

**AGENDA  
REGULAR MEETING  
CITY COUNCIL, CITY OF ASHEBORO  
THURSDAY, OCTOBER 8, 2015, 7:00 PM**

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Consent Agenda:
  - (a) Approval of the minutes of the regular city council meeting held on September 17, 2015.
  - (b) Acknowledgment of the receipt from the Asheboro ABC Board of the minutes for the local board's meeting on August 3, 2015.
  - (c) Approval of the enclosed written request from the recreation services superintendent to establish the dates, along with the rules, as stated in the request for the 2015-2016 duck and dark geese (Canada & white-fronted geese) hunting season at Lake Reese.
  - (d) Approval of the temporary closure on Saturday, October 31, 2015, from 6:30 pm to 8:30 pm of the streets indicated on the enclosed parade permit application and map for the "Trick or Treat in the Park" event sponsored by the City of Asheboro Cultural and Recreation Services Departments.
  - (e) Approval of the temporary closure for a horse parade on Sunday, November 1, 2015, from 3:00 pm to 4:00 pm of the streets indicated on the enclosed parade permit application and map.
  - (f) Approval of the temporary closure for the Veterans Day Parade on Wednesday, November 11, 2015, from 4:00 pm to 5:30 pm of the streets indicated on the enclosed parade permit application and map.
4. Trevor Nuttall will present staff reports from the community development division addressing the following items:
  - (a) Updates to the text and maps of the Asheboro 2020 Land Development Plan, including a request for council approval of the final draft of the updates.
  - (b) On-street parking issues on Amelia Court.
5. Public comment period.

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6. Michael Rhoney, PE will present the water resources division's analysis of a request for the approval of a change order in connection with the City of Asheboro Wastewater Treatment Plant Digester Cover Replacement Project.
7. Michael Leonard, PE will present the city staff's analysis of a proposal from Summey Engineering Associates, PLLC to conduct a storm water study in Dixie Land Acres.
8. Upcoming events:
  - The annual conference of the North Carolina League of Municipalities will be held in Winston-Salem from October 10 thru 13, 2015.
  - A special joint meeting of the Randolph County Board of Commissioners, Asheboro Airport Authority, and Asheboro City Council will be held to discuss goals and plans for the Asheboro Regional Airport. This special meeting will begin at 7:00 pm in the conference room at the Asheboro Public Works Facility on October 22, 2015.
  - The City of Asheboro Cultural and Recreation Services Departments' "Trick or Treat in the Park" event will be held from 6:30 pm to 8:30 pm on Saturday, October 31, 2015.
9. Discussion of items not on the agenda.
10. Adjournment.

**REGULAR MEETING  
ASHEBORO CITY COUNCIL  
CITY COUNCIL CHAMBER, MUNICIPAL BUILDING  
THURSDAY, SEPTEMBER 17, 2015  
7:00 P.M.**

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This being the time and place for a regular meeting of the Asheboro City Council, a meeting was held with the following elected officials and city staff members present:

David H. Smith           ) – Mayor Presiding  
  
Talmadge S. Baker       )  
Clark R. Bell            )  
Edward J. Burks         )  
Linda H. Carter         ) – Council Members Present  
Walker B. Moffitt       )  
Katie L. Snuggs         )  
Charles W. Swiers       )

John N. Ogburn, III, City Manager  
D. Jason Cheek, Police Captain  
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal  
Michael L. Leonard, P.E., City Engineer  
Leigh Anna Marbert, Public Information Officer  
Trevor L. Nuttall, Community Development Division Director  
Deborah P. Reaves, Finance Director  
Michael D. Rhoney, P.E., Water Resources Director  
Jeffrey C. Sugg, City Attorney

**1. Call to order.**

A quorum thus being present, Mayor Smith called the meeting to order for the transaction of business, and business was transacted as follows.

**2. Silent prayer and pledge of allegiance**

After a moment of silence was observed in order to allow for private prayer or meditation, Mayor Smith asked everyone to stand and say the pledge of allegiance.

**3. In recognition of the Mayor Pro Tem's dedicated years of public service that include a leading role with transportation issues, Ms. Linda Brown, President of the Asheboro/Randolph Chamber of Commerce, will present a request for the City of Asheboro to begin the application process for naming a section of N.C. Highway 49 in Asheboro in honor of Talmadge Baker.**

Ms. Linda Brown, President of Asheboro/Randolph Chamber of Commerce presented a request that the City of Asheboro pursue the naming of N.C. Highway 49 from the southwest Asheboro city limits to the highway's intersection with U.S. Highway 64 in honor of Council Member Baker. Mr. Baker has selflessly donated his time and passion for the community to numerous business and civic organizations including, but not limited to the Chamber of Commerce and the Asheboro City Council.

On behalf of the Chamber of Commerce, Ms. Brown expressed that the naming of a section of N.C. Highway 49 in recognition of Mr. Baker is appropriate in light of his many years of devotion to the improvement of the local and regional transportation network through his service on multiple transportation committees/organizations.

A copy of the letter, which is dated August 31, 2015, that Ms. Brown submitted to the Council Members is on file in the City Clerk's office.

In accordance with the general consensus of the Council Members, city staff will begin the application process with NCDOT for naming the identified section of N.C. Highway 49 in honor of Mr. Baker. A resolution will be presented for Council's consideration at a later date.

**4. Consent agenda.**

Upon motion by Mr. Bell and seconded by Ms. Carter, Council voted unanimously to approve/adopt the following consent agenda items.

- (a) The minutes of the City Council's regular meeting on August 6, 2015.
- (b) The minutes of the City Council's special meeting on August 20, 2015.
- (c) Acknowledgement of the receipt from the Asheboro ABC Board of the minutes for the local board's meetings on June 1, 2015 and July 6, 2015.

The minutes of the meetings held by the Asheboro ABC Board on June 1, 2015 and July 6, 2015 have been received by the city clerk, distributed to the mayor and members of the city council for review, are on file and available for inspection in the City Clerk's office.

- (d) A resolution awarding the service side arm to a retiring officer of the Asheboro Police Department.

RESOLUTION NUMBER 31 RES 9-15

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**AWARD OF THE SERVICE SIDE ARM TO A RETIRING OFFICER OF  
THE ASHEBORO POLICE DEPARTMENT**

**WHEREAS**, after rendering honorable and valuable service to the City of Asheboro and its citizens since the date of his initial employment with the Asheboro Police Department on April 15, 1987, effective October 1, 2015, Police Captain Eric Todd Swaney will begin his retirement from employment with the City of Asheboro; and

**WHEREAS**, pursuant to and in accordance with Section 20-187.2 of the North Carolina General Statutes, the Asheboro City Council wishes to recognize and honor Captain Swaney for his dedicated service to the city by awarding to him, at a minimal monetary cost, the service side arm issued to the police captain at the time of his retirement;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Asheboro, North Carolina that, effective October 1, 2015, in consideration of the combination of his dedicated service to the City of Asheboro and the payment to the City of Asheboro of one dollar (\$1.00), Eric Todd Swaney, upon a determination by the Chief of Police that Mr. Swaney is not ineligible to own, possess, or receive a firearm under the provisions of federal or North Carolina law, is to be awarded ownership of his city-issued service side arm (a Glock 23 Generation 4 with serial no. SFS954 and three magazines).

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting that was held on the 17<sup>th</sup> day of September, 2015.

/s/David H. Smith  
David H. Smith, Mayor  
City of Asheboro, North Carolina

ATTEST:

/s/Holly H. Doerr  
Holly H. Doerr, CMC, NCCMC, City Clerk  
City of Asheboro, North Carolina

- (e) A resolution declaring the official intent of the City of Asheboro to purchase certain municipal vehicles and equipment and then reimburse the general fund with installment financing proceeds.

RESOLUTION NUMBER 32 RES 9-15

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**DECLARATION OF THE OFFICIAL INTENT OF THE CITY OF ASHEBORO TO PURCHASE CERTAIN  
MUNICIPAL VEHICLES AND EQUIPMENT AND THEN REIMBURSE THE GENERAL FUND WITH  
PROCEEDS FROM AN INSTALLMENT FINANCING AGREEMENT**

**WHEREAS**, in order to maintain a satisfactory level of municipal services for the citizens of the City of Asheboro, the Asheboro City Council has adopted a budget ordinance for fiscal year 2015-2016 that allocates funding for the acquisition of vehicles and equipment deemed essential for maintaining uninterrupted, high quality municipal services; and

**WHEREAS**, the vehicles and equipment that are to be acquired during the 2015-2016 fiscal year in order to maintain essential municipal services provided by city departments that receive their funding from the municipal corporation's general fund are as follows:



WHEREAS, the City of Asheboro entered into an economic incentive agreement with Kennametal Incorporated and the County of Randolph on September 8, 2014, and;

WHEREAS, in accordance with each of the economic incentive agreement, the City of Asheboro will distribute incentive funds upon each business achieving certain performance requirements, and;

WHEREAS, incentive funds, totaling \$75,000 will be paid to Kayser-Roth in three (3) installments at a frequency not to exceed one installment per fiscal year with the first installment to be made no earlier than July 1, 2014 and the final installment being made no later than December 31, 2017, and;

WHEREAS, incentive funds, totaling \$15,000 will be paid to Asheboro Elastics Corporation in three (3) installments at a frequency not to exceed one installment per fiscal year with the first installment to be made no earlier than January 1, 2015 and the final installment being made no later than December 31, 2018, and;

WHEREAS, incentive funds, totaling \$90,000 will be paid to Kennametal Incorporated in five (5) installments at a frequency not to exceed one installment per fiscal year with the first installment to be made no earlier than January 1, 2015 and the final installment being made no later than December 31, 2020, and;

WHEREAS, revenue and expenditures in the Economic Development Fund need to be adjusted to account for these incentive payment commitments as well as account for other changes in revenues and expenditures that have arisen as projects have been completed allowing budgetary allocations to be moved around within the fund, and;

WHEREAS, the annual expenditure appropriation for ongoing annual community support payments to various agencies that support and promote Economic Development and Quality of Life in Asheboro need to be amended, and;

WHEREAS, the City of Asheboro desires to be in compliance with all generally accepted accounting principles, and;

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

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

<u>Line Item</u>	<u>Description</u>	<u>Appropriated Amount</u>
72-369-0001	Contribution for Kayser-Roth #1	25,000
72-369-0002	Contribution for Kayser-Roth #2	25,000
72-369-0003	Contribution for Kayser-Roth #3	25,000
72-371-0001	Contribution for AEC #1	5,000
72-371-0002	Contribution for AEC #2	5,000
72-371-0003	Contribution for AEC #3	5,000
72-372-0001	Contribution for Kennametal #1	18,000
72-372-0002	Contribution for Kennametal #2	18,000
72-372-0003	Contribution for Kennametal #3	18,000
72-372-0004	Contribution for Kennametal #4	18,000
72-372-0005	Contribution for Kennametal #5	18,000
72-350-0000	Contribution for Chamber of Commerce	48,800
72-351-0000	Contribution for EDC	200,000
72-352-0000	Contribution for Piedmont Triad Partnership	500
72-300-0000	Rural Ec. Dev. Ctr (Allen Industrial- completed)	(67,900)
72-300-0002	Industrial Dev Ctr (Allen Industrial - completed)	(60,900)
		<u>\$300,500</u>

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

<u>Line Item</u>	<u>Description</u>	<u>Appropriated Amount</u>
72-810-0001	Contribution for Kayser-Roth #1	25,000
72-810-0002	Contribution for Kayser-Roth #2	25,000
72-810-0003	Contribution for Kayser-Roth #3	25,000
72-811-0001	Contribution for AEC #1	5,000
72-811-0002	Contribution for AEC #2	5,000
72-811-0003	Contribution for AEC #3	5,000
72-812-0001	Contribution for Kennametal #1	18,000
72-812-0002	Contribution for Kennametal #2	18,000
72-812-0003	Contribution for Kennametal #3	18,000
72-812-0004	Contribution for Kennametal #4	18,000



**5. Community Development Division Items:**

- (a) **Zoning Case RZ-15-07: A legislative zoning hearing on the application filed by Rodger W. Chriscoe to rezone property located at 1202 South Cox Street from R7.5 (Medium Density Residential) to M (Mercantile).**

Mayor Smith opened the public hearing on the following request.

The requested rezoning pertains to approximately 0.31 of an acre of land owned by Chriscoe Properties, LLC and is located at 1202 South Cox Street. Randolph County Parcel Identification Number 7750879078 more specifically identifies the property.

Mr. Nuttall utilized a visual presentation and highlighted a request by Mr. Rodger Chriscoe to rezone the above-described property from R7.5 (Medium Density Residential) to M (Mercantile). The Community Development Division staff's report noted the following:

1. The property is located inside the city limits, and all city services are available.
2. South Cox Street is a state-maintained minor thoroughfare at this location.
3. The property is within the Center City Planning Area (Tier 3), which is identified as part of the city center by the Land Development Plan. Certain overlay requirements (parking location, impervious coverage, etc.) apply in the Center City Planning Area.
4. The surrounding area is characterized by a mix of uses including single family and multi-family residential (Planned Unit Development), commercial uses, and offices.
5. The property is undeveloped. A single-family dwelling was previously located on the property.
6. Approval of the request would permit all uses permitted by right in the Mercantile (M) District. The Mercantile District permits a broader range of commercial uses than found in the B1 (Neighborhood Commercial) Zoning District, but excludes uses that are permitted in the B2 (General Commercial) District that would likely have the greatest negative impact on adjacent residential properties. Residential uses are not a permitted use in the Mercantile (M) District. The maximum floor area for a property in the Mercantile (M) District is 6,000 square feet (1,500 square feet for an eating establishment).
7. An application has been filed for a variance from sidewalk requirements (See Section 322A of the Asheboro Zoning Ordinance for the said sidewalk requirements). The pending variance request that was continued on September 14, 2015 and will be heard on November 2, 2015, is independent of the zoning map amendment request and not considered as part of this analysis.

The Planning Board concurred with the following Community Development Division staff's analysis and recommended approval of the requested rezoning.

"The property is located within the City Activity Center, which encourages a pedestrian-friendly mix of uses, and considers the land use patterns around the subject property, to determine appropriate zoning designations.

The Mercantile zoning district, which is also adjacent to the south of the property, provides a transition from the broader range of commercial activities to the south along East Dixie Drive and more limited office and residential activities to the north and west.

The Mercantile zoning district limits the size of buildings (and specific uses) and excludes the most intensive commercial uses to ensure harmony with adjacent residential property. Considering all of these factors, staff believes the rezoning request is within the public interest in supporting a reasonable use of property."

