



AGENDA

City of Roxboro

Planning & Development Office

Planning Board Meeting

6:00 p.m. – 09/14/2020 – 105 S Lamar Street

HYBRID IN-PERSON & DIGITAL FORMAT VIA ZOOM DUE TO COVID-19 PANDEMIC

- I. **Roll Call**
- II. **Approval of Minutes**
 - a. Meeting on May 4, 2020 –
 - i. Rezoning request for 1029 N Madison Blvd, TM 38 7
 - ii. Rezoning request for vacant lot on Old Durham Road, TM 100, Lots 1, 12, and 49
 - iii. Major subdivision preliminary plan review for Satterfield Farm, TM A62 112
- III. **Unfinished Business:**
- IV. **New Business:**
 - a. **Rezoning request for vacant lot on Durham Road, TM 111 15**
 - i. Public comment period
 - b. **Rezoning request for vacant lot on Lucy Garrett Road, TM A62 111**
 - i. Public comment period
 - c. **Rezoning request for vacant lot on Durham Road, TM A51 176**
 - i. Public comment period
 - d. **Text Amendment for Article 6 – Table of Uses**
 - i. Public comment period
- V. **Adjournment**

CITY OF ROXBORO, NORTH CAROLINA
Planning Board

May 4, 2020
6:00 p.m.

MEMBERS PRESENT: Margaret Kay, David Bradsher, Julie Jeffreys, Myra Booker, Tony Cole, Danny Cultra, and Robert Trotter.

STAFF: Lauren Johnson, Planning Director

MEETING CONDUCTED VIA ZOOM CONFERENCE – DUE TO COVID 19

MINUTES

Chairman Trotter called the meeting to order at 6:00pm.

APPROVAL OF MINUTES

Board Member Tony Cole motioned to approve the minutes from the December 2, 2019 meeting. Board Member Margaret Kay seconded. Chairman Trotter asked each member to state their name when casting their vote for the motion. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

Rezoning request for 1029 N Madison Blvd, TM 38 7: Chairman Trotter asked Ms. Johnson to present the request. Ms. Johnson advised that those individuals on the call that would like to speak to each of the agenda items would be given the opportunity to do so during the public comment period.

Ms. Johnson began by outlining the location and current zoning of the parcel, as outlined in the staff report. She also directed the board members to the map provided, which shows the zoning of the parcels surrounding the lot. Ms. Johnson continued by outlining the strategic goals and map classification as pertained to the request for the rezoning of the parcel and finalized her presentation of the material by stating the staff recommended approval of the request. She directed the board to the supplemental documents including the notices mailed, the proof of the sign posting, etc. and then the floor was given to any individuals that wished to address the board.

Mr. Fuller spoke up to say that he was having trouble hearing Ms. Johnson and wanted to be sure that the board could hear him. He continued by saying that he

was hoping the board would grant his request so that he could move forward with opening his business.

Ms. Johnson stated that there were no additional callers/viewers online for the meeting, so she said it was now the board's opportunity to ask questions of the applicant and deliberate the matter.

Chairman Trotter asked if there was anyone opposed to the matter. No one spoke up. Chairman Trotter asked the board for a motion.

Vice-Chair Cultra made the motion that the Planning Board recommend approval of the request based on the fact that the request meets the goals and implementation strategies of the Future Land Use Plan and is conforming with the Future Land Use Map. Board Member Margaret Kay seconded. Each member of the board stated their name to cast their vote. Motion carried unanimously.

Rezoning request for vacant lot on Old Durham Road, TM 100, Lots 1, 12, and 49: Chairman Trotter asked Ms. Johnson to present. Ms. Johnson began by outlining the location of the properties and the request being made. Ms. Johnson continued by outlining the details of her staff report, directing the board to the map that documents the various zoning classifications surrounding the parcels in question. Ms. Johnson explained each classification and the proximity to the parcels, then asked the board if there were any questions. There were none.

Ms. Johnson continued by outlining the strategic goals and map classification from the Future Land Use Plan. Ms. Johnson indicated that the map does recommend the parcels be used for industrial development. Ms. Johnson cautioned that staff felt it important to mention the date of the Future Land Use Plan (2001) and the various uses that have come to be in this area of Old Durham Road. She finished by stating that this was an opportunity for the board to determine if the original Future Land Use Map classification were most appropriate, or if there was reason to consider a new path for development for this location. Ms. Johnson encouraged the board to take all of the information into consideration when making this decision.

Chairman Trotter spoke up to say that he was very familiar with that location and that much of the industrial business that used to be in this location has since closed and there should be some consideration to modifying the development of the area to be more in tune with the needs of Roxboro now.

At this point, City Manager Brooks Lockhart, who was on the call, spoke up to ask how this rezoning (if granted) might impact surrounding parcels and the development of those. Ms. Johnson explained that there are buffering requirements currently in place for any conflicting uses/zoning which would still be in effect regardless of this zoning decision. She continued that there might be

some concerns about industrial development near a non-industrially zoned/used property, that concern likely already exists because of the non-industrial uses that are in this vicinity presently.

Board Member Tony Cole inquired if there was any complaints/concerns received. Ms. Johnson explained that there was only one call, a property owner that has industrial land a bit further north on Old Durham Road (not touching the parcels in question) who was concerned that he might be unable to develop his land for industrial use if this rezoning were granted. Ms. Johnson reiterated the points made to Mr. Lockhart previously and stated that she did give this individual information about accessing the meeting, though it appeared they had chosen not to for whatever reason.

Board Member David Bradsher spoke up to say that Durham Road and Old Durham Road are the two main corridors for Roxboro and he felt that any improvement to those areas was helpful.

Ms. Johnson asked if there were any additional questions from the board before opening the public comment period. She reminded the board that though there was a comment from Mr. Lockhart already, the public comment period needed to be officially opened and acknowledged.

Reggie Oakley spoke up to say that he was the real estate agent representing Mr. Poindexter (applicant). He made his case that the property is desirable for uses other than industrial because of its proximity to commercial uses and commuting distance to Uptown Roxboro. He concluded by saying that owners of other nearby industrial properties did not have any concerns about this proposed development and that their proposed redevelopment would meet a need for the community.

Jay Poindexter (applicant) spoke up to the board to outline more details about their proposed development of the parcels and commended Mr. Oakley for covering the request well.

Ms. Johnson advised the group that there were no other callers on the line for this comment period.

Vice-Chair Cultra asked about the parcels fronting on Durham Road and Old Durham Road and his surprise that there was not a request to zone the property to B-1 Highway Commercial given this location. Ms. Johnson explained that she felt the applicant wanted O/I Office/Institutional because it would allow for mixed commercial and residential use. Mr. Cultra said given this possibility of moving from the Future Land Use Plan's directive for the development of this area, what did staff think it might mean for the future of the area. Chairman Trotter interjected that there is a railroad ROW that separates the parcels from HWY 501. While the parcels technically fronted on both, it was only accessible from Old Durham Road. Ms. Johnson explained that she felt the change is already taking place simply from looking at the types of development that have taken place

there. She continued by saying that the majority of the existing industrial warehouses and properties are actually further north and south, meaning the rezoning of this parcel would actually continue to push the industrial development further from the residential uses in this vicinity.

Chairman Trotter inquired if there were any individuals on the line that wanted to speak. There were none. He then asked if there was a motion.

Ms. Johnson directed the board to the two suggested motion statements. She stated that these were not required, simply that there were some suggestions as to how to formulate the motion to meet requirements, depending on the motion they wished to make.

Board Member Tony Cole motioned the request be recommended for approval based on the consistency statement in the packet. Board Member David Bradsher second. Each board member stated their name in casting their vote. Motion carried unanimously.

Major Subdivision Preliminary Plan Review for Satterfield Farm, TM A62 112: Chairman Trotter began by stating that this was not a new request for the board and that he recalled there being some questions raised the last time the board reviewed the plans. Mr. Trotter asked Ms. Johnson to explain why this is back before the board.

Ms. Johnson switched screens to show the subdivision plans submitted by the applicant and outlined the layout changes that have taken place since the original proposal. Vice-Chair Cultra inquired why the title of the plans referenced "Phase 1" and if this meant there were sub-phases for the first phase. Ms. Johnson clarified that she had already noted this issue and requested the applicant correct that before moving on to the Council for consideration so as to clear up the confusion.

Ms. Johnson asked if there were any additional questions about the layout before moving to her staff report. There were none.

Ms. Johnson explained that the majority of her notes were for minor clerical issues that needed to be corrected on notes, titles, etc. before the plans move along for consideration by the Council. She stressed that none of her comments had anything to do with the lots, layout, streets, or other zoning basics that the board were reviewing for approval.

Ms. Johnson continued by directing the board to the notes from Andy Oakley, Public Services Administrator, regarding the need to upgrade the existing roadway onto HWY 501 before Phase II can begin construction due to the inadequacy of the existing road to service the number of lots that would be in existence by the time Phase II came on the line.

Ms. Johnson continued through the comments from staff regarding the plans, including comments from NCDOT and RPD regarding traffic. Ms. Johnson explained that there will need to be new submittals for Stormwater and NCDOT approval since the layout and phasing of the project has changed.

Ms. Johnson highlighted the existing road onto HWY 501 and explained that this road is on property owned by another individual, and would need to be dedicated as public ROW prior to any allowance for construction of Phase II. Vice-Chair Cultra inquired about the ownership for clarification, and then inquired about the number of access points for subdivisions. Ms. Johnson explained that the City's Streets Specifications Guide addressed this matter, but the UDO references connectivity requirements and all reviews have been completed to ensure compliance with both. Mr. Cultra continued by asking about the utilities and development of same. Ms. Johnson directed him to the "notes" on the front of the plans, which address the project sequence for construction of the first and all subsequent phases.

Ms. Johnson reviewed the staff report, confirming that Person County GIS has reviewed the proposed street names and verified their compliance with 911 standards. She also reminded the board that there was a variance issued by the BOA to allow block widths of less than 400'.

Ms. Johnson asked if there were any questions from the board before moving on to the final staff comments and recommendation. There were none.

Ms. Johnson reiterated that there were no issues with the layout, lot size, etc. but there were some issues to resolve before the plans move on to Council and before permitting can begin. These items were outlined in the staff report and enclosed staff comments. Staff recommended the board recommend approval of the preliminary plan for Phases I, II, and III of the Satterfield Farm subdivision provided that all staff comments are addressed before the plans are submitted on to the Council.

