

**AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, SEPTEMBER 6, 2018, 7:00 PM**

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Police Chief Jody Williams will introduce retired Police Officer Charles Hamilton in order to recognize Mr. Hamilton for his dedicated service to the City of Asheboro and its citizens.
4. Police Chief Jody Williams will present a certificate of appreciation to James Armstrong for assisting an Asheboro Police Department officer.
5. YMCA Executive Director Patrick O'Hara will provide a Zoo City Sportsplex presentation.
6. Randolph County Public Library Director Ross Holt and Friends of the Library President Frances Jones will update the council on the 2019 Sunset Signature Series.
7. Randolph County Public Library Director Ross Holt will update the council on an upcoming Sunset Theatre play.
8. Case No. RZ-18-11: A public hearing on an application to rezone property located at 624 Brewer Street and 621 Franks Street (Randolph County Parcel Identification Number 7761146503) from RA6 (High-Density Residential) and CU-B2 (Conditional Use General Commercial) to O & I (Office & Institutional)
This case is continued from the August 9, 2018 Council meeting.
9. Consent Agenda:
 - (a) Approval of the meeting minutes for the city council's regular meeting on August 9, 2018.
 - (b) Approval of the meeting minutes for the city council's special meeting on August 23, 2018.
 - (c) Acknowledgement of the receipt from the Asheboro ABC Board of its meeting minutes for July 2, 2018.

- (d) Approval of the final decision document for land use case no. CUP-18-08.
 - (e) Approval of the final decision document for land use case nos. CUP-18-10 and SUB-18-02.
 - (f) Approval of the final decision document for land use case no. SUP-18-03.
 - (g) Request for approval to schedule for October 4, 2018, and to advertise, a combined public hearing on an application to rezone property at 618 and 622 Franks Street (Randolph County Parcel Identification Numbers 7761144135 and 7761144098) from RA6 (High-Density Residential) to CU-O&I (Conditional Use Office & Institutional) and to issue a conditional use permit for a place of worship.
 - (h) Approval of a resolution supporting and authorizing an application for state grant/loan funding for the sanitary sewer lift station number 3 improvements project.
 - (i) Approval of a resolution declaring the city's official intent to purchase municipal vehicles and equipment and to reimburse the General Fund with installment financing proceeds.
 - (j) Approval of a resolution authorizing the purchase of additional land for the proposed Zoo City Sportsplex.
 - (k) Approval of a request to extend the time allowed between Preliminary and Final Plat review for the Robins Nest Phase 2 subdivision.
10. Consideration of an application for \$604,000 in Community Development Block Grant (CDBG) funding for Neighborhood Revitalization:
- (a) Public hearing – Trevor Nuttall will provide the staff analysis
 - (b) Consideration of a resolution
11. Case No. RZ-18-12: Public hearing on an application to rezone property at 936 East Salisbury Street (Randolph County Parcel Identification Number 7761229036) from CU-OA6 (Conditional Use Office-Apartment) to O & I (Office & Institutional).

12. Public Comment Period.
13. Community Development Director Trevor Nuttall will present the staff analysis of a preliminary subdivision plat approval request for Zoocrest Townhomes (Case No. SUB-18-01).
14. Mayor Smith will provide a presentation on grant funding for downtown revitalization.
15. Mayor Smith will lead a discussion of upcoming events and items not on the agenda.
16. Adjournment.

**REGULAR MEETING
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, MUNICIPAL BUILDING
THURSDAY, AUGUST 9, 2018
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
Edsel L. Brown, Code Enforcement Officer
D. Jason Cheek, Police Captain
Timothy E. 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

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. Consent agenda.

Upon motion by Mr. Burks and seconded by Ms. Snuggs, the Council Members voted unanimously to approve/adopt the following consent agenda items.

(a) The meeting minutes for the city council's regular meeting on July 12, 2018.

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) A revised ordinance designating the exterior of the Asheboro Female Academy as a local historic landmark (the revision corrects a typographical error in the previously adopted ordinance).

ORDINANCE NO. 16 ORD 8-18

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

A REVISED ORDINANCE DESIGNATING THE EXTERIOR OF THE ASHEBORO FEMALE ACADEMY, 1839, AS A LOCAL HISTORIC LANDMARK IN ASHEBORO, NORTH CAROLINA

WHEREAS, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and

WHEREAS, the City of Asheboro designated the Randolph County Historic Landmark Preservation Commission as a joint historic preservation commission on September 4, 2008, having the authority to exercise, within the planning jurisdiction of the City of Asheboro, all powers and duties given it by the Randolph County Historic Preservation Ordinance; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the Asheboro Female Academy, 1839; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, has been given the opportunity to review the Local Landmark designation report which contains the historical information necessary for the Randolph County Historic Landmark Preservation Commission to determine special historical significance and integrity; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission and the Asheboro City Council conducted the require public hearings, and published legal notices with mailings to adjoining property owners; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has adopted a unanimous resolution requesting the City of Asheboro to designate the exterior of the Asheboro Female Academy, 1839, as a local historic landmark; and

WHEREAS, the Asheboro City Council finds that the Asheboro Female Academy, 1839, a two-room schoolhouse with a central hallway, and Asheboro's oldest existing building, meets the following specific criteria outlined in the Ordinance establishing the Commission: (1) Critical part of the City of Asheboro's and Randolph County's heritage by having value as an example of the cultural, historic and social heritage of the City of Asheboro and Randolph County; (2) Its identification with persons who significantly contributed to the architectural, cultural, economic, historical, social or other aspect of the development of the City of Asheboro and Randolph County; (3) Its distinctive theme, representing an architectural, cultural, economic, historic or other theme expressed through a distinctive building; and

WHEREAS, the property is more specifically described as follows:

The Asheboro Female Academy is located on approximately 0.5 acres on the southwest corner of 1126 S. Part Street, facing W. Walker Avenue, PIN 7750670033, Asheboro Township, Asheboro, N.C.

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

- 1: The property known as the exterior of the Asheboro Female Academy, 1839, located at 1126 S. Park Street, Asheboro, N.C., within the planning jurisdiction of the City of Asheboro, North Carolina, is hereby designated as a Local Historic Landmark pursuant to Chapter 160A, Article 19, Part 3C, of the North Carolina General Statutes, and by inter-local agreement approved September 4, 2008, between the City of Asheboro and the County of Randolph.
- 2: That the exterior of the Asheboro Female Academy building may be materially altered, restored, remodeled, or demolished only following issuance of a Certificate of Appropriateness from the Historic Landmark Preservation Commission.
- 3: That nothing in this Ordinance shall be construed to prevent the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material or outer appearance thereof, after obtaining the necessary permits and official approval for said stated repair. Nothing herein shall prevent the construction, alteration, restoration, demolition, or removal of such features when a building inspector or similar authorized official certifies to the Historic Landmark Preservation Commission that such action is required for the public safety because of an unsafe condition. Furthermore, nothing shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.
- 4: That a suitable sign may be posted indicating the designation as a Local Historic Landmark and containing appropriate information.
- 5: That the Asheboro City Schools Board of Education, owner of the Asheboro Female Academy building, hereby accepts notice as required by the applicable law of this action, and directs that copies of this Ordinance be filed and indexed in the office of the Asheboro City Clerk, the Randolph County Register of Deeds, the Randolph County Tax Department, and both the City and County Planning and Inspections Departments as required by applicable law.

This ordinance was initially adopted by the Asheboro City Council in open session during a regular meeting held on the 12th day of July, 2018.

A revised Ordinance correcting typographical errors noted in the recitals was adopted by the Asheboro City Council in open session during a regular meeting held on August 9, 2018.

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

ATTEST:

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

- (c) **The temporary closure of certain streets and sections of streets for Fall Festival XLVI from 12:01 a.m. on October 6, 2018 12:01 a.m. until 11:00 p.m. on October 7, 2018.**

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.

- (d) **Approval to schedule for September 6, 2018, and to advertise, a public hearing pertaining to an application to rezone property located at 936 East Salisbury Street (Randolph County Parcel Identification Number 7761229036) from CU-OA6 (Conditional Use Office-Apartment) to O & I (Office & Institutional).**

4. Community Development Items:

- (a) **Land Use Case No. RZ-18-11: An application to rezone a parcel of land (Randolph County Parcel Identification Number 7761256503) owned by the Eastside Improvement Association, Inc. at 624 Brewer Street and 621 Franks Street from RA6 (High-Density Residential) and CU-B2 (Conditional Use General Commercial) to O & I (Office and Institutional).**

This land use case was listed on the meeting agenda as Item 4(b). Due to a pending request for a continuance, and with the general consent of the Council Members, Mayor Smith modified the order of items on the meeting agenda in order to hear the request for a continuance before considering the other land use items.

The request for a continuance was found in a written statement from Harold Odell Anderson, which noted that Rodney C. Mason, Esq. was functioning as attorney for the petitioners. The written statement was dated August 7, 2018, and asked for a continuance of not less than 60 days. In compliance with G.S. 160A-385, the city clerk distributed this written statement to the Council Members on August 8, 2018.

Immediately after moving the continuance request to the front of the land use items listed on the meeting agenda, Mayor Smith opened the public hearing on Case No. RZ-18-11. At this point, Mayor Smith asked Community Development Director Nuttall if there was any additional information that needed to be brought to the governing board's attention prior to considering the request for a continuance.

Mr. Nuttall informed the Council that the Applicant's representatives had questioned whether a conflict of interest precluded Council Member Snuggs from participating in this case. In order to respond to the Applicant's question, Mr. Nuttall noted that highlighted copies of Section 160A-381 of the North Carolina General Statutes had been placed in the Council Members' materials. Mr. Nuttall further stated that as noted in the statute "a city council member shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member."

Subsequently, Mayor Smith inquired of Ms. Snuggs as to whether the outcome of this case is reasonably likely to have a direct, substantial, and readily identifiable financial impact on her, and Ms. Snuggs indicated that the outcome of the case would not have such an impact on her. Ms. Snuggs did not request to be excused from voting on this case. Additionally, no other Council Member moved to excuse Ms. Snuggs from voting.

Once the question of whether Ms. Snuggs should be excused from voting was resolved, Mayor Smith provided Mr. Rodney Mason and Dr. Dannelia Green to present opposing views on the appropriateness of the requested continuance.

After discussion and deliberation by the Council Members, Council Member Redding moved to continue the public hearing to the Council's regular meeting on October 4, 2018. Council Member Moffitt seconded the motion.

During the ensuing debate, concerns were raised about the length of time before the Council would make a final decision about this rezoning case. In response to this concern, Council Member Redding moved to amend the previously seconded motion to reflect that the public hearing on this rezoning case would be continued to the Council's regular meeting on September 6, 2018, not October 4, 2018. Council Member Bell seconded the motion to amend the underlying motion to continue the public hearing. Council Members Bell, Burks, Carter, Redding, Snuggs, and Swiers voted aye. Council Member Moffitt voted no. Thus, the motion to amend was approved.

After the adoption of the motion to amend, the Council Members voted on the underlying motion to continue the public hearing for Case No. RZ-18-11. Council Members Bell, Burks, Carter, Redding, Snuggs, and Swiers voted aye. Council Member Moffitt voted no. Thus, the public hearing for this land use case was continued to the Council's regular meeting on September 6, 2018.

- (b) Combined quasi-judicial hearing (Case No. RZ/CUP-18-08): An application to rezone property from R10 (Medium-Density Residential), B2 (General Commercial), and I2 (General Industrial) to CU-I2 (Conditional Use General Industrial) and to issue a Conditional Use Permit for a transfer station, including ancillary manufacturing, processing, and assembly activities. This property is located at 2445 and 2455 North Fayetteville Street and 200, 204, and 208 Pineview Street (Randolph County Parcel Identification Numbers 7753975069, 7753976059, 7753977009, 7753978029, 7753978243, 7763070038, 7753974069, and 7753973059.) [As noted in the preceding entry, this case was listed on the meeting agenda as item 4(a) until the order of cases was modified in order to give earlier consideration to a continuance request for another land use case.]**

Mayor Smith re-opened the hearing on the combined request from Covanta Environmental Solutions, LLC (the "Applicant") to legislatively rezone the above-described property (the "Zoning Lot") and to issue a Conditional Use Permit on the basis of evidence presented during the quasi-judicial hearing. This hearing was continued from the council meeting held on July 12, 2018.

Mr. Nuttall, who was originally placed under oath on July 12, 2018, presented the planning staff's analysis of the Applicant's request that included a properly submitted site plan for the Conditional Use Permit. The analysis of the requested rezoning to a CU-I2 zoning district noted in part:

1. The property is located inside the city limits.
2. North Fayetteville Street is a state-maintained major thoroughfare at this location. Pineview Street is a state-maintained minor thoroughfare at this location that connects North Fayetteville Street with I-73/I-74. This section of Pineview Street is proposed to be widened from two lanes in each direction to three lanes (two lanes in each direction plus a center turn lane) with construction projected to begin during the Winter of 2020 (Project U-5711).
3. The zoning ordinance description of the underlying I2 General Industrial district is "to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts."
4. The Land Development Plan's Proposed Land Use Map has three separate designations for the Zoning Lot: Employment Center, Commercial, and Neighborhood Residential.
5. The Zoning Lot is located within an Opportunity Zone. These zones, comprised of lower income census tracts, provide certain federal tax incentives for qualifying economic investments.

Mr. Nuttall also presented the staff's analysis of the Conditional Use Permit application. This analysis noted, in part, as follows:

1. The requested permit is for a transfer station. A transfer station is defined as "a use of land where non-hazardous or nontoxic waste such as residential, commercial or industrial is temporarily deposited for the purpose of a break in bulk and further shipment to a landfill or other appropriate destination." The request also includes ancillary manufacturing, processing, and assembly activities.
2. If the rezoning request is not approved in its entirety, the site plan as submitted will have to be revised and resubmitted to Council for consideration at a later date.
3. There is a transfer station on the adjoining property at 2501, 2503, and 2505 North Fayetteville Street. Although there is a vehicular connection to the existing transfer station proposed, the adjoining property is not part of this request.
4. The request includes the addition of a shredding/process building that is approximately 24,000 square feet (120' X 200'), parking areas, a guardhouse, open storage, and a future office.
5. One entrance is proposed from Pineview Street and one entrance is proposed from North Fayetteville Street.

The planning board adopted the planning staff's analysis of the rezoning request and recommended approval of the requested rezoning for the portion of the Zoning Lot identified by the following parcel identification numbers: 7753978243, 7763070038, 7753978029, 7753977009, and 7753976059. However, the staff and planning board recommendation was to deny the requested rezoning of the portion of the Zoning Lot identified by the following parcel identification numbers: 7753975069, 7753974069, and 7753973059. The basis for these recommendations was articulated as follows:

The Land Development Plan's Proposed Land Use Map recommends development of an employment center on one of the parcels requested for rezoning (2455 N. Fayetteville St.). This designation supports accommodating industrial uses and expansions of existing businesses. Outside of the employment center, this map essentially recognizes the current zoning and suggests a continuation of the status quo in terms of future development. However, the existence of industrial uses to the east, north, and south of the subject properties, combined with the planned road improvements to Pineview Street and several supportive Land Development Plan goals and policies, make the request to rezone the applicant's B2 zoned parcels to a conditional use industrial zoning district reasonable and in the public's interest.

