

**AMENDED AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, OCTOBER 7, 2021, 7:00 PM**

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Old Business:

A legislative hearing, which was continued from the September council meeting, to consider an application (Case No. RZ-21-07) to amend the RA6 (CZ) zoning on property located west of 1591 East Allred Street, approximately 100 feet east of Ridgewood Circle, to allow a residential planned unit development and approve a subdivision sketch design (Case No. SUB-21-01).

4. Public comment period.
5. Consent Agenda:

(a) Approval of the meeting minutes for the regular city council meeting held on September 16, 2021.

(b) Approval of the dates, along with the associated rules, for the 2021-2022 Canada Geese (also includes White-Fronted Geese) and duck hunting season at Lake Reese.

(c) Approval of the community development division's request to schedule for November 7, 2021, and to advertise, a legislative hearing on an application seeking to apply B2 zoning to a portion of the property at 1801 United States Highway 64 East and at 1819 United States Highway 64 East (Randolph County Parcel Identification Numbers 7761827912, 7761837067, and 7761837268).

6. Legislative Hearing: Community Development Director Trevor Nuttall will provide the staff analysis of an application seeking to amend the B2 (CZ) zoning at 222 and 224 Brewer Street (Randolph County Parcel Identification Numbers 7751949927, 7751956082, 7751957092, and 7751958081) to allow an accessory structure at the existing funeral parlor/crematorium.

7. City Engineer Michael Leonard, PE and Finance Director Deborah Reaves will present the staff analysis of contracts along with corresponding budget ordinance and project fund amendments needed to implement improvements at each of the following city facilities/venues:
 - (a) McCrary Ballpark;
 - (b) Fields in Phase 1 at the Zoo City Sportsplex; and
 - (c) The Asheboro Regional Airport.
8. Mayor Smith will lead a discussion of upcoming events and items not on the agenda.
9. Adjournment.



RZ-21-07 and SUB-21-01: Request to rezone property located west of 1591 East Allred Street, approximately 100 feet east of Ridgewood Circle, from RA6 (CZ) High-Density Residential (Conditional Zoning) to RA6 (CZ) High-Density Residential (Conditional Zoning) to allow a Residential Planned Unit and approve a subdivision sketch design.

Planning Board Recommendation and Staff Report

This case is continued from the July 15, 2021, August 5, 2021, and September 16, 2021 City Council meetings.

Staff Note: The applications contained in this report were filed during the transitional period before the current zoning ordinance and conditional zoning were in effect. As a result of the current zoning ordinance, the applications have automatically been converted into a conditional zoning request.

Planning Board Recommendation & Comments to City Council

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

Case # **RZ-21**
 -07

Date 10-4-2021 PB

Applicant Davidson Land Development, LLC

Legal Description

The property of Davidson Land Development, LLC located on the north side of E. Allred St., immediately west of 1591 E. Allred St. This property contains approximately 4.04 acres (+/-) and is more specifically identified by Randolph County Parcel ID No. 7762740259.

Requested Action Amend existing RA6 (CZ) High Density Residential (Conditional Zoning) district for a Residential Planned Unit Development consisting of 16 townhomes

Existing Zone RA6 (CZ)

Land Development Plan See rezoning staff report

Planning Board Recommendation

Approve

Reason for Recommendation

In a majority but not unanimous vote during its October 4, 2021 meeting, the Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-21-07

Date 10/7/2021 City Council

General Information

Applicant Davidson Land Development, LLC

Address 896 Shiptontown Road

City Lexington NC 27292

Phone 336-250-0483

Location North side of East Allred Street, west of Gold Hill Road

Requested Action Rezone from RA6 (CZ) High Density Residential (Conditional Zoning) to RA6 (CZ) High Density Residential (Conditional Zoning)

Existing Zone RA6 (CZ) **Existing Land Use** Undeveloped

Size 4.04 acres +/- **Pin #** 7762740259

Applicant's Reasons as stated on application

The best available use of this property for the owner and public welfare is residential townhomes. Proposed adequate additional housing promoting the growth and betterment of the City of Asheboro. The project will comply with all land development codes and the land development plan to promote growth and welfare. There is currently a shortage of available adequate housing, this project will provide homes for working and growing families in the City of Asheboro.

Surrounding Land Use

North Medium-Density Residential

East Medium-density residential

South Undeveloped Residential

West Medium-Density Residential

Zoning History A conditional use permit for a residential Planned Unit Development consisting of 10 townhomes was approved in 2018 (RZ-CUP-18-10). Council also approved residential Planned Unit Development in 2001 (CUP-01-26)

Legal Description

The property of Davidson Land Development, LLC located on the north side of E. Allred St., immediately west of 1591 E. Allred St. This property contains approximately 4.04 acres +/- and is more specifically identified by Randolph County Parcel ID No. 7762740259. **Legal notices were mailed by city staff on June 29, 2021 and September 20, 2021.**

Analysis

1. This property is inside of the city limits.
2. East Allred Street is a state-maintained minor thoroughfare.
3. Most recently, a residential Planned Unit Development consisting of 10 dwelling unit was proposed and approved in 2018.
4. The RA6 (CZ) district would allow multi-family development in the form of townhomes. The proposed site plan is requesting a total of 16 two-story townhome style units with single-car garages.
5. The western portion of the property (approximately 1.6 acres) is located within a flood hazard area. The site plan indicates that the units are located outside of the flood hazard area, however grading and utilities are proposed within the flood hazard area. The project must comply with the Flood Damage Prevention Ordinance.
6. The zoning ordinance describes the RA6 Residential District as "intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."
7. This request was filed during the transitional period when the existing and requested zoning district was classified as a Conditional Use district. Changes to state law have changed the request to a High Density Residential Conditional Zoning. These requests are now reviewed under a legislative process that receives input from the Planning Board.
8. Since the previous request referenced in (3) above was granted in 2018, additional residential growth has occurred, including the continued construction of the Robins Nest subdivision to the east, and rezoning of property on the corner of East Allred Street and Gold Hill Road from a commercial to a residential district.

Rezoning Staff Report

RZ Case # RZ-21-07

Page 2

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan East

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

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

Checklist Item 11: Rezoning will promote the type of development described in Design Principles

Checklist Item 12: Property is located outside of watershed

Goal 4.1.6: The City will participate the National Flood Insurance Program and utilize its Flood Damage Prevention regulations to strongly discourage development in high-risk areas.

Rezoning Staff Report

RZ Case # RZ-21-07

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Items 13-14: 13.) The property is located within Special Hazard Flood Area. 14.) Rezoning is located on steep slopes of greater than 20%.

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

The conditional zoning process allows for site plan review that can best ensure the property is developed in harmony with surrounding uses and also incorporate design elements promoted by the Land Development Plan's Neighborhood Residential designation. Such elements include sidewalks, open space and recreation area that typically are not required in conventional subdivisions.

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

Recommendation In light of the above analysis, staff's recommendation is to approve the request, subject to reasonable conditions that are identified during the conditional zoning process.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

Suggested Conditions as of September 30, 2021*:

(A) The site plan shows preservation of existing vegetation, outside of areas of necessary site disturbance, along the western and northern portions of the property. If the vegetation is not preserved in this area, a Type A Buffer or Screen shall be installed by the developer.

(B) The site plan shows a combination of preservation of existing vegetation and planted vegetation, outside of areas of necessary site disturbance, within the front yard along East Allred Street. At a minimum, vegetation required by Chapter 6 of the zoning ordinance shall be installed and maintained within the front yard along East Allred Street.

(C) Enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings outside the common area shall not be considered a modification of the permit requiring City Council review.

(D) Prior to a Preliminary Plat, the applicant shall submit details on the sewer connection involving the adjoining property to the north.

(E) Additional details on the recreation area, including identification of proposed play equipment/structure(s), and labeling of sidewalk between Cane Creek Court and recreation area, shall be included on the Preliminary Plat.

(F) Area within public right-of-way for turnaround at the end of Cane Creek Drive shall be prohibited from parking in such a way that interferes with emergency or sanitation vehicles in compliance with Chapter 71 of the Asheboro Code of Ordinance.

(G) The site plan indicates mail delivery through two cluster mailboxes. If the postal service requires a different facility(s) for mail delivery, such a change will not be considered a modification of the Conditional Zoning district requiring Council action. If required within the public right-of-way shall, at a minimum, provide an area that is adequate for one (1) drop off space for a motor vehicle including any maneuvering area. Any drop off area shall be designed in accordance with commonly accepted traffic engineering practices. Construction of this area shall be the responsibility of the developer and is subject to approval of the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.

(H) The developer shall ensure that no portion of structure located on Lot 16 encroaches into a City of Asheboro sanitary sewer easement.

(I) Any water meter located outside the public right-of-way shall be located within a City of Asheboro waterline easement.

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

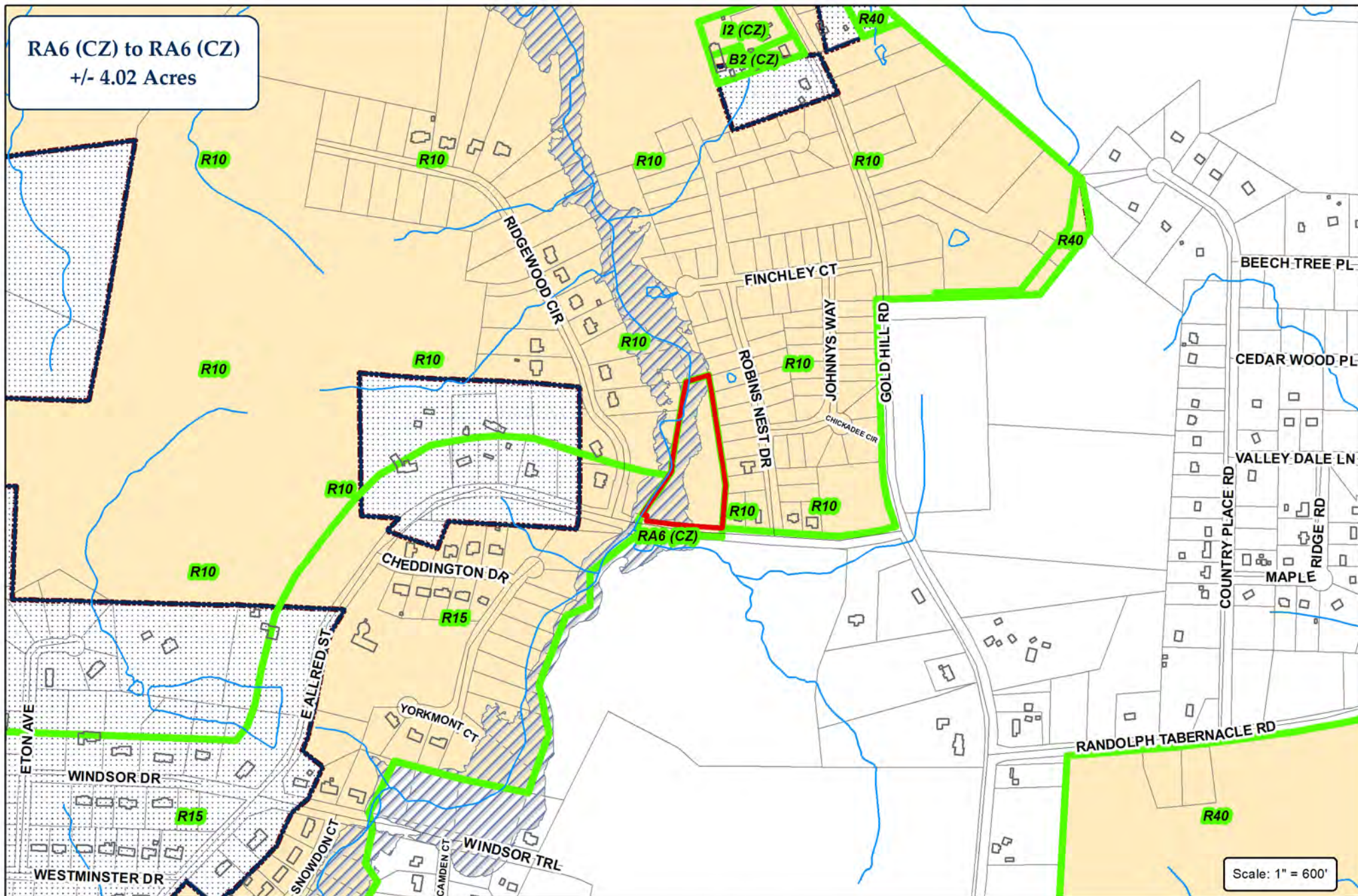
(i) Driveway permit from NCDOT

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

(iii) Information required to determine compliance with Flood Damage Prevention Ordinance requirements, including any required certifications for utility construction or other development within Special Hazard Flood Areas (floodplains, floodways). A no-rise certification for utilities, such as sewer mains, constructed within the floodway shall be required prior the issuance of a zoning compliance permit or construction activity within the floodway. If a no-rise certificate cannot be obtained due to forecasted rises as a result of the project, a CLOMR will have to be required from FEMA by the developer.

(K) 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 Zoning district in the chain of title for the Zoning Lot.

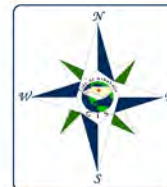
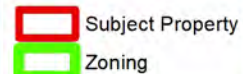
RA6 (CZ) to RA6 (CZ)
+/- 4.02 Acres



City of Asheboro Planning & Zoning Department

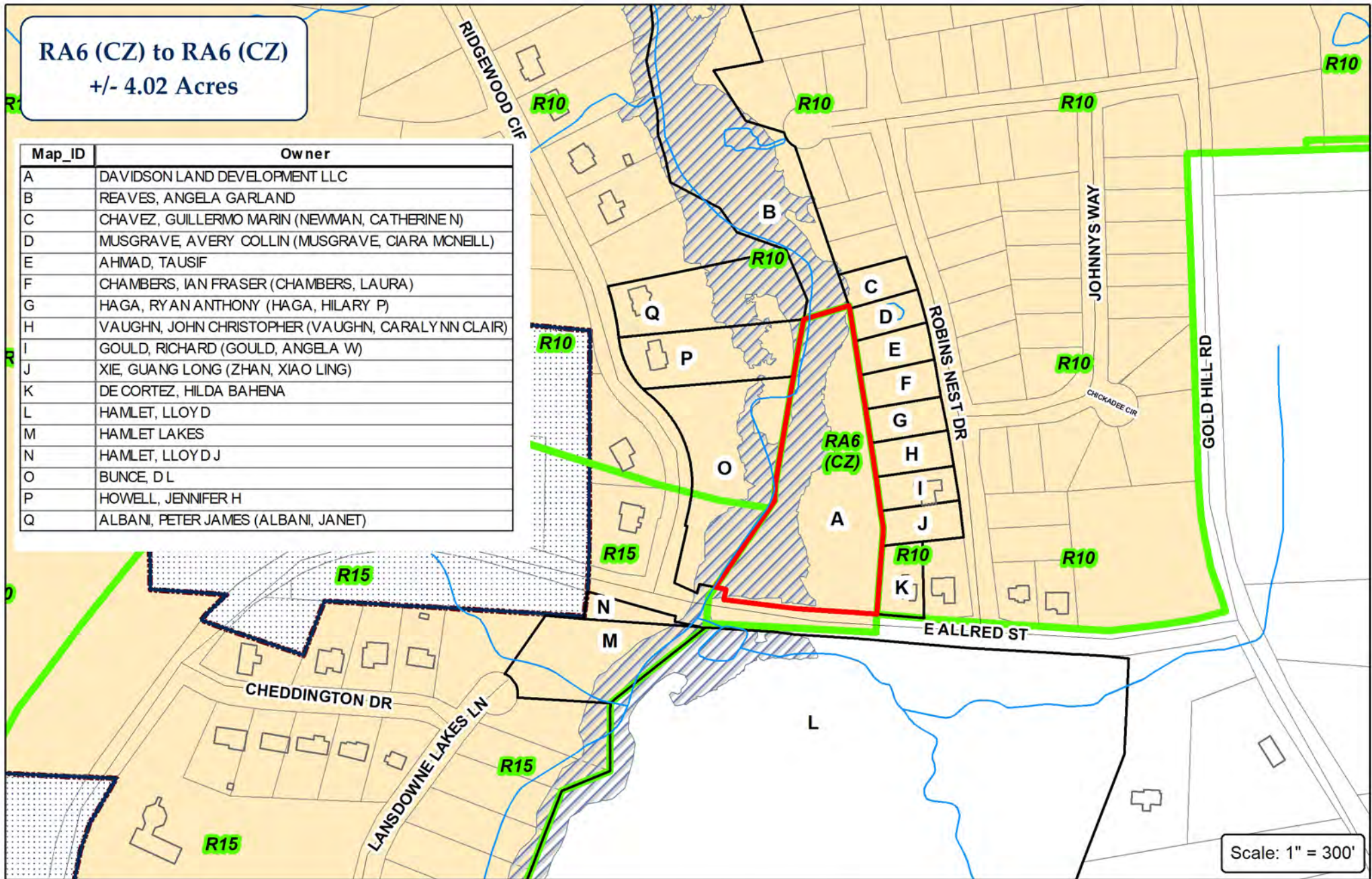
Rezoning Case: RZ-21-07

Parcel: 7762740259



RA6 (CZ) to RA6 (CZ)
+/- 4.02 Acres

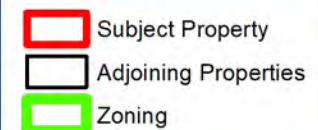
Map_ID	Owner
A	DAVIDSON LAND DEVELOPMENT LLC
B	REAVES, ANGELA GARLAND
C	CHAVEZ, GUILLERMO MARIN (NEWMAN, CATHERINE N)
D	MUSGRAVE, AVERY COLLIN (MUSGRAVE, CIARA MCNEILL)
E	AHMAD, TAUSIF
F	CHAMBERS, IAN FRASER (CHAMBERS, LAURA)
G	HAGA, RYAN ANTHONY (HAGA, HILARY P)
H	VAUGHN, JOHN CHRISTOPHER (VAUGHN, CARALYNN CLAIR)
I	GOULD, RICHARD (GOULD, ANGELA W)
J	XIE, GUANG LONG (ZHAN, XIAO LING)
K	DE CORTEZ, HILDA BAHENA
L	HAMLET, LLOYD
M	HAMLET LAKES
N	HAMLET, LLOYD J
O	BUNCE, D L
P	HOWELL, JENNIFER H
Q	ALBANI, PETER JAMES (ALBANI, JANET)



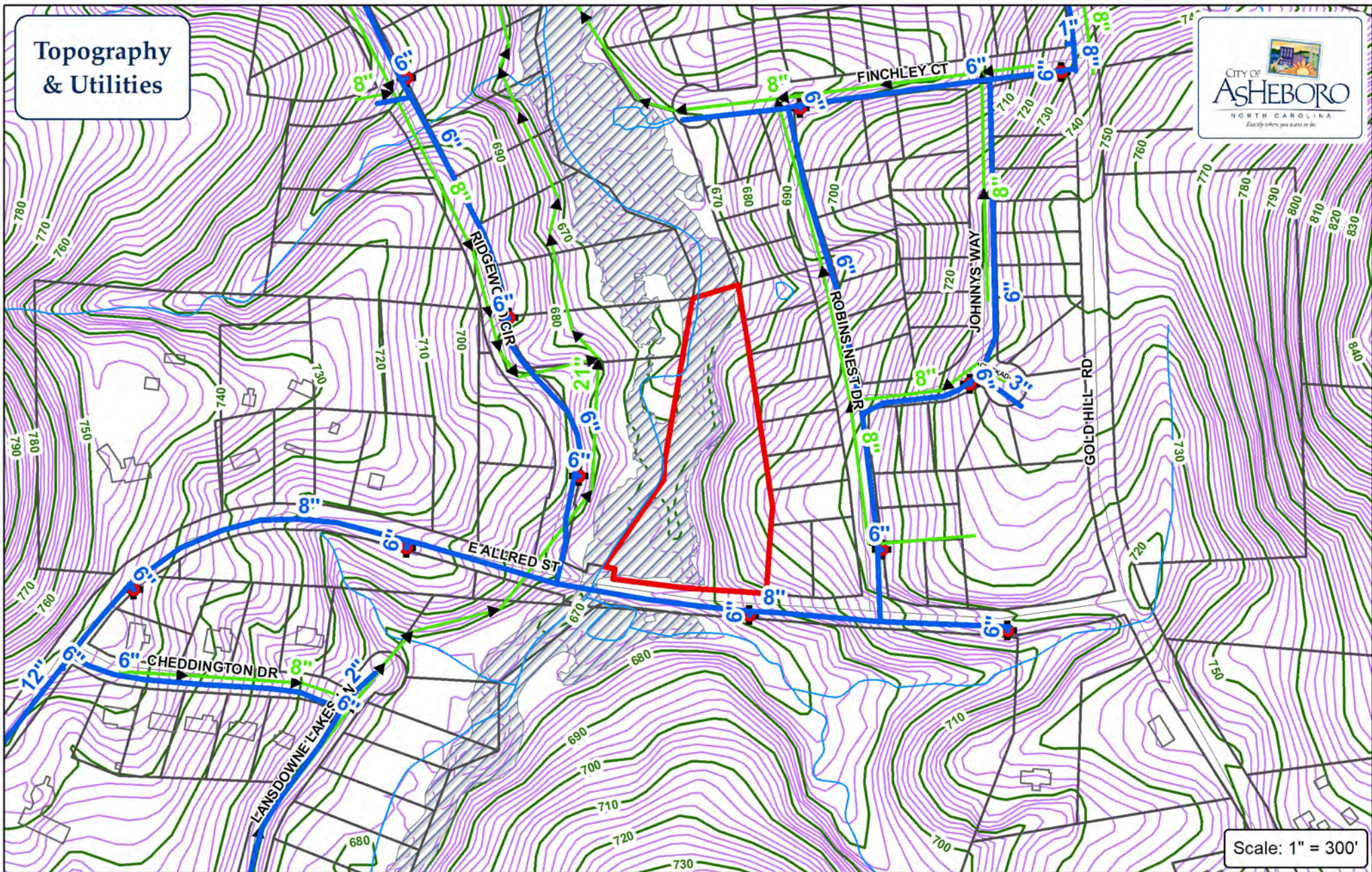
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-07