Ms. Johnson asked if there were any questions for her. There were none. Ms. Johnson then opened the floor for the public comment period. She advised that she did not see any individuals on the conference that were not identified as an applicant.

Matt Hastings with Summit explained that their goal is to get the overall layout approved and have made changes to where Phase I will begin. He continued that he would be happy to answer any questions from the board. There were none.

Patrick Cummings then interjected to say that Matt Hastings is the point man for the project and that he has nothing to add beyond the staff report and Matt's comments.

PLANNING BOARD MEETING MINUTES

May 4, 2020

There were no more individuals to speak, so the public comment period was closed.

Chairman Trotter asked if there were any other comments or questions. Vice-Chair Cultra commented that NCDOT requests an analysis of the traffic after reaching an identified threshold for number of houses and wanted to know if there was something in place to ensure this happens. Ms. Johnson explained that the “notes” and construction sequence on the front page of the plans, which indicate that no permits for construction shall be issued until all outlined criteria are met.

Chairman Trotter asked for a motion. Vice-Chair Danny Cultra motioned that the board recommend approval of the preliminary plans on the condition that all items are addressed. Board Member Margaret Kay second the motion. All board members stated their name to vote on the matter. Motion carried unanimously.

ADJOURNMENT

There being no other business for the Board, the meeting was adjourned at 7:00pm.

Submitted by:


Lauren W. Johnson,
Planning & Development Director

Application for

Official Zoning Map Amendment



Roxboro Planning & Development
105 S Lamar Street Roxboro, N.C. 27573 336-322-6018

TO THE PLANNING BOARD AND THE CITY COUNCIL:

I/We, the undersigned, do hereby make application and petition to the City Council of the City of Roxboro to amend the Official Zoning Map of the City of Roxboro as hereinafter requested. I hereby certify that I have full legal right to request such action. (Type or Print Clearly)

Petitioner(s): LINDA TITUS

Address: 100 HICKORY ST APT D209 GREENVILLE NC 27858

Telephone Number: 252-944-9897 Fax Number: _____

Interest in Property: OWNER
(I.e., Owner, Part Owner, Option holder, Governmental Agency, Etc.)

Property Information:

Address: DURHAM RD ROXBORO NC

Watershed: NEUSE Lot Size: 16.12 AC

Township: ROXBORO Tax Map/Lot #: 111 15

Current Use: VACANT

Available Utilities: (check all that apply)

City Water City Sewer Well Septic System None

Zoning Map Amendment:

Current Zoning Classification: R-12

Requested Zoning Classification: B-1

The undersigned hereby certify that the application material is complete and accurate. Furthermore, the undersign hereby authorizes the City of Roxboro's Zoning Administrator or designated representative to enter upon the above referenced property for the purpose of evaluating this request.

Linda Titus
Applicant Signature

7-15-2020
Date

Mark Holby Whitetail Properties Inc 7-22-2020

Staff Use Only:

Date Received:

7/30/2020

Docket #:

RZ2020-04

Planning Board Meeting Date:

9/14/2020

City Council Meeting Date:

10/13/2020

ch # 6691
u # 41403

July 14, 2020

Town of Roxboro
Planning & Development
105 S Lamar Street
Roxboro NC 27573

To Whom It May Concern:

Whitetail Property Real Estate is authorized to submit a rezoning application for property owned by Linda Titus and Ashley B Futrell Jr. The specific property is found on Durham Road in Person County and has the Tax Map & Parcel number 111 15 as described in the Person County records.

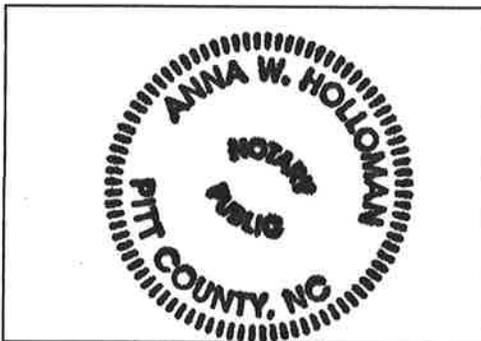
Yours Truly,

Linda Titus

Linda Titus

Ashely Futrell Jr.

I, Anna W. Holloman, a Notary Public for the State of
North Carolina, County of Pitt, do hereby certify that
Linda Titus personally appeared before me this 15 day of
July, 2020, and acknowledge the due execution of this authorization to submit a
land disturbance permit application. Witness my hand and official seal,



SEAL

My commission expires

August 11, 2020

July 14, 2020

Town of Roxboro
Planning & Development
105 S Lamar Street
Roxboro NC 27573

To Whom It May Concern:

Whitetail Property Real Estate is authorized to submit a rezoning application for property owned by Linda Titus and Ashley B Futrell Jr. The specific property is found on Durham Road in Person County and has the Tax Map & Parcel number 111 15 as described in the Person County records.

Yours Truly,

Linda Titus

Ashely Futrell Jr.

I, Lou E Manning, a Notary Public for the State of
NC, County of Lenoir, do hereby certify that
Ashley Futrell Jr personally appeared before me this 20 day of
July, 2020, and acknowledge the due execution of this authorization to submit a
land disturbance permit application. Witness my hand and official seal,



SEAL

My commission expires

12/9/2022

Adjacent Property Owner	Tax map & Parcel	Owner Address
Stovall James E	110 18	PO Box 1386 Roxboro, NC 27573
Lowes Home Centers, Inc	110 15	1000 Lowes Blvd Morresville, NC 28117
Hoover Patrick M & Hoover Indra H	110 9	103 Summerwinds Drive Cary, NC 27518
Taylor Cleo Estate	111 14	4344 Cardinal Grove Blvd Raleigh, NC 2766
Strickland & Jones Funeral Inc	111 22	PO Box 3040 Roxboro, NC 27573
Across Durham Road		
Hester F J III Trustee	98 47	PO Box 737 Roxboro NC 27573
Whitfield James Howard	98 50	6962 Burlington Road Hurdle Mills NC 27541
City of Roxboro	98 59	PO Box 128 Roxboro NC 27573

FILED
Person County
Russell Jones
Tax Administrator

FILED in PERSON County, NC
on Jul 03, 2013 at 09:53:45 AM
by ARANDA W. GARRETT
REGISTER OF DEEDS
Book 844 Page 97

Recorded Jul 03, 2013

\$0.00
State of North Carolina
Person County
Real Estate Excise Tax
348992

PREPARED BY: Walter B. Cates, Esquire
P.O. Box 679
Roxboro, NC 27573

NORTH CAROLINA
PERSON COUNTY

EXECUTOR'S/TRUSTEE'S DEED

THIS DEED, made this the 28th day of June, 2013, by and between Glen Neal Titus, Jr., Executor of the Estate of Cleo F. Titus and Glen Neal Titus, Jr., Trustee of Trust Agreement for the use and benefit of Glen Neal Titus, Sr., dated August 24, 2000, 101 Tucker Lane, Washington, NC 27889, Parties of the First Part, to Glen Neal Titus, Jr., 101 Tucker Lane, Washington, NC 27889, Party of the Second Part;

THIS IS NOT THE GRANTORS' PRINCIPAL RESIDENCE
WITNESSETH:

THAT WHEREAS, the late Cleo F. Titus died as a resident of Person County, North Carolina, and for details concerning the administration of her Estate and the terms of her Last Will and Testament, see Estate File No. 12 E 214, Office of the Clerk of Superior Court of Person County, North Carolina; AND WHEREAS, Cleo F. Titus executed that Trust Agreement dated August 24, 2000; AND WHEREAS Glen Neal Titus, Jr., was named Trustee of said agreement; AND WHEREAS said Trust Agreement was for the benefit of Glen Neal Titus, Sr. and the said Glen Neal Titus, Sr. predeceased Cleo F. Titus; AND WHEREAS said Trust Agreement directed that upon the death upon Glen Neal Titus, Sr. all assets remaining in the Trust would be distributed to Glen Neal Titus, Jr.; AND WHEREAS said Trustee and Executor believe it to be in the best interest of the Trust and Estate and in order to carry out the terms of the Trust and the terms of the Last Will & Testament of Cleo F. Titus, that the lands herein described be conveyed to the Party of the Second Part; AND WHEREAS the Executor of the Estate of Cleo F. Titus and the Trustee of the Trust Agreement for the benefit and use of Glenn Neal Titus, Sr., dated August 24, 2000, execute this deed for the purpose of transferring all right, title and interest in the lands hereinafter described to the Party of the Second Part.

NOW, THEREFORE, said Parties of the First Part, acting as Executor and Trustee, and in that fiduciary capacity, as aforesaid, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give, grant, and convey unto the said Party of the Second Part and his heirs and assigns, all that one-half(1/2) undivided interest in that certain tract or parcel of land lying and being in Roxboro Township, Person County, North Carolina, and being more particularly described as follows:

All of that certain tract or parcel of land lying and being in Roxboro Township, Person County, North Carolina, and being Parcel A, containing 18.45 Acres, more or less, as shown, delineated, and depicted, and being in accordance with, a plat of actual survey by Neal C. Hamlett, P.L.S. #2465, dated January, 1988, and entitled "PROPERTY OF CLEO FOX TITUS RACHEL FOX TITUS"; and for purposes of augmentation, insofar as furnishment of metes and bounds, courses and distances, is concerned, said plat is hereby incorporated and made an integral part of this document by express reference being thereto made, the same being duly recorded in the Person County Registry at Plat Cabinet 4, Hanger 775.

UNOFFICIAL DOCUMENT

And the said Glen Neal Titus, Jr., Trustee of the Trust Agreement for the use and benefit of Glen Neal Titus, Sr. dated August 24, 2000 and Glen Neal Titus, Jr., Executor of the Estate of Cleo F. Fox does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, and under them in the capacity set forth hereinabove, but no further.

The above-described property is being conveyed subject to all easements, rights-of-way, and restrictions of record and pertaining to said lands.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anyway thereunto appertaining, to the said Party of the Second Part, his heirs and assigns, to his only use and behoof in fee simple absolute, in as full and ample a manner as the Parties of the First Part, as Executor and Trustee in the context aforesaid, is authorized and empowered to convey the subject lands.

