

**AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, JANUARY 10, 2019, 7:00 PM**

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Randolph County Health Director Susan Hayes will discuss the opioid crisis.
4. Consent agenda:
 - (a) Approval of the meeting minutes for the regular city council meeting on December 6, 2018.
 - (b) Acknowledgement of the receipt from the Asheboro ABC Board of its meeting minutes for November 5, 2018.
 - (c) Approval of an ordinance to amend the Economic and Tourism Development Fund.
 - (d) Approval of an ordinance to amend the General Fund (FY 2018-2019).
 - (e) Approval to schedule for February 7, 2019, and to advertise, a public hearing on a special use permit application submitted because of modifications proposed for an existing development with multiple family dwellings that are subject to an existing special use permit authorizing a gross floor area of up to 22 percent on a parcel of land (Randolph County Parcel Identification Number 7763140443) located at 2280 and 2282 North Fayetteville Street.
 - (f) Approval of a resolution awarding to Debra C. McKenzie, upon her retirement from the Asheboro Police Department, her service side arm.
 - (g) Approval of a resolution awarding to James R. Briles, upon his retirement from the Asheboro Police Department, his service side arm.

5. Community Development Director Trevor Nuttall will introduce the following community development items:
 - (a) Case No. RZ-18-18: Legislative hearing on the application to rezone a parcel of land (Randolph County Parcel Identification Number 7754909702) at 132 Gum Street from R10 (Medium-Density Residential) and R15 (Low-Density Residential) to B2 (General Commercial).
 - (b) Presentation on 2019-2020 City Marketing Plan.
 - (c) Information on the Piedmont Triad Rural Planning Organization's pre-submittal process to assist with the selection of highway projects for the next State Transportation Improvement Program.
 - (d) Consideration of a Resolution of Support and Local Government Participation for the proposed Church Street Lofts Redevelopment Project.
6. Public comment period.
7. City Engineer Michael Leonard, PE will present:
 - (a) Consideration of a resolution approving a new lease agreement for Hangar "A" at the Asheboro Regional Airport.
 - (b) Re-appointment of Asheboro Airport Authority Members.
 - (c) Consideration of a resolution stating the intent to annex approximately 5.921 acres of land at the site of the future Zoo City Sportsplex.
8. Mayor Smith will lead a discussion of upcoming events and items not on the agenda.
9. Adjournment.

**REGULAR MEETING
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, MUNICIPAL BUILDING
THURSDAY, DECEMBER 6, 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	)
Walker B. Moffitt	) – Council Members Present
Jane H. Redding	)
Katie L. Snuggs	)
Linda H. Carter	)
Charles A. Swiers	) – Council Members Absent

John N. Ogburn, III, City Manager
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal
Michael L. Leonard, PE, City Engineer
Trevor L. Nuttall, Community Development Director
Deborah P. Reaves, Finance Director
Jeffrey C. Sugg, City Attorney
Jody P. Williams, Chief of Police

1. Call to order.

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

2. Moment of silent prayer and pledge of allegiance.

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

3. Consent agenda.

Upon motion by Mr. Bell and seconded by Mr. Burks, the Council Members voted unanimously to approve/adopt the following consent agenda items. Council Members Bell, Burks, Moffitt, Redding, and Snuggs voted in favor of the motion.

(a) The meeting minutes for the city council's regular meeting on November 8, 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) Acknowledgement of the receipt from the Asheboro ABC Board of its meeting minutes for October 1, 2018.

The minutes of the meeting held by the Asheboro ABC Board on October 1, 2018, have been received by the city clerk, distributed to the mayor and members of the city council for review, and are on file and available in the city clerk's office.

- (c) The final decision document for land use case no. CUP-18-16.

Case No. CUP-18-16
Final Decision Document
City Council of the City of Asheboro, North Carolina

**IN THE MATTER OF THE THUNDERHEAD SOLAR, LLC APPLICATION FOR A CONDITIONAL USE
PERMIT AUTHORIZING A SOLAR FARM**

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER GRANTING, WITH CONDITIONS, THE
REQUESTED CONDITIONAL USE PERMIT**

THIS CONDITIONAL USE PERMIT APPLICATION came before the Asheboro City Council (the “Council”) for a properly advertised quasi-judicial hearing on the question of whether to approve an application by Thunderhead Solar, LLC for a conditional use permit (“CUP”) authorizing a solar farm land use within the territorial jurisdiction of the City of Asheboro. The hearing was opened and sworn testimony received during a regular meeting of the Council on November 8, 2018.

Having considered all competent evidence and argument, the Council, on the basis of competent, material, and substantial evidence, does hereby enter the following:

FINDINGS OF FACT

1. By and through an authorized agent, Thunderhead Solar, LLC (the “Applicant”) has properly submitted an application for a CUP authorizing a land use listed in Table 200-2 of the Asheboro Zoning Ordinance (the “Ordinance”) as a solar farm.

2. Consistent with the Ordinance, the Applicant submitted a site plan showing the proposed solar farm on the parcel of land subject to this CUP review process. The size of the overall parcel of land is approximately 37.3 acres.

3. The land upon which the solar farm is proposed for development (the “Zoning Lot”) is a single parcel of land owned by Roswell Farms, LLC. The Zoning Lot is more specifically identified by Randolph County Parcel Identification Number 7763505528.

4. The Zoning Lot is located southwest of 1019 Old Liberty Road, on the south side of Hub Morris Road, and east of the terminus of Lakeview Road.

5. Old Liberty Road is a state-maintained minor thoroughfare, and Hub Morris Road is a state-maintained major thoroughfare. Lakeview Road is a city-maintained local street serving primarily multi-family land uses and a manufactured home park.

6. Part of the Zoning Lot is within the corporate limits of the City of Asheboro. The balance of the lot is within the city’s extraterritorial planning jurisdiction.

7. In a legislative act, the Council placed the Zoning Lot in a CU-R40 (Conditional Use Low-Density Residential) zoning district before deliberating about the requested CUP.

8. Section 102 of the Ordinance describes a conditional use district as follows:

Each Conditional Use District corresponds to a related district in this Ordinance. Where certain types of zoning districts would be inappropriate under certain conditions, and the rezoning applicant desires rezoning to such a district, the CU District is a means by which special conditions can be imposed in the furtherance of the purpose of this Ordinance.

9. Section 102 of the Ordinance also provides:

Within a CU District, only those uses specifically permitted in the zoning district to which the CU District corresponds (i.e., R15 and CUR15) shall be permitted, and all other requirements of the corresponding district shall be met. It is the intent of this ordinance that all requirements within a CU District be equal to or more stringent than those in a corresponding non-CU District.

In addition, within a CU District no use shall be submitted except as pursuant to a Conditional Use Permit authorized by the City Council, which shall specify the use or uses authorized. Such permit may further specify the location on the property of the proposed use or uses, the number of dwelling units or Floor Area Ratio, the location and extent of supporting facilities including but not limited to parking lots, driveways and access streets, the location and extent of buffer areas and other special purpose areas, the timing of development, the location and extent of rights-of-way and other areas to be dedicated for public use, and other such matters as the applicant may

propose as conditions upon the request. In granting a Conditional Use Permit, the Council may impose such additional reasonable and appropriate safeguards upon such permit as it may deem necessary in order that the purpose and intent of this Ordinance are served, public welfare secured and substantial justice done.

The authorization of a Conditional Use Permit in any CU District for any use which is permitted only as a Special Use in the zoning district which corresponds to the CU District shall preclude any requirement for obtaining a Special Use Permit for any such use from the City Council.

10. Section 1013.2 of the Ordinance establishes the following standards for the issuance by the Council of a CUP:

In considering an application for a Conditional Use Permit, the City Council shall give due regard that the purpose and intent of this ordinance shall be served, public safety and welfare secured and substantial justice done. If the City Council should find, after a public hearing, that the proposed Conditional Use Permit should not be granted, such proposed permit shall be denied. Specifically the following general standards shall be met:

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

11. The solar farm land use is defined by the Ordinance to mean the following:

A utility-scale commercial facility that uses solar energy, specifically for the conversion of sunlight into electricity by photovoltaics, concentrating solar thermal devices or various experimental technologies, for the primary purpose of wholesale or retail sales of generated electricity. The use of solar collectors for personal or business consumption that occurs on-site is not considered a solar farm.

12. The proposed solar farm land use is permitted by special use permit in the R40 zoning district, and, as of the date of the issuance of this final decision document, the Zoning Lot is in a CU-R40 district.

13. Section 652 (Solar Farms) of the Ordinance lists the requirements for the issuance of a special use permit authorizing a solar farm and specifically provides as follows:

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

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

- (i) All structures and solar collectors associated with solar farms shall observe setbacks specified by Table 200-1, as modified by front yard averaging requirements (Article 300, Section 305). No structure or equipment may be located within the required perimeter landscaping yard described in Subsection (ii) below.*
- (ii) Landscaping is required around the entire perimeter of the zoning lot. Such landscaping shall consist of a 50' wide screen with "Type D" screening materials as prescribed by Article 300A, Section 304A. In lieu of this screen and consistent with Section 304A.6 (Alternative Buffers and Screening), an applicant may utilize a 50' buffer consisting of existing vegetation if the applicant can demonstrate that an alternative buffer preserves mature vegetation and provides a degree of opacity, compatibility, and protection to adjoining properties that is equal to or greater than a 50' wide "Type D" screen. Additional evergreen plantings*

shall be incorporated into this alternative buffer as necessary to achieve this intent.

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

14. The land uses surrounding the Zoning Lot are as follows:

North: Single-Family Residential

East: Industrial and
Utility Substation

South: Single-Family Residential and
a Solar Farm under Construction

West: Manufactured Home Park
and Single-Family Residential

15. With regard to the city's comprehensive development plans, the growth strategy map identifies the portion of the Zoning Lot within the city limits as a "primary growth" area, and the portion of the lot outside of the city limits is labeled "adjacent developed," which means that the area is appropriate for future development. The proposed land use map designation is "neighborhood residential."

16. Section 210 of the Ordinance describes the intent of the underlying R40 zoning district by stating:

The R40 Residential District is intended to provide regulations which will produce a low intensity mixture of single family, duplex dwellings, and Class A Mobile Home dwellings usually served by individual wells and/or sewage disposal systems, plus the necessary governmental and other support facilities to provide service to such a suburban intensity living.

17. The Zoning Lot is currently undeveloped.

18. The proposed solar farm land use is the only land use for which Council approval is requested.

19. Under the Ordinance, a solar farm generally requires a 50-foot landscaped screen (Screen D) around the perimeter of the Zoning Lot, which includes evergreen trees and/or shrubs. Equivalent existing vegetation may count towards this requirement.

20. A portion of the Zoning Lot is within a flood hazard area (100-year flood zone and floodway). No solar panels or other structure(s) are proposed within the flood area.

21. Two entrances are proposed. One entrance is from Old Liberty Road, and the other entrance is from Hub Morris Road.

22. In an effort to ensure the compatibility of the proposed solar farm with surrounding land uses and to ensure future compliance with the Ordinance, Community Development Director Trevor Nuttall testified as to the recommendation from city planning staff to attach the following conditions to the requested CUP:

- (A) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the Applicant shall submit documentation detailing the following approvals:
 - (1) A driveway permit from NCDOT; and
 - (2) Erosion control approval from the North Carolina Department of Environmental Quality.
- (B) Landscaping equivalent to Type D screening materials (existing or planted) as specified in Section 652.2(iii) of the Ordinance shall be installed adjacent to the eastern corner of the James L. Owens and Judith S. Owens property described in Deed Book 2465, Page 1242, Randolph County Registry and the Roswell Farms, LLC property described in Deed Book 2020, Page 750, Randolph County Registry.
- (C) As specified in Section 652.2(iii) of the Ordinance, both the planted screening proposed on the site plan and existing vegetation may count towards the Screen D requirements along the perimeter of the Zoning Lot.
- (D) The site plan contains an error in labeling a 15-foot side setback along the front yard setback of Old Liberty Road. This error shall be corrected to reflect the correct 30-foot front setback and a revised copy of the site plan shall be submitted to city staff for inclusion in the file without further review by the Council.