There being no comments and no opposition from the public, Mayor Smith transitioned to the deliberative phase of the hearing.

Upon motion by Mr. Bell and seconded by Mr. Baker, Council voted unanimously to adopt, with a combined motion, the recommendation/analysis of the Community Development Division staff and the Planning Board and approved the requested rezoning as well as adopting the following consistency statement that was initially proposed in the staff report:

After considering the above factors (the excerpt from the staff report that is quoted above), the Mercantile (M) designation is in the public interest by allowing a reasonable use of the property and ensuring consistency with the LDP.

A copy of the visual presentation utilized by Mr. Nuttall is on file in the City Clerk's office.

**(b) A report of the on-going code enforcement activities related to 436 W. Salisbury Street and 607 Tucker Street.**

Mr. Nuttall utilized a visual presentation in order to discuss on the on-going code enforcement activities related to 436 West Salisbury Street in Asheboro and 607 Tucker Street in Asheboro. After hearings were advertised and then held on September 15, 2015, it was determined by the hearing officer that the structures located on the properties need repairs costing in excess of 50% of their value and the structures to be repaired or demolished. Property owners will be notified of these orders to repair or demolish. Failure to comply with such orders will result in the city taking action to accomplish the demolition of the structures located on the properties referenced above.

A copy of the visual presentation utilized by Mr. Nuttall is on file in the City Clerk's office.

**6. Presentation of a petition from Randolph Electric Membership Corporation requesting the voluntary annexation of approximately 17.53 acres of land contiguous with the existing primary city limits:**

**(a) Public hearing on the annexation request.**

Mayor Smith opened the public hearing on the request for voluntary annexation of approximately 17.53 acres of land contiguous with the existing primary city limits.

Mr. Michael Leonard, P.E. summarized the need for a hearing on the petition for annexation and yielded the floor for any other speakers.

There being no comments and no opposition from the public, Mayor Smith closed the public hearing.

**(b) Consideration of an ordinance to annex the described territory into the city.**

Mr. Leonard presented and recommended adoption, by reference, of an ordinance to extend the corporate limits of the City of Asheboro.

Upon motion by Mr. Baker and seconded by Mr. Burks, Council voted unanimously to adopt the following ordinance by reference.

**ORDINANCE NO. \_\_\_\_\_ 23 ORD 9-15 \_\_\_\_\_**

**CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA**

**AN ORDINANCE TO EXTEND THE CITY OF ASHEBORO'S CORPORATE LIMITS BY ANNEXING APPROXIMATELY 17.53 ACRES OF LAND OWNED BY RANDOLPH ELECTRIC MEMBERSHIP CORPORATION THAT ARE CONTIGUOUS WITH THE EXISTING PRIMARY CITY LIMITS**

**WHEREAS**, pursuant to Section 160A-31 of the North Carolina General Statutes, a petition requesting annexation by the City of Asheboro of the territory described in Section 1 of this Ordinance was presented to the Asheboro City Council on August 6, 2015; and

**WHEREAS**, this petition for annexation was signed on behalf of Randolph Electric Membership Corporation, which is the owner of the parcel of land described in Section 1 of this Ordinance, by the corporation's chief executive officer; and

**WHEREAS**, by means of a duly adopted resolution (Resolution Number 29 RES 8-15), the Asheboro City Council directed the city clerk to investigate the sufficiency of the petition, and the clerk has certified the sufficiency of the said petition; and

**WHEREAS**, pursuant to Asheboro City Council Resolution Number 30 RES 8-15, notice was published to the public on the 15<sup>th</sup> day of August, 2015, in *The Courier-Tribune*, a newspaper having general circulation in the City of Asheboro, setting forth that a public hearing would be held during the Asheboro City Council's regular September meeting, which would begin at 7:00 o'clock p.m., on the 17<sup>th</sup> day of September, 2015, in the Council Chamber at Asheboro City Hall, to consider the adoption of an ordinance annexing the described area into the City of Asheboro; and

**WHEREAS**, the said public hearing has, in fact, been held on the 17<sup>th</sup> day of September, 2015; and

**WHEREAS**, the Asheboro City Council has determined that the annexation petition meets the requirements of Section 160A-31 of the North Carolina General Statutes;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Asheboro, North Carolina as follows:

**Section 1.** By virtue of the authority granted in Section 160A-31 of the North Carolina General Statutes, the following described area is hereby annexed and made part of the City of Asheboro, North Carolina:

Asheboro Township, Randolph County, North Carolina:

BEGINNING on the existing primary city limits line for the City of Asheboro and in the western margin of the public right-of-way for Interstate 73/74 (US 220 Bypass) at an existing iron pipe marking the northeast corner of the Randolph Electric Membership Corporation property described in Deed Book 1666, Page 1445, Randolph County Public Registry (this parcel of land is proposed for annexation and shall be hereinafter referred to as the "REMC Annexation Parcel"), the said beginning point is located by means of the North Carolina Coordinate System at the coordinates of North 698,708.9156 feet and East 1,752,060.4002 feet (NAD 27); thence from the said beginning point and departing from the existing primary city limits line by proceeding South 23 degrees 11 minutes 02 seconds West 540.29 feet along the western margin of the public right-of-way for Interstate 73/74 and the eastern boundary line for the REMC Annexation Parcel to a right-of-way monument; thence departing from the western margin of the public right-of-way for Interstate 73/74 and continuing to follow the eastern boundary line of the REMC Annexation Parcel the following course and distance: South 28 degrees 20 minutes 18 seconds West 209.82 feet to an existing iron pipe at the southeast corner of the REMC Annexation Parcel; thence North 58 degrees 22 minutes 56 seconds West 1,062.59 feet along the southern boundary line of the REMC Annexation Parcel to an existing iron pipe at the southwest corner of the said parcel to be annexed; thence along the boundary line between the REMC Annexation Parcel and The Phillips Family of Asheboro Limited Partnership property described in Deed Book 1596, Page 1479, Randolph County Public Registry the following course and distance: North 30 degrees 55 minutes 25 seconds East 751.34 feet to an existing iron pipe at the northwest corner of the REMC Annexation Parcel and on the existing primary city limits line of the City of Asheboro; thence along the existing primary city limits line and the northern boundary line of the REMC Annexation Parcel the following course and distance: South 57 degrees 57 minutes 08 seconds East 980.47 feet to the point and place of BEGINNING, and containing a total of 17.53 acres of land, more or less, to be annexed.

The above-listed description is in accordance with a plat of survey entitled "ANNEXATION MAP FOR RANDOLPH ELECTRIC MEMBERSHIP CORPORATION" that was drawn under the supervision of Charles E. Morgan, Jr., Professional Land Surveyor with Registration Number L-3945. The job number listed on the plat is 7118 R 10, and the said plat of survey is dated July 20, 2015.

**Section 2.** Upon and after September 17, 2015, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Asheboro and shall be entitled to the same privileges and benefits as other parts of the City of Asheboro. Said territory shall be subject to municipal taxes according to Section 160A-58.10 of the North Carolina General Statutes.

**Section 3.** The Mayor of the City of Asheboro shall cause to be recorded in the office of the Register of Deeds of Randolph County, North Carolina, and in the office of the Secretary of State of North Carolina at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Randolph County Board of Elections, as required by Section 163-288.1 of the North Carolina General Statutes.

**Section 4.** All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed.

**Section 5.** This Ordinance shall be in full force and effect upon and after the 17<sup>th</sup> day of September, 2015.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting held on the 17<sup>th</sup> day of September, 2015.

/s/David H. Smith  
David H. Smith, Mayor  
City of Asheboro, North Carolina

ATTEST:

/s/Holly H. Doerr  
Holly H. Doerr, CMC, NCCMC, City Clerk  
City of Asheboro, North Carolina

Approved as to form:

/s/Jeffrey C. Sugg  
Jeffrey C. Sugg, City Attorney  
City of Asheboro, North Carolina

**7. Public comment period.**

Mayor Smith opened the floor for comments from the public.

On behalf of the Downtown Business Association, Mr. Al LaPrade, who is the Chairperson of the association, presented a letter to the Council Members regarding public safety concerns that have arisen within the downtown business area. During his presentation, Mr. LaPrade noted that Downtown Asheboro has become a place where citizens and visitors have repeatedly been solicited for donations or services to benefit the individuals making the solicitation not for the benefit of a business or charitable organization. This activity appears to be especially notable in the Bicentennial Park area. These activities have been occurring during daylight hours and after dark.

Mr. LaPrade, along with Ms. Barbara Gallimore and Mr. Joel McClosky (also members of the Downtown Business Association) requested an increased and consistent police presence including, but not limited to foot patrol, within the area. With this request, the downtown merchants feel that the downtown area will be a safer place for everyone to visit and enjoy.

The Council Members, along with Mr. Ogburn, agreed that the noted concerns merit an increased police presence within the downtown area. Mr. Ogburn and Captain Cheek, who was in attendance, agreed that the situation would be monitored and asked that the downtown merchants work with city staff to report any unusual activities within the area. A copy of the letter submitted by Mr. LaPrade and the Downtown Business Association is on file in the City Clerk's office.

There being no further comments from the public, Mayor Smith closed the public comment period.

**8. A report on the negotiations with the City of Randleman to continue bulk water sales arrangement between the two cities.**

Mr. Rhoney utilized a visual presentation and reported that the city's contract for bulk water sales to the City of Randleman expired on August 10, 2015. The term of this contract was for twenty (20) years. During 2014, the water sales to the City of Randleman totaled approximately \$202,550.00.

After discussions with representatives of the City of Randleman, the city manager reached an informal agreement with Randleman officials as to a potential framework for a new contract with Randleman. This framework would remove any reservation of capacity for Randleman at the Asheboro Water Treatment Plant and would set bulk water sales rate at \$2.50/1000 gallons of water. The new projected minimum annual water sales to Randleman is approximately \$112,225. A formal contract will be presented to the Council for review and consideration at a later date.

A copy of the visual presentation utilized by Mr. Rhoney is on file in the City Clerk's office.

**9. A report on the upgrade by Duke Energy Progress of the existing streetlights to LED lights.**

Mr. Ogburn informed the Council Members that Duke Energy Progress is in the process of upgrading the existing 3,170 city streetlights to LED lights. This upgrade will reduce energy costs from \$347,192 to approximately \$292,797, with an overall annual savings of approximately \$54,395.

A copy of the visual presentation utilized by Mr. Ogburn during his report is on file in the City Clerk's office.

**10. Mayor Smith announced the following upcoming events:**

- The annual cereal sale and United Way campaign kick-off hosted by MOM Brands on Saturday, September 26, 2015 at 9:00 a.m. in Bicentennial Park.
- The 2015 Elected Officials Picnic hosted by the Town of Liberty on Wednesday, September 23, 2015 at 6:00 p.m.
- The Fall Festival on October 3-4, 2015.
- The North Carolina League of Municipalities Annual Conference on October 11-13 in Winston-Salem, North Carolina.
- The Asheboro/Randolph Chamber of Commerce Annual Planning Retreat on October 28-30, 2015 at Harrah's Cherokee Resort.

**11. Discussion of items not on the agenda:**

Mayor Smith recognized Ms. Leigh Anna Marbert, the city's Public Information Officer, who will be transitioning into a position as the Public Information Officer for the Asheboro City Schools. Mayor Smith thanked Ms. Marbert for her professional contributions to the City of Asheboro. In return, Ms. Marbert thanked the Manager, Mayor, and Council Members for their leadership and friendship and looked forward to her role in the continued partnership between the city and the school system.

There being no further business, the meeting was adjourned at 8:01 p.m.

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Holly H. Doerr, CMC, NCCMC, City Clerk

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David H. Smith, Mayor

## **Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on August 3, 2015**

The Asheboro ABC Board met on August 3, 2015, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC.

Present were Chair Brooke Schmidly, Board Member Steve Knight and General Manager Rodney Johnson (GM). Board Member Bob Morrison attended via telephone conference call. A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

The Chair inquired as to any known conflict of interest, appearance of a conflict of interest, or objections concerning agenda items before the Board; after the Chair and both Board members voiced having no conflict, and there being no objection, the agenda was adopted.

The Board reviewed and there being no objection, approved the Minutes from the June 1, 2015, and July 6, 2015, Board meetings.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent. The annual audit for Fiscal Year 2014-2015 will be completed and ready for presentation at the regular September Board Meeting. There are sufficient funds remaining after paying operating expenses and distributions to the City of Asheboro to make a contribution to the Board's Future Facility Fund. Upon motion by Steve Knight, the Board approved a \$40,000 deposit to the Future Facility Fund.

The Board had no responses to its public notice of available grant funds. The GM will re-advertise the public notice and set grant reviews for the September Board meeting.

The Board heard reports from the General Manager concerning the following issues:

1. Asheboro ABC sales statistics comparing:

- August 2015 sales with the previous month indicate:
  - An overall -4% change (all sales and tax collections)
- August 2015 sales with sales from the same month last year indicate:
  - Retail Sales +0.2% (\$220,682.15)
  - Mixed Beverage Sales: -0.4% (\$27,140.35)
  - Sales Tax Collections: +0.2% (\$15,455.21)
  - Overall Collections: +0.2% (\$263,277.71)
- August 2015 bottle sales with bottle sales from the same month last year indicate:
  - Retail Bottle Sales: +1.1%
  - Mixed Beverage Bottle Sales: -6.8%
  - Overall Bottle Sales: +0.6%

Charts reflecting sales histories were handed out to Board members for review and discussion.

The next regular Asheboro ABC Board meeting will be held Monday, September 14, 2015, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board

9-14-15   
GM

*John A. Schmid*  
*Stephen R Knight*



## Item 3 (c)

**TO:** John Ogburn, *City Manager*

**FROM:** Jonathan Sermon, *Recreation Services Superintendent*

**DATE:** October 2, 2015

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

The Cultural & Recreation Services Department is requesting to be placed on the consent agenda for the October 8<sup>th</sup> City Council meeting. The request is for the annual approval of the dark geese (Canada & white-fronted geese) & duck hunting dates at Lake Reese.

The Recreation Services Department has offered Geese/Duck Hunting at Lake Reese for the last seven years after a short hiatus due to low interest. After a successful past seven years, the department would like to offer this activity at Lake Reese again in 2015.

Listed below are the proposed dates for the **2015 - 2016 Dark Geese (Canada & White-Fronted Geese) & Duck** hunting season at Lake Reese.

