



**Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, March 2, 2020
7:00 PM
AGENDA**

- I. Call to Order
- II. Approval of Minutes from February 3, 2020
- III. Review of Cases
- IV. RZ-20-01: Request to rezone from R7.5 Medium-Density Residential to B2 General Commercial: 137 N. Randolph Avenue
- V. RZ-20-02: Request for text amendments to the Zoning Ordinance
- VI. Items not on the agenda
- VII. Adjournment

#

**MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, FEBRUARY 3 2020
7:00 p.m.**

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
- Ritchie Buffkin)
- David Henderson)
- Michael O’Kelley) - Members Present
- Pamela Vuncannon)
- Thomas Rush) – Member Absent

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

CALL TO ORDER

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

CONSENT AGENDA ITEMS

- a) **APPROVAL OF MINUTES FROM JANUARY 6, 2020**
- b) **APPROVAL OF FINAL DECISION DOCUMENT CONCERNING CASE NO. BOA-19-03 VARIANCE FROM TABLE 200-1 REGARDING FRONT AND SIDE YARD SETBACKS (DESHANDRA WOODLE: BOOKER T. WASHINGTON DR.)**

Before action was taken on the consent agenda, Mr. Luck stated that Mr. O’Kelley, being absent at the regular January 6, 2020 meeting when the final decision for Case No. BOA-19-03 occurred, could still vote on the final decision document if he read the minutes of the regular January 6, 2020 meeting. Mr. O’Kelley confirmed that he did read the minutes from the regular January 6, 2020 meeting.

At this time, Mr. Buffkin moved to approve the consent agenda. Mr. Henderson seconded the motion and the motion carried unanimously.

ORGANIZATIONAL ITEMS

- a) **ELECTION OF BOARD OFFICERS (CHAIR AND VICE CHAIR)**

The following motions were made for the election of board officers:

- Mr. Buffkin moved to elect Mr. Van Rich to serve as Chair of the Asheboro Planning Board. Mr. Henderson seconded the motion and the motion carried unanimously.

- Mr. Buffkin moved to elect Mr. Michael O’Kelley to serve as Vice Chair of the Asheboro Planning Board. Mr. Henderson seconded the motion and the motion carried unanimously.

- b) **APPOINTMENT OF BOARD SECRETARY**

Mr. O'Kelley moved to appoint Mr. Bradley Morton to serve as Secretary of the Asheboro Planning Board. Ms. Vuncannon seconded the motion and the motion carried unanimously.

REVIEW OF CASES

Mr. Justin Luck informed the board that no zoning related cases were heard at the regular January meeting of the Asheboro City Council.

VIDEO PRESENTATION FROM NORTH CAROLINA SCHOOL OF GOVERNMENT CONCERNING RECENTLY ADOPTED NCGS 160D PERTAINING TO LAND-USE REGULATORY LAWS

Mr. John Evans presented a video featuring Adam Lovelady, Assistant Professor at the UNC School of Government, which consisted of an overview on the recently adopted NCGS Chapter 160D. Mr. Lovelady went over the key topics of consolidation, organization of the chapter into general and specific articles, as well as the substantive changes which should occur throughout NC Counties and Municipalities with respect to their zoning ordinances or unified development ordinances. He also gave a schedule as to when these changes should be in effect.

Mr. Sugg stated that there will be some extensive changes with the City of Asheboro Zoning Ordinance and that the board will see amendments within the year.

Mr. Rich asked if the city and the county would be utilizing the same chapter, to which Mr. Sugg stated that the regulations would be under one chapter, however each jurisdiction could have different interpretations of the chapter.

Mr. Henderson asked if the current Land Development Plan is adequate to serve as the required Comprehensive Plan, to which Mr. Evans stated that it would be adequate to serve in this function.

ITEMS NOT ON THE AGENDA

There were no more items at this time.

ADJOURNMENT

With no further business to come before the board, Mr. Rich adjourned the meeting.

Bradley Morton, Planning Board Secretary

Van Rich, Planning Board Chair



**RZ-20-01: Request to rezone from R7.5 Medium-Density Residential to B2
General Commercial: 137 N. Randolph Avenue**

Staff Report

Rezoning Staff Report

RZ Case # RZ-20-01

Date PB:3/2/2020 CC: 4/9/2020

General Information

Applicant Brandon Michael Allen

Address 2785 Hickory Drive

City Asheboro NC 27205

Phone 336-302-4392

Location 137 N. Randolph Avenue - Corner of E. Salisbury Street and N. Randolph Avenue

Requested Action Rezone from R7.5 (Medium-Density Residential) to B2 (General Commercial)

Existing Zone R7.5

Existing Land Use Vacant. Formerly Single-Family Dwelling

Size .31 acres +/-

Pin # 7761027972

Applicant's Reasons as stated on application

More commercial activity than when Allen Automotive first opened. It is recommended for this property to be commercial. Third highest road traffic wise. Heavily traffic.