- (E) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds, a Memorandum of Land Use Restrictions prepared by the city attorney for the purpose of placing notice of the conditions attached to this Conditional Use Permit in the chain of title for the Zoning Lot.

23. With the above-stated conditions, the site plan presented to the Council by the Applicant conforms to the regulations prescribed by the Ordinance.

24. The owner of the Zoning Lot is supportive of this application and will consent to the land use regulations that will be imposed on the property if the Applicant's request for a CUP is granted.

25. The statutorily mandated notices to adjoining property owners were mailed on Friday, October 19, 2018. Some individuals did appear during the quasi-judicial hearing of this case and posed questions about the proposed solar farm. However, no competent, material, or substantial evidence was introduced in opposition to the application.

26. City water and sewer services are not needed for the proposed solar farm.

27. No abnormal noise or environmental hazards are associated with the proposed land use.

28. The solar farm is an unmanned facility. Generally speaking, once constructed, one to two vehicles can be expected to visit the facility per month.

29. A report from Richard C. Kirkland, Jr., MAI, a state certified general appraiser, and Nicholas D. Kirkland, trainee appraiser, was introduced into evidence, and an opportunity was provided for cross-examination. The uncontroverted professional opinion of the appraiser was that the solar farm proposed for the Zoning Lot will have no impact on the value of adjoining or abutting property and that the proposed use is in harmony with the area in which it is located.

Based on the foregoing findings of fact, the Council hereby enters the following:

CONCLUSIONS OF LAW

1. When an applicant has produced competent, material, and substantial evidence tending to establish the existence of the facts and conditions that the Ordinance requires for the issuance of a CUP, prima facie the applicant is entitled to the permit. A denial of the permit has to be based upon findings contra that are supported by competent, substantial, and material evidence appearing in the record.

2. In this case, the Applicant properly submitted an application for a CUP authorizing a solar farm on a Zoning Lot located in a CU-R40 zoning district.

3. In light of the evidence and the acceptance of the conditions proposed for attachment to the CUP, the proposed solar farm land use is compliant with the applicable requirements of the Ordinance.

4. On the basis of substantial evidence in the record, the Council has concluded that the proposed land use meets the four general standards for granting the requested CUP. The proposed land use will not materially endanger the public health or safety, meets all required conditions and specifications of the zoning ordinance, will not substantially injure the value of adjoining or abutting property, and will be in harmony with the area in which it is to be located and is in general conformity with Asheboro's plan of development.

Based on the above-recited findings of fact and conclusions of law, the Council hereby enters the following:

ORDER

Subject to the following conditions, a conditional use permit authorizing a solar farm on the Zoning Lot is hereby approved and issued to the Applicant and the Applicant's heirs, successors, and assigns. The continuing validity of this Conditional Use Permit is hereby made expressly contingent upon the Applicant and the Applicant's heirs, successors, and assigns complying at all times with the applicable provisions of the Asheboro Zoning Ordinance, the approved site plan, and the following supplementary conditions:

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

- (1) A driveway permit from NCDOT; and
- (2) Erosion control approval from the North Carolina Department of Environmental Quality.

- (B) Landscaping equivalent to Type D screening materials (existing or planted) as specified in Section 652.2(iii) of the Ordinance shall be installed adjacent to the eastern corner of the James L. Owens and Judith S. Owens property described in Deed Book 2465, Page 1242, Randolph County Registry and the Roswell Farms, LLC property described in Deed Book 2020, Page 750, Randolph County Registry.
- (C) As specified in Section 652.2(iii) of the Ordinance, both the planted screening proposed on the site plan and existing vegetation may count towards the Screen D requirements along the perimeter of the Zoning Lot.
- (D) The site plan contains an error in labeling a 15-foot side setback along the front yard setback of Old Liberty Road. This error shall be corrected to reflect the correct 30-foot front setback and a revised copy of the site plan shall be submitted to city staff for inclusion in the file without further review by the Council.
- (E) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds, a Memorandum of Land Use Restrictions prepared by the city attorney for the purpose of placing notice of the conditions attached to this Conditional Use Permit in the chain of title for the Zoning Lot.

The above-listed final decision document was adopted by the Asheboro City Council in open session during a regular meeting on the 6th day of December, 2018.

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

ATTEST:

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

- (d) **An ordinance setting the dates for the regular city council meetings during the 2019 calendar year.**

ORDINANCE NUMBER 23 ORD 12-18

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

AN ORDINANCE SETTING THE DATES FOR REGULAR MEETINGS OF THE ASHEBORO CITY COUNCIL DURING THE 2019 CALENDAR YEAR

WHEREAS, Section 31.04(A) of the Code of Asheboro provides that the “City Council shall hold a regular meeting on Thursday after the first Monday of each month;” and

WHEREAS, in an effort to avoid reasonably foreseeable scheduling conflicts with the Independence Day and Labor Day holidays, the Asheboro City Council has decided to reschedule its regular meetings in July 2019 and in September 2019.

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

Section 1. During the 2019 calendar year, and subject to any notices to the contrary issued in accordance with the applicable laws and ordinances, regular meetings of the Asheboro City Council will begin at 7:00 p.m. on the dates listed herein and will be held in the Council Chamber at Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203.

Section 2. Due to the Independence Day holiday, the regular meeting of the Asheboro City Council in July 2019 shall be held in the Council Chamber at Asheboro City Hall, with a beginning time of 7:00 p.m., on the 11th day of July, 2019.

Section 3. Due to the Labor Day holiday, the regular meeting of the Asheboro City Council in September 2019 shall be held in the Council Chamber at Asheboro City Hall, with a beginning time of 7:00 p.m., on the 12th day of September, 2019

Section 4. For purposes of clarity, the schedule is as follows for regular meetings of the Asheboro City Council during the 2019 calendar year:

<u>Month</u>	<u>Meeting Date</u>
January	10 th
February	7 th
March	7 th
April	4 th
May	9 th
June	6 th
July	11 th
August	8 th
September	12 th
October	10 th
November	7 th
December	5 th

Section 5. All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed to the extent that such ordinances conflict with the intent of the Asheboro City Council to hold its regular meetings in accordance with the schedule found in Section 4 of this Ordinance. With the exception of rescheduling the Asheboro City Council’s regular meetings in July 2019 and in September 2019, the provisions of Section 31.04 of the Code of Asheboro remain in full force and effect.

Section 6. This Ordinance shall become effective upon adoption and shall sunset at midnight on December 31, 2019.

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

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

ATTEST:

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

- (e) **Budget ordinances pertaining to the FY 2018-2019 budget:**
 - (i) **General Fund amendment pertaining to labor costs in multiple departments and for enhancements to the city’s information technology/systems operations.**

24 ORD 12-18

**ORDINANCE TO AMEND THE GENERAL FUND
FY 2018-2019**

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

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

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

Section 1: That the following Revenue line item be increased:

<u>Account #</u>	<u>Revenue Description</u>	<u>Increase</u>
10-399-0000	Fund Balance Allocation	340,553

Section 2: That the following Expense line item be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
10-510-0201	Overtime (APD)	92,000
10-510-0702	FICA / Medicare	7,038
10-510-0705	Retirement	7,820
10-510-0706	401K	4,600
10-530-0201	Overtime (AFD)	87,000
10-530-0702	FICA/Medicare	6,631
10-530-0705	Retirement	6,787
10-550-0201	Overtime (Operations)	4,060
10-550-0702	FICA/Medicare	311
10-550-0705	Retirement	318
10-555-0201	Overtime (Fleet)	15,389
10-555-0702	FICA / Medicare	1,177
10-555-0705	Retirement	1,205
10-565-0201	Overtime (Street)	21,000
10-565-0702	FICA / Medicare	1,606
10-565-0705	Retirement	1,644
10-580-0201	Overtime (Env Services)	15,485
10-580-0702	FICA / Medicare	1,185
10-580-0705	Retirement	1,212
10-575-0200	Salary (Engineering)	26,000
10-575-0702	FICA / Medicare	1,989
10-575-0704	Insurance	4,750
10-575-0705	Retirement	2,046
10-490-7400	Capital Outlay (IT)	29,300
		340,553

Adopted this 6th day of December, 2018.

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

ATTEST:

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

- (ii) **General Fund amendment pertaining to pass thru grant money for economic development activities with Technimark.**

25 ORD 12-18

**ORDINANCE TO AMEND THE GENERAL FUND
FY 2018-2019**

WHEREAS, The City of Asheboro and Technimark LLC, Wellmark LLC, Green Light Holdings LLC, and TMark Holdings LLC together applied for a \$450,000 One NC Grant with the NC Department of Commerce for Technimark LLC's expansion project and was awarded the grant November 6th, 2014, and;

WHEREAS, Technimark LLC and others have submitted the appropriate paperwork and satisfied the requirements for the second grant distribution of \$225,000, and;

WHEREAS, the City of Asheboro received the "pass thru" grant funds from the NC Department of Commerce on November 29, 2018 and would like to remit the funds to Technimark LLC in a timely fashion, and;

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

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

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

Section 1: That the following Revenue line item be increased:

<u>Account #</u>	<u>Revenue Description</u>	<u>Increase</u>
10-349-0000	State Grants	225,000

Section 1: That the following Expense line item be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
10-490-3200	Grants- Technimark, LLC	225,000

Adopted this 6th day of December, 2018.

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

ATTEST:

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

(iii) **A Water and Sewer Fund amendment pertaining to labor costs.**

26 ORD 12-18

**ORDINANCE TO AMEND THE WATER AND SEWER FUND
FY 2018-2019**

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

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

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

Section 1: That the following Revenue line item be increased:

<u>Account #</u>	<u>Revenue Description</u>	<u>Increase</u>
30-399-0000	Fund Balance Allocation	39,535

Section 2: That the following Expense line item be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
30-810-0201	Overtime (Meter)	16,506
30-810-0702	FICA / Medicare	1,263
30-810-0705	Retirement	1,292
30-820-0201	Overtime (WTP)	2,500
30-820-0702	FICA/Medicare	191
30-820-0705	Retirement	195
30-840-0201	Overtime (W Maint)	5,506
30-840-0702	FICA/Medicare	421
30-840-0705	Retirement	431
30-850-0201	Overtime (WW Maint)	1,506
30-850-0702	FICA / Medicare	115
30-850-0705	Retirement	118
30-870-0201	Overtime (System Maint)	8,218

30-870-0702
30-870-0705

FICA / Medicare
Retirement

629
644

39,535

Adopted this 6th day of December, 2018.

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

ATTEST:

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

- (f) **Approval to schedule for January 10, 2019, and to advertise, a public hearing on the application to rezone a parcel of land at 132 Gum Street (Randolph County Parcel Identification Number 7754909702) from R10 (Medium-Density Residential) and R15 (Low-Density Residential) to B2 (General Commercial).**

The above-listed land use case will be advertised and heard by the Council on January 10, 2019.

