

Asheboro

Home of the **North Carolina Zoo**



2020

Land Development Plan

July 2000
Updated October 2009
Updated October 2015



City of Asheboro

2020 Land Development Plan

The City of Asheboro 2020 Land Development Plan has been developed with the cooperation of the citizens of Asheboro, the City Council, the City Planning and Zoning Board, the City staff, and the Asheboro Land Development Plan Advisory Committee. This plan will serve as a guide for the community in making land development decisions and will help to provide for the orderly growth and development of the City. The plan will be reviewed and revised periodically by the City Council after formal adoption, as conditions within the City's planning jurisdiction evolve.

**Adopted this 13th day of July, 2000
by the Asheboro City Council**

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APPENDIX B - 2015 Maps Update

□ B.1 Background

On July 13, 2000, the Asheboro City Council adopted the 2020 Land Development Plan. Pursuant to Section 7.3 (now section 6.2) *Monitoring and Revising the Plan*, The Land Development Plan was revised on October 8th, 2009. Adopted as part the 2009 revision, Policy 2.2.3 states: *The City will periodically update maps in the Land Development Plan to ensure they accurately represent current conditions in our city and are consistent with the goals and policies.* In accordance with Policy 2.2.3, The Planning and Zoning Department began the process of updating the map portion of the 2020 Land Development Plan in January of 2015.

□ B.2 Process

Upon announcing the update process and first public workshop to be held at the Asheboro Public Library to appointed and elected boards, Asheboro Planning & Zoning staff mailed personal invitations to target stakeholders, including developers, real estate agents and governmental agencies, invited non-profit agencies serving the community (particularly those addressing housing needs throughout the community) and ran advertisements in the *Courier-Tribune*. No drafts or proposals were presented by staff at the workshop, however, comments and suggestions were received from the public after examination of the existing maps. To solicit more focused input, staff identified two areas that warranted special focus due to new development and rezoning activity since the original adoption of the plan. Staff partnered with neighborhood churches to conduct two community workshops, both of which were well attended and successful in gathering data. Residents were particularly thankful for hosting workshops within neighborhoods, as opposed to city facilities. Notice of these meetings was accomplished through mailing informational post cards to all properties and property owners within the two target areas and with help from the Asheboro Police Department-sponsored community watch groups. Combining the information acquired with internal analysis, staff generated a first draft of all maps to be updated, with a particular focus on the Proposed Land Use map. These drafts were presented to the public through two more community workshops, held at a neighborhood church and an elementary school. Drafts were also presented to appointed and elected boards for comment. Taking account of all input, final drafts were prepared for adoption by the City Council through a public hearing on October, 8th 2015.

□ B.3 Public Input Received

Citizens identified several issues as important to the future of Asheboro land development in the coming years. The following issues, listed by meeting, emerged as most paramount.

Public Workshop 1: Asheboro Public Library

- Presnell St. and Greensboro St. should be reevaluated to reflect existing office uses and to accommodate future expansion

Community Workshop 1: Kingdom Life Community Church

- Concern exists over encroachment of commercial/office uses and the impact of rising property values/property taxes. Some residents feel as if they are being "squeezed out" of established residential areas
- Lack of city infrastructure, especially sewer, are limiting development opportunities, along Booker T. Washington Avenue and Kidd Drive in particular
- General support exists for more sidewalks in the neighborhood, as well as expanded public bus or shuttle transportation

-
- Worry about public safety and alleged criminal activities occurring in the area, including Eastside Park

Community Workshop 2: Asheboro United Church of Christ

- Historic integrity of the Fisher Estate neighborhood is a community asset. Possible ways to preserve historic integrity should be researched and encouraged
- The area could support additional limited retail for basic needs and residents generally dislike having to go to Dixie Drive, North Fayetteville Street or Highway 49 South to purchase household item, especially groceries. A properly scaled grocery store was mentioned by several people, noting that a grocery store used to be part of the community along Salisbury, McCrary and Hoover Streets. While a written comment received stated "no businesses in residential areas", there was generally support for limited commercial activity on Sunset Avenue within the City's Activity Center
- Support exists for appropriately sited and well maintained higher-density housing options in the area (i.e. townhomes) to complement the single-family homes in the area. Yet there also was concern over the long-term maintenance of apartments and duplexes, and beliefs were expressed that upkeep declines as these properties age
- Residents expressed general support for more sidewalks in the area, especially around Frazier Park and Loflin Elementary School and along designated walking/running routes, as well as several road intersection and traffic improvements. Sidewalks were also desired along West Wainman Avenue to better connect these uses to residents

Community Workshops 3 & 4: North Ridge Church and Teachey Elementary School

- Attendees of Community Workshop 1 supported staff's proposed changes and reiterated the concern of encroaching non-residential development in the Workshop 1 target area
- Community appearance was raised as a concern and should be consistently enforced

□ B.4 Map Alterations Summary

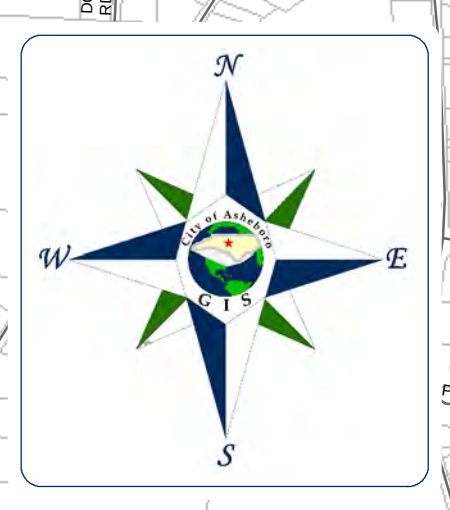
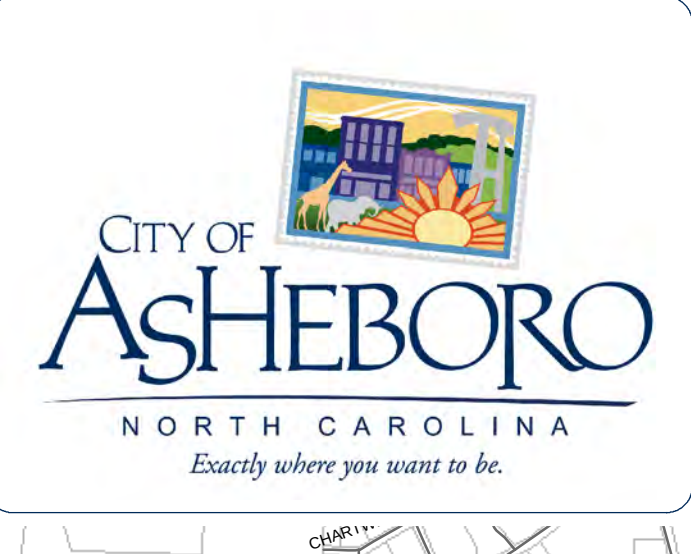
- All maps have been altered to reflect the current corporate and extra-territorial planning jurisdiction limits.
- Final US64 Bypass alignment has been added to several maps.
- Existing Water and Sewer maps have been updated to reflect the current system.
- Floodplain and Watershed map has been updated to reflect changes in FEMA 100 Year Floodplain boundaries.
- Growth Strategy map now reflects properties annexed since 2000 as "Primary Growth" areas.
- Vicinity map has been updated to include new labels for important features, such as schools and parks.
- A new map, "Rezoning Since 2000", has been added to show land development since plan adoption.
- Zoning map has been updated to reflect current designations.
- Proposed Land Use map has undergone many category changes, reflecting growth since plan adoption and public input. Significant changes include:
 - Greensboro Street area to reflect Office and Institutional
 - Dublin Road and NC Hwy 42 intersection area to reflect Office and Institutional
 - South US 220 Business and McDowell Rd areas to reflect Employment Center and Village Activity Center
 - Zoo Parkway/Cross Roads Retirement Home area to reflect Village Activity Center
 - North US 220 Business area to reflect Park and Commercial
 - Other areas to reflect current zoning and/or present land use