Surrounding Land Use

North Car Wash

East Single Family Residential

South Single Family Residential

West Motor Vehicle Repair, Minor

Zoning History N/A

Legal Description

The property of Brandon Allen, located at 137 N. Randolph Avenue, totaling approximately .31 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7761027972

Analysis

1. The property is inside the City limits.
2. East Salisbury Street is a State-Maintained Major Thoroughfare
3. The most recent 2014 Comprehensive Transportation Plan identifies this segment of East Salisbury Street/ NC Hwy. 42 as over capacity based on 2012 volumes measuring average annual daily vehicles/day (11,600 capacity vs. 13,000 AADT 2012 volume).
4. In order to relieve the congestion that currently exists on NC Hwy. 42 North, the current NCDOT Transportation Improvement Program has proposed road improvements (Project No. U-5743) along NC Hwy. 42 extending between the E. Salisbury St. intersection and US Hwy. 64 (E. Dixie Drive). Proposed improvements include the addition of a center turn lane, sidewalks, curbing and guttering. The project's timetable anticipates a let date of late 2021.
5. The city has submitted a request for consideration to the NCDOT for a future widening of East Salisbury Street from Elm Street to the funded Project No. U-5743 as mentioned above. Draft 2023-2032 STIP release date is tentatively scheduled for February 2022.
6. The requested B2 General Zoning district is intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets.
7. Approval of the request would allow any use permitted by right in the B2 district.

Rezoning Staff Report

RZ Case # RZ-20-01

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Consistency with the 2020 LDP Growth Strategy designations

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

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

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

Checklist Items 3&5: 3.) The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (Article 200, Section 210, Schedule of Statements of Intent). 5.) The proposed rezoning is compliant with the objectives of the Growth Strategy Map.

Checklist Item 10: Rezoning is consistent with Land Category Descriptions

Checklist Items 12-15: 12.) Property is located outside of the watershed area, or the rezoning request will not impose a significant, negative environmental impact. 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes (>20%) or rezoning (and the development intensity permitted with the proposed district) is unlikely to create additional problems due to steep slopes. 15.) The rezoning is not located on poor soils or the rezoning district is unlikely to create additional problems caused by poor soil conditions

Rezoning Staff Report

RZ Case # RZ-20-01

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LDP Goals/Policies Which Do Not Support Request

Checklist Item 7: The proposed rezoning is not compatible with the applicable Small Area Plan.

Checklist Item 11: Rezoning will not promote the type of development described in Design Principles.