- (g) **A resolution authorizing the destruction of surplus city-owned personal property with no legal value or that poses a potential threat to the public health and safety.**

RESOLUTION NUMBER 28 RES 12-18

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION AUTHORIZING THE DESTRUCTION OF
CITY-OWNED PERSONAL PROPERTY WITH NO LEGAL VALUE OR THAT POSES A POTENTIAL
THREAT TO THE PUBLIC HEALTH AND SAFETY**

WHEREAS, Section 160A-266(d) of the North Carolina General Statutes authorizes the city to discard personal property that has no value or poses a potential threat to the public health and safety; and

WHEREAS, the city's information systems director has identified a total of 248 city-owned hard drives and 312 city-owned wireless devices (cell phones and MiFi's) that, over the course of approximately 10 years, have either been damaged or have become outdated and are ready for disposition as surplus property; and

WHEREAS, these hard drives and wireless devices contain confidential data that cannot, in a cost effective manner, be conclusively erased so as to prevent use of the residual data for harmful activities such as identity theft; and

WHEREAS, the city's fire department has removed from one of the fire stations an extensively used city-owned gas cooking stove (a Southbend 6-burner with a flat top grill) because of a gas leak coming from an undetermined location within the stove; and

WHEREAS, due to the gas stove's age and state of repair, the fire department cannot, in a cost effective manner, repair the stove and return it to service; and

WHEREAS, because of the potential fire and carbon monoxide poisoning risks posed by the gas leak that has not been precisely located within the appliance, the gas stove cannot be safely sold for future use by third parties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the above-described obsolete hard drives (248 units) and wireless devices (312 units) are hereby declared to be surplus city-owned personal property; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the above-described gas stove that has been removed from service at the fire department is hereby declared to be surplus city-owned personal property; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that, because of the threat posed to the safety of others by placing on the open market confidential data such as personal identifying information that could be used for identity theft and other criminal purposes, the city's information systems director is hereby authorized and directed to discard/destroy this surplus personal property, which

is deemed to be solid waste without lawful value, in a manner that definitively prevents future unlawful or harmful use; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that, because of the threat to health and safety posed by a gas stove with an uncorrected gas leak, the city's fire chief is hereby authorized and directed to discard/destroy the gas stove removed from the fire station by working with the city's public works division to render the stove unusable by cutting the appliance into pieces and selling the pieces, to the extent possible, with the city's other scrap metal.

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

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

ATTEST:

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

(h) **A joint renewal disclosure form with the fixed based operator, Cardinal Air, LLC, at the Asheboro Regional Airport.**

STATE OF NORTH CAROLINA

**JOINT RENEWAL
DISCLOSURE FORM**

COUNTY OF RANDOLPH

Agreement Subject to Automatic Renewal:	Lease Agreement for Fixed Base Operator of the Asheboro Regional Airport, Dated December 16, 2015 (hereafter referred to as the "FBO Agreement")
Date of Automatic Renewal:	12:01 a.m. on January 1, 2019
Date of Termination Of Renewal Term:	Midnight on December 31, 2021
Contract Terms that Change upon Renewal:	Other than the above-stated commencement date and termination date for the renewal term, no contract terms change when the FBO Agreement renews on January 1, 2019

In accordance with Section 75-41 of the North Carolina General Statutes, the City of Asheboro and Cardinal Air, LLC hereby join in this written disclosure form to ensure that all parties to the FBO Agreement are notified and in agreement that, unless the contract is cancelled by either of the parties prior to January 1, 2019, the FBO Agreement will automatically renew for another 3-year term that will commence at 12:01 a.m. on January 1, 2019, and will terminate at midnight on December 31, 2021.

By signing in the spaces indicated below, the authorized officials for the respective parties hereby acknowledge the proper and timely receipt of this Joint Renewal Disclosure Form, and the parties further acknowledge that the automatic renewal of the FBO Agreement for another 3-year term will occur at 12:01 a.m. on January 1, 2019.

CITY OF ASHEBORO

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

Date: _____

CARDINAL AIR, LLC

By: _____ (SEAL)
Richard McCraw, Authorized Agent

Date: _____

4. Public comment period.

Mayor Smith opened the floor for public comments.

Mr. James Armstrong wished everyone a Merry Christmas and Happy New Year.

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

5. Community Development Items:

- (a) The city-initiated application for general text amendments throughout the subdivision ordinance to reflect changes in state legislation and to address practical and clerical issues identified within the text of the ordinance.**

Mayor Smith opened the public hearing, which was legislative in nature, on a text amendment application by the City of Asheboro that was designed to update the City of Asheboro Subdivision Ordinance.

Mr. Nuttall utilized a slide show in order to give the Council Members an overview of the staff's proposed amendments throughout the subdivision ordinance. These proposed amendments reflect changes in state legislation and address practical and clerical issues identified within the text of the ordinance. During his presentation, Mr. Nuttall noted the following:

1. **Article IV (Legal Provision):**
 - Change "Planning Director" to "Community Development Director"
2. **Article V (Definitions):**
 - Mirror subdivision definitions in NC General Statutes (NCGS 160A-376)
 - Other revisions to better reflect intent of various definitions
3. **Article VI (Compliance with Official Plans):**
 - Change "Thoroughfare Plan" to "Comprehensive Transportation Plan" to reflect current plan title.
4. **Article VII (Procedure for Review and Approval of Subdivision Plats):**
 - Change "Planning Director" to "Community Development Director" and "Public Works Director" to "City Engineer" to reflect current practice
 - Remove requirements for plats to be printed on mylar due to electronic archiving in Randolph County Public Registry (Register of Deeds office)
 - Reiterate that surveyor is responsible for recording plat
5. **Article VIII (Requirements for Approval of Subdivision Plats):**
 - Remove requirements for plats to be printed on mylar due to electronic archiving in Randolph County Public Registry (Register of Deeds office)
 - Eliminate the requirement for bearings and distances to be shown on the residual area in which a smaller tract has been divided out of a large tract. This is proposed due to the changes in mapping technology that now provide sufficient information to determine that the residual tract complies with subdivision and zoning requirements. It is also proposed because of concerns from surveyors that if residual property is not surveyed, labeling bearings and distances implies a higher degree of precision than what may be known without conducting a survey on the residual property

6. **Article IX (Required Improvements and Design Standards):**

- Various clerical corrections (i.e. reflecting NC Department of Environment and Natural Resources is now NC Department of Environmental Quality, etc.)
- Reflect current erosion control review practice (NC DEQ reviews erosion control; Public Works Department no longer reviews this item)

7. **Article X (Planned Unit Developments):**

- Clarify that handicapped parking is required for visitor parking
- Remove the "sunset clause" for the ordinance allowing street trees within the public rights-of-way within Planned Unit Developments; The sunset clause was originally placed in the ordinance when it was adopted in 2008 and renewed in 2010, 2012, and 2015 in order to ensure the ordinance didn't create unintended effects; Due to no known negative effects and the broad consensus from different agencies concerning this issue, staff is proposing eliminating the sunset clause from the subdivision ordinance

8. **Article XI (Residential Townhouse Developments):**

- Clarify that handicapped parking is required for visitor parking

The Planning Board concurred with the planning staff's analysis and recommended approval of the amendments as presented by the planning staff.

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

Upon motion by Mr. Moffitt and seconded by Mr. Bell, the Council voted unanimously to follow the staff and planning board recommendations to approve the proposed text amendments to the subdivision ordinance. Council Members Bell, Burks, Moffitt, Redding, and Snuggs voted aye. There were no dissenting votes.

The subdivision ordinance amendments adopted by the Council are as follows:

ARTICLE IV LEGAL PROVISIONS

I. ADMINISTRATION

The **Planning Community Development** Director shall be the administrator of this Ordinance. The **Planning Community Development** Director shall be responsible for administering the provisions of this Ordinance, providing necessary materials and information to the Planning Board and City Council and performing all other duties consistent with the administration of this Ordinance. It shall further be the duty of the **Planning Community Development** Director to enforce these regulations and to bring to the attention of the Asheboro City Attorney any violation or lack of compliance herewith.

II. PROCEDURE FOR PLAT APPROVAL

After the effective date of this Ordinance, no subdivision plat of land within the territorial jurisdiction of the City of Asheboro shall be filed or recorded until it has been submitted to and approved by the City of Asheboro as set forth in Article III, Section 1 of this Ordinance, and until such approval is certified in writing on the face of the plat by the **Review Officer Community Development Director**. **Expedited review for specific classes of subdivisions shall be consistent with NCGS 160A-376 (b) and (c)**

ARTICLE V DEFINITIONS

I. SUBDIVISION DEFINED*

A. Subdivision

For the purpose of this Ordinance, "subdivision" means all division of a tract or parcel of land into two or more lots, building sites, or other division for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the regulations authorized by this Ordinance.

1. The combination or re-combination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the City, as shown in its subdivision regulations;
2. the division of land into parcels greater than ten (10) acres where no street right-of-way dedication is involved;
3. the public acquisition by purchase of strips of land for widening or opening of streets; and
4. the division of a tract in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where resultant lots are equal to or exceed the standards of the City, as shown in this Ordinance.
5. The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

~~For the purpose of this Ordinance, the following definition also shall not be included in the above definition of a "subdivision".~~

~~The conveyance of land to heirs for the purpose of dividing real estate among in said heirs. (This exclusion results from the North Carolina Court of Appeals decision in Claude A. Williamson, Jr., and wife Angela C. Williamson VS. Dorothy A. Avant (21 N.C. App.211).*~~
~~*This definition is extracted directly from the North Carolina General Statutes, Chapter 160A- 376.~~

II. OTHER DEFINITIONS

BUFFER STRIP AND SCREENING: A solid fence or wall, existing trees, including tree save areas, over six (6) feet in height counted on a one-to-one basis; or a planted strip at least ten (10) feet in width composed of deciduous and/or evergreen trees placed not more than 10 feet apart, and not less than one (1) row of dense shrubs spaced not more than five (5) feet apart, which shall be established in perpetuity by the owner of property whenever required under the terms and provisions of this Ordinance

COMMUNITY DEVELOPMENT DIRECTOR: The director of the Community Development Division of the City of Asheboro, North Carolina.

MAJOR THOROUGHFARE: Major thoroughfares consist of interstate, other freeway and expressway links, and major streets that provide for the expeditious movement of volumes of traffic within and through urban areas. Such thoroughfares are specifically designated in the ~~Thoroughfare Plan Comprehensive Transportation Plan~~ of the City of Asheboro.

MINOR THOROUGHFARE: Minor thoroughfares are important streets in the city system and perform the function of collecting traffic from collector streets and carrying it to the major thoroughfare system. Such minor thoroughfares are specifically designated in the ~~Thoroughfare Plan Comprehensive Transportation Plan~~ of the City of Asheboro.

PLANNING DIRECTOR: ~~The Planning Director of the City of Asheboro, North Carolina.~~

PRIVATE DRIVEWAY: A roadway serving two (2) or fewer lots, building sites or other division of land and not intended to ~~be provide~~ public ingress or egress.

PUBLIC STREET: A public right-of-way which affords access to abutting properties and ~~when where~~ such right-of-ways are designated as public, it shall be presumed to be an offer of dedication to the public.

ARTICLE VI

COMPLIANCE WITH OFFICIAL PLANS

I. ~~TRANSPORTATION THOROUGHFARE~~ PLANS

Where a proposed subdivision includes any part of a thoroughfare which has been designated as such upon the officially adopted ~~Thoroughfare Comprehensive Transportation~~ Plan of the City of Asheboro, such part of such thoroughfare shall be platted by the subdivider in the location shown on the plan and at the width specified in this Ordinance.