Parcel: 7762740259



Topography & Utilities



Scale: 1" = 300'

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

City of Asheboro Planning & Zoning Department

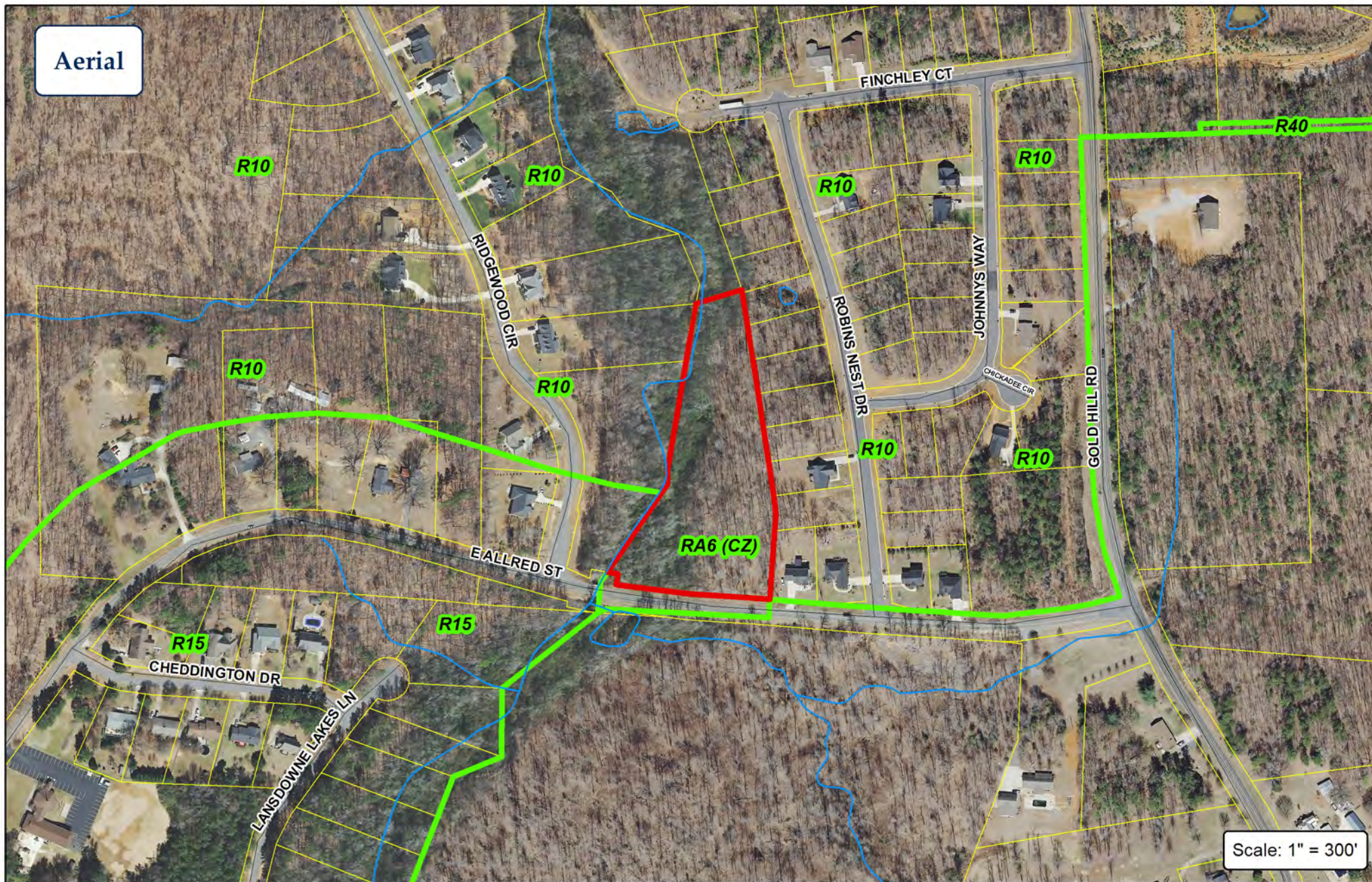
Rezoning Case: RZ-21-07

Parcel: 7762740259

Subject Property



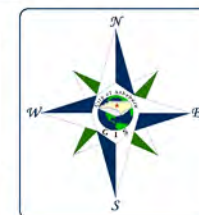
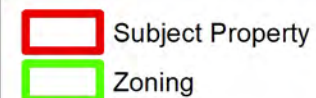
Aerial



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-07

Parcel: 7762740259





Application for Zoning Ordinance/Map Amendment

APPLICATION FEE

A \$200 filing fee is required for any amendment.

APPLICATION INSTRUCTIONS

The rezoning process can be complex. It is highly recommended that the applicant speak with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

- 1) A dimensional map, at a scale of not more than 200 feet to the inch, showing the land that would be covered by the proposed amendment, if the amendment would require a change in the zoning atlas.
- 2) A legal description/deed reference of such land.

It is recommended that the applicant mail letters to the adjoining property owners a minimum of 10 days prior to the scheduled Planning Board meeting. A template showing the required information contained in the letters is on Page 4 of this application. Please verify location and meeting times with staff prior to mailing.

One copy is to be filed with the city manager and one copy filed with the Zoning Administrator by 5:00 pm on the day which is at least 55 days prior to the City Council meeting at which the request will be considered. At no time shall the city council hear more than five (5) cases per month. If five applications have been received prior to the cut-off date, the request will be heard the following month.

MEETING INFORMATION* Dates are subject to final Planning Board/Council approval in December, 2019.

<i>Application Deadline</i>	<i>Planning Board Meeting</i>	<i>City Council Meeting</i>
December 11, 2020	Monday, January 4, 2021	Thursday, February 4, 2021
January 8, 2021	Monday, February 1, 2021	Thursday, March 4, 2021
February 12, 2021	Monday, March 1, 2021	Thursday, April 8, 2021
March 12, 2021	Monday, April 5, 2021	Thursday, May 6, 2021
April 16, 2021	Monday, May 3, 2021	Thursday, June 10, 2021
May 21, 2021	Monday, June 7, 2021	Thursday, July 15, 2021
June 11, 2021	Monday, July 12, 2021	Thursday, August 5, 2021
July 23, 2021	Monday, August 2, 2021	Thursday, September 16, 2021
August 13, 2021	Monday, September 13, 2021	Thursday, October 7, 2021
September 10, 2021	Monday, October 4, 2021	Thursday, November 4, 2021
October 15, 2021	Monday, November 1, 2021	Thursday, December 9, 2021
*Confirm application deadline with staff	Monday, December 6, 2021	*January, 2022: Confirm meeting date with staff

*January, 2022 Council meeting dates are not set by Council until December, 2021.

Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant Davidson Land Development, LLC

Applicant's Phone # 336-746-5115 250-0483

Applicant's Address 896 Shiptontown road, Lexington, NC 27292

Applicant Email Address chris@reidfarm.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Davidson Land Development, LLC

Location of Property East Allred Street

Property Size (ac. or s.f.) 4.02 AC.

Randolph County Property Identification Number (PIN#) 110214025 7762740259

Current Zoning District R-10

Requested Zoning District CU-R-A6

Date Property Title Acquired 09/12/2014

Deed Book 00212 002723 Page 0050 00506

Subdivision _____ Section _____ Lot # _____

Plat Book 70 Page 73

ORDINANCE AMENDMENT INFORMATION

Section 1011.2 of the Asheboro Zoning Ordinance requires the applicant to answer the following questions. The application may not be accepted unless all questions are completed.

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

The best available use of this property for the owner and public welfare is residential townhomes.

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

Proposed adequate additional housing promoting the growth and betterment of the city of Asheboro.

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

The project will comply with all land development codes and the land development plan to
promote growth and welfare.

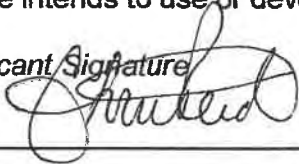
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

There is currently a shortage available of adequate housing, this project will provide homes for
working and growing families in the City of Asheboro.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature



Owner Signature (if different than Applicant)

Printed Name of Authorized Signatory (if different from Applicant)

James Christopher Reid

Owner Address

896 Shiptontown Rd
27292

Position/Relationship of Authorized Signatory to Applicant

member

Telephone Number

(336)-250-0483

Printed Name of Authorized Signatory (if different from Owner)

James Christopher Reid

Position/Relationship of Authorized Signatory to Owner

member

STAFF USE

Received by: JLE **Date:** 5-21-21 **Case Number:** ~~17~~ TRD

**NOTICE OF ZONING MAP AMENDMENT (REZONING)
TO ADJOINING PROPERTY OWNERS**

This is to notify you that I (we), Davidson Land Development
have filed an application with the City of Asheboro to rezone property located at
East Allred Street from M-1 R-10
to CU-R-A6.

On Monday, _____, 2021, at 7:00 pm the Asheboro
Planning Board will meet to hear this request and forward their report to the City
Council. On Thursday, _____, _____, at 7:00 pm the
City Council will hold a public hearing on the rezoning request.

The meetings will be held in the City Council Chambers, 146 North Church Street,
Asheboro, NC. The Council, after considering the information/testimony presented
during the public hearings and reviewing the reports of the Planning Board and Planning
and Zoning Department, will take action on the application. Such action may include
approval of the request, denial of the request, or approval of a modified version of the
request on the basis of the Council's determination that such action is reasonably
necessary to promote the public health, safety, or general welfare and to achieve the
purposes of the adopted Land Development Plan. The meeting is open to the public and
your participation is encouraged. If you have any questions, please contact the Planning
and Zoning Department at 336-626-1201 Ext. 225. You may also contact me at
336-746-5115 250-0483.



Application for Conditional Use Permit

APPLICATION FEE

A \$350 filing fee is required.

APPLICATION INSTRUCTIONS:

The Conditional Use Permitting process can be complex. It is highly recommended that the applicant speak with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

- 1) A legal description/deed reference of such land.
- 2) Two (2) draft copies of a site plan drawn to scale that has will be reviewed by staff for conformity with zoning ordinance requirements, with revisions due as noted below. Once the applicant submits the final draft is submitted by the site plan cutoff date, staff will also require six (6) copies of the site plan to be submitted. See page 2 for required site plan information.

The application is to be filed with the Zoning Administrator by 5:00 pm on the day which is at least 55 days prior to the City Council meeting at which the request will be considered. No changes may be made to any site plan fifteen (15) days prior to a City Council hearing. At no time shall the city council hear more than five (5) cases per month. If five applications have been received prior to the cut-off date, the request will be heard the following month. Site plans must conform to the ordinance by the site plan cutoff date. No revisions to site plans can be accepted after 15 days prior to the scheduled City Council meeting. Failure to submit a conforming site plan by the cutoff date will result in the case being delayed.

In addition to staff's notification of the request to adjoining property owners, it is recommended that the applicant also notify adjoining property owners of the request. A template of the notification is in this application and staff can assist the applicant with creating the list of property owners to be notified of the request.

MEETING INFORMATION*

<i>Application Deadline</i>	<i>SITE PLAN CUTOFF</i>	<i>City Council Meeting</i>
December 11, 2020	January 20, 2021	Thursday, February 4, 2021
January 8, 2021	February 17, 2021	Thursday, March 4, 2021
February 12, 2021	March 24, 2021	Thursday, April 8, 2021
March 12, 2021	April 21, 2021	Thursday, May 6, 2021
April 16, 2021	May 26, 2021	Thursday, June 10, 2021
May 21, 2021	June 30, 2021	Thursday, July 15, 2021
June 11, 2021	July 21, 2021	Thursday, August 5, 2021
July 23, 2021	September 1, 2021	Thursday, September 16, 2021
August 13, 2021	September 22, 2021	Thursday, October 7, 2021
September 10, 2021	October 20, 2021	Thursday, November 4, 2021
October 15, 2021	November 24, 2021	Thursday, December 9, 2021
*Confirm application deadline with staff	*Confirm site plan deadline with staff.	*January, 2022: Confirm meeting date with staff

APPLICANT INFORMATION

Applicant Davidson Land Development, LLC *Applicant's Phone #* 336-746-5115

Applicant's Address 896 Shiptontown road, Lexington, NC 27292

Applicant email address chris@reidfarm.com

PROPERTY INFORMATION

Property Owner's Name Davidson Land Development, LLC

Location of Property East Allred Street *Property Size (ac. or s.f.)* 4.02 AC.

Randolph County Property Identification Number (PIN#) 7762740259

Current Zoning District CU-R-A6

Date Property Title Acquired 09/12/2014 *Deed Book* 002723 *Page* 00506

Subdivision _____ *Section* _____ *Lot #* _____

Plat Book 70 *Page* 73

CONDITIONAL USE PERMIT INFORMATION

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

The purpose of the conditional use permit is to serve the proposed 16 townhomes

with associated driveways, parking, and utility improvements.

CONDITIONAL USE PERMIT REQUIRED SITE PLAN INFORMATION

- 1) Actual shape, location, and dimensions of the lot
- 2) For new construction, building elevations of all exterior facades at a minimum scale of 1/8" = 1'
- 3) The shape, size, and location of any existing buildings and all buildings or structures to be erected, altered, moved
- 4) The existing and intended use of the lot and all structures on the lot
- 5) Location and size of any required buffers and/or screens (Article 200A and/or 300A)
- 6) Location and type of mechanical equipment screening (Section 306A)
- 7) Location, access, and screening of central solid waste facility (Section 307A)
- 8) Location and dimension of off-street parking indicating compliance with parking setbacks and loading spaces (Articles 300A and 400)
- 9) Grade separation of building and parking areas (Section 409)
- 10) Paving material for parking lots (Section 409)
- 11) Location of curb cuts: only 1 permitted if lot width is less than 120' (Section 408)
- 12) Driveway permit approval information by NCDOT or the City of Asheboro
- 13) Front yard landscaping or street planting (Articles 200A or Section 308A)
- 14) Location, type, size, and height of all signs (Article 500)
- 15) Notation certifying compliance with relevant Performance Standards (Article 300A) and a lighting plan demonstrating such compliance
- 16) Location of any flood zones if applicable (Article 700)
- 17) Watershed information if applicable (Article 300B)
- 18) If site disturbance is in excess of 1 acre, a soil and erosion control plan is required. The applicant shall submit the plan to NCDEQ Division of Energy, Mineral and Land Resources, located at 450 Hanes Mill Rd. Suite 300, Winston Salem, NC 27106.
- 19) Sidewalk construction if applicable (Section 322A)

Please note that specific uses may also be subject to supplemental regulations.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Use Permit rests with the applicant.

No application for a Conditional Use Permit will be advertised for public hearing until the Planning and Zoning Department has received materials. If all required materials are not received prior to the specified deadlines, this will result in delays in the case being heard.

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

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

James Christopher Reid

Position/Relationship of Authorized Signatory to Applicant

Member

Owner Signature (if different than Applicant)

Owner Address

896 Shiptontown Rd

Lexington NC 27292

Telephone Number

(336)-250-0483

Printed Name of Authorized Signatory (if different from Owner)

James Christopher Reid

Position/Relationship of Authorized Signatory to Owner

Member

STAFF USE

Received by: JLE Date: 5-21-21 Case Number: TBD

CITY OF ASHEBORO
Application for Conditional Use Permit

BASIC INFORMATION

The granting of a Conditional Use Permit is a quasi-judicial process requiring sworn testimony. The testimony given should be directed at providing evidence that supports the application. Such evidence shall address the following four items. Failure to address these items will result in the delay or denial of your request.

- 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.

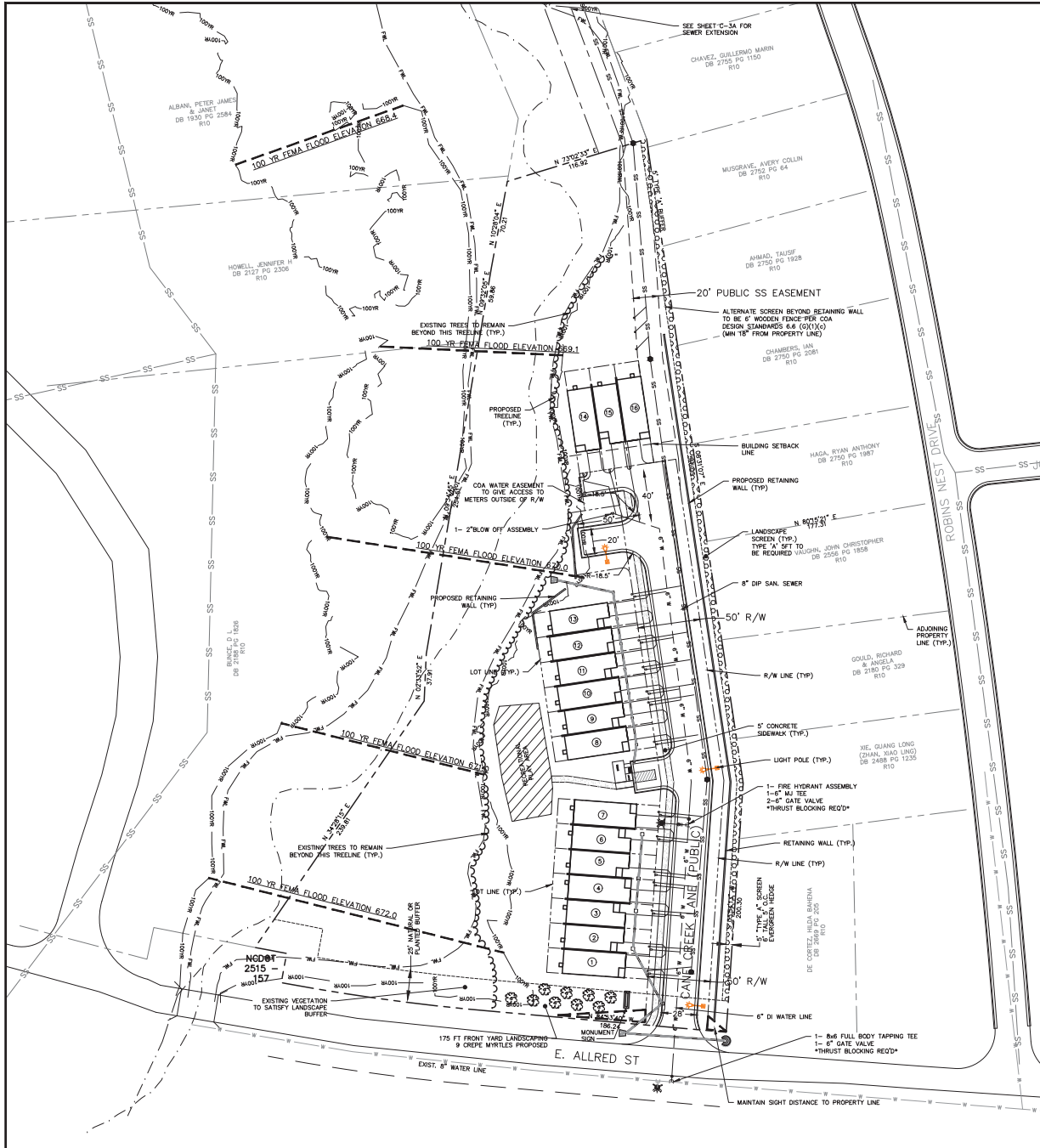
The City Council shall make these general findings based upon substantial evidence contained in the proceedings. It shall be the responsibility of the applicant to present evidence in the form of testimony, exhibits, documents, models, plans, and the like to support the application for a Conditional Use Permit.

I have read and received a copy of the above information regarding the testimony and the evidence required at the public hearing for the Conditional Use Permit for which I have made an application. I understand my responsibilities in this matter. I have also received the opinion of the North Carolina Bar Association regarding legal representation in quasi-judicial proceedings.

Applicant _____

Date _____

Received by staff: _____



SITE NOTES:

SITE AREA FOR P.L.D.: 4.04 ACRES (176,022 SF)
TOTAL # OF LOTS: 16 LOTS PLUS COMMON AREA
LOT 1 - 16 = 1,820 SF EACH

TOTAL COMBINED LOT AREAS: 29,820 S.F. (0.60 AC)
TOWNHOMES COMMON AREA: 18,040 S.F. = (0.41 AC)
BUA IN COMMON AREA: 936 S.F. = (0.02 AC) = <1%
TOTAL BUA: 34,850 S.F. = (0.79 AC)

ALL COMMON AREA INCLUDING RECREATION AREA & LANDSCAPING TO BE HELD/MANTAINED BY HOMEOWNERS ASSOCIATION.

OPEN SPACE AREA RATIO (52% MIN): 80.0% (140,817 S.F.)
RECREATIONAL SPACE REQ'D (3.33% OF 52% OF TOTAL AREA): (3,048 SF)
(3,075 SF REC AREA SHOWN)
PROPERTY USE: CURRENT ZONING = R46 (CZ) FOR P.L.D. ONLY
CURRENT USE: VACANT
PROPOSED ZONING = R46 (CZ) FOR P.L.D. ONLY
PROPOSED LOTS = 16 TOWNHOUSES (1,800 S.F. HEATED SF/UNIT MINIMUM)
AVERAGE LOT SIZE = 1,820 SF / (DENSITY) = 0.25 AC PER UNIT

LINEAR FEET OF STREETS: PUBLIC 28' WITH C&G - 463 LF PRIVATE NONE

PROPOSED NAME OF STREET: CANE CREEK LANE

LANDSCAPING: CANOPY & UNDERSTORY TREES PLACED AROUND PERIMETER
TRASH DISPOSAL PLAN: TRASH CAN USE ONLY
RV STORAGE: NOT ALLOWED ON SITE

NOTES: 1. H.O.A. DOCUMENTS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
2. ALL BUILDINGS ARE CITY OF ASHBORO WATER AND SEWER UTILITIES.