The requested rezoning of the applicant's residentially zoned parcels to a conditional use industrial zoning district are less supported by the Land Development Plan and would result in the expansion of industrial zoning into a residentially zoned area with no transition. While the conditional use permitting process can help to mitigate compatibility concerns and the planned road improvements will have an effect on the existing residential character of the area, staff does not believe the Land Development Plan offers sufficient support to find this portion of the request reasonable and in the public interest.

On behalf of the applicant, Mr. Barron Thompson, Esq. and Mr. Greg Russell were placed under oath and offered testimony in support of the application. This testimony specifically included addressing the four standards for the issuance of a Conditional Use Permit. As part of his testimony, Mr. Thompson expressed that the applicant agreed with the following conditions that were recommended by the planning staff for attachment to the requested Conditional Use Permit.

1. 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
2. Prior to issuing a Zoning Compliance Permit, the applicant shall submit additional detail concerning the following items on a revised site plan:
 - (i) Outdoor lighting consistent with Performance Standards in Industrial Zoning Districts (Section 317A)
 - (ii) Number of employees in largest shift and number of facility vehicles to determine compliance with minimum number of parking spaces required by Table 400-1
 - (iii) Screening of open storage consistent with the requirements of Section 305A
 - (iv) Front yard landscaping consistent with Section 308A
 - (v) Buffer "D" adjacent to Michael T. Davis property (DB 1578, PG 551)

The revised site plan shall be submitted to staff members of the Asheboro Community Development Division for staff review and inclusion in the file without further review by the city council.

3. The following items shall be approved by the Asheboro Fire Department prior to the issuance of a Zoning Compliance Permit:
 - (i) Additional fire hydrant(s) within the Zoning Lot as determined necessary by the Fire Chief.
 - (ii) Determination that proposed access gate(s) meet requirements of NC Fire Prevention Code.
 - (iii) A Spill Prevention, Control, and Countermeasures Plan approved by Fire Department.
4. Building materials on facade(s) facing North Fayetteville Street may be any material as permitted by Article 300A, Section 316A.C.
5. The Applicant shall be responsible for ensuring compliance with all state and federal permitting requirements.
6. 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 the Conditional Use Permit in the chain of title for the Zoning Lot.

No one offered testimony in opposition to the application. There being no further comments, Mayor Smith transitioned to the deliberative phase of the application process.

With regard to the requested zoning map amendment, the Council disagreed with the staff and planning board analysis of the consistency of the request with the land development plan. Council Member Moffitt moved, and Council Member Bell seconded the motion, to adopt a plan consistency statement and to approve the requested rezoning in its entirety with the following multi-part motion:

1. City Council Analysis of the Requested Map Amendment: The Land Development Plan's Proposed Land Use Map recommends development of an employment center on the parcel of land at 2455 N. Fayetteville Street. This designation supports accommodating industrial uses and expansions of existing businesses. Outside of the employment center, this map essentially recognizes the current zoning and suggests a continuation of the status quo in terms of future development. However, the existence of industrial uses to the east, north, and south of the subject properties in combination with the planned road improvements to Pineview Street and several supportive Land Development Plan goals and policies make the request to rezone the B2 parcels within the Zoning Lot to a conditional use industrial zoning district reasonable and in the public's interest.

The requested rezoning of the Zoning Lot's residentially zoned parcels to a conditional use industrial zoning district also finds support in the Land Development Plan. The conditional use permitting process can help to mitigate compatibility concerns, and the planned road improvements will impact the existing residential character of the area. Thus, the city council finds the entirety of the rezoning request to be reasonable and in the public interest.

2. In light of the above-stated analysis, the requested zoning map amendment to place the entirety of the Zoning Lot's eight identified parcels in a CU-I2 zoning district is approved as consistent with the adopted plan.

Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes. Consequently, the above-stated motion was adopted unanimously.

After approving the requested zoning map amendment, the Council Members concluded that the standards for granting the requested Conditional Use Permit had been met. Upon motion by Mr. Moffitt and seconded by Mr. Burks, the Council voted unanimously to approve the requested Conditional Use Permit, with the stated conditions, authorizing a transfer station and ancillary manufacturing, processing, and assembly. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

The final decision document authorizing the Conditional Use Permit and specifying the conditions attached to the permit will be entered by the Council during regular session on September 6, 2018.

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

- (c) Combined quasi-judicial hearing (Case Nos. RZ/CUP-18-10 and SUB-18-02): An application to rezone property from R10 (Medium-Density Single-Family Residential) to CU-RA6 (Conditional Use High-Density Residential) and to issue a conditional use permit, including the required subdivision sketch design review, for a residential planned unit development. This property (Randolph County Parcel Identification Number 7762740259) is located on the north side of East Allred Street, west of 1591 East Allred Street.**

Mayor Smith opened the public hearing on these land use cases and asked for the witnesses to be placed under oath. Community Development Director Trevor Nuttall was placed under oath and provided the Community Development Division staff's analysis of the application for the above-described legislative rezoning, Conditional Use Permit, and subdivision sketch design approval.

McDowell Timber Company (the "Applicant") filed this application in order to develop a residential planned unit development on approximately 4.04 acres of the Applicant's land that is more specifically identified by Randolph County Parcel Identification Number 7762740259 (the "Zoning Lot").

The planning staff's analysis of the application for a zoning map amendment noted, in part, as follows:

1. The Zoning Lot is located inside the city's corporate limits.
2. East Allred Street is a state-maintained minor thoroughfare.
3. The Zoning Lot was rezoned in 2001 and 2002. Along with the rezoning, Conditional Use Permits were issued for two residential planned unit developments.
4. These developments were not initiated within the permitted time frame. Consequently, in 2015, the city followed the applicable Asheboro Zoning Ordinance regulations and placed the Zoning Lot back into the R10 zoning district.
5. The current R10 district allows a single-family dwelling on a lot with at least 10,000 square feet and a two-family dwelling on lot with at least 15,000 square feet.
6. The RA6 district allows single, two-family, and multi-family dwellings.
7. The western portion of the Zoning Lot (approximately 1.6 acres of land) is located within a flood hazard area.
8. The zoning ordinance describes the RA6 zoning district as "intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."

With regard to the application for a Conditional Use Permit, Mr. Nuttall provided the following analysis:

1. The requested permit is for a residential planned unit development consisting of 10 proposed units to be known as Cane Creek Townhomes.
2. The Zoning Lot was previously zoned CU-RA6 with a permit issued for 11 residential dwelling units. This permit expired, and the Zoning Lot was rezoned back to R10 in 2015.
3. Portions of the Zoning Lot are within a flood area, including a part of the proposed turnaround for emergency vehicles. Although the dwelling units appear to be outside of the flood hazard area, Units 8 and 9 are immediately adjacent to the flood area. Confirmation that dwellings and other development activity requiring a flood permit are either completely outside of the flood area or meet flood ordinance requirements (including any required flood development permit(s)) will be needed prior to the issuance of a Zoning Compliance Permit(s).
4. The site plan indicates that the units will have a minimum of 1,200 square feet. There are three residential structures. Two of the structures contain four dwelling units each. The third structure contains two dwelling units. The proposed design includes single-story units with a one-car garage provided for each of the units.
5. The North Carolina Building Code requires a two-hour rated firewall for the structures with two dwellings. The structures with four dwellings require a one-hour rated firewall plus a sprinkler system.
6. There is a proposed recreational area on the west side of the Zoning Lot.
7. The Applicant proposes using a combination of planted buffering/landscaping, existing vegetation, and an evergreen screen between the proposed public street and the adjoining residential use to the east.

The Community Development Division staff and the Planning Board recommended approval of the requested legislative rezoning based on the following analysis:

Prior to the city-initiated rezoning of the property in 2015, the property had been in the CU-RA6 district. City staff took action to rezone the property to R10 due to inactivity of the conditional use permits as prescribed by the zoning ordinance. The current request does include a corresponding Conditional Use Permit and site plan review that can best ensure the property is developed in harmony with surrounding uses and also incorporate design elements promoted by the Land

Development Plan's Neighborhood Residential designation. Such elements include sidewalks, open space, and recreation area that typically are not required in conventional subdivisions.

Additionally, the CU-RA6 district and conditional use permitting process can lead to less disturbance of flood area, steep slopes, and other environmentally sensitive features that are unique to this property. Considering these factors, staff believes that the requested CU-RA6 district is consistent with the Land Development Plan and therefore reasonable and in the public interest.

On behalf of the Applicant, Mr. Barron Thompson, Esq. was placed under oath and addressed the four standards for the issuance of a Conditional Use Permit. As part of his testimony, Mr. Thompson expressed agreement with the following conditions that were recommended by the planning staff for attachment to the requested Conditional Use Permit.

1. The site plan shows preservation of existing vegetation, outside of areas of necessary site disturbance, along the western and northern portions of the Zoning Lot. If the vegetation is not preserved in this area, a Type A Buffer or Screen shall be installed by the developer.
2. The site plan shows a combination of preservation of existing vegetation and planted vegetation, outside of areas of necessary site disturbance, within the front yard along East Allred Street. At a minimum, vegetation required by Section 308A shall be installed and maintained within the front yard along East Allred Street.
3. Enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings outside the common area shall not be considered a modification of the permit requiring City Council review.
4. Units shall possess a minimum of 1,200 square feet of heated space.
5. 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.
6. 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 the Conditional Use Permit in the chain of title for the Zoning Lot.

When reviewing the staff analysis of the subdivision sketch design plat, Mr. Nuttall noted that the proposed street is 457 linear feet in length and includes a public service vehicle turnaround. This length meets the requirement that permanent dead-end streets not exceed 500 feet unless topography or property configuration necessitates their use. The staff analysis is consistent with the conclusion that the presence of extensive flood plain and adjacent development patterns support the subdivision's street layout.

No one offered testimony in opposition to the Application. There being no further comments, Mayor Smith transitioned to the deliberative phase of the application process.

With regard to the requested zoning map amendment, the Council concurred with the staff and planning board analysis of the consistency of the request with the land development plan. Council Member Bell moved, and Council Member Carter seconded the motion, to adopt a plan consistency statement and to approve the requested rezoning with the following multi-part motion:

1. City Council Analysis of the Requested Map Amendment: Prior to the city-initiated rezoning of the property in 2015, the Zoning Lot had been in a CU-RA6 district. Due to a lack of development activity, the City staff followed the applicable Asheboro Zoning Ordinance provisions in order to return the Zoning Lot to an R10 zoning district. The current request includes a corresponding Conditional Use Permit and site plan review process that can best ensure the property is developed in harmony with surrounding uses and incorporates design elements promoted by the Land Development Plan's Neighborhood Residential designation. These elements include sidewalks, open space, and recreation area that are not typically required in conventional subdivisions.

Additionally, the CU-RA6 district and conditional use permitting process can lead to less disturbance of flood area, steep slopes, and other environmentally sensitive features that are unique to the Zoning Lot.

Considering these factors, the city council has concluded that the requested CU-RA6 district is consistent with the Land Development Plan and therefore reasonable and in the public interest.

2. In light of the above-stated analysis, the requested zoning map amendment to place the Zoning Lot in a CU-RA6 zoning district is approved as consistent with the adopted plan.

Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes. Consequently, the above-stated motion was adopted unanimously.

After approving the requested zoning map amendment, the Council Members concluded that the standards for granting the requested Conditional Use Permit had been met. Upon motion by Council Member Bell and seconded by Council Member Burks, the Council voted unanimously to approve the requested Conditional Use Permit, with the stated conditions, authorizing a residential planned unit development. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

The final decision document authorizing the Conditional Use Permit and specifying the conditions attached to the permit will be entered by the Council during regular session on September 6, 2018.

With regard to the request for subdivision sketch design review and approval, the Council Members concurred with the recommendations of the Community Development Division staff and the Planning Board. Subject to the comment/condition that homeowners' documents are required to be recorded with the final plat and must include maintenance mechanisms for the common area along with restrictions concerning recreational vehicle (RV) parking, Council Member Bell moved to approve the sketch design for the proposed Crane Creek Townhomes:

Council Member Carter seconded the motion. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes. Consequently, the submitted sketch design plat was approved.

The visual presentation utilized by Mr. Nuttall during his presentation is on file in the City Clerk's office.

- (d) Quasi-judicial hearing (Case No. CUP-18-14) [Due to a clerical error, the staff analysis and the meeting agenda referred to this case as a Special Use Permit application identified as Case No. SUP-18-03. This designation was incorrect. The permit sought by the applicant is a Conditional Use Permit, and the correct case no. is CUP-18-14.]: An application for a Conditional Use Permit authorizing manufacturing, processing, and assembly (light) in a conditional use general commercial (CU-B2) district at 307 and 313 East Allred Street, more specifically identified as a portion of Randolph County Parcel Identification Number 7762112401.**

Mayor Smith opened the quasi-judicial hearing on this application for a Condition Use Permit authorizing a manufacturing, processing, and assembly (light) use in a CU-B2 zoning district. Due to the location of the proposed land use in a CU-B2 zoning district, a Conditional Use Permit rather than a Special Use Permit is needed.

The proposed land use is to be located on approximately 6.7 acres of land (the "Zoning Lot") that is currently owned by Kathryn H. Allred and located at 307 and 313 E. Allred Street. The Zoning Lot is more specifically identified as a portion of the parcel of land identified by Randolph County Parcel Identification Number 7762112401.

The Conditional Use Permit application was submitted by Betsy T. Moody as an agent for Antonio Caliz, Abraham Caliz, Juan Caliz, and Brayan Caliz (collectively referred to as the "Applicant"). The property owner, Ms. Allred, supports the Conditional Use Permit application.

Community Development Director Trevor Nuttall was placed under oath and presented the planning staff's analysis of the Conditional Use Permit application, which included a properly submitted site plan. During his testimony, Mr. Nuttall utilized a visual presentation that included the following uncontested information:

1. The Zoning Lot is located inside the city's corporate limits.
2. East Allred Street is a state-maintained minor thoroughfare.
3. The request is for a Conditional Use Permit allowing manufacturing, processing, and assembly-light. This use is allowed in the CU-B2 zoning district with a Conditional Use Permit.
4. The proposal is to use existing buildings.

5. There are currently two access driveways on the property. One is to serve the proposed land use, and the second driveway serves the existing manufactured (mobile) home.
6. A Special Use Permit was previously issued for manufacturing, processing, and assembly-light for construction of accessory buildings (i.e. storage sheds, etc.)
7. The Zoning Ordinance requires a new permit, in this case a Conditional Use Permit, when there is deemed to be a significant change in the “manufacturing, process, and assembly-light” activities.
8. The Applicant is proposing to operate a granite and marble business on the Zoning Lot.
9. The existing manufactured home is a legal non-conforming use. This use may continue subject to meeting code requirements.
10. Certain legal non-conforming situations exist on the property, such as a lack of paved parking and a deficiency in front yard landscaping. The Applicant proposes to retain the existing vegetation along the west and north side of the Zoning Lot, which is not required by the zoning ordinance. The Applicant’s site plan proposes retaining existing vegetation in the front yard and adding five trees. The Applicant proposes to maintain access drives and parking areas as required by the Fire Department.