ARTICLE VII

PROCEDURE FOR REVIEW AND APPROVAL OF SUBDIVISION PLATS

I. MINOR SUBDIVISIONS

The City Council of the City of Asheboro, North Carolina hereby designates the ~~Planning Department Community Development Division~~ as the designated planning agency to approve minor subdivisions, pursuant to ~~NCGS 160A-361- General Statutes of North Carolina, Chapter 160A, Article 19, Part 1, 361.~~

Whenever a subdivision of land is within the definition of a "Minor Subdivision" as set forth in Article V of this Ordinance, the subdivider shall submit to the Community Development Planning Director copies of a surveyed plat which shall meet the requirements set forth in Article VIII of this Ordinance.

The Planning Community Development Director shall review the plat for compliance with the requirements set forth in Article VIII of this Ordinance. No minor subdivision plat shall be approved unless it complies with all the requirements of this Ordinance.

When a minor subdivision plat has met all the requirements of this Ordinance, the Planning Director shall place the stamp of approval and his/her signature on the plat. The stamp of approval and the signature of the Planning Community Development Director on the minor subdivision plat will constitute approval. The subdivider or surveyor shall then be responsible for recording the plat at the Register of Deeds.

No building permits shall be issued for any lot in a Minor Subdivision until the Planning Community Development Director is informed of the Book and Page Number assigned the Plat by the Register of Deeds.

II. MAJOR SUBDIVISIONS

A. Sketch Design Plat

Whenever a subdivision of land is within the definition of a "Major Subdivision" as set forth in Article V of this Ordinance and which is located within the territorial jurisdiction established by Article II of this Ordinance, the subdivider shall submit copies of a sketch design plat which shall meet the requirements set forth in Article VIII of this Ordinance to the Planning Community Development Director at least twenty (20) days prior to a regularly scheduled meeting of the Planning Board for a subdivision of land.

At the regularly scheduled Planning Board meeting following submission of the sketch design plat, the subdivider or the subdivider's authorized agent shall discuss the proposed development with the Planning Board and become familiar with the regulations affecting the land to be subdivided.

The Planning Board shall review the sketch design plat for general compliance with the requirements of this Ordinance, and the Zoning Ordinance and any other applicable ordinance. The Planning Board shall advise the subdivider or the subdivider's authorized agent of the regulations pertaining to the proposed subdivision and the procedures to be followed in the preparation and submission of the preliminary and final plats. The Planning Board shall not review both a Sketch Design and a Preliminary Plat at the same meeting. If a Sketch Design is presented, then a Preliminary Plat can only be reviewed at the next regularly scheduled Planning Board meeting. The Planning Community Development Director shall refer copies of the sketch design plat and all accompanying materials to those public officials and agencies concerned with new development or those whose advice will, in the opinion of the Planning Community Development Director, be useful to the Planning Board including, but not limited to the City Manager, the Randolph County Health Department, the Asheboro and/or Randolph County Boards of Education, whichever is appropriate, the District Engineer of the N. C. Department of Transportation, the City Engineer, the City Director of Public Works, and the City Building Inspector. If no response is received from these agencies within fifteen (15) days from the date the Planning Community Development Director issues the plats for review, "no comment" will be recorded as the response.

B. Preliminary Plat

Upon completion of the sketch design plat review procedure, the subdivider, or the subdivider's authorized agent shall submit copies of the preliminary plat, engineering data, and any supplementary material which shall meet the requirements set forth in Article VIII of this Ordinance, to the Planning Community Development Director at least twenty (20) days prior to a regularly scheduled meeting of the Planning Board for a subdivision of land which is located within the territorial jurisdiction established by Article II of this Ordinance.

C. Engineering Data

The subdivider shall submit the Engineering data concerning street grade, design data for street corners and curves and the plan and profile for streets, storm drains and water and sewer lines with the submission of the preliminary plat for approval. Engineering data shall be approved by the City Engineer Director of Public Works prior to review by City Council of the Preliminary Plat. *(amended 7/99)*

D. Improvements

Upon approval (with or without conditions) of the preliminary plat by the City Council and approval of the engineering data by the City Engineer Director of Public Works, the subdivider may proceed with the installation or arrangements for the required improvements and the preparation of the final plat in accordance with the approved preliminary plat and the requirements of this Ordinance.

E. Final Plat Certification

Upon installation or arrangement for the required improvements, the subdivider shall submit a final plat which shall meet the requirements set forth in Article VIII of this Ordinance, to the Planning Community Development Director at least fifteen (15) days prior to a regularly scheduled meeting of the Planning Board. Such submission shall not be more than twelve (12) months after the date on which the preliminary plat was approved nor less than 30 days, otherwise such preliminary plat approval shall be null and void unless a written extension of this time limit is granted by the City Council.

Subsection C (Final Plat)

4. Number of Copies and Graphic Media

A minimum of eight (8) copies of the final plat shall be submitted; ~~at least two (2) of these shall be on three or four mill mylar and the others shall be on~~ black or blue line prints.

**ARTICLE VIII
REQUIREMENTS FOR APPROVAL OF SUBDIVISION PLATS**

Staff note: The following proposed revisions are excerpts from Article VIII, Subsection I.B and I.D.a of the Subdivision Ordinance that specifies the requirements for minor subdivisions.

I. MINOR SUBDIVISIONS

B. Number of Copies and Graphic Media

~~Four~~ Two copies of the minor subdivision plat shall be submitted; ~~two of these shall be on mylar, and two shall be on~~ black or blue line paper prints.

D. Contents Required

Existing Information:

a. The tract to be subdivided shall show boundaries fully with bearings, distances, and closures indicated (the tract to be subdivided includes the original entire tract and the new tract being created), however if the residual portion of the tract that is left after all new parcels are created exceeds five (5) acres in area a survey shall not be required for that residual portion. The residual area shall be shown on the plat of the subdivision ~~including its bearings and distances with sufficient detail to determine compliance with the subdivision and zoning ordinance~~ either as a dashed line at the same scale or as a reduced scale map insert. A note indicating that the area is drawn from non surveyed data, where the data was obtained and a statement that this area is not part of the final plat but is reserved for future division or use shall be placed on the plat.

E. Certification Required

1. Certification of Ownership and Dedication

The following certificate shall be placed on the minor subdivision plat and signed by the owner(s) of the subdivision.

~~I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision and dedicate any right-of-way or easements as shown on the plat with my (our) free consent. Further I (we) certify the land as shown hereon is within the subdivision regulation jurisdiction of the City of Asheboro, North Carolina.~~

_____(Date) _____(Owner)
_____(Owner)

2. Certificate of Survey

The following certificate shall be placed on the minor subdivision plat and shall be signed by the surveyor preparing the plat or under whose supervision it was prepared; the signature shall be accompanied by the seal and registration number of the above mentioned surveyor. ~~and shall be certified as true by a Notary Public or Clerk of Superior Court:~~

I, _____, certify that this map was (drawn by me)(drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description recorded in Book _____ page _____, Book _____, page _____, etc.) (Other); that the error of closure as calculated by latitudes and departures is 1:____; that the boundaries not surveyed are shown are broken lines plotted from information found in Book _____, page _____; that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this ____day of _____A.D., 2____.

3. Certificate of Approval of the Design of Public Utilities Connections

A minor subdivision plat that shows lots that will be connected to City of Asheboro proposes the installation or connection(s) to public utilities such as water and sewer shall have the following certificate placed upon it and signed by the City Engineer ~~Public Works Director~~:

I hereby certify that the water and sewer facilities are available as shown on the plat.

_____(date) _____ ~~Public Work Director~~ City Engineer

4. Certificate of Approval of Subdivision Ordinance Requirements

The following certificate shall be included on a minor subdivision plat:

This subdivision plat has been found to comply with the provisions of the Subdivision Ordinance of the City of Asheboro, provided that it is recorded in the Office of the Register of Deeds within sixty (60) days of the final approval of the Community Development Director.

_____(Date) _____ Community Development Director

II. MAJOR SUBDIVISION PLATS

Staff note: The following proposed revisions are excerpts from Article VIII, Subsection II.A (Sketch Design Plat).

3. Contents Required

b. Plat Existing Information:

1. Names of proposed streets and the locations and widths of proposed street rights-of-way and street pavements;
2. Layout of lot arrangement including lot lines, lot dimensions, and lot and block numbers;
3. Proposed minimum building setback lines; in conformance with the Asheboro Zoning Ordinance;
4. Site data:
 - a. Acreage in total tract;
 - b. Acreage in parks and other non-residential use;
 - c. Total number of lots;
 - d. Average lot size;
 - e. Linear feet of streets;
5. As Built Engineering Data: The following information shall be contained in a plan and profile accompanying the final plat.
 - a. The plans for utility layout, including sanitary sewers, storm sewers, water distribution lines, natural gas, telephone, and electric service, illustrating connections to existing systems or plans for individual water supply systems and/or sewerage disposal systems. Plans must show lines sizes, the location of fire hydrants, blowoffs, manholes, pumps, and forcemains, and gate valves;

7. Certification Required

a. Certification of Ownership and Dedication

The following certificate shall be placed on the final plat and signed by the owner(s) of the subdivision.

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent. Further I (we) certify the land as shown hereon is within the subdivision regulation jurisdiction of the City of Asheboro, North Carolina.

_____Date _____Owner
_____Owner

b. Certificate of Survey

The following certificate shall be placed on the final plat and shall be signed by the surveyor preparing the plat or under whose supervision it was prepared; the signature shall be accompanied by the seal and registration number of the above mentioned surveyor. and shall be certified as true by Notary Public or Clerk of Superior Court.

I _____, certify that this map was (drawn by me) (drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description record in Book_____, page_____, Book_____, page_____, etc.) (Other); that the error of closure as calculated by latitudes and departures is 1:____; that

the boundaries not surveyed are shown are broken lines plotted from information found in Book____, page____, that this map was prepared in accordance with G. S. 47-30 as amended.

Witness my hand and seal this__ day of _____A.D., 2____.

c. Certificate of Approval of the Design and Installation of Required Improvements

The following certificate shall be placed on the final plat and shall be signed by the Public Works Director.

I hereby certify that the street, utility, and other required improvements have been installed or provisions have been made for installation in an acceptable manner and according to City specifications and standards in the _____ subdivision.

_____(date) _____~~Public Works Director~~ **City Engineer**

d. Certificate of Approval of Subdivision Ordinance Requirements

The following certificate shall be included on the final plat and signed by the Community Development Director.

Certificate of Approval of Subdivision Ordinance Requirements

This subdivision plat has been found to comply with the provisions of the Subdivision Ordinance of the City of Asheboro, provided that it is recorded in the Office of the Register of Deeds within sixty (60) days of the final approval of the Community Development Director.

_____(Date) _____ **Community Development Director**

4. Conformity to ~~Thoroughfare~~ Transportation Plan

The alignment of all proposed streets shall follow the general alignments shown in the adopted Asheboro ~~Thoroughfare~~ **Comprehensive Transportation** Plan. Proposed thoroughfare streets shall be designed to appropriate thoroughfare standards.

**ARTICLE IX
REQUIRED IMPROVEMENTS AND DESIGN STANDARDS**

Conformity to ~~Thoroughfare~~ Transportation Plan

The alignment of all proposed streets shall follow the general alignments shown in the adopted Asheboro ~~Thoroughfare~~ **Comprehensive Transportation** Plan. Proposed thoroughfare streets shall be designed to appropriate thoroughfare standards.

E. WATER AND SEWERAGE SYSTEMS

1. Within the Corporate Limit

b. Before installation, a complete set of construction plans for the proposed water and sewerage system prepared by a registered professional engineer shall be submitted for approval by the Director of Public Works. Also, plans for water improvements must be submitted to the N. C. Department of ~~Environmental Quality and Natural Resources~~ Division of Environmental Health, Public Water Supply Section for approval, and plans for sewer improvements must be submitted to the N. C. Department of ~~Environmental Quality and Natural Resources~~ Division of Water Quality for approval.