FIRE HYDRANT NOTE

FIRE HYDRANT LOCATIONS ARE TENTATIVE
SUBJECT TO APPROVAL BY FIRE CHIEF.

BUILDING SETBACK NOTE

SWITCH-ARMY HOMES WILL TYPICALLY HAVE A SETBACK OF 20' IN THE FRONT ALONG CANE CREEK LANE, BUT NO LESS THAN 15'.

PERMIT NOTE

CONDITIONAL USE PERMIT AND REZONING FOR PLANNED UNIT DEVELOPMENT (P.U.D.) ONLY.

CITY OF ASHBORO NOTES

- 20' WIDE CITY OF ASHBORO SANITARY SEWER EASEMENT WILL BE PROVIDED ALONG ALL 6" SANITARY SEWER LINES NOT IN PUBLIC R/W.
- 20' WIDE CITY OF ASHBORO WATER LINE EASEMENT WILL BE PROVIDED ALONG ALL WATER LINES CONNECTING TO THE CITY OF ASHBORO WATER SYSTEM TO THE FIRE HYDRANTS AND METERS THAT ARE NOT IN PUBLIC R/W.
- ALL STORM SEWERS NOT IN PUBLIC R/W WILL BE MAINTAINED BY HOMEOWNERS' ASSOCIATION.

GENERAL SITE NOTES

- BOUNDARY & TOPOGRAPHIC INFORMATION RECEIVED FROM SURVEY CAROLINA ON JULY 8TH 2021
- TOTAL AREA = 4.04 ACRES ±
- PIN: 7782740259
- DEED REFERENCE: DB 2406 PG 1000
PLAT REFERENCE: PG 70 PG 73
- SETBACKS:
FRONT - 30' (ALLRED ST) 15' (CANE CREEK LN)
REAR - 0' (UNLESS OTHERWISE SHOWN)
SIDE - 0' (UNLESS OTHERWISE SHOWN)
- PROPOSED PUBLIC ROADS: 463 LF ±
- ALL ROADWAY SECTIONS TO BE CONSTRUCTED PER NCDOT STANDARDS
NCDOT DRIVEWAY PERMIT REQ'D
- MONUMENT SIGN TO BE 40 SQ FT MAX. AREA
MIN. OF 10' FROM RIGHT OF WAY
- TWO CLUSTER BOX UNITS ARE TO SERVICE THE PROPOSED RESIDENCES. TYPE AND LOCATION TO BE APPROVED BY POSTMASTER

PROPERTY OWNER:
DAVIDSON LAND DEVELOPMENT, LLC
896 SHIPPOWATER RD LEXINGTON, NC

DRAWING LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE
---	100' YR FLOODPLAIN
---	REGULATORY FLOODWAY
---	PROPOSED TREELINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	WATER LINE
---	SAN. SEWER MANHOLE
---	FIRE HYDRANT

LANDSCAPE NOTES

TYPE "A" BUFFER REQUIREMENTS

(WESTERN PROPERTY LINE)

15' MIN WIDTH, 1 CANOPY TREE, 3 UNDERSTORY TREES, AND 6 SHRUBS PER 100 LF

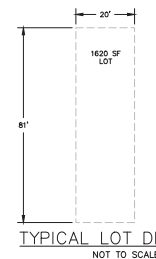
WHERE EXISTING VEGETATION DOES NOT MEET OR EXCEED ABOVE REQUIREMENTS, LANDSCAPE SHOULD BE ADDED TO THE CANOPY TREES AT THE RATE OF 6 SHRUBS AND 3 UNDERSTORY TREES PER 100 LF

TYPE "A" SCREEN REQUIRED:

A ROW OF EVERGREEN SHRUBS PLACED NOT MORE THAN FIVE FEET APART ON CENTER TO FORM A CONTINUOUS OPAQUE HEDGE A MINIMUM OF SIX FEET IN HEIGHT ABOVE FINISHED GRADE

DRAWING LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	SETBACK LINES
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER MANHOLE
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	PROPOSED WATER VALVE
---	100 YEAR FLOOD PLAIN
---	EXISTING STORM PIPE



TYPICAL LOT DIMENSION
NOT TO SCALE



PRELIMINARY PLANS - NOT FOR CONSTRUCTION

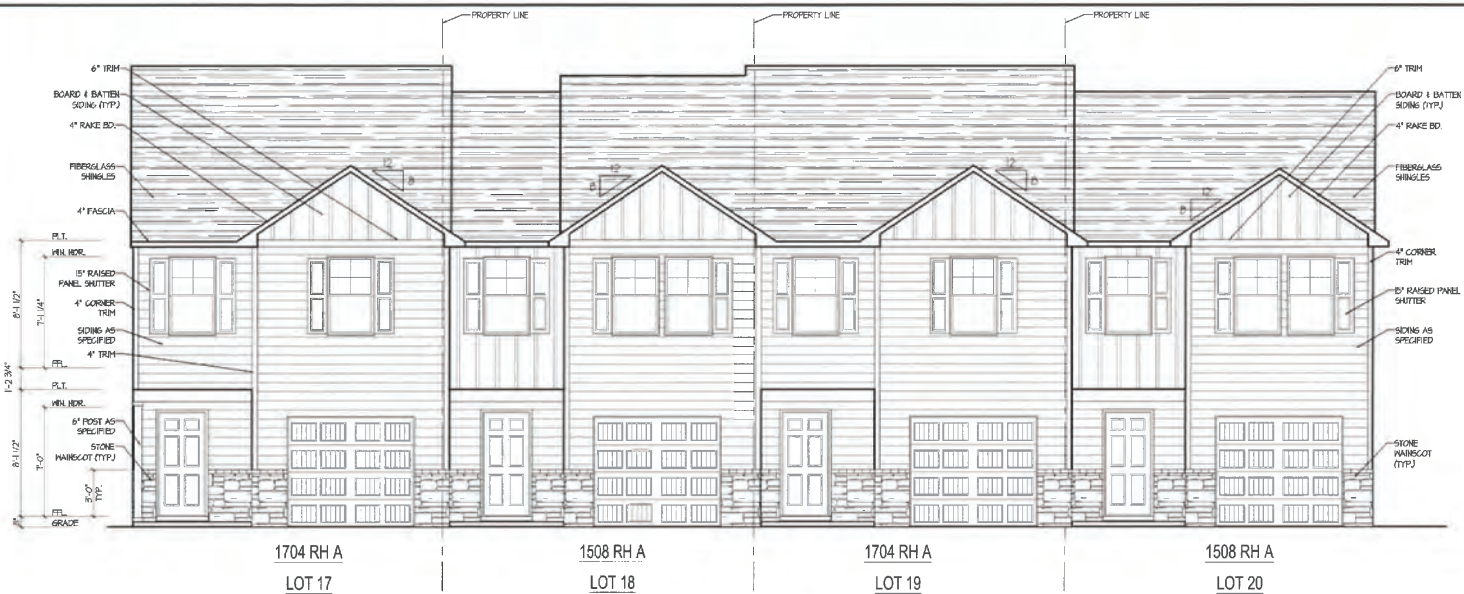
SITE AND UTILITY
CANE CREEK TOWNHOMES
EAST ALLRED STREET
RANDOLPH COUNTY - ASHBORO - NORTH CAROLINA

Scale: AS NOTED
Date: JULY 2023
Drawn By: ZYG
Checked By: HNS
Job No.: E-6067
Sheet No.: C-3



Summey Engineering Associates, PLLC
Engineering - Land Planning - Consulting
P.O. Box 848
Ashboro NC 27204
Phone: 336.422.2222
Fax: 336.422.2222
Email: info@summeyeng.com
NC Professional Engineering Firm License No. F-23585



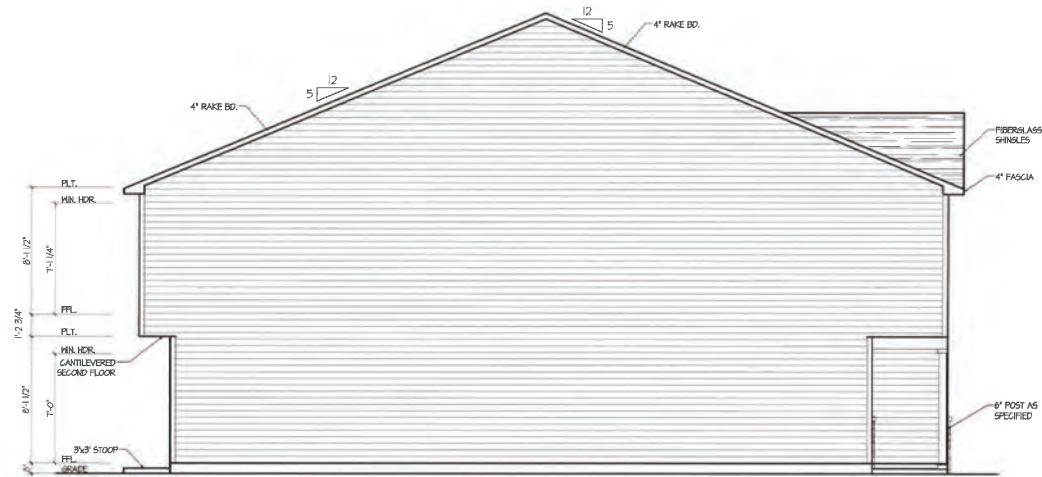


FRONT ELEVATION
4 UNIT BUILDING

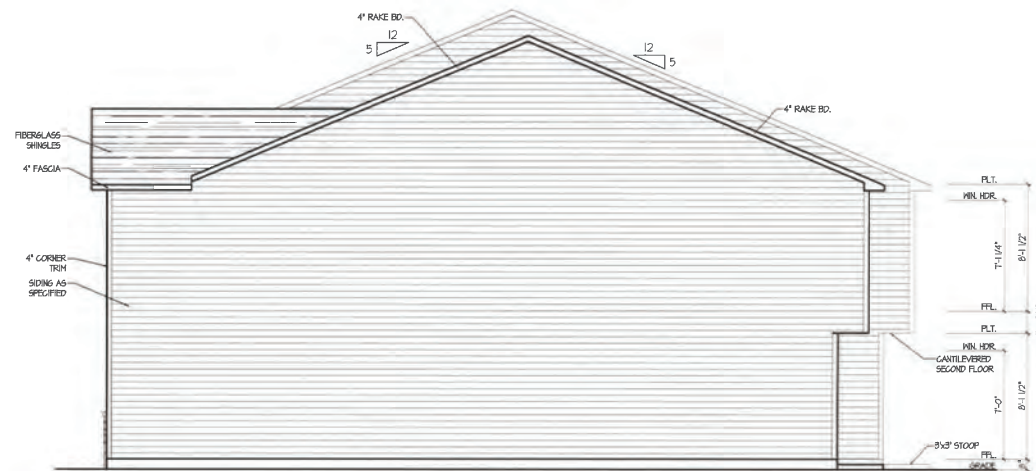


REAR ELEVATION

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)



1704 RH LEFT ELEVATION



1508 RH RIGHT ELEVATION

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-21-01

Date 10-7-2021 City Council

GENERAL INFORMATION

Subdivision Name Cane Creek Townhomes
Requested Action Subdivision Sketch Design
Applicant Davidson Land Development LLC
Address 896 Shiptontown Rd., Lexington, NC 27292
Phone 336-250-0483
Location North side of East Allred Street

PARCEL INFORMATION

PIN 7762740259

Size 4.04 acres +/-

Number of Lots 16 + common area

Existing Zoning R10

Average Lot Size 1630 SF

Existing Land Use Undeveloped

Surrounding Land Use

North Medium-Density Residential

East Medium-Density Residential

South Undeveloped Residential

West Medium-Density Residential

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map East

Identified Activity Center? No

Development Issues

1. The request is for a Residential Planned Unit Development with 16 townhome units.
2. A portion of the property is within a Special Hazard Flood Area. However, no units are proposed to be within this area.
3. The subdivision ordinance limits the use & length of dead end streets exceeding 500 feet unless topography or property configuration necessitates their use. The length of the proposed street is 463 linear feet.
4. One recreational area is shown along Pennwood Branch on the west side of the property.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering Plat corrections have been addressed.

Public Works Plat corrections have been addressed.

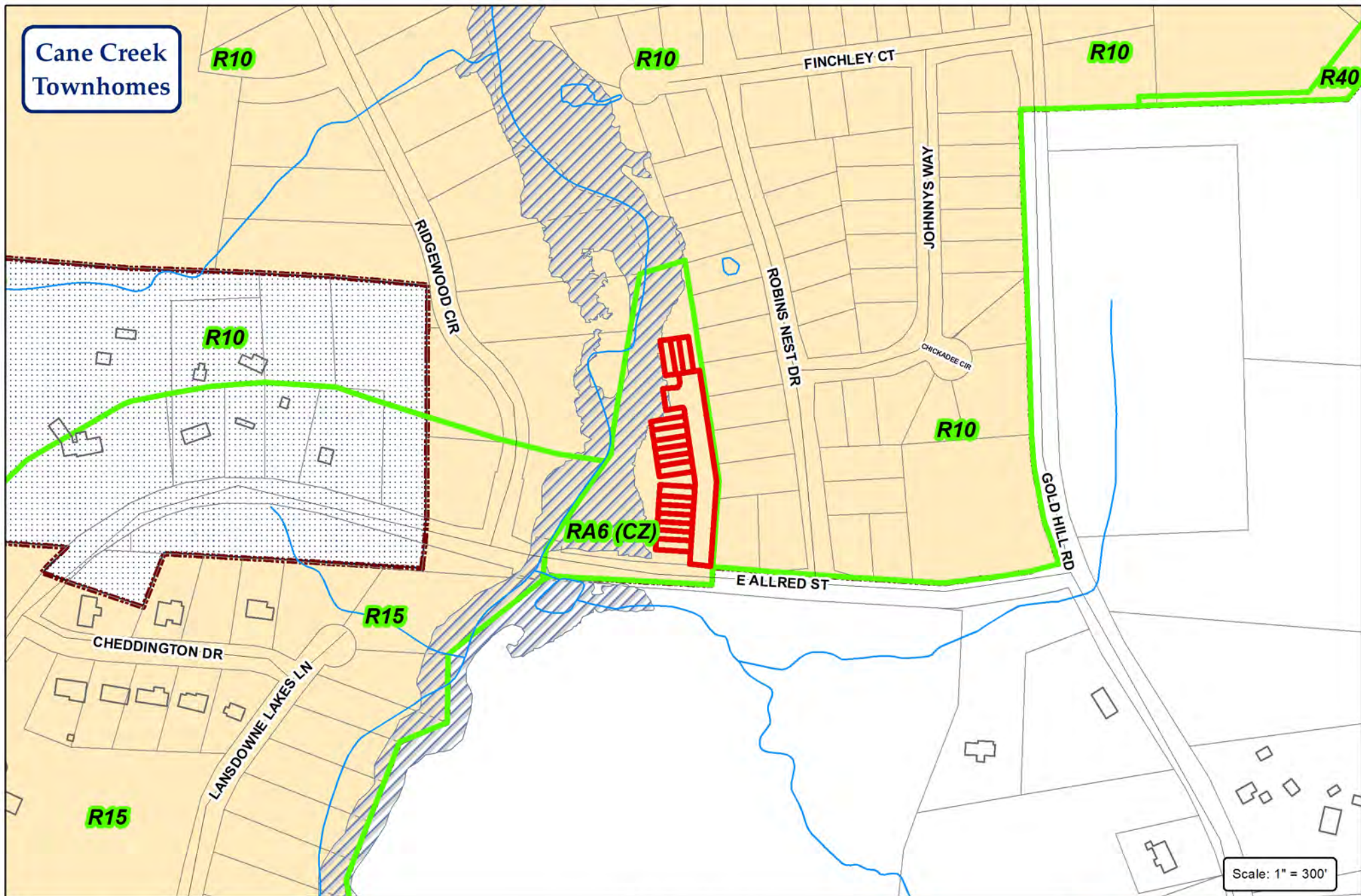
Planning 1. Plat corrections are pending as of 9-27-21
2. The method of mail delivery must be approved by the US Postal Service. The City of Asheboro has no jurisdiction over mail delivery. If Community mailbox is required by USPS, this shall be located outside public right-of-way unless approved by City.
3. Information from adjoining property (PIN 7762658282), which is not part of this subdivision, must be provided, that is sufficient to create sewer easement referenced in DB 2600, PG 813.

Other 1. Asheboro City Schools has reviewed the sketch design and indicated they had no comments.
2. The plat was routed to NCDOT, but no comments were received. Driveway permitting from NCDOT is required.

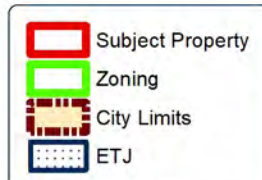
Staff Recommendation Staff's recommendation is pending.

**Planning Board
Recommendation**

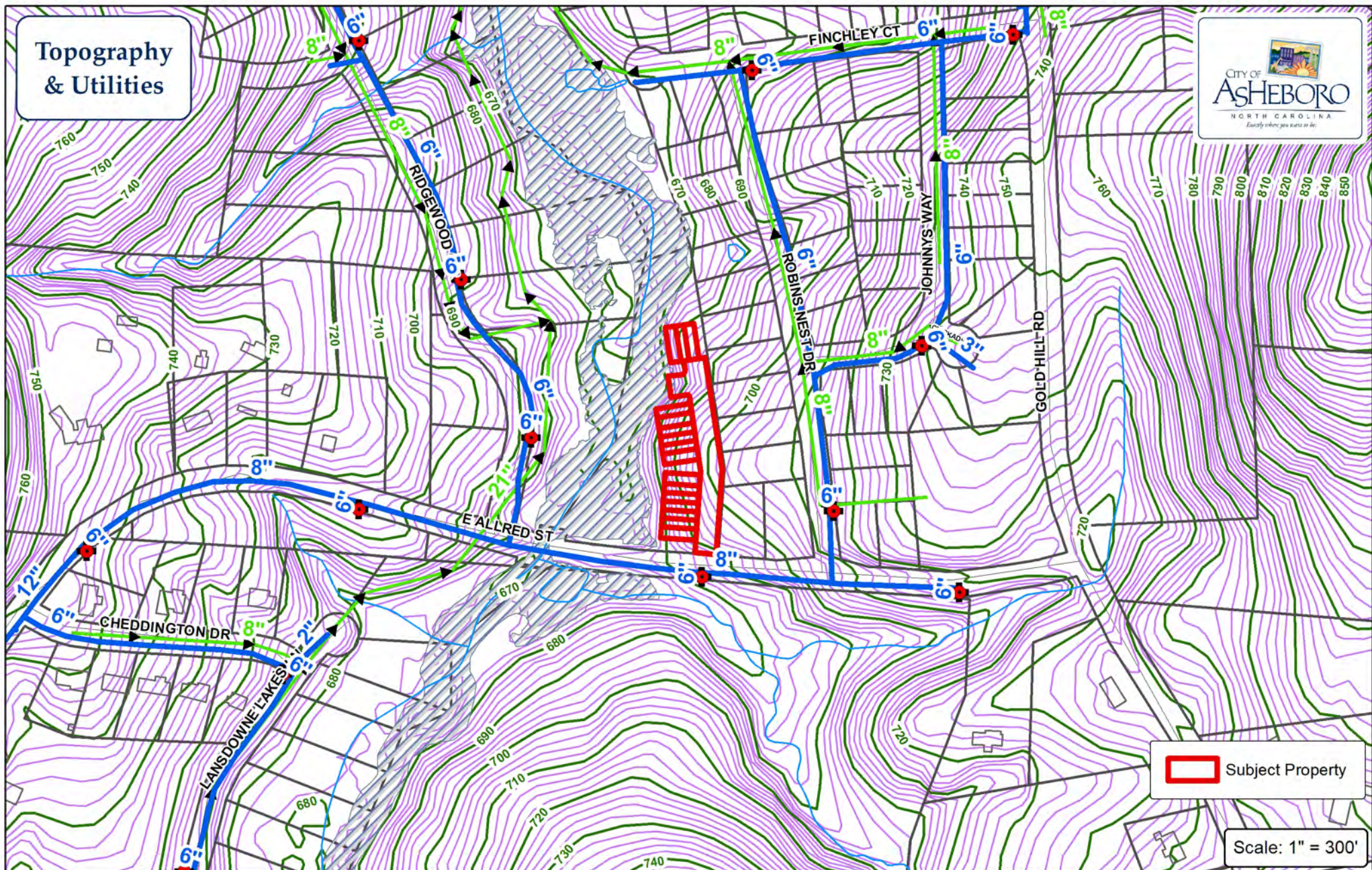
Cane Creek
Townhomes



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-21-01
Parcel: 7762740259



Topography & Utilities



Subject Property

Scale: 1" = 300'