IN TESTIMONY WHEREOF, the said Glen Neal Titus, Jr., acting as Executor and Trustee, as aforesaid, have hereunto set his hand and seal on this the day and year first above written.

Glen Neal Titus, Jr. (SEAL)
Glen Neal Titus, Jr., Trustee of the Trust Agreement for the use and benefit of Glen Neal Titus, Sr., dated August 24, 2000

Glen Neal Titus, Jr. (SEAL)
Glen Neal Titus, Jr., Executor of the Estate of Cleo F. Titus

UNOFFICIAL DOCUMENT

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I, Sherric C. Hicks, a Notary Public of said County and State do hereby certify that Glen Neal Titus, Jr., Trustee of the Trust Agreement for the use and benefit of Glen Neal Titus, Sr. dated August 24, 2000, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and official seal, this the 28th day of June, 2013.

Sherric C. Hicks
Notary Public

My Commission Expires: 6-30-2013

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I, Sherric C. Hicks, a Notary Public of said County and State do hereby certify that Glen Neal Titus, Executor of the Estate of Cleo F. Titus, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



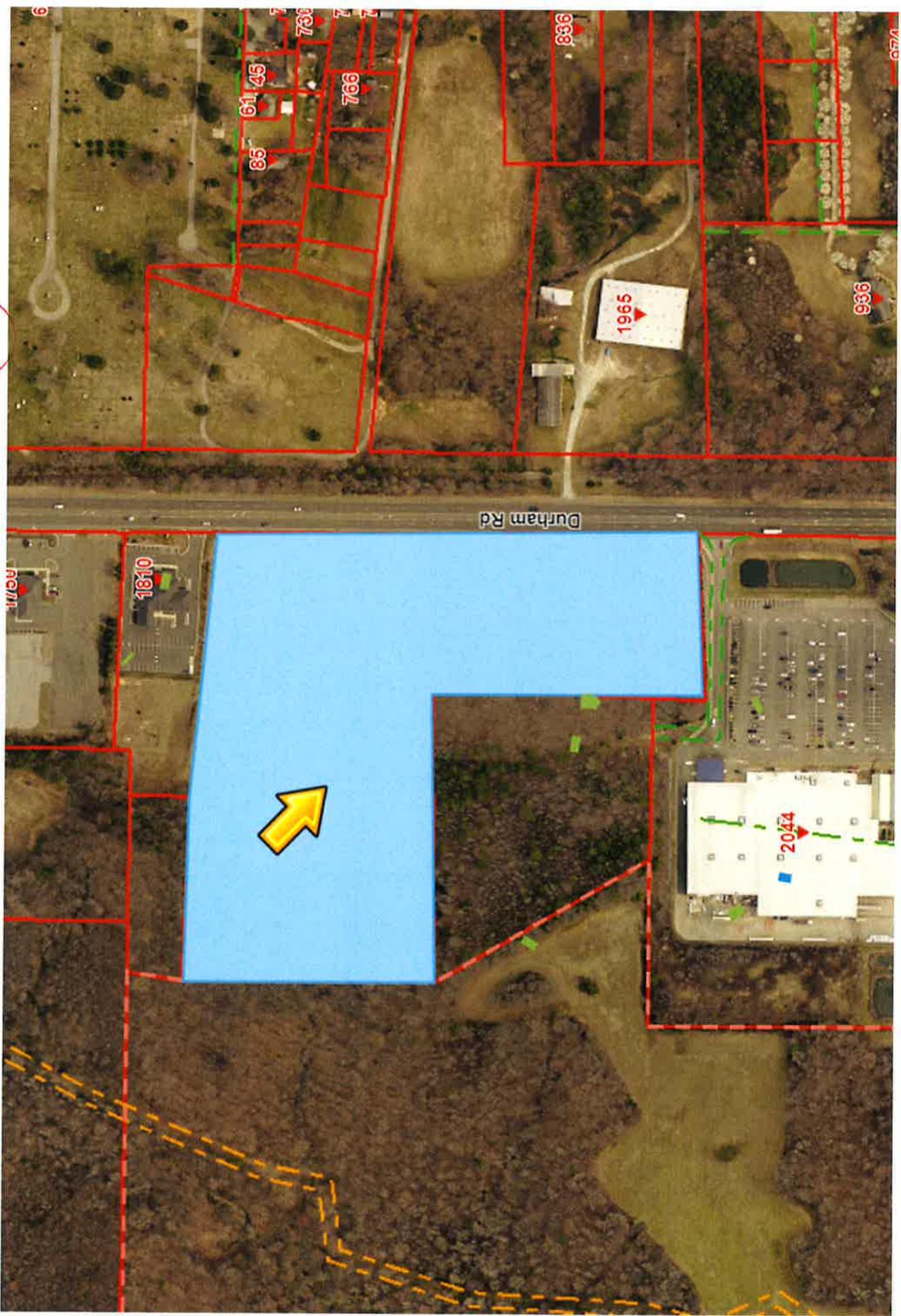
Witness my hand and official seal, this the 28th day of June, 2013.

Sherric C. Hicks
Notary Public

My Commission Expires: 6-30-2013

Document shows proof /acknowledgement before officer authorized to take proof /acknowledgement; acknowledgement includes officer's signature, commission expiration date, official seal, if required.

COPY





CITY OF ROXBORO STAFF REPORT

Prepared by: Lauren Johnson, Planning & Development Director

Meeting Dates: Planning Board: September 14, 2020 City Council: October 13, 2020	Request: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Special Use Permit
Property Location: Vacant lot on Durham Road	Current Zoning: R-12 Low-Density Residential
Tax Map#: 111 15	Proposed Zoning: B-1 Highway Commercial
Applicant Information: Linda Titus 100 Hickory Street, Apt. D209 Greenville, NC 27858	Future Land Use Map Classification: Commercial

Summary:

The applicant requests a rezoning for the parcel located on Durham Road between Strickland & Jones Funeral Home and Lowe's hardware store. The parcel constitutes 16.12 acres and is identified as Tax Map and Parcel Number 111 15. The property is currently zoned R-12 for Low-Density Residential. The applicant would like the property rezoned to B-1 Highway Commercial.



The surrounding properties are zoned R-6, R-12 (Residential), I-2 (Industrial), and B-1 (Commercial).

Conformity to the Land Use Plan (LUP):

Goals and Implementation Strategies (LUP, p. 69-75):

- An Economic Development strategy directs the City to “encourage industrial and commercial growth in appropriate locations within Roxboro’s corporate limits and selected areas within Person County” (pg. 71).
- An Economic Development strategy directs the City to “develop regulations/guidelines that would ensure new development or redevelopment is compatible with established character and community vision” (pg.71).

Future Land Use Map Classification: Commercial

Commercial (pg. 79):

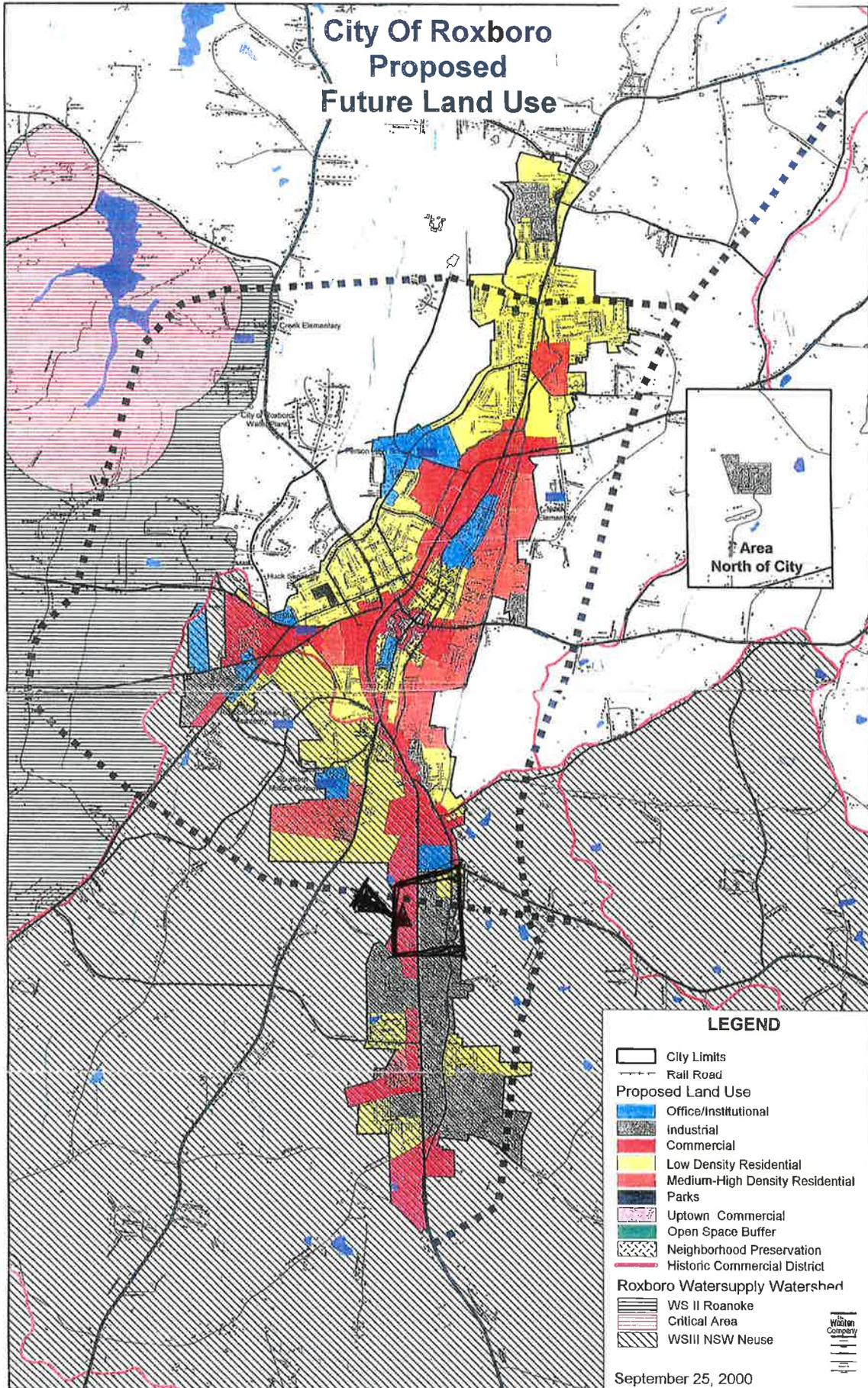
The commercial land use classification includes existing retail, wholesale, and business and professional services. Where such development has an established pattern, other lands that represent a logical extension of commercial use are also included. New commercial development should occur with limited and/or shared access to major thoroughfares.