Ms. Kathryn Allred and Mr. H.R. Gallimore were placed under oath and offered testimony in support of the request. This testimony focused on addressing the four standards for the issuance of a Conditional Use Permit.

As part of their testimony, Ms. Allred and Mr. Gallimore expressed agreement with the following conditions that were recommended by the planning staff for attachment to the requested Conditional Use Permit:

1. Prior to occupancy of the proposed land use, the following items shall be approved and completed:
 - (i) The Final Decision Document approving the requested Special Use Permit.
 - (ii) Approvals related to a Change of Occupancy application.
 - (iii) One or more instrument(s) drafted to establish in fact the boundary lines shown on the submitted site plan shall be properly executed and recorded in the Office of the Randolph County Register of Deeds. Notice of such recordation shall be provided in a timely manner to the City of Asheboro Zoning Administrator.
 - (iv) The construction of a fire access road at least 20 feet in width consisting of an all-weather surface in the location shown on the approved site plan and repairs to existing access/driveway surfaces as required by the Asheboro Fire Chief and Asheboro Fire Marshal for emergency services.
 - (v) Van accessible handicapped parking space as labeled on the approved site plan.
2. The site plan identifies one mobile (manufactured) home on the Zoning Lot. Subject to Article 800 (Nonconformities), if this structure is replaced by another manufactured home, this shall not be considered a modification requiring a new Conditional Use Permit.
3. Removal of structure(s) on the Zoning Lot not required for the proposed land use shall not be considered a modification requiring a new Conditional Use Permit.
4. Along with meeting the requirements of Conditions 1(iv) and 1(v) above, parking spaces serving customer(s) and employee(s) consistent with Table 400-1 shall be provided and clearly marked with wheel stops or similar means of marking spaces. Subject to other permit conditions and regular requirements, if the Applicant relocates the designated parking space, this shall not be considered a modification of the Conditional Use Permit.
5. If the Applicant chooses to either pave these parking areas (including parking spaces, access, and maneuvering areas) or loading spaces, which is optional, such an action shall not be considered to be a modification of the Conditional Use Permit.
6. Access gate(s) shall be subject to the approval of the Asheboro Fire Department.

7. Existing vegetation on the north side of the Zoning Lot shall be retained to the maximum extent possible, with the exception of grading and the placement of required infrastructure. Existing vegetation within the front yard shall be maintained. If any vegetation within the required front yard is removed, the removed vegetation shall be replaced consistent with the requirements of Section 308A.

No witnesses testified in opposition to the Conditional Use Permit application. Mayor Smith then transitioned to the deliberative phase of the public hearing.

Upon motion by Council Member Bell and seconded by Council Member Swiers, the Council voted unanimously to approve, with the staff recommended conditions, the requested Conditional Use Permit. A final decision document will be entered by the Council during regular session on September 6, 2018. This order will reflect the conditions imposed upon this permit as a consequence of the testimony received during the public hearing.

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

(e) Public hearing (Case No. RZ-18-09): An application to rezone property at the western corner of East Dixie Drive and Arrowwood Road (including Randolph County Parcel Identification Numbers 7760177267 and 7760177187) from CU-B2 (Conditional Use General Commercial) to B2 (General Commercial).

Mayor Smith opened the public hearing, which was legislative in nature, on the request by Mark Hammer (the "Applicant") to rezone approximately 0.73 of an acre of land from CU-B2 (Conditional Use General Commercial) to B2 (General Commercial). The land to be rezoned (the "Zoning Lot") is owned by Andy and Dreama Archibald and Karl Mark Hammer.

The Zoning Lot consists of two parcels of land located at the western corner of East Dixie Drive and Arrowwood Road. The Zoning Lot is more specifically identified by the following Randolph County Parcel Identification Numbers: 7760177267 and 7760477187.

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 Zoning Lot is located inside the city limits.
2. East Dixie Drive is a state-maintained boulevard (a type of major thoroughfare). Arrowwood Road is a local, city-maintained street. The intersection of East Dixie Drive and Arrowwood Road in front of the Zoning Lot contains a traffic signal for traffic exiting Arrowwood Road, and going left and straight/right.
3. The Zoning Lot is currently used for driveway access to the adjoining eating establishment. While there is no structure on the property, permits for seasonal sales activities have been permitted on the property.
4. The existing conditional use permit (CUP-85-03) included a broad array of permitted uses, including a "unified housing development" that would not be permitted in a B2 district under current requirements.
5. The zoning ordinance states that the intent of the B2 district is *to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to major or minor thoroughfares, never local streets.*
6. Along with other zoning requirements (including but not limited to paving of required parking, landscaping, etc.), new commercial construction requiring a building permit and located on a street with curb and gutter generally requires the owner or developer to install a sidewalk along the property's public street frontage.

The Planning Board recommended approval of the request. This recommendation was based on the Planning Board's concurrence with the following analysis from the Community Development Division staff that evaluated the consistency of the requested rezoning with the adopted comprehensive plans as well as the reasonableness of the request and whether the requested rezoning is in the public interest:

The land development plan designates this property for commercial use in its entirety, recognizing that East Dixie Drive has increasingly been one of the city's primary commercial areas since the CU-B2 designation was applied to this property over three decades ago. Since that time, numerous general district rezoning requests have been applied for and granted, solidifying much of the corridor for commercial use.

The direct access to East Dixie Drive, with a signalized intersection at Arrowwood Road, also supports the request for a B2 General Commercial designation.

While staff acknowledges the possibility that a conditional use district and permitting process typically offer greater certainty in knowing the specific use and manner in which a property develops, staff also acknowledges that many of the conditions applied to the property at that time (i.e. buffering, lighting, paved parking, building design requirements, etc.) are now a standard requirement for any new commercial development located in a B2 zoning district. Considering these factors, staff believes the request is consistent with the adopted comprehensive Land Development Plan and therefore reasonable and in the public interest.

Mr. H.R. Gallimore presented comments in support of the request.

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

The city council concurred with the staff and planning board analysis of the consistency of the request with the land development plan. Council Member Moffitt moved, and Council Member Snuggs seconded the motion, to adopt a plan consistency statement and to approve the requested rezoning with the following multi-part motion:

1. City Council Analysis of the Requested Map Amendment: The land development plan designates this property for commercial use in its entirety, recognizing that East Dixie Drive has increasingly been one of the city's primary commercial areas since the CU-B2 designation was applied to this property over three decades ago. Since that time, numerous general district rezoning requests have been applied for and granted, solidifying much of the corridor for commercial use.

The direct access to East Dixie Drive, with a signalized intersection at Arrowwood Road, also supports the request for a B2 General Commercial designation.

The conditional use district and permitting process typically offer greater certainty in knowing the specific use and manner in which a property develops. However, many of the conditions applied to the Zoning Lot at the time the property was placed in a conditional use district (i.e. buffering, lighting, paved parking, building design requirements, etc.) are now a standard requirement for any new commercial development located in the requested B2 zoning district. Considering these factors, the city council has concluded that this application for a zoning map amendment is consistent with the adopted comprehensive Land Development Plan and therefore reasonable and in the public interest.

2. In light of the above-stated analysis, the requested zoning map amendment to place the Zoning Lot in a B2 (General Commercial) zoning district is approved as consistent with the adopted plan.

Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes. Consequently, the above-stated motion was adopted unanimously.

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

(f) Consideration of appointments to the Redevelopment Commission and Planning Board:

(i) Planning Board vacancy.

Mr. Nuttall reported to the Council that Mr. James Lindsey will no longer be available to serve on the Planning Board.

Ms. Pamela Vuncannon previously submitted an application to serve on the Planning Board. With this knowledge in mind, Mr. Nuttall recommended the appointment of Ms. Pamela Vuncannon to fill the unexpired term of Mr. Lindsey on the Asheboro Planning Board.

Upon motion by Mr. Burks and seconded by Mr. Moffitt, the Council voted unanimously to appoint Ms. Pamela Vuncannon to complete Mr. Lindsey's unexpired term of office on the Asheboro Planning Board.

(ii) Redevelopment Commission vacancy.

Mr. Nuttall reported that Mr. Ross Holt previously submitted an application expressing interest in serving on the Asheboro Redevelopment Commission. With this knowledge in mind, Mr. Nuttall recommended the appointment of Mr. Holt to complete the unexpired term of office of the late Mr. Roger Spoon on the Asheboro Redevelopment Commission.

Upon motion by Mr. Moffitt and seconded by Mr. Swiers, the Council voted unanimously to appoint Mr. Ross Holt to the Asheboro Redevelopment Commission.

(iii) Re-appointment of Jonna Libbert to Redevelopment Commission

Mr. Nuttall reported that current Asheboro Redevelopment Commission Member Ms. Jonna Libbert has expressed interest in serving another term on the Asheboro Redevelopment Commission and recommended that she be re-appointed to the commission.

Upon motion by Mr. Burks and seconded by Mr. Bell, the Council voted unanimously to re-appoint Ms. Libbert to the Asheboro Redevelopment Commission.

(g) Update on a potential CDBG Neighborhood Revitalization Grant.

Mr. Nuttall reported that during a public hearing in June 2018 for a potential CDBG Neighborhood Revitalization Grant, individuals expressed interest in the city hosting a public workshop to receive input and suggestions on potential projects. The workshop is tentatively scheduled for the last week in August.

Upon motion by Mr. Bell and seconded by Ms. Carter, the Council voted unanimously to allow city staff members to move forward with this process.

(h) Acknowledgement of the city manager's execution of the URP18 Funding Agreement with the North Carolina Housing Finance Agency.

City Council Members were updated on the status of the previously discussed funding agreement with the North Carolina Housing Finance Agency. The council was satisfied with the update and expressed no objection to the city manager's execution of documents pertaining to the URP18 Funding Agreement with the North Carolina Housing Finance Agency.

No formal action was taken by the Council during this portion of the meeting.

5. Public comment period.

Mayor Smith opened the floor for public comments, and none were offered.

Mayor Smith closed the public comment period.

6. Upcoming events.

Mayor Smith led a brief discussion of upcoming events occurring within the city government and the community in general. No action was taken by the city council during this portion of the meeting.

There being no further business, the meeting was adjourned at 9:23 p.m.

Holly H. Doerr, CMC, NCCMC, City Clerk

David H. Smith, Mayor

NOTICE OF A SPECIAL MEETING
CITY COUNCIL OF THE CITY OF ASHEBORO
THURSDAY, AUGUST 23, 2018
7:00 P.M.

Notice is hereby given of a special meeting of the City Council of the City of Asheboro that is to be held on Thursday, the 23rd day of August, 2018. This meeting will begin at 7:00 p.m. in the council chamber on the second floor of Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203.

During the meeting, a public hearing will be held on the proposed appropriation and expenditure of city funds, in accordance with Section 158-7.1 of the North Carolina General Statutes, for an economic development project with PEMMCO Manufacturing, Inc. After the public hearing, the city council will consider adopting a resolution authorizing the city to pursue an economic development project with the corporation, specifically including submitting an application for grant funding, which will include a required local funding match, to the North Carolina Department of Commerce, Rural Development Division.

All interested persons are invited to attend and present their views.

This notice is issued on the 9th day of August, 2018.

/s/David H. Smith
David H. Smith, Mayor
City of Asheboro, North Carolina

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SPECIAL MEETING
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, MUNICIPAL BUILDING
THURSDAY, AUGUST 23, 2018
7:00 p.m.

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

- | | |
|---|---------------------------------|
| Walker B. Moffitt |) – Mayor Pro Tempore Presiding |
| Clark R. Bell |) |
| Edward J. Burks |) |
| Linda H. Carter |) – Council Members Present |
| Jane H. Redding |) |
| Katie L. Snuggs |) |
| Charles A. Swiers |) |
| David H. Smith |) – Mayor Absent |
| | |
| John N. Ogburn, III, City Manager | |
| Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal | |
| Trevor L. Nuttall, Community Development Director | |
| Deborah P. Reaves, Finance Director | |
| Jeffrey C. Sugg, City Attorney | |

Mayor Pro Tempore Moffitt called the meeting to order and opened a public hearing on a proposed economic development project with PEMMCO Manufacturing, Inc.

During the public hearing, Mr. Kevin Franklin, who is the Vice President of the Randolph County Economic Development Corporation, reported that PEMMCO Manufacturing, Inc. (PEMMCO), a precision machining company in Asheboro, is considering an expansion and new job creation within Asheboro and Randolph County. Originally established as a job shop, PEMMCO has transitioned to a production shop with parts volumes ranging from 50 parts per year up to 70,000 parts per year. The consistent growth of the company and the potential of additional large projects have necessitated expansion plans.

PEMMCO plans to add approximately 15,000 square feet to its existing building, growing the production area by 30%. The company is committed to an investment of not less than \$650,000 for the expansion

project, with \$600,000 for real property and \$50,000 for machinery and equipment. Additionally, the project will result in the creation of 20 new full-time jobs and the retention of the current 86 positions. The new positions will pay an average annual wage of \$36,800, with the company paying 85% of its employee healthcare premiums.

During his presentation, Mr. Franklin reported that PEMMCO is eligible for a Building Reuse Grant from the North Carolina Department of Commerce in the amount of \$250,000 (\$12,500 per job) to assist with the expansion expenses. The City of Asheboro would serve as the grant applicant since the program requires the applicant to be a unit of local government. The grant program also requires a 5% local government cash match which would total \$12,500 based on the \$250,000 grant request. The Randolph County Economic Development Corporation will formally request that the County of Randolph participate in providing an equal share of the match, \$6,250.00 per unit of government. The submission deadline for the grant application is August 30, 2018.

Mr. Franklin recommended that the City Council of the City of Asheboro adopt a resolution authorizing and supporting the submission of a building reuse grant application as part of an economic development project with PEMMCO Manufacturing, Inc.

Mr. Rick Powell, President of PEMMCO Manufacturing, Inc. presented comments in support of the economic development project. After no other speakers wanted to be heard during the public hearing, Mayor Pro Tempore Moffitt asked the Council Members as to what action the Council would like to take. After discussion, the Council Members concurred with Mr. Franklin's recommendation.