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

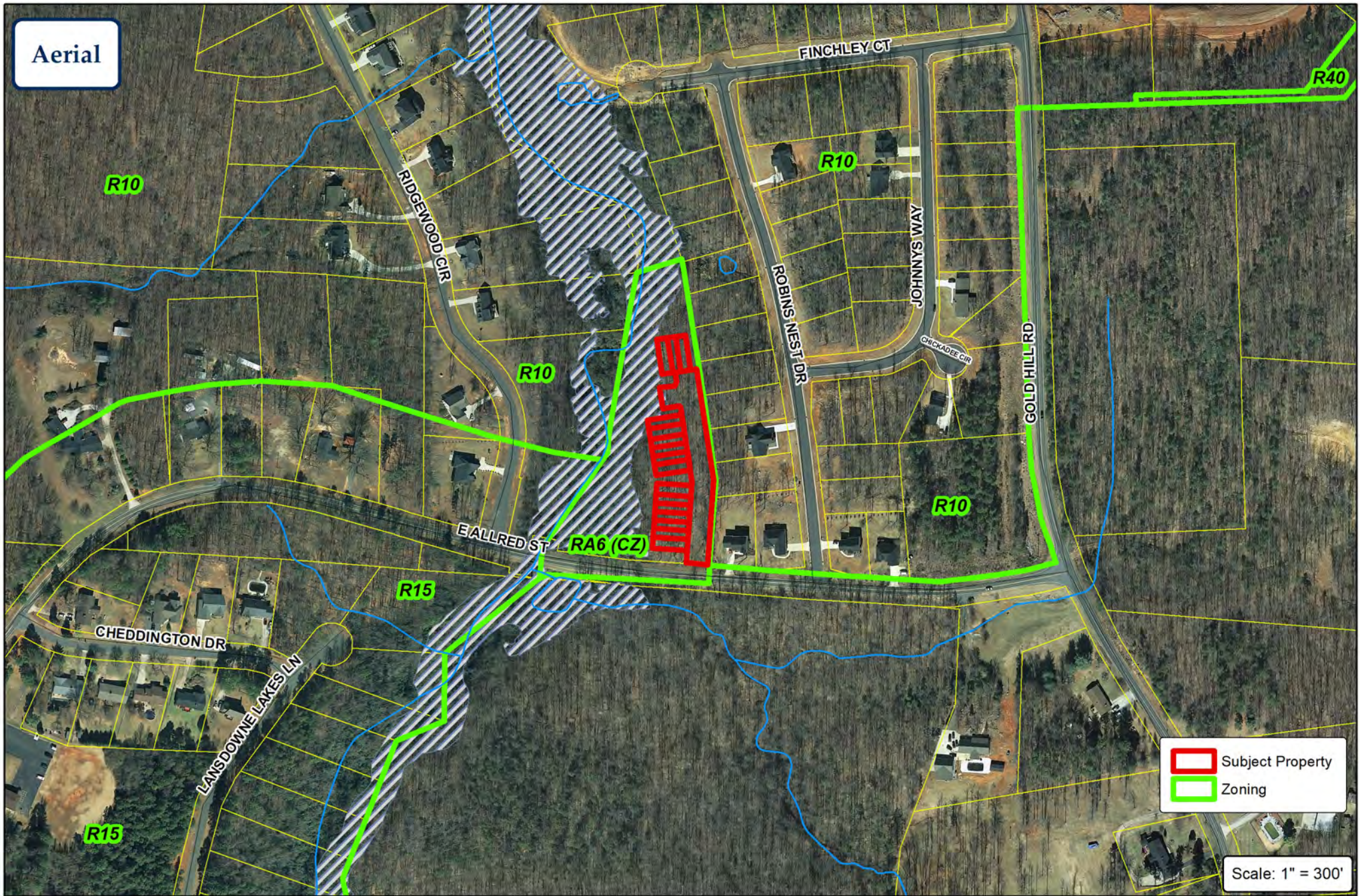
City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-21-01

Parcel: 7762740259



Aerial





As requested by the Planning Board during its September 13, 2021 meeting, the attached is the combined staff report (for the rezoning and subdivision requests) that were presented to City Council on August 9, 2018, when the request at that time was approved (Case No. RZ-18-10/SUB-18-02).



RZ/CUP-18-10/SUB-18-02

(North side of East Allred Street, west of 1591 E. Allred St.)

1. Request to rezone from R10 (Medium-Density Residential) to CU-RA6 (Conditional Use High-Density Residential) (RZ-18-10)
2. Request for Conditional Use Permit for Residential Planned Unit Development, including required sketch design approval (CUP-18-10/SUB-18-02)

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**
 -10

Date 7-9-18 Planning Bd.

Applicant McDowell Timber Company c/o Ken McDowell

Legal Description

The property of McDowell Timber Company located on the north side of E. Allred St., immediately west of 1591 E. Allred St. This property contains approximately 4.02 acres (+/-) and is more specifically identified by Randolph County Parcel ID No. 7762740259.

Requested Action Rezone from R10 (Medium-Density Residential) to CU-RA6 (Conditional Use High-Density Residential)

Existing Zone R10

Land Development Plan See Rezoning Staff
Report

Planning Board Recommendation
Approve

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-18-10

Date 7/9/2018 Planning Bd.
8/9/2018 City Council

General Information

Applicant McDowell Timber Company

Address 1926 Old Humble Mill Rd

City Asheboro NC 27205

Phone 336-902-9225

Location North side of East Allred Street, west of Gold Hill Road

Requested Action Rezone from R10 (Medium-Density Residential) to Conditional Use High Density Residential (CU-RA6)

Existing Zone R10

Existing Land Use Undeveloped

Size 4.04 acres +/-

Pin # 7762740259

Applicant's Reasons as stated on application

Surrounding areas are becoming more densely residential; this site development will complement the direction this area is heading...this will allow for more housing options & types while ensuring it's developed to surrounding areas.

Surrounding Land Use

North Medium-Density Residential

East Medium-density residential

South Undeveloped Residential

West Medium-Density Residential

Zoning History The property was rezoned from R10 Medium-Density Residential to CU-RA6 and a conditional use permits was issued for a residential Planned Unit Developments in 2001 (RZ/CUP-01-26).
Due to a lack of activity, the city initiated rezoning it back to R10 in 2015 (RZ-15-06 effective 7-16-2015).

Legal Description

The property of McDowell Timber Company located on the north side of E. Allred St., immediately west of 1591 E. Allred St. This property contains approximately 4.04 acres (+/-) and is more specifically identified by Randolph County Parcel ID No. 7762740259.

Analysis

1. This property is inside of the city limits.
2. East Allred Street is a state-maintained minor thoroughfare.
3. As stated in the "Zoning History" above, this property was rezoned in 2001 and 2002. Conditional Use Permits were also issued for two Residential Planned Unit Developments but never initiated. In 2015, the city rezoned the property back to the general R10 district in accordance with the provisions of the Asheboro Zoning Ordinance.
4. The current R10 district allows a single-family dwelling on a lot with at least 10,000 SF and a two-family dwelling on a property with at least 15,000 SF. The RA6 district allows single, two-family and multi-family dwellings.
5. The western portion of the property (approximately 1.6 acres) is located within a flood hazard area.
6. Along with the rezoning application, the applicant has filed a request for a Conditional Use Permit for a Residential Planned Unit Development, consisting of 11 dwelling units.
7. The zoning ordinance describes the RA6 Residential District as "intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged."

Rezoning Staff Report

RZ Case # RZ-18-10

Page 2

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation Neighborhood Residential
Small Area Plan East
Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

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

Checklist Item 11: Rezoning will promote the type of development described in Design Principles

Checklist Item 12: Property is located outside of watershed

Goal 4.1.6: The City will participate the National Flood Insurance Program and utilize its Flood Damage Prevention regulations to strongly discourage development in high-risk areas.

Rezoning Staff Report

RZ Case # RZ-18-10

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Items 13-14: 13.) The property is located within Special Hazard Flood Area. 14.) Rezoning is located on steep slopes of greater than 20%.

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

Prior to the city-initiated rezoning of the property in 2015, the property had been in the CU-RA6 district. City staff took action to rezone the property to R10 due to inactivity of the conditional use permits as prescribed by the zoning ordinance. The current request does include a corresponding Conditional Use Permit and site plan review that can best ensure the property is developed in harmony with surrounding uses and also incorporate design elements promoted by the Land Development Plan's Neighborhood Residential designation. Such elements include sidewalks, open space and recreation area that typically are not required in conventional subdivisions.

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

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

Conditional Use Permit Staff Report

CUP Case No. CUP-18-10

8/9/2018 City Council

General Information

Name McDowell Timber Company
Address 1926 Old Humble Mill Rd.
Asheboro NC 27205
Phone
Pin # 7762740259

Location North side of East Allred Street, west of Gold Hill Road

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

Existing Zone R10 Medium-Density Residential **Existing Land Use** Undeveloped
Size 4.04 acres +/-

Applicant's Reason as stated on application
Development of... townhomes

Surrounding Land Use

North	Medium-Density Residential	East	Medium-density residential
South	Undeveloped Residential	West	Medium-Density Residential

Zoning History See rezoning report

Growth Strategy Map Primary Growth

Proposed L D P Map Neighborhood Residential

Legal Description

The property of McDowell Timber Company located on the north side of E. Allred St., immediately west of 1591 E. Allred St. This property contains approximately 4.04 acres (+/-) and is more specifically identified by Randolph County Parcel ID No. 7762740259.

Analysis

1. The request is for a residential planned unit development consisting of 10 proposed units to be known as Cane Creek Townhomes.
2. As noted in the rezoning staff report, the property was previously zoned CU-RA6 with a permit issued for 11 residential dwelling units. This permit expired and the property was rezoned back to R10 in 2015.
3. Portions of the property are within a flood area, including a part of the proposed turnaround for emergency vehicles. Although the dwelling units appear to be outside of the flood hazard area, Units 8 and 9 are immediately adjacent to the flood area. Confirmation that dwellings and other development activity requiring a flood permit are either completely outside of the flood area or meet flood ordinance requirements (including flood development permit(s) as required) will be needed prior to the issuance of a zoning compliance permit(s).
4. The site plan indicates that the units will have a minimum of 1200 SF. There are three residential structures. Two of the structures contain four dwelling units each. The third structure contains two-dwelling units. The proposed design includes single-story units with a one car garage provided for each of the units.
5. The NC Building Code requires a two hour rated firewall for the structures with two dwellings. The structures with four dwellings require a one hour rated firewall plus a sprinkler system.
6. There is a proposed recreational area on the west side of the property.
7. The applicant proposes using a combination of planted buffering/landscaping, existing vegetation and an evergreen screen between the proposed public street and the adjoining residential use to the east.

LDP Conformity Issues Overall density (approximately 2.5 dwellings/acre) is consistent with what is allowed by surrounding zoning.

Conditional Use Permit Staff Report

CUP Case No. CUP-18-10

Page 2

Staff Comments

Suggested Conditions

Draft Conditions as of 8-2-18:

- (A) The site plan shows preservation of existing vegetation, outside of areas of necessary site disturbance, along the western and northern portions of the property. If the vegetation is not preserved in this area, a Type A Buffer or Screen shall be installed by the developer.
- (B) The site plan shows a combination of preservation of existing vegetation and planted vegetation, outside of areas of necessary site disturbance, within the front yard along East Allred Street. At a minimum, vegetation required of Section 308A shall be installed and maintained within the front yard along East Allred Street.
- (C) Enclosure of concrete pads to the rear of dwellings or other additions to the rear of residential dwellings outside the common area shall not be considered a modification of the permit requiring City Council review.
- (D) Units shall possess a minimum of 1200 s.f. of heated space.
- (E) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
 - i.) Driveway permit from NCDOT
 - ii.) Erosion control approval from NC Department of Environmental Quality
- (F) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Use Permit in the chain of title for the Zoning Lot.

For Conditional Use Permit Hearings:

The following tests shall be found in favor of the applicant by the City Council.

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

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

Conditional Use Permit Staff Report

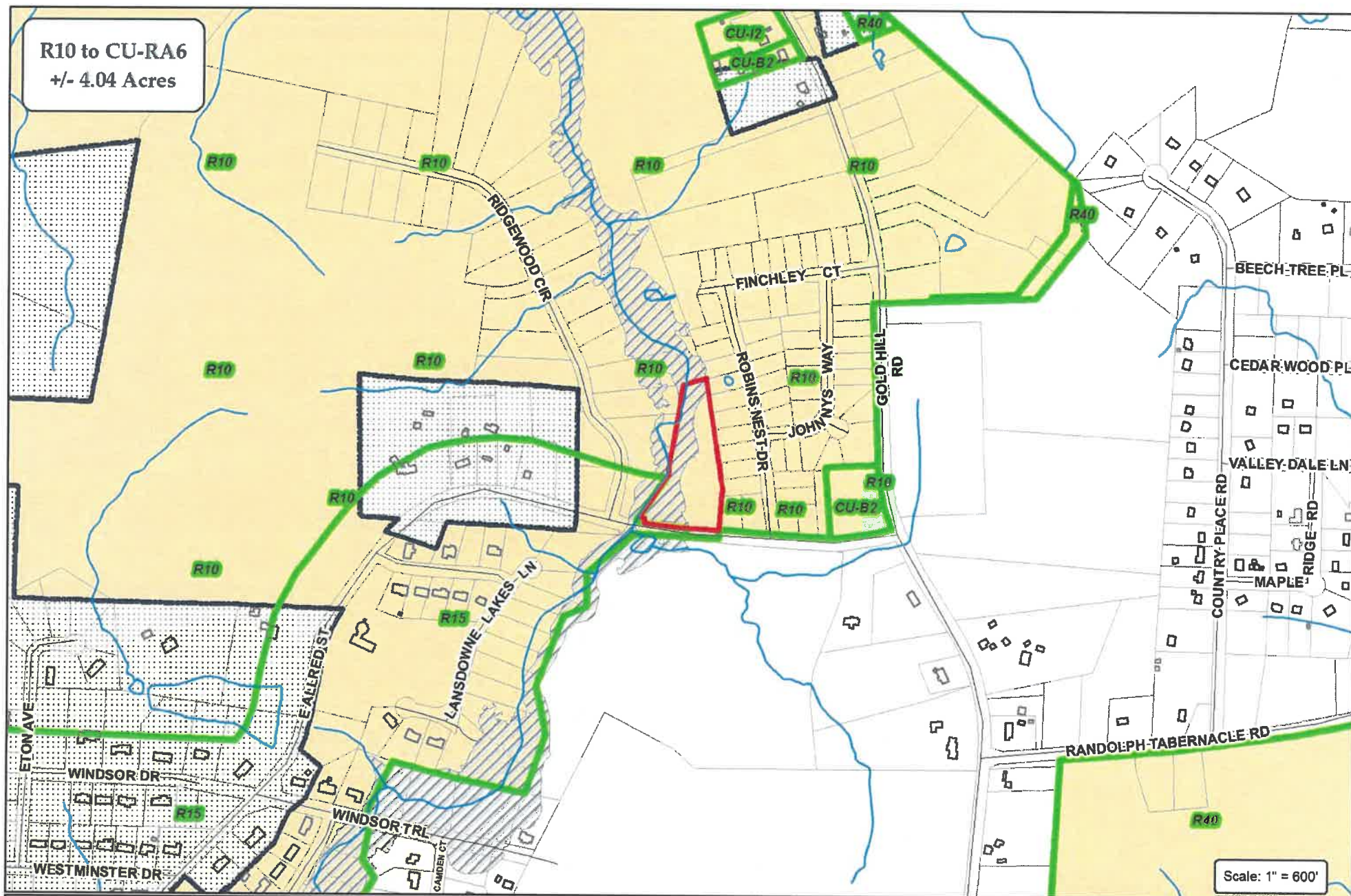
Requirements for Permit

Page 3

CUP-18-10

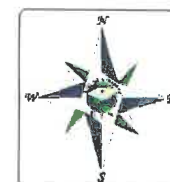
Section 630A: Zoning Ordinance Requirements for Residential Planned Unit Developments

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



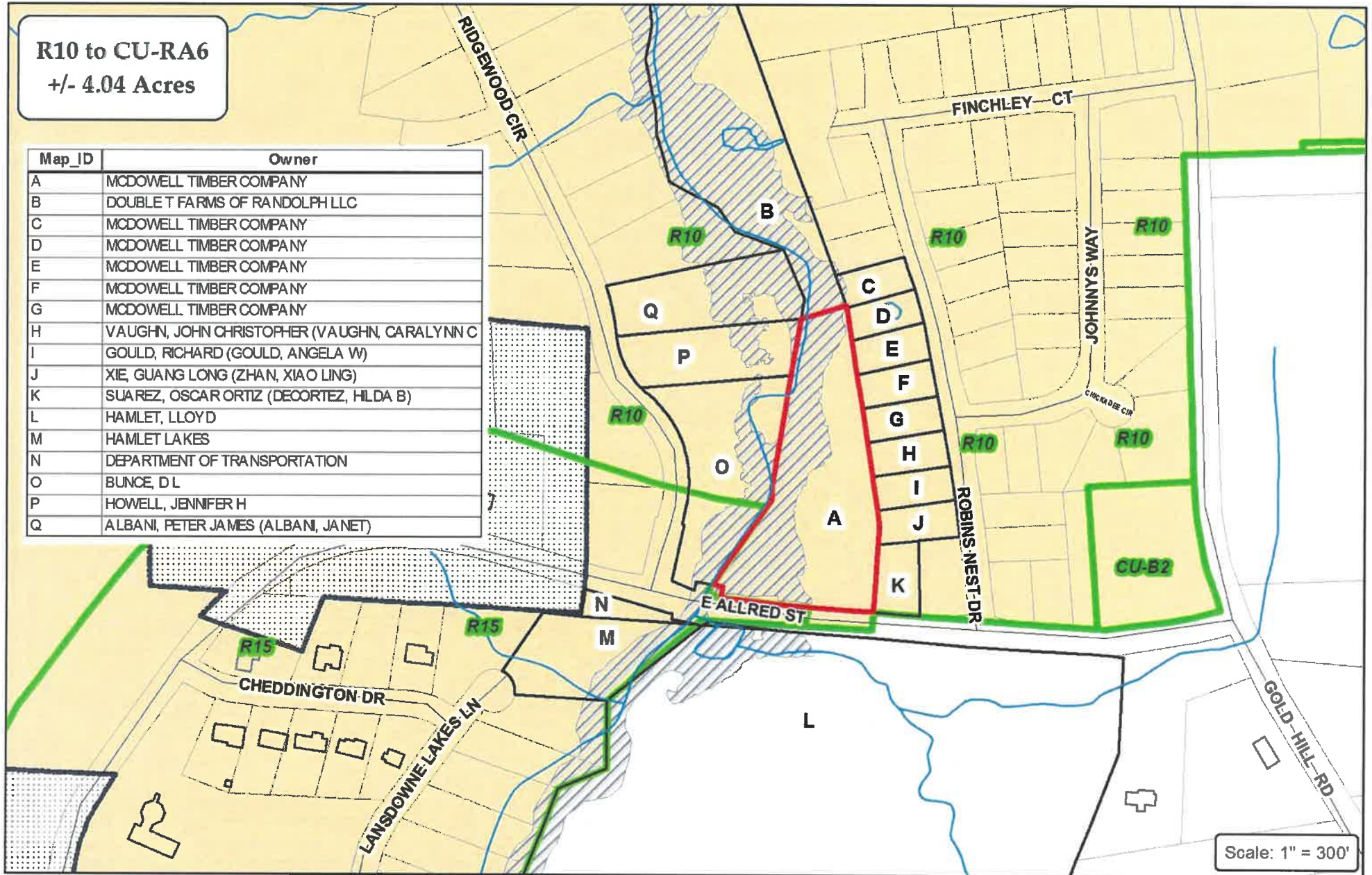
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-10
 Conditional Use Permit: CUP-18-10
 Subdivision Case: SUB-18-02
 Parcel: 7762740259



R10 to CU-RA6
+/- 4.04 Acres

Map_ID	Owner
A	MCDOWELL TIMBER COMPANY
B	DOUBLE T FARMS OF RANDOLPH LLC
C	MCDOWELL TIMBER COMPANY
D	MCDOWELL TIMBER COMPANY
E	MCDOWELL TIMBER COMPANY
F	MCDOWELL TIMBER COMPANY
G	MCDOWELL TIMBER COMPANY
H	VAUGHN, JOHN CHRISTOPHER (VAUGHN, CARALYNN C
I	GOULD, RICHARD (GOULD, ANGELA W)
J	XIE, GUANG LONG (ZHAN, XIAO LING)
K	SUAREZ, OSCAR ORTIZ (DECORTEZ, HILDA B)
L	HAMLET, LLOYD
M	HAMLET LAKES
N	DEPARTMENT OF TRANSPORTATION
O	BUNCE, D L
P	HOWELL, JENNIFER H
Q	ALBANI, PETER JAMES (ALBANI, JANET)