**NOVEMBER 19<sup>th</sup>, 21<sup>st</sup>, 23<sup>rd</sup>**  
**DECEMBER 19<sup>th</sup>, 21<sup>st</sup>, 31<sup>st</sup>**  
**JANUARY 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>**

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



Item 3 (d)

APPLICATION FOR PARADE PERMIT

In accordance with the Asheboro City Code, Section 97.04, application is hereby made for a parade permit. This permit must be received fourteen (14) days prior to the day of the parade.

Contact Name: Jennifer R. Staley (City of Asheboro Cultural & Recreation Services)

Address: 241 Sunset Ave Asheboro, NC 27203

Phone: 336-626-1240 x4 E-mail: jstaley@ci.asheboro.nc.us

Organization: Asheboro Cultural & Recreation Services

Address: 241 Sunset Ave, Asheboro, NC 27203

Phone: 336-626-1240 x4

Date of Parade: October 31, 2015 Start Time: 6:30 pm End Time: 8:30 pm

Number of Persons: 6000 Number of Vehicles: 0

Streets Involved: Sunset to Fayetteville St. and Fayetteville St. to Cox St. Trade st block & North St Block

Special officials and/or guests:

Insurance Company & Policy Number:

Any additional information: At this point this is only a city event. Request for Road closer will be in September Council Meeting.

The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her (?) sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

Signature of Authorized Representative: Jennifer Staley

Digitally signed by Jennifer Staley
DN: cn=Jennifer Staley, ou=City of Asheboro, ou=email=jstaley@ci.asheboro.nc.us, c=US
Date: 2014.09.12 09:39:04 -0400

Internal Use Only

Police Department Recommendation:

City of Asheboro Approval By: Date:



gone to PD & PWB  
aug 21, 2015



**Item 3 (e)**

### APPLICATION FOR PARADE PERMIT

In accordance with the Asheboro City Code, Section 97.04, application is hereby made for a parade permit. This permit must be received fourteen (14) days prior to the day of the parade.

Contact Name: Shelia Robbins Scott

Address: 3282 Robbins Scott Rd, Randolman, NC 27317

Phone: 336 498-3398 home E-mail: sheliarscott@aol.com  
336 625-1964-home  
336 953-2884

Organization: none

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Date of Parade: Sunday, Nov 1 - 2015 Start Time: 3:00 End Time: 4:00

Number of Persons: 100 Number of Vehicles: - 0 -

Streets Involved: Park St, Taft St, Church St, Sunset Ave

Special officials and/or guests: - 0 -

Insurance Company & Policy Number: Thun Farm Bureau

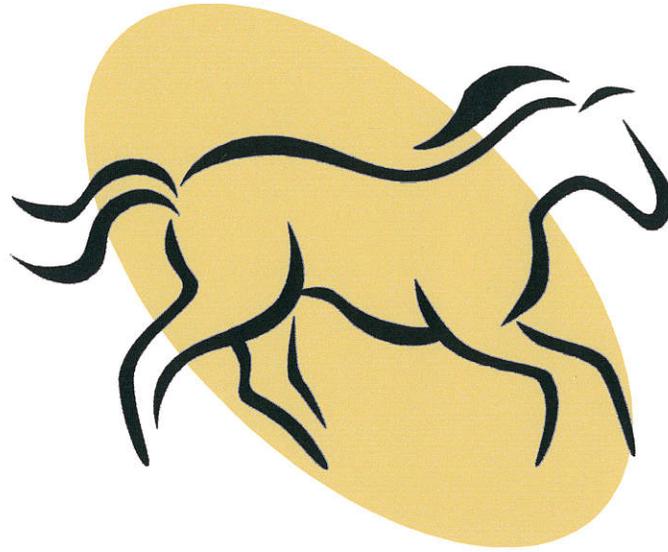
Any additional information: - 0 -

The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her (?) sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

Signature of Authorized Representative: Shelia R Scott

**Internal Use Only**

Police Department Recommendation: \_\_\_\_\_  
City of Asheboro Approval By: [Signature] Date: \_\_\_\_\_



**ASHEBORO  
FALL ROUND-UP  
HORSE PARADE**

**15<sup>th</sup> Annual**

**Sunday, November 1, 2015  
3:00 PM**

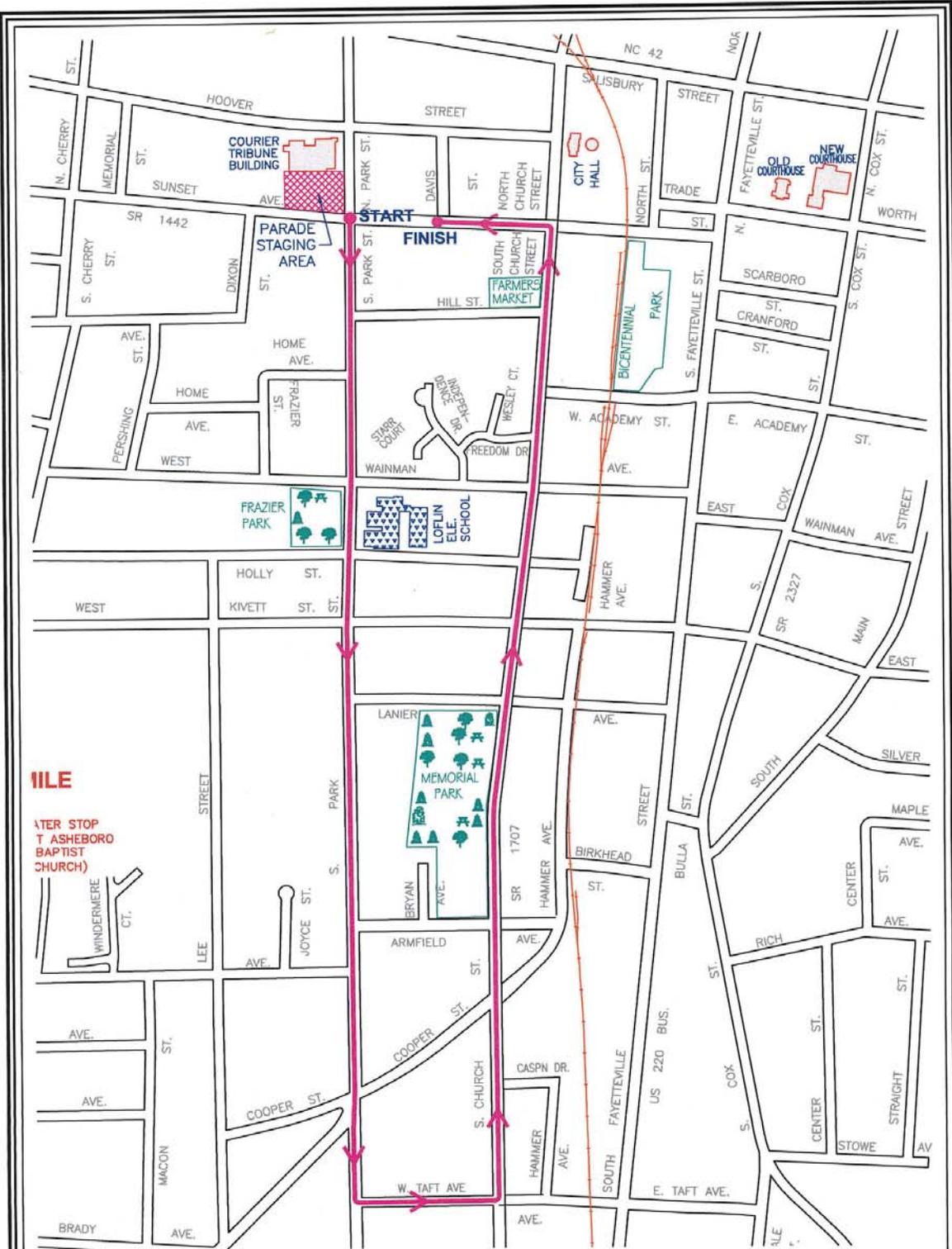
**Downtown Asheboro**

**Parade begins at the corner of Sunset Ave. and Park St.  
The parade route goes South on Park St. turns left on Taft St at Post Office., left on  
Church St., to Sunset Ave left on Park St.**

**Trailer Parking: Courier Tribune Parking Lot and Hoover  
Street behind the Courier Tribune Building**

**Prizes awarded for: Best Horse, Best Pony, Best Mule, Best  
Man, Best Woman, Best Boy, Best Girl, Best Costume, Best  
Team, Best Wagon, Oddest Entry and Judge's Choice**

**More information contact Shelia R. Scott-336-498-953-2884**

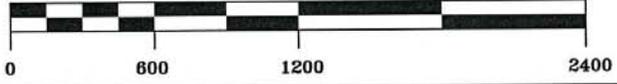


**RIVER**  
 WATER STOP  
 AT ASHEBORO  
 BAPTIST  
 CHURCH

**ROUTE MAP**  
 for  
**ASHEBORO FALL ROUND-UP  
 HORSE PARADE**

City of Asheboro  
 Randolph County, North Carolina  
 November, 2015

-  STAGING AREA
-  PARADE ROUTE



gone to PD + PW's  
9-23-2015

applications @  
Libraries  
Deek's Army Navy  
Airport Museum

CITY OF  
**ASHEBORO**  
NORTH CAROLINA

**Item 3 (f)**

**APPLICATION FOR PARADE PERMIT**

In accordance with the Asheboro City Code, Section 97.04, application is hereby made for a parade permit. This permit must be received fourteen (14) days prior to the day of the parade.

Contact Name: EDWARD "LUCKY" LUCKADO

Address: 4799 OLD GREENSBORO RD RANDLEMAN, 27317

Phone: H. 336-498-7146 W 336-498-2614 E-mail: eluckado@triad.rr.com

Organization: RANDOLPH COUNTY VETERANS COUNCIL

Address: Same as above

Phone: NOV. 11, 2015

Date of Parade: NA Start Time: 4:00 PM End Time: 5:30

Number of Persons: Church St. ~~SUNSET~~ NA Number of Vehicles: NA

Streets Involved: Need traffic detoured off Church St At 3:30

Special officials and/or guests: UNTIL Parade is over Need Police officer at Cox to help with traffic

Insurance Company & Policy Number: \_\_\_\_\_

Any additional information: Church St., Sunset Ave. Fayetteville St. + Worth St  
close Wainman Ave + Academy St

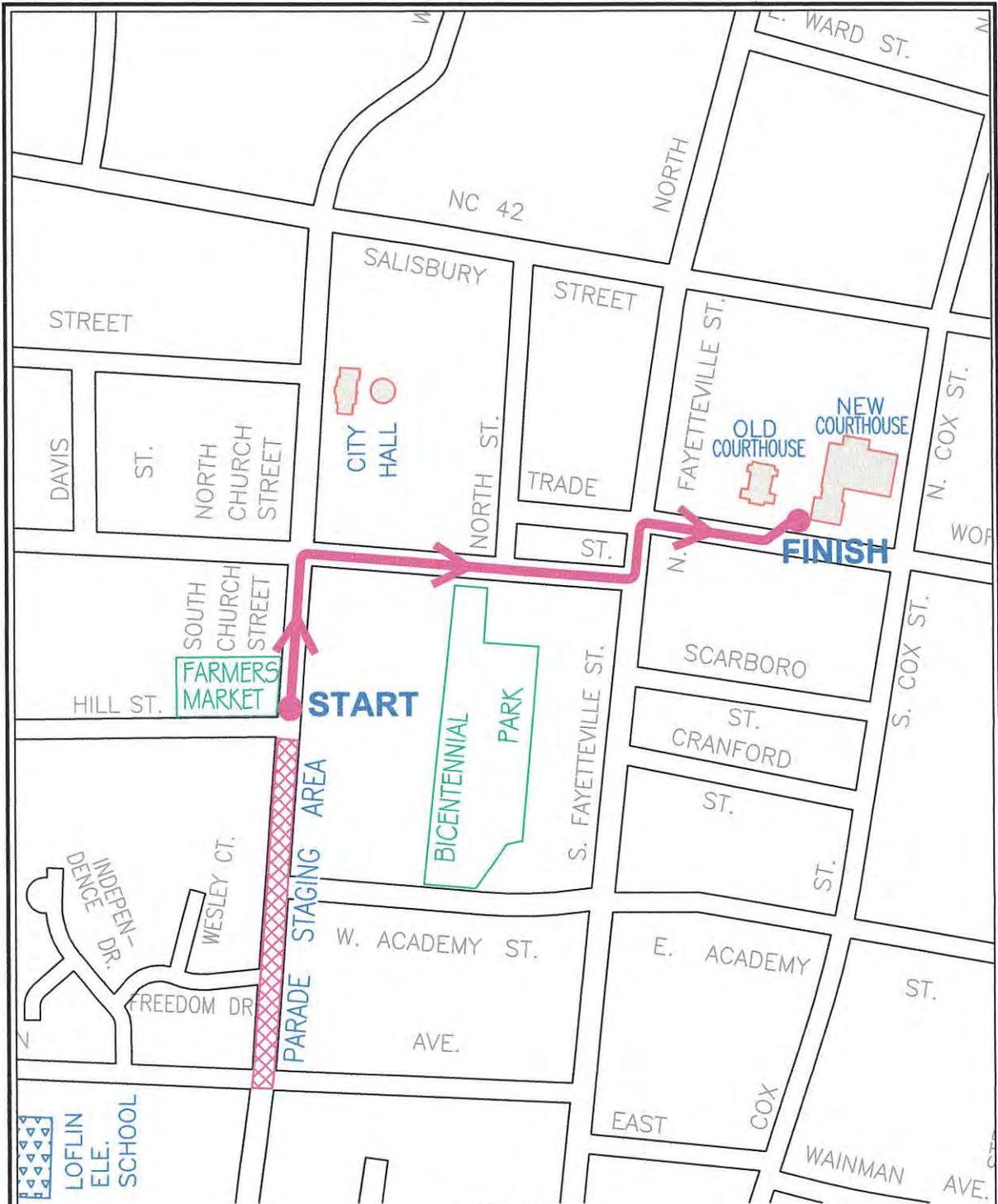
The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her (?) sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

Signature of Authorized Representative: Edward W Luckado Jr

**Internal Use Only**

Police Department Recommendation: \_\_\_\_\_

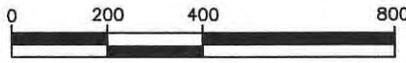
City of Asheboro Approval By: John [Signature] Date: 9/23/2015



ROUTE MAP  
for  
**RANDOLPH COUNTY VETERANS COUNCIL PARADE**

City of Asheboro  
Randolph County, North Carolina

-  STAGING AREA
-  COURSE ROUTE



November, 2015

## Item 4 (a)



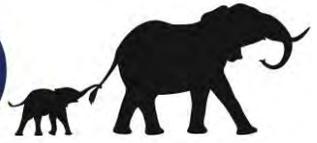
### **Presentation and request for adoption of final draft of Asheboro 2020 Land Development Plan updates (text and maps)**

Larger copies of the proposed maps are available online at [www.asheboronc.gov](http://www.asheboronc.gov) (on the right hand side under "News & Events")

Hard copies of the proposed maps will also be available at the October 8, 2015 City Council meeting.