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

RESOLUTION NUMBER 19 RES 8-18

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION AUTHORIZING AND SUPPORTING THE SUBMISSION OF A BUILDING REUSE
GRANT APPLICATION AS PART OF AN ECONOMIC DEVELOPMENT PROJECT WITH
PEMMCO MANUFACTURING, INC.**

WHEREAS, the North Carolina Department of Commerce administers grants and loans to units of local government such as the City of Asheboro (the "City") to support economic development activity that will lead to the creation of new, full-time jobs; and

WHEREAS, PEMMCO Manufacturing, Inc. ("PEMMCO") is a precision machining company located at 631 Veterans Loop Road in Asheboro; and

WHEREAS, due to consistent growth and the potential for additional large projects, PEMMCO has developed expansion plans for its precision machine shop; and

WHEREAS, PEMMCO is proposing to invest not less than \$650,000 (\$600,000 for real property and \$50,000 in machinery and equipment) for the expansion project; and

WHEREAS, in addition to retaining 86 positions, PEMMCO is committed to creating in Asheboro 20 new full-time jobs with an average wage of \$36,800; and

WHEREAS, in light of PEMMCO's stated commitment to job creation, the City's professional staff has joined with the Randolph County Economic Development Corporation to recommend that the municipal corporation submit an application for Building Reuse Grant funding in the amount of \$250,000; and

WHEREAS, on August 23, 2018, the Asheboro City Council conducted a properly advertised public hearing on the question of whether to enter into the above-described economic development project; and

WHEREAS, after considering the information presented during the public hearing, the governing board concurred with the recommendation to submit an application for Building Reuse Grant funding.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the governing board supports the job creation associated with PEMMCO's proposed expansion project; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the governing board believes that, in addition to job retention and creation, the City's participation in the proposed economic development project will increase the population, the taxable property base, and business prospects in the City; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that, for the above-stated reasons, the City is fully supportive of undertaking the proposed economic development project, specifically including the submission of a Building Reuse Grant application seeking \$250,000 in funding; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the City hereby commits to provide the required local government cash match of \$12,500, which is equal to 5% of the \$250,000 sought for this project; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the mayor, mayor pro tempore, and the City's appointed officials are hereby authorized to execute the legal instruments necessary to successfully complete the above-described grant application process.

This Resolution was adopted by the Asheboro City Council in open session during a special meeting held on the 23rd day of August, 2018.

/s/Walker B. Moffitt
Walker B. Moffitt, Mayor Pro Tempore

ATTEST:

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

There being no further business, the meeting was adjourned at 7:10 p.m.

Holly H. Doerr, CMC, NCCMC, City Clerk

Walker B. Moffitt, Mayor Pro Tempore

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Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on July 2, 2018

The Asheboro ABC Board met on July 2, 2018, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC.

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

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

The Board reviewed and there being no objection, approved the minutes of the June 4, 2018, Board meeting.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent (sales and expenses). Upon motion by Steve Knight, the Board approved making its annual \$40,000.00 Future Facility Fund contribution (savings) during the month of August 2018.

Upon motion by Bob Morrison, the Board awarded 2nd quarter 2018 grant funds to the Randolph Family Crises Center.

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

1. Asheboro ABC sales statistics comparing:
 - June sales with the previous month indicate:
 - An overall +2.4% change (all sales and tax collections)
 - June 2018 sales with sales from the same month last year indicate:
 - Retail Sales +2.8 (\$251,653.10)
 - Mixed Beverage Sales: +20.1% (\$32,481.49)
 - Sales Tax Collections: +2.8% (\$17,635.25)
 - Overall Collections: +4.4% (\$301,769.84)
 - June 2018 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: +2.0%
 - Mixed Beverage Bottle Sales: +13.1%
 - Overall Bottle Sales: +2.6%

The next regular Asheboro ABC Board meeting will be held Monday, August 6, 2018, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board 8-6-18    

Water Resources Division
146 N Church Street
PO Box 1106
Asheboro, NC 27204-1106



Tel: 336-626-1201 Ext. 258

Fax: 336-626-1218

MEMORANDUM

TO: John N. Ogburn, III, City Manager

FROM: Michael D. Rhoney, PE, Water Resources Director *mdR*

DATE: August 30, 2018

RE: Resolution Supporting and Authorizing an Application for a State Grant/Loan for the Sanitary Sewer Lift Station No. 3 Improvements Project

An Engineering Study of the Sanitary Sewer Lift Station No. 3 basin was completed September 1, 2017 by Hiram J. Marziano, PE. A summary of the study was presented to the City Council at the workshop on May 18, 2018. Four alternatives were presented from the study. The Council selected Alternate 3 which is to build new lift station on the Little River near Skycrest Country Road and abandon the existing station. The project would include new gravity sewer line from the existing station to the new station, new force main parallel to the new gravity line and a new force main parallel to the existing force main to its discharge manhole.

The adopted budget for fiscal year 2018-19 includes funds designated for professional services to complete the design this year with anticipation of bidding the project and funding the construction in fiscal year 2019-20.

This project is eligible for funding from the Clean Water State Revolving Fund. Funding could include principle forgiveness or a low interest loan. I recommended the City pursues this funding. A main requirement to submit the application is adoption of an authorizing resolution by the City Council. This is just one step of several actions that will be required by the Council.

Please consider including a Resolution Supporting and Authorizing an Application for a State Grant/Loan for the Sanitary Sewer Lift Station No. 3 Improvements Project from the Clean Water State Revolving Fund on the September 6, 2018 City Council Agenda.

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION SUPPORTING AND AUTHORIZING AN
APPLICATION FOR A STATE GRANT/LOAN FOR THE SANITARY
SEWER LIFT STATION NO. 3 IMPROVEMENTS PROJECT**

WHEREAS, the Federal Clean Water Act Amendments of 1987 and the North Carolina Water Infrastructure Act of 2005 (codified in Chapter 159G of the North Carolina General Statutes) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction for a wastewater collection system; and

WHEREAS, the City of Asheboro (hereafter referred to interchangeably as the “City” and the “Applicant”) needs and intends to construct wastewater collection system improvements described as the Sanitary Sewer Lift Station No. 3 Improvements Project (hereafter referred to as the “Project”); and

WHEREAS, the City intends to request state loan or grant assistance for the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro (hereafter referred to as the “Council”) that the City, if approved for a State loan or grant award, will arrange financing for all remaining costs of the Project; and

BE IT FURTHER RESOLVED by the Council that the City will adopt and place into effect on or before completion of the Project a schedule of fees and charges, in addition to other available funds, that will provide adequate funding for the proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt; and

BE IT FURTHER RESOLVED by the Council that a provision will be included in the loan agreement authorizing the State Treasurer, upon failure of the City to make scheduled repayment(s) of the loan, to withhold from the City any State funds that would otherwise be distributed to the City in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan; and

BE IT FURTHER RESOLVED by the Council that the City will provide for the efficient operation and maintenance of the Project infrastructure upon completion of the construction thereof; and

BE IT FURTHER RESOLVED by the Council that John N. Ogburn, III, who is the city manager for the Applicant (the city manager will be hereafter referred to as the “Authorized Official”), and any successor so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan to aid in the construction of the Project described above; and

BE IT FURTHER RESOLVED by the Council that the Authorized Official, and any successor so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the Project, to make the assurances as contained above, and to execute such other documents as may be required in connection with the application; and

BE IT FURTHER RESOLVED by the Council that the City has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the Project and to Federal and State grants and loans pertaining thereto.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting that was held on the 6th day of September, 2018.

David H. Smith, Mayor
City of Asheboro, North Carolina

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION DECLARING THE OFFICIAL INTENT OF THE CITY
OF ASHEBORO TO PURCHASE MUNICIPAL VEHICLES AND
EQUIPMENT AND TO REIMBURSE THE GENERAL FUND
WITH INSTALLMENT FINANCING PROCEEDS**

WHEREAS, in order to maintain a satisfactory level of municipal services, the Asheboro City Council has adopted a budget ordinance for fiscal year 2018-2019 that allocates funding for the acquisition of vehicles and equipment deemed essential for maintaining uninterrupted, high quality municipal services; and

WHEREAS, the following vehicles and equipment are to be acquired by city departments that receive their funding from the municipal corporation's general fund:

1. One dump truck budgeted at \$90,000.00 in the facilities maintenance department;
2. Four command vehicles budgeted at \$160,000.00 in the fire department;
3. One service truck budgeted at \$42,500.00 in the fleet maintenance department;
4. Six vehicles budgeted at \$158,724.00 in the police department; and
5. One 1-ton truck, one 2-ton flatbed truck, one tandem dump truck, and one paver collectively budgeted at \$456,000.00 in the street department.

The total budgeted amount for the purchase of the above-listed vehicles and equipment needed by the listed city departments to deliver essential municipal services is \$907,224.00; and

WHEREAS, Section 160A-20 of the North Carolina General Statutes authorizes the city to finance the purchase of personal property by means of installment financing that creates a security interest in the purchased property; and

WHEREAS, in order to provide uninterrupted high quality municipal services, the above-listed vehicles and equipment will be purchased and placed into service as soon as possible with available funds in the city's general fund; and

WHEREAS, the Asheboro City Council has decided that the above-stated expenditures are to be reimbursed to the general fund during the current fiscal year with proceeds from an installment financing agreement that will create security interests in the above-listed municipal vehicles and equipment to be acquired by the city during its 2018-2019 fiscal year; and

WHEREAS, more favorable financing terms can be obtained if the city takes the steps necessary to allow the lending institution from which financing is ultimately obtained to exclude the interest paid or payable under an installment financing agreement with the city from the gross income of the lending institution; and

WHEREAS, in accordance with the applicable treasury regulations, one of the steps necessary to avoid jeopardizing the ability of a lender to exclude from its gross income the interest paid or payable under an installment financing agreement is for the city to declare its intent to reimburse the general fund for the expenditures used to purchase the needed vehicles.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that, prior to the execution of any installment financing agreement and consistent with the city's budget ordinance for fiscal year 2018-2019, a maximum of \$907,224.00 may be expended from the general fund, with the intent of seeking reimbursement for the expenditures from installment financing proceeds, for the above-listed vehicles and equipment; and

BE IT FURTHER RESOLVED that the City Council of the City of Asheboro does hereby formally and explicitly declare the official intent of the City of Asheboro to fully reimburse, with loan proceeds from an installment financing agreement that is to be executed prior to the end of the 2018-2019 fiscal year, any and all expenditures from the general fund for the purchase during this fiscal year of the vehicles and equipment referenced hereinabove and that are necessary to the provision of essential municipal services.

**[The remainder of this page was intentionally left blank.
The signature blocks for this Resolution are on the next page.]**

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on the 6th day of September, 2018.

David H. Smith, Mayor
City of Asheboro, North Carolina

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION AUTHORIZING THE PURCHASE OF ADDITIONAL
LAND FOR THE PROPOSED ZOO CITY SPORTSPLEX**

WHEREAS, the Randolph County Senior Adults Association, Inc., a North Carolina non-profit corporation, owns a parcel of land (Randolph County Parcel Identification Number 7669574332) near the intersection of Zoo Parkway and Old Cox Road that is approximately 8.992 acres in size and adjoins the city-owned land proposed for development as the Zoo City Sportsplex; and

WHEREAS, the Asheboro City Council has budgeted funds for additional land acquisition in support of the proposed Zoo City Sportsplex; and

WHEREAS, the Asheboro City Council has concluded that the viability of the proposed Zoo City Sportsplex will be enhanced by the acquisition of the above-referenced land from the Randolph County Senior Adults Association, Inc.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that Mayor David H. Smith is hereby authorized and directed to offer on behalf of the City of Asheboro to purchase and contract for the acquisition of the referenced 8.992-acre parcel of land from the Randolph County Senior Adults Association, Inc. for a purchase price of Two Hundred Ninety-One Thousand and No Hundredths Dollars (\$291,000.00); and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the authorized offer to purchase and contract shall be in the form of the legal instrument attached to this Resolution as ATTACHMENT A, which is hereby incorporated into this Resolution by reference as if copied fully herein.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting on September 6, 2018.

David H. Smith, Mayor
City of Asheboro, North Carolina

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina

ATTACHMENT A

STATE OF NORTH CAROLINA

OFFER TO PURCHASE AND CONTRACT

COUNTY OF RANDOLPH

The **CITY OF ASHEBORO**, a North Carolina municipal corporation, (the “**Buyer**”) and the **RANDOLPH COUNTY SENIOR ADULTS ASSOCIATION, INC.**, a North Carolina non-profit corporation, (the “**Seller**”) mutually agree to this Offer to Purchase and Contract (the “**Contract**”) as of the _____ day of September, 2018.

The Buyer hereby contracts and agrees to buy the real property described herein for the purchase price stated below, and the Seller hereby contracts and agrees to sell and convey to the Buyer for the purchase price stated below 8.992 acres, more or less, of land (the “**Property**”) that is described as follows:

Grant Township, Randolph County, North Carolina:

BEING ALL of that 8.992 acres of land, more or less, shown as Lot # 2 on a plat of survey drawn under the supervision of Jerry A. King, Professional Land Surveyor with License Number L - 3373, and titled “MINOR SUBDIVISION FOR RANDOLPH COUNTY SENIOR ADULT ASSOCIATION.” The plat of survey is recorded in the Office of the Register of Deeds of Randolph County, North Carolina in Plat Book 120, Page 4.

For a back reference, see the deed recorded in Book 2109, Page 465, Randolph County Registry.

The purchase price for the Property is Two Hundred Ninety-One Thousand and No Hundredths Dollars (\$291,000.00) to be paid in good funds by the Buyer on the date of closing.

This offer from the Buyer is subject to the following terms and conditions which, if accepted by the Seller, are the terms and conditions of sale:

1. The Buyer is responsible for obtaining a title examination and any other studies deemed appropriate in the sole discretion of the Buyer. If the results or findings of any such studies or examinations are not acceptable to the Buyer, written notice shall be provided to the Seller. The parties shall make a reasonable effort to resolve any unsatisfactory matters disclosed by the studies or examinations. If such unsatisfactory matters cannot be resolved prior to the closing date referenced below, the Buyer may terminate its offer without any penalty or cost to itself, and the parties will have no further rights or obligations regarding the sale of the Property.
2. The Seller shall be responsible for ad valorem taxes prorated on a calendar year basis to the date of closing.
3. All deeds of trust, liens, and other charges against the Property must be paid and cancelled by the Seller prior to or at closing.
4. Title must be delivered at closing by means of a North Carolina General Warranty Deed and must be fee simple marketable title, free of all encumbrances and exceptions other than those approved by the Buyer.

5. The Buyer shall be responsible for the cost of preparing and recording the North Carolina General Warranty Deed and for the payment of closing costs not otherwise assigned to the Seller by this Contract. In addition to the cost of preparing and recording the general warranty deed, the closing costs to be paid by the Buyer specifically include the cost of any title search, title insurance, survey, any other inspections/examinations ordered by the Buyer, the settlement agent's fee, and any excise tax (revenue stamps) associated with the conveyance of the Property from the Seller to the Buyer.
5. Closing shall be completed on or before **September 28, 2018, TIME BEING OF THE ESSENCE WITH REGARD TO THE CLOSING DATE.** An attorney mutually agreeable to the Seller and Buyer will conduct the closing.
6. This Contract contains the entire agreement between the parties. There are no representations, inducements, or additional provisions other than those expressed herein. All changes, additions, or deletions hereto must be in writing and signed by both parties.

DATE OF OFFER: _____

CITY OF ASHEBORO ("BUYER"):

By: _____ **(SEAL)**
David H. Smith, Mayor

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

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

Deborah P. Reaves, Finance Officer

DATE OF ACCEPTANCE: _____

**RANDOLPH COUNTY SENIOR ADULTS
ASSOCIATION, INC. ("SELLER"):**

By: _____ **(SEAL)**
(Signature of Authorized Officer)

(Printed Name of Authorized Officer)

(Title of Authorized Officer)



To: John N. Ogburn, III

From: John L. Evans

Date: August 31, 2018

RE: Consideration of a request to extend the time allowed between Preliminary and Final Plat review for the Robins Nest Phase 2 subdivision.