2. Within the Extraterritorial Area; except as provided in E. 3. below

b. Before installation, a complete set of construction plans for the proposed water and sewerage system prepared by a registered professional engineer shall be submitted for approval by the Director of Public Works. Also, plans for water improvements must be submitted to the N. C. Department of ~~Environmental Quality and Natural Resources~~ Division of Environmental Health, Public Water Supply Section for approval, and plans for sewer improvements must be submitted to the N. C. Department of ~~Environmental Quality and Natural Resources~~ Division of Water Quality for approval.

c. 3. Within Areas Designated by the Adopted Land Development Plan as Watershed Residential and Conservation Residential

b. If the proposed water distribution and sewerage disposal system is to be a private system, it shall be approved by the Randolph County Health Department; N. C. Department of Environment and Natural Resources, Public Water Supply Section or N. C. Department of ~~Environmental Quality and Natural Resources~~ Division of Water Quality whichever is (are) appropriate and the Director of Public Works. Layout and easements for the future extension of City sewer must be

IV. PROCEDURE FOR CONSTRUCTION OF IMPROVEMENTS

A. Approvals must be secured for plans of proposed improvements as listed below prior to construction:

<u>Description</u>	<u>Approval Required</u>	<u>Copies of Plans Required</u>
2. Erosion Control	Public Works Department (amended 10/2001) N. C. Dept. of Environmental Quality & Natural Resources (outside City)	3 2 <u>per NCDEQ approval</u>
4. Water Lines	N.C. Dept. of Environmental Quality & Natural Resources Division of Environmental Health, Public Water Supply Section	3
5. Sewer Lines	N. C. Dept. of Environmental Quality & Natural Resources Division of Water Quality	3

B. After preliminary plat approval by the City Council construction should follow the sequence below:
(amended 2/03)

9. Obtain Certificate of Erosion Control from the ~~Planning Department or~~ N. C. Dept. of ~~Environmental Quality and Natural Resources~~.

II. SEDIMENTATION POLLUTION CONTROL

In order to prevent soil erosion and sedimentation pollution of streams, springs, flat water bodies, or other drainage networks, the subdivider shall comply with all requirements of the N.C. Sedimentation Pollution Control Act of 1973 and the Asheboro Sedimentation Pollution Control Ordinance. Erosion control shall be provided in accordance with ~~NCDEQNR~~ requirements.

D. ~~Mylar for As-built Drawings~~

In order to meet certification requirements by State review agencies, the subdivider will be required to resubmit revised ~~copies of the~~ engineering plans showing changes made during construction in the location and grade of streets or water and sewer utilities. These revised plans must also be certified by the design engineer. **(amended 12/89)**

ARTICLE X
PLANNED UNIT DEVELOPMENTS

7. In residential PUD's parking spaces for visitor and or overflow parking shall be installed which equals 10% of the total number of units in the project. This parking shall comply with NC Building Code requirements for handicapped parking.

F. Street Trees

~~This subsection (Article X, Section IV.F) is an Ordinance to determine the feasibility of a system of street tree plantings. The provisions of this subsection shall expire as of midnight, December 31, 2018 without further action by City Council. (Amended December 10, 2015)~~

ARTICLE XI
RESIDENTIAL TOWNHOUSE DEVELOPMENTS

7. In Residential Townhouse Developments parking spaces for visitor and or overflow parking shall be installed which equals 20% of the total number of units in the project, except no additional parking is required for Town Home Development's located within a B3 zoning district. This parking shall comply with NC Building Code requirements for handicapped parking.

(b) **The requested appointment of Pamela Vuncannon to a new 5-year term of office (January 1, 2019 to January 1, 2024) on the Asheboro Planning Board.**

Mr. Nuttall presented a request to reappoint Pamela Vuncannon to a 5-year term of office on the City of Asheboro Planning Board. The new term of office for Ms. Vuncannon would begin on January 1, 2019.

Upon motion by Mr. Burks and seconded by Ms. Snuggs, the Council voted unanimously to appoint Ms. Pamela Vuncannon to a new 5-year term on the Asheboro Planning Board. Council Members Bell, Burks, Moffitt, Redding, and Snuggs voted aye. There were no dissenting votes.

- (c) **A request for council authorization to forward to the Randolph County Board of Commissioners a request for the reappointment of Thomas Rush to the Asheboro Planning Board as a representative from the city's extraterritorial planning jurisdiction.**

Mr. Nuttall presented a request for authorization to forward to the Randolph County Board of Commissioners a request for the reappointment of Thomas Rush to the Asheboro Planning Board. Mr. Rush would serve as a board member who resides outside the city limits but within the city's extraterritorial planning jurisdiction ("ETJ").

Upon motion by Ms. Redding and seconded by Mr. Bell, the Council unanimously authorized city staff to forward a request to the Randolph County Board of Commissioners for the reappointment of Thomas Rush to the Asheboro Planning as an ETJ representative. Council Members Bell, Burks, Moffitt, Redding, and Snuggs voted aye. There were no dissenting votes.

- (d) **Authorization to commence a city-initiated zoning map amendment for properties located along Cox Street and Greensboro Street.**

Mr. Nuttall asked for Council's authorization to commence the previously discussed city-initiated zoning map amendment for properties located along Cox Street and Greensboro Street. The planning staff is preparing a map amendment application because the corridor along Cox Street and Greensboro Street has changed from primarily residential uses to a mixture of residential and office uses.

Upon motion by Mr. Moffitt and seconded by Mr. Burks, the Council voted unanimously to authorize the community development division to proceed with filing the contemplated map amendment application for properties located along the Cox Street and Greensboro Street corridor. Council Members Bell, Burks, Moffitt, Redding, and Snuggs voted aye. There were no dissenting votes.

6. **Request for adoption of a resolution stating the council's intent, consistent with the recommendation from the Asheboro Airport Authority, to transfer the existing Hangar A lease agreement from Stephen Knight to Bradley Lanier for the remainder of the existing lease term.**

Mr. Leonard presented and recommended adoption, by reference, of a resolution stating the intent to transfer to a new lessee the lease agreement for Hangar A at the Asheboro Regional Airport.

Upon motion by Mr. Burks and seconded by Mr. Bell, the Council voted unanimously to adopt the following resolution by reference. Council Members Bell, Burks, Moffitt, Redding, and Snuggs voted in favor of the motion.

RESOLUTION NUMBER 29 RES 12-18

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION STATING THE INTENT TO TRANSFER TO A NEW LESSEE THE LEASE AGREEMENT FOR HANGAR A AT THE ASHEBORO REGIONAL AIRPORT

WHEREAS, during its meeting on October 16, 2018, the Asheboro Airport Authority (the "Airport Authority") gave a favorable recommendation to the Asheboro City Council to approve the joint request from Stephen R. Knight and Bradley Neil Lanier to transfer the existing Hangar A lease agreement from Mr. Knight to Mr. Lanier with the same material terms and conditions that were previously granted to Mr. Knight; and

WHEREAS, the city will not need Hangar A for any other use during the term of the leasing arrangement recommended by the Airport Authority.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that it intends to follow the Airport Authority recommendation and to approve, during the council's next regular meeting, the transfer of the existing leasing agreement for Hangar A from Stephen R. Knight to Bradley Neil Lanier; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the city clerk is hereby directed to publish in *The Courier-Tribune* the statutorily mandated 30-day legal notice of intent to

authorize the described hangar lease agreement with Bradley Neil Lanier during the council's regular meeting on January 10, 2019.

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

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

ATTEST:

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

7. Items not on the agenda.

Mr. Ogburn presented a resolution from the North Carolina Division of Emergency Management. The resolution which is titled "RESOLUTION(;) DESIGNATION OF APPLICANT'S AGENT," designates a Primary Agent (Deborah P. Reaves) and a Secondary Agent (Michael D. Rhoney) to execute and file applications for federal and/or state assistance on behalf of the City of Asheboro.

Upon motion by Mr. Bell and seconded by Ms. Snuggs, the Council voted unanimously to adopt the above-referenced resolution. Council Members Bell, Burks, Moffitt, Redding, and Snuggs voted in favor of the motion. A copy of the adopted resolution is on file in the City Clerk's office.

Mayor Smith then transitioned to a discussion about the Asheboro Arboretum concept that is moving closer to reality. The city is actively engaged in fundraising to secure \$165,000.00 in order to purchase a lot with significant road frontage for the project from former Mayor Jarrell. In the meantime, the former mayor has decided to donate an approximately 2.5-acre parcel of land to the city before the end of the 2018 calendar year.

This donation will be made on the basis of a mutual understanding between Mayor Smith and the former Mayor Jarrell that the fundraising will continue for the purchase of the smaller lot with road frontage after the gift deed for the 2.5-acre parcel is delivered. The council members expressed their general consent for the acceptance of the described land donation in 2018.

8. 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 7:43 p.m.

Holly H. Doerr, CMC, NCCMC, City Clerk

David H. Smith, Mayor

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on November 5, 2018

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

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

The Chair inquired as to any known conflict of interest, appearance of a conflict of interest, or objections concerning agenda items before the Board; after 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 October 1, 2018, Board meeting.

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

Asheboro ABC Policy Section 33 provides the Board may grant bonus pay at such times as it deems appropriate. After discussion, Steve Knight moved to approve payment of a Christmas bonus equal to 3% of an employee's salary during the period beginning December 1, 2017, and ending November 30, 2018, with a minimum payment of \$100. The motion was approved by the Board.

The approved FY 2018-19 Asheboro ABC Board Budget included funding up to 2% for merit pay increases. The GM is eligible for a merit increase during the month of October. After discussion, Steve Knight moved the GM be given a 2% increase. The motion was approved by the Board.

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

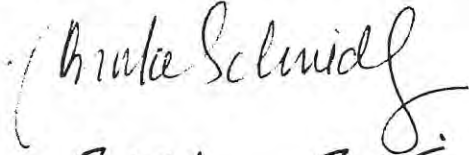
1. Asheboro ABC sales statistics comparing:

- October sales with the previous month indicate:
 - An overall +1% change (all sales and tax collections)
- October 2018 sales with sales from the same month last year indicate:
 - Retail Sales +3.5 (\$239,555.20)
 - Mixed Beverage Sales: +33.7% (\$40,008.71)
 - Sales Tax Collections: +3.8% (\$16,826.27)
 - Overall Collections: +6.79% (\$296,390.18)
- October 2018 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: -4.1%
 - Mixed Beverage Bottle Sales: +21.6%
 - Overall Bottle Sales: -2.7%

The next regular Asheboro ABC Board meeting will be held Monday, December 3, 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 12-3-2018 
GM




ORDINANCE TO AMEND THE ECONOMIC & TOURISM DEVELOPMENT FUND FY 2018-2019

WHEREAS, in October 2018, consistent with the adopted 2018-2023 Central Business District Redevelopment Plan, the City Council approved an Ordinance to Amend the Economic & Tourism Development fund to appropriate funding for the initial costs associated with the disposal of “drums” found in the “Cranford Building”, now owned by VSR, LLC., in downtown Asheboro located at 133 S. Church Street, and;

WHEREAS, in furtherance of the above referenced Redevelopment Plan, it is now the time to appropriate funding for the costs for full testing the contents of the drums and appropriate safe disposal of the drums, estimated at \$35,000, and;

WHEREAS, to allow for industrial development at 733 Commerce Place (PIN# 7763686136) by Fibertex Personal Care Corporation, The City of Asheboro, The County of Randolph and the Cetwick Real Estate Holdings, L.L.C. entered into a cost-sharing agreement for wetland delineation and wetland/stream permitting inclusive of mitigation fees on this property on September 7, 2017, and;

WHEREAS, the contracted work has been completed and the cost to the City is \$102,647.74, and;

WHEREAS, the City desires to allocate funding and appropriate for the expense in the Economic and Tourism Development funds for these two purposes, and;

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

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

That the following Revenue line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Appropriated Amount</u>
72-381-0000	Contribution for Cranford Property Drums disposal	35,000
72-382-0000	Contribution – Fibertex	102,648
		<u>137,648</u>

That the following expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Appropriated Amount</u>
72-800-0001	Cranford Property Redevelopment	35,000
72-910-0000	Stream Mitigation	102,648
		<u>137,648</u>

Adopted this the 10th day of January 2019.