# Asheboro

Home of the **North Carolina Zoo**



## 2020

# Land Development Plan

**July 2000**  
*Updated October 2009*  
*Updated October 2015*





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# City of Asheboro

## 2020 Land Development Plan

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

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

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### **City Council Members**

W.J. Joe Trogdon - Mayor  
David Jarrell - Mayor Pro Tem  
Talmadge Baker  
Nancy Hunter  
John McGlohon  
Mack Priest  
David Smith  
Paul Trollinger

### **Planning and Zoning Board Members**

Van Rich - Chairman  
Phil Skeen - Vice Chairman  
Charles Swiers  
John Wicker  
Eddie Swicegood  
Tom White  
William Smith  
Walker Moffitt  
Frank Havens

### **Project Staff**

Reynolds Neely – Planning Director

### **LDP Advisory Committee Members**

Talmadge Baker – City Council & Committee Chair  
Linda Carter – Redevelopment Commission  
Clarence Davis – Citizen  
George Gusler – Chamber of Commerce  
Michelle Hines – Courier Tribune  
David Jarrell – Chamber of Commerce  
Hal Johnson - Randolph County Planning Director  
Earl Jones – Citizen

David Leonard – Asheboro City Manager  
Walker Moffitt – Planning Board  
Lynn Priest – Asheboro Community Development Director  
Mary Joan Pugh – North Carolina Zoological Park  
Jackie Reeder – Citizen  
Darrell Rich – Asheboro Finance Director  
JoAnne Sanders – Asheboro Planning Department  
Phil Skeen – Planning Board  
Eddie Swicegood – Planning Board  
Tom White – Planning Board  
Dumont Bunker – Asheboro City Engineer  
Barbara Williams – Asheboro Planning & Community Development Departments and Committee Secretary

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Ed Wilson – PTCOG

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Wendell Holland – Zoning Administrator  
John Evans – Planner  
Barbara Wagner – Planning Technician  
Edsel Brown – Enforcement Officer  
Richard Cox, Jr. – Intern  
Justin Luck – Intern

---

## **2015 Update Team**

### **City Council Members**

David Smith - Mayor  
Talmadge Baker - Mayor Pro Tem  
Clark Bell  
Eddie Burks  
Linda Carter  
Katie Snuggs  
Walker Moffitt  
Charles Swiers

### **Planning Board Members**

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

### **Redevelopment Commission Members**

Linda Carter, Chair  
Cynthia Bailey, Vice Chair  
David Jarrell  
Tommy Lemonds  
Jonna Libbert  
Ann McGlohon  
Katie Snuggs  
Roger Spoon

### **Project Staff**

Trevor Nuttall - C.D. Division Director  
John Evans - Assistant C.D. Director  
Justin Luck - Zoning Administrator/Planner  
Brad Morton - Planning Technician/Deputy City Clerk  
Edsel Brown - Code Enforcement Officer  
Curtis Short - GIS Technician

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## □ SECTION 1 – Introduction and Overview

### □ 1.1 Purpose of the Plan

The *City of Asheboro 2020 Land Development Plan* serves as a guide for the community in making land development decisions and providing for the orderly growth and development of the City. The plan serves as:

1. A Source of Information – on demographics, the economy, housing, environmental constraints and development suitability, and infrastructure.
2. A Direction for Land Development – providing desired end state goals and action-oriented policies to achieve them.
3. A Governmental Decision Making Tool – providing detailed maps, descriptions, and checklists useful to support or deny development requests.
4. An Opportunity for Community Involvement – active participation of City Council, Planning and Zoning Board, City Staff, Advisory Committee members and citizens during plan preparation help ensure community values are represented and embodied in the plan.

### □ 1.2 Organization of the Plan

The Land Development Plan update is organized into the following six Sections:

Section 1 – Introduction and Overview: key findings, conclusions, and recommendations

Section 2 – Existing Conditions: detailed analysis of factors affecting the City’s growth

Section 3 – Future Conditions: comparison of current land supply and projected future land demand

Section 4 – Community Values: framework of values based on extensive citizen input

Section 5 – Land Development Plan: vision, goal and policy framework, land development toolkit

Section 6 – Plan Implementation: recommendations for using, monitoring, and revising the plan

### □ 1.3 History of Land Development in Asheboro

The *Town of Asheborough* received its first corporate charter from the North Carolina legislature on Christmas Day – 1796. The original village dates to 1780 when the county seat was relocated from Johnstonville to a place more convenient for citizens of Randolph County. The first town plan placed the courthouse square as the town’s focal point, at the junction of modern-day Main Street and Salisbury Street. The plan called for 42 one-acre lots surrounded by a grid of streets and alleys. The square was determined to be the center of Randolph County, as well as the center of town. Court-related business was the primary activity for the town’s first one hundred years (1796 – 1896). *Asheborough* was designated a post office in 1814, though the Post Office Department changed the spelling of the town’s name to *Asheboro*, some 110 years later, in 1923. The town’s first formal government was established in 1829.

The 1830s heralded Asheboro’s first modest period of building and civic improvements, including the town’s first newspaper (*The Southern Citizen*) and the building of a brick courthouse. By the 1850s, the Asheboro section of the Fayetteville and Western Plank Road was completed, and the town’s first religious and educational institutions were established. With a population of about 150, much of the town’s wealth came from nearby gold mining operations. A period of economic stagnation followed the Civil War. By the 1870s only two industries existed, and the population had grown little, to about 200.

---

The High Point, Randleman, Asheboro, and Southern Railroad line was completed through Asheboro in 1889. In 1896, the Montgomery Railroad opened, becoming part of the Norfolk and Southern system in 1912. Rail transportation marked the beginning of a sustained period of growth and prosperity. By the early 1900s, Asheboro was evolving from a sleepy village to a thriving town, nearly doubling its population every ten years, with 510 people in 1890, 992 in 1900, 1,865 in 1910, 2,559 in 1920, and 5,021 people in 1930. By 1912, Asheboro had three roller mills, two chair factories, a lumber plant, a wheelbarrow factory, a home building and material company, a foundry, a hosiery mill, three banks, and some thirty stores. Industrial expansion ushered in an era of unprecedented, large-scale construction of homes, stores, and public services to meet the needs of the town's growing population. The town had two public schools, a public park, nine churches, two newspapers, a telephone system, an electric plant, newly installed water and sewer systems, a fire department, and the newly completed Randolph County Courthouse. The first seven miles of Asheboro's streets were paved in 1919. By 1920, five trains a day left Asheboro with the products of its industries, including large quantities of lumber, chairs, wheelbarrows, caskets, stockings, and flour.

During the 1930s and 1940s, Asheboro's local economy entered a transition from agriculturally-based businesses to fully-industrialized manufacturing. Early wood-products firms were increasingly replaced with textile operations. During this same period, some seventeen residential "suburban" subdivisions were developed surrounding the town's commercial and industrial core. Following a lull during World War II, industrial development rebounded during the 1940s, 1950s, and 1960s. Just as residential development began spreading out from the downtown area, so did industrial and commercial development. As in most towns across the nation, the increasing use of private automobiles allowed homes and jobs to be located farther and farther from the city center. The siting of stores and factories reflected new concerns about parking and an orientation toward motorists rather than pedestrians. A key milestone in the auto-oriented, suburban development of Asheboro was marked during the 1960s with completion of the southern leg of the US 220 Bypass (from Vision Parkway south to NC 134). Another milestone was the opening of Asheboro's first auto-oriented "shopping centers," including *Hillside* (on South Fayetteville Street), *Hammer Village* (on East Dixie Drive), and *Northgate* (at North Fayetteville Street and the US 220 Connector). This trend continued through the 1980s with completion of the northern leg of the US 220 Bypass (from Vision Parkway north to Level Cross, north of Randleman), and construction of the Randolph Shopping Mall (on East Dixie Drive).

## □ 1.4 History of Land Development Planning in Asheboro

As one of North Carolina's thriving, mid-size manufacturing towns, Asheboro recognized the importance of planning for its future growth with the adoption of its first *Land Use Plan* in 1968. The City updated its original plan in 1976, focusing on unresolved issues identified in the 1968 plan, including: deterioration of its Central Business District; strip and spot commercial development along major thoroughfares in surrounding fringe areas; inadequate recreation facilities and poor traffic circulation. The *1976 Land Development Plan* provides goals and recommended implementation strategies, to assist in making decisions about future growth. These goals focus on providing an increasingly desirable living environment for city residents while conserving and enhancing environmental quality. The plan provides a Land Development Map designating areas for future commercial, industrial, and residential development. The plan's introduction advocates, "...*coordinated development...to relate old and new facilities in such a way as to augment the attractiveness and efficiency of the town.*"

The City updated its plan again in 1985, analyzing major land development changes during the previous ten years (since the 1976 plan). The *1985 Land Development Plan* presents major accomplishments and the problems associated with these changes, and recommends shifts from previous planning goals and policies, where appropriate. Some of the accomplishments include: rehabilitation of much sub-standard housing through federal grant funds; recruitment of new industry; expansion of existing industries; upgrading of

---

water and sewer treatment facilities; a higher fire rating; and an inventory of historic architecture. Some of the major, unresolved issues raised in the 1976 plan and raised again in the 1985 plan include:

- Continued functional and aesthetic deterioration of the Central Business District (hastened by the construction of the Randolph Mall in the 1980s);
- Continued strip and spot commercial development along major thoroughfares;
- Proliferation of cluttered, fast food restaurants along Dixie Drive, with no substantial tourism benefits realized from the city's close proximity to the North Carolina Zoological Park;
- Continued traffic congestion along many thoroughfares; and
- Continued water and sewer problems in subdivisions located outside of city limits.

Some of the new land development issues identified in the 1985 planning effort include:

- Abandonment of major industrial employers that leave hard-to-adapt buildings;
- Siting of new businesses and industries outside city limits that deprive the city of tax revenues; and
- Changing demographics that require new types of housing to accommodate older, smaller households.

To address on-going land development challenges, the 1985 plan provides goals, policies, and implementation strategies within nine general land development categories. These categories include:

1. Commercial Development in the Central Business District
2. General Commercial Development
3. Industrial Development
4. Residential Development & Housing
5. Public Utilities & Facilities
6. Parks & Recreation
7. Public Involvement
8. Streets & Traffic
9. Energy Conservation

## **□ 1.5 The Present Land Development Planning Approach**

Many of the same issues and challenges identified in the 1968, 1976 and 1985 land development plans persist today. To address these issues more effectively, and to improve the usefulness of the City's Land Development Plan, this update shifts from accommodating land development proposals on a reactive basis, to providing a more strategic, proactive vision of how and where the community hopes to grow over time.

## **□ 1.6 The Planning Process and Methodology**

A detailed analysis of existing conditions was conducted to ensure the plan responds adequately to the most relevant and current land development issues and trends. Computerized mapping and database technology, known as geographic information systems (GIS), was used to map and analyze a wide variety of social, economic, environmental, and urban service growth factors. General population, housing, and economic data was presented and compared with municipalities of similar size, to provide a better understanding of how best to strategically plan for Asheboro's future growth. Environmental growth factors were mapped and analyzed to identify the most suitable sites for urban development in and around the city. A detailed map of existing land uses was developed to identify land development patterns and vacant or under-utilized land. Physical landscape features including topography, hydrology, and soil limitations were mapped to identify the most appropriate and feasible sites for future growth. Vacant or under-utilized sites located out

---

of the 100-year flood plain and without steep slopes or severe soil limitations were considered prime development sites and most suitable for future growth. Urban services including schools and parks, existing and planned roads, existing rail lines, and existing sewer systems were mapped. The provision and maintenance of roads and sewer services are the two most influential and expensive factors driving urban growth. Therefore, special attention was paid to analyzing the potential effects of major planned road projects and the potential expansion of sewer services.

Extensive input from advisory committee members and citizens was used to identify core community values and to build ownership of and support for the plan update. This framework of community values was applied to the detailed analysis of existing conditions and likely future development patterns, and used to draw conclusions and make land development recommendations at both the City-wide and small area scales.

## □ 1.7 Summary of the Land Development Plan

The Asheboro 2020 Land Development Plan serves two essential purposes:

**Purpose I:** To guide and change the direction of future land development

**Purpose II:** To provide all stakeholders with tools to make land development decisions

**Vision:** The vision identifies in words an overall image of what the residents of Asheboro want the city to be and look like

**Goal and Policy Framework:** Goals represent desired future conditions in Asheboro. Policies represent a variety of actions to achieve these goals.

**Land Development Toolkit:** The toolkit provides staff, Planning Board, City Council, developers, and citizens with “tools” to make consistent and informed land development decisions.

The **Goal and Policy Framework** and **Land Development Toolkit** work together as an integrated, cohesive unit to reach Asheboro’s **Vision**.

## □ 1.8 The Study Area

Covering approximately 85 square miles, the study area for the Asheboro 2020 Land Development Plan extends about one mile in all directions from the city’s existing extra-territorial jurisdiction (ETJ) limits. The Asheboro Vicinity Map (see attached MAP below) depicts the study area within its regional context, extending about 2 miles west, 3 miles east, 4 miles south, and 5 miles north of Asheboro’s ETJ. Some of the key features include the proposed Randleman Lake and the Town of Randleman to the north; the Deep River, the Town of Franklinville’s ETJ and the Randolph County Landfill to the east; the North Carolina Zoological Park to the south-east; the Uwharrie National Forest and the Asheboro Airport to the south-west; and Camp Caraway and the Caraway Speedway to the north-west.