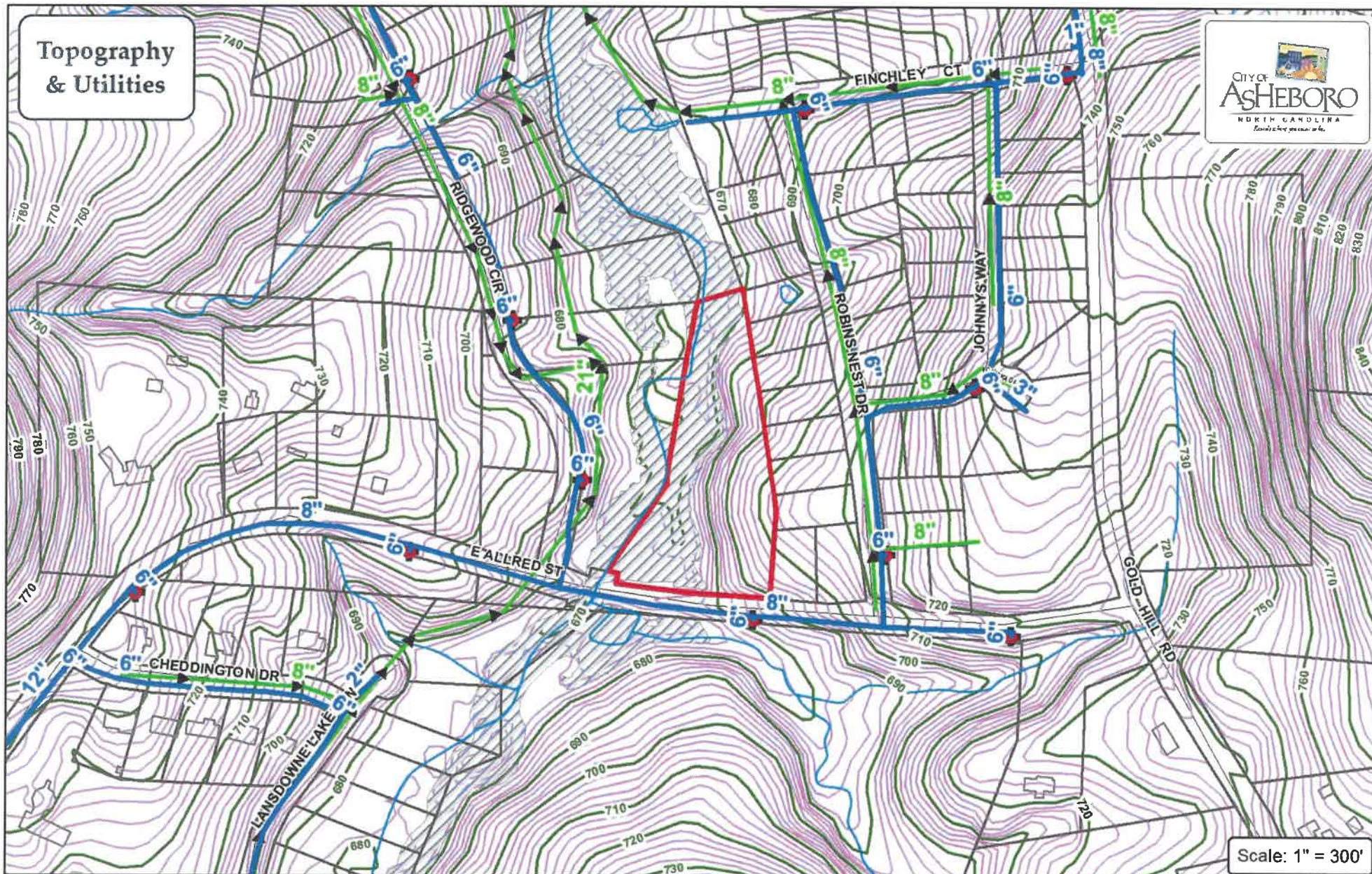
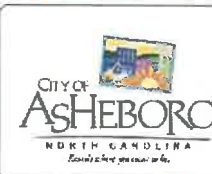
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-10
Conditional Use Permit: CUP-18-10
Subdivision Case: SUB-18-02

Parcel: 7762740259



Topography & Utilities



Scale: 1" = 300'

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

City of Asheboro Planning & Zoning Department

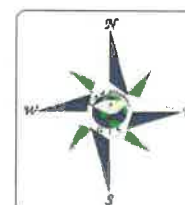
Rezoning Case: RZ-18-10

Conditional Use Permit: CUP-18-10

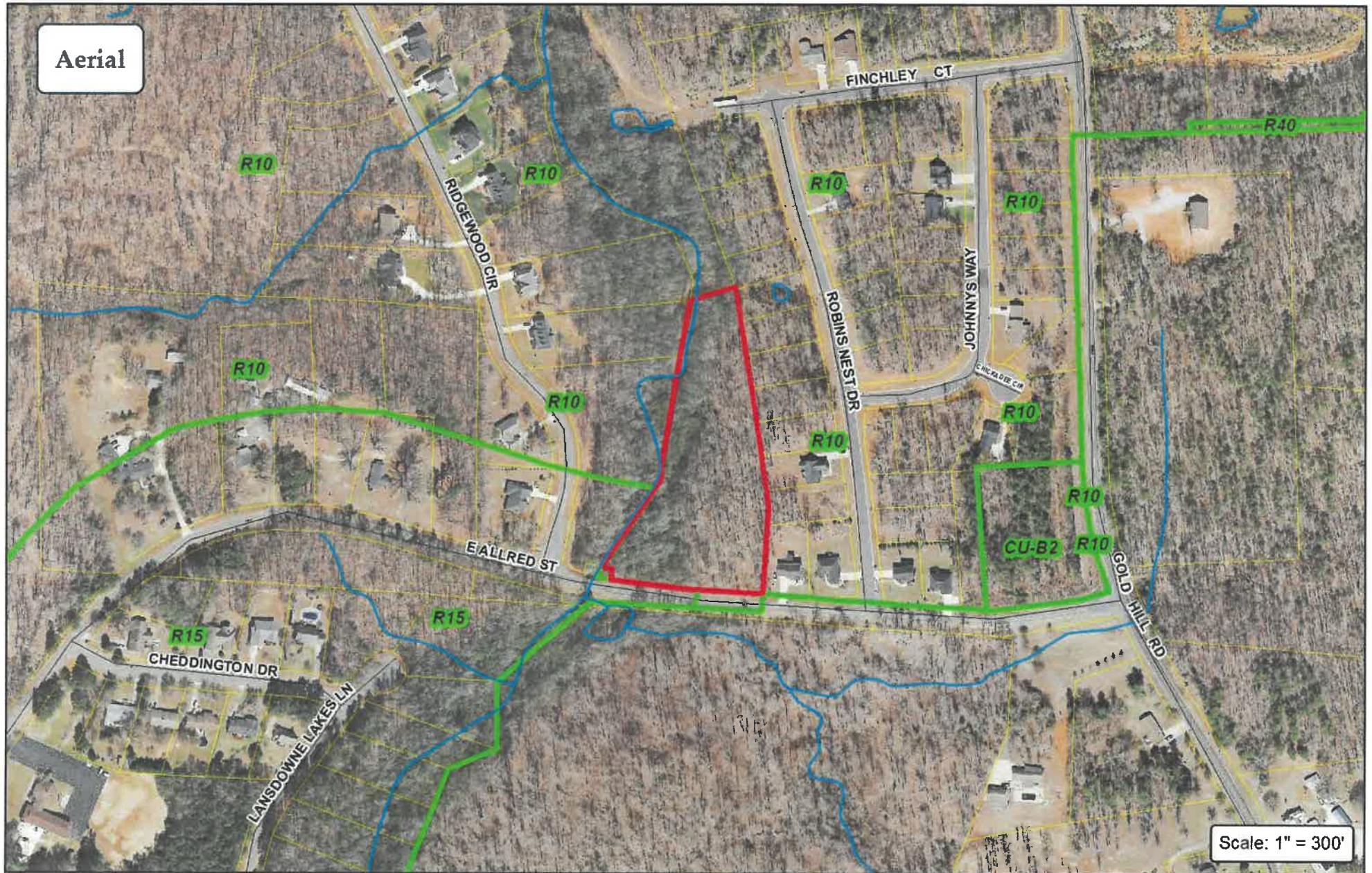
Subdivision Case: SUB-18-02

Parcel: 7762740259

Subject Property



Aerial



Scale: 1" = 300'

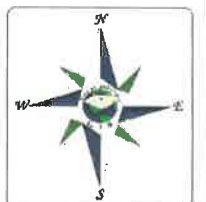
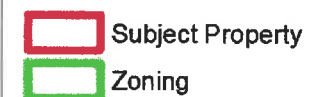
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-18-10

Conditional Use Permit: CUP-18-10

Subdivision Case: SUB-18-02

Parcel: 7762740259



SUBDIVISION STAFF REPORT
Sketch Design

CASE # SUB-18-02

Date 8/9/2018 City
Council

GENERAL INFORMATION

Subdivision Name Cane Creek Townhomes
Requested Action Subdivision Sketch Design
Applicant McDowell Timber
Address 1926 Old Humble Mill Rd., Asheboro, NC 27205
Phone 336-902-9225
Location north side of East Allred Street

PARCEL INFORMATION

PIN 7762740259
Size 4.04 acres +/- **Number of Lots** 10 + common area
Existing Zoning R10 **Average Lot Size** Pending
Existing Land Use Undeveloped

Surrounding Land Use

North	Medium-Density Residential	East	Medium-Density Residential
South	Undeveloped Residential	West	Medium-Density Residential

LAND DEVELOPMENT PLAN

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

Development Issues

1. The development (Residential Planned Unit Development) also requires a Conditional Use Permit and rezoning from R10 (Medium-Density Residential) to CU-RA6 (Conditional Use High-Density Residential) due to having more than two dwellings per structure. These requests are scheduled to be heard by City Council during its August 9, 2018 meeting.
2. A portion of the property is within a Special Hazard Flood Area.
3. The length of the proposed street is 457 linear feet and includes public service vehicle turnaround. The length meets the requirement that permanent dead end streets not exceed 500 feet unless topography or property configuration necessitates their use. Staff has reviewed the proposal and believes the presence of extensive flood plain and adjacent development patterns support the subdivision proposal's street layout.
4. One recreational area is proposed to the rear of some of the units adjoining the creek on the west side of the property.

SUBDIVISION STAFF REPORT
Sketch Design

DEPARTMENT COMMENTS

Engineering Plat comments/corrections have been addressed.

Public Works Plat comments/corrections have been addressed.
More detailed information on utilities will be reviewed with the Preliminary Plat.

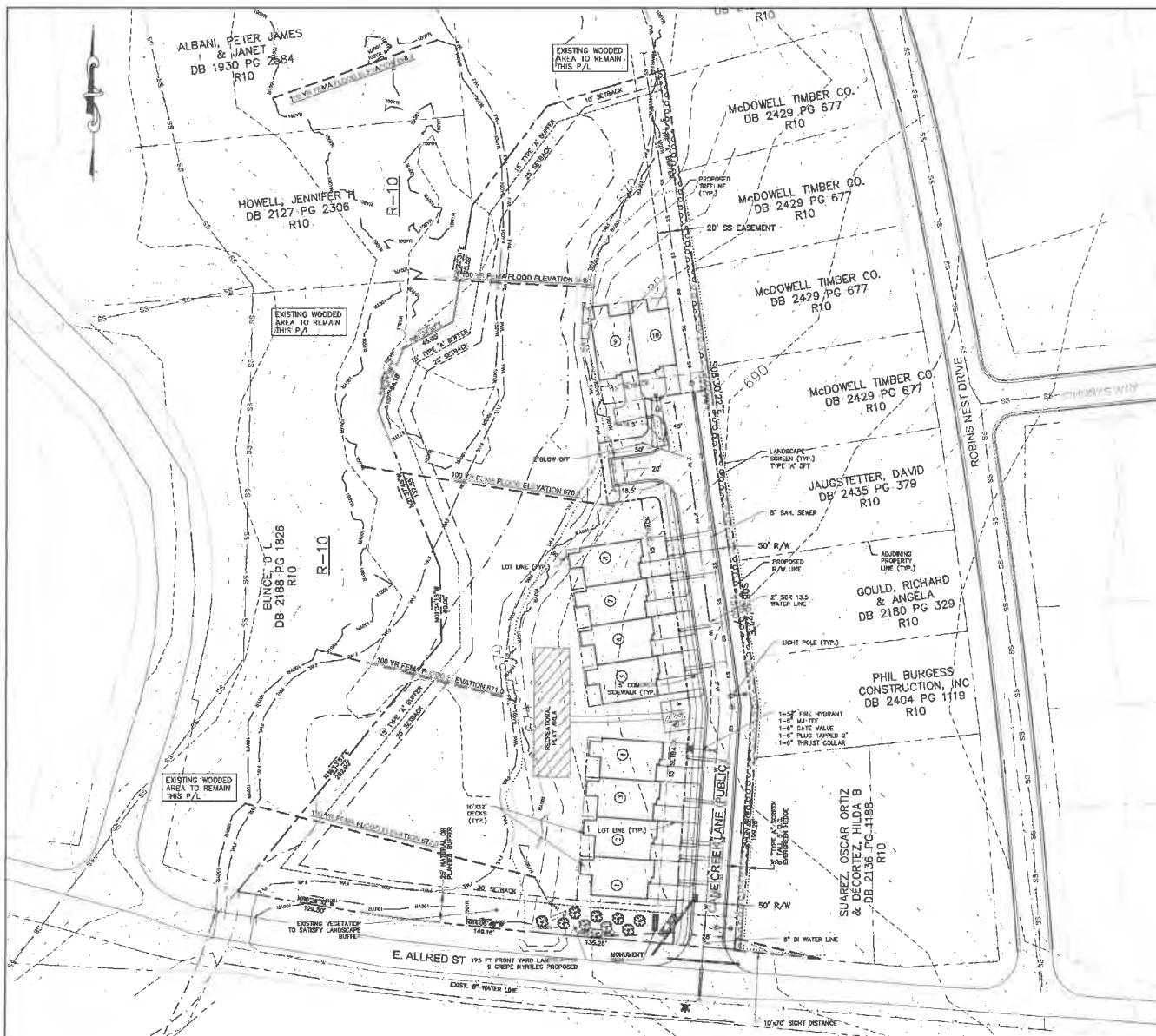
Planning Plat comments/corrections have been addressed.

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

Other The proposal was shared with Asheboro City Schools. Their office has returned no comments or concerns.

Staff Recommendation Approve subject to noted conditions and comments.

Planning Board Recommendation Approve subject to noted conditions and comments.



SITE NOTES:

SITE AREA FOR P.L.D.: 4.04 ACRES (176,022 SF)
 TOTAL # OF LOTS: 10 LOTS PLUS COMMON AREA
 LOT 1 = 2,890 SF LOT 2 = 2,890 SF
 LOT 3 = 2,890 SF LOT 4 = 2,890 SF
 LOT 5 = 2,890 SF LOT 6 = 2,890 SF
 LOT 7 = 2,890 SF LOT 8 = 2,890 SF
 LOT 9 = 2,890 SF LOT 10 = 2,890 SF
 TOTAL COMMON LOT AREA: 27,694 S.F. (0.63 AC)
 TOWNHOMES COMMON AREA: 147,840 S.F. = (3.39 AC)
 AREA IN COMMON AREA: 430 S.F. = (0.01 AC) = 430
 TOTAL AREA: 30,000 S.F. = (0.69 AC)

ALL COMMON AREA INCLUDING RECREATION AREA & LANDSCAPING TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

OPEN SPACE AREA RATIO (SIZE MIN: 79.06 (0.327 SF))
 RECREATIONAL SPACE RATIO (3.33% OF TOTAL AREA) (0.045 AC)
 PROPERTY USE: CURRENT ZONING = R-10
 PROPOSED ZONING = CU-RAM FOR P.L.D. ONLY
 PROPOSED LOTS = 10 TOWNHOUSES (1,000 S.F. HEATED SF/UNIT MINIMUM)

LINEAR FEET OF STREETS: PUBLIC 28' WITH 5'0" = 437 LF
 PRIVATE NONE

PROPOSED NAME OF STREET: CANE CREEK LANE

LANDSCAPING: CANOPY & UNDERSTORY TREES PLACED AROUND PERIMETER UNLESS OTHERWISE SHOWN
 TRASH DISPOSAL PLAN: TRASH CAN USE ONLY
 RV STORAGE: NOT ALLOWED ON SITE

NOTES:
 1. H.A.D. DOCUMENTS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL
 2. SETBACK SHADING PLAN WILL BE SUBMITTED WITH ENGINEERING PLANS
 3. ALL BUILDINGS ARE CITY OF ASHBORO WATER AND SEWER UTILITIES
 4. MAIL TO BE DELIVERED TO EACH INDIVIDUAL UNIT

FIRE HYDRANT NOTE

THE HYDRANT LOCATIONS ARE TENTATIVE SUBJECT TO APPROVAL BY FIRE DEPT.

BUILDING SETBACK NOTE

50' SETBACK FROM E. ALLRED STREET TO THE FRONT LOT LINE AND 50' SETBACK FROM THE FRONT LOT LINE TO THE FRONT LOT LINE.

PERMIT NOTE

CONDITIONAL USE PERMIT AND RECORDING FOR PLANNED UNIT DEVELOPMENT (P.U.D.) ONLY.

CITY OF ASHBORO NOTES

1. 10' WIDE CITY OF ASHBORO SANITARY SEWER EASEMENT WILL BE PROVIDED ALONG ALL 4" SANITARY SEWER LINES NOT IN PUBLIC ROW.
 2. 10' WIDE CITY OF ASHBORO WATER LINE EASEMENT WILL BE PROVIDED ALONG ALL WATER LINES CONNECTED TO THE CITY OF ASHBORO WATER SYSTEM TO THE FIRST HYDRANT AND METER THAT ARE NOT IN PUBLIC ROW.
 3. ALL STORM SEWER LINES NOT IN PUBLIC ROW WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

GENERAL SITE NOTES

1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM ASHBORO CONNECT GIS & RANDOLPH COUNTY GIS.
 2. NO SURVEY TAKEN BY THIS OFFICE AS OF 3/15/18.
 3. PIN: 7762740259
 4. DEED REFERENCE: DB 2406 PG 1000
 5. PLAT REFERENCE: PG 70 PG 71
 6. EXISTING ZONING: R-10 ASHBORO
 7. PROPOSED ZONING: CU-RAM ASHBORO

7. SETBACKS:

FRONT: 35' (ALL SET) 15' (CANE CREEK LN)
 REAR: 0' (UNLESS OTHERWISE SHOWN)
 SIDE: 0'

8. TOTAL LOTS: 10

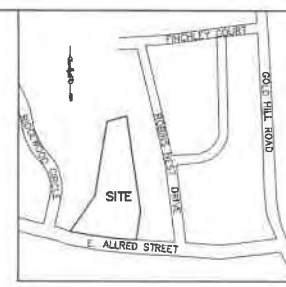
9. ALL ROADWAY SECTIONS TO BE CONSTRUCTED PER NC DOT STANDARDS

10. CONDOT DRIVEWAY PERMIT REQ'D

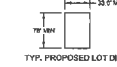
11. MONUMENT SIGN TO BE 40" SQ FT MAX. AREA

MIN. OF 12" FROM RIGHT-OF-WAY

12. MAIL WILL BE DELIVERED TO EACH INDIVIDUAL UNIT.



VICINITY MAP
N.T.S.



TYP. PROPOSED LOT DIM

MAINTENANCE RESPONSIBILITY

City of Ashboro Maintains

1. Streets & sidewalks within public street right-of-way

2. Sanitary sewer lines within public street right-of-way

3. Water lines including hydrants & meters and storm sewer system within public street right-of-way

Homeowners Association Maintains

1. Sanitary sewer lines between public street right-of-way and building

2. Storm sewer lines within public street right-of-way

3. Private streets

4. Storm sewer not located in public street right-of-way

5. Water lines between houses and buildings

6. Stormwater not within public street right-of-way

OWNER - DEVELOPER

KEN MCDOWELL

1326 OLD HUMBLE MILL ROAD

ASHBORO, NC

PHONE: (336) 302-0225

DRAWING LEGEND

PROPERTY LINE

ADJOINING PROPERTY LINE

PROPOSED RIGHT OF WAY

PROPOSED LOT LINE

100' WIDE FLOODPLAIN

REGULATORY FLOODWAY

PROPOSED FLOODLINE

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

WATER LINE

SAN. SEWER MANHOLE

FIRE HYDRANT

TYPE "A" BUFFER REQUIREMENTS:
 15' MIN WIDTH, 1' CANOPY TREE, 3' UNDERSTORY TREES, AND 8' SHRUBS PER 100 LF
 TYPE "A" SCREEN PROPOSED:
 A ROW OF EVERGREEN SHRUBS PLACED NOT MORE THAN FIVE FEET APART ON CENTER TO FORM A CONTINUOUS OPACQUE HEDGE A MINIMUM OF SIX FEET IN HEIGHT ABOVE FINISHED GRADE
 FIRE USE WILL COMPLY WITH PERFORMANCE STANDARDS OF ASHBORO ZONING ORDINANCE SECTION 310A.

GRAPHIC SCALE

1 inch = 40 ft

1 inch = 40 ft



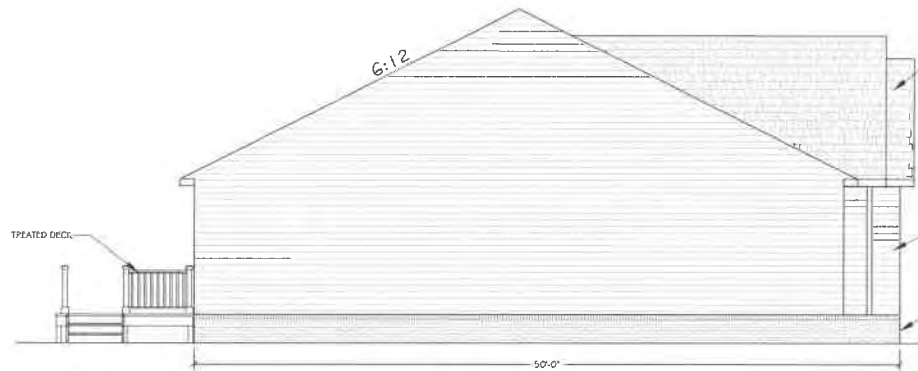
Summey Engineering Associates, PLLC
 Engineering - Land Planning - Consulting
 1000 N. 2nd St.
 Raleigh, NC 27601
 Phone: 919.286.2323
 Fax: 919.286.2324
 Email: info@sfa-engineers.com

CANE CREEK TOWNHOMES

PROPOSED SITE PLAN

DATE: 3.15.18
 DRAWN BY: JMS
 CHECKED BY: JMS
 DATE: 3.15.18

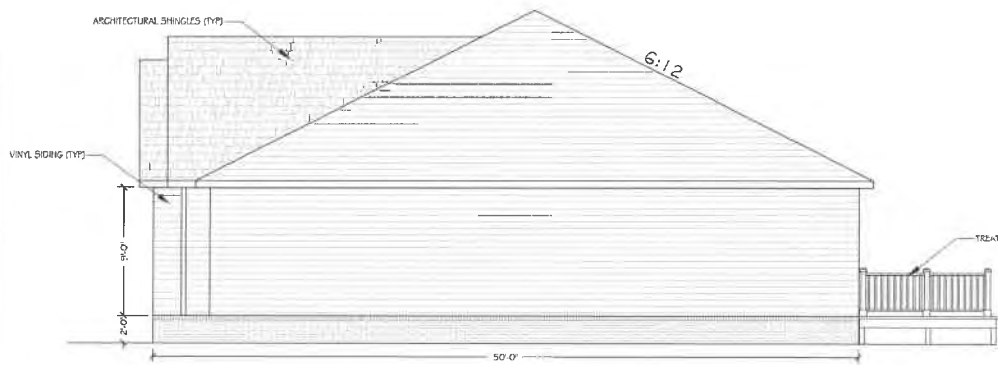
Sheet No. 01



1 LEFT ELEVATION
SCALE 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE 1/4" = 1'-0"



4 REAR ELEVATION
SCALE 1/4" = 1'-0"

BUILDING ORIENTATION MAY BE MIRRORED
DUE TO FIELD CONDITIONS.