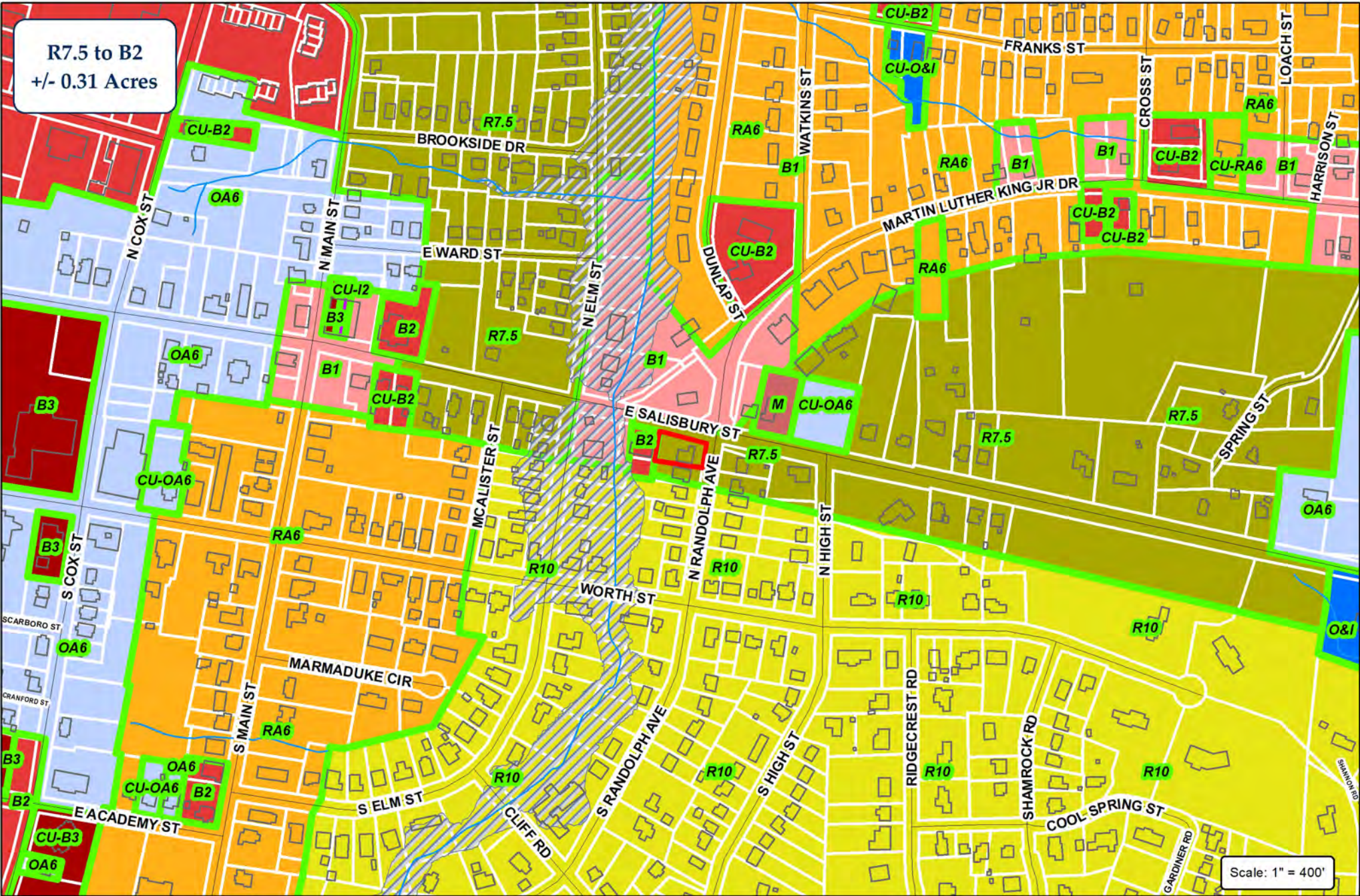
Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

A commercial rezoning request is supported by the Land Development Plan's Proposed Land Use Map which calls for commercial development of this property as well as property immediately to the south and east, likely due to adjacent development and the continued growth in traffic volumes. A commercial designation for the property also is supported by current zoning to the north and west of the property, which is B1 Neighborhood Commercial and B2 General Commercial respectively. The property's proximity to the Center-City Activity Center tends to support the request; there are only six residentially zoned properties between the subject parcel and this Activity Center.

While ideally there is some transition between commercial and residential zoning districts and uses, any non-residential development of the property will be required to install a landscape buffer or screen along the southern property line for the benefit of the adjacent residential property. Furthermore, front yard landscaping along E. Salisbury St. and N. Randolph Ave. also must be installed as part of any future commercial project. Moreover, design standards also will apply to any building constructed or located on the property, helping to advance the LDP's goal of encouraging commercial development to be visually appealing; the use of metal or vinyl on the front façade of any building will be restricted.

Considering all factors, staff believes the request to be consistent with the Land Development, reasonable and in the public interest.

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



R7.5 to B2
+/- 0.31 Acres

Scale: 1" = 400'