Staff Remarks:

Staff is confident this rezoning is appropriate, consistent with the land use plan, and in the best interest of the City as it allows for appropriate redevelopment of an existing property that has sat vacant for some time. The property is located on a highway and is adjacent to a variety of other commercial establishments. There should be no conflicts with neighboring uses as a result of granting this request.

Staff encourages the board to remember that rezoning request reviews should take into consideration all uses allowed within the respective zoning district and reference the directives of the Future Land Use Plan. Furthermore, as a legislative decision, comments provided by the public regarding this matter may be influential in making a determination.

City Of Roxboro Proposed Future Land Use



up fees for new development within areas already served by city services.

- h) Identify appropriate locations/criteria for siting manufacturing housing parks/developments.

C. Economic Development

1. Economic Development Goal:

Provide a strong local planning environment that supports and enhances the economic growth potential of the City of Roxboro.

2. Implementation Strategies:

- a) Promote continued economic investment through retention and expansion of existing industrial concerns and the recruitment of new industries and commercial businesses.
- b) Encourage well-planned commercial establishments to provide necessary goods and services to area employers and residents.
- c) Encourage industrial and commercial growth in appropriate locations within Roxboro's corporate limits and in selected areas within Person County.
- d) Discourage the intermingling of residential land uses in commercial or industrial areas that often results in conflicting land use problems.
- e) Explore feasibility of establishing service road parallel to inactive railroad corridors to promote economic development along major/minor thoroughfares.
- f) Develop regulations/guidelines that would ensure new development or redevelopment is compatible with established character and community vision.

D. Transportation

1. Transportation Goal 1:

Provide for orderly development along existing and proposed major transportation routes to minimize disruption to free flow of traffic.

2. Transportation Goal 1 Implementation Strategies:

- a) Protect major transportation corridors (Highways 501, 49, 157, 57) as community gateways by establishing appropriate regulations to control access to these corridors.

City of Roxboro Unified Development Ordinance
Permitted/Special Uses by District

R-12 Residential Agricultural District

Permitted Uses:

Accessory buildings/structures
Accessory uses
Agricultural uses
Bona fide farms
Community gardens
Dwelling, single-family
Off-street parking facilities (as permitted by Article 9, Part II)
Publicly-owned and operated outdoor recreational facilities
Public utility pumping stations
Signs (as permitted by Article 9, Part III)

Permitted Uses with Supplemental Regulations (refer to UDO Article 7):

Family care home
Family child care home
Forestry activities
Granny pods/temporary health care structures
Home occupations
Retaining walls and fences
Satellite dish antennas, non-commercial use
Small child care center
Solar energy generating facility, accessory
Swimming pools, private
Temporary storage facility (portable storage units)

City of Roxboro Unified Development Ordinance
Permitted/Special Uses by District

R-12 Residential Agricultural District (continued)

Special Uses:

Adult care home (over 6 residents)
Art galleries
Athletic fields
Barber shops, beauty shops
Church, synagogue, temple or other religious building, including accessory services
Country clubs
Dwelling, garage apartment
Dwelling, manufactured home Class A (on a single lot)
Dwelling, multi-family
Dwelling, two-family (duplex)
Family foster home
Fire stations
Government buildings/offices
Indoor athletic and exercise facilities
Indoor tennis and squash courts
Multi-unit assisted housing with services
Nursing home
Outdoor athletic and exercise facilities
Privately-owned outdoor recreational facilities
Rooming and boardinghouse
School, elementary or secondary
Swimming clubs
Tennis courts, commercial

Special Uses with Supplemental Regulations (refer to UDO Article 7):

Bed & breakfast
Cemetery as an accessory use to a church, including columbarium
Golf courses
Horseback riding stables
Public utility towers, substations, and storage tanks
Satellite dish antennas, commercial
Temporary emergency, construction, and repair residences
Wind energy generating facility, accessory
Wireless communication facilities, 50' tall or less

City of Roxboro Unified Development Ordinance
Permitted/Special Uses by District

B-1 Highway Business District

Permitted Uses:

ABC store
Accessory buildings/uses
Accessory uses
Accounting agencies
Advertising agencies
Agricultural product warehousing
Agriculturally-related business
Antique stores
Art galleries
Attorneys
Automobile parking garages or parking lots (independent)
Automobile parts and accessories, with installation
Automobile repair services or body shop
Automobile sales and service
Automobile service stations, including routine/minor maintenance
Automobile window tinting, stereo or rim installation
Bakery (retail)
Banks/financial services
Barber shops, beauty shops
Book store, including the retail of stationery, books, magazines, newspapers
Bowling alleys
Building supplies and sales
Bus terminal
Campgrounds
Car wash
Catering
Chiropractic
Clothing store
College, universities, community colleges
Coliseums, stadiums designed to accommodate more than 1,000 people
Commercial greenhouse or nursery
Community centers
Community gardens
Computer sales and repair
Contractors offices (no outside storage)
Convenience stores, less than one (1) acre
Deli
Dog grooming (no outdoor kennels)
Drug store
Dry cleaner, Laundromat

City of Roxboro Unified Development Ordinance
Permitted/Special Uses by District

Electrical equipment sales and repair

B-1 Highway Business District (continued)

Permitted Uses (continued):

Electrical repair or contractor (no open storage)
Electrical repair or contractor (open storage allowed)
Emergency management operation
Engine repair, small (including motorcycle)
Exterminating and pest control services
Fabric store
Farm, craft, produce markets
Farm equipment, and boat sales or rental or sales and service
Fire stations
Florists
Funeral home
Furniture store
General contractors (no open storage)
General contractors (open storage allowed)
General gaming establishment (children's arcade)
Gift shops
Government buildings/offices
Governmental postal facilities
Grocery/food store
Hardware store
Health spa
Heating and air conditioning installation and repair (no open storage)
Heating and air conditioning installation and repair (open storage allowed)
Home appliance dealers
Home appliance repair
Hotels and motels
Ice cream stand or store
Insurance office
Indoor athletic and exercise facilities
Indoor tennis and squash courts
Interior decorating service
Jewelry store/repair
Leather goods store
Medical and dental offices/clinics
Medical support offices (testing labs)
Military reserve, National Guard centers
Miniature golf courses
Movie theaters
Music instrument sales and service

City of Roxboro Unified Development Ordinance
Permitted/Special Uses by District

Music studio

B-1 Highway Business District (continued)

Permitted Uses (continued):

Nail/Tanning salon
Office, clerical, research and services not primarily related to goods and merchandise
Office supplies
Off-street parking facilities (as permitted by Article 9, Part II)
Opticians
Paint store
Pet cemetery
Pet store
Photo studios
Plumbing repair contractor (no open storage)
Plumbing repair contractor (open storage allowed)
Police stations
Printing, publishing, and engraving establishments
Private postal shipping and receiving
Publicly-owned and operated outdoor recreational facilities
Public utility pumping stations
Real estate office/appraisal
Rental of goods, merchandise, and equipment (no outside display of goods)
Restaurants, excluding fast food & drive thru services
Restaurants, including fast food & drive thru services
Sales of goods, merchandise, and equipment (no outside display of goods)
Sales of goods, merchandise, and equipment (with outside display of goods)
Self-service storage facility
Service establishments
Shoe store or repair
Signs (as permitted by Article 9, Part III)
Sporting goods store
Storage inside completely enclosed structure
Tailor/dressmaker/seamstress
Taxi stands
Tennis courts, commercial
Tire sales, no outside storage
Toy store
Travel agencies
Truck stop
Truck wash

City of Roxboro Unified Development Ordinance
Permitted/Special Uses by District

B-1 Highway Business District (continued)

Permitted Uses (continued):

Upholstery – furniture repair
Veterinarian, animal clinic, no outside kennel
Warehouses
Wholesale sales

Permitted Uses with Supplemental Regulations (refer to UDO Article 7):

Adult Gaming Establishments
Artisan's workshop (3,000 square feet or less)
Bars
Battery charging station
Battery exchange station
Bingo
Dance halls
Distilleries
Dwelling, single-family (as an accessory for a principal business)
Engineering/surveying/architectural services – general
Gas sales operations
Golf courses
Light Manufacturing
Manufactured home sales/modular home sales
Microbrewery
Rental of goods, merchandise, and equipment (with outside display of goods)
Retaining walls and fences
Satellite dish antennas, non-commercial use
Solar energy generating facility, accessory
Tattoo/body piercing parlors
Temporary emergency, construction, and repair residences
Temporary storage facility (portable storage units)
Temporary uses/sales
Towing, automobile and truck
Veterinarian, animal clinic, outside kennel

Special Uses:

Adult care home (over 6 residents)
Ambulance service, rescue squad
Athletic fields
Church, synagogue, temple, or other religious building, including accessory services
Convenience stores, one (1) acre or more
Farm stand
Fraternal clubs and lodges, non-profit

City of Roxboro Unified Development Ordinance
Permitted/Special Uses by District

Golf driving ranges not accessory to golf courses

B-1 Highway Business District (continued)

Special Uses (continued):

Hospitals, clinics, other medical treatment facilities
Kindergarten/nursery schools/pre-K
Light Manufacturing
Museums
Nursing home
Outdoor athletic and exercise facilities
Par 3 golf courses
Repair shops not otherwise listed
School, elementary or secondary
Shopping center, less than 30,000 sq ft gross enclosed floor area
Shopping center, greater than 30,000 sq ft gross enclosed floor area
Skateboard parks
Skating rinks
Swimming clubs
Tire sales, with outside storage
Utility company (no open-air storage)
Water slides

Special Uses with Supplemental Regulations (refer to UDO Article 7):

Artisan's workshop (exceeding 3,000 square feet)
Child care center
Child care center (as an accessory use for a principal business/industry)
Cemetery
Crematorium
Daycare facility, adult
Mixed Use
Night clubs and social clubs
Public utility towers, substations, and storage tanks
Satellite dish antennas, commercial
Storage outside completely enclosed structure
Swimming pools, commercial/community
Swimming pools, private
Wind energy generating facility, accessory
Wind farm
Wireless communication facilities, 50' tall or less

Motion Format Requirements:

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement regarding plan consistency, which shall not be subject to a judicial review. Such statements may be;

A) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.

B) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.

C) A statement approving the zoning amendment and containing at least all of the following:

1. A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan.

2. An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.

3 Why the action was reasonable and in the public interest.

The Planning Board shall advise and comment on whether the proposed amendment is consistent with a comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses comprehensive plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with a comprehensive plan shall not preclude consideration or approval of the proposed amendment by the City Council.

Planning Board Motion Format Guide & Proposed Consistency Statement For Rezoning Request:

I make a motion that we recommend approval of the rezoning request presented in Docket #RZ2020-04 and, in doing so, adopt the plan consistency statement as presented below:

“The proposed amendment is consistent with the City’s Comprehensive Land Use Plan in that it;

- Encourages commercial growth in appropriate locations within Roxboro’s corporate limits (pg. 71); and
- Allows for redevelopment that is compatible with the established character and community vision of the area (pg. 71).

Furthermore, this decision is in the public interest of the City of Roxboro because it allows for the appropriate redevelopment of an vacant lot that has been vacant for some time.”

Motion made by: _____

Seconded by: _____

Approved: _____

This report reflects the recommendation of the Planning Board on the 14th day of September, 2020.

Attest:

Planning Board Representative, Chairman Robert Trotter

Lauren W. Johnson, Planning Director

Application for

Official Zoning Map Amendment



Roxboro Planning & Development
105 S Lamar Street Roxboro, N.C. 27573 336-322-6018

TO THE PLANNING BOARD AND THE CITY COUNCIL:

I/We, the undersigned, do hereby make application and petition to the City Council of the City of Roxboro to amend the Official Zoning Map of the City of Roxboro as hereinafter requested. I hereby certify that I have full legal right to request such action. (Type or Print Clearly)

Petitioner(s): ROXBORO PARTNERS, LLC

Address: 504 MEADOWLAND DR., HILLSBOROUGH, NC 27278

Telephone Number: 919-732-5055 Fax Number: 919-732-6676

Interest in Property: OWNER
(I.e., Owner, Part Owner, Option holder, Governmental Agency, Etc.)

Property Information:

Address: LUCY GARRETT RD

Watershed: FALLS LAKE Lot Size: 51.003 AC

Township: FLAT RIVER Tax Map/Lot #: A62 III R.C.#: 20889

Current Use: WOODED - (R) ZONING

Available Utilities: (check all that apply)

City Water City Sewer Well Septic System None

Zoning Map Amendment:

Current Zoning Classification: R (County)

Requested Zoning Classification: CITY: R-8

The undersigned hereby certify that the application material is complete and accurate. Furthermore, the undersign hereby authorizes the City of Roxboro's Zoning Administrator or designated representative to enter upon the above referenced property for the purpose of evaluating this request.

Applicant Signature

Date

8/13/2020

Staff Use Only:

Date Received:

8/13/2020

Docket #:

RZ2020-05

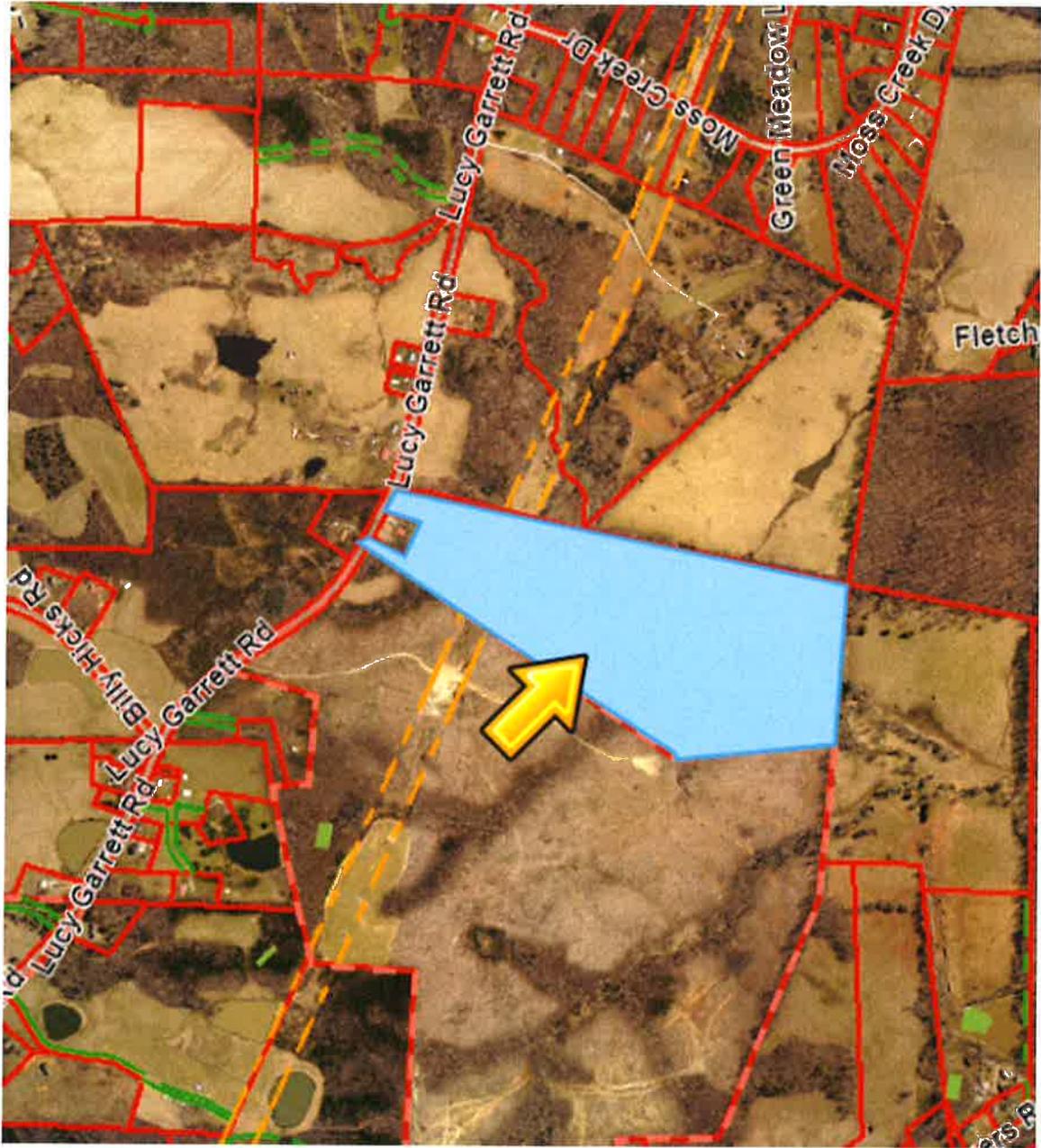
Planning Board Meeting Date:

9/14/2020

City Council Meeting Date:

10/13/2020

*Annexation





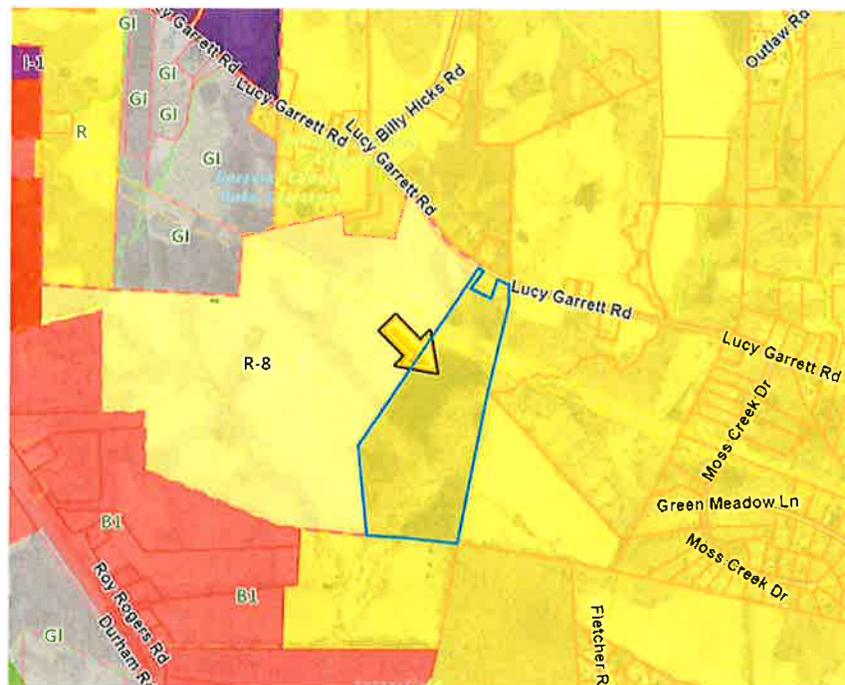
CITY OF ROXBORO STAFF REPORT

Prepared by: Lauren Johnson, Planning & Development Director

Meeting Dates: Planning Board: September 14, 2020 City Council: October 13, 2020	Request: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Special Use Permit
Property Location: Vacant lot on Lucy Garrett Road	Current Zoning: County Residential
Tax Map#: A62 111	Proposed Zoning: City R-8 – Medium Density Residential
Applicant Information: Roxboro Properties, LLC, 504 Meadowland Drive Hillsborough, NC 27278	Future Land Use Map Classification: Suburban Residential (County)

Summary:

The applicant has requested this property be annexed into the City limits. This requires the property be rezoned from County Zoning to City Zoning. The applicant has requested the property be zoned R-8 for medium density residential. The parcel constitutes 51.003 acres and is identified as Tax Map and Parcel Number A62 111. The property is currently zoned County Residential.



The surrounding properties are zoned County Residential, County Industrial, and R-8 Residential.

Conformity to the Land Use Plan (LUP):

Goals and Implementation Strategies (LUP, p. 69-75):

- An Land Use strategy directs the City to “provide for a variety of housing types, densities, and price ranges.” (pg. 69).
- A Housing strategy directs the City to “encourage infill development within the corporate limits” (pg.70).

