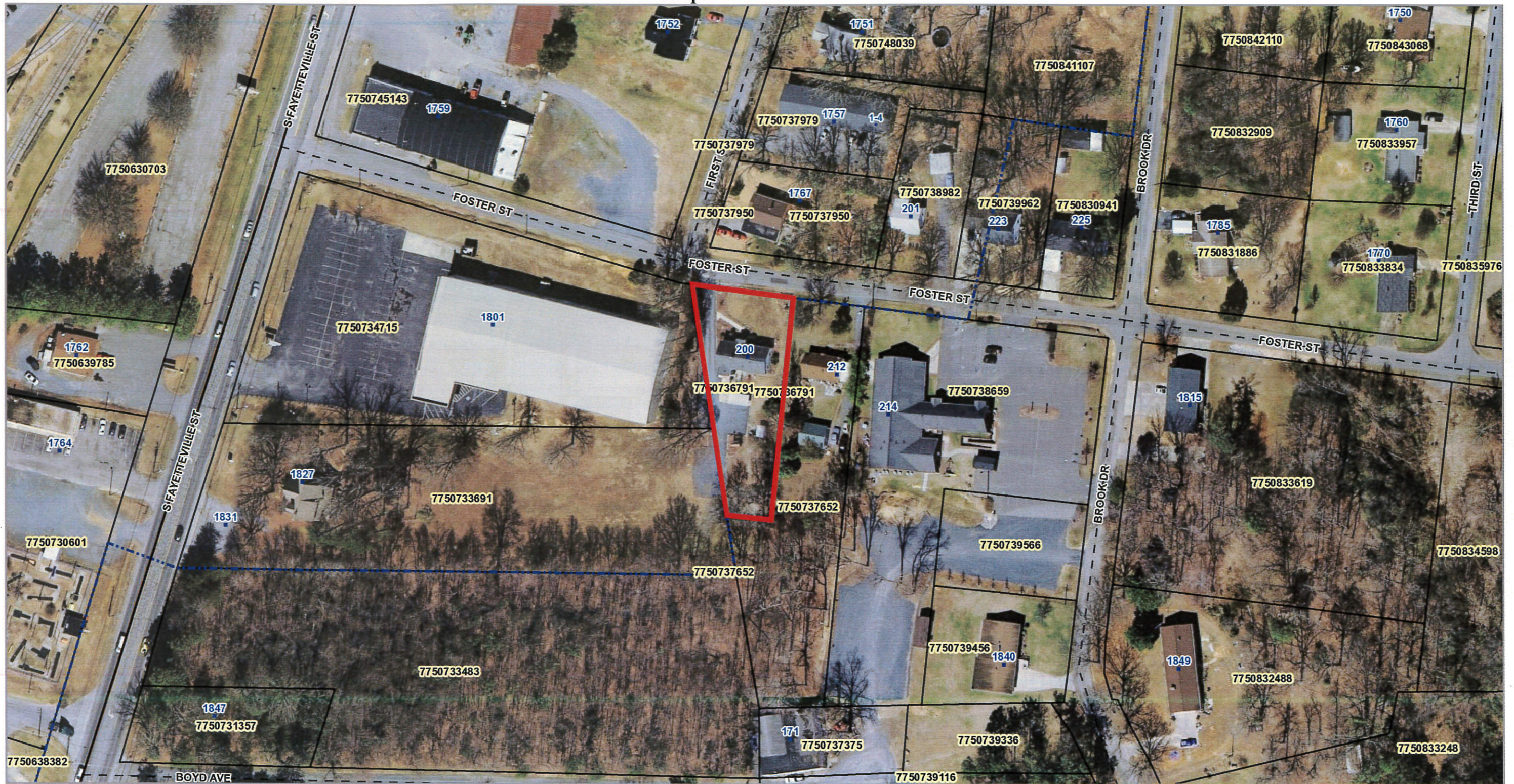
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ASHEBORO, NC 27204

ACCOUNT #	QUOTE #	TERMS	DATE ENTERED	SALES REP	EXPIRATION DATE
15390	4003833	10TH OF MONTH	10/30/17	116	11/06/17
ORDERED	U/M	DESCRIPTION	PRICE	AMOUNT	
		PLEASE NOTE: THERE ARE NO TEMPERED WINDOWS IN QUOTE THANK YOU FOR THE OPPORTUNITY TO QUOTE THIS PROJECT. REVIEW TO CONFIRM PRODUCT SELECTIONS AND QUANTITIES. PRICES ARE GOOD THROUGH THE EXPIRATION DATE.			
October 30, 2017 11:14:38 OT:116			MERCHANDISE	81024.73	
***** * QUOTE * *****			SHIP VIA 4	OTHER	0.00
			TAX 7.000%	5671.74	
			FREIGHT	0.00	
			TOTAL	86696.47	

Proposed Annexation



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 100 feet
11/9/2017