David H. Smith, Mayor

ATTEST:

Holly H Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2018-2019

WHEREAS, The City of Asheboro 20 / 20 plan highlighted the area of focus “Quality of Life” of which has a goal to “strengthen facilities and organizations that present art, music, theatre and other cultural events within the City”, and;

WHEREAS, the Randolph County Senior Adult Association is an organization that provides opportunities and events that support the “Quality of Life” for the senior population, and;

WHEREAS, the City of Asheboro has an opportunity to support the Randolph County Senior Adult Association in its senior activities including the development of new senior housing opportunities as supported in the adopted 2018-2023 Central Business District Redevelopment Plan, project #3: Acme McCrary West Senior Housing Project and;

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

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

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

Section 1: That the following Revenue line item be increased:

<u>Account #</u>	<u>Revenue Description</u>	<u>Increase</u>
10-399-0000	Fund Balance Allocation	365,000

Section 2: That the following Expense line item be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
10-615-1205	Contribution – Senior Adult Center	365,000

Adopted this 10th day of January, 2019

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION AWARDING TO DEBRA C. McKENZIE, UPON HER
RETIREMENT FROM THE ASHEBORO POLICE DEPARTMENT,
HER SERVICE SIDE ARM**

WHEREAS, after rendering honorable and valuable service to the City of Asheboro and its citizens since the date of her initial employment with the Asheboro Police Department on November 15, 2000, Master Police Officer Debra C. McKenzie will begin her retirement from employment with the city effective March 1, 2019; and

WHEREAS, pursuant to and in accordance with Section 20-187.2 of the North Carolina General Statutes, the Asheboro City Council wishes to recognize and honor Officer McKenzie for her dedicated service to the city by awarding to her, at a minimal monetary cost, the service side arm that she carried at the time of her retirement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that, effective March 1, 2019, in consideration of the combination of her dedicated service to the City of Asheboro and the payment to the city of \$1.00, Debra C. McKenzie is to be awarded ownership of her city-issued service side arm (a Glock 23, Generation 4 with serial no. SFS 985 and three magazines) upon a determination by the chief of police that Ms. McKenzie is eligible under the applicable federal and state laws to receive, own, or possess a firearm.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on the 10th day of January, 2019.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION AWARDING TO JAMES R. BRILES, JR., UPON HIS
RETIREMENT FROM THE ASHEBORO POLICE DEPARTMENT,
HIS SERVICE SIDE ARM**

WHEREAS, after rendering honorable and valuable service to the City of Asheboro and its citizens since the date of his initial employment with the Asheboro Police Department on February 24, 1999, Master Police Sergeant James R. Briles, Jr. will begin his retirement from employment with the city effective March 1, 2019; and

WHEREAS, pursuant to and in accordance with Section 20-187.2 of the North Carolina General Statutes, the Asheboro City Council wishes to recognize and honor Sergeant Briles for his dedicated service to the city by awarding to him, at a minimal monetary cost, the service side arm that he carried at the time of his retirement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that, effective March 1, 2019, in consideration of the combination of his dedicated service to the City of Asheboro and the payment to the city of \$1.00, James R. Briles, Jr. is to be awarded ownership of his city-issued service side arm (a Glock 23, Generation 4 with serial no. SFS 919 and three magazines) upon a determination by the chief of police that Mr. Briles is eligible under the applicable federal and state laws to receive, own, or possess a firearm.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on the 10th day of January, 2019.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk



RZ-18-18: Request to rezone from R10 (Medium-Density Residential) and R15 (Low-Density Single-Family Residential) to B2 (General Commercial)

(132 Gum Street)

Planning Board Recommendation and Staff Report

Planning Board Recommendation & Comments to City Council

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

Case # **RZ-18**
 -18

Date 12-5-18 Planning Board

Applicant Forest Park Baptist Church
Rev. Joel McDuffy

Legal Description

The property of Forest Park Baptist Church, located at 132 Gum Street, totaling approximately 4.1 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7754905522.

Requested Action Rezone from R10 (Medium-Density Residential) and R15 (Low-Density Single-Family Residential) to B2 (General Commercial)

Existing Zone R10/R15

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-18-18

Date 12/3/18 Planning Board

General Information

Applicant Forest Park Baptist Church, Rev. Joel McDuffy

Address 132 Gum Street

City Randleman NC 27317

Phone 336-498-2445

Location 132 Gum Street

Requested Action Rezone from R10 (Medium-Density Residential) and R15 (Low-Density Single-Family Residential) to B2 (General Commercial)

Existing Zone R10/R15

Existing Land Use Place of Worship

Size 4.1 acres +/-

Pin # 7754909702

Applicant's Reasons as stated on application

We are surrounded by industrial and commercial properties and property is located on Hwy. 220 and is highly traveled. Proposed land use map encourages it to be zoned commercial and so is consistent. This will allow us to be more flexible with future expansion.

Surrounding Land Use

North Commercial/Single-Family

East Single-family

South Commercial/Single-family

West Industrial

Zoning History N/A

Legal Description

The property of Forest Park Baptist Church, located at 132 Gum Street, totaling approximately 4.1 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7754905522.

Analysis

1. The property is inside the city limits.
2. North Fayetteville Street (US 220 Business North) is a state-maintained major thoroughfare. Gum Street is a local, city-maintained street. Forest Park Drive is a state-maintained collector street.
3. North Fayetteville Street in this area consists primarily of commercial and industrial uses. Gum Street and Forest Park Drive contain primarily residential uses, however, they also contain some properties with a history of non-residential uses (place of worship, dental laboratory, retail/child care).
4. The requested B2 district is described by the zoning ordinance as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
5. The property's current use is a place of worship (i.e. church).
6. Tax records indicated the place of worship was constructed in 1970. When located in a residential district, a place of worship also has the option to obtain a Special Use Permit if significant expansion or modifications are proposed. If located in a B2 General Commercial district, the use is permitted by right, along with other uses permitted in that district.

Rezoning Staff Report

RZ Case # RZ-18-18

Page 2

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation Commercial
Small Area Plan Northeast
Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

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

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

Checklist Items 12, 13, and 14: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%.

Rezoning Staff Report

RZ Case # RZ-18-18

Page 3

LDP Goals/Policies Which Do Not Support Request

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.

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

The Land Development Plan map's commercial designation of this property and adjoining properties along this segment of US Highway 220 Business North and in the vicinity support the B2 (General Commercial) district request.

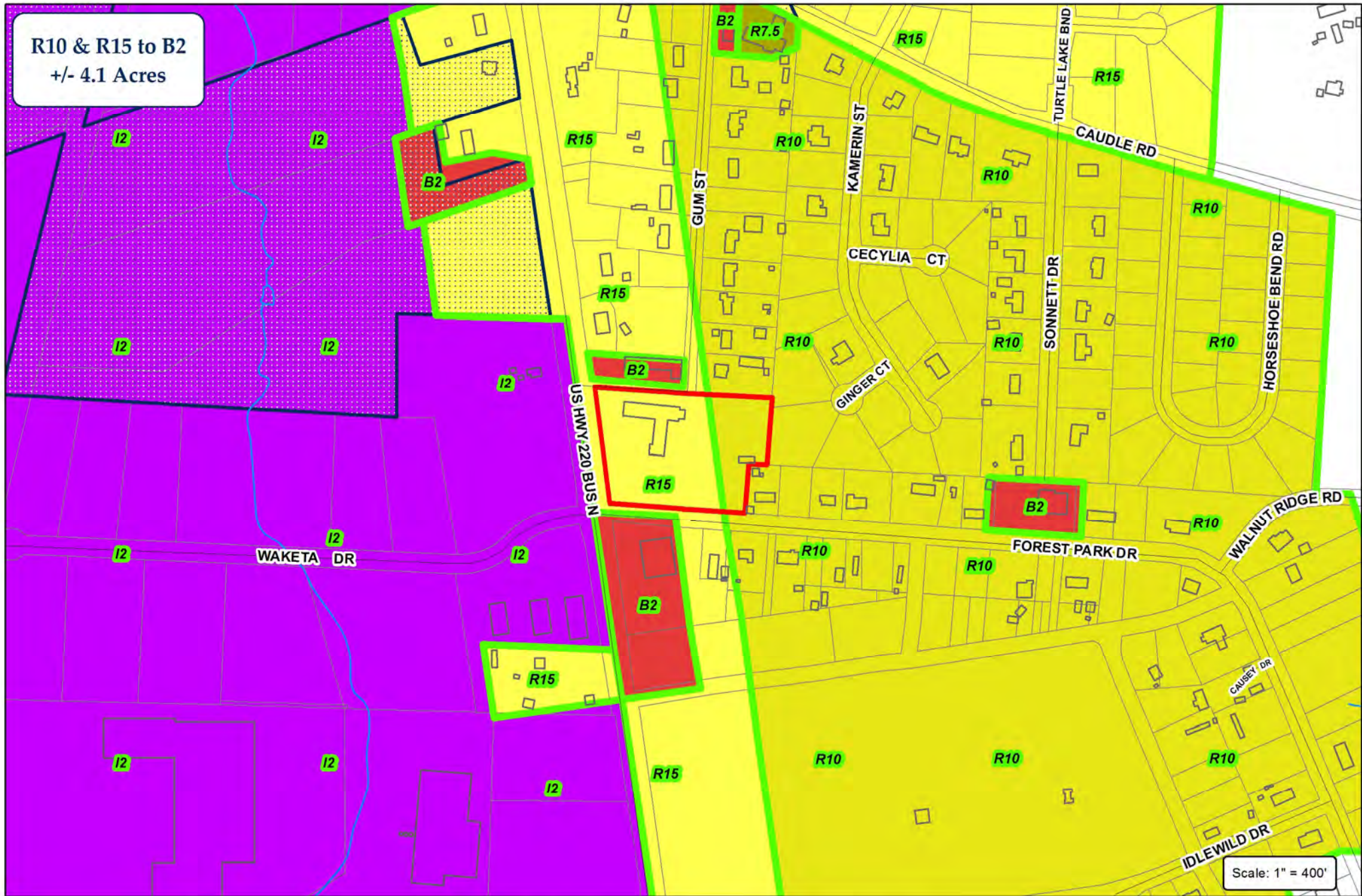
Staff believes the non-residential history of the subject property and commercial uses of properties in the vicinity also support the requested B2 General Commercial designation. The B2 designation will help allow continued investment in property that has a long standing non-residential use.

Also supporting the request are properties to the west being designated as part of an Employment Center and used for heavier industrial activities.

Considering these factors, staff believes the requested B2 zoning district is generally consistent with the Land Development Plan and therefore is generally in the public interest by supporting a reasonable use of property.

Recommendation In light of the above analysis, staff's recommendation is to approve the B2 district request.