Future Land Use Map Classification: Suburban Residential (County)

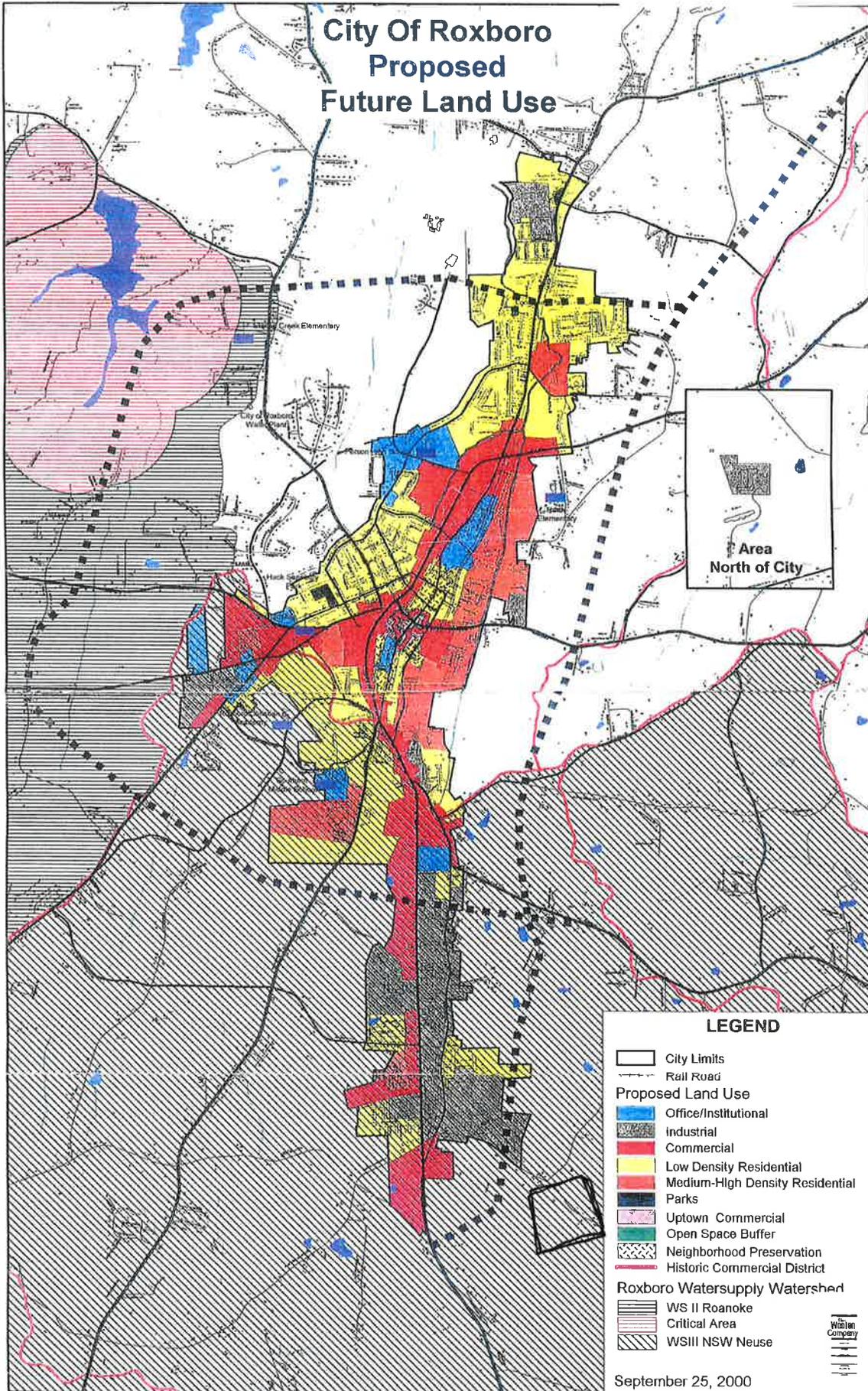
Residential land uses including subdivisions and manufactured home parks at densities of 1-3 dwelling units per acre; commercial, office, industrial, public/institutional uses meeting locational criteria. Locational criteria for nonresidential uses within this land use category would include frontage and access to a major State highway or secondary road, proximity to similar uses and spatial separation from non-compatible uses such as existing residential development. Land uses within this category could develop with or without public sewer

Staff Remarks:

Staff is confident this rezoning is appropriate, consistent with the land use plan, and in the best interest of the City as it allows growth of the city’s corporate limits and for potential development for residential dwellings.

Staff encourages the board to remember that rezoning request reviews should take into consideration all uses allowed within the respective zoning district and reference the directives of the Future Land Use Plan. Furthermore, as a legislative decision, comments provided by the public regarding this matter may be influential in making a determination.

City Of Roxboro Proposed Future Land Use



LEGEND

- City Limits
- Rail Road
- Proposed Land Use**
- Office/Institutional
- Industrial
- Commercial
- Low Density Residential
- Medium-High Density Residential
- Parks
- Uptown Commercial
- Open Space Buffer
- Neighborhood Preservation
- Historic Commercial District
- Roxboro Watersupply Watershed**
- WS II Roanoke
- Critical Area
- WSIII NSW Neuse

September 25, 2000



Section 3. Goals and Implementation Strategies

The purpose of this section of the Land Use Plan is to establish goals for future land development within the City and to identify implementation strategies that will help achieve the stated goals. Goals are intended to provide broad direction for future development, and implementation strategies detail ways to achieve stated goals.

This section is organized by the following topics: land use, housing, economic development, infrastructure, transportation, community facilities and services, community character and appearance, open space and recreation, and conservation/environmentally sensitive areas.

Overall development goals can not be achieved without continued cooperation and coordination between the various City government departments and with Person County. Cooperation among governments will help ensure that future development contributes to the overall economic vitality and quality of life of both the City of Roxboro and Person County.

A. Land Use

1. Land Use Goal:

Promote an orderly and efficient land use pattern, which allows for a variety of land uses while being sensitive to environmental concerns.

2. Land Use Goal Implementation Strategies:

- a) Develop an effective, area-wide land use regulatory program in cooperation with the Person County.
- b) Develop a Unified Development Ordinance to address goals and objectives of the land use plan (incorporating new Zoning, Subdivision, Watershed Protection, and Floodplain provisions into one document).
- c) Minimize conflicts between incompatible land uses (existing buffering requirements between incompatible uses are not adequate).
- d) Provide for a variety of housing types, densities and price ranges.
- e) Encourage infill development within existing Roxboro corporate limits.

- f) Assess the need to establish an extraterritorial jurisdiction or growth boundary around the City of Roxboro to reduce urban sprawl outside future corporate limits.
- g) Re-evaluate uses allowed as a permitted use, conditional use, or special use within the City's existing zoning districts.
- h) Explore the feasibility of adopting an ETJ boundary.
- i) Formulate growth management policies that consider long term application of development.

B. Housing

1. Housing Goal:

Identify areas that are prime for development and those in need of re-development.

2. Housing Goal Implementation Strategies:

- a) Conduct an external survey of all buildings and categorize as to condition (i.e., standard, deteriorated, or dilapidated).
- b) Re-evaluate adequacy of Minimum Housing Code and related City Ordinances that address treatment of deteriorated and dilapidated structures.
- c) Address and arrest the spread of blight by strictly enforcing the Minimum Housing Code; provide adequate personnel and operating budget to carry out an effective enforcement program.
- d) Initiate and promote a voluntary campaign to "clean-up, fix-up, paint-up" buildings within the corporate limits. Use the local media to publicize the problem and encourage property owners to make needed building repairs. Consider an annual awards program to recognize achievement in fixing up buildings within the City.
- e) Discourage the intermingling of residential land uses in commercial or industrial areas – the final result is often areas of decay or blight with the residential areas feeling the greater degree of blight.
- f) Evaluate need for providing additional clean, safe, and adequate low-rent public housing and means of accomplishing such, if deemed appropriate.
- g) Encourage infill development within corporate limits. Consider financial incentives such as reduced application and service hook-

Motion Format Requirements:

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement regarding plan consistency, which shall not be subject to a judicial review. Such statements may be;

A) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.

B) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.

C) A statement approving the zoning amendment and containing at least all of the following:

1. A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan.

2. An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.

3 Why the action was reasonable and in the public interest.

The Planning Board shall advise and comment on whether the proposed amendment is consistent with a comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses comprehensive plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with a comprehensive plan shall not preclude consideration or approval of the proposed amendment by the City Council.

Planning Board Motion Format Guide & Proposed Consistency Statement For Rezoning Request:

I make a motion that we recommend approval of the rezoning request presented in Docket #RZ2020-05 and, in doing so, adopt the plan consistency statement as presented below:

“The proposed amendment is consistent with the City and County Comprehensive Land Use Plan in that it;

- Provides opportunity for housing a different variety, density, or price range (pg. 69); and
- Encourages development in what will be the new corporate limits of Roxboro (pg. 70).

Furthermore, this decision is in the public interest of the City of Roxboro will present opportunity for growth and increased tax base, thereby contributing to the services and quality of life for residents of the community.”

Motion made by: _____

Seconded by: _____

Approved: _____

This report reflects the recommendation of the Planning Board on the 14th day of September, 2020.

Attest:

Planning Board Representative, Chairman Robert Trotter

Lauren W. Johnson, Planning Director



Application for
Official Zoning Map Amendment

Roxboro Planning & Development
105 S Lamar Street Roxboro, N.C. 27573 336-322-6018

TO THE PLANNING BOARD AND THE CITY COUNCIL:

I/We, the undersigned, do hereby make application and petition to the City Council of the City of Roxboro to amend the Official Zoning Map of the City of Roxboro as hereinafter requested. I hereby certify that I have full legal right to request such action. (Type or Print Clearly)

Petitioner(s): Ubaldo F Reyes

Address: 72 Honeysuckle Ln, Roxboro, NC 27573

Telephone Number: _____ Fax Number: _____

Interest in Property: Owner
(I.e., Owner, Part Owner, Option holder, Governmental Agency, Etc.)