City of Asheville Planning & Zoning Department

Rezoning Case: RZ-20-01

Parcel: 7761027972

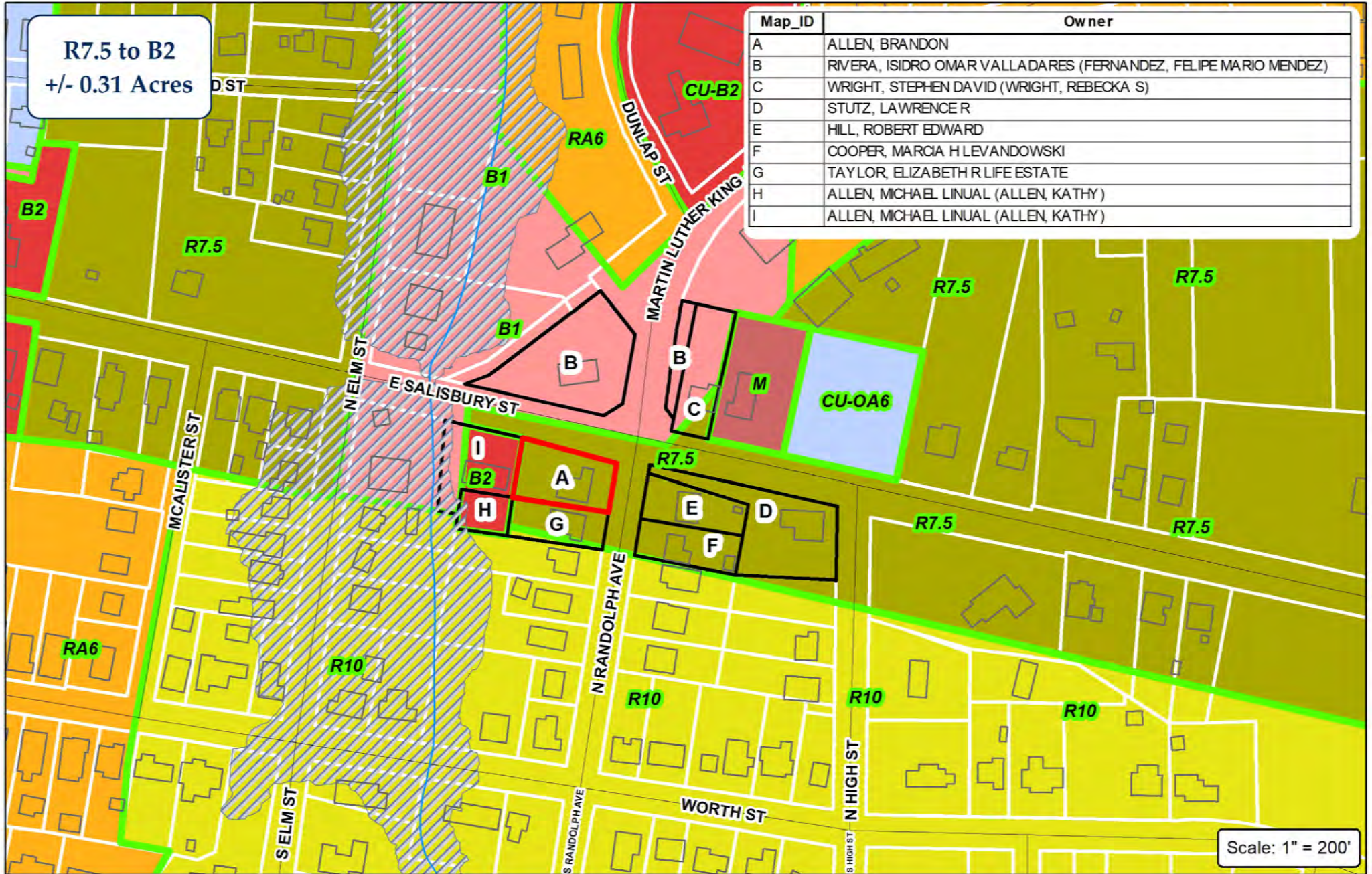


Subject Property
 Zoning



R7.5 to B2
+/- 0.31 Acres

Map_ID	Owner
A	ALLEN, BRANDON
B	RIVERA, ISIDRO OMAR VALLADARES (FERNANDEZ, FELIPE MARIO MENDEZ)
C	WRIGHT, STEPHEN DAVID (WRIGHT, REBECKA S)
D	STUTZ, LAWRENCE R
E	HILL, ROBERT EDWARD
F	COOPER, MARCIA H LEVANDOWSKI
G	TAYLOR, ELIZABETH R LIFE ESTATE
H	ALLEN, MICHAEL LINUAL (ALLEN, KATHY)
I	ALLEN, MICHAEL LINUAL (ALLEN, KATHY)