---

## APPENDIX B - 2015 Maps Update

### □ B.1 Background

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

### □ B.2 Process

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

### □ B.3 Public Input Received

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

#### Public Workshop 1: Asheboro Public Library

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

#### Community Workshop 1: Kingdom Life Community Church

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

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

#### Community Workshop 2: Asheboro United Church of Christ

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

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

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

### **□ B.4 Map Alterations Summary**

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

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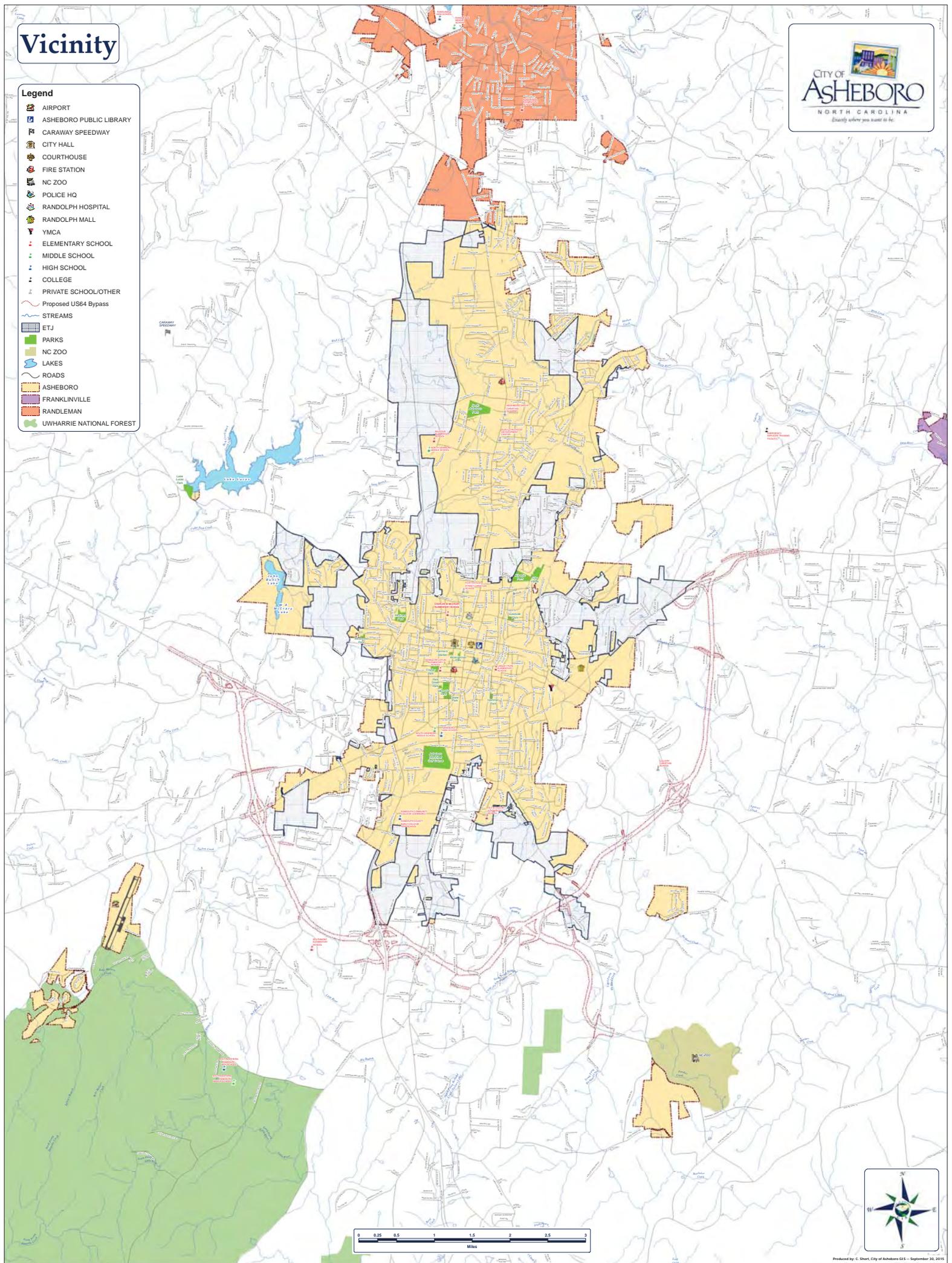
## 2015 Revised Land Development Plan Maps

# Vicinity



## Legend

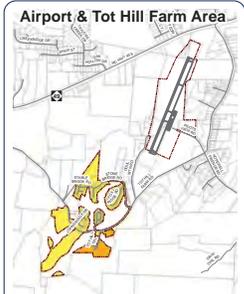
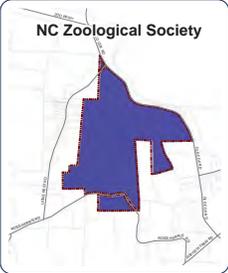
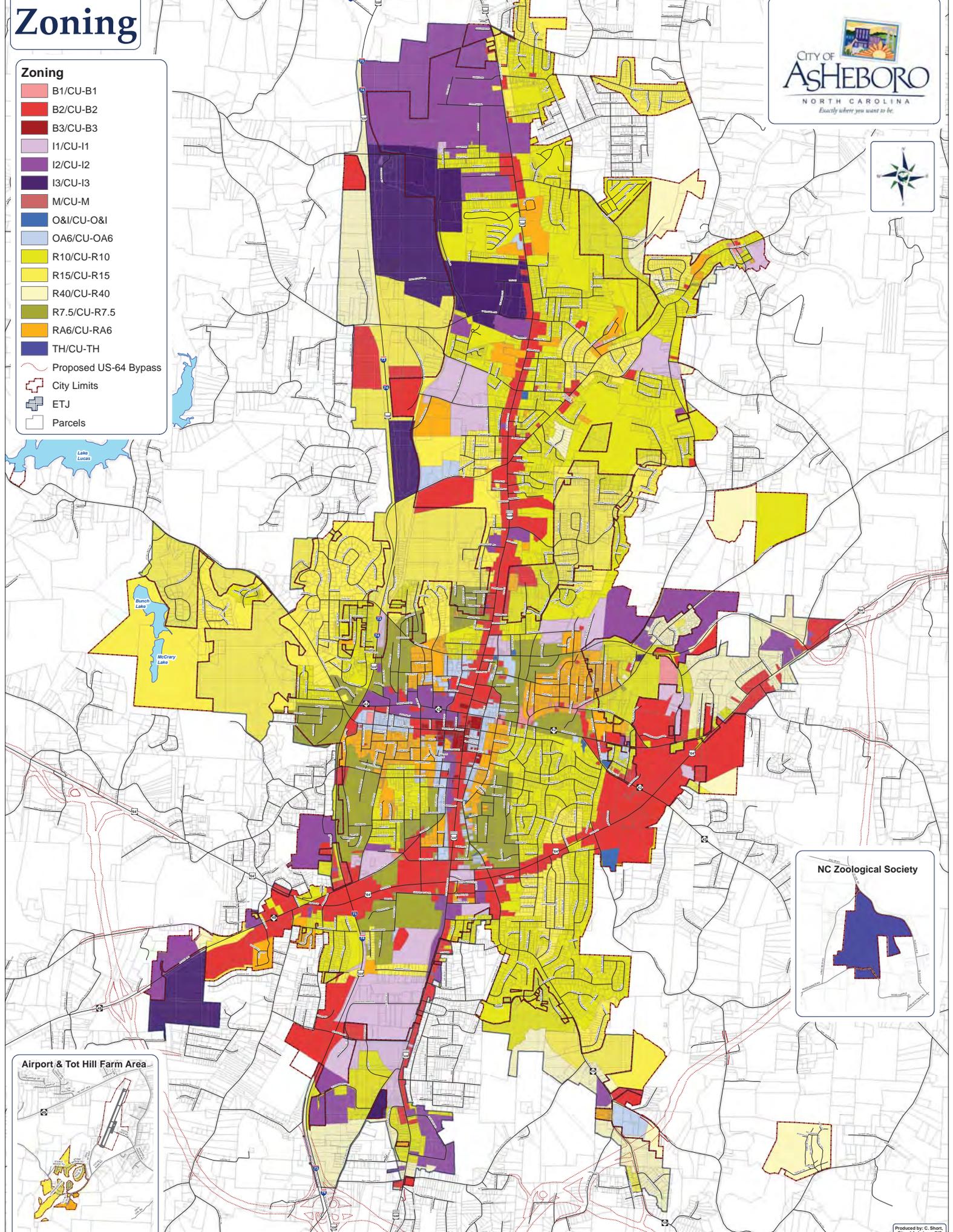
- AIRPORT
- ASHEBORO PUBLIC LIBRARY
- CARAWAY SPEEDWAY
- CITY HALL
- COURTHOUSE
- FIRE STATION
- NC ZOO
- POLICE HQ
- RANDOLPH HOSPITAL
- RANDOLPH MALL
- YMCA
- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- HIGH SCHOOL
- COLLEGE
- PRIVATE SCHOOL/OTHER
- Proposed US64 Bypass
- STREAMS
- ETJ
- PARKS
- NC ZOO
- LAKES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



# Zoning

## Zoning

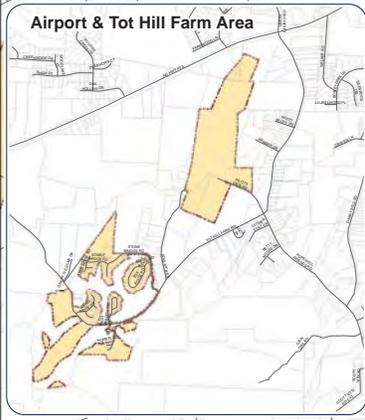
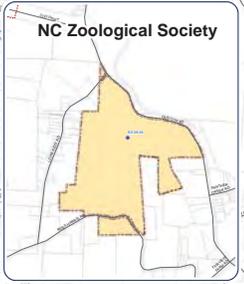
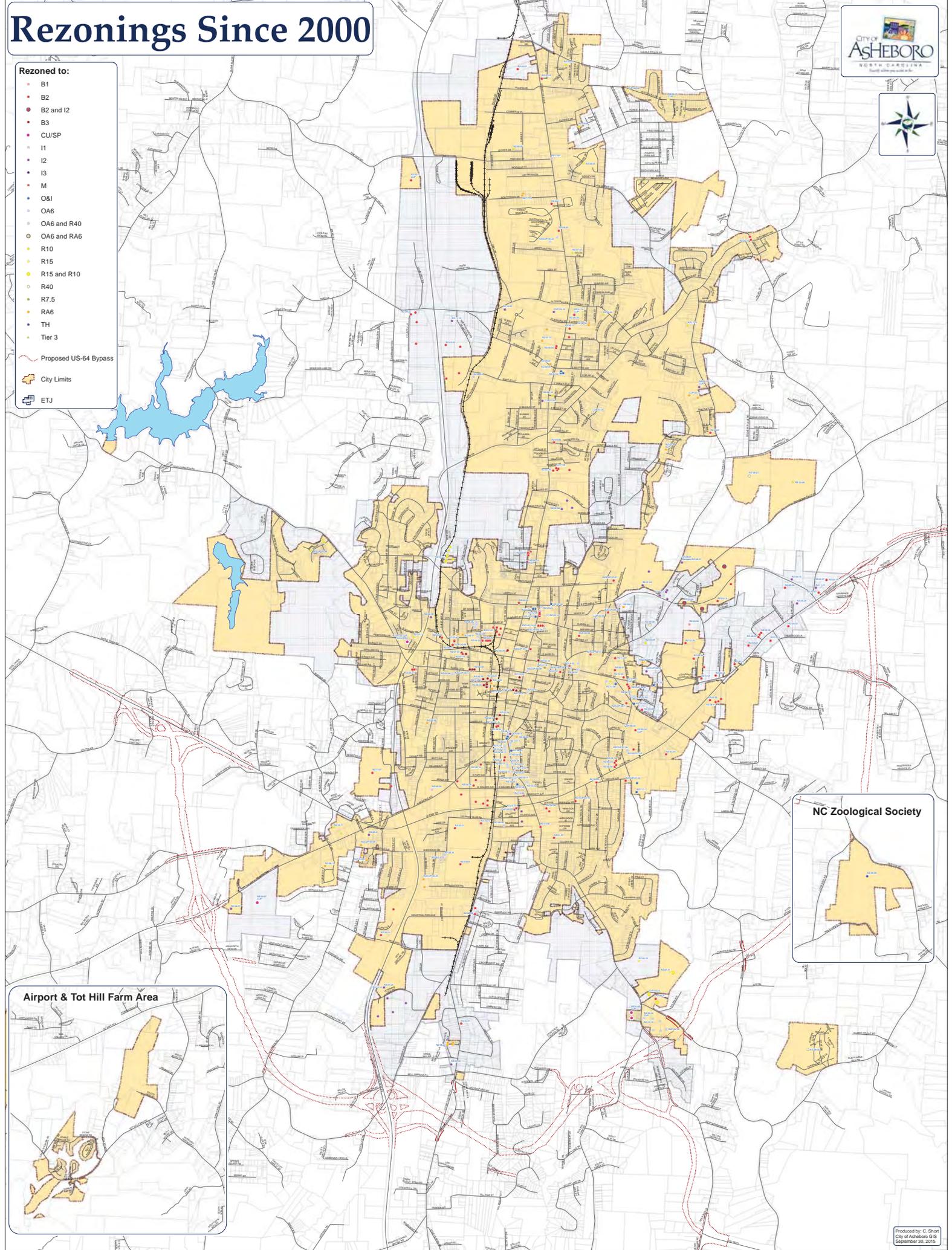
- B1/CU-B1
- B2/CU-B2
- B3/CU-B3
- I1/CU-I1
- I2/CU-I2
- I3/CU-I3
- M/CU-M
- O&I/CU-O&I
- OA6/CU-OA6
- R10/CU-R10
- R15/CU-R15
- R40/CU-R40
- R7.5/CU-R7.5
- RA6/CU-RA6
- TH/CU-TH
- Proposed US-64 Bypass
- City Limits
- ETJ
- Parcels