Property Information:

Address: Durham Rd

Watershed: Neuse Lot Size: 24 acres

Township: Flat River Tax Map/Lot #: A51 176

Current Use: Vacant

Available Utilities: (check all that apply)

City Water City Sewer Well Septic System None

Zoning Map Amendment:

Current Zoning Classification: B1, Highway Commercial Business (Person County)

Requested Zoning Classification: B1, Highway Business District

The undersigned hereby certify that the application material is complete and accurate. Furthermore, the undersign hereby authorizes the City of Roxboro's Zoning Administrator or designated representative to enter upon the above referenced property for the purpose of evaluating this request.

[Signature]
Applicant Signature

8-5-20
Date

Staff Use Only:

Date Received:
8/13/2020

Docket #:
RZ2020-06

Planning Board Meeting Date:
8/14/2020

City Council Meeting Date:
10/13/2020

Ch # 18392
41499

& Annexation



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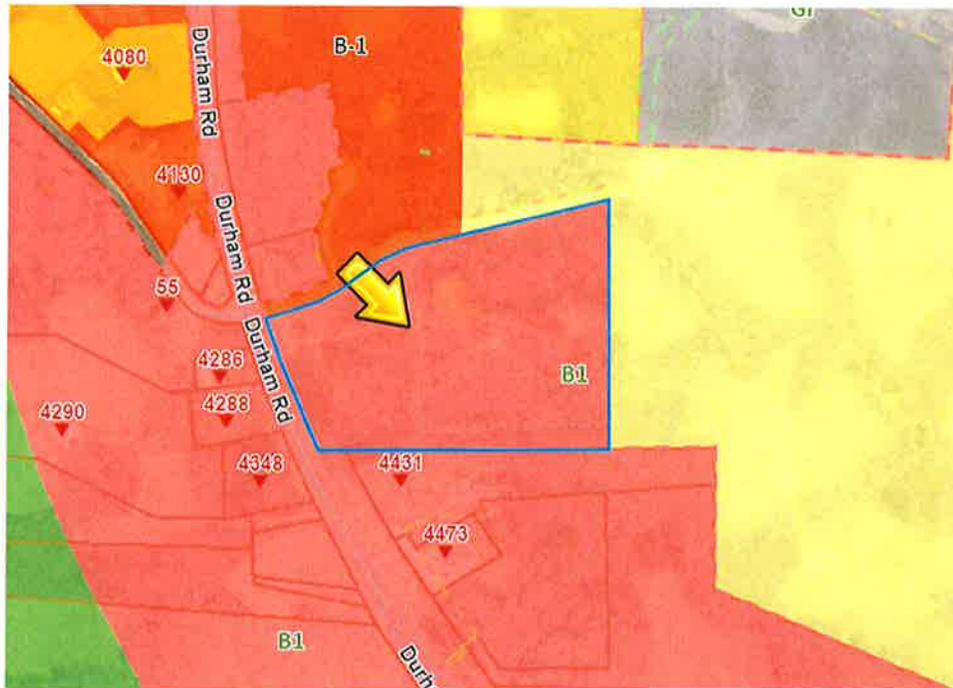
CITY OF ROXBORO STAFF REPORT

Prepared by: Lauren Johnson, Planning & Development Director

<p>Meeting Dates: Planning Board: September 14, 2020 City Council: October 13, 2020</p>	<p>Request: <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Special Use Permit</p>
<p>Property Location: Vacant lot on Durham Road</p>	<p>Current Zoning: County Residential</p>
<p>Tax Map#: A51 176</p>	<p>Proposed Zoning: City R-8 – Medium Density Residential</p>
<p>Applicant Information: Ubaldo Reyes 72 Honeysuckle Lane Roxboro, NC 27573</p>	<p>Future Land Use Map Classification: Office/Institutional Commercial (County)</p>

Summary:

The applicant has requested this property be annexed into the City limits. This requires the property be rezoned from County Zoning to City Zoning. The applicant has requested the property be zoned B-1 for Highway Commercial use. The parcel constitutes 24.0 acres and is identified as Tax Map and Parcel Number A51 176. The property is currently zoned County B-1 Highway Commercial.



The surrounding properties are zoned County and City B-1 Commercial and R-8 Residential.

Conformity to the Land Use Plan (LUP):

Goals and Implementation Strategies (LUP, p. 69-75):

- An Economic Development strategy directs the City to “promote continued economic investment through retention and expansion of...commercial businesses” (pg. 69).
- Another Economic Development strategy directs the City to encourage...commercial growth in appropriate locations within the city limits and in selected areas of Person County” (pg.70).

Future Land Use Map Classification: Office/Institutional Commercial (County)

Commercial uses, office and public/institutional uses, light industrial, limited residential uses. Residential uses can be located near non-residential uses with appropriate buffers. Development should be limited to areas identified for economic development and with public water and sewer.

Staff Remarks:

Staff is confident this rezoning is appropriate, consistent with the land use plan, and in the best interest of the City as it allows growth of the city's corporate limits and for potential commercial development along the major transportation corridor.

Staff encourages the board to remember that rezoning request reviews should take into consideration all uses allowed within the respective zoning district and reference the directives of the Future Land Use Plan. Furthermore, as a legislative decision, comments provided by the public regarding this matter may be influential in making a determination.

- services. ...in areas already served by city
- h) Identify appropriate locations/criteria for siting manufacturing housing parks/developments.

C. Economic Development

1. Economic Development Goal:

Provide a strong local planning environment that supports and enhances the economic growth potential of the City of Roxboro.

2. Implementation Strategies:

- a) Promote continued economic investment through retention and expansion of existing industrial concerns and the recruitment of new industries and commercial businesses.
- b) Encourage well-planned commercial establishments to provide necessary goods and services to area employers and residents.
- c) Encourage industrial and commercial growth in appropriate locations within Roxboro's corporate limits and in selected areas within Person County.
- d) Discourage the intermingling of residential land uses in commercial or industrial areas that often results in conflicting land use problems.
- e) Explore feasibility of establishing service road parallel to inactive railroad corridors to promote economic development along major/minor thoroughfares.
- f) Develop regulations/guidelines that would ensure new development or redevelopment is compatible with established character and community vision.

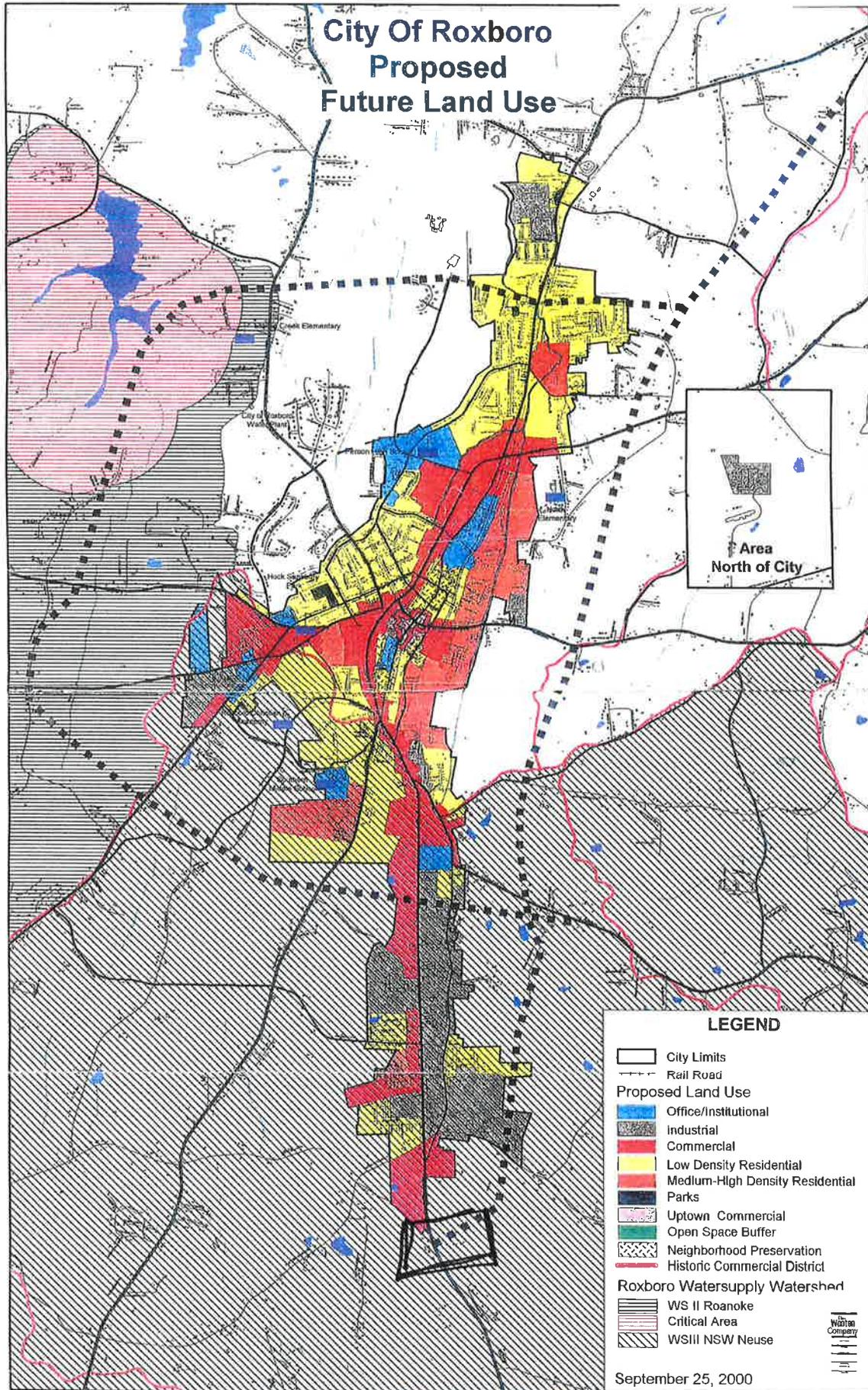
D. Transportation

1. Transportation Goal 1:

Provide for orderly development along existing and proposed major transportation routes to minimize disruption to free flow of traffic.

2. Transportation Goal 1 Implementation Strategies:

- a) Protect major transportation corridors (Highways 501, 49, 157, 57) as community gateways by establishing appropriate regulations to control access to these corridors.



Motion Format Requirements:

Per NCGS, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement regarding plan consistency, which shall not be subject to a judicial review. Such statements may be;

A) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.

B) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.