2015 Revised Land Development Plan Maps

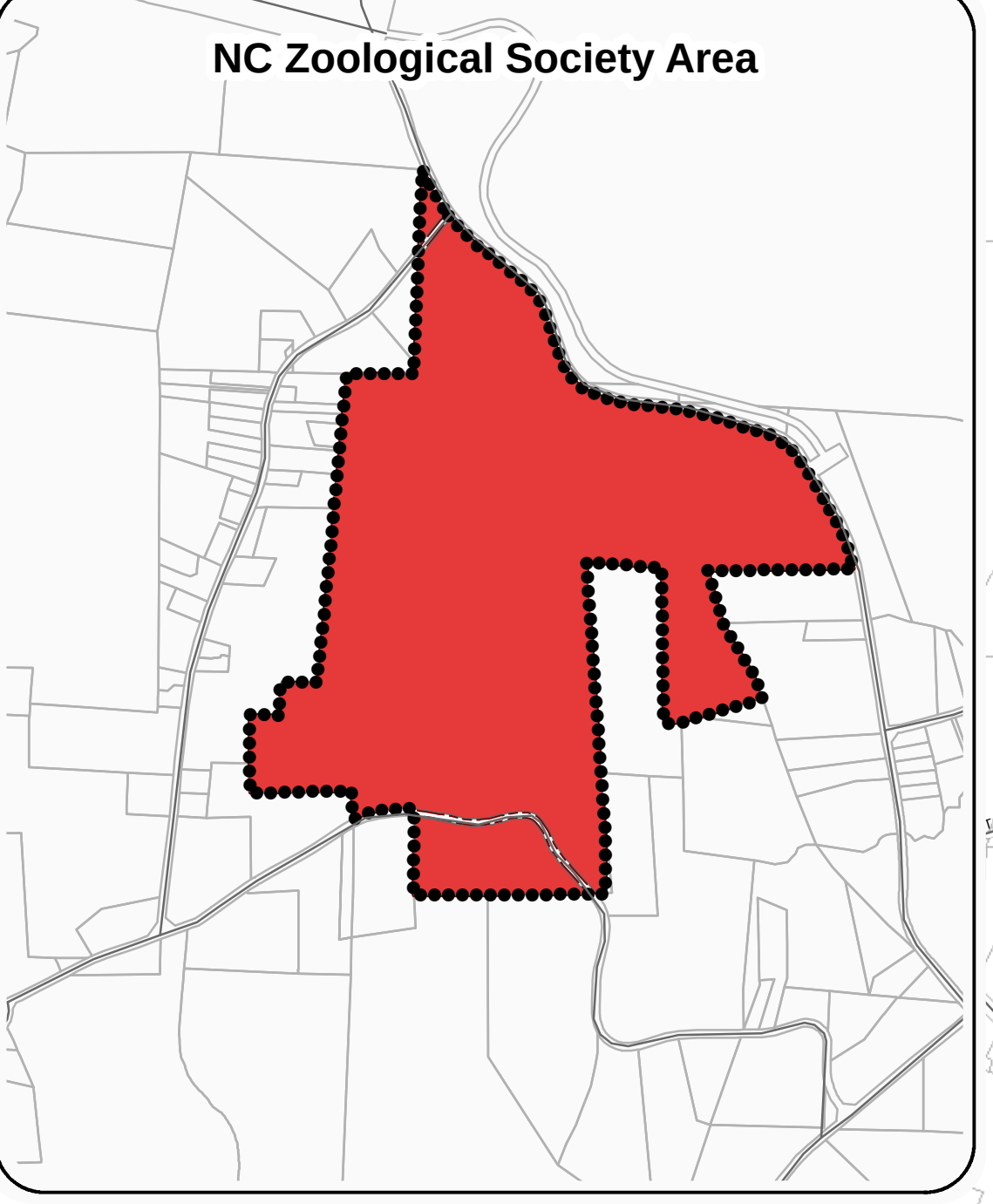
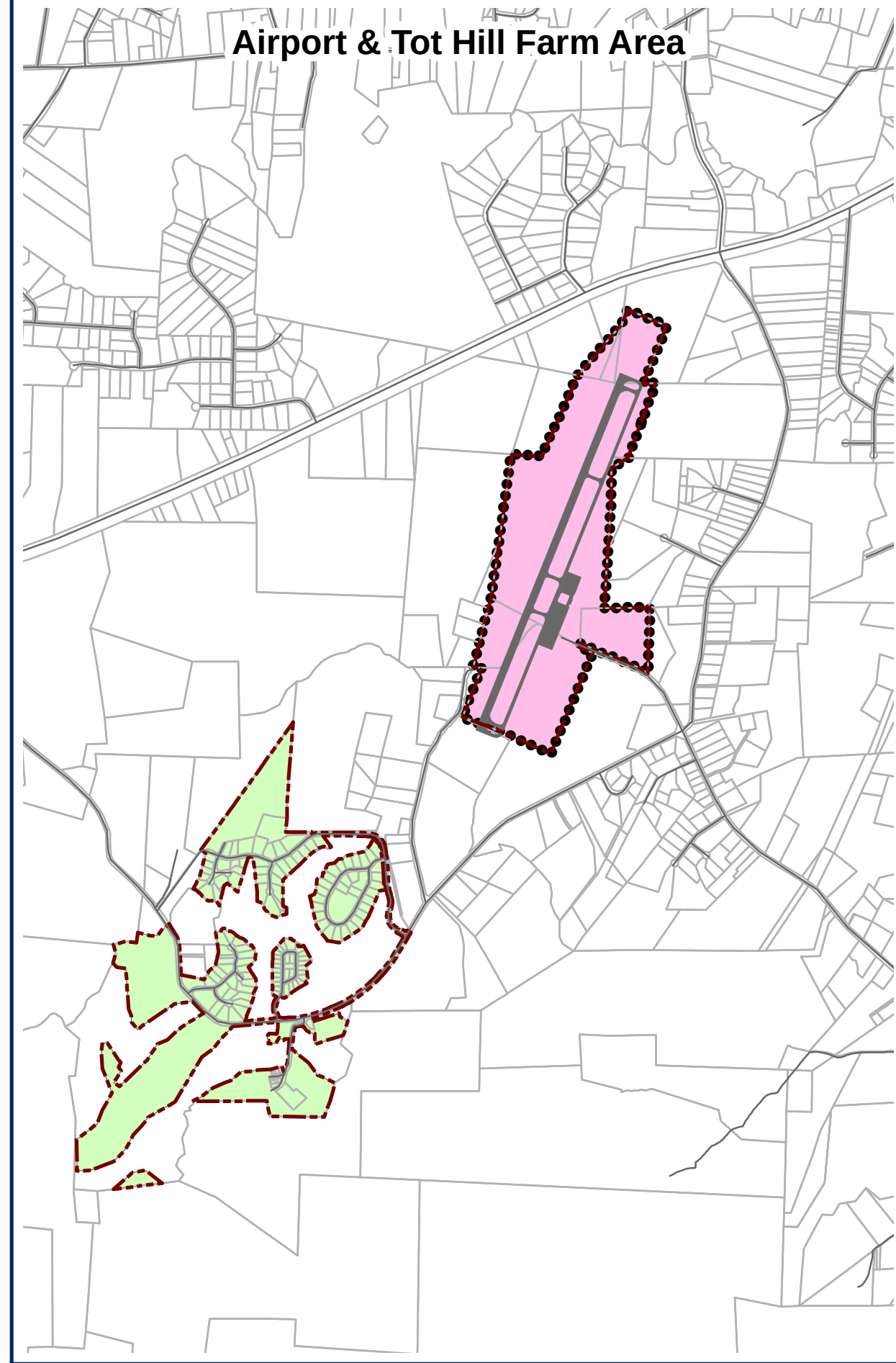
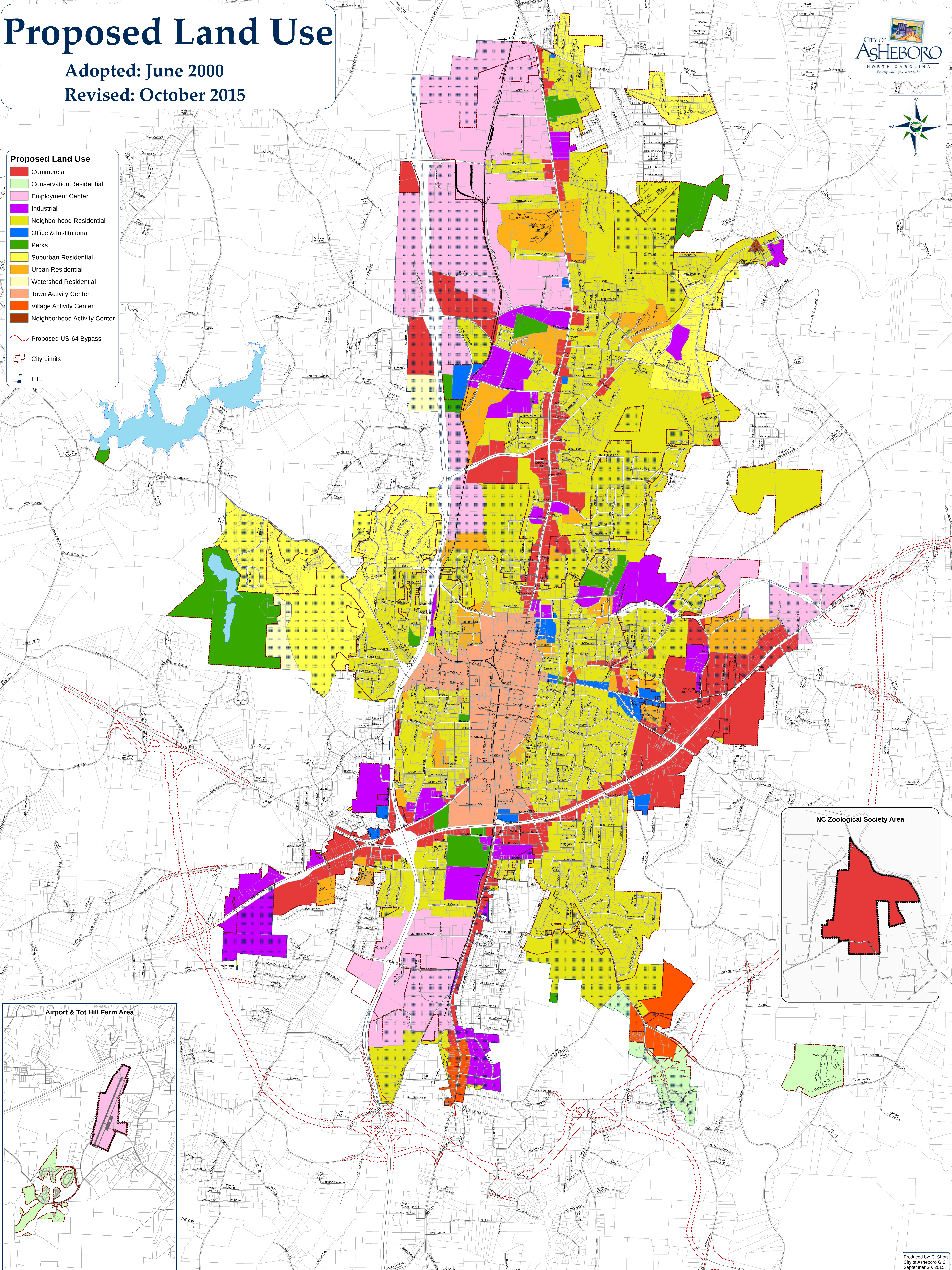
Proposed Land Use

Adopted: June 2000

Revised: October 2015

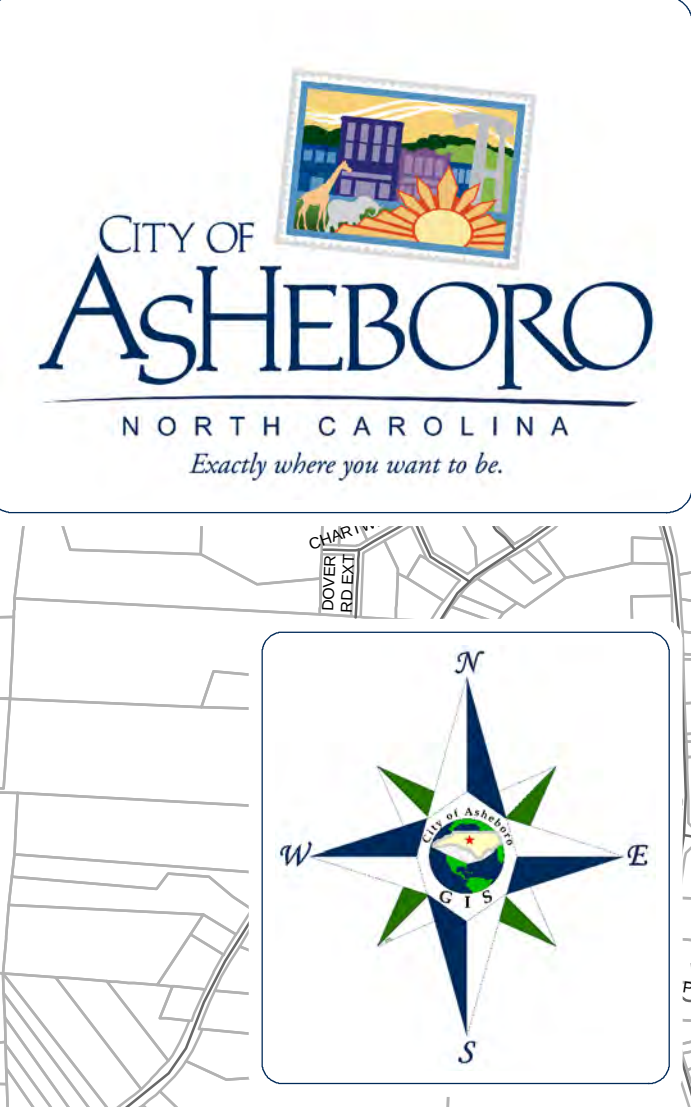


- Proposed Land Use**
- Commercial
 - Conservation Residential
 - Employment Center
 - Industrial
 - Neighborhood Residential
 - Office & Institutional
 - Parks
 - Suburban Residential
 - Urban Residential
 - Watershed Residential
 - Town Activity Center
 - Village Activity Center
 - Neighborhood Activity Center
- Proposed US-64 Bypass
- City Limits
- ETJ