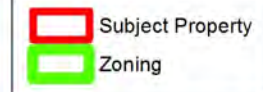
R10 & R15 to B2
+/- 4.1 Acres



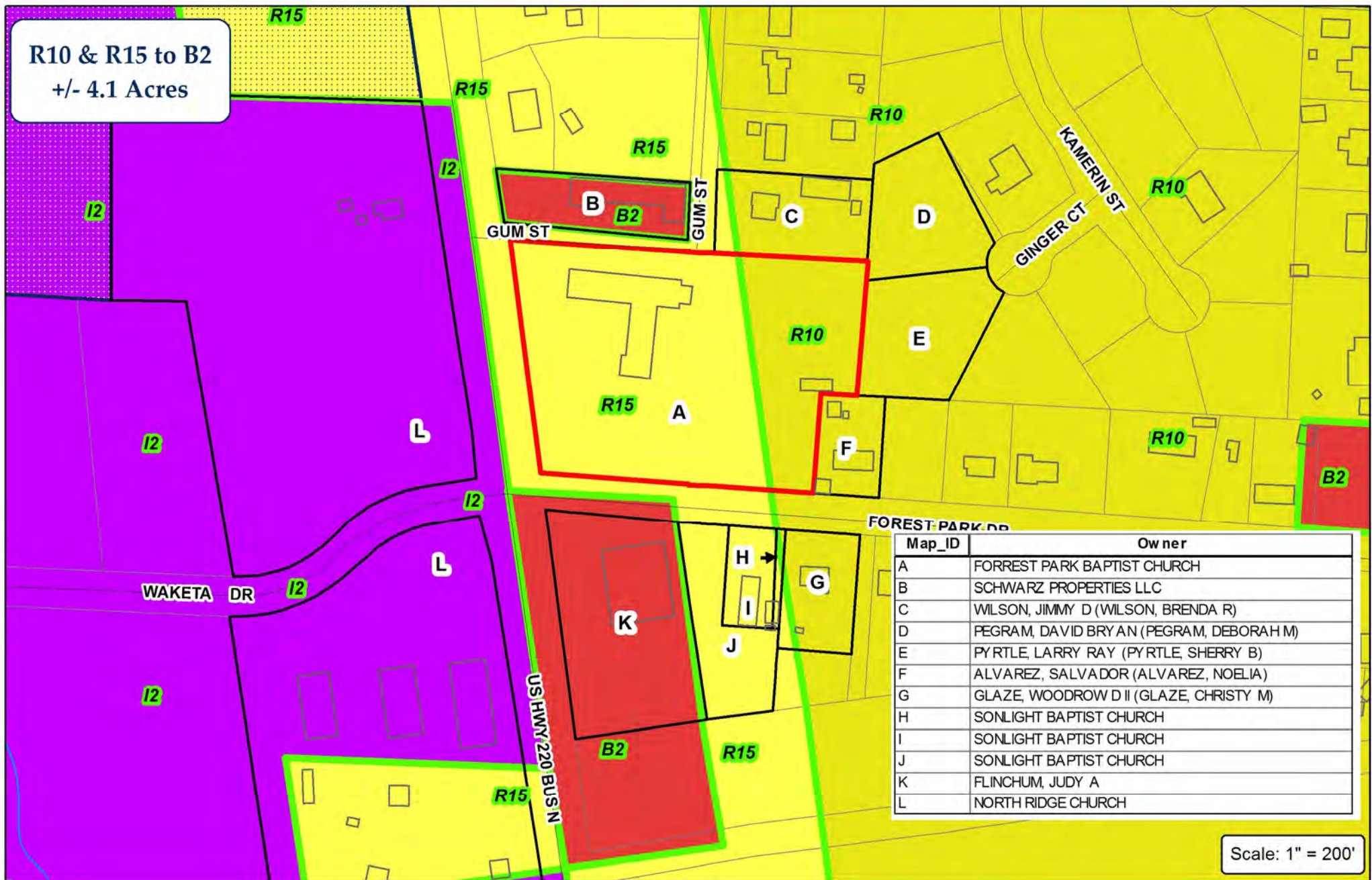
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-18

Parcel: 7754909702



R10 & R15 to B2
+/- 4.1 Acres



Map_ID	Owner
A	FORREST PARK BAPTIST CHURCH
B	SCHWARZ PROPERTIES LLC
C	WILSON, JIMMY D (WILSON, BRENDA R)
D	PEGRAM, DAVID BRYAN (PEGRAM, DEBORAH M)
E	PYRTLE, LARRY RAY (PYRTLE, SHERRY B)
F	ALVAREZ, SALVADOR (ALVAREZ, NOELIA)
G	GLAZE, WOODROW D II (GLAZE, CHRISTY M)
H	SONLIGHT BAPTIST CHURCH
I	SONLIGHT BAPTIST CHURCH
J	SONLIGHT BAPTIST CHURCH
K	FLINCHUM, JUDY A
L	NORTH RIDGE CHURCH

Scale: 1" = 200'

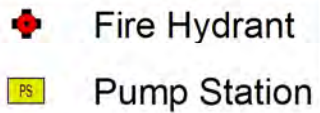
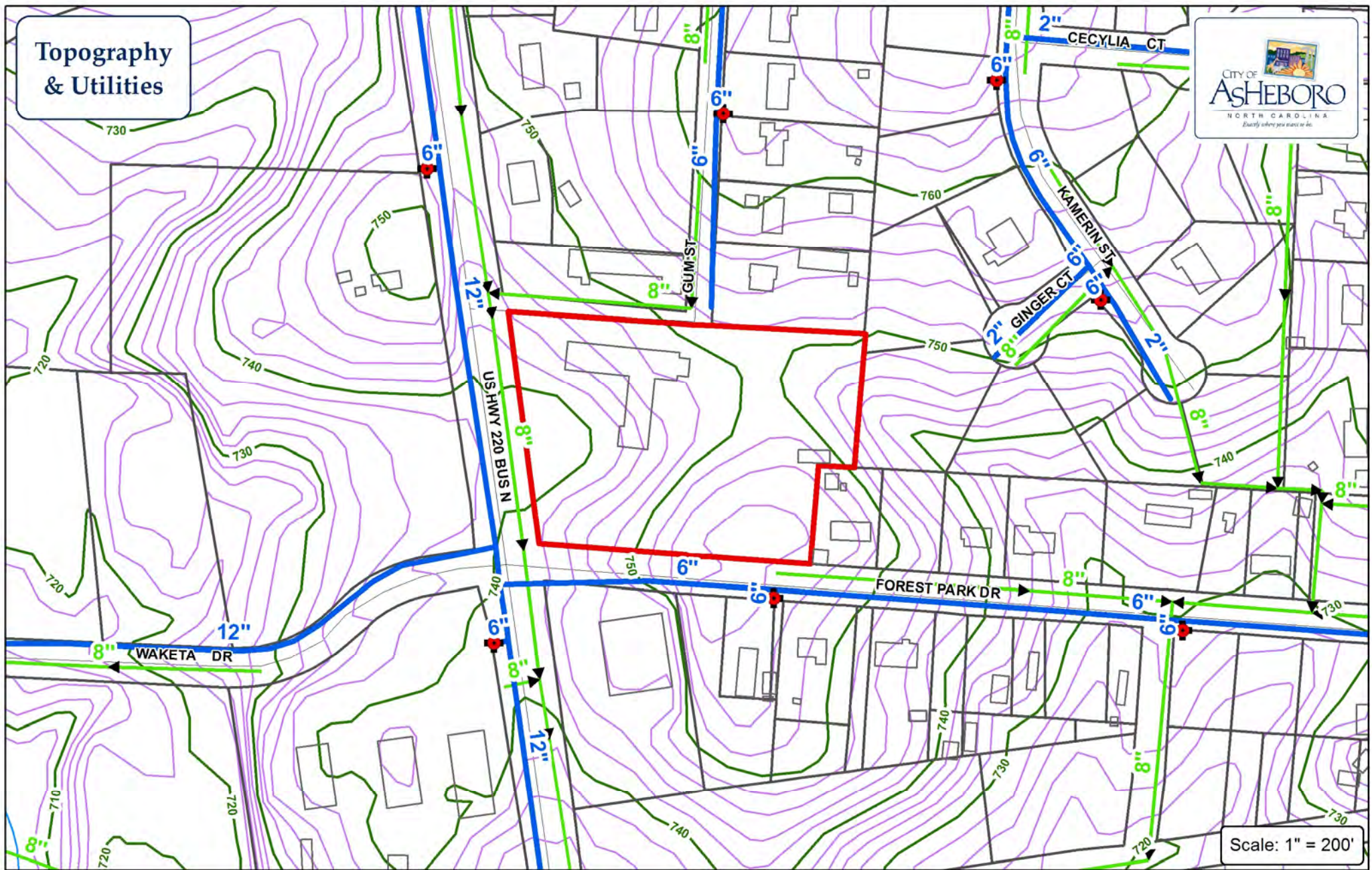
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-18

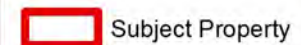
Parcel: 7754909702

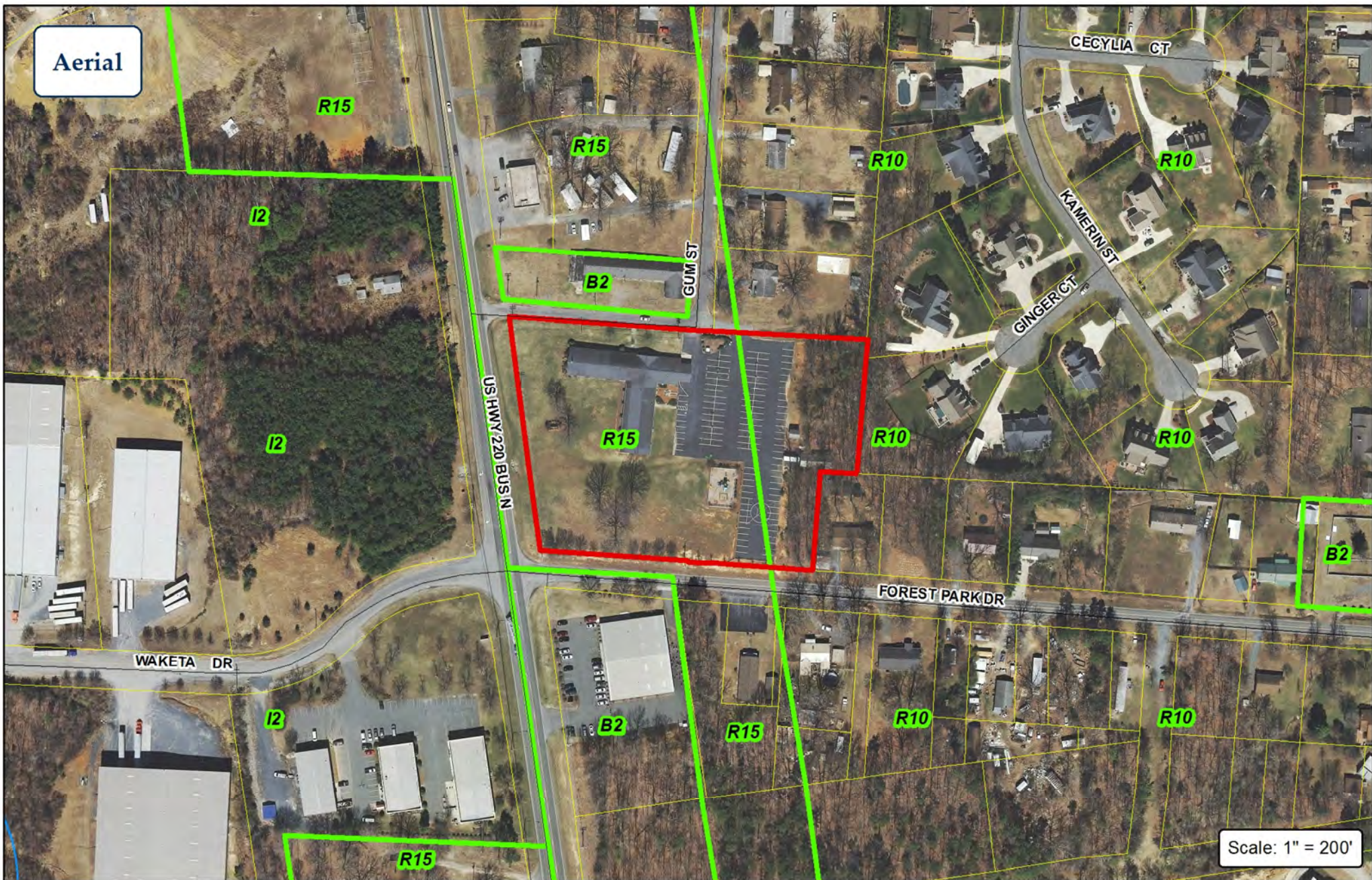


Topography & Utilities



City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-18-18
Parcel: 7754909702