C) A statement approving the zoning amendment and containing at least all of the following:

1. A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan.

2. An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.

3 Why the action was reasonable and in the public interest.

The Planning Board shall advise and comment on whether the proposed amendment is consistent with a comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses comprehensive plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with a comprehensive plan shall not preclude consideration or approval of the proposed amendment by the City Council.

Planning Board Motion Format Guide & Proposed Consistency Statement For Rezoning Request:

I make a motion that we recommend approval of the rezoning request presented in Docket #RZ2020-06 and, in doing so, adopt the plan consistency statement as presented below:

“The proposed amendment is consistent with the City and County Comprehensive Land Use Plans in that it;

- Promotes expansion of new commercial business for the City and County (pg. 69); and
- Encourages commercial growth in an appropriate location of the City and County (pg. 70).

Furthermore, this decision is in the public interest of the City of Roxboro will present opportunity for increased commercial options for City and County residents.”

Motion made by: _____

Seconded by: _____

Approved: _____

This report reflects the recommendation of the Planning Board on the 14th day of September, 2020.

Attest:

Planning Board Representative, Chairman Robert Trotter

Lauren W. Johnson, Planning Director

Application for

Unified Development Ordinance Text Amendment

Roxboro Planning & Development

105 S Lamar Street Roxboro, N.C. 27573 336-322-6018



TO THE PLANNING BOARD AND THE CITY COUNCIL:

I/We, the undersigned, do hereby make application and petition to the City Council of the City of Roxboro to amend the Text of the Unified Development Ordinance of the City of Roxboro as hereinafter described. (Type or Print Clearly)

Petitioner(s): City of Roxboro

Address: 105 S Lamar St

Telephone Number: 336-322-6018 Fax Number: N/A

Interest in Property: Government Agency / Owner
(I.e., Owner, Part Owner, Option holder, Governmental Agency, Etc.)

Proposed Amendment:

Type of Change: _____ Addition OR Revision

Current Text: _____
See Attachment

Proposed Text: _____
See Attachment

Reason for Request Change (Attach additional sheets if necessary): _____
Accommodate current development needs and trends

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

[Signature]
Applicant Signature

09/03/2020
Date

Staff Use Only:

Date Received: 8/27/2020

Docket #: TA2020-01

Planning Board Meeting Date: 9/14/2020

City Council Meeting Date: 10/13/2020

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use PS - Permitted Use with Supplemental Regulations Blank - Not Permitted
 S - Special Use SS - Special Use with Supplemental Regulations

Uses	Zoning Districts										Supplemental Regulations	
	R-12	R-8	R-6	PUD	B-1	B-2	B-3	O/I	I-1	I-2		
EDUCATIONAL												
Colleges, universities, community colleges					P						P	
Kindergarten/nursery schools/pre-K					S	S					S	
Libraries, public or private						S	P				P	
School, elementary or secondary	S		S		S	S					S	
School, trade or vocational									S	S	S	
INSTITUTIONAL												
Ambulance service, rescue squad					S	P	P		P	P	P	
Cemetery	PS	PS	PS		Bs	PS	PS	Bs	PS	PS	PS	Section 7.13
Church, synagogue, temple, or other religious building, including accessory services	S	S	S		S	S	S	P				
Community or municipal sewage and water treatment plants									P	P		
Country clubs	S	S	S								S	
Crematorium					SS						SS	Section 7.14
Emergency management operation					P	P	P		P	P		
Fire stations	S	S	S		P	P	P		P	P	P	
Fraternal clubs and lodges, non-profit					S	S	S				S	
Government buildings/offices	S	S	S		P	P	P		P	P	P	
Governmental postal facilities					P	P	P		P	P	P	
Hospitals, clinics, other medical treatment facilities					S		S		S	S	S	

No change - Reference Only

ARTICLE 7. SUPPLEMENTAL REGULATIONS

7.12.5.3. Landscaping, buffering, and screening shall be provided in accordance with Article 9, Part I.

7.12.6. Any accessory wind energy generator and supporting structure that is not functional shall be removed after 180 days. In the event that the City becomes aware of any wind energy system that is not operated for a continuous period of three (3) months, the City will notify the landowner by certified mail that the system must be moved or repaired in 90 days. The owner may request and receive a single extension of up to 90 days for good cause shown, including the reasons for the operational difficulty and a reasonable timetable for corrective action. Any disturbed earth shall be graded and re-seeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.

SECTION 7.13 CEMETERIES.

7.13.1. A cemetery shall not contain less than three (3) contiguous acres of land.

7.13.2. Chapels, mortuaries, mausoleums, and sales and administrative offices may be developed within the cemetery. Access to the buildings shall be from within the cemetery. No building permitted by these regulations shall be located closer than one hundred fifty (150) feet to any residential dwelling on land adjoining the cemetery.

7.13.3. Access to the cemetery shall be provided by way of private drives extending from a public street and of sufficient width to accommodate two-way traffic. Parking shall be provided entirely on private internal roads.

SECTION 7.14 CREMATORIUM.

Crematoriums may be allowed pursuant to the use table in Section 6.4, upon compliance with the following:

7.14.1. All facilities must comply with NC State licensing requirements.

7.14.2. There shall be no emission of particulate matter or noticeable odors.

7.14.3. No new crematorium operation may be located within 1,500 feet from an existing crematory facility and 500 feet from any residentially zoned property.

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use PS - Permitted Use with Supplemental Regulations Blank - Not Permitted
 S - Special Use SS - Special Use with Supplemental Regulations

Uses	Zoning Districts										Supplemental Regulations	
	R-12	R-8	R-6	PUD	B-1	B-2	B-3	O/I	I-1	I-2		
RECREATIONAL (continued)												
General Gaming Establishment					P						P	
Golf courses	SS	SS	SS		PS						SS	Section 7.20
Golf driving ranges not accessory to golf courses					S							
Horseback riding stables	SS											Section 7.21
Indoor athletic and exercise facilities	S				P	P					P	
Indoor tennis and squash courts	S				P							
Miniature golf courses					P							
Movie theaters					P						P	
Outdoor athletic and exercise facilities	S				S	S					S	
Par 3 golf courses					S							
Privately-owned outdoor recreational facilities	S											
Publicly-owned and operated outdoor recreational facilities	P	P	P		P	P					P	P
Skateboard parks					S							
Skating rinks					S							
Swimming clubs	S	S	S		S	S					S	
Tennis courts, commercial	S				P	P					P	
Water slides					S							

No Change - Reference Only

APPENDIX A. DEFINITIONS

by all ages and are not redeemable for cash or any other kind of compensation or services on or off premises, including on-line redemptions. Examples include, but are not limited to, traditional video game arcades and children's and family game centers, whether stand-alone or in conjunction with a restaurant or other permissible uses. This shall be considered a principal use when occupying more than fifty percent of the gross floor area of an establishment, or being used by more than fifty percent of the patrons at any time, or representing more than fifty percent of the total sales of the establishment.

Granny Pod/Temporary Health Care Structure

A temporary structure that will house a single mentally or physically impaired person in accordance with NCGS 160A-383.5. The statute defines these to be North Carolina residents who require assistance with two or more activities of daily living (bathing, dressing, personal hygiene, ambulation, transferring, toileting, and eating). The impairment must be certified in writing by a physician licensed in North Carolina.

Gross Floor Area

The total area of a building measured by taking the outside dimensions of the building at each floor level intended for occupancy or storage.

H

Hazardous Material

Any material defined as a hazardous substance under 29 Code of Federal Regulations §1910.120(a)(3).

Health Spa

A profit-making business or a private club as opposed to YMCA. Spa would include such activities as weight lifting, exercising, steam room, whirlpool, sauna, and possibly other gymnastics.

Home Occupation

A commercial activity that is conducted by a person on the same lot where such person resides, and can be conducted without any significantly adverse impact on the surrounding neighborhood. Under this definition, a home occupation shall be regarded as having a significantly adverse impact on the surrounding neighborhood if there is:

- (1) A perceivable noise, odor, smoke, glare, electrical interference, or vibration emanating from the home occupation,
- (2) Outdoor storage of materials or equipment or display of goods, stock in trade, or

No change - Reference Only

ARTICLE 6. ZONING DISTRICTS

P - Permitted Use
 PS - Permitted Use with Supplemental Regulations
 SS - Special Use with Supplemental Regulations
 Blank - Not Permitted

Uses	Zoning Districts										Supplemental Regulations	
	R-12	R-8	R-6	PUD	B-1	B-2	B-3	O/I	I-1	I-2		
RETAIL SALES AND SERVICES (continued)												
Fabric store					P							
Farm, craft, produce markets					P							
Farm equipment, and boat sales or rental or sales and service					P							
Farm machinery/equipment sales and service									P	P		
Flea markets						SS						Section 7.34
Florists					P	P						
Funeral home					P	S	S	S				
Furniture store					P							
Gas sales operations					PS	PS	SS					Section 7.29
General contractors (no open storage)					P	P	P	P				
General contractors (open storage allowed)					P							
Gift shops					P	P	P	P				
Grocery/food store					P	P	P	P				
Hardware store					P							
Health spa					P	P	P	P	P			
Heating and air conditioning installation and repair (no open storage)					P				S	P		
Heating and air conditioning installation and repair (open storage allowed)					P							
Home appliance dealers					P				P			



Motion Format Requirements:

Per NCGS requirements, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement regarding plan consistency and why this decision is reasonable and in the public interest.

The Planning Board shall advise and comment on whether the proposed amendment is consistent with a comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses comprehensive plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with a comprehensive plan shall not preclude consideration or approval of the proposed amendment by the City Council.

Planning Board Motion Format Guide & Proposed Consistency Statement For Rezoning Request:

I make a motion that we recommend approval of the text amendments proposed in Docket# TA2020-01 and, in doing so, adopt the plan consistency statement as presented below:

“The proposed amendment is consistent with the City’s Comprehensive Land Use Plan in that it;

- promotes an orderly and efficient land use pattern, which allows for a variety of land uses while being sensitive to environmental concerns;

Furthermore, this decision is in the public interest of the City of Roxboro because it aims to create clarity and ease of use within the City’s regulations for land use and development.”

Motion made by: _____

Seconded by: _____

Approved: _____

This report reflects the recommendation of the Planning Board on the 4th day of November, 2019.

Attest:

Planning Board Representative, Chairman Robert Trotter

Lauren W. Johnson, Planning Director