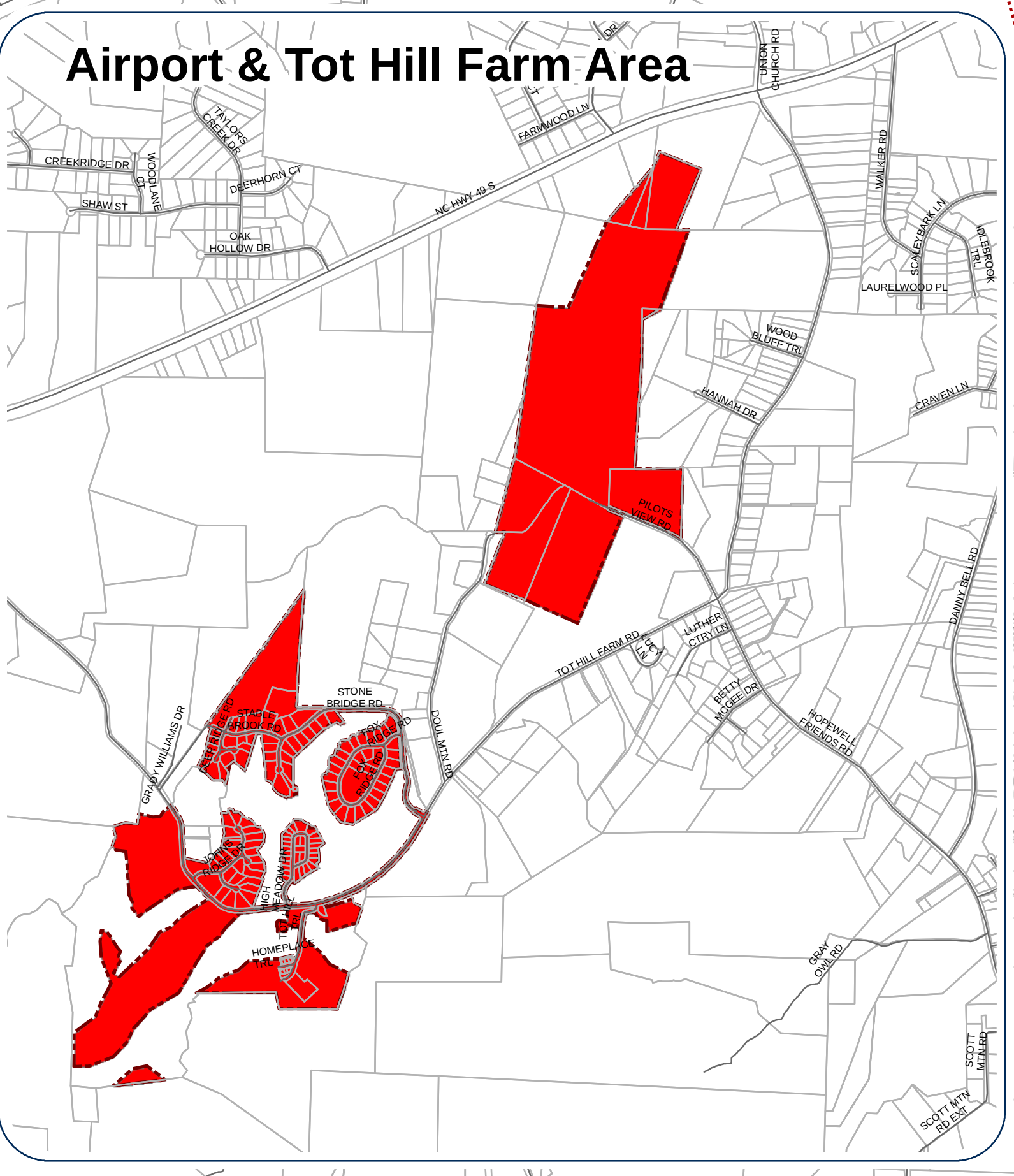
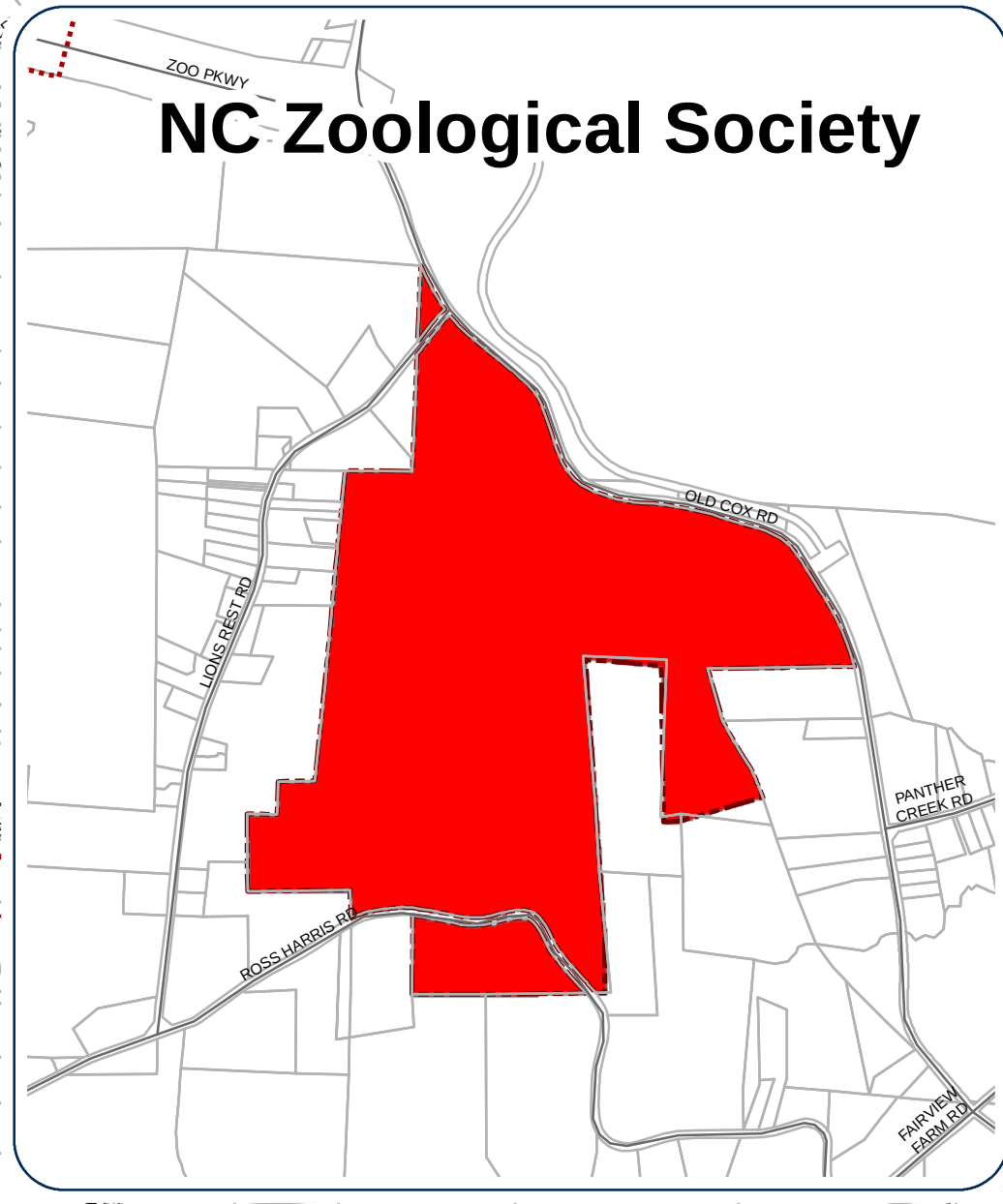
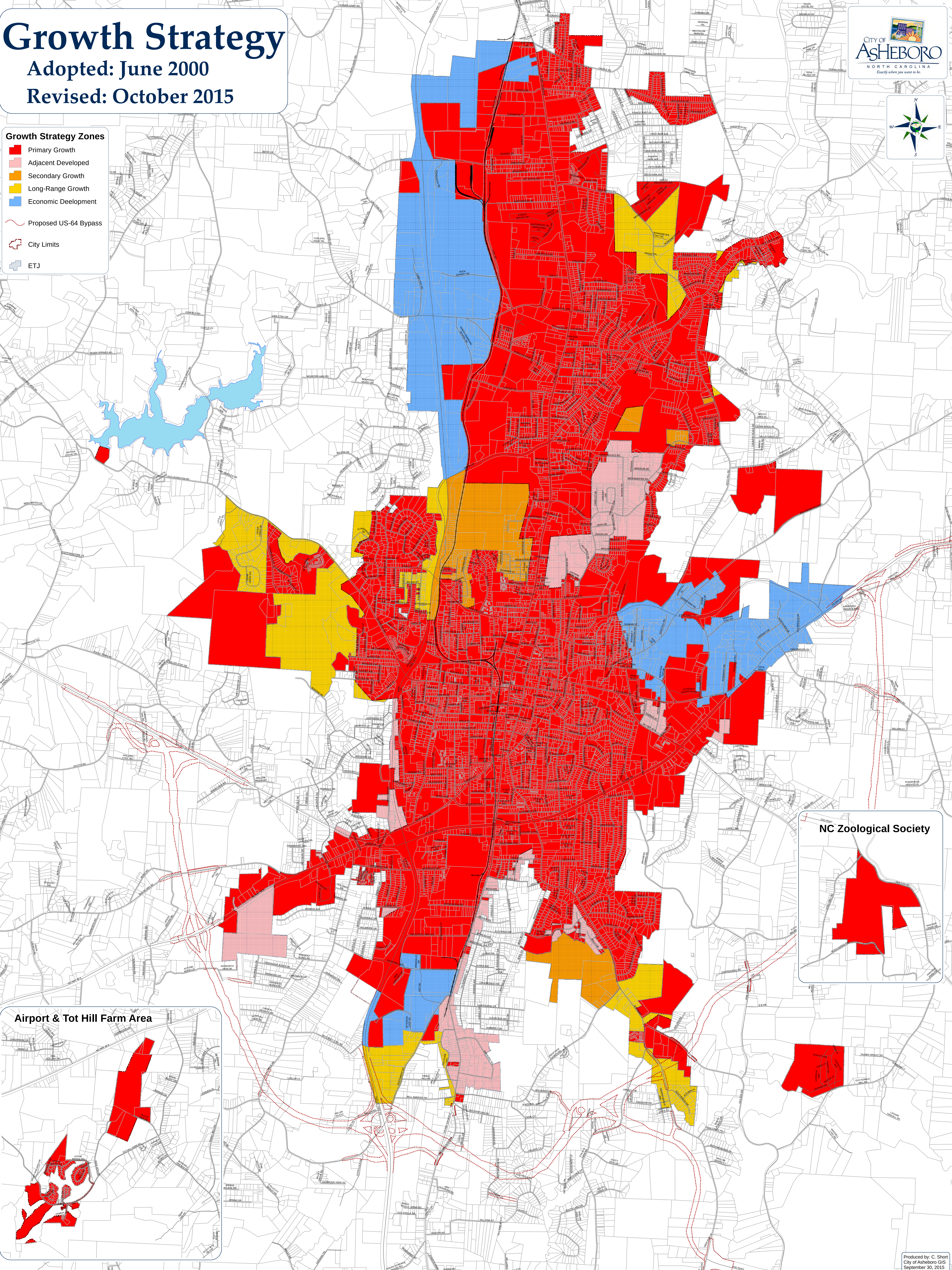