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-20-01

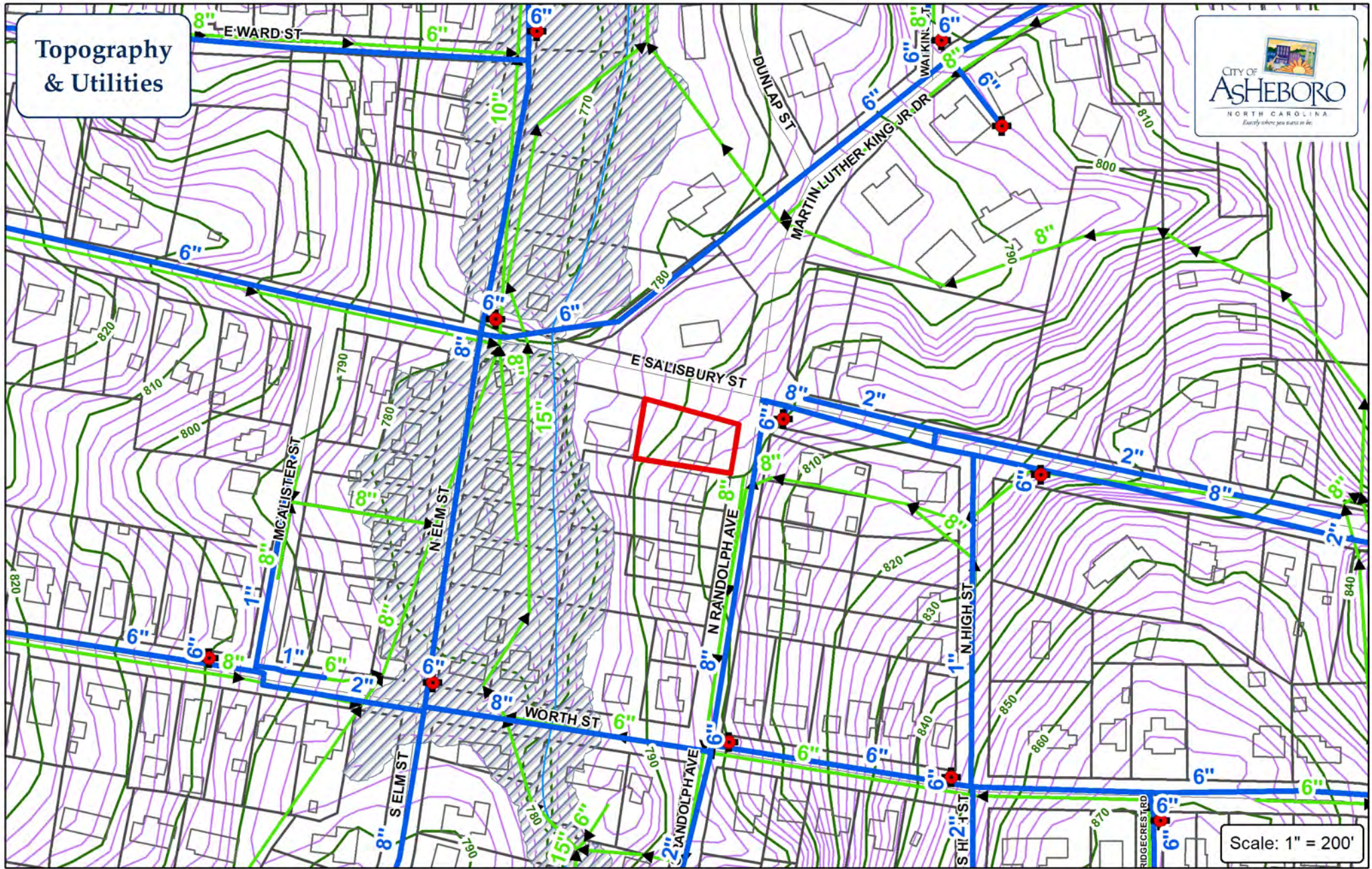
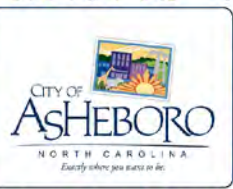
Parcel: 7761027972



- Subject Property
- Adjoining Properties
- Zoning



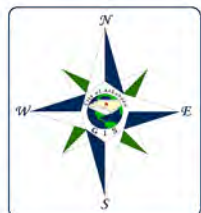
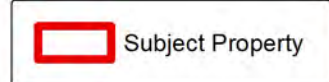
**Topography
& Utilities**