City of Asheboro Planning & Zoning Department

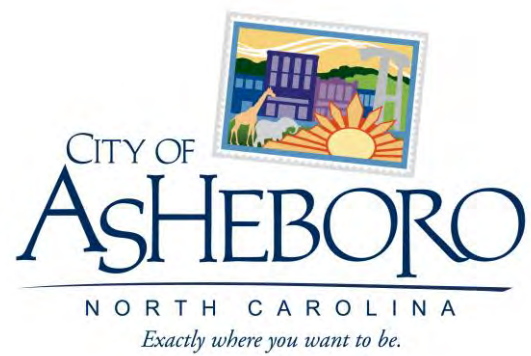
Rezoning Case: RZ-18-18

Parcel: 7754909702

- Subject Property
- Zoning



JANUARY, 2019



MARKETING PLAN

2019-2020

MARKETING PLAN

This Marketing Plan will be used by the Community Development Division to implement a unique marketing program that will reflect Asheboro's exceptional community characteristics and quality of life, communicate effectively with current residents and attract individuals and businesses interested in relocating to the area.

OBJECTIVE

To identify key strategies and actions that will guide development of a long-term marketing program that is focused on:

1. ensuring that residents are well-informed of the many community events and amenities
2. supporting the city's business segment with a concentration on retaining and growing local businesses
3. attracting new residents and businesses

TARGET MARKET

Recent marketing efforts have demonstrated that Asheboro is ideally suited for residential relocates from the Charlotte and Raleigh area. The North Carolina Zoo and presence of other family-friendly attractions have been documented as important to relocation decisions. Business recruitment and economic development successes have shown that the city's central location on the eastern seaboard, strong transportation network, and considerable educational and training resources are highly desirable.

MESSAGE SUMMARY

Messaging will be dependent on the targeted audience. Marketing aimed at residents will be designed to drive more traffic to city events and businesses, increase awareness of local activities and services, and inspire community pride. Business marketing will encourage business growth by promoting Asheboro as business-friendly and highlighting the area's competitive advantage has espoused by the Randolph County Economic Development Corporation.

Recruitment of new residents and businesses messaging will emphasize the city's attractive cost-of-living, thriving arts and entertainment scene, first-class recreational amenities, and top-notch health care services.

CALL TO ACTION

UPDATE CITY MAINTAINED WEBSITES

The city's primary website (asheboronc.gov) and Sunset Theatre website (sunsettheatre.org) were designed more than seven years ago and, while functional, could become enhanced marketing tools through redesign and incorporation of new interactive features.

IDENTIFY TARGET PUBLICATIONS AND MEDIA OUTLETS TO INCREASE CITY EXPOSURE

Targeting media with positive stories and advertisements are effective methods to influence stories concerning Asheboro and perceptions of the community. Engagements with local, regional, and national publications, on occasion, should be intensified. In order to provide resources for more regional and national publications, it is recommended that the city defer membership in the state certified retirement community program for one year which also will provide time for strategic evaluation. The identification of appropriate industry publications will be done in partnership with the Tourism Development Authority, Chamber of Commerce and Economic Development Corporation.

ENHANCE OUR SOCIAL MEDIA PRESENCE

Social media accounts can be effective tools to drive visitors to Asheboro events. The city currently operates several Facebook and Twitter accounts to share information with the public. This communication method continues to grow in popularity as the city has increased the followers to its accounts by approximately 30% annually; there will soon be more than 9000 account followers. Consideration should be given to starting an Instagram account to reach even more people.

BETTER MEASURE COMMUNICATIONS EFFECTIVENESS

Depending on the target audience, message and desired outcome, this plan proposes coordination of the best communications tactic or strategy and deployment in a way that will track results and measure progress and affect.

The following metrics will be used to measure the effectiveness where appropriate: cost per lead, cost per contact, click-through rate (CTR), conversion rate, unique visitor numbers, website traffic and social media data.

ANTICIPATED RESOURCES REQUIRED

Funds provided in prior years related to advertising and marketing needs, including for professional services, should cover the actions envisioned by this plan. Appropriations related to new website development and social media advertising already are sufficiently provided. Assuming similar funding levels are provided in the FY19-20 budget, no additional resources will be required for plan implementation.

RESOLUTION OF SUPPORT AND LOCAL GOVERNMENT PARTICIPATION FOR THE PROPOSED CHURCH STREET LOFTS REDEVELOPMENT PROJECT

WHEREAS, the Asheboro City Council as a general policy desires to support, with special emphasis, continued investment and development within areas of its territorial boundaries that are blighted due to dilapidated, deteriorated, aged, or obsolete buildings; and

WHEREAS, harmonious downtown redevelopment has been a priority of the City of Asheboro for many years; and

WHEREAS, consistent with these general policies of the Asheboro City Council, on October 2, 2017, the Asheboro Planning Board certified a downtown redevelopment area and requested that the Asheboro Redevelopment Commission prepare a redevelopment plan in accordance with N.C.G.S. 160A-513; and

WHEREAS, the certified redevelopment area includes the property of the proposed Church Street Lofts Redevelopment Project, formerly known as the Parks Hosiery Mill and McCrary Hosiery Mill No. 2; and

WHEREAS, the City of Asheboro Redevelopment Commission prepared a redevelopment plan and held a public hearing to allow public review and comment on May 7, 2018; and

WHEREAS, the Asheboro Planning Board certified its recommendation of approval of the 2018-2023 Central Business District Redevelopment Plan at its regularly scheduled meeting on May 7, 2018; and

WHEREAS, the Asheboro City Council formally adopted the 2018-2023 Central Business District Redevelopment Plan on June 7, 2018, and

WHEREAS, the adopted 2018-2023 Central Business District Redevelopment Plan specifically identifies the rehabilitation of the property proposed for the Church Street Lofts Redevelopment Project (Project # 3 Acme-McCrary West Senior Housing), demonstrating the Asheboro City Council's interest in adaptive reuse of the property for community development purposes including affordable housing, historic preservation, and downtown revitalization; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Asheboro, North Carolina that the City hereby provides official documentation of each required element of local government participation for the adaptive reuse of the former Parks Hosiery Mill and McCrary Hosiery Mill No. 2, as required under section II.B.2(b) of the 2019 Qualified Allocation Plan (QAP) as follows:

(The remainder of this page intentionally left blank)

Section 1. The site of the proposed redevelopment project contains at least one structure previously used for industrial and manufacturing purposes.

Section 2. The application proposes adaptive re-use with historic rehabilitation credits.

Section 3. The City of Asheboro's understanding is that any required demolition (not including the project buildings) will be completed in 2019.

Section 4. The City of Asheboro initiated the proposed redevelopment project through preparation, adoption and publication of the 2018-2023 Central Business District Redevelopment Plan and by informing both Landmark Asset Services, Inc., the Developer, and Acme-McCrary, the Owner of the mill, of the opportunity for redevelopment and the City's desire to have the mill redeveloped into affordable housing for the elderly.

Section 5. The City of Asheboro has invested significant community development resources in the half-mile area surrounding the proposed redevelopment project within the last ten years as documented in the 2018-2023 Central Business District Redevelopment Plan (page 3).

Section 6. On October 8, 2015 the Asheboro City Council formally adopted an update to the 2020 Land Development Plan reaffirming its policy that resources be allocated for the preservation and revitalization of the Central Business District and further articulating its commitment to an adaptive reuse program that ensures safe, affordable and compatible reuse of existing buildings through the redevelopment process, thereby expressing its pledge to address deterioration within a Half-Mile area of the proposed redevelopment project.

Section 7. The Asheboro City Council further demonstrates its support of the proposed redevelopment project by hereby waiving any impact, tap, or related fees that would normally be charged.

This resolution was duly adopted by the Asheboro City Council in open session during a regular meeting held on the 10th day of January, 2019.

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

ATTEST:

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

TEXT

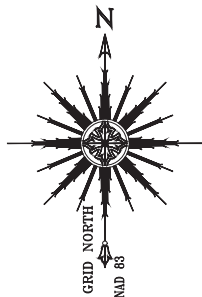
EIP ~ Existing Iron Pipe
 EIR ~ Existing Iron Rod
 NIP ~ New Iron Pipe
 CP ~ Computed Point
 TBM ~ Temporary Bench Mark
 R ~ Radius
 Ch ~ Chord Distance
 P/L ~ Property Line
 R/W ~ Right-of-way
 C ~ Centerline
 D.B. ~ Deed Book
 P.B. ~ Plat Book
 Pg. ~ Page
 YI ~ Yard Inlet
 RCP ~ Reinforced Concrete Pipe
 DI ~ Ductile Iron Pipe
 CMP ~ Corrugated Metal Pipe

SYMBOLS

- Existing Iron Pipe
- Existing Iron Rod or Angle Iron
- New Iron Pipe
- ⊠ Right of Way Monument
- Computed Point
- ⦿ Utility Pole

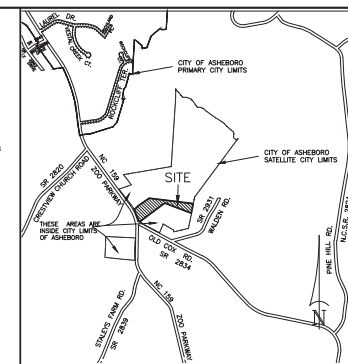
LINETYPES

_____ Property Line
 - - - - - Right-of-Way
 _____ Adjacent Property
 -X-X- Fence
 _____//_____ Overhead Wires



NOTES

1. Total Area in Proposed Annexation: 5,921 Acres (257,901 Sq. Ft.)
2. Deed Reference - D.B. 2581, Pg. 1177 (Part of)
D.B. 2616, Pg. 377 (Part of)
3. PIN - 7669478494 & 7669574332
4. Coordinates for Tie Point Shown and Grid Bearing Basis, are based on data taken from Annexation Plat for City of Asheboro, Plat Book 107, Page 67.
5. The Area to be Annexed shown represents all of the portions the parcels above referenced parcels which fall in the gap between the annexations effective on May 8, 1997, as shown in Plat Book 49, Page 15 (area to the south), and on May 10, 2007, as shown in Plat Book 111, Page 28 (area to the north)
6. The sole purpose of this plat is to describe the annexation area of the unincorporated "gap" left by the above earlier annexations.
7. No NCGS Monument found within 2,000 feet of this property. All distances shown are ground unless otherwise indicated.
8. Location work shown hereon was derived by above ground indicators only, unless otherwise noted.
9. This property is subject to any Easements, Agreements, or Rights-of-Way of record prior to this date and not visible at the time of inspection.
10. This survey was prepared without the benefit of a legal title search, and is subject to any facts on accurate title search may disclose.



Vicinity Map Not To Scale