Growth Strategy

Adopted: June 2000
Revised: October 2015



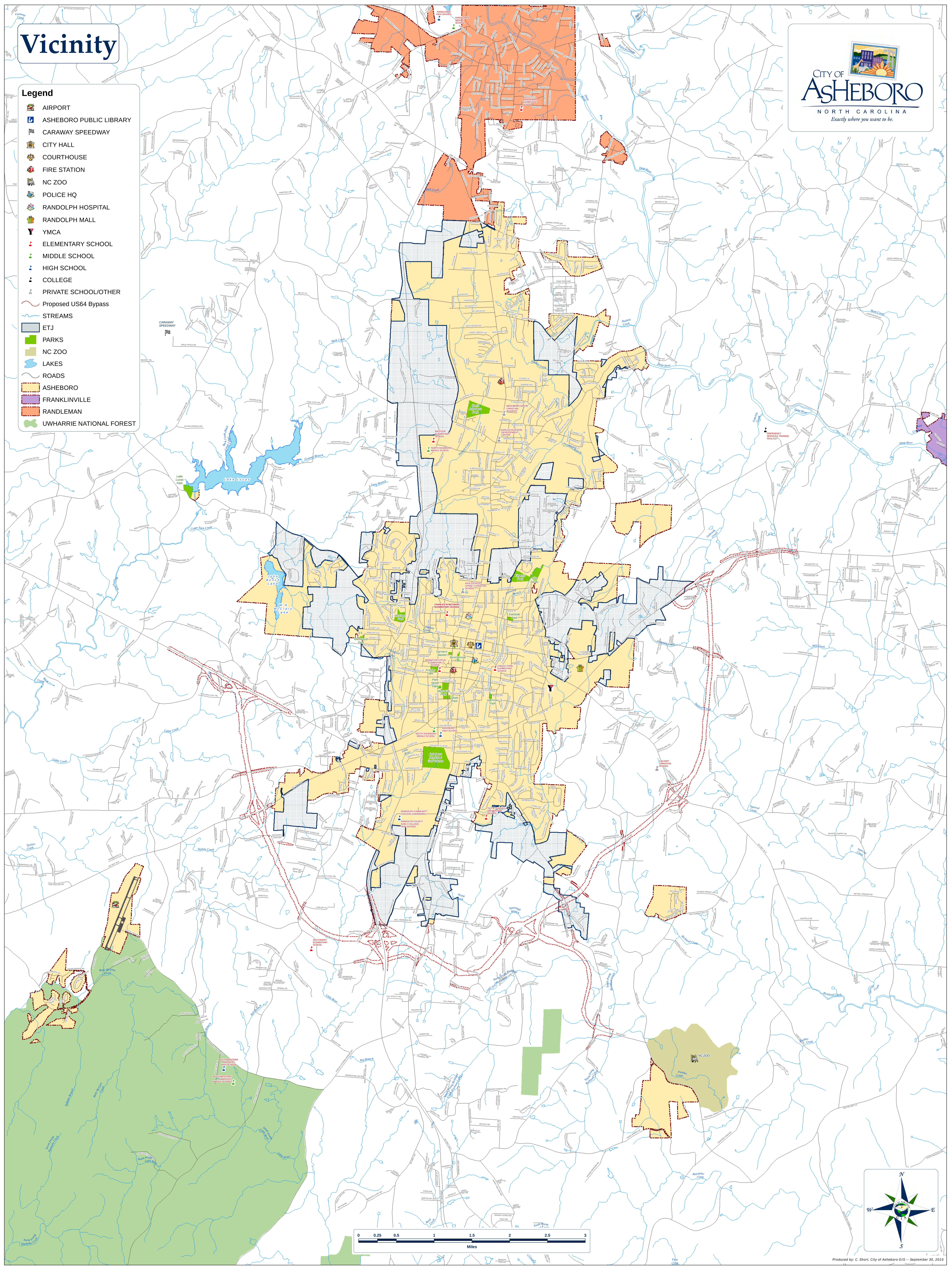
- Growth Strategy Zones**
- Primary Growth
 - Adjacent Developed
 - Secondary Growth
 - Long-Range Growth
 - Economic Development
- Proposed US-64 Bypass
- City Limits
- ETJ



Vicinity

Legend

- AIRPORT
- ASHEBORO PUBLIC LIBRARY
- CARAWAY SPEEDWAY
- CITY HALL
- COURTHOUSE
- FIRE STATION
- NC ZOO
- POLICE HQ
- RANDOLPH HOSPITAL
- RANDOLPH MALL
- YMCA
- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- HIGH SCHOOL
- COLLEGE
- PRIVATE SCHOOL/OTHER
- Proposed US64 Bypass
- STREAMS
- ETJ
- PARKS
- NC ZOO
- LAKES
- ROADS
- ASHEBORO
- FRANKLINVILLE
- RANDLEMAN
- UWHARRIE NATIONAL FOREST



Rezoning Since 2000

Rezoned to:

- B1
- B2
- B2 and I2
- B3
- CU/SP
- I1
- I2
- I3
- M
- O&I
- OA6
- OA6 and R40
- OA6 and RA6
- R10
- R15
- R15 and R10
- R40
- R7.5
- RA6
- TH
- Tier 3