The subdivision ordinance requires that a Final Plat for a major subdivision be approved within twelve (12) months of approval of the preliminary plat to avoid the preliminary plat approval becoming null and void, unless City Council grants an extension. As permitted by the Asheboro Subdivision Ordinance (Article VII, Section 2.E), a request to allow an additional one year period between preliminary plat and final plat approval has been filed for the Robins Nest Phase 2 subdivision. City Council approved the Preliminary Plat on September 14, 2017 ; if approved, this extension would allow submission of a final subdivision plat until and through September, 2019.

Council has customarily granted approvals for similar requests. Therefore, staff requests that consideration of this item be placed on the Council's consent agenda. The written request from the applicant's agent follows.

John Evans

From: William Atkinson [will@asheboro.com]
Sent: Friday, August 17, 2018 9:06 AM
To: John Evans
Cc: H. Mack Summey Jr.; Bobby Kivett; Bobby Kivett; Christian Vestal; Trevor Nuttall
Subject: Robins Nest Subdivision, Phase 2 - Final Plat Extension Request

John,

Based on the current progress at the Robins Nest Subdivision, Phase 2, it has become apparent that an extension will be required as it will not be feasible to provide the final plat within the twelve (12) month deadline for the final plat submittal from the preliminary plat approval date per the City of Asheboro Subdivision Ordinance. Therefore, our office would like to formally request an extension of one (1) year on behalf of the owner.

As the preliminary plat was approved on September 14, 2017 (Case No. SUB-17-02), please see that this request to extend the review time between the preliminary and final plat is included in the agenda for the Council meeting on September 6, 2018. Should you require additional documentation or other further information, please do not hesitate to call or email our office.

Thank you for your time,
Will

William Atkinson, P.E.
Project Engineer

Summey Engineering Associates, PLLC

Engineering – Land Planning – Consulting
P.O. Box 968
Asheboro, NC 27204
Office: 336.328.0902
Fax: 336.328.0922



SEA, PLLC COMPUTER FILE DISCLAIMER

Any computer files included with this transmittal are for informational purposes only. Their content can be considered accurate at the time of delivery, but is subject to change, in the future, without notice. These files are not to be interpreted as final engineering drawings and are not to be used for property acquisition or project construction. Due to constant updates and revisions to computers and software packages, SEA, PLLC does not guarantee that these files can be opened or read by the recipient. Furthermore, SEA, PLLC policy does not permit the internal conversion of files to alternate software packages or operating systems. These activities, if necessary, shall be the responsibility of the recipient. By opening this file, the recipient understands that SEA, PLLC does not authorize in any way that drawing is accurate for construction material quantity takeoffs or for survey staking.



RZ-18-11: Request to rezone from RA6 (High-Density Residential) and CU-B2 (Conditional Use General Commercial) to O & I (Office and Institutional)

(624 Brewer Street and 621 Franks Street)

Planning Board Recommendation and Staff Report

This case is continued from the August 9, 2018 City Council hearing.

Staff Note: Written comments, submitted by a party other than the applicant, and pursuant to Section 1011.7 of the Asheboro Zoning Ordinance and NCGS 160A-385(a)(1) follow. The written comments on the following page were presented to Council during its August 9, 2018 meeting and a continuance was granted until the September 6, 2018 meeting. These comments are included for reference.

To : The Hon. Members of the Asheboro City Council
From : Concerned Citizens of the Eastside Homes
Re: : Opposition to the Application by Mr. Deneal McNair
Date : August 7th 2018

NOW COMES Harold Odell Anderson, in his capacity as the President of Eastside Homes, LLC, a Limited Liability Company organized under the law of the State of North Carolina, with its principal office located in Asheboro, Randolph County North Carolina, pursuant to the § 1011.7 Written Comments Received from Citizens Prior to Public Hearing (Amended 2-4-2016)¹ and in accordance with N.C. Gen. Stat. §160A-385(a)(1), and shows unto the Council that:

He and numerous other Residents of the Eastside Homes planned unit development administered by Eastside Homes, LLC [hereafter the "adjoining/neighbors Property Owners"] lying within the limits of the City of Asheboro proximately located near the Lots subject to the Application for Rezoning filed by Mr. Deneal McNair regarding the property of Eastside Improvement Association, Inc. located at 624 Brewer Street and 621 Franks Street, more specifically identified by Randolph County Parcel Identification Number 7761146503 from RA6 (Brewer Street: High Density Residential) and CU-B2 (Franks Street: Conditional Use General Commercial) [hereafter the Property].

The undersigned President of the Eastside Homes, LLC, brings to the attention of the Council based upon his direct knowledge, information and belief that numerous residents dwelling in the Eastside Homes as Adjoining and Neighboring Property Owners deny the proposed rezoning of the Property is reasonably necessary to promote the public health, safety or general welfare and to achieve the purposes of the adopted Land Development Plan; that those Property Owners move the Council to continue the hearing of the Rezoning Application to a date certain not less than sixty [60] days hence to allow them time to gather and present through legal counsel information and testimony that they believe the Council should consider before ruling.

Respectfully submitted this the 7th day of August 2018.


Harold Odell Anderson, President
Eastside Homes, LLC

Rodney C. Mason, State Bar No. 6755
Attorney for the Petitioners
802 South Cox Street
Asheboro, North Carolina 27203
Telephone 336-529-3345

¹ 1011.7 Written Comments Received from Citizen(s) Prior to Public Hearing (Amended 2-4-2016) In accordance with NC General Statute 160A-385(a)(1), if any resident or property owner in the city submits a written statement regarding a proposed amendment, modification, or repeal to a zoning ordinance to the clerk to the board at least two business days prior to the proposed vote on such change, the clerk to the board shall deliver such written statement to the City Council. If the proposed change is the subject of a quasi-judicial proceeding under G.S. 160A-388, the clerk shall provide only the names and addresses of the individuals providing written comment, and the provision of such names and addresses to all members of the board shall not disqualify any member of the board from voting.

Planning Board Recommendation & Comments to City Council

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

Case # **RZ-18**
 -11

Date 7-9-18 Planning Bd.

Applicant Eastside Improvement Association, Inc. c/o Deneal McNair

Legal Description

The property of Eastside Improvement Association, Inc., located at 624 Brewer Street, more specifically identified by Randolph County Parcel Identification Number 7761256503 and totaling approximately 3.32 acres +/-.

Requested Action Rezone from RA6 (High-Density Residential) and CU-B2 (Conditional Use General Commercial) to O&I (Office & Institutional)

Existing Zone RA6/CU-B2

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-18-11

Date 7/9/18 Planning Board
8/9/18 & 9/6/18 City Council

General Information

Applicant Eastside Improvement Association, Inc.

Address PO Box 423

City Asheboro NC 27204

Phone 336-328-7277

Location 624 Brewer Street

Requested Action Rezone from RA6 (High-Density Residential) and CU-B2 (Conditional Use General Commercial) to O & I (Office & Institutional)

Existing Zone RA6/CU-B2

Existing Land Use Last approved use: Child Care/Membership organization

Size 3.32 acres +/-

Pin # 7761146503

Applicant's Reasons as stated on application

See attached

Surrounding Land Use

North Single family res./Eastside Park

East Undeveloped (Residential)

South Undeveloped (Residential)

West Multi-family residential (Eastside Homes)

Zoning History See #3-#6 of Analysis below.

Legal Description

The property of Eastside Improvement Association, Inc., located at 624 Brewer Street, more specifically identified by Randolph County Parcel Identification Number 7761256503 and totaling approximately 3.32 acres +/-.

Analysis

1. The property is inside the city limits.
2. Brewer and Franks Streets are both local streets. A sidewalk extends along Brewer Street in front of the property.
3. In 1982, a Special Use Permit was issued for a large child care facility (SUP-82-15) in the structure located at 624 Brewer St. The daycare has ceased operations and it is possible that the permit issued in 1982 is now deemed abandoned.
4. In 2001, a portion of the property, where the structure at 621 Franks Street is located, was rezoned from RA6 to CU-B2 (Conditional Use General Commercial), with a Conditional Use Permit (CUP-02-23) for a Membership organization.
5. In June, 2018, the applicant requested a Special Use Permit to change non conforming uses in a residential district (from a large child care center to professional services (counseling)). City Council denied this request. The Ordinance does allow the applicant to file a new request, as long as it is not the same as the request that was denied.
6. Available records show that the property has been used for non-residential purposes since at least the 1950's.
7. The zoning ordinance describes the O&I Commercial District as "intended to produce moderate intensity office and institutional development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated O&I shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
8. The request would allow any use permitted by right in the O&I zoning district, including the membership organization within the gym structure at 613 Franks Street.

Rezoning Staff Report

RZ Case # RZ-18-11

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 Neighborhood Residential

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

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%.

Checklist Item 2.1.2: The City will investigate the creation of an adaptive reuse program to aid infill development. The program will ensure that zoning and building codes are flexible to allow safe, affordable, and compatible reuse of existing buildings and guide business owners through the redevelopment process.

Rezoning Staff Report

RZ Case # RZ-18-11

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Land Development Plan Map Compliance

Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

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

After considering the property's land use history and current zoning, including the potential for the former special use permit authorizing a daycare to no longer be valid due to inactivity, staff believes the requested O&I district to be an appropriate district. The current RA6 district on a portion of the property is intended generally to permit high-density residential uses which does not match how this part of the property has been used historically and prevents most non-residential uses from occupying 624 Brewer Street. A new child care center would not be permitted by right or special use permit under the current zoning ordinance's RA6 standards. A cultural facility, place of worship and schools are permitted in the current zoning district but require the issuance of a special use permit. In addition, the sidewalk located along Brewer Street along the entire length of the property is a transportation element that is consistent with the O&I district.

Approval of the request would also remove the conditional use general commercial district from the property. The general commercial zoning district, from a land use perspective, is a more commercially intensive zoning district than the office and institutional zoning district. The requested O&I district would continue to permit the gymnasium which has been considered to be a membership organization.

Considering these factors, staff believes the requested O&I district is generally consistent with the Land Development Plan and therefore reasonable and in the public interest.

Recommendation In light of the above analysis, staff's recommendation is to approve the O&I district request

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.

- The current ordinance is inconsistent with the usage as has been the case for approximately 3 decades. The land, designated as RA6, has never been used as a residential facility nor is it planned to be used for that purpose. In the last 30 years, the property has been used to house childcare services, religious services, and public safety services. A conditional usage exception has been made during this period and this proposed amendment would align the proper ordinance with the historical and planned land usage.

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?

- There are no confirmed conditions that are distinctive from those that existed 30 years ago when the original conditional usage was allowed for childcare services. In 2001, a portion of the property was approved as a CUB2 so as to facilitate a membership based organization (Boys & Girls Club) to have access aligned to the correct ordinance. In both of these instances, the conditions of the local residence, their lack of access to transportation, and their socio-economic status warranted the aforementioned services. The proposed amendment is consistent with the community demands the land usage as stated.

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

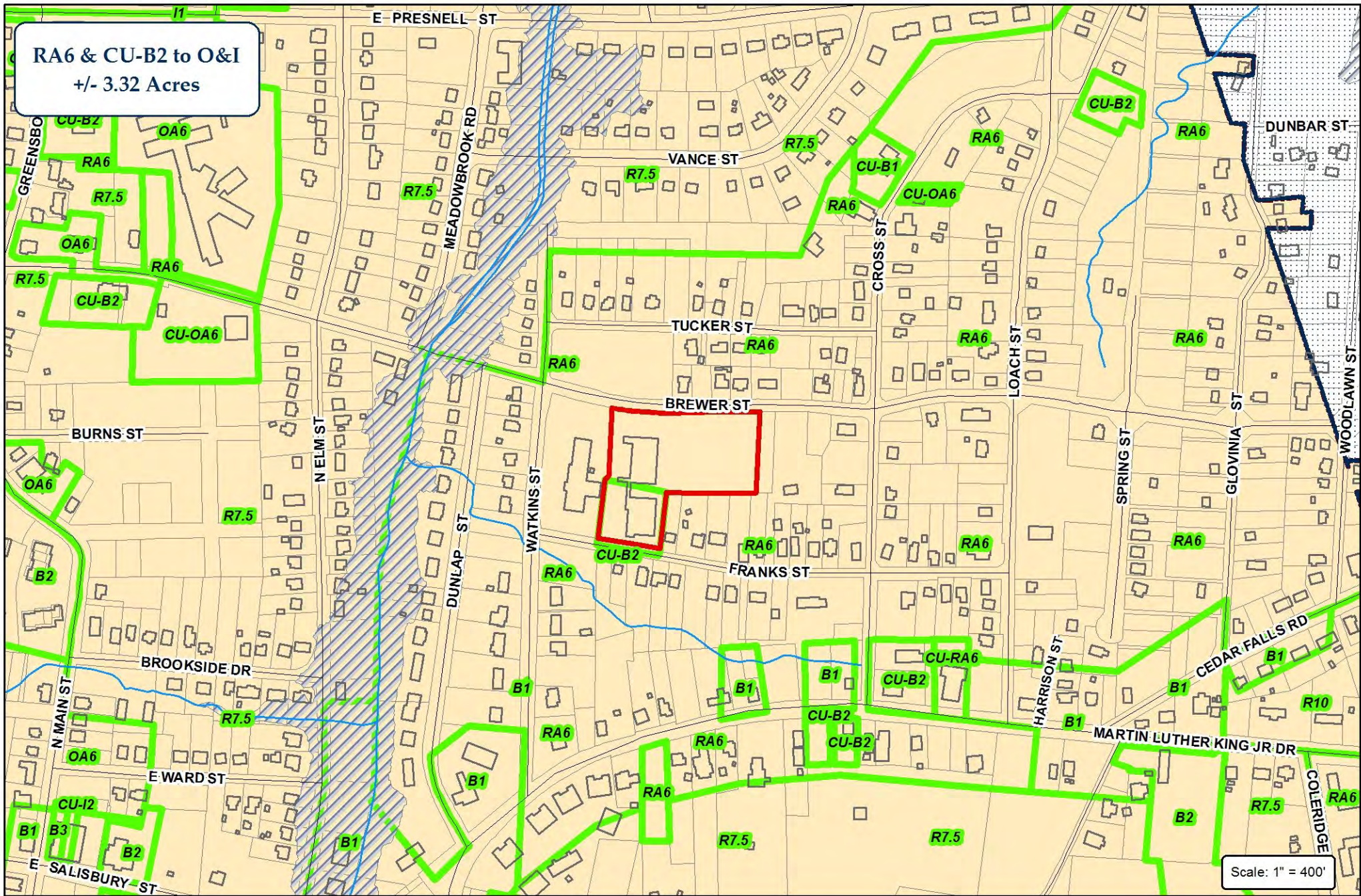
-This proposed change seeks to accommodate orderly growth and development of the eastside community consistent with the Asheboro Land Development Plan. In fact, this proposal is a proactive change providing a more strategic and future orientated land usage rather than the reactive basis in the past. It takes a positive stance for where the eastside community hopes to grow over time.