PRELIMINARY - NOT FOR CONSTRUCTION



Sumney Engineering Associates, PLLC
Engineering - Land Planning - Consulting
1000 N. 10th St.
Asheboro, NC 27203
Phone: 703.444.1111
Fax: 703.444.1112
www.sea-engineers.com
NC Professional Engineering Firm License No. PE-15156

By	Checked	Drawn	Date

PROPOSED ELEVATIONS
CANE CREEK TOWNHOMES
EAST ALBANY STREET
RANDOLPH COUNTY - ASHEBORO - NORTH CAROLINA

Scale:	Date:	Drawn By:	Checked By:	Job No.:
1/4" = 1'-0"	JUL 1, 2018	CU		
Sheet No.	of			



TO: John Ogburn, *City Manager*

FROM: Jonathan Sermon, *Recreation Services Director*

DATE: September 28, 2021

SUBJECT: **Canada Geese** (also includes White-Fronted Geese) **& Duck Hunting Season Dates**

The Cultural & Recreation Services Department is requesting to be placed on the consent agenda for the October 7th City Council meeting. The request is for the annual approval of the Canada Geese (also includes White-Fronted Geese) & Duck hunting dates at Lake Reese.

The Recreation Services Department has offered Geese/Duck Hunting at Lake Reese for the last thirteen years after a short hiatus due to low interest. After a successful past thirteen years, the department would like to offer this activity at Lake Reese again in 2021.

Listed below are the proposed dates for the **2021 - 2022 Canada Geese** (also includes White-Fronted Geese) **& Duck** hunting season at Lake Reese.

NOVEMBER 13th, 15th, 18th
DECEMBER 18th, 20th, 23rd
JANUARY 22nd, 24th, 27th

Hunting hours are ½ hour before sunrise to sunset. The Lake will be closed to other activities while hunting takes place. Hunters are required to call Lake Reese at least 24 hours in advance to reserve a space. If hunting reservations are not made, the Lake will operate on its regular winter schedule.



RZ-21-12: Request to amend B2 (CZ) General Commercial (Conditional Zoning) to allow an accessory structure at an existing funeral parlor/crematorium located at 222 and 224 Brewer Street and identified by Randolph County Parcel Identification Numbers 7751949927, 7751956082, 77519570920, and 7751958081

Staff Report

Planning Board Recommendation & Comments to City Council

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

Case # **RZ-21**
 -12

Date 9-13-2021 PB

Applicant Charles C. Hodges, Jr.

Legal Description

The property of Charles Chavis Hodges, Jr., located at 222 and 224 Brewer Street, totaling approximately 1.11 acres +/- and more specifically identified by Randolph County Parcel Identification Numbers 7751949927, 7751956082, 7751957092, and 7751958081.

Requested Action Amend the B2 General Commercial (Conditional Zoning) to allow an accessory structure at the existing funeral parlor/crematorium.

Existing Zone B2 (CZ)

Land Development Plan See rezoning staff report.

Planning Board Recommendation

Approve

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

The Planning Board did not have any suggested changes to the proposed site plan.

Rezoning Staff Report

RZ Case # RZ-21-12

Date 9/13/2021 Planning Board

General Information

Applicant Charles C. Hodges, Jr.

Address 222 Brewer Street

City Asheboro NC 27203

Phone 336-460-0123

Location 222 and 224 Brewer Street

Requested Action Rezone from B2 General Commercial Conditional Zoning (CZ) to B2 General Commercial Conditional Zoning (CZ)

Existing Zone B2 (CZ)

Existing Land Use Crematorium (Funeral Parlor)

Size 1.11 acres +/-

Pin # 7751949927, 7751956082, 7751957092, and
7751958081

Applicant's Reasons as stated on application

Additional structure for crematory- Storage and warehousing.

Surrounding Land Use

North Single-family & Two family

East Health Practitioner office

South Undeveloped

West Funeral Parlor and Undeveloped

Zoning History Most recently, in 2013, the property was rezoned from OA6 and R7.5 to CU-B2, due to the addition of a crematorium as an accessory use, and to make the previously non conformaimg funeral parlor a conforming use.

Legal Description

The property of Charles Chavis Hodges, Jr., located at 222 and 224 Brewer Street, totaling approximately 1.11 acres +/- and more specifically identified by Randolph County Parcel Identification Numbers 7751949927, 7751956082, 7751957092, and 7751958081.

Analysis

1. The property is inside the city limits.
2. Brewer Street is a city-maintained collector street.
3. The current use of the property is a funeral parlor, including a crematorium as an accessory use.
4. The existing conditional use permit allowed expansion of structures proposed at that time (623 square feet). The applicant proposed an additional 616 SF accessory building in 2019, leaving an addition of only 7 square feet that could be permitted by staff. Due to the size of the proposed structure (30' x 18', 540 SF), a new conditional zoning district request is filed.
5. The proposed structure is proposed to be used for storage only, with no cremation processes proposed.
6. The area is characterized by a mix of uses, including office, institutional, and residential uses. Medical and office uses have set a transitional pattern between the commercial uses located farther west and the residential uses located to the east.
7. In 2015, the Land Development Plan Proposed Land Use Map was updated to change the designation of this parcel from "Urban Residential" to "Office & Institutional."
8. The East Small Area Plan encourages neighborhood scale commercial uses in appropriate locations.
9. The attached site plan is a draft as of 9-8-2021. City staff is continuing to work with the applicant on more precisely labeling various items.

Rezoning Staff Report

RZ Case # RZ-21-12

Page 2

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation Office & Institutional

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1. Rezoning is consistent with Proposed Land Use Map.

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

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

Checklist Items 12-13: Location is outside of watershed areas and flood zone.

Rezoning Staff Report

RZ Case # RZ-21-12

Page 3

LDP Goals/Policies Which Do Not Support Request

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

Since the LDP proposed land use map was revised to proposed office & institutional activity in 2015, the request is more compatible with the Proposed Land Use map than when it was rezoned to B2 (CZ) in 2013. The property is used primarily for purposes (funeral parlor) that are consistent with the LDP's office & institutional designation.

Although the current zoning designation and the approved crematorium component of the existing use is more intensive than many office & institutional use, the sole purpose of the current request is to allow an accessory structure that would likely have no greater impact on adjoining properties than the existing use or a similar accessory structure permitted in any other zoning district.

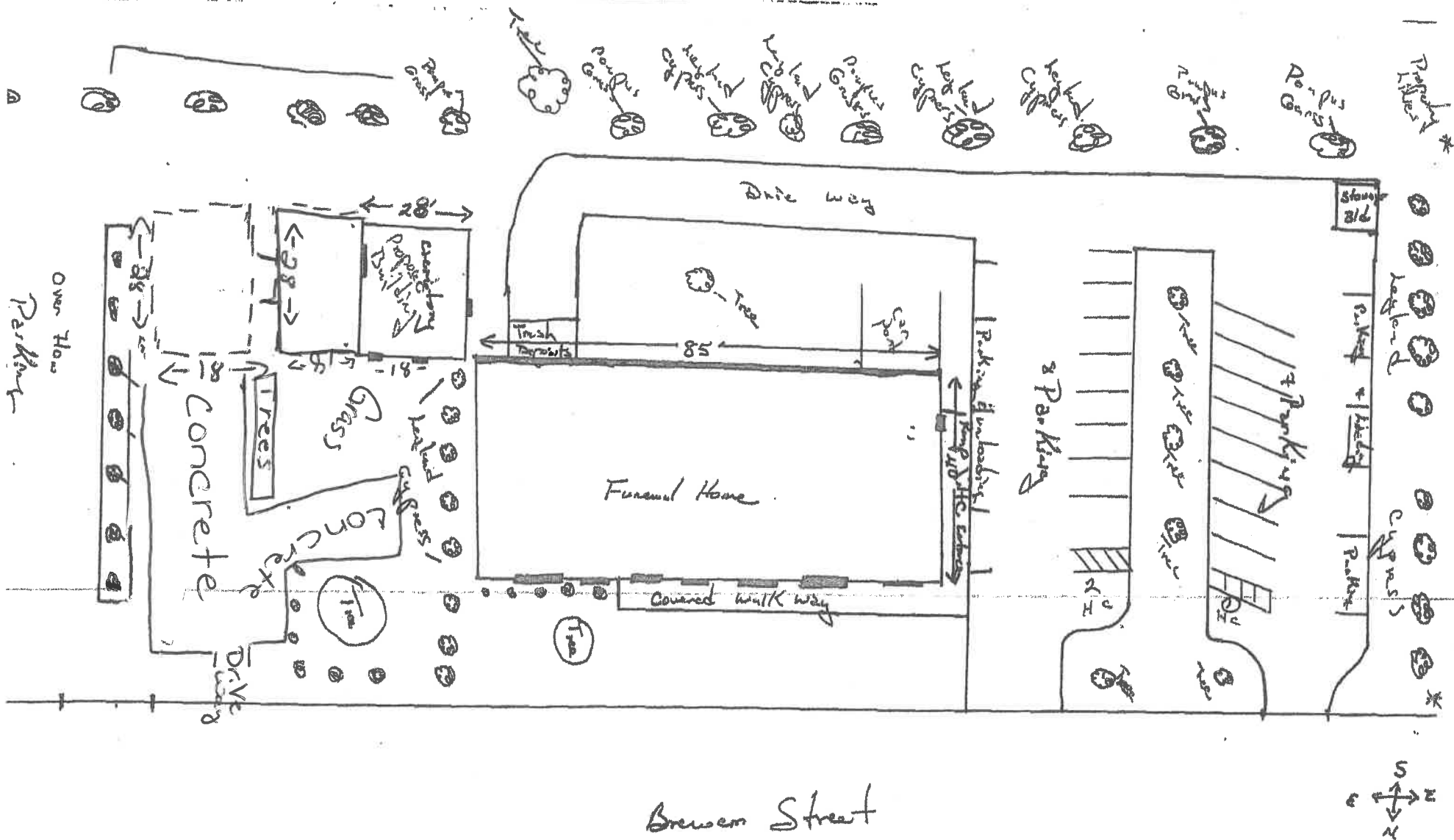
The request also complies with the intent of the East Small Area Plan to provide for appropriate neighborhood-scale commercial uses while the Conditional Zoning process can help ensure such development is compatible with surrounding land uses.

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

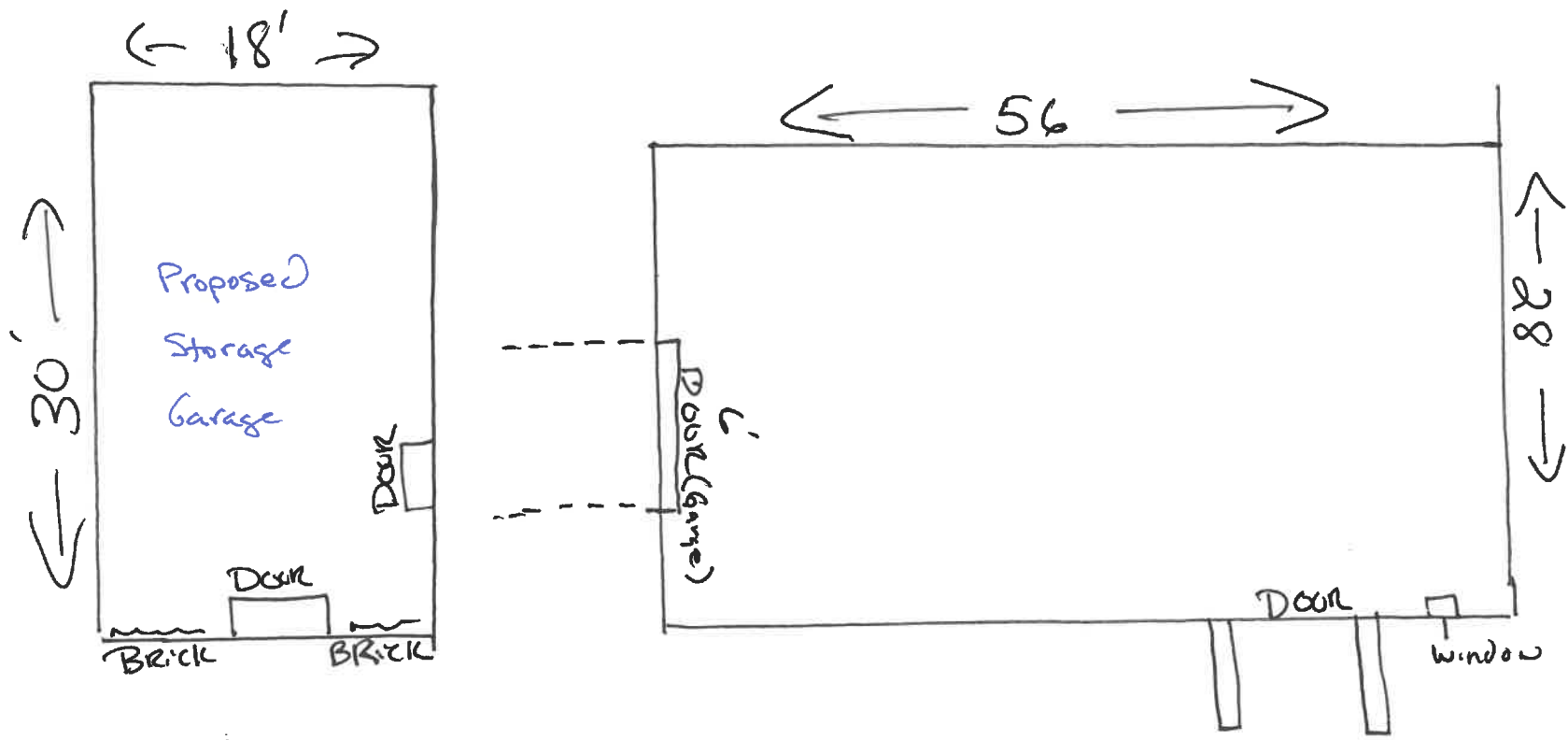
Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

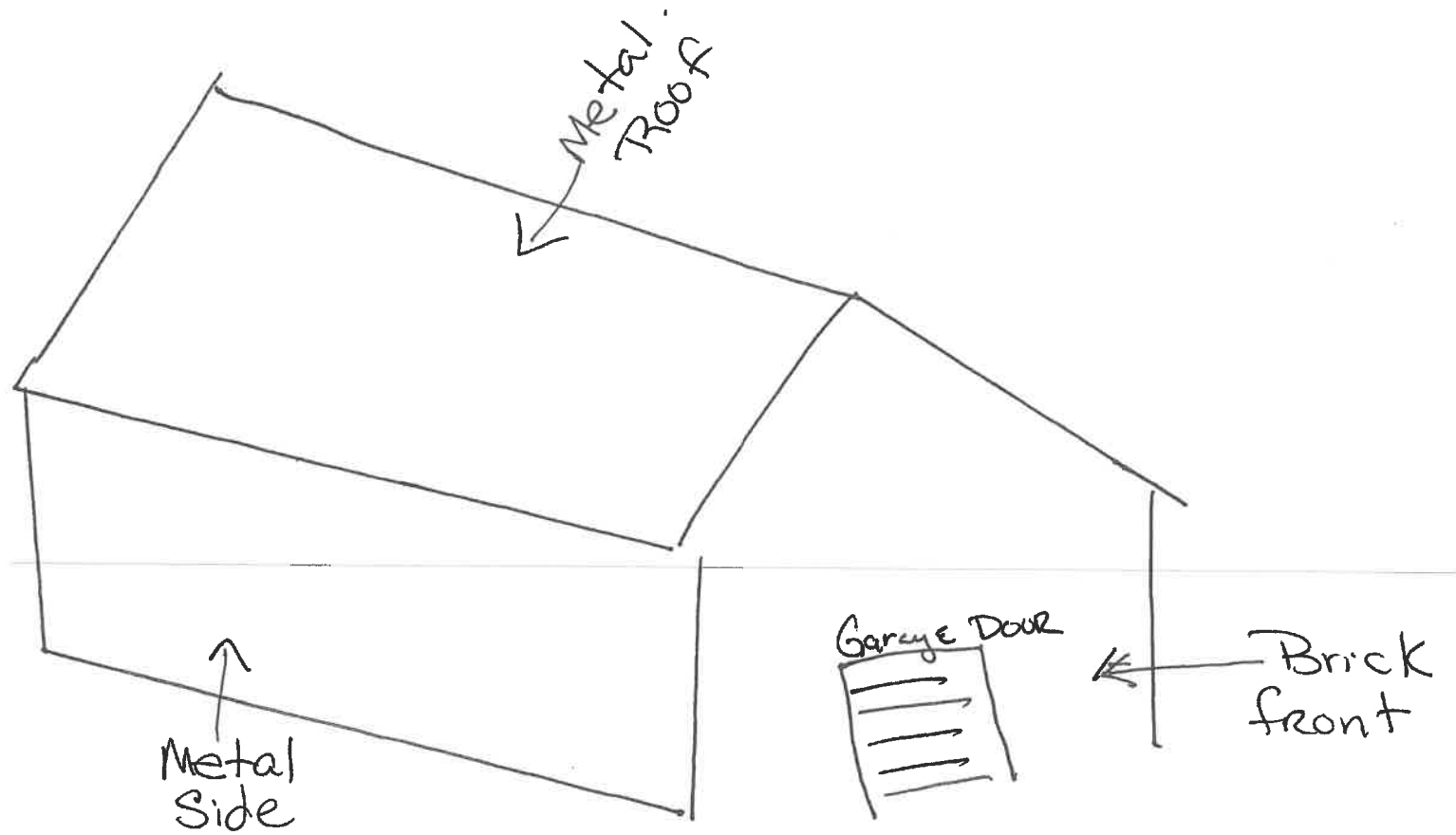
- (A) The proposed accessory structure shall be limited to storage.
- (B) Consistent with Sections 2.03(D)(2), prior to the issuance of a Zoning Compliance Permit, the applicant shall submit information specifying the height of the proposed accessory structure, which shall in no case exceed the maximum height of 25 feet prescribed for Accessory Structures in Section 5.04 (31)(4).
- (C) A minimum of 5 feet shall be maintained between the proposed accessory structure and the eastern property boundary.
- (D) A Type "A" buffer or screen shall be maintained between the subject property and the adjoining property to the east as required by Section 6.06(D) of the Zoning Ordinance.
- (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 Zoning in the chain of title for the Zoning Lot.