Proposed US-64 Bypass

City Limits

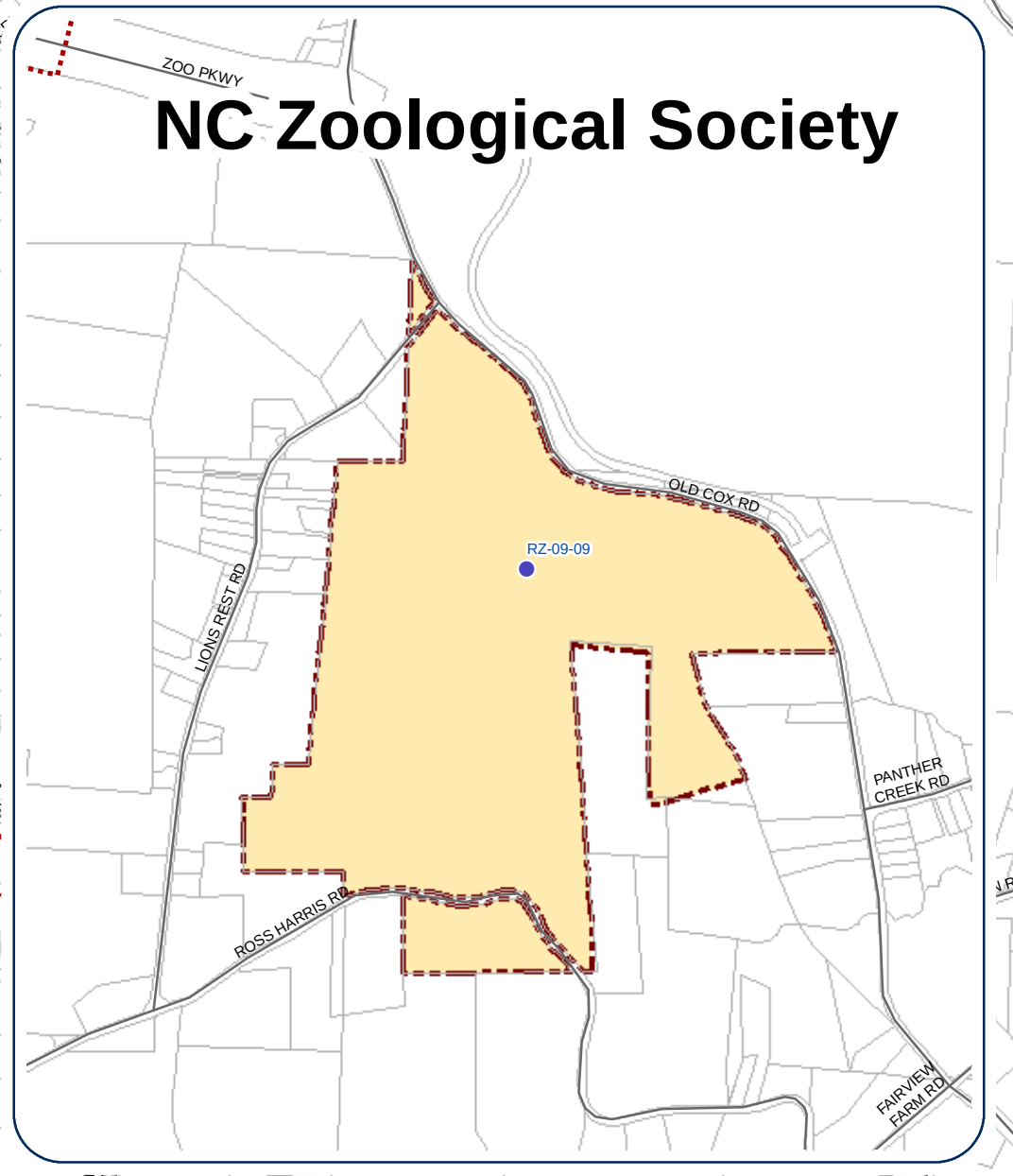
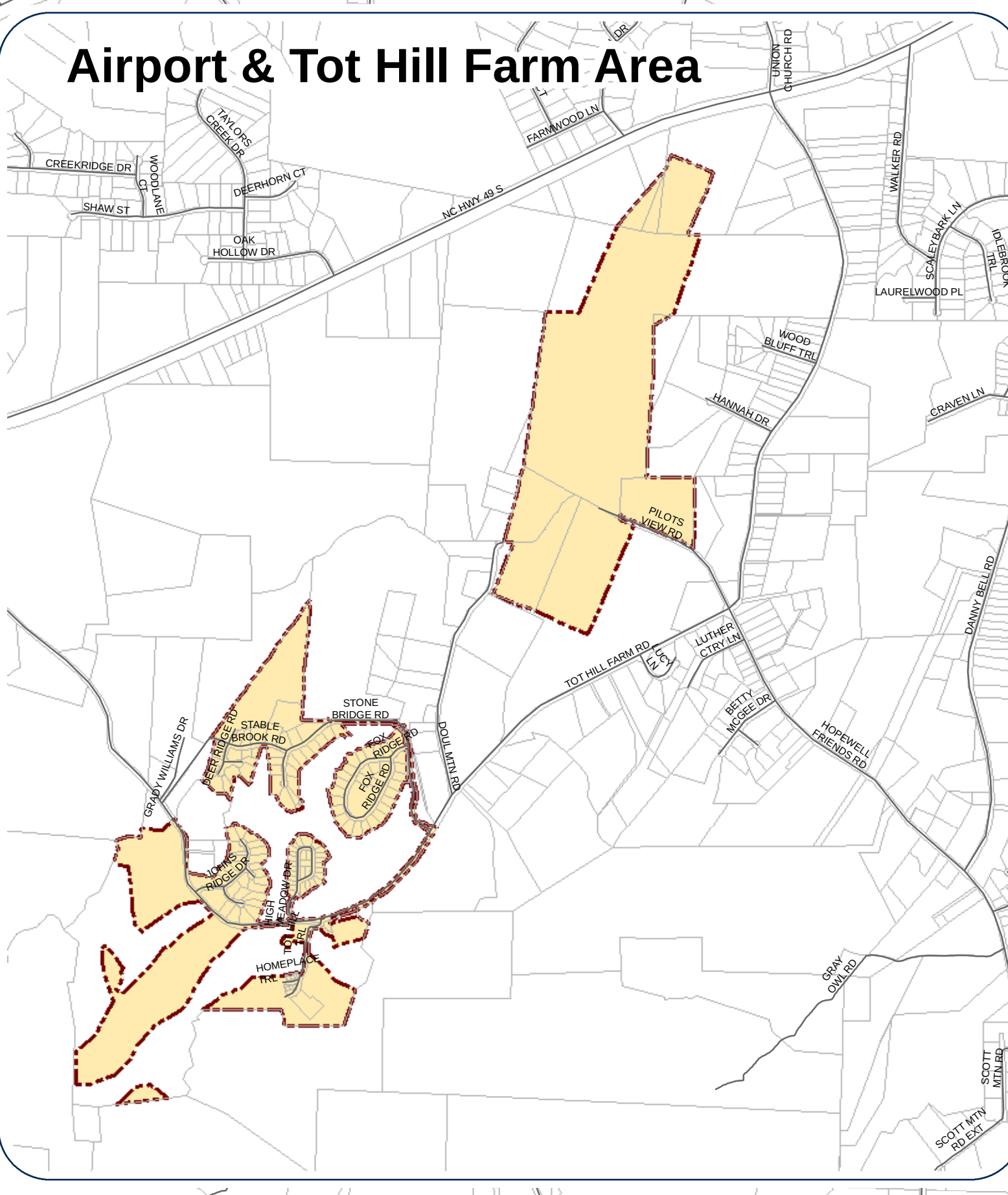
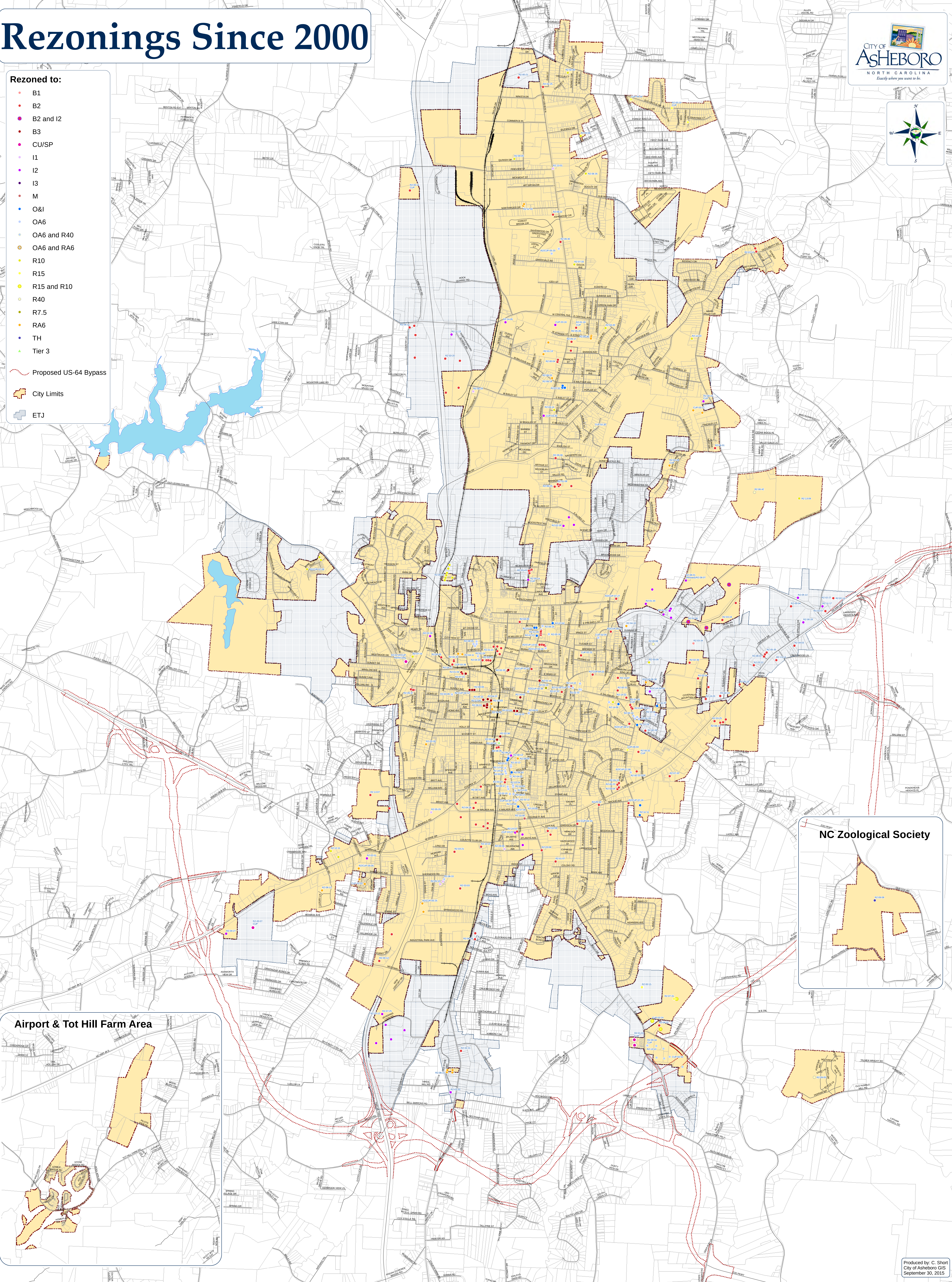
ETJ



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



North Arrow



Zoning

Zoning

- B1/CU-B1
- B2/CU-B2
- B3/CU-B3
- I1/CU-I1
- I2/CU-I2
- I3/CU-I3
- M/CU-M
- O&I/CU-O&I
- OA6/CU-OA6
- R10/CU-R10
- R15/CU-R15
- R40/CU-R40
- R7.5/CU-R7.5
- RA6/CU-RA6
- TH/CU-TH