# Rezoning Since 2000



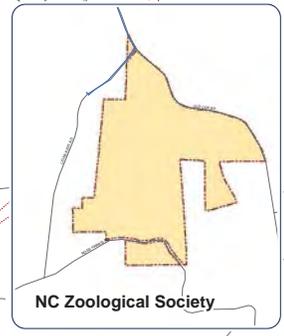
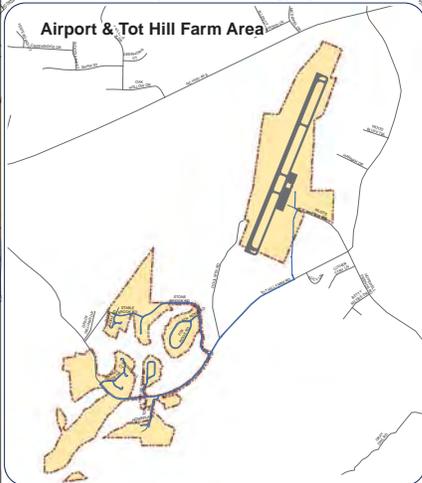
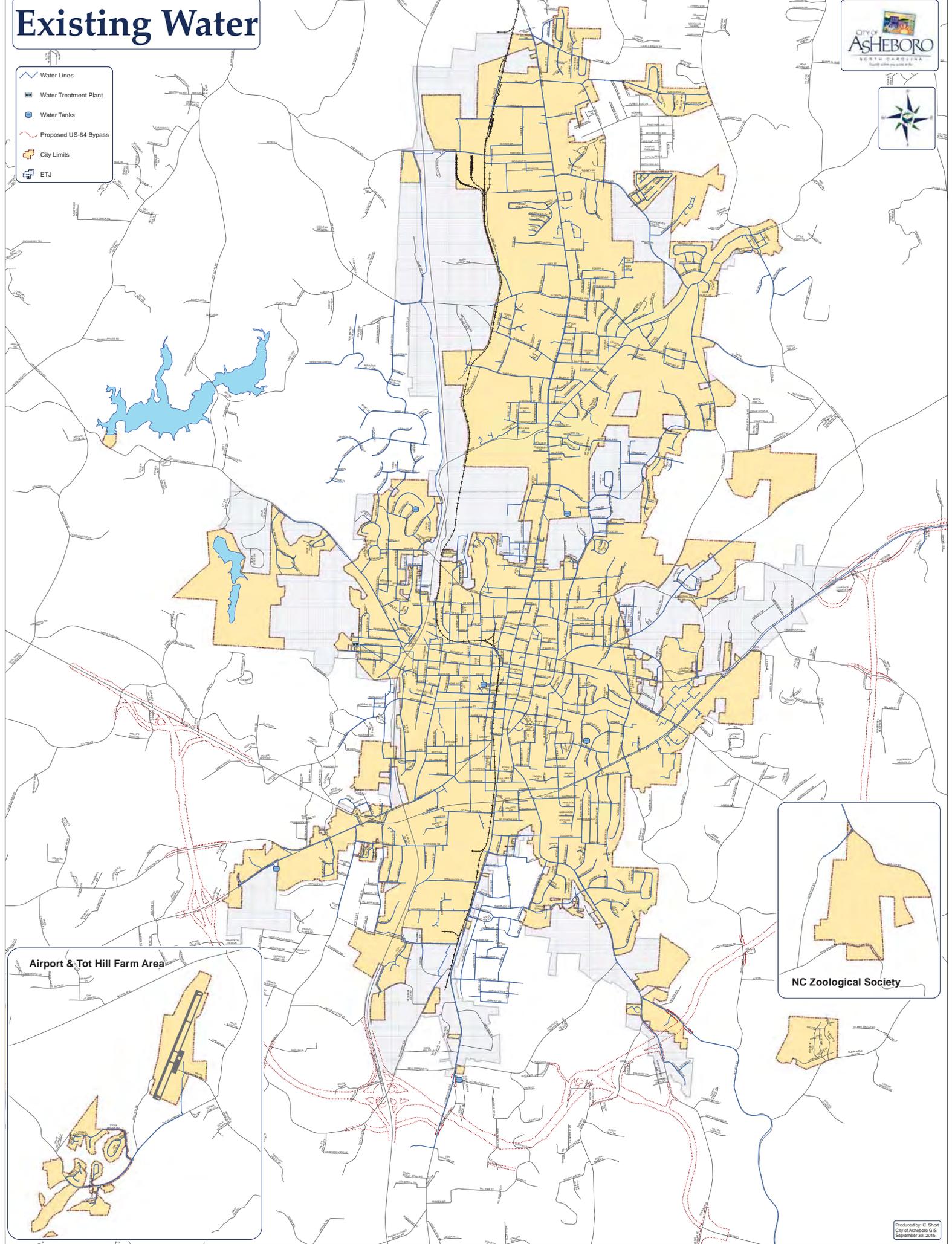
- Rezoned to:**
- B1
  - B2
  - B2 and I2
  - B3
  - CU/SP
  - I1
  - I2
  - I3
  - M
  - O&I
  - OA6
  - OA6 and R40
  - OA6 and RA6
  - R10
  - R15
  - R15 and R10
  - R40
  - R7.5
  - RA6
  - TH
  - Tier 3
- Proposed US-64 Bypass
- City Limits
- ETJ



# Existing Water



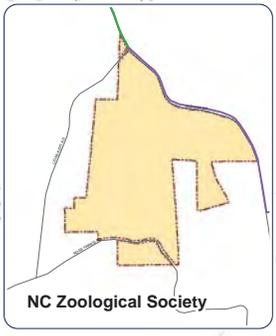
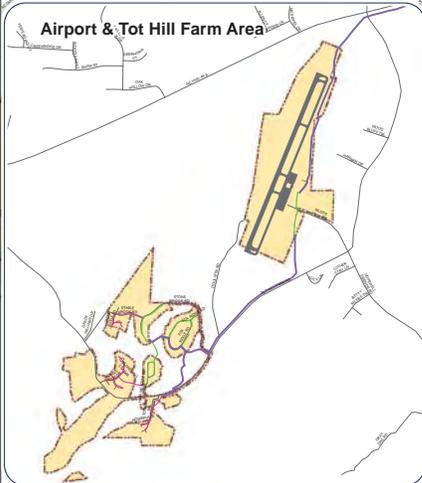
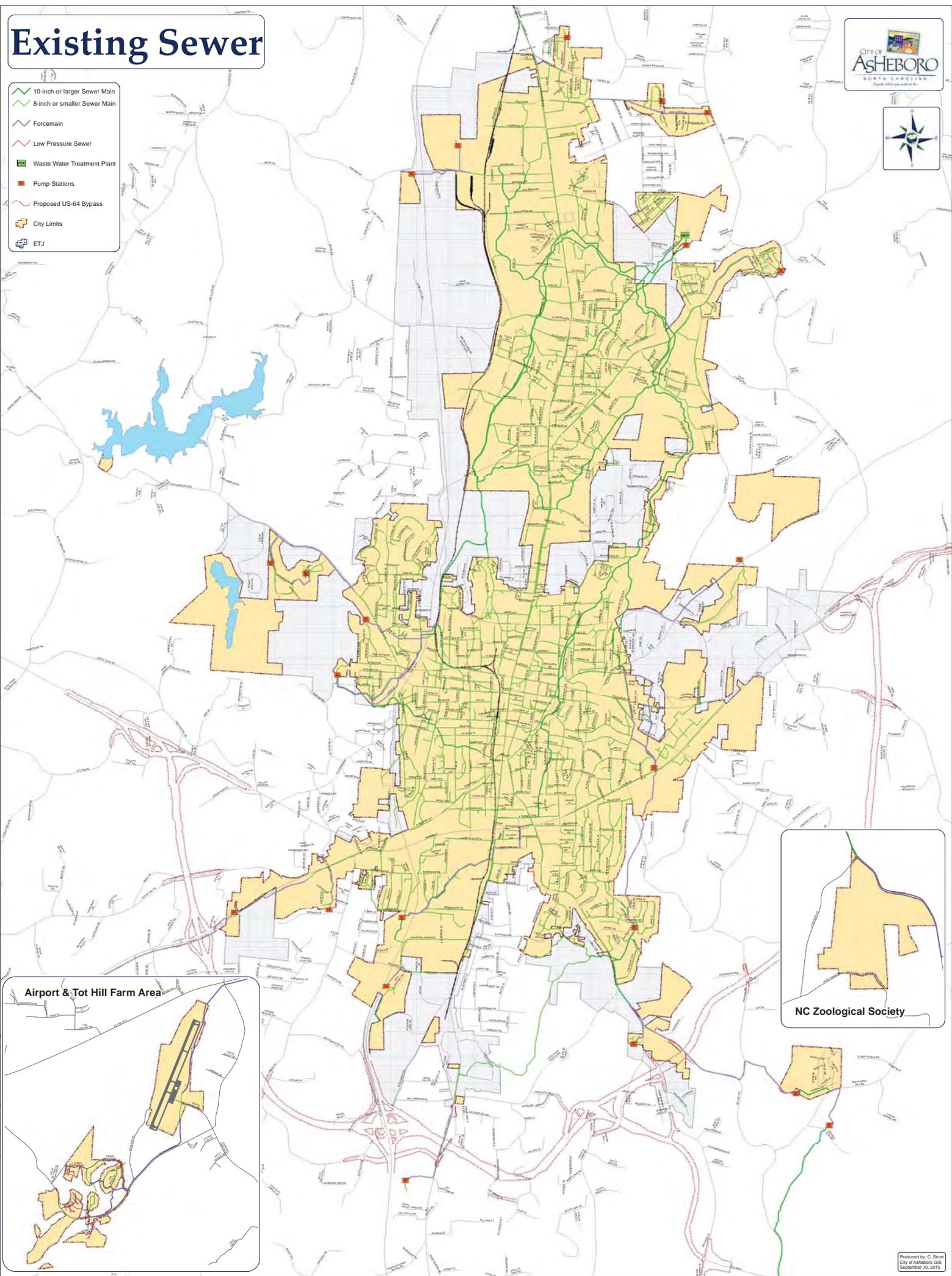
- Water Lines
- Water Treatment Plant
- Water Tanks
- Proposed US-64 Bypass
- City Limits
- ETJ



# Existing Sewer

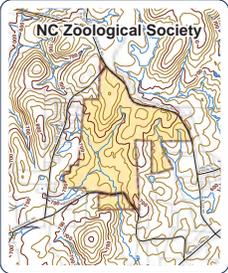
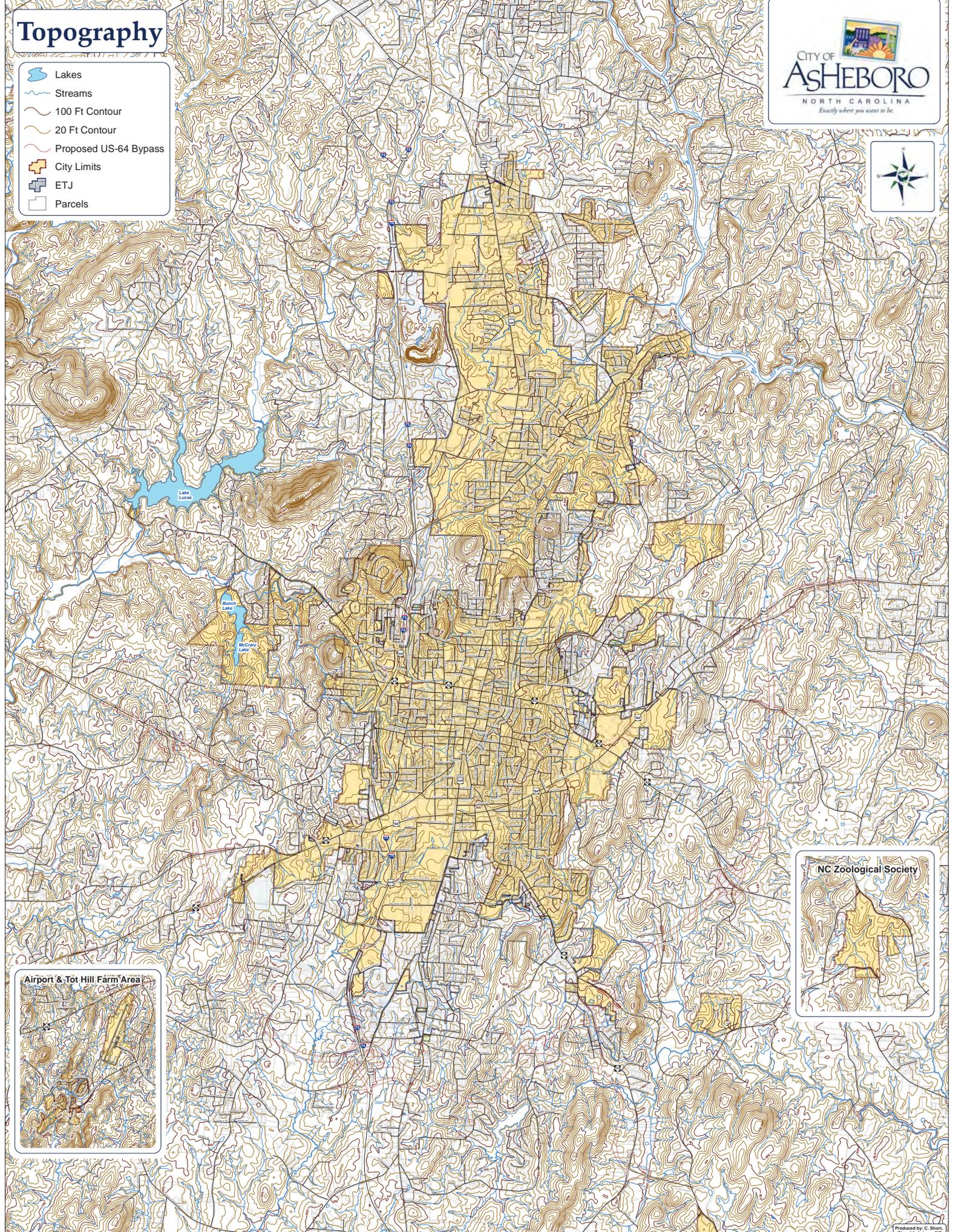
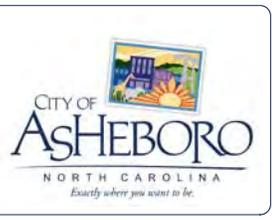


- 10-inch or larger Sewer Main
- 8-inch or smaller Sewer Main
- Forcemain
- Low Pressure Sewer
- Waste Water Treatment Plant
- Pump Stations
- Proposed US-64 Bypass
- City Limits
- ETJ