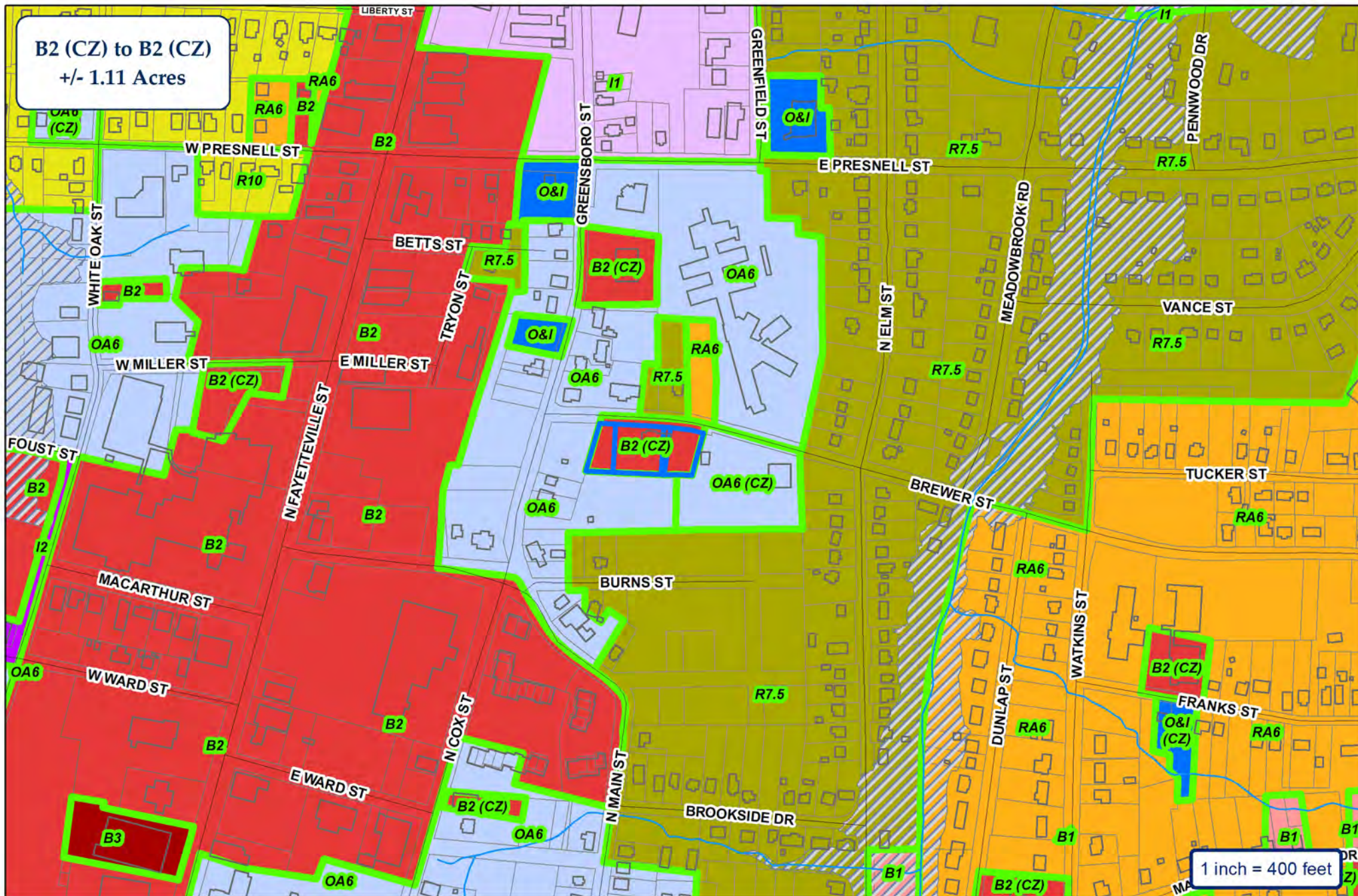
APPROVED w/ conditions (WP-13-04) 1/11 - 10ft
 BY CITY COUNCIL
 DATE 4-4-13 (hearing); 5-9-13 (Adoption of Findings of Fact)



Brewer Street



B2 (CZ) to B2 (CZ)
+/- 1.11 Acres



City of Asheboro Planning & Zoning Department

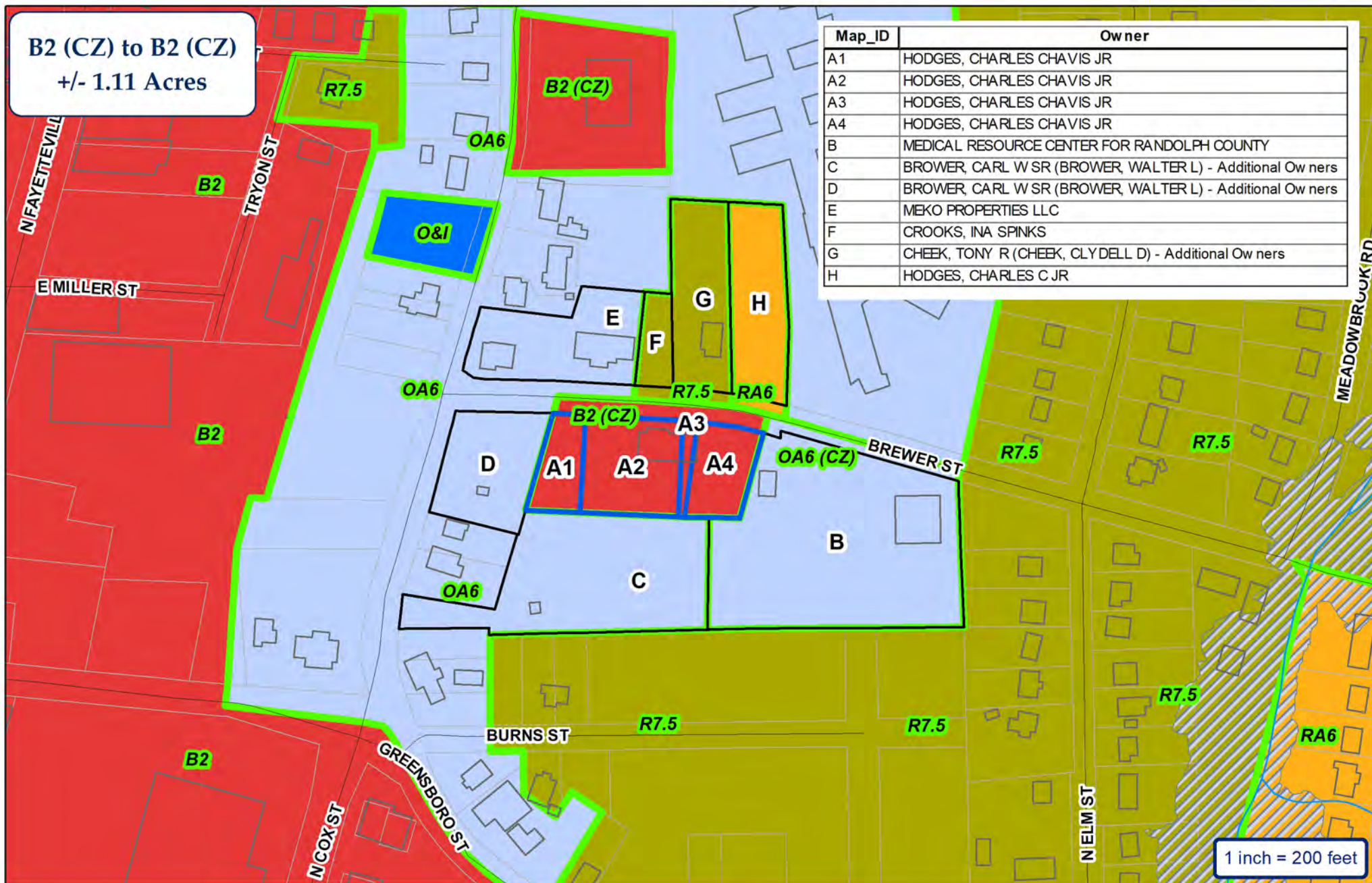
Rezoning Case: RZ-21-12

Parcel: 7751956082, 7751957092, 7751958081 & 7751949927



B2 (CZ) to B2 (CZ)
+/- 1.11 Acres

Map_ID	Owner
A1	HODGES, CHARLES CHAVIS JR
A2	HODGES, CHARLES CHAVIS JR
A3	HODGES, CHARLES CHAVIS JR
A4	HODGES, CHARLES CHAVIS JR
B	MEDICAL RESOURCE CENTER FOR RANDOLPH COUNTY
C	BROWER, CARL W SR (BROWER, WALTER L) - Additional Ow ners
D	BROWER, CARL W SR (BROWER, WALTER L) - Additional Ow ners
E	MEKO PROPERTIES LLC
F	CROOKS, INA SPINKS
G	CHEEK, TONY R (CHEEK, CLYDELL D) - Additional Ow ners
H	HODGES, CHARLES C JR



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-12

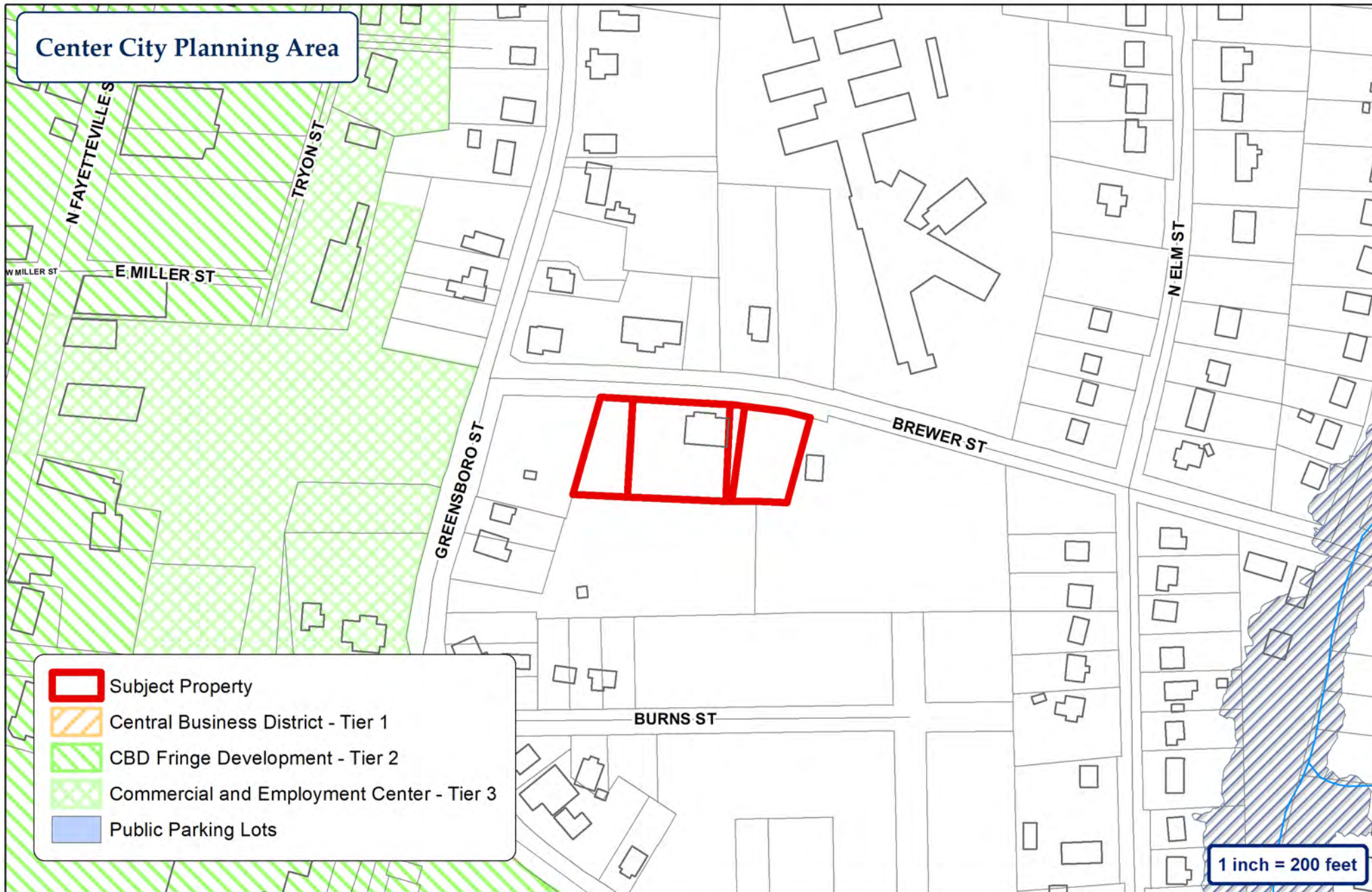
Parcel: 7751956082, 7751957092, 7751958081 & 7751949927



- Subject Property
- Adjoining Properties
- Zoning



Center City Planning Area

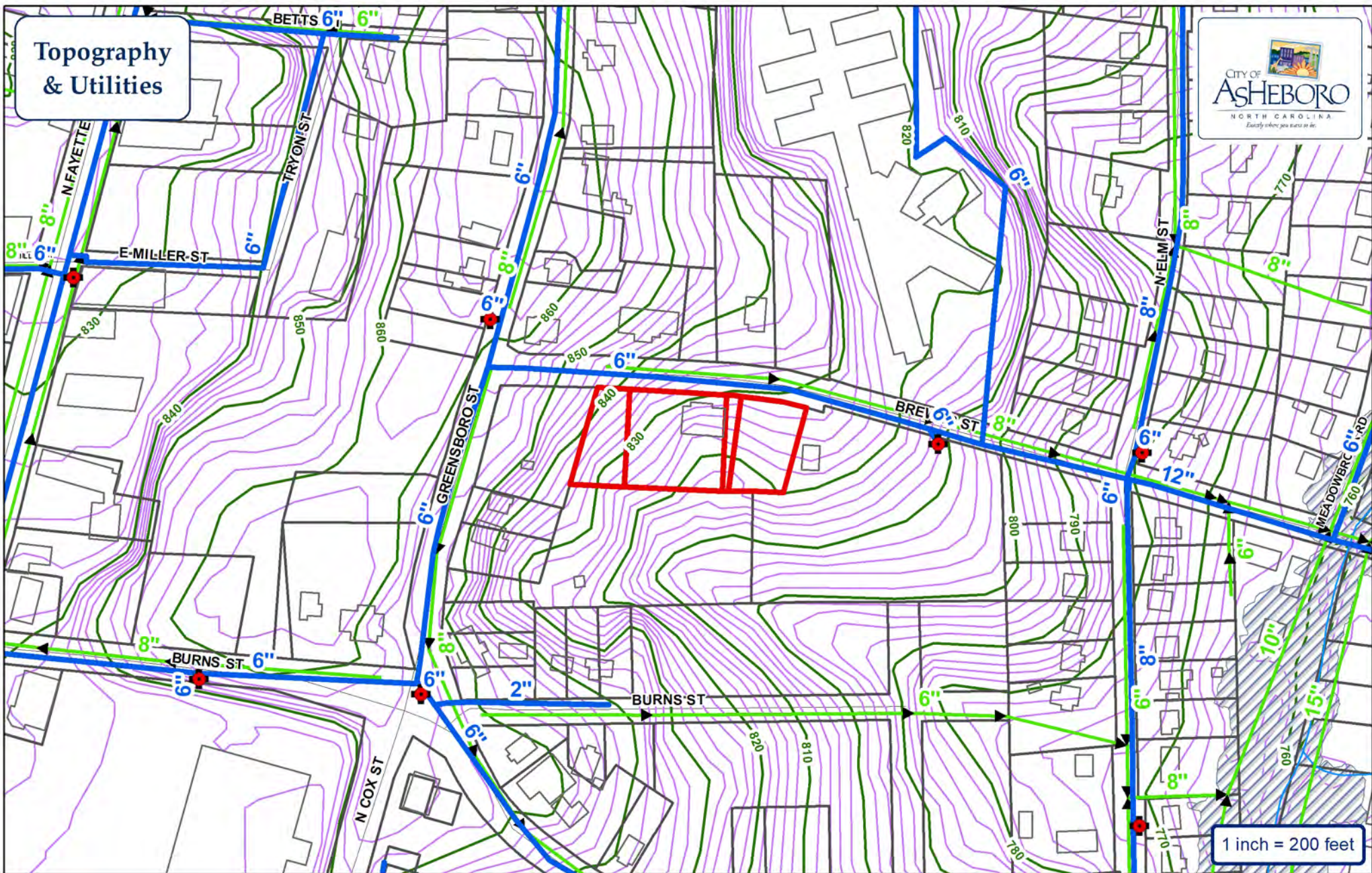


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-12

Parcel: 7751956082, 7751957092, 7751958081 & 7751949927





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

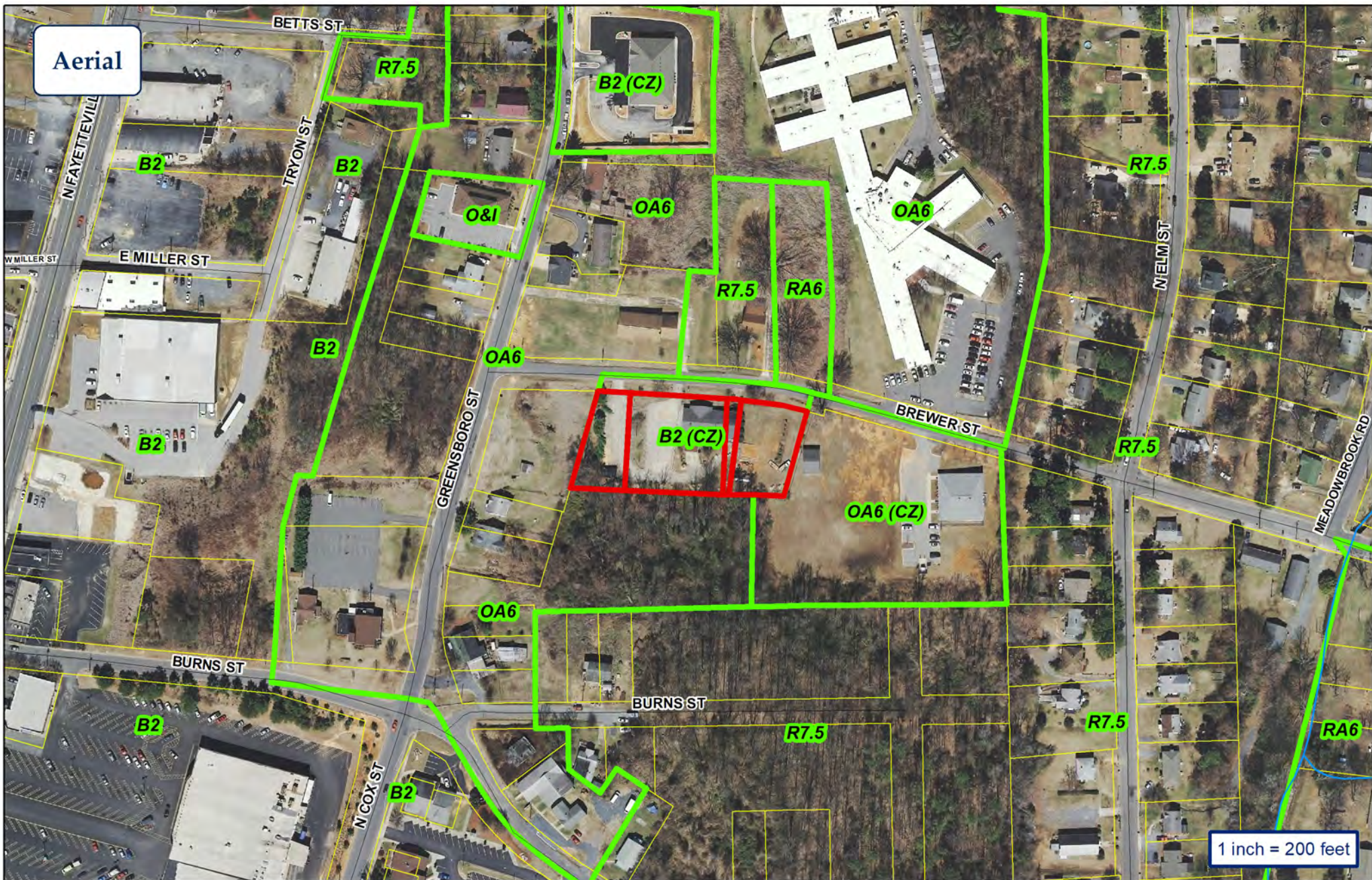
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-12

Parcel: 7751956082, 7751957092,
7751958081 & 7751949927

Subject Property

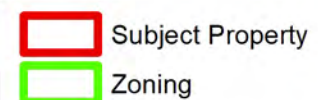




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-12

Parcel: 7751956082, 7751957092, 7751958081 & 7751949927





Application for Conditional Zoning District

APPLICATION FEE

A \$550 filing fee is required.

APPLICATION INSTRUCTIONS:

The conditional zoning process can be complex. A Conditional Zoning District involves a proposal for a specific use that is customized to a particular property. In order to ensure compliance with application requirements, the applicant is **required** to have a pre-application conference with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Please contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

1. A pre-application conference with staff is **required** prior to the application being accepted. At this conference, staff and the applicant will discuss the rezoning request, the unique aspects of conditional zoning, the requirements for completing the review schedule, contact persons for services and permits, and information regarding site plans, landscaping, and other development requirements. This meeting must occur no more than sixty (60) days prior to the application filing deadline.
2. A legal description/deed reference of such land.
3. Six (6) copies of a site plan drawn to scale to be submitted to the Planning Board. The Planning Board will review the proposal and forward a recommendation, including conditions for the zoning, to City Council. The month following the Planning Board meeting, City Council will review the proposed Conditional Zoning District application and site plan and may adopt, not adopt, or refer the application back to the Planning Board for review of any revisions made to the site plan subsequent to the initial submittal of the application materials.
4. Letter to be mailed by applicant notifying neighboring property owners of the request. Consistent with Section 160D-602(e) of the North Carolina General Statutes, the applicant shall notify neighboring property owners of the requested conditional zoning as well as the location, time, and date on which the Planning Board will hold a legislative hearing on the request. This notice must be in the form of a mailed notice provided in compliance with the guidance found in Section 160D-602(a) of the North Carolina General Statutes. During the legislative hearing, the applicant shall report to the Planning Board on the delivery of the required notice and any communication with neighboring property owners and residents concerning the requested conditional zoning.

APPLICATION DEADLINES AND MEETING DATES

The deadline for filing of applications for legislative hearings will be the day which is 55 days prior to the date of the City Council meeting for which the public hearing is to be set, provided that the deadline is no less than 17 days prior to the Planning Board's required legislative hearing; in these instances, the deadline will be 62 days prior to the date of the City Council meeting for which the public hearing is to be set.