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

-The proposed amendment is being offered in an effort to support the City of Asheboro's plan to bring outlining designations or districts into the proper code. Currently, the Eastside Gymnasium on the Frank Street Side is CUB2 zoned. By approving the proposed change of the Eastside Improvement Associations property located on the Brewer Street side from RA6 to ~~CUB2~~, the entire property will have consistent land usage.

WKM
O-I

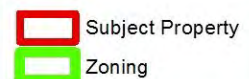
RA6 & CU-B2 to O&I
+/- 3.32 Acres



City of Asheboro Planning & Zoning Department

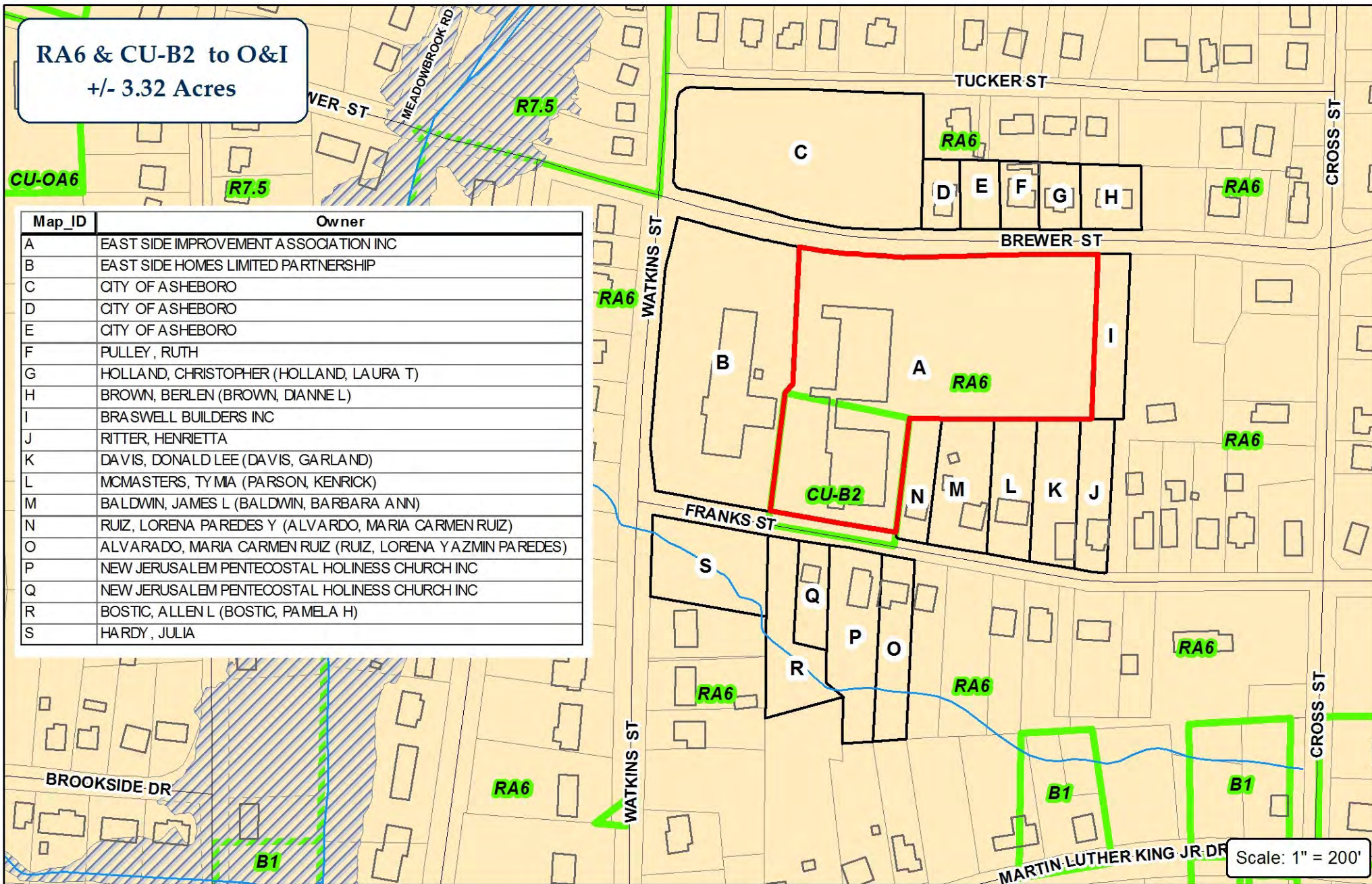
Rezoning Case: RZ-18-11

Parcel: 7761146503



RA6 & CU-B2 to O&I
+/- 3.32 Acres

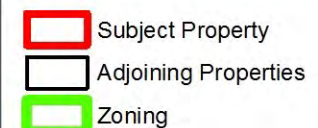
Map_ID	Owner
A	EAST SIDE IMPROVEMENT ASSOCIATION INC
B	EAST SIDE HOMES LIMITED PARTNERSHIP
C	CITY OF ASHEBORO
D	CITY OF ASHEBORO
E	CITY OF ASHEBORO
F	PULLEY, RUTH
G	HOLLAND, CHRISTOPHER (HOLLAND, LAURA T)
H	BROWN, BERLEN (BROWN, DIANNE L)
I	BRASWELL BUILDERS INC
J	RITTER, HENRIETTA
K	DAVIS, DONALD LEE (DAVIS, GARLAND)
L	MCMASTERS, TYMA (PARSON, KENRICK)
M	BALDWIN, JAMES L (BALDWIN, BARBARA ANN)
N	RUIZ, LORENA PAREDES Y (ALVARDO, MARIA CARMEN RUIZ)
O	ALVARADO, MARIA CARMEN RUIZ (RUIZ, LORENA Y AZMIN PAREDES)
P	NEW JERUSALEM PENTECOSTAL HOLINESS CHURCH INC
Q	NEW JERUSALEM PENTECOSTAL HOLINESS CHURCH INC
R	BOSTIC, ALLEN L (BOSTIC, PAMELA H)
S	HARDY, JULIA



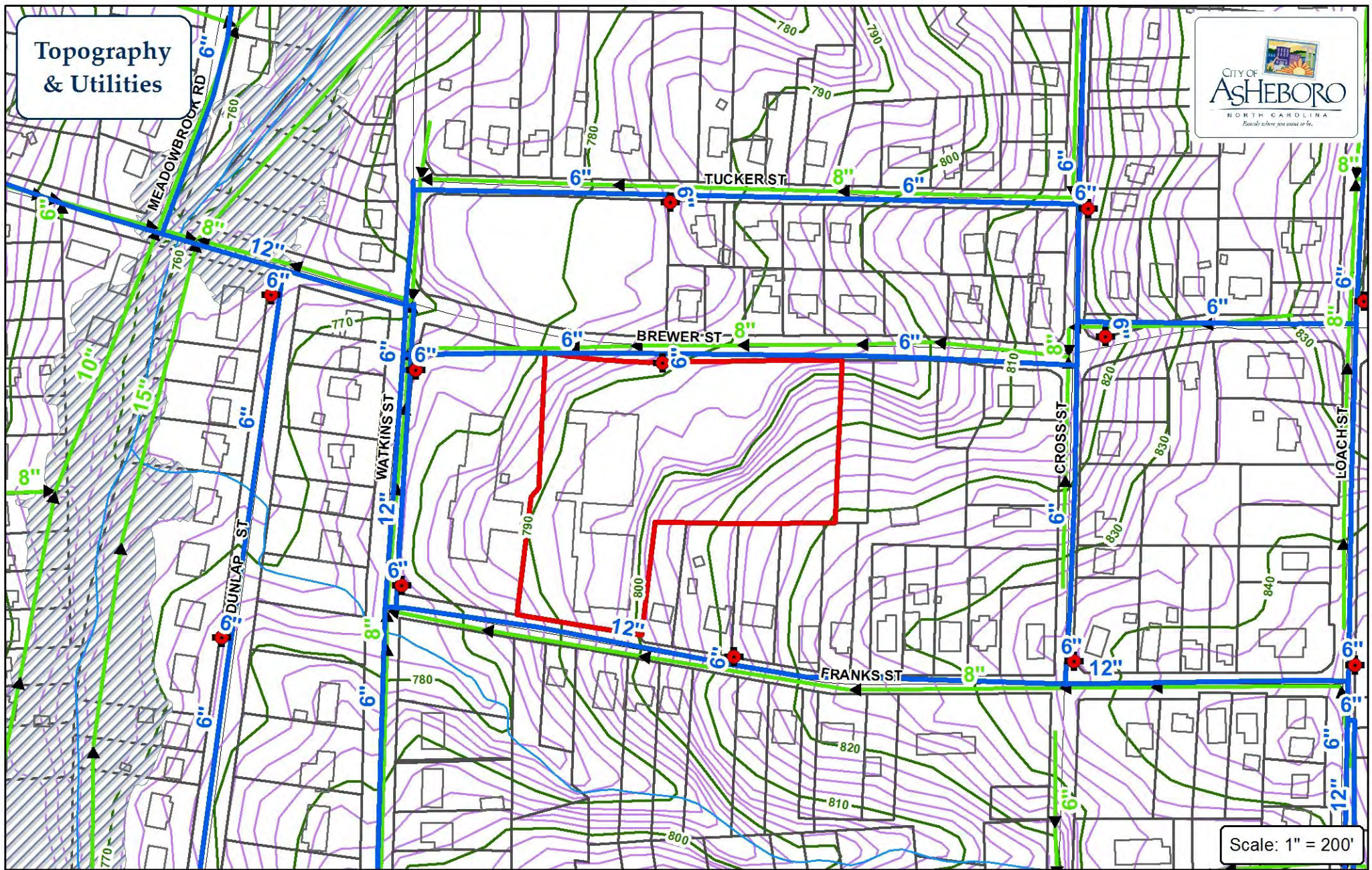
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-11

Parcel: 7761146503



Topography & Utilities



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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-11

Parcel: 7761146503

 Subject Property

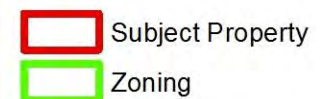




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-11

Parcel: 7761146503





RZ-18-12: Request to rezone from CU-OA6 (Conditional Use Office-Apartment) to O&I (Office & Institutional)

(936 E. Salisbury Street)

Planning Board Recommendation & Staff Report

Planning Board Recommendation & Comments to City Council

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

Case # **RZ-18-12**

Date 8-6-2018 Planning
Board

Applicant Iglesia De Dios Getsemani c/o Ventura Hernandez (Minister)

Legal Description

The property of Iglesia De Dios Getsemani, located at 936 E. Salisbury, St., totaling approximately 1.5 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761229306.

Requested Action Rezone from CU-OA6 (Conditional Use Office-Apartment) to O&I (Office & Institutional)

Existing Zone CU-OA6 (Conditional Use Office-Apartment)

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-18-12

Date 8/6/18 City Council
9/6/18 City Council

General Information

Applicant Minister Ventura Hernandez Iglesia De Dios Getsemani

Address 936 E. Salisbury Street

City Asheboro NC 27203

Phone 336-653-4072

Location 936 E. Salisbury Street (NC Hwy. 42)

Requested Action Rezone from CU-OA6 (Conditional Use Office-Apartment) to O & I (Office & Institutional)

Existing Zone CU-OA6

Existing Land Use Place of Worship

Size 1.5 acres +/-

Pin # 7761229306

Applicant's Reasons as stated on application

Surrounding areas consistent. Church in operation since 2001- 17 years ago. Designated for Office & Institutional. Improvements on Hispanic Community.

Surrounding Land Use

North Single-family dwelling

East Undeveloped residential

South Single-family dwelling

West Single-family dwelling

Zoning History March 2001: Request to rezone property to OA-6 (Office-Apartment) was denied.
June, 2001: Request to rezone property to CU-OA6 (Conditional Use Office-Apartment) and for a Conditional Use Permit allowing a Church (Place of Worship) was approved.

Legal Description

The property of Iglesia De Dios Getsemani, located at 936 E. Salisbury, St., totaling approximately 1.5 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761229306.

Analysis

1. The property is inside the City limits.
2. The most recent 2014 Comprehensive Transportation Plan identifies this segment of East Salisbury Street/ NC Hwy. 42 (a state-maintained major throughfare) as over capacity based on 2012 volumes measuring average annual daily vehicles/day (11,600 capacity vs. 13,000 AADT 2012 volume).
3. 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) along NC Hwy. 42 extending between the E. Salisbury St. intersection and US Hwy. 64 (E. Dixie Drive). Proposed improvements include the addition of a center turn lane, sidewalks, curbing and guttering. Public right-of-way acquisition is currently scheduled to begin in 2019, with construction scheduled to begin in 2020.
4. At the time CU-OA6 zoning was applied to the property (2001), there was no O&I (Office & Institutional) district. The O&I district prohibits residential (single-family, two-family, and multi-family) use of the property.
5. The zoning ordinance describes the O&I Commercial District as "*intended to produce moderate intensity office and institutional development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated O&I shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.*"
6. Noting changing conditions and other similar rezoning activity along NC Hwy. 42, the Land Development Plan Proposed Land Use map designation of the property was changed from Neighborhood Residential to Office & Institutional in 2015.
7. Zoning design standards including building material requirements and internal pedestrian connections may apply to future addition(s) and/or new structure(s).

Rezoning Staff Report

RZ Case # RZ-18-12

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 Office & Institutional

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 and 13: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.

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

Rezoning Staff Report

RZ Case # RZ-18-12

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.*)

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%.

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

The request is supported by its consistency with the Land Development Plan's Proposed Land Use map, which designates office and institutional uses for both the subject property and adjacent properties along NC Hwy. 42 extending to Dublin Square Road. The proposed land use map amendments in 2015 recognize that the subject property is in a transitional area between commercial uses to the east and residential uses to the west. The request is also supported by its consistency with the zoning ordinance's description of the O&I district.

Staff notes a number of changing conditions that support the O & I district request since the current CU-OA6 zoning was applied in 2001. At that time, there was no general district that limited allowable uses to office & institutional uses, while excluding residential uses and heavier commercial uses. Staff also notes enhancement of zoning standards since 2001 related to building design and materials, and pedestrian connectivity that are essential elements of office & institutional uses. The current use of the property for an institutional use since 2001 also supports the request to rezone the property to a district that accommodates the current use and other uses likely to have similar impacts on adjacent properties.

Staff also acknowledges that although NC Hwy. 42 is over its capacity as it is currently designed, upcoming improvements will help address concerns over existing transportation infrastructure to better accommodate uses permitted in the O&I district.

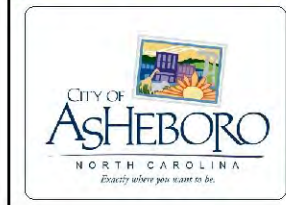
Recommendation In light of the above analysis, staff's recommendation is to approve the O&I district request.