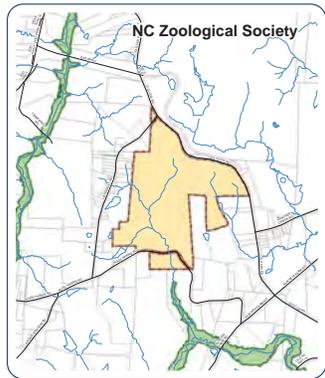
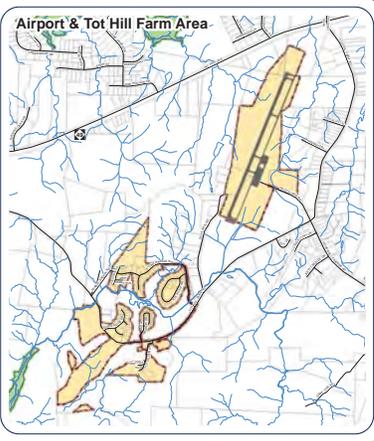
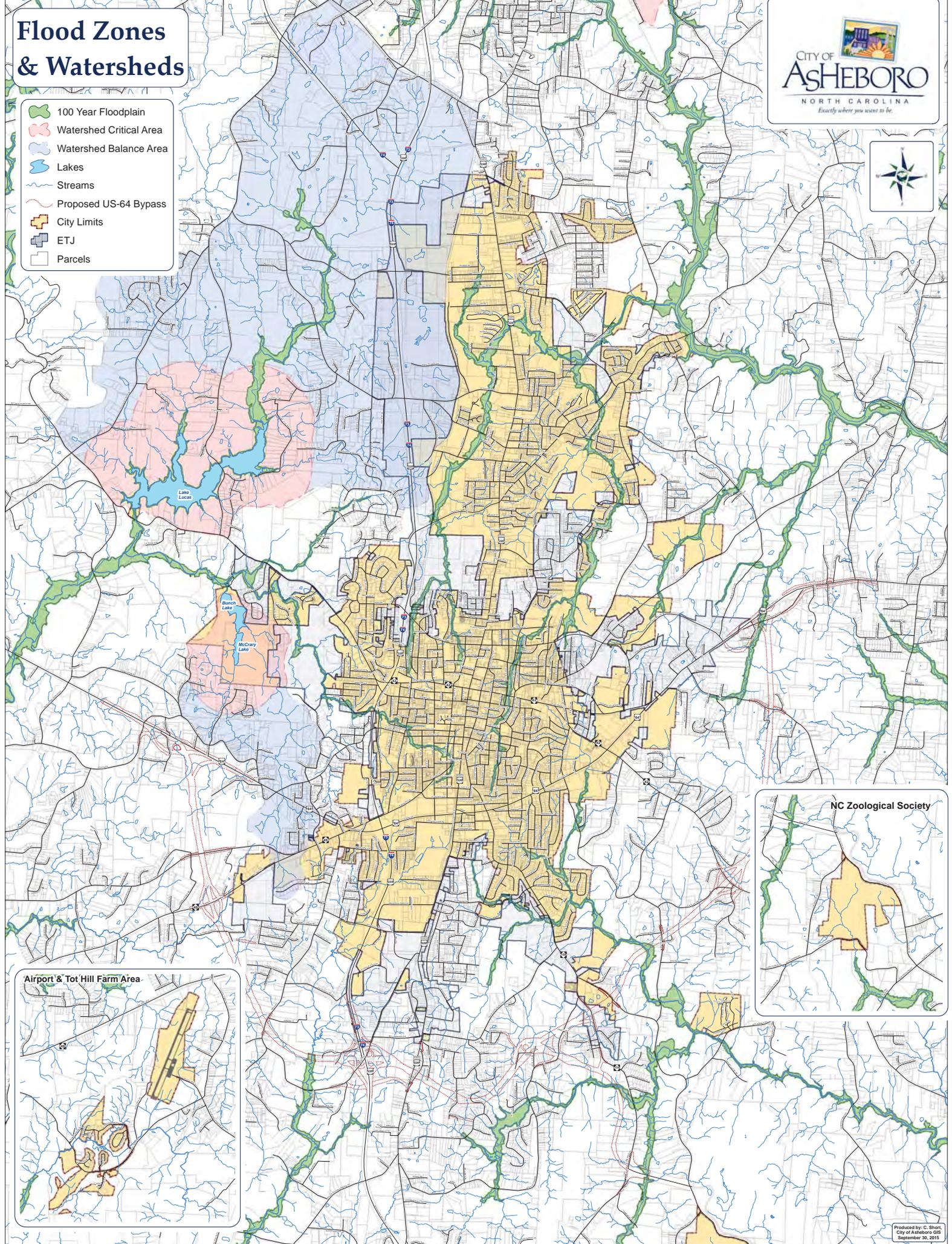
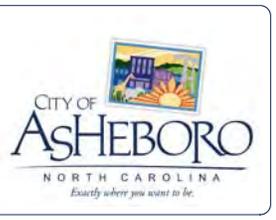
# Topography

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



# Flood Zones & Watersheds

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



# Growth Strategy

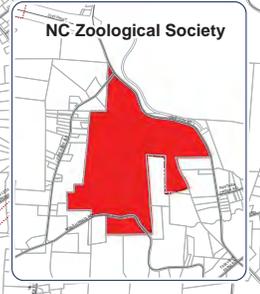
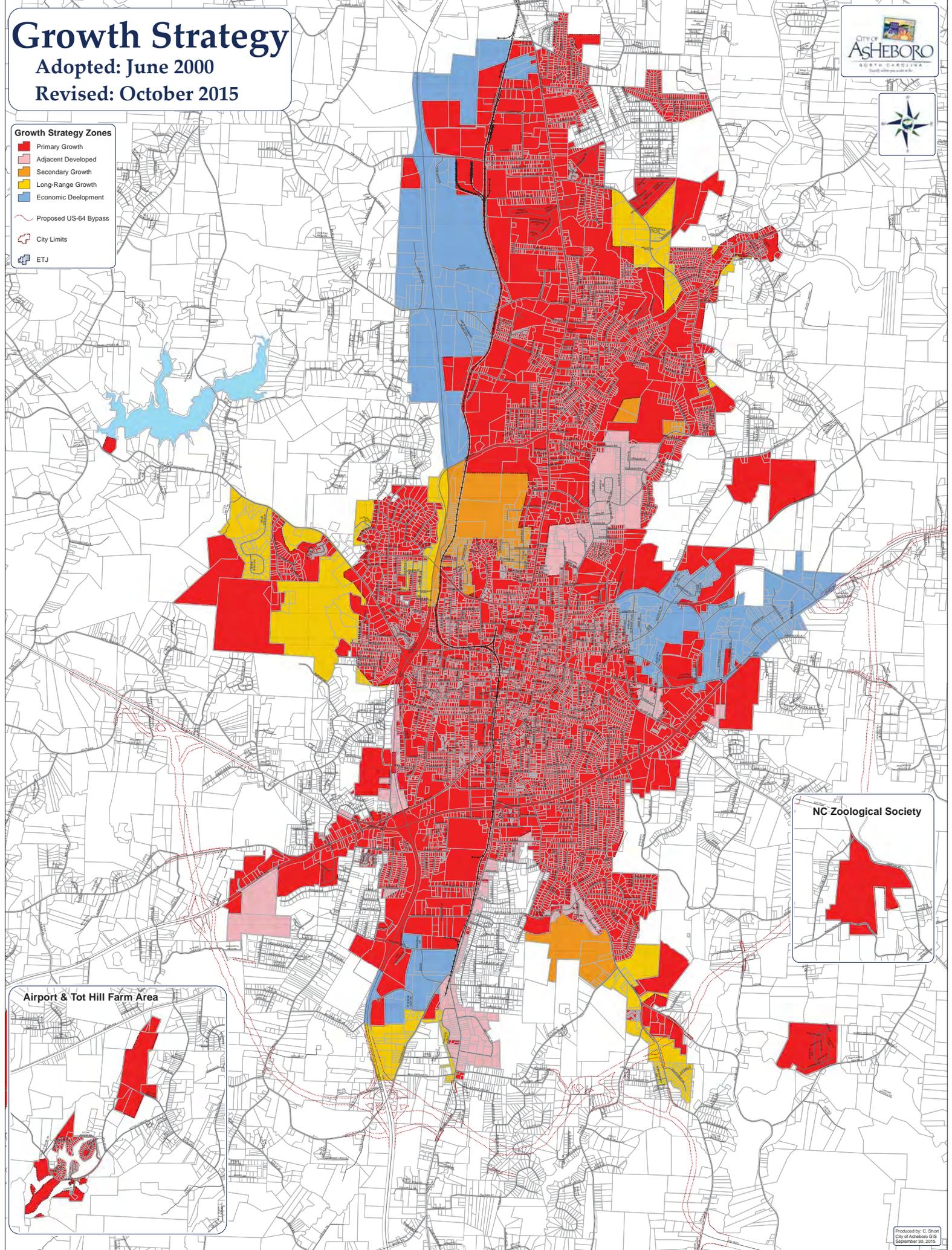
Adopted: June 2000

Revised: October 2015



## Growth Strategy Zones

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



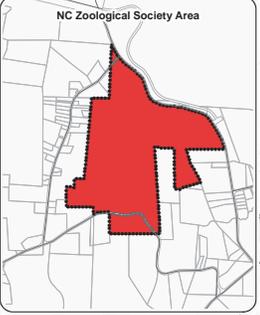
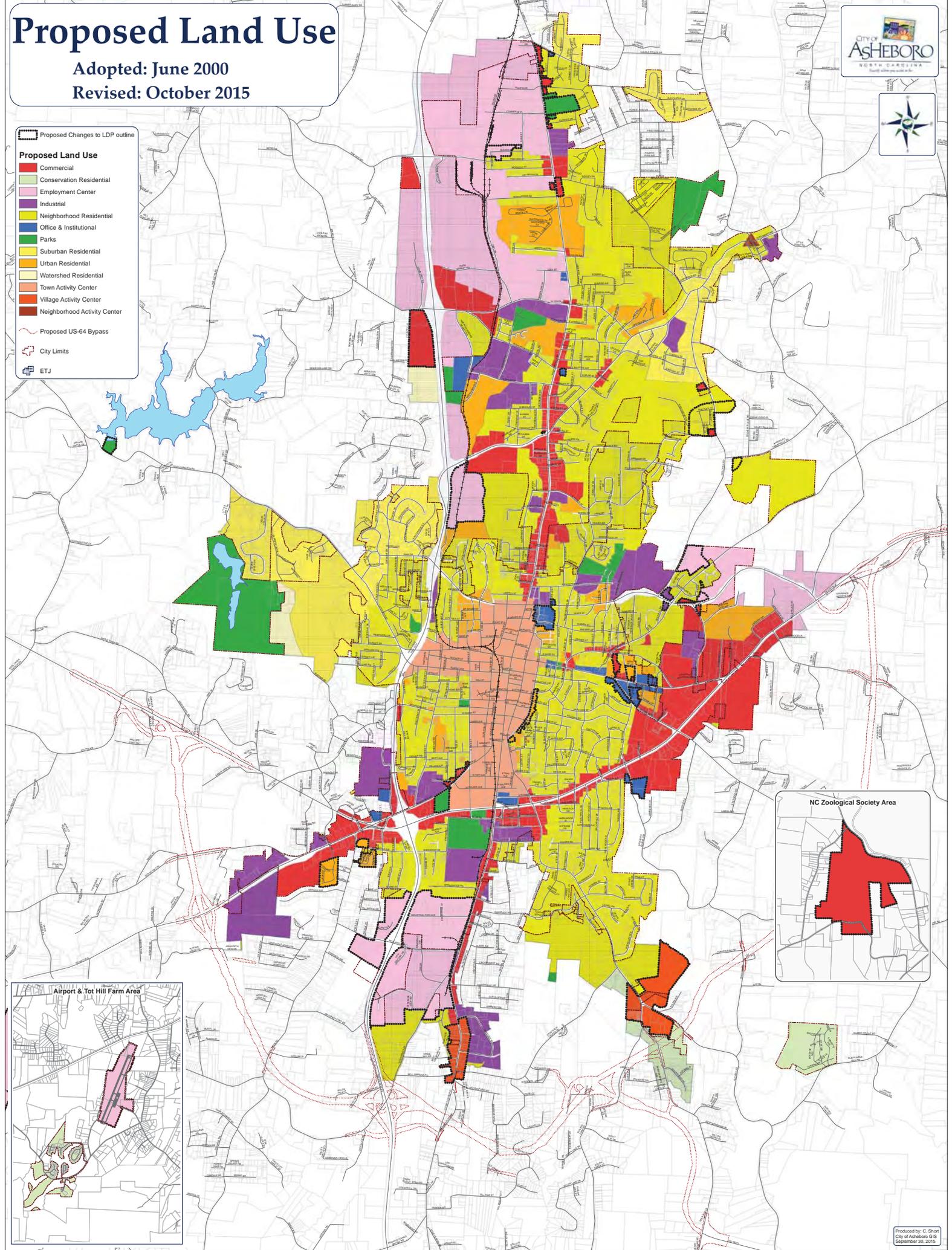
# Proposed Land Use

Adopted: June 2000

Revised: October 2015



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



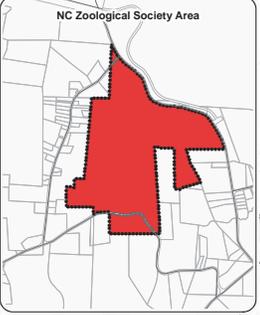
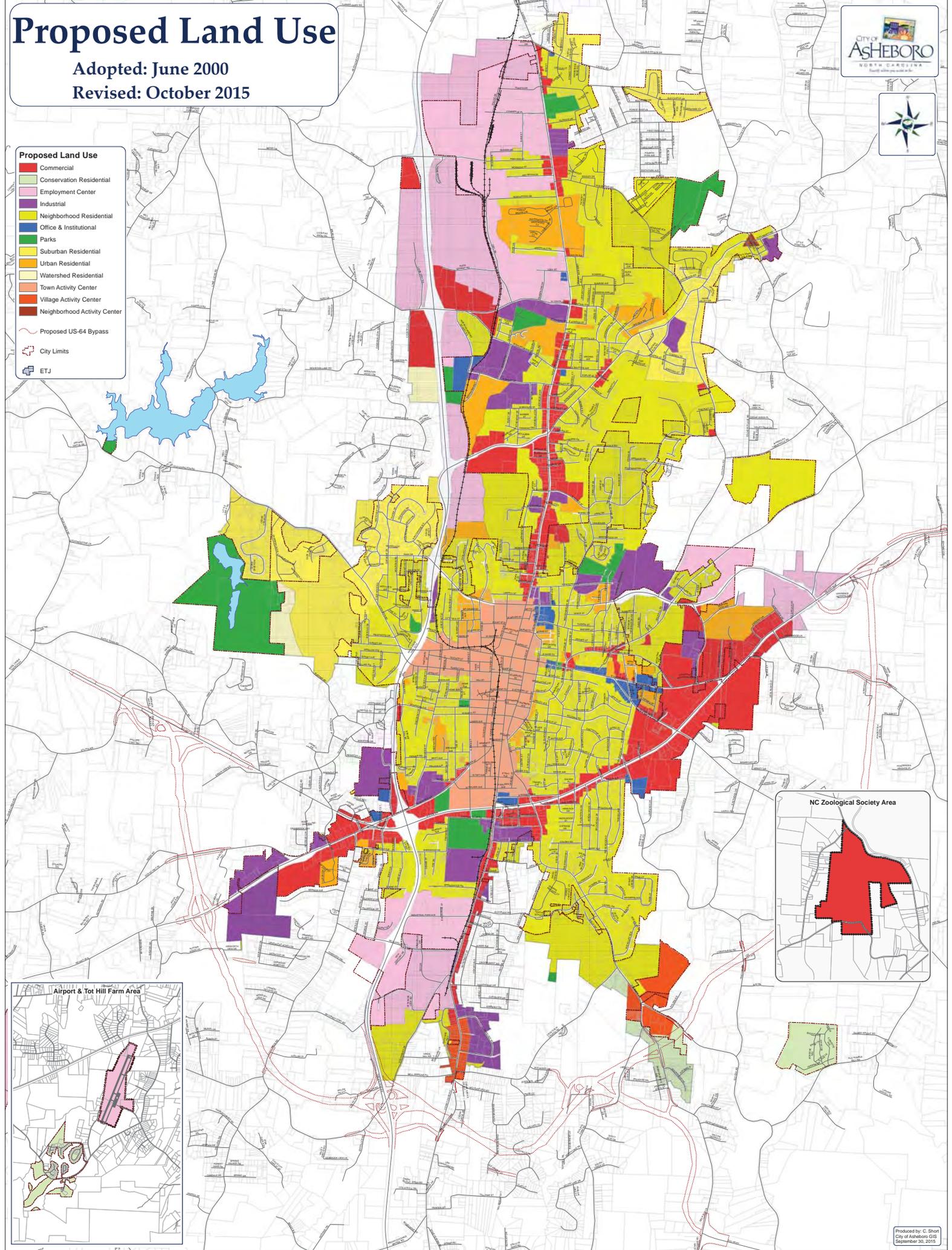
# Proposed Land Use