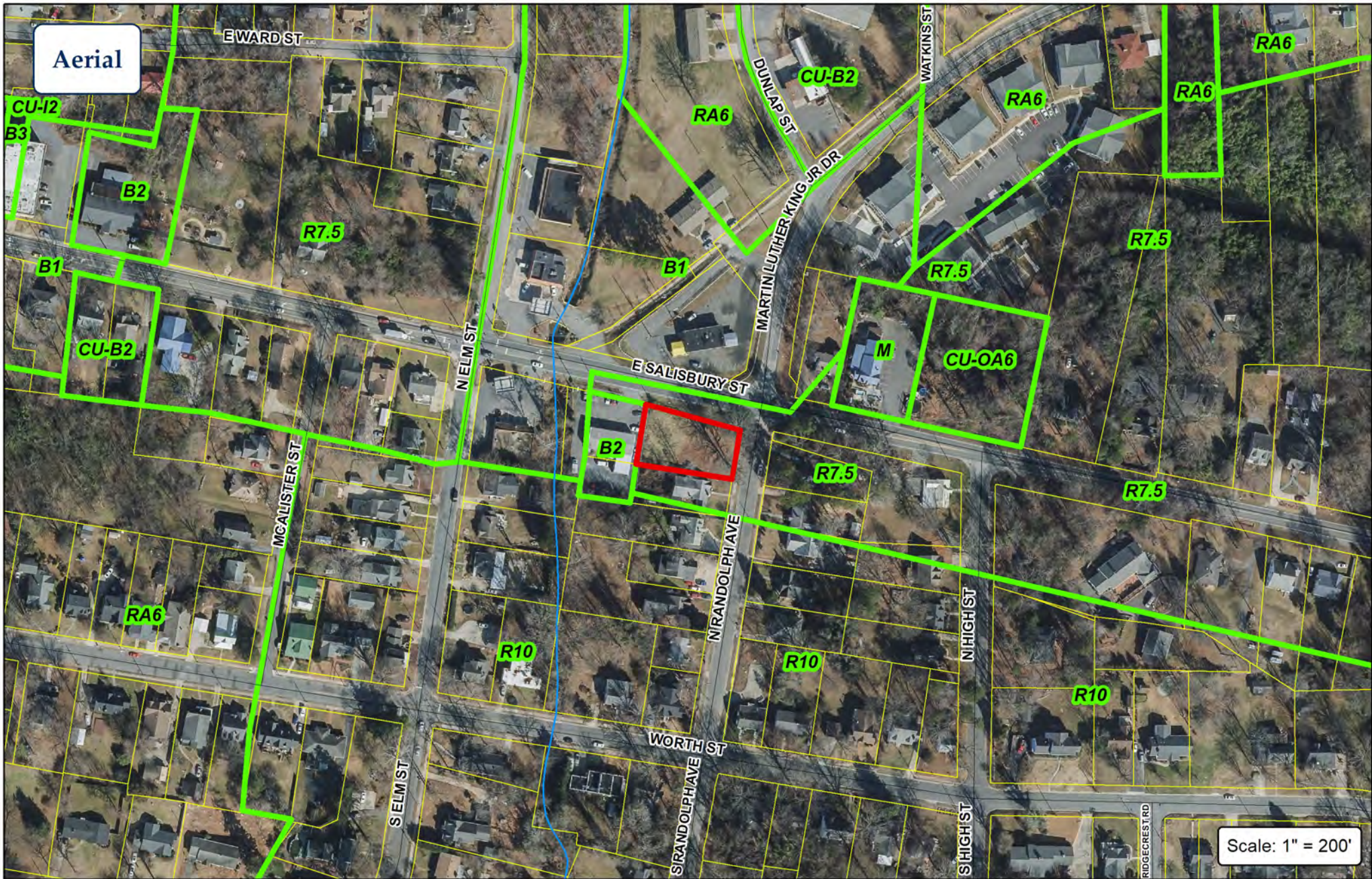


Scale: 1" = 200'

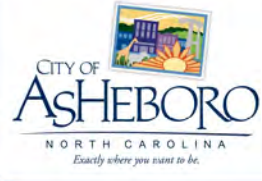
	Water Main		Fire Hydrant
	Sewer Main		Pump Station
	Force Main		

City of Asheboro
 Planning & Zoning Department
 Rezoning Case: RZ-20-21
 Parcel: 7761027972





Aerial



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-20-01

Parcel: 7761027972

Subject Property
 Zoning





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 15, 2020	Monday, January 6, 2020	Thursday, February 6, 2020
January 10, 2020	Monday, February 3, 2020	Thursday, March 5, 2020
February 14, 2020	Monday, March 2, 2020	Thursday, April 9, 2020
March 13, 2020	Monday, April 6, 2020	Thursday, May 7, 2020
April 10, 2020	Monday, May 4, 2020	Thursday, June 4, 2020
May 15, 2020	Monday, June 1, 2020	Thursday, July 9, 2020
June 12, 2020	Monday, July 6, 2020	Thursday, August 6, 2020
July 24, 2020	Monday, August 3, 2020	Thursday, September 17, 2020
August 14, 2020	Monday, September 14, 2020	Thursday, October 8, 2020
September 11, 2020	Monday, October 5, 2020	Thursday, November 5, 2020
October 16, 2020	Monday, November 2, 2020	Thursday, December 10, 2020
*Confirm application deadline with staff	Monday, December 7, 2020	*January, 2020: Confirm meeting date with staff

***January, 2020 Council meeting dates are not set by Council until December, 2019.**

Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant Brandon Michael Allen

Applicant's Phone # 336-302-4392

Applicant's Address 2785 Hickory Dr. Asheboro, NC 27205

Applicant Email Address 46allenbrandon@gmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Brandon Michael Allen

Location of Property 137 N Randolph Ave

Property Size (ac. or s.f.) .31 Ac

Randolph County Property Identification Number (PIN#) 7761027972

Current Zoning District R-2.5

Requested Zoning District B-2

Date Property Title Acquired 6-13-2018

Deed Book 002601 Page 00712

Subdivision Worth Terr Section _____ Lot # 22

Plat Book _____ Page _____

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.