Proposed US-64 Bypass

City Limits

ETJ

Parcels

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



Airport & Tot Hill Farm Area

NC Zoological Society

Existing Water

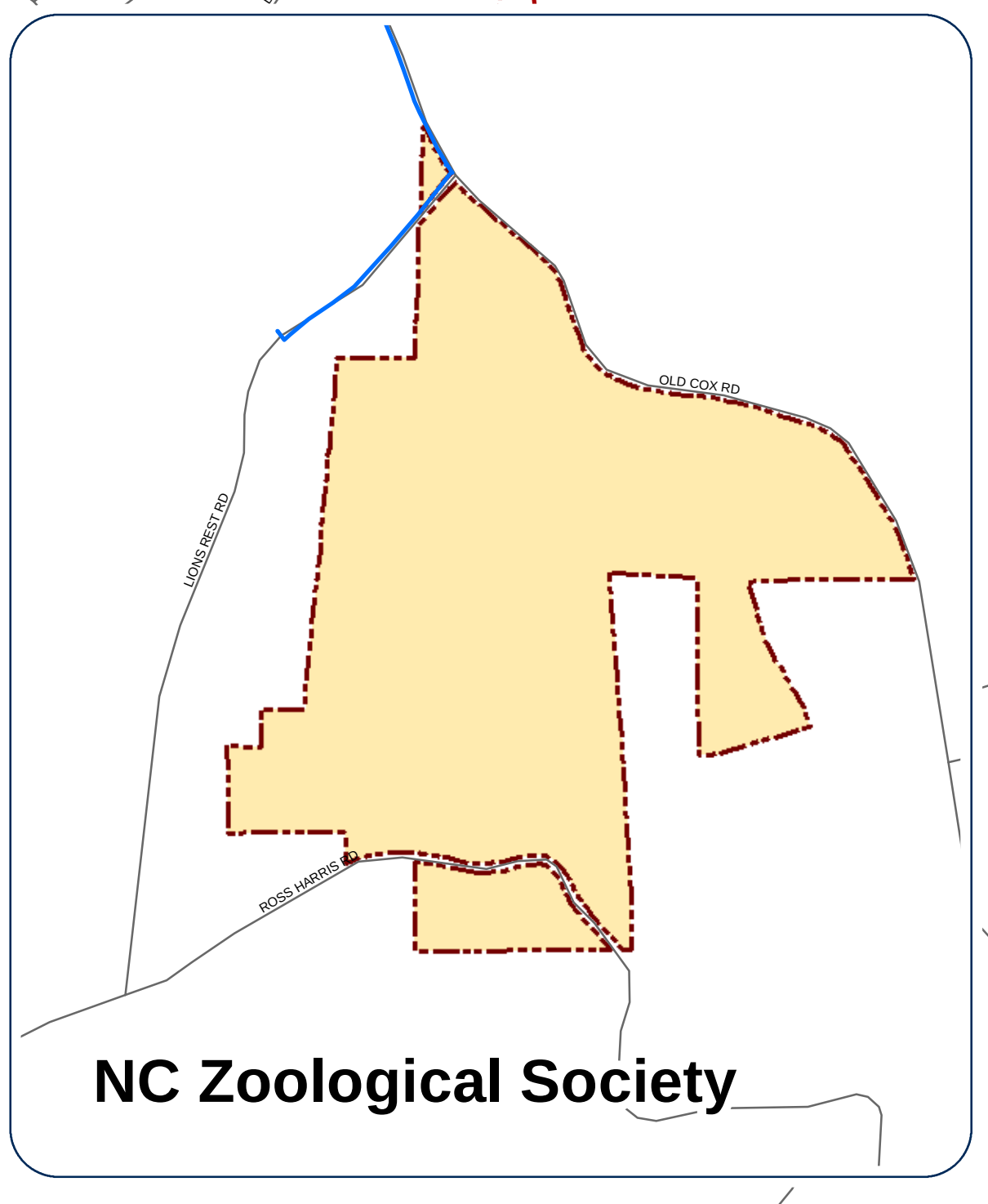
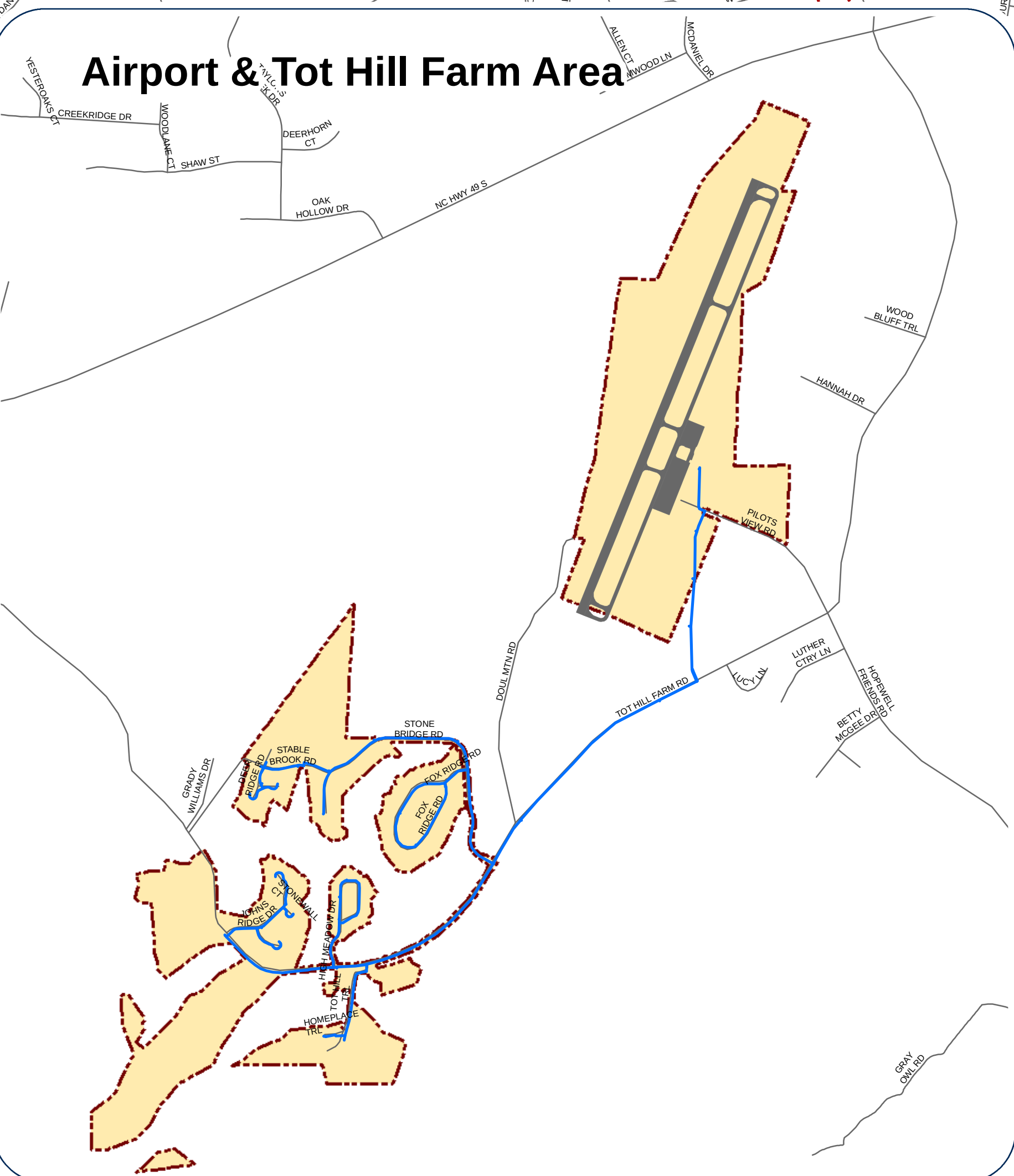
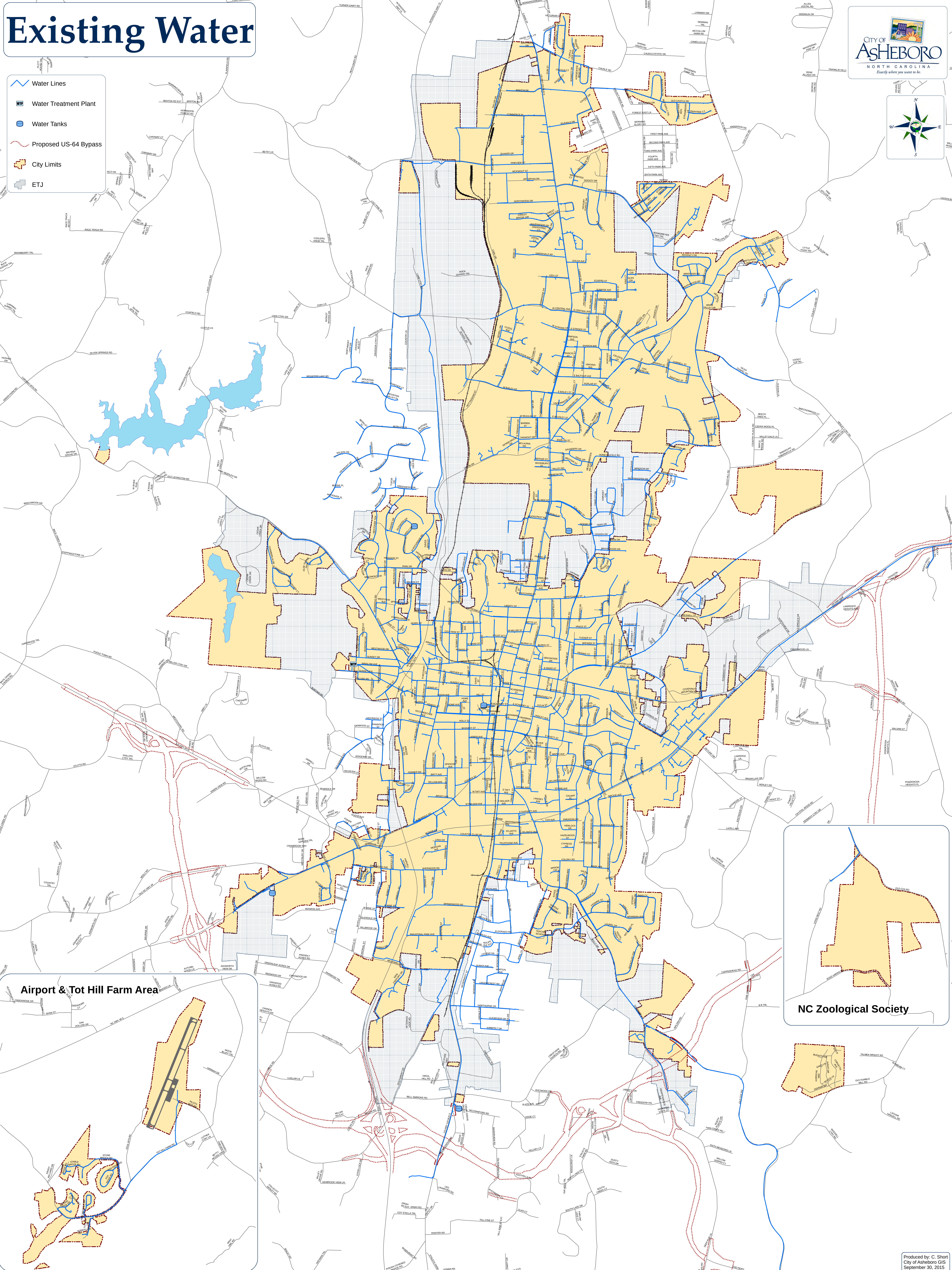
- Water Lines
- Water Treatment Plant
- Water Tanks
- Proposed US-64 Bypass
- City Limits
- ETJ