CU-OA6 to O&I
+/- 1.5 Acres

Scale: 1" = 400'

CU-OA6 to O&I
+/- 1.5 Acres

Scale: 1" = 400'





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



City Limits
ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-12

Parcel: 7761229306



Subject Property
Zoning





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ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-12

Parcel: 7761229306



Subject Property
Zoning





CITY OF ASHEBORO
NORTH CAROLINA
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City Limits
ETJ

City of Asheboro Planning & Zoning Department

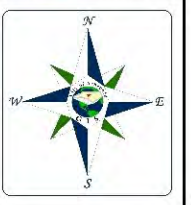
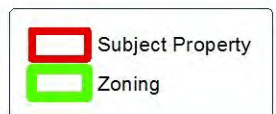
Rezoning Case: RZ-18-12

Parcel: 7761229306

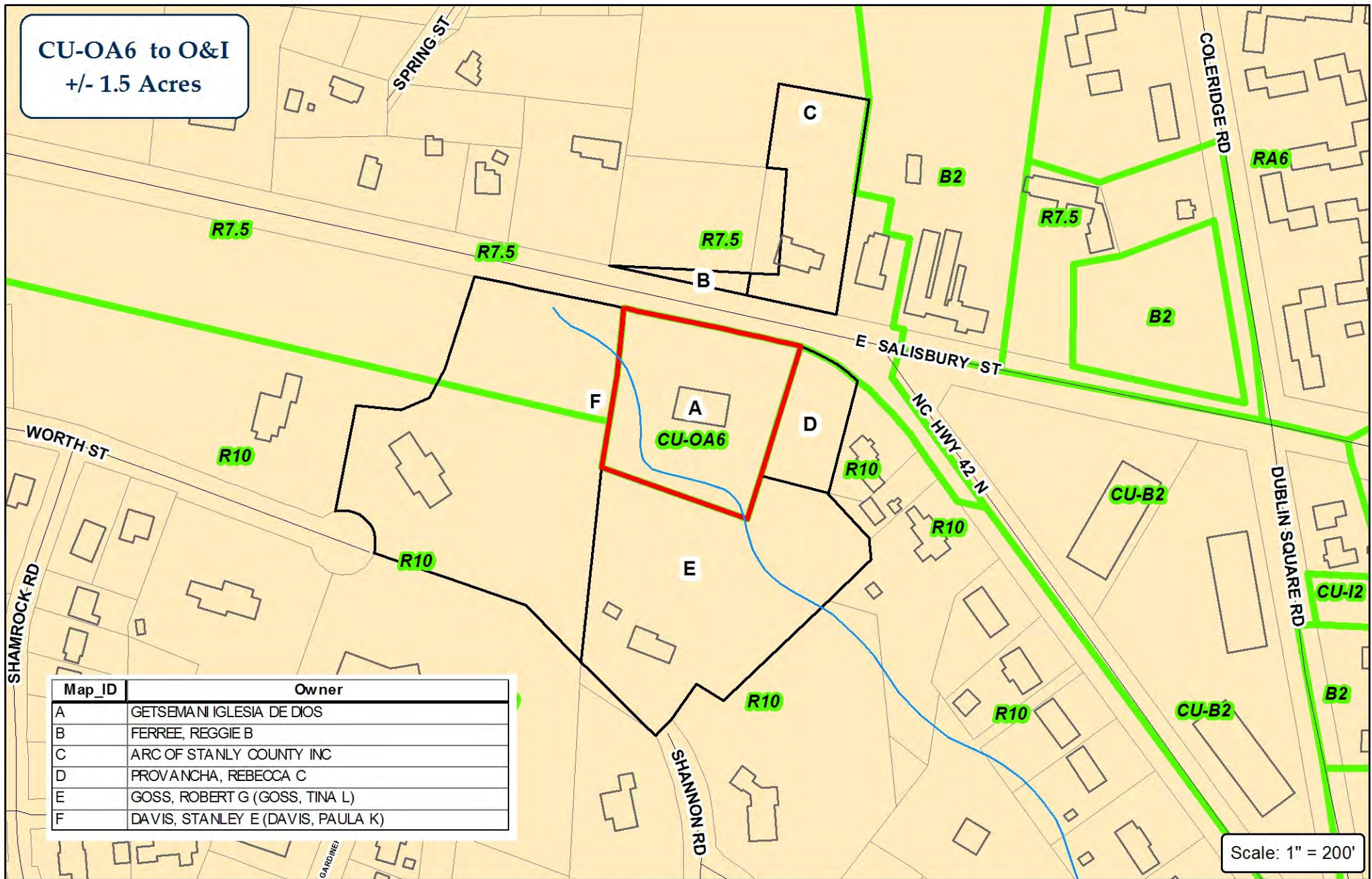


Subject Property
Zoning





CU-OA6 to O&I
+/- 1.5 Acres

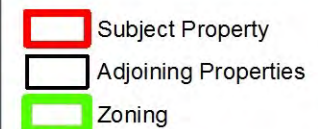
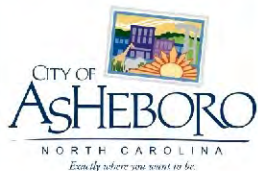


Map_ID	Owner
A	GETSEMANI IGLESIA DE DIOS
B	FERREE, REGGIE B
C	ARC OF STANLY COUNTY INC
D	PROVANCHA, REBECCA C
E	GOSS, ROBERT G (GOSS, TINA L)
F	DAVIS, STANLEY E (DAVIS, PAULA K)

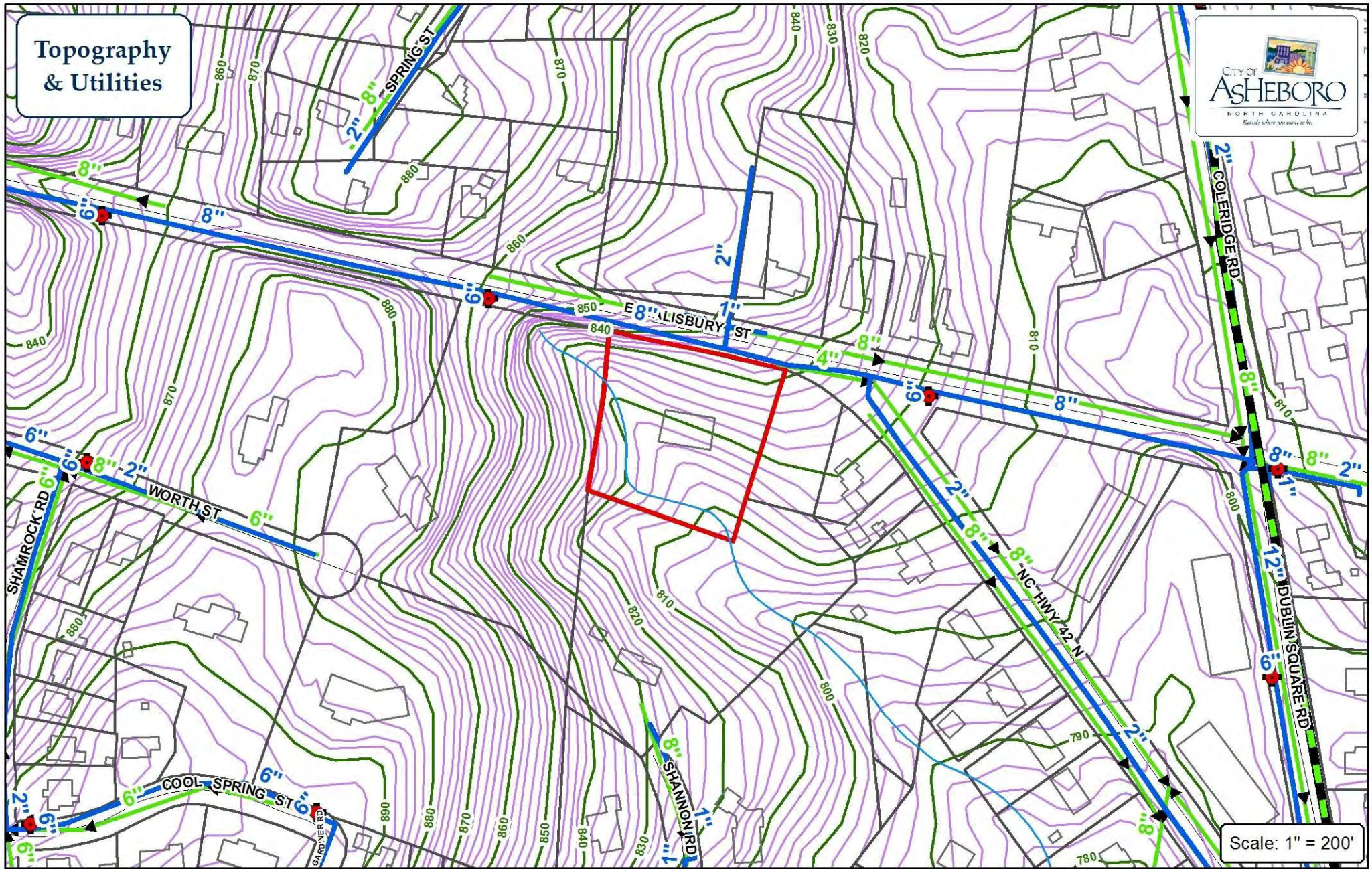
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-12

Parcel: 7761229306



Topography & Utilities



Scale: 1" = 200'

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

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-18-12
Parcel: 7761229306

 Subject Property



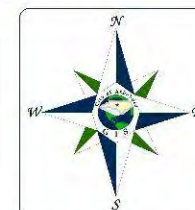
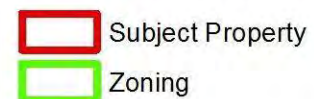
Aerial



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-12

Parcel: 7761229306



Potential CDBG Grant Application Summary for Street and Sidewalk Improvements

The City of Asheboro is considering applying to the North Carolina Department of Commerce for a Community Development Block Grant (CDBG) for Neighborhood Revitalization. This is a competitive application process with ten cities receiving funding in 2017.

The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities. These grants primarily serve persons of low-and moderate-income.

The application is expected to request \$604,000 in CDBG-Neighborhood Revitalization funds to:

- ❖ Beginning at Franks Street, install approximately 800 feet of curb and gutter along Watkins Street towards Martin Luther King, Jr. Drive
- ❖ Beginning at Brewer Street, install approximately 1,300 feet of sidewalk along the east side of Watkins Street, connecting to the existing Brewer Street and Martin Luther King, Jr. Drive sidewalk networks.
- ❖ Install pedestrian crossings at the intersections of Martin Luther King, Jr. Drive and Cedar Falls Road and Spring Streets.
- ❖ Install approximately 300 feet of sidewalk along the south side of Martin Luther King, Jr. Drive to create walkable connection to the George Washington Carver Community Enrichment Center

The City of Asheboro will conduct a public hearing on Thursday, September 6, 2018 at 7:00 PM, in the Council Chambers of Asheboro City Hall, 146 N. Church Street, Asheboro, North Carolina. The purpose of the hearing is to obtain citizen input prior to application submission. Written comments received prior to the opening of the public hearing will be considered. Written comments may be sent to Trevor L. Nuttall, Community Development Director, PO Box 1106, Asheboro, North Carolina 27204.

RESOLUTION NUMBER _____

**RESOLUTION AUTHORIZING THE CITY OF ASHEBORO TO SUBMIT AN
APPLICATION FOR FUNDING FROM THE COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM FOR THE EASTSIDE WALKS
NEIGHBORHOOD REVITALIZATION PROJECT**

WHEREAS, the Asheboro City Council has indicated its desire to assist with neighborhood revitalization efforts within the City; and

WHEREAS, the Asheboro City Council has held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit low to moderate incomes in Randolph County Census Tract 303.02 by way of the Eastside Walks Project; and

WHEREAS, the Asheboro City Council has concluded that the City of Asheboro should submit a formal application for Community Development Block Grant funding to benefit Randolph County Census Tract 303.02 by way of the Eastside Walks Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Asheboro, North Carolina that the city's officers and employees are authorized to submit, on behalf of the City of Asheboro, a formal application to the North Carolina Department of Commerce for a Community Development Block Grant for Neighborhood Revitalization; and

BE IT FURTHER RESOLVED that the Asheboro City Council certifies the City of Asheboro will meet all federal regulatory and statutory requirements of the Small Cities Community Development Block Grant Program; and

BE IT FURTHER RESOLVED that the City of Asheboro will administer this grant funding in accordance with the rules and regulations of the North Carolina Department of Commerce.

This Resolution was duly adopted by the Asheboro City Council in open session during a regular meeting held on the 6th day of September, 2018.

David H. Smith, Mayor
City of Asheboro, North Carolina

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina



SUB-18-01: Subdivision Preliminary Plat

Zoocrest Townhomes

Staff Report

SUBDIVISION STAFF REPORT
Preliminary Plat

CASE # SUB-18-01

Date 9/4/18 Planning Board
9/6/18 City Council

GENERAL INFORMATION

Subdivision Name Zoocrest Townhomes
Requested Action Subdivision Preliminary Plat
Applicant John T. Robbins
Address 5941 NC Hwy. 8, Lexington, NC 27292
Phone 336-953-1235
Location 1223 Crestview Church Road (at intersection of Zoo Pkwy.)

PARCEL INFORMATION

PIN 7669289834

Size 9.92 acres +/-

Number of Lots 34 + common area

Existing Zoning CU-R10

Average Lot Size PENDING

Existing Land Use Undeveloped

Surrounding Land Use

North Low-Density Residential

East Low/Medium-Density Res.

South Low-Density Residential

West Low/Medium-Density Res.

LAND DEVELOPMENT PLAN

Growth Strategy Map Secondary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map Central

Identified Activity Center? No

Development Issues

1. This property was rezoned from R15 (Low-Density Single-Family Residential) to CU-R10 (Conditional Use Medium-Density Residential) with a Conditional Use Permit approved for a Residential Planned Unit Development granted by City Council in June, 2018 (Final Decision Document approved in July, 2018).
2. One recreation area, with a picnic and play area, is proposed between the pond on the property and Zoo Parkway.
3. One entrance from Crestview Church Road is proposed for access to the internal portions of the development. Some of the units are directly adjacent to either Zoo Parkway or Crestview Church Road. All driveways accessing the units are on streets within the development, with the exception of two dwelling units on Zoo Parkway. Along with the main entrance from Crestview Church Road (Zoocrest Ln.), driveways for these two units will require driveway permit approval from NCDOT.
4. Two minor changes proposed since the sketch design was approved include a slight adjustment in some building locations (moving buildings closer to Zebra Court (and further from Crestview Church Road) and a reduction in the number of dwellings from 36 units to 34 units. These changes are not considered a modification of the approved site plan requiring a new Conditional Use Permit.

SUBDIVISION STAFF REPORT

Preliminary Plat

DEPARTMENT COMMENTS

Engineering

As of 8-29-18, plat comments, review of plans/profiles for streets, utilities, and other engineering information is pending.

Proposed Condition: Annexation shall be required before connection to city utilities is allowed.