NO

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?

more commercial activity than when Allen Automotive
first opened

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

It is recommended for this property to be commercial.

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

this is highest road traffic wise. Heavily traffic.

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)

Ben Lee

Printed Name of Authorized Signatory (if different from Applicant)

Owner Address

2785 Hickory Pr.

Asheboro, NC 27205

Position/Relationship of Authorized Signatory to Applicant

Telephone Number

336-302-4392

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: *JTL* Date: *2-11-20* Case Number: _____

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

This is to notify you that I (we), _____
have filed an application with the City of Asheboro to rezone property located at
_____ from _____
to _____.

On Monday, _____, 2019, 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

_____.



RZ-20-02: Text Amendments to the Asheboro Zoning Ordinance

Staff Report

Rezoning Staff Report

RZ Case # **RZ-20-02**

Date PB: 3/2/2020 CC: 4/9/2020

General Information

Applicant Kent Emirbayer

Address PO Box 1404

City Asheboro NC 27204

Phone 585-233-7585

Location N/A - Text Amendment

Requested

Action Amend the zoning ordinance to establish Recreational Vehicle/Travel Park/Camp development standards in the B2 and TH zoning districts

Existing Zone N/A

Existing Land Use N/A

Size N/A

Pin # N/A

Applicant's Reasons as stated on application

Modernize ordinance requirements.

Surrounding Land Use

North N/A

East N/A

South N/A

West N/A

Zoning History It appears that the last amendment related to this specific use was the addition of the use to the permitted use table as permitted by right within the TH district approximately ten years ago.

Legal Description

Amend Article 200, Table 200-2, and Article 300A of the Asheboro Zoning Ordinance to add new Section 331A and provide cross-reference to Table of Permitted Uses

Analysis

1. The Zoning Ordinance currently permits Recreational Vehicle/Travel Park/Camp uses in the R40 zoning district with a Special Use Permit and the B2 and TH districts by right.
2. Presently, there are no supplemental development requirements for this use in the B2 and TH districts; development must comply with the standard requirements including, but not limited to, setbacks, landscaping, parking, and signage.
3. The applicant proposes applying R40 development standards for such uses when built in the B2 and TH districts with the following modifications;
 - a. Establishing setbacks of 60 feet from any public right-of-way and 100 feet from a property line of a contiguous residentially zoned and residentially developed property for any recreational vehicle space, travel trailer space or campsite.
 - b. Adding a provision requiring access to a minor thoroughfare or higher classification street and prohibiting spaces from having direct access to public streets.
 - c. Allowing internal driveways and required parking areas to be all-weather surface instead of paved.
 - d. Permitting occupancy of up to 3 months in any 12 month period, extending from the current allowance of 30 days within a 6 month period and a provision for caretaker residency.
 - e. Modifying bathroom facilities from the current 2 toilets, 1 lavatory and 1 shower for each eight spaces to 2 toilets and 2 lavatories for the first 25 sites, and for each additional 25 sites or fraction thereof that do not possess a sewer connection. This standard is based upon NFPA 1194, Standard for Recreational Vehicle Parks and Campgrounds.
 - f. Prohibiting the use, parking or storage of any manufactured/mobile home.
 - g. Stipulating that only building facades visible from a public right-of-way shall be required to comply with building design standards.

Rezoning Staff Report

RZ Case # RZ-20-02

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 N/A

Small Area Plan N/A

Growth Strategy Map Designation N/A

LDP Goals/Policies Which Support Request

Goal 2.1.1 The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.

Goal 2.2: Development that is located in appropriate locations

Goal 4.3: Opportunities for citizens to responsibly enjoy the natural environment

Rezoning Staff Report

RZ Case # RZ-20-02

Page 3

LDP Goals/Policies Which Do Not Support Request

Goal 3.1: Enhancement, maintenance, and preservation of the built environment

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

Approval of the request will establish minimum standards for Recreational Vehicle/Travel Park/Camp development in the B2 and TH districts. The standards ensure that such uses will be established on roadways suited to handle higher traffic volumes and prohibit direct access to public streets from park or campground spaces. Eliminating the paving requirement likely will necessitate the owner to perform more frequent roadway maintenance to keep the surface's shape and ensure the gravel remains free from ruts or potholes. However, public safety can still be secured provided an adequate all weather roadway is continually maintained.