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

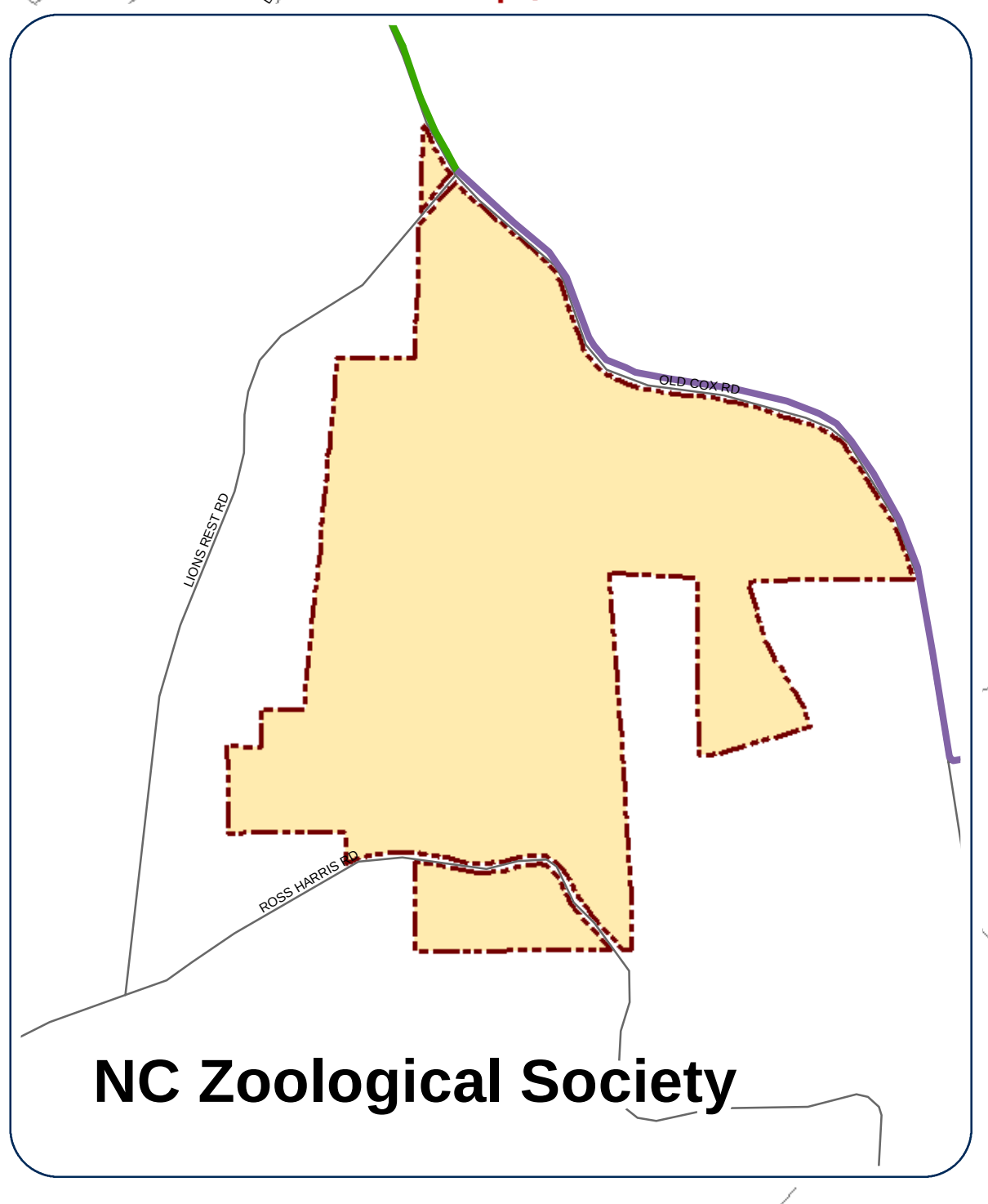
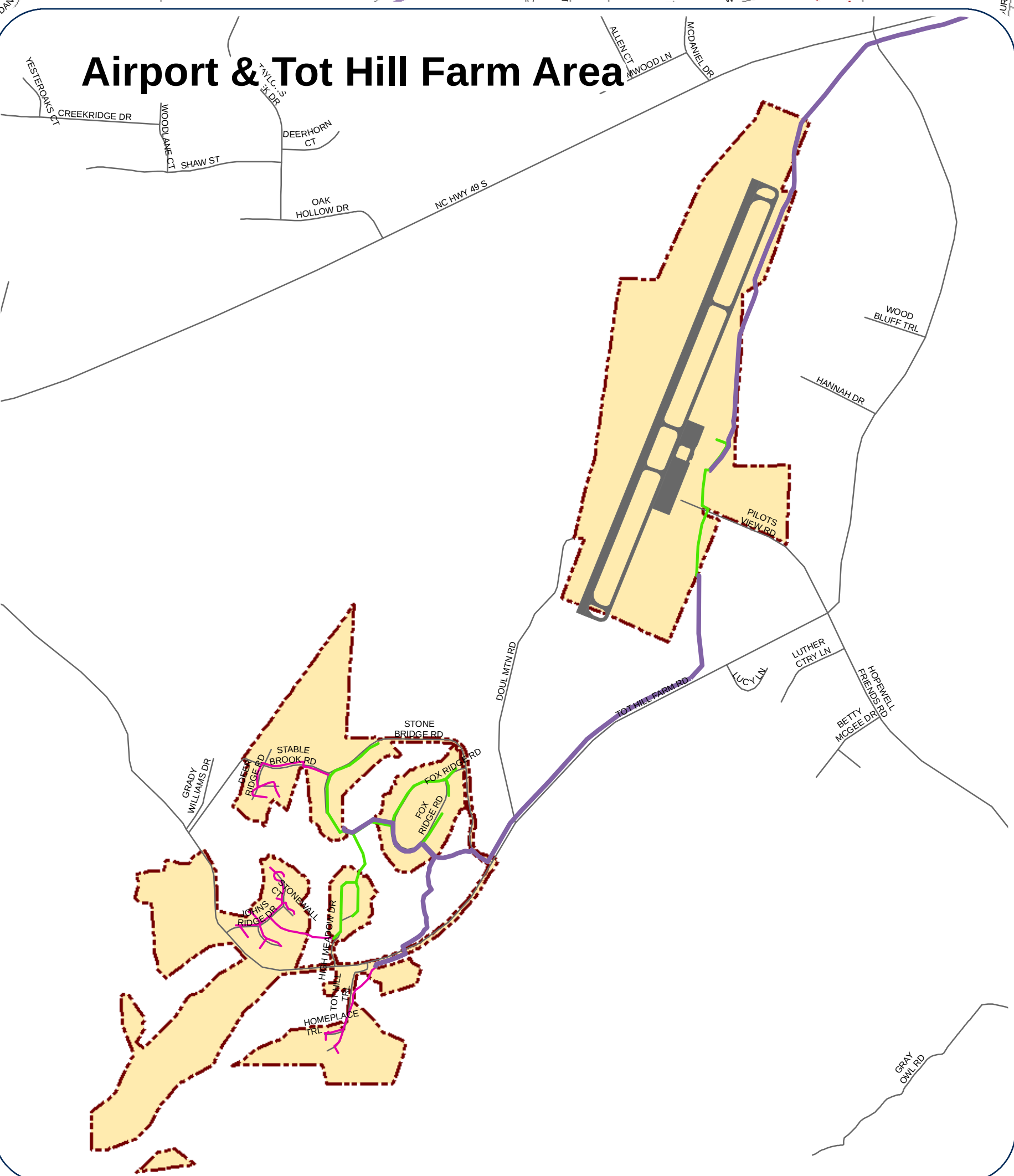
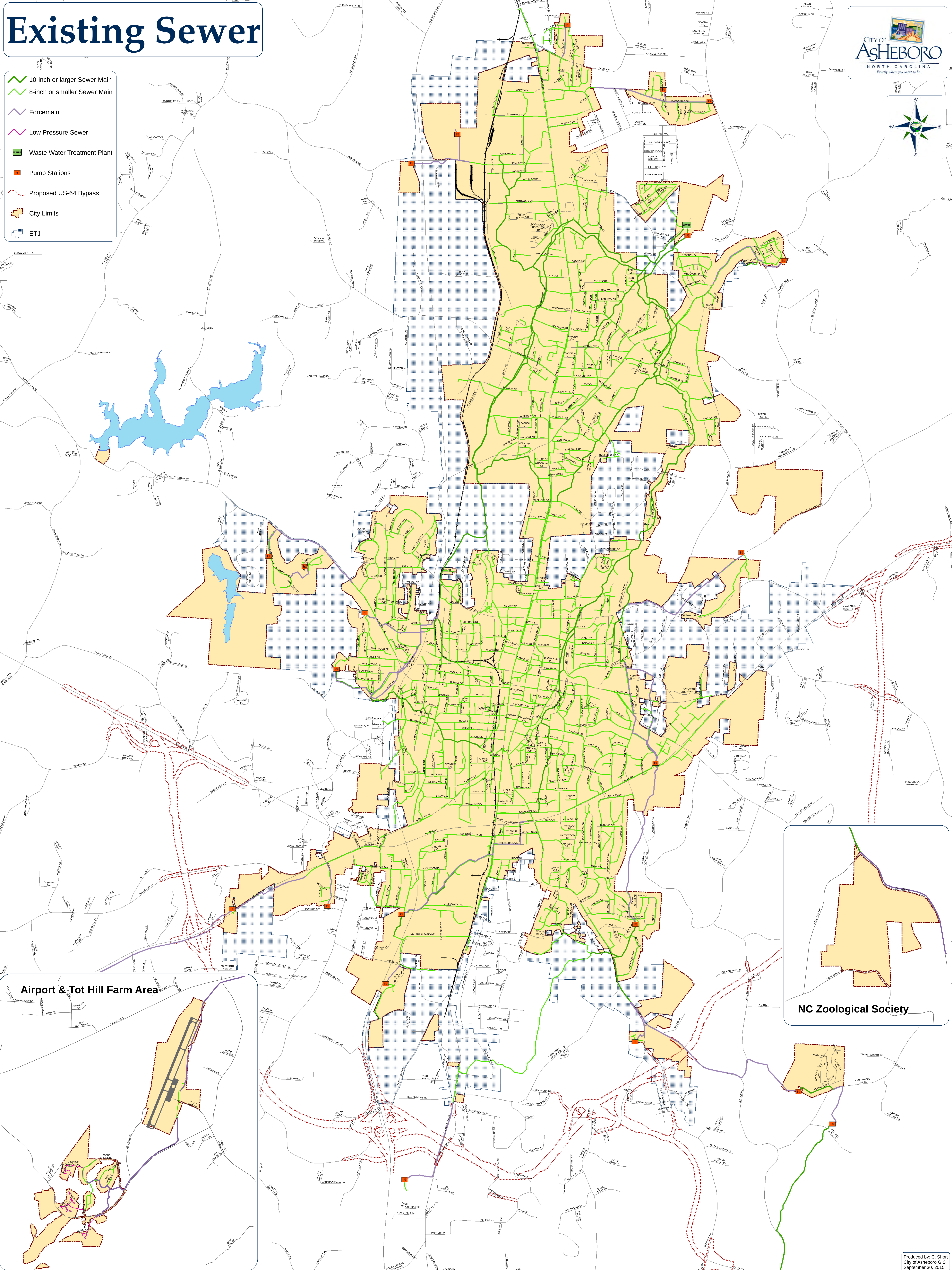
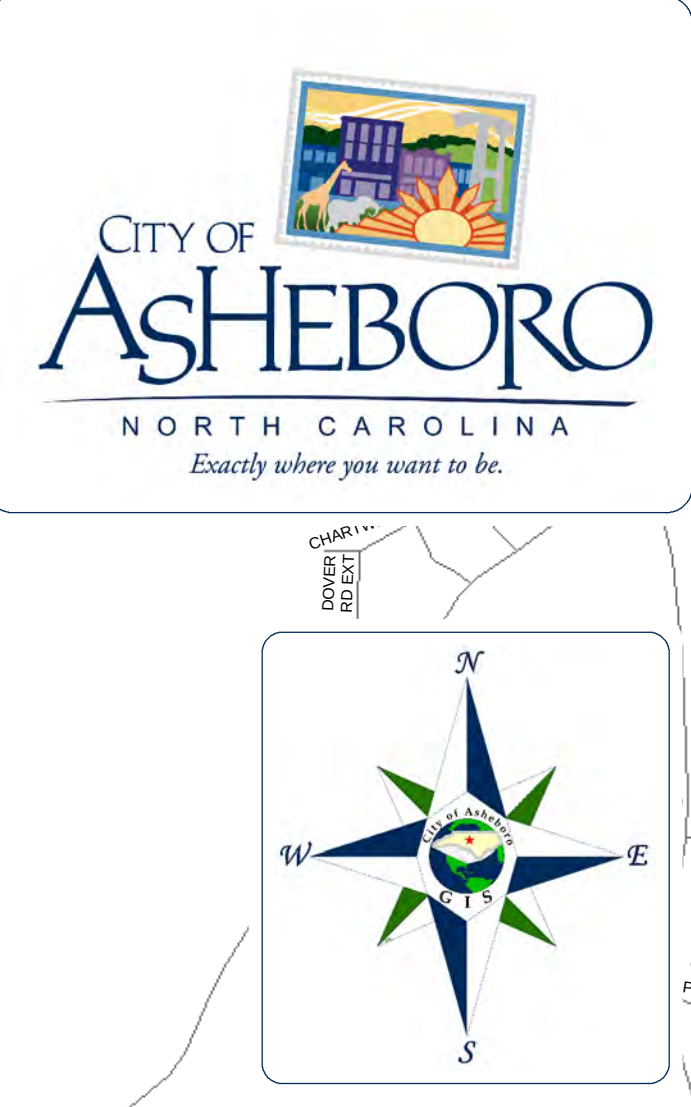