Public Works

As of 8-29-18, plat comments are pending.

Planning

As of 8-29-18, plat comments are pending.

Homeowners documents are required to be recorded with the final plat, which must include maintenance mechanisms for the common area, and restrictions concerning recreational vehicle (RV) parking.

Other

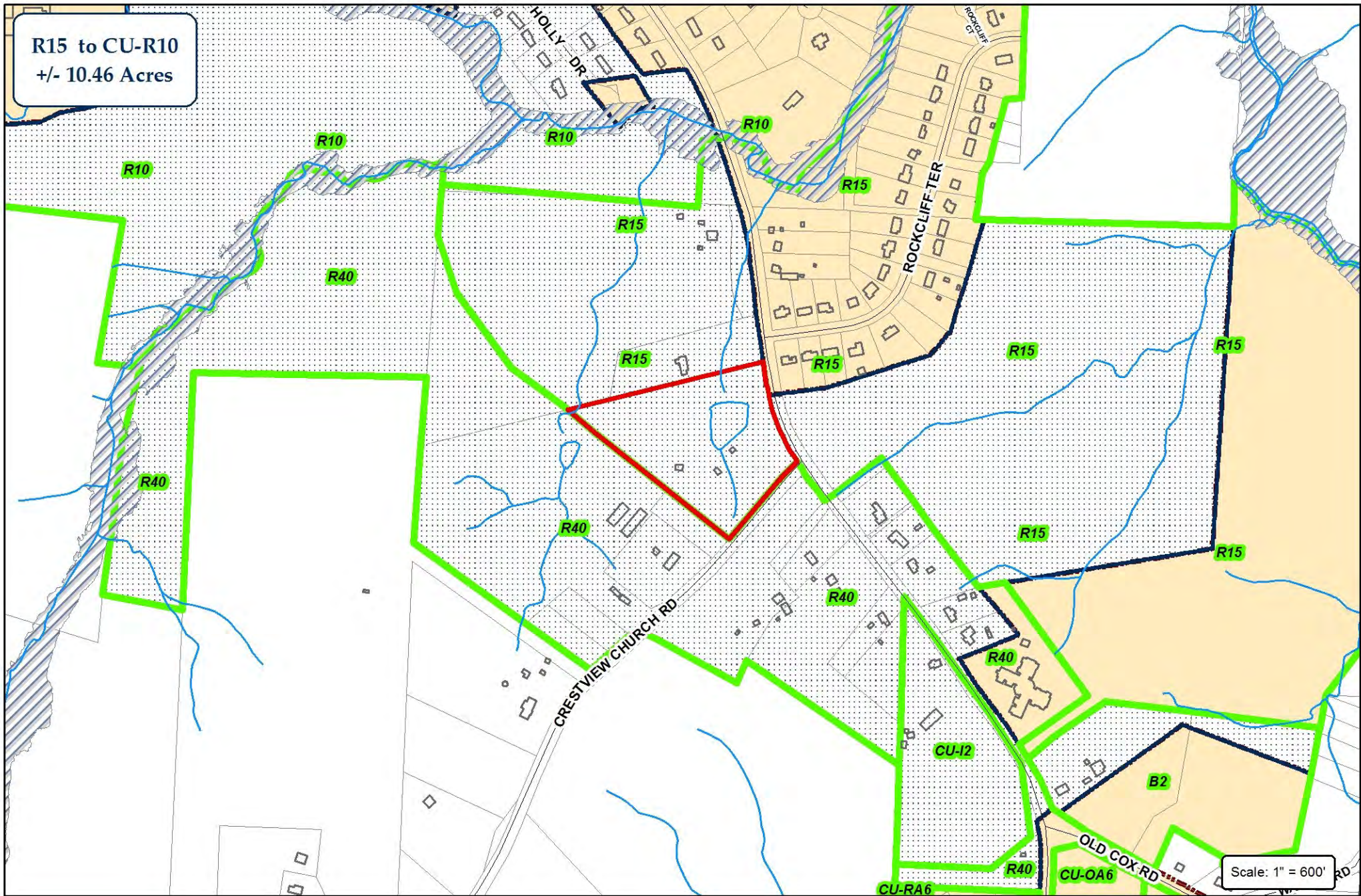
Staff Recommendation

As of 8-29-18, staff is reviewing this request. A staff recommendation will be available at the Planning Board meeting.

Planning Board Recommendation

The Planning Board will consider this request during its September 4, 2018 meeting. A recommendation will be available after this meeting.

R15 to CU-R10
+/- 10.46 Acres



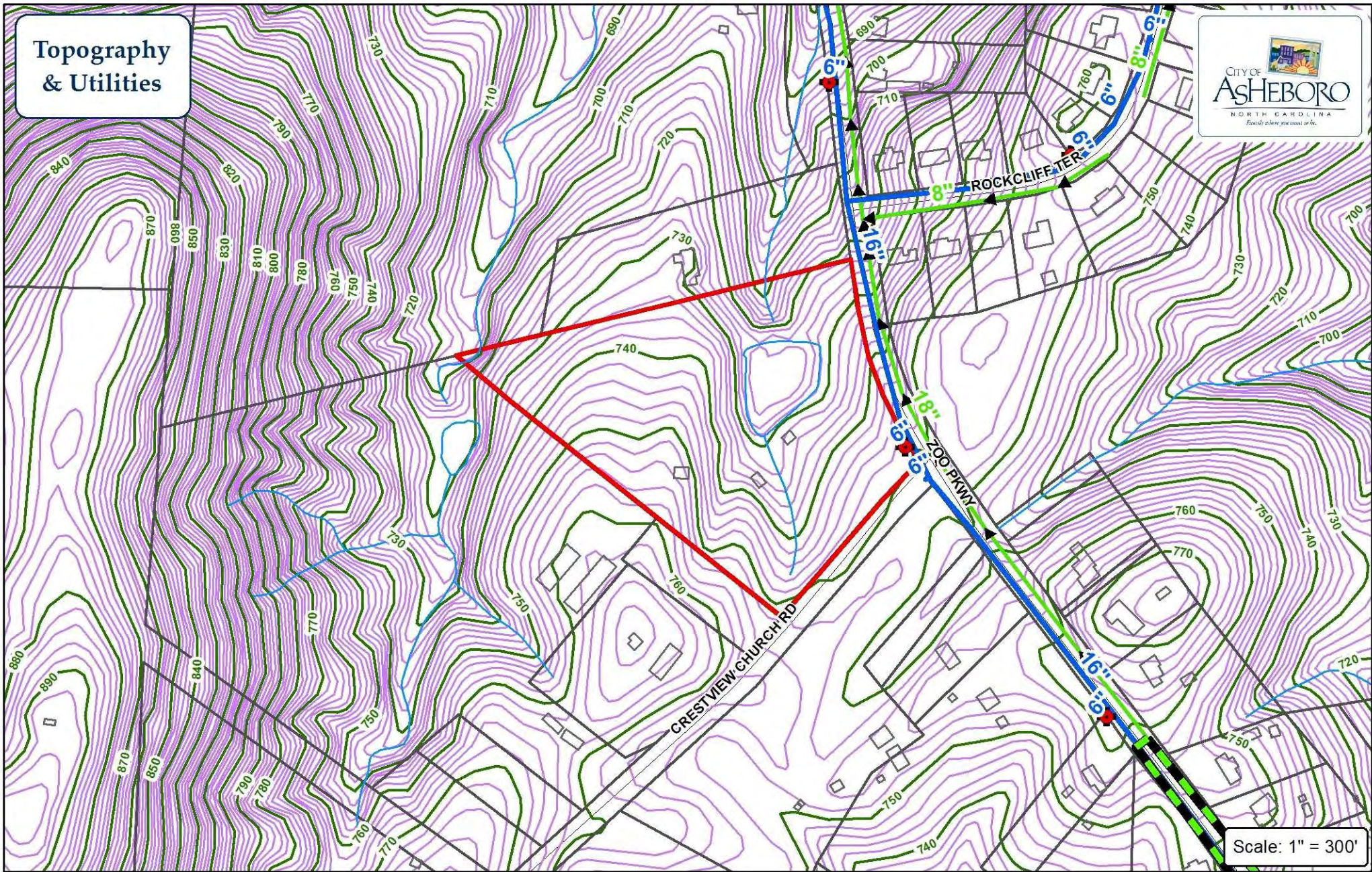
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-06
Subdivision Case: SUB-18-01

Parcel: 7669289834



Topography & Utilities



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

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-18-06
Subdivision Case: SUB-18-01
Parcel: 7669289834

 Subject Property



Aerial

R40

R15

R15

R15

R15

R40

R40

R15

R15

R15

R40

R40

R40

R40

CU-12

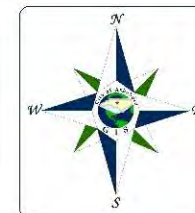
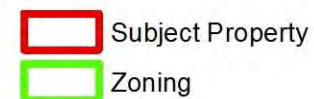
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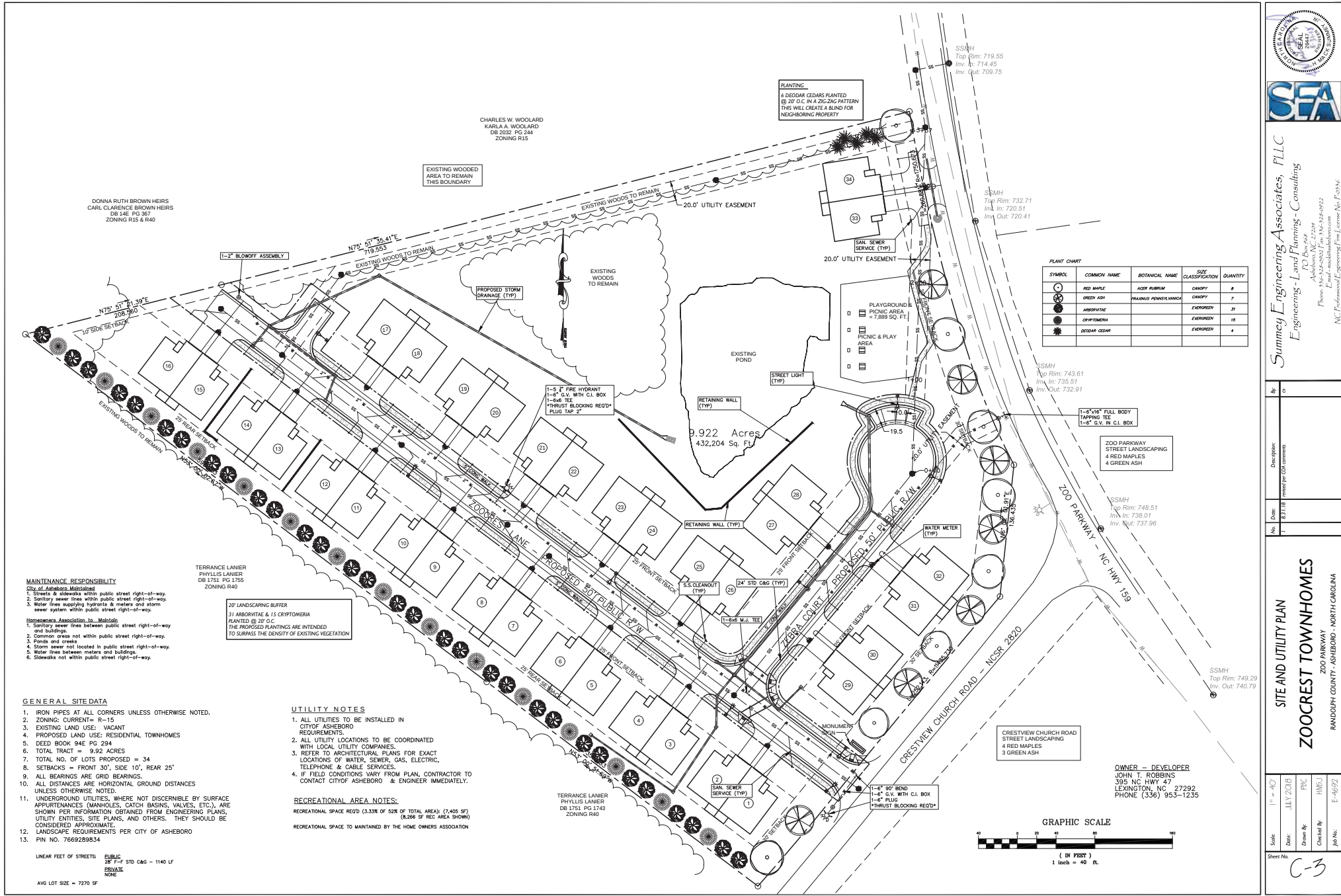
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-06

Subdivision Case: SUB-18-01

Parcel: 7669289834





Summy Engineering Associates, PLLC
Engineering - Land Planning - Consulting
Arlington, NC 22204
Phone: (336) 344-4922
Fax: (336) 344-4922
Email: info@summyeng.com
NC Professional Engineering Firm License No. 54386

Sheet No.	Date	Description
1	10/1/18	revised per C&A comments

SITE AND UTILITY PLAN
ZOOCREST TOWNHOMES
ZOO PARKWAY
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale	1" = 40'
Date	JULY 2018
Drawn By	PLC
Checked By	HMS
Job No.	E-4992
Sheet No.	C-3



CONNA BETH BROWN HEIRS
CARL CLARENCE BROWN HEIRS
DB 244 PG 244
ZONING R15 & R40

CHARLES W. WOOLARD
KARLA A. WOOLARD
DB 202 PG 244
ZONING R15

TERRACE LANIER
PHYLLIS LANIER
DB 175 PG 175
ZONING R40



GROUND STABILIZATION CRITERIA

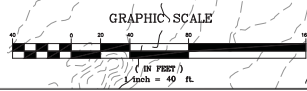
SITE AREA DESCRIPTION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
PERIMETER Dikes, SWALES, DITCHES, & SLOPES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH & ARE NOT STORM
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES > 50 FEET IN LENGTH. DAYS ALLOW
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE

SEE EROSION CONTROL DETAILS FOR SEEDING SPECIFICATIONS

OUTLET BB
CLASS B RP-RAP
4.5' WIDE ENTRY 5.5' EXT
OF LONG 14" THICK
OVER ONE LAYER FILTER FABRIC

OUTLET AA
CLASS B RP-RAP 7.5' WIDE
12' LONG 14" THICK
OVER ONE LAYER FILTER FABRIC

9.922 Acres
432,204 Sq. Ft.



SEA

Summey Engineering Associates, PLLC
 Engineering - Land Planning - Consulting
 10 Beech
 Asheville, NC 28204
 Phone: 828.254.4444
 Email: info@summeyeng.com
 NC Professional Engineering Firm License No. F-5336

GRADING AND DRAINAGE PLAN
ZOOCREST TOWNHOMES
 ZOO PARKWAY
 RANDOLPH COUNTY - ASHBORO - NORTH CAROLINA

No.	Date	Description	By

Scale: 1" = 40'
 Date: JULY 2018
 Drawn By: PBC
 Checked By: HBS
 Job No.: E-4692

Sheet No. **C-6**