Recommendation Considering all factors, staff believes the request to be generally consistent with goals and policies of the Land Development and approval of the request to be reasonable and in the public interest.

Table 200-2
Table of Permitted Uses (Amended 10-10-2019)

Use	Buffer/ Screen	R40	R15	R10	R75	RA6	OA6	O&I	B1	M	B2	TH	B3	I1	I2	I3	A	Supp. Reg.
Professional Services	1						P	P		P	P		P	P	P			
Public Use Facility-	2	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		Section 602.2
Radio & TV Receiving Antenna & Dish, Accessory		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		Note 28
Railroad Classification Yard	3														P			
Recreation, Commercial Indoor	2										P	P	P		P			Note 40
Recreation, Commercial Outdoor	2										P	P	P		P			Note 40
Recreational Vehicle / Travel Park/Camp	3	S									P	P						Section 633, 331A
Recreational Vehicle Resort		S										S						Section 649

P - Permitted as Principal Use in District
S - Permitted by Special Use Permit
A - Permitted as Accessory Use Only

331A Recreational Vehicle/Travel Park/Camp

- (1) Use shall have a minimum area of two acres.
- (2) No recreational vehicle space, travel trailer space or campsite shall be closer than 60 feet to a public right-of-way or 100 feet to a property line of a contiguous residentially zoned property that is developed with a residential use.
- (3) The minimum area occupied by any recreational vehicle or other camping structure shall be fifteen hundred square feet with a minimum width of thirty feet.
- (4) A clearance of at least twenty feet shall be maintained between each recreational vehicle, camping structure and/or building within the park.
- (5) Use shall have direct access to a minor thoroughfare or higher classification street, as shown on the Asheboro Comprehensive Transportation Plan. Recreational vehicle spaces, travel trailer spaces and campsites shall only have direct access to an internal private street which accesses a public street: none shall have direct access to a public street.
- (6) Notwithstanding Article 400, all recreational vehicle spaces, travel trailer spaces and campsites shall abut a driveway which shall be all-weather surface and maintained in a serviceable condition to a continuous width of twenty-five feet.
- (7) Notwithstanding Article 400, required parking areas shall be all weather surface.
- (8) Permanent residency shall be prohibited except for full-time facility employees acting as property caretaker(s). Occupancy by non-caretakers extending beyond three (3) months in any twelve (12) month period shall be presumed to be permanent residency and is prohibited.
- (9) Use shall provide 2 toilets and lavatories for the first 25 sites and two toilets and lavatories for each additional 25 sites, or fraction thereof, which do not possess a sewer connection.
- (10) The use, parking, or storage of any manufactured/mobile home shall be prohibited.
- (11) Notwithstanding Article 300A, only building facades visible from a public right-of-way shall be required to comply with building design standards.
- (12) All garbage and refuse shall be stored in a suitable water-tight and fly-tight standard garbage receptacle and shall be kept covered with tight fitting covers. At least one such receptacle shall be provided and conveniently located for every campsite except where a dumpster or dumpsters are conveniently located and used in the same manner as separate receptacles. It shall be the duty of the park/camp operator to see that all garbage and refuse is disposed of regularly. It shall also be the duty of the park/camp operator to see that no materials which attract insects or rodents is stored or allowed to remain on the premises. All areas of the premises shall be kept clean and free from weeds or undergrowth.



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.

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Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant Kent Embrey

Applicant's Phone # 585-233-7585

Applicant's Address Po Box 1404
Asheboro NC 27204

Applicant Email Address _____

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name _____

Location of Property _____

Property Size (ac. or s.f.) _____

Randolph County Property Identification Number (PIN#) _____

Current Zoning District _____

Requested Zoning District _____

Date Property Title Acquired _____

Deed Book _____ Page _____

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

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.

Add new section 331A - Recreational Vehicle /
Travel Park / Camp to modernize ordinance requirements

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?

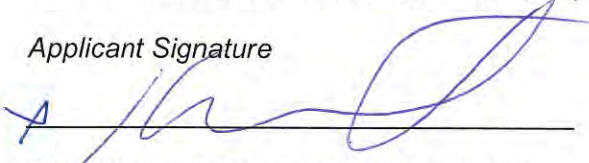
3. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

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

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)

Kent Ehrhayer

Owner Address

Position/Relationship of Authorized Signatory to Applicant

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: TLN Date: 2/14/20 Case Number: R2-20-02