If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

<i>Application Deadline</i>	<i>Planning Board Meeting</i>	<i>City Council Meeting</i>
December 11, 2020	Monday, January 4, 2021	Thursday, February 4, 2021
January 8, 2021	Monday, February 1, 2021	Thursday, March 4, 2021
February 12, 2021	Monday, March 1, 2021	Thursday, April 8, 2021
March 12, 2021	Monday, April 5, 2021	Thursday, May 6, 2021
April 16, 2021	Monday, May 3, 2021	Thursday, June 10, 2021
May 21, 2021	Monday, June 7, 2021	Thursday, July 15, 2021
June 11, 2021	Monday, July 12, 2021	Thursday, August 5, 2021
July 16, 2021	Monday, August 2, 2021	Thursday, September 16, 2021
August 13, 2021	Monday, September 13, 2021	Thursday, October 7, 2021
September 10, 2021	Monday, October 4, 2021	Thursday, November 4, 2021
October 15, 2021	Monday, November 1, 2021	Thursday, December 9, 2021
*November, 2021: Confirm application deadline with staff	Monday, December 6, 2021	*January, 2022: Confirm meeting date with staff

***January, 2022 Council meeting dates are not set by Council until December, 2021.**

ITEMS TO BE SHOWN ON THE SITE PLAN:

The application for a Conditional Zoning District shall include a site plan, which must be drawn to scale, with supporting information and text that specifies the actual use or uses intended for the Zoning Lot and any rules, regulations, and conditions that, in addition to all predetermined Ordinance requirements, will govern the development and use of the Zoning Lot. The following information must be provided, if applicable:

- 1) The actual shape, location, dimensions, and total acreage of the Zoning Lot; its zoning classification; the general location of the Zoning Lot in relation to major streets, railroads, and/or waterways; a north arrow; and, if the Zoning Lot is not of record, sufficient data to locate the lot on the ground;
- 2) All existing rights-of-way, easements, and reservations;
- 3) In addition to providing the shape, size, and location of any structure(s) already located on the Zoning Lot, the site plan must show the shape, size, and location of all structures to be erected, altered, or moved on the Zoning Lot;
- 4) Building elevations of all exterior facades at a minimum scale of 1/8" = 1';

- 5) The existing and intended use(s) of the Zoning Lot, specifically including the number of residential units and the total square footage of any nonresidential development;
- 6) The location and size of all yards, buffers, screening, and landscaping, including by way of illustration and not limitation front yard and parking lot landscaping, required by the Ordinance's predetermined standards for the general zoning classification applicable to the Zoning Lot or as otherwise proposed by the applicant;
- 7) All existing and proposed points of access to public streets;
- 8) Proposed phasing, if any;
- 9) The location and type of screening used to screen mechanical equipment;
- 10) The location, access to, and screening of a central solid waste area;
- 11) Traffic, parking, and circulation plans, specifically including the location and dimensions of off-street parking areas and loading spaces;
- 12) The grade separation of structure(s) and parking areas;
- 13) The paving material for parking areas;
- 14) Curb cuts;
- 15) The compliance of the proposed development with the Ordinance's predetermined sign regulations;
- 16) The level of compliance of the land use(s) proposed for the Zoning Lot with the Ordinance's predetermined performance standards for the general zoning classification assigned to the Zoning Lot, including by way of illustration and not limitation performance standards pertaining to light, noise, and vibration;
- 17) If applicable, the location of any flood zones;
- 18) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- 19) If applicable, the location of the watershed;
- 20) When required by the Ordinance's predetermined specifications, sidewalks; and
- 21) Information addressing the applicable permitting requirements of other local governmental agencies as well as federal and state agencies, including by way of illustration and not limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

APPLICANT INFORMATION

Applicant Charles C. Hodges Jr. Applicant's Phone # 336-460-0123

Applicant's Address 224 Brewer Street
Asheboro, NC 27204

Applicant email address CremationbySimplicity@gmail.com

PROPERTY INFORMATION

Property Owner's Name ^{JE} Charles C. Hodges Jr. ^{94-JE}
Location of Property 224 Brewer St Property Size (ac. or s.f.) 3.1 ac ^{L11 -JE}
Randolph County Property Identification Number (PIN#) 77519927 ^{7751956082, 775197092, 7-12}
Current Zoning District B2(CZ) Requested Zoning District Amended B2(CZ)
Date Property Title Acquired _____ Deed Book 12 E Page 598
Subdivision JE Brewer Section N/A Lot # 12 part 11
Plat Book 4 Page 81

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

Additional structure for Crematory - Storage
and warehousing.

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

Additional space for operation of Crematory

For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

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

Does not apply ☒

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

Does not apply ☒

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

Crematory is Already on site

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Charles C. Hodges Jr

Position/Relationship of Authorized Signatory to Applicant

Owner

Owner Signature (if different than Applicant)

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE		
Received by: <u>TW</u>	Date: <u>8/13/21</u>	Case Number: <u>TBD</u>

**CITY OF ASHEBORO
NOTICE OF CONDITIONAL ZONING DISTRICT HEARING**

This is to notify you that I (we) Charles C Hodges Jr have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at 224 Brewer Street for the purpose of Additional operating space of Crematory

On Monday, _____, 2021, at 7:00 PM, the Planning Board will review the Conditional Zoning District request and forward its recommendation to City Council. As part of this process, you and others will have an opportunity to speak concerning the request and offer input.

On Thursday, _____, 2021, at 7:00 pm the City Council will hold a public hearing on the Conditional Zoning District request. As part of this process, you and others again will have an opportunity to speak concerning the request and offer input.

The meetings will be held in the City Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after considering the information/testimony presented during the public hearing and reviewing the report of the Planning and Zoning Department and recommendation of the Planning Board, will take action on the application. Such action may include approval of the request, referral back to the Planning Board, denial of the request, or approval of a modified version of the request on the basis of the Council's determination that such action is reasonably necessary to promote the public health, safety, or general welfare and to achieve the purposes of the adopted Land Development Plan. The meeting is open to the public and your participation is encouraged. If you have any questions, please contact the Planning and Zoning Department at 336-626-1201 Ext. 225. In addition, you may contact me (or my representative) _____ at _____.

ORDINANCE TO AMEND AMERICAN RESCUE PLAN ACT 2021 FUND FY 2021-2022

WHEREAS, The American Rescue Plan Act 2021 fund was established June 10th, 2021 outlining an anticipated \$7,590,000 in funds.

WHEREAS, the first distribution of funds received August 26, 2021 was in the amount of \$4,133,505 establishing a total anticipated allocation of \$8,267,010.

WHEREAS, the American Rescue Plan Act of 2021 (the “ARPA”) provided funds to the City for ARPA eligible uses.

WHEREAS, the ARPA interim final rule prepared by the Department of the Treasury (the interim final rule) suggests a recipient should first identify the negative impact of the Covid-19 public health emergency and second, assess the nature and extent of the harm and thirdly, identify how the intervention is in direct response to the disease itself or the harmful consequences of the economic disruptions resulting from or exacerbated by the Covid-19 public health emergency.

WHEREAS, the interim final rule allows community responses that address negative economic impacts of the COVID-19 public health emergency, including through initiatives that support tourism, travel and hospitality industries that were operating prior to the pandemic and were affected by closures and other efforts designed to contain the pandemic.

WHEREAS, the interim final rule places emphasis on, among other objectives, promoting healthy childhood environments citing that Children’s economic and family environments have a long-term impact on their future economic outcomes.

WHEREAS, leisure and hospitality employment shed 44% of its North Carolina workforce, or 226,000 jobs, over prior year employment numbers as the pandemic raged in the spring of 2020 according to US Bureau of Labor statistics and while there has been some recovery to the labor market, it is still feeling significant COVID-19 impacts with 59,000 fewer jobs in June, 2021 than in January of 2020.

WHEREAS, the North Carolina Zoo (Zoo), located in Randolph County, is a significant economic driver for Asheboro and Randolph County, saw daily attendance fall by as much as 73% at the height of the pandemic, forcing it to cut its temporary workforce and defer projects that had been anticipated to drive more attendance to the Zoo.

WHEREAS, declining attendance at the Zoo and the cancelation of other events, such as the entire 2020 Asheboro Copperheads Coastal Plains League baseball season and 2020 American Legion baseball season, including the Mid-Atlantic Regional Tournament that had been slated to be held at the McCrary Baseball Park in Asheboro, resulted in measurable and considerable negative economic impacts.

WHEREAS, the Randolph County Tourism Development Authority reports that area hotels in the summer of 2020 experienced an average monthly occupancy decrease of 32% as compared to 2019 levels and various publications project full recovery not to occur until at least 2023.

ORDINANCE TO AMEND
AMERICAN RESCUE PLAN ACT 2021 FUND
FY 2021-2022

WHEREAS, ARPA encourages investment in Qualified Census tracts (QCTs) outlining areas of low to moderate income families.

WHEREAS, the City of Asheboro has three QCTs encompassing 6.72 square miles of the Asheboro City Limits.

WHEREAS, the City of Asheboro is investing in the development of Zoo City Sportsplex (Sportsplex), an outdoor recreational facility in southeastern Asheboro first supported by the 1998 Parks and Recreation Master Plan that will include 8 multi-purpose playing fields and other leisure amenities that is located within 2 miles, 2.8 miles and 3.3 miles of the City's three different QCTs.

WHEREAS, the Sportsplex expected to be operated by the Randolph-Asheboro YMCA (YMCA) and will provide the outdoor recreation opportunities envisioned in the ARPA and will serve the community's youth, including children from families in QCTs who will benefit from the YMCA's "Investing in People" scholarship program which covers the cost of participation for individuals lacking the financial resources to participate.

WHEREAS, the Sportsplex, located one mile from the Zoo, is expected to not only provide a healthy environment for 31,000 youth annually but also will bring an estimated 73,000 spectators to the facility annually, thereby providing support to industries hardest hit by the COVID-19 public health emergency.

WHEREAS, the City of Asheboro has determined an investment in the Zoo City Sportsplex is in alignment with the goals of ARPA and is an eligible use of ARPA funds.

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.

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

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>
64-300-0000	ARPA Funds	\$677,010

ORDINANCE TO AMEND
AMERICAN RESCUE PLAN ACT 2021 FUND
FY 2021-2022

Section 2: That the following expense line item be increased / (decreased):

<u>Account #</u>	<u>Expense Description</u>	<u>Increase / (decrease)</u>
64-400-0001	Contrib. to ZCSP fund- turf	\$3,296,708
64-800-0000	Unallocated	677,010
64-800-0000	Unallocated	<u>(3,269,708)</u>
		\$677,010

Adopted this 7th day of October, 2021

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

ORDINANCE TO AMEND THE ZOO CITY SPORTSPLEX FUND (74)
FY 2021-2022

WHEREAS, in June 2021, \$700,000 was allocated from ARPA Fund to pay for Water & Sewer improvements at Zoo City Sportsplex; and

WHEREAS, the City of Asheboro is ready to execute a contract for Field Turf at the Zoo City Sportsplex, and

WHEREAS, the preliminary cost estimate for the field turf is approximately \$3,296,708; and

WHEREAS, the City of Asheboro desires to use a contribution from the ARPA fund for this purpose; and

WHEREAS, the City of Asheboro desires amend the Zoo City Sportsplex fund budget to incorporate these changes to be in compliance with all generally accepted accounting principles.

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

That the following Revenue line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
74-300-6400	Contribution from ARPA Fund-W&S (6-2021 ord)	700,000
74-300-6400	Contribution from ARPA fund-Turf (10-2021 ord)	3,296,708
		3,996,708

That the following Expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
74-400-0001	Construction- W&S	700,000
74-400-0004	Field Turf	3,296,708
		3,996,708

Adopted this the 7th day of October 2021.

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

COOP BUDGET ESTIMATE



CITY OF ASHEBORO – ZOO CITY SPORTSPLEX

September 27, 2021

FieldTurf USA, Inc. is pleased to present the following proposal. FieldTurf pricing is based on the The Keystone Purchasing Network (KPN) contract. KPN provides predetermined preferential pricing through approved vendors. Since the products have already been bid at the national level, individual schools do not have to duplicate the bidding process per KPN Contract # 201801-01.



Click on the following KPN hyperlink for contract due diligence documentation:

[KPN Contract # 201801-01.](#)

	Description	Quantity	Units	Unit Price	Total
	Site Work				
1	Mobilization	1	LS	25,000.00	\$25,000.00
2	Layout/CM	1	LS	50,000.00	\$50,000.00
3	Erosion & Sediment Control - BY OTHERS	1	LS	N/A	\$0.00
4	Stone Construction Entrance - BY OTHERS	1	LS	N/A	\$0.00
5	Excavation of Subgrade w/in .10' of Final	1	LS	N/A	\$0.00
	Subgrade Elevation - BY OTHERS				
6	Laser Grade Subgrade - Spoils Generated	383,600	SF	0.15	\$57,540.00
	to be Disposed ON Site				
7	Install 8" x 12" Notched Concrete Curb	5,118	LF	34.00	\$174,012.00
8	Install 12" Perf. HDPE Perimeter Drain	5,000	LF	35.00	\$175,000.00
9	Install 12" Solid Outfall - Tie Into Existing	250	LF	40.00	\$10,000.00
	Storm Outside Field Area				
10	Install 4 oz Geotextile Fabric	383,600	SF	0.20	\$76,720.00
11	Install 5" # 57 Base Stone	10,125	TONS	41.00	\$415,125.00
12	Install 1" Finish Stone	3,200	TONS	41.00	\$131,200.00
13	Laser Grade Finish Stone	383,600	SF	0.15	\$57,540.00
14	Install 20' H Ball Stopper Net - Ends of Fields	1,910	LF	88.00	\$168,080.00
15	Restoration - BY OTHERS	6,000	SY	N/A	\$0.00

COOP BUDGET ESTIMATE



16	8' Offset goals	1	LS	23,500.00	\$23,500.00
17	Corner Kick Sleeves, One Set per Field	4	EA	2,500.00	<u>\$10,000.00</u>
	Subtotal Site Work				\$1,340,217.00
	Synthetic Turf				
18	Fieldturf FTHD-57 2.25" Turf System with CoolPlay Top Layer	383,600	SF	4.86	\$1,864,296.00
19	Inlaid Soccer Markings	4	EA	DONATED	\$0.00
20	Inlaid Unified LAX Markings	4	EA	DONATED	\$0.00
21	Inlaid Football Markings	1	EA	DONATED	\$0.00
22	FieldSweep	1	EA	3,000.00	<u>\$3,000.00</u>
	Subtotal Synthetic Turf				\$1,867,296.00
	Subtotal Project				\$3,247,987.55
	Performance & Payment Bonds	1	LS	48,719.81	\$48,719.81
	Total Project				\$3,296,707.37

PRODUCT DETAILS

FieldTurf, the worldwide leader in artificial turf, is pleased to offer the FieldTurf Classic HD (FTHD-57) 2.25" turf system, with the following product characteristics:

- ▶ **Pile Height:** 2.25 Inches
- ▶ **Infill Weight:** Top Layer: 0.6lbs/sf CoolPlay; Middle Layer: 5.2lbs/sf Sand mixed with 1.6lbs/sf Cryo A; Bottom Layer: 1lb/sf Sand
- ▶ **Pile Weight:** 33 oz/yd²
- ▶ **Total System Weight:** 1264 oz/yd²

FieldTurf has taken the necessary steps to ensure that your project will run smoothly and that the quality promised will be the quality delivered.

PRICE DOES NOT INCLUDE:

- a) E & S Controls - BY OTHERS
- b) Supply or installation of Perimeter Safety Fencing
- c) Rock excavation, haul off spoils offsite

COOP BUDGET ESTIMATE



- d) Site Security
- e) Unsuitable soils - Once subgrade has been established, a proof roll will be required to ensure structure stability of the soils. In the event that unsuitable soils are encountered, a price to remedy the areas will be negotiated between owner and contractor.
- f) Installation of manholes, junction boxes, gabions, concrete or rock rip rap, storm drainage not related to the field construction, grate inlets, RCP
- g) Relocation, removal of existing utilities not limited to electrical conduits, power poles, water, sewer, gas cable, telephone, storm drainage, irrigation heads, lines, valve boxes or wiring of same
- h) Permits and fees are responsibility of owner
- i) Construction signs (If necessary, are responsibility of owner)
- j) Small vehicle to tow FieldTurf Groomer or Sweeper
- k) Geotechnical investigation of site
- l) Storm Water Management Requirements beyond scope listed above is NOT included.
- m) Unless otherwise specified, the price does not include any G-max testing.
- n) Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price.
- o) Boring for utilities.
- p) Any electrical work.
- q) Asphalt paving.
- r) Concrete.
- s) Track surfacing, unless otherwise specified.
- t) Design services and construction documentation, including, but not limited to, conceptual drawings/preliminary design; construction drawings; storm water management; submittal reviews and processing; architectural/engineering inspections; soil borings; professional survey; and as built drawings.
- u) Repair or resurfacing existing asphalt parking lot if damaged by truck traffic.
- v) Site restoration, sodding, landscaping or grow-in.
- w) Prevailing wages, union labor and other labor law levies.
- x) Anything not explicitly noted in the inclusions.

The price is valid for a period of 90 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction. The price of the base preparation is subject to increase in the event FieldTurf encounters any of the following site conditions: soil contamination; bedrock; unknown utilities; underground springs; unstable or unsuitable ground; and any concealed or unknown conditions.

COOP BUDGET ESTIMATE



Please feel free to reach out to any member of our project team with questions about our offer:

Victoria Talay
Project Manager
438-829-1958
victoria.talay@fieldturf.com

Patrick Zeni
Regional Sales Manager
724-825-3765
patrick.zeni@fieldturf.com

Thank you again for your interest in FieldTurf, we look forward to working with you.

Per:

Marie-Christine Raymond, Director of Operations
FieldTurf USA, Inc. / Tarkett Sports Canada, Inc.

FieldTurf USA, Inc. holds the Cooperative Purchase contract, any PO for Contract must be made out to FieldTurf USA, Inc. 175 N Industrial Blvd NE. Calhoun, GA 30701

If you have questions regarding the FieldTurf and Beynon SmartBuy Cooperative Purchasing Program, please contact Eric Fisher at: Eric.Fisher@smartbuycooperative.com.



COOP BUDGET ESTIMATE



CONDITIONS

Notwithstanding any other document or agreement entered into by FieldTurf in connection with the supply and installation only of its product pursuant to the present bid proposal, the following shall apply:

- a) This bid proposal and its acceptance is subject to strikes, accidents, delays beyond our control and *force majeure*.
- b) FieldTurf's preferred payment terms are as follows: (i) 50% of the Price upon Customer's execution of contract; (ii) 40% of the Price upon shipment of materials from FieldTurf's manufacturing facility; and (iii) Remaining balance of ten percent (10%) upon substantial completion of the field, which shall be achieved when Customer is able to use the field for its intended purpose, even if punchlist items remain and the Certificate of Completion has not been executed by Customer.
- c) Accounts overdue beyond 30 days of invoice date will be charged at an interest rate of 10% per annum.
- d) FieldTurf requires a minimum of 21 days after receiving a fully executed contract or purchase order and final approvals on shop drawings to manufacture, coordinate delivery and schedule arrival of installation crew. Under typical field size and scenario, FieldTurf further requires a minimum of 28 days per field to install the Product subject to weather and *force majeure*.
- e) FieldTurf requires a suitable staging area. Staging area must be square footage of field x 0.12, have a minimum access of 15 feet wide by 15 feet high, and, no more than 100 ft from the site. A 25 foot wide by 25 foot long hard or paved clean surface area located within 50 feet of the playing surface shall be provided for purposes of proper mixing of infill material. Access to any field will include suitable bridging over curbs from the staging area to permit suitable access to the field by low clearance vehicles. Staging area surface shall be suitable for passage with motor vehicles used to transport materials to the site and/or staging area. FieldTurf shall not be liable for any damages to the staging area or its surface unless such damages are caused by FieldTurf's intentional misconduct or negligence.
- f) This proposal is based on a single mobilization. If the site is not ready and additional mobilizations are necessary, additional charges will apply.
- g) Upon substantial completion of FieldTurf's obligations, the Customer shall sign FieldTurf's Certificate of Completion in the form currently in force; to accomplish this purpose, the Customer will ensure that an authorized representative is present at the walk-through to determine substantial completion and acceptance of the field, which may include a list of punch list items.
- h) FieldTurf shall not be a party to any penalty clauses and/or liquidated damages provisions.
- i) FieldTurf shall be entitled to recover all costs and expenses, including attorney fees, associated with collection procedures in the event that FieldTurf pursues collection of payment of any past due invoice.
- j) All colors are to be chosen from FieldTurf's standard colors.

THE TARKETT SPORTS FAMILY - LEADERS IN SPORTS SURFACING



ORDINANCE TO AMEND THE GENERAL FUND
FY 2021-2022

WHEREAS, the City of Asheboro would like pour a concrete pad to help with drainage and create a "patio type" area between the two Airport Museum Building areas for an estimated cost of \$18,000; and

WHEREAS, the City of Asheboro would like to appropriate the 10% match for federal funding for a new 80' by 80' corporate hangar building; and

WHEREAS, the City of Asheboro desires amend the 2020-2021 budget to incorporate this expense and to be in compliance with all generally accepted accounting principles.

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

That the following Revenue line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-399-0000	Fund Balance Allocation	\$26,373

That the following Expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-650-1500	Building Maintenance and repair	\$18,000
10-650-6600	Contribution to Airport Improvement Fund	8,373
		\$26,373

Adopted this the 7th day of October 2021.

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

ORDINANCE TO AMEND
THE AIRPORT IMPROVEMENTS FUND (#66)
FY 2021-2022

WHEREAS, the City of Asheboro would like to use federal funding for the Asheboro Regional Airport to construct one new 80' x 80' aircraft storage hangar in the existing corporate area at the south end of Asheboro Regional Airport; and

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

THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro, North Carolina

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

<u>Account</u>	<u>Description</u>	<u>Increase</u>
66-350-0003	Grant proceeds- Corporate Hangar Design Build	75,349
66-350-0001	GF Contrib. – Corporate Hangar Design Build	8,373
	Total Increase	83,722

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

<u>Account</u>	<u>Description</u>	<u>Increase</u>
66-986-0000	Corporate Hangar Design / Build	83,722

Adopted this the 7th day of October 2021.

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

BID TABULATION SHEET

Project: Roof Coating of Museum Roof 1 and 2
North Carolina Aviation Museum
2222 Pilots Road, Asheboro, NC 27205

Bid Date: 09/28/2021
 Bid Time: 2:00PM

BIDDER	TOTAL COST W/O SALES TAX	COMMENTS
McRae Roofing PO Box 2148 Asheboro, NC 27204-2148	\$85,590.00	
BIRS, Inc 207 Robbins St Greensboro, NC 27406	\$95,791.00	
GMG Inc Lexington, NC 27292	\$143,612.00	
Legacy Construction 658 Griffith Rd, Suite 115 Charlotte, NC 28217	\$77,369.00	Non-Responsive – Does not meet solids (Percent by Volume) Specification