North Arrow



Existing Sewer

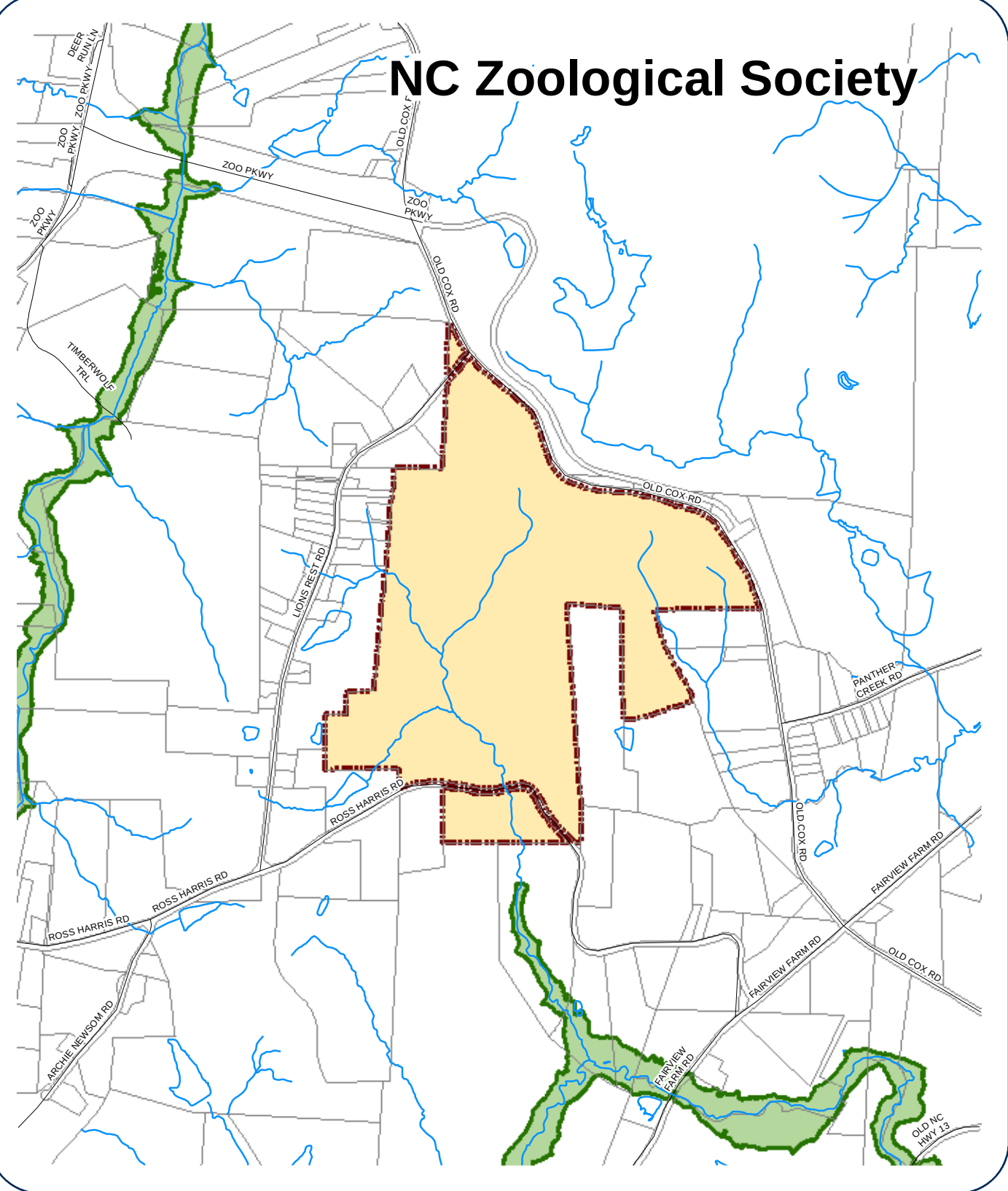
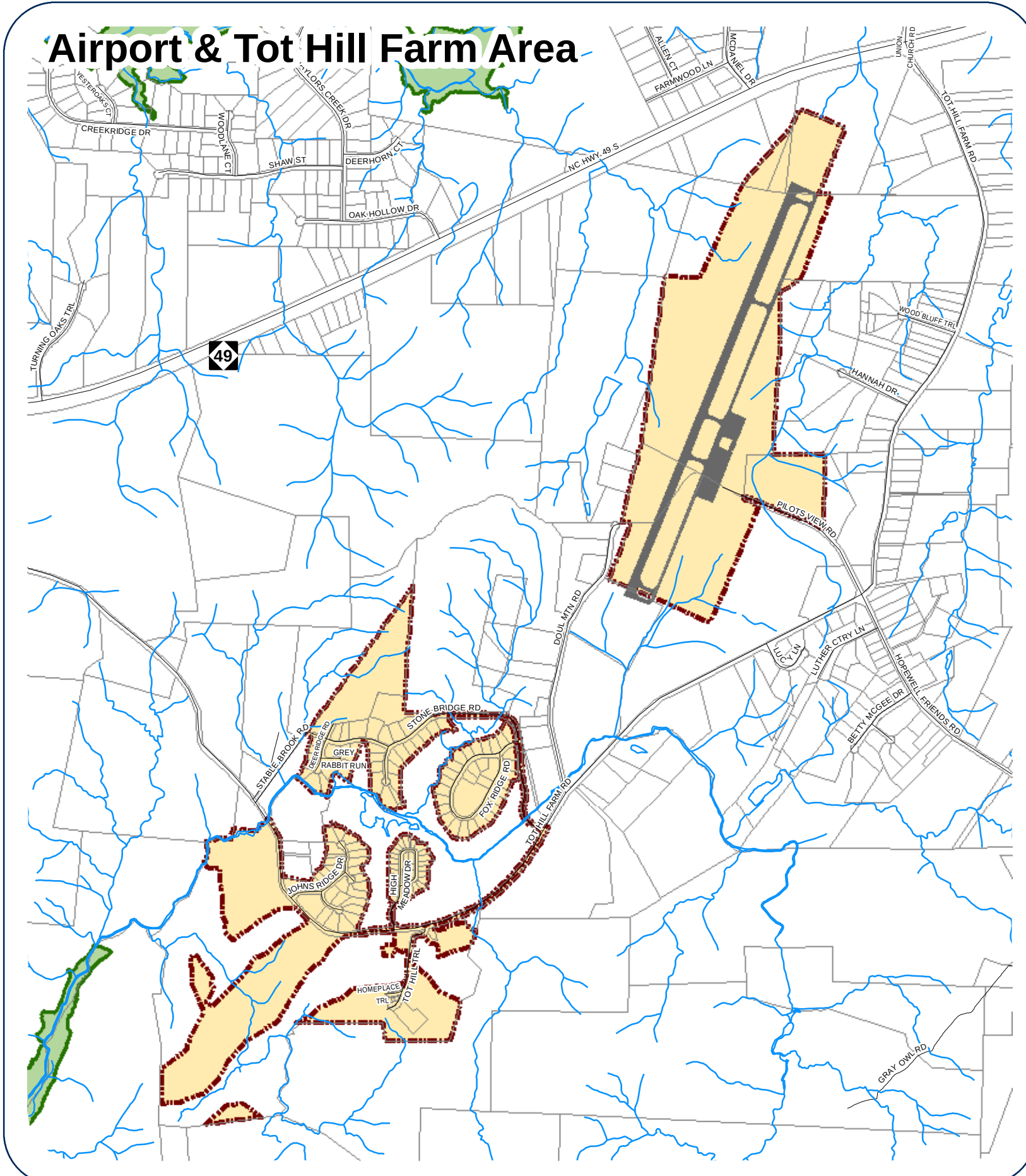
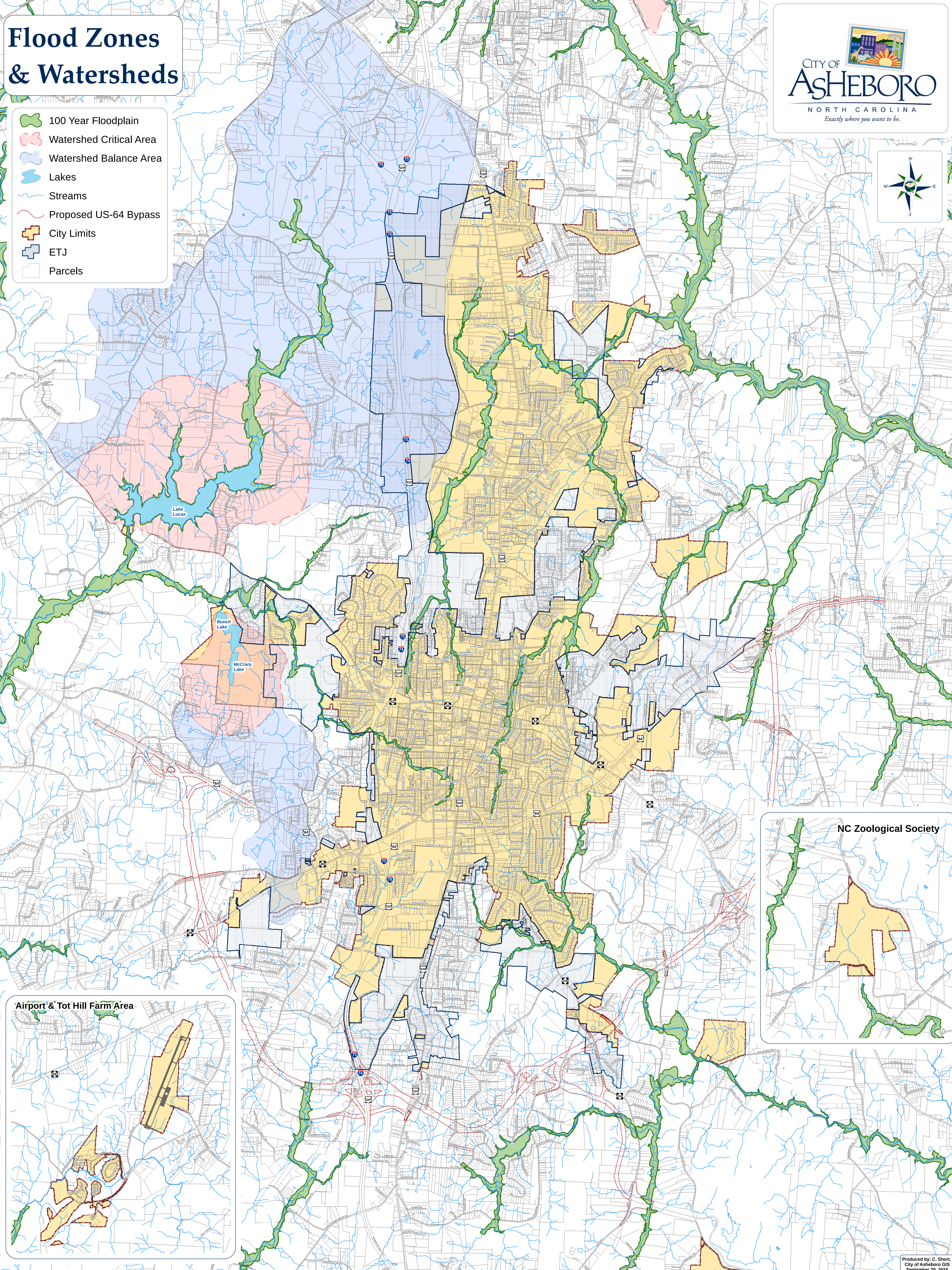
- 10-inch or larger Sewer Main
- 8-inch or smaller Sewer Main
- Forcemain
- Low Pressure Sewer
- Waste Water Treatment Plant
- Pump Stations
- Proposed US-64 Bypass
- City Limits
- ETJ



Flood Zones & Watersheds



- 100 Year Floodplain
- Watershed Critical Area
- Watershed Balance Area
- Lakes
- Streams
- Proposed US-64 Bypass
- City Limits
- ETJ
- Parcels



Topography

- Lakes
- Streams
- 100 Ft Contour
- 20 Ft Contour
- Proposed US-64 Bypass
- City Limits
- ETJ
- Parcels