Adopted: June 2000

Revised: October 2015



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







**HAREN CONSTRUCTION COMPANY, INC.**

308 Home Ave. • Maryville, TN 37801  
P. O. Box 5763 • Maryville, TN 37802  
(865) 681-0171 • FAX: (865) 681-0865

June 4, 2015

Mr. Charlie McGougan, P.E.  
MBD Consulting Engineers, P.A.  
PO Drawer 4428  
Asheboro, NC 27204-4428

Re: Change Order Request No. 4 Rev. 1  
City of Asheboro Wastewater Treatment Plant Digester Cover Replacement  
Asheboro, NC

Dear Mr. McGougan:

As you are aware, the existing cover we removed at the Asheboro WWTP weighed substantially more than indicated in the contract documents. The first crane we had to the site was unable to lift the cover. It took a substantially larger crane and delayed the project 10 calendar days.

HCCI worked diligently to minimize the project impact of this unforeseen condition. Our initial change order request no. 4 neglected to include our extended jobsite overhead. Since our COR no. 4 has not yet been approved, we are replacing it with the enclosed revised version. It includes the additional jobsite overhead costs incurred in the delay. We ask that this \$22,950.00 and 10 calendar days be included in the next change order issued.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wes Thompson", with a long horizontal flourish extending to the right.

Wes Thompson  
Project Manager

enclosure

COR (#4)/134-411

HOME OFFICE

P. O. Box 350 • 1715 Highway 411 North • Etowah, Tennessee 37331 • (423) 263-5561 • Fax (423) 263-5573  
An Equal Opportunity Employer



**HAREN CONSTRUCTION COMPANY, INC.**  
 ETOWAH / MARYVILLE / DYERSBURG, TN

6/4/2015  
 3:00 PM

PROJECT: City of Asheboro, NC WWTP Digester Spiral Guided Gas Holder Cover and Gas Mixing System  
**CHANGE ORDER REQUEST SUMMARY NO. 4**  
 HCCI Project No. 134-411

ITEM	DESCRIPTION	COST
1	Cost of Larger Crane Required to Lift Heavier Cover	22,950.00
	The heavier cover delayed the project 10 days. We request that these 10 days be added to the contract time.	
	Total	\$22,950.00

**TOTAL (ROUNDED):** \$22,950.00





O: 919-467-2492  
F: 919-460-7550

**BRYANT INDUSTRIAL CONTRACTORS, INC.**  
POST OFFICE BOX 1069  
MORRISVILLE, NORTH CAROLINA 27560

September 9, 2015

To whom it may concern:

On 3/13/15 we had our Grove GMK 5240 240 Ton crane at the Asheboro WWTP for Haren Construction Company, Inc. to remove the existing digester cover. The crane was set up at a 45' radius with 105' of boom extended and 154,300 lb. counterweight configuration. This configuration provided a lifting capacity of 103,000 lbs. as per the published "lifting capacity" chart for this crane. The crane's lifting capacity (which has the same meaning as "load rating") is based on the requirements described in ASME B.30 Mobile and Locomotive Cranes. This is the industry standard. This particular crane also has an EKS4 computer which is an electronic load moment indicator that operates in conjunction with the onboard ECOS computer, continuously displaying crane configuration and load moment data. Load moment and anti-two block system with audio/visual warning and control lever lockout provides electronic display of boom angle, length, radius, tip height, relative load moment, maximum permissible load, load indication and warning of impending two-block condition.

There was confusion regarding the weight of the existing cover to be removed indicated by the plan sheets in the contract documents. As a result the GMK 5240 crane had a lifting capacity just shy of the 104,000 lbs. necessary (inclusive of lifting appurtenances). Regardless, the crane capacity proved to be irrelevant since the actual weight of the cover we encountered was substantially greater than the weight described in the contract documents.

For sake of discussion and at the request of the Owner we were asked to provide the crane model that would have been mobilized had we been apprised of the correct contract document weight. We cannot say with accuracy which of our cranes would have been mobilized since availability relative to schedule is the key factor. An assumption has been made that our GMK 5275, 275 Ton crane would have been mobilized in lieu of the GMK 5240 crane. At the same configuration described above the "lifting capacity" of this crane is 106,000 lbs., which would have handled the 100,000 lb. load as per the contract documents including lifting appurtenances. However, this crane would not have lifted the real load of the existing digester cover as by all measurements (including the discussion below) the actual weight of the cover was considerably more.

On 3/23/15 we returned to the site with our Grove GMK 7550 550 Ton crane. We successfully lifted out the existing digester cover. According to our crane's onboard computer, the total weight lifted

was 135,000 lbs. Of that, the block and rigging was 4,000 lbs. for a net weight on the cover of 131,000 lbs. Please note: The crane operator verifies the accurate functionality of the onboard computer system including the scale each time the crane is erected. He does this while setting up the crane, as that involves lifting the base plate and counterweights, all of which are known constants. The base plate weighs 44,000 lbs. and the counterweights weigh 22,040 lbs. each. When each is picked, the operator checks the weight shown on the onboard computer system against these known weights. This provides an additional check of the onboard computer system each time the crane is set up. Additionally, this particular crane was less than 2 months old at the time of this lift, so it was not due for any re-calibration.

Based on our professional experience, we believe the weight of the cover as lifted was 131,000 lbs.

Thank you,

Martin L. Shuman

Crane Department Manager

A handwritten signature in black ink that reads "Martin L. Shuman". The signature is written in a cursive, flowing style.

**Summey Engineering Associates, PLLC**  
**Engineering - Land Planning - Consulting**  
**P.O. Box 968**  
**Asheboro, NC 27204**  
**Phone: 336-328-0902 • Fax: 336-328-0922**

October 6, 2015

Re: Engineering Proposal  
Stormwater Study  
Dixie Land Acres  
Asheboro, NC 27203  
SEA Job No. E-3217

Mr. John N. Ogburn, III  
City Manager  
City of Asheboro  
P.O. Box 1106  
Asheboro, NC 27204

Dear Mr. Ogburn:

It was a pleasure meeting with you last week to discuss the needed stormwater improvements in the Dixie Land Acres area. We understand there are some residents who have had problems with flooding & channel erosion in certain areas. We propose to prepare a study to analyze these various areas and prepare construction drawings for the implementation of such drainage features as needed in order to minimize the impacts of the stormwater in these areas.

We propose to perform this work in three (3) phases as described below.

Phase 1 – Stormwater Study & Design Analysis:

- 1. Design – Includes preparing a study and analysis of each contributing drainage basin and design a detention/retention Pond to slow stormwater down. Includes preparation of report Outlining options as necessary. Includes up to 5 drainage basins & ponds. \$13,500.00
- Phase 1 – Stormwater Study & Design..... \$13,500.00**

Phase 2 – Preliminary Sketch Design & Administration:

- 1. Prepare sketch plans for pond sizes and locations as determined from study and in accordance with a schedule to be developed in consultation with the City. Sketch plans will reflect designs that enable the City to undertake the work on each pond in a sequence and on a schedule that is developed by the City in a manner calculated to most efficiently and responsibly use the City's available resources. Includes meetings with the property owners to explain project and what type easements maybe needed. \$5,000.00
- Phase 2 - Administration.....\$5,000.00**

Phase 3 – Prepare Final Construction Plans, Permitting & Documents:

1. Includes final construction plan preparation with necessary details to enable the City's forces to successfully complete the work, erosion control design & permitting & 401/404 NCDENR/USACE design and permitting. Permitting Fees See Below. \$25,000.00

**Phase 3 – Final Design & Permitting.....\$25,000.00**

Permitting Fees to be determined during Phase 3 of this project. We would anticipate the fees to be the following: Erosion - \$315.00/Ac Disturbed Area. 401/404 Permit Fee - \$250/each. Fees to be paid by City as required.

We understand that any and all Construction Agreements, Easements, Surveys, negotiation fees and any legal documents will be provided by City of Asheboro.

Please note that any work requested not outlined above could be provided at additional hourly rates as described herein, Engineering Design \$110.00/hr, CAD Technician Services - \$65.00/hr, Survey - \$110/hr.

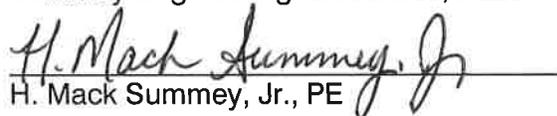
In order to facilitate the City's compliance with legislative enactments impacting the City's ability to lawfully enter into a binding contract, SEA agrees to the following E-Verify provisions. SEA shall comply with Article 2 of Chapter 64 of the General Statutes of North Carolina. Further, if SEA utilizes a subcontractor, SEA shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes.

We appreciate the opportunity of working for the City of Asheboro and look forward to working with you on another project.

Should you have any questions or comments please feel free to contact me at any time.

Very Truly Yours,

Summey Engineering Associates, PLLC

  
H. Mack Summey, Jr., PE

HMSJ/hmsj

c: File

**Authorization to Proceed**

The scope of work referenced in the attached proposal dated October 6, 2015 is acceptable, and SEA, PLLC is authorized to proceed.

By: \_\_\_\_\_  
Signature Date Printed Name

For: Mr. John Ogburn, III, City Manager

Re: Engineering Proposal  
Stormwater Study  
Dixie Land Acres  
Asheboro, NC 27203  
SEA Job No. E-3217

**PRE-AUDIT STATEMENT**

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

City of Asheboro

Date: \_\_\_\_\_

By: \_\_\_\_\_

Title: Finance Officer

**Summey Engineering Associates, PLLC**  
**Engineering – Consulting – Land Planning**  
P.O. Box 968 Asheboro, NC 27205  
Phone: 336-328-0902 Fax: 336-328-0922  
Mack@asheboro.com

**GENERAL CONDITIONS**

**1.0 BILLING**

- 1.1 Invoices will be issued every four weeks, payable upon receipt, unless otherwise agreed.
- 1.2 Interest of 1½% per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days, payment thereafter to be applied first to accrued interest and then to the principal unpaid amount. Any attorneys' fees or other costs incurred in collecting any delinquent amount shall be paid by the Client.
- 1.3 In the event that the Client requests termination of the work prior to completion of a report, SEA, PLLC reserves the right to complete such analyses and records as are necessary to place its files in order and, where considered by it necessary to protect its professional reputation, to complete a report on the work performed to date. A termination charge to cover the cost thereof in an amount not to exceed 30% of all charges incurred up to the date of the stoppage of the work may, at the discretion of SEA, PLLC, be made.
- 1.4 Direct Bill charges including reproduction, shipping, postage, telephone charges, etc. will be billed in addition to the project fees in accordance with the Schedule of Fees.

**2.0 WARRANTY AND LIABILITY**

- 2.1 SEA, PLLC warrants that its services are performed, within the limits prescribed by its Clients, in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality under similar conditions. No other warranty or representation, either expressed or implied, is included in its proposals, contracts or reports.
- 2.2 SEA, PLLC has neither created nor contributed to the existence of any hazardous, radioactive, toxic or otherwise dangerous substance or condition at the site, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss that may be caused by exposure to such substances or conditions. Accordingly, notwithstanding any other provision herein, the liability of SEA, PLLC, its employees, subcontractors and agents for any injury or loss arising from any such pre-existing or client generated dangerous substance or condition at or near the project site, shall not exceed \$1,000.
- 2.3 SEA, PLLC, its employees, subcontractors and agents shall not be liable for indirect or consequential damages, including without limitation loss of use and loss of profits.
- 2.4 In addition to the limitations provided in 2.2 and 2.3, and notwithstanding any other provision herein, the liability of SEA, PLLC, its employees, subcontractors and agents shall be limited to injury or loss to the extent caused by the negligence of SEA, PLLC, its sub-contractors and/or agents hereunder, and the liability of SEA, PLLC for injury or loss arising from (1) professional errors or omissions and/or (2) environmental impairment or pollution shall not exceed \$5,000 or our fee, whichever is greater.
- 2.5 The liability of SEA, PLLC, its employees, subcontractors and agents for any other claim(s) of any kind shall not exceed \$10,000.
- 2.6 Increased liability limits may be negotiated upon the Client's written request, prior to commencement of services and agreements to pay an additional fee.
- 2.7 The Client agrees to indemnify and hold harmless SEA, PLLC, its employees, subcontractors and agents against and from any claim, liability, attorneys' fees or other defense costs incurred because of injury or loss caused by the actions or omissions of the Client, its employees or its other agents, contractors or subcontractors.
- 2.8 In the event the Client makes a claim against SEA, PLLC, at law or otherwise, for any alleged error, omission or other act arising out of the performance of its professional services, and to the extent the Client fails to prove such claim, then the Client shall pay all costs, including attorneys' fees, incurred by SEA, PLLC in defending itself against the claim.