



**Asheboro Planning Board  
Asheboro City Hall (146 N. Church Street)**

Monday, April 4, 2016

**7:00 PM**

**AGENDA**

- I. Call to Order
- II. Approval of Minutes from March 7, 2016 meeting
- III. Review of Cases
- IV. Update on transportation projects:
  - a.) Church Street resurfacing and restriping project
  - b.) 2016-2025 State Transportation Improvement Program
- V. Items Not on the Agenda
- VI. Adjournment

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**MEETING OF THE ASHEBORO PLANNING BOARD  
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.  
MONDAY, MARCH 7, 2016  
7:00 p.m.**

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This being the time and place for the regular meeting of the Asheboro Planning Board, a meeting was held with the following officials and members present:

- Van Rich ) - Chair
- James Lindsey ) - Vice Chair
- Ritchie Buffkin )
- Lynette Garner )
- David Henderson ) - Members Present
- Thomas Rush )
- Dave Whitaker )

John Evans, Assistant Community Development Division Director  
Justin Luck, Zoning Administrator/Planner  
Bradley Morton, Planning Technician/Deputy City Clerk

Three (3) citizens were present at this meeting.

**I. CALL TO ORDER**

Mr. Van Rich called the Asheboro Planning Board to order.

**II. APPROVAL OF MINUTES FROM FEBRUARY 1, 2016 MEETING**

Mr. Rich inquired if there were any corrections to be made to the minutes of the February 1, 2016 regular meeting. There being no corrections, the minutes were approved as presented.

**III. REVIEW OF CASES**

Mr. Justin Luck informed the board of the zoning related cases that the City Council heard in February.

**IV. RZ-16-02: REZONE PROPERTY LOCATED AT 602 EAST DIXIE DRIVE FROM R15 (LOW-DENSITY RESIDENTIAL) TO B2 (GENERAL COMMERCIAL)**

Mr. John Evans presented the rezoning case located at 602 East Dixie Drive. He stated that the request was to rezone a portion of the property that was currently R15 (Low-Density Residential) to B2 (General Commercial). He mentioned that the rezoning proposal was on a portion of undeveloped land and that the rest of the property, which is used as an eating establishment - sit down (restaurant), was already within the B2 zoning district. He stated that the property was within the corporate city limits and outside of any flood areas. He showed a rezoning map and mentioned that all surrounding properties were commercial except for the property immediately south of the subject property, which is zoned R15. He mentioned that the topography of the property was sloped more on the undeveloped portion, which is requesting rezoning. He showed aerial views of the property as well as photos from all directions. He mentioned that East Dixie Drive is a state maintained boulevard and that Cliff Road is a city maintained collector street. He stated that there would be a buffer required between future development on the proposed B2 zoning and the residential property to the south. He stated that the Land Development Plan recommends Commercial in this area and the Growth Strategy Map calls for a Primary Growth Area. He went over seven (7) goals and policies that were in support of the request and mentioned one (1) that was negative to the request, Policy 2.1.5, encouraging "transitional land uses between commercial and residential uses". He gave the city staff's consistency statement that the LDP proposed land use map designates property as "Commercial", the Central Small Area Plan supports commercial development, the request allows uniform development of the property, that the property is located on an established commercial corridor in character with the LDP, it is outside of environmentally sensitive areas, and that the review process for future development will mitigate potential impacts. After the statement was issued, Mr. Evans reported that staff recommended approval of the request. There were no questions for Mr. Evans at this time. Mr. Barron Thompson, representing the applicant on behalf of Mr. Ben Morgan,

gave his comments on the request. He stated that the property has been used commercially since 1974. He also stated that the majority of the property is already zoned B2. He stated that with the entire property zoned B2, there would be a more uniform use of the property. There were no questions for Mr. Thompson at this time. Mr. Rich asked if there was any opposition to the request. There was no opposition to the request. Upon motion by Mr. Dave Whitaker and seconded by Ms. Lynette Garner, the Planning Board unanimously recommended approval of the rezoning request. Mr. Evans stated that the City Council would hear the request at their April 7, 2016 regular meeting.

**V. ITEMS NOT ON THE AGENDA**

There were no items at this time.

**VI. ADJOURNMENT**

There being no further business to discuss, Mr. Rich declared the meeting adjourned.

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Bradley Morton, Secretary, Planning Board

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Van Rich, Planning Board Chairman