Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, October 6, 2025
6:00 PM
AGENDA

I. Call to Order

II. Approval of Minutes from September 2, 2025

III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved *(No major subdivisions have been approved since the September 2, 2025 Planning Board meeting.)*

IV. Old Business

RZ-25-17: Request to apply initial city zoning, R10 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development, on property located east of Windsor Drive and on the west side of Gold Hill Road identified by Randolph County Parcel Identification Number 7762721029.

V. New Business

RZ-25-18: Request to rezone property located at the eastern corner of West Balfour Avenue and Canoy Drive (Randolph County Parcel Identification Number 7752886353) from R10 Medium-Density Residential to I1 (CZ) Light Industrial Conditional Zoning for a warehouse use.

RZ-25-19: Request to rezone properties located at 113, 115, and 159 North Street and 151 North Fayetteville Street, including Randolph County Parcel Identification Numbers 7751738393, 7751831208, and 7751831290, from OA6 Office-Apartment and B2 General Commercial to OA6 (CZ) Office-Apartment Conditional Zoning for a multi-family residential development

VI. Items not on the agenda

VII. Adjournment

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MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
TUESDAY, SEPTEMBER 2, 2025
6:00 p.m.
****

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

Michael O'Kelley) – Chair
Pamela Vuncannon) – Vice Chair

Greg Patton)
Van Rich) - Members Present
Thomas Rush)
Taylor Trogdon, Jr.)
Jake Wilburn)

John Evans, Community Development Director
Justin Luck, Planning and Zoning Director
Jamie Wilkins, Planning Technician
Jeff Sugg, City Attorney

CALL TO ORDER

Michael O'Kelley called the Asheboro Planning Board to order.

APPROVAL OF MINUTES AUGUST 4, 2025

Mr. O'Kelley inquired if there were any corrections or additions to the August 4th, 2025, Planning Board minutes. Hearing no corrections or additions to the August 4th, 2025, Planning Board minutes, Mr. O'Kelley approved the minutes as presented.

REVIEW OF CASES, MONTHLY REPORT ON MAJOR SUBDIVISIONS ADMINISTRATIVELY APPROVED.

Mr. Evans went over the single land use case that the City Council heard at the August 4th Regular Meeting. Mr. Evans noted that no major subdivisions had been approved by staff since the August 2nd Planning Board meeting.

NEW BUSINESS

A. RZ-25-15: REQUEST TO REZONE PROPERTY LOCATED EAST OF 223 RICH AVENUE (INCLUDING RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7750897210, 7750898289, AND A PORTION OF 7750896108) FROM R7.5 MEDIUM-DENSITY RESIDENTIAL AND RA6 HIGH-DENSITY RESIDENTIAL TO RA6 (CZ) HIGH-DENSITY RESIDENTIAL CONDITIONAL ZONING FOR A MULTI-FAMILY DEVELOPMENT.

Mr. Evans gave a visual presentation on the above-mentioned case. He gave an overview:

Applicant: Walker B Mofitt
Location: Rich Avenue

PIN: 7750897210, 7750898289, and a portion of 7750896108
Size: 28,207 SF (0.65 acres +/-)
Jurisdiction: Corporate Limits
Current Land Use: Undeveloped
Overlay Districts: None
Infrastructure: City utilities are available

He showed the board overview, rezoning, topographical/utilities, aerial, site plan, building elevations, and oblique maps. He then went over the analysis:

1) The proposed use consists of four (4) two-family dwellings located on a single zoning lot. When more than a single two-family dwelling is located on a single zoning lot, the land use is classified as multiple family dwelling.
2) **RA6 District Statement of Intent:** The RA6 Residential District is intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.
3) **Relevant Zoning Ordinance Definitions:**
   Dwelling/Residence Unit: A room or group of rooms forming a single independent habitable unit used for, or intended to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only; for owner occupancy or for rental, lease, or other occupancy.
4) The site plan indicates that each of the eight dwellings contains 936 SF. The overall density is 12.4 dwellings per acre. The buildings are two-story (with one upstairs and one downstairs unit) with board and batten or shakes and lap siding proposed as primary building materials.
5) The site plan shows a recreation area consisting of a passive picnic area.
6) The site plan shows stormwater control measures in the center of the parking area, including a Grass Velocity Reduction Area with a Storm Drain Drop Inlet. While this location is outside the Center City Planning Area and does not have a specific maximum impervious area, information provided by the applicant indicates that the built-upon area is 49.2%, which is consistent with requirements in the nearby Center City Planning Area Tier 3.
7) While sidewalks do not currently exist along Rich Avenue, they are along both sides of nearby South Cox Street.
8) The area has a mix of uses, with office and some limited commercial uses along South Cox Street to the west, and a mix of single-family, two-family and multi-family uses in the area. Within 500 feet of the subject property, there are four multi-family developments, including two that abut the subject property and have comparable density.

Mr. Evans then presented the proposed modifications to the zoning ordinance requirements:

1) (+) Stormwater control measures (see analysis)
2) (+) Parking (22 spaces) exceeds off-street parking that would be required by the zoning ordinance (18 spaces).
3) (-) Typical floor area ratio for a development zoned RA6 is 17% by-right or 22% with a Special Use Permit. This development has a Floor Area Ratio of 26.5%.
4) (-) Sidewalks are typically required for a multi-family development on a street possessing curb and gutter and 8.5' between the back of the curb and the public right-of-way line. The site plan does not show a sidewalk. However, staff proposes a condition for a sidewalk to be constructed.

Mr. Evans listed the Summary of Proposed Zoning Conditions:

A) The approved use shall be Dwelling, Multiple Family with no more than eight (8) units.

B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
C) A sidewalk shall be installed along the frontage of the property parallel to Rich Avenue, either within the public right-of-way, or between the front property line and the parking area.
D) No outdoor recreational vehicle parking or storage shall be permitted on the property.
E) Prior to the issuance of a zoning compliance permit, a site plan and building elevations demonstrating compliance with all applicable zoning regulations, city policies, and conditions, as well as the applicable permit fee, shall be submitted.
F) Pole mounted and/or wall mounted outdoor lighting shall comply with city ordinances and information on such lighting shall be provided to staff for review and approval prior to installation of this outdoor lighting.
G) The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He then stated the staff's Land Development Plan Consistency and Reasonableness statements:

Proposed Land Use Map: Neighborhood Residential
Growth strategy Map: Primary Growth
Small Area Map: Central

Goals/Policies Supporting Request:

- Goal 2.2: Development that is located in appropriate locations.
- Goal 4.1: Identification and protection of environmentally sensitive areas *(specifically related to provision of stormwater control measures)*
- Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- Checklist Item 6: Existing infrastructure is adequate to support the desired zone *(regarding existing public street access, water and sewer).*
- Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.

Goals/Policies Not Supporting Request:

- Checklist Item 1: Does not comply with Proposed Land Use Map
- Checklist Item 6: Existing infrastructure is not adequate to support the desired zone *(regarding lack of sidewalk typically required for multi-family development).*

Staff Proposed Plan Consistency Statement:

- While the Neighborhood Residential designation is for "limited multi-family residential uses", the site plan incorporates some elements that would not otherwise be required for single-family or two-family dwellings in the current zoning district, including recreational amenities, street yard and perimeter landscaping, and stormwater control measures, supported by the land development plan.

Staff Proposed Reasonableness Statement

- Staff believes the request is generally reasonable given the proximity of other higher-density residential uses contiguous or within close proximity to the property,

and the need for housing close to employment and services. Staff does recommend that a sidewalk be provided along Rich Avenue to increase compliance of the request with the Land Development Plan's Neighborhood Residential designation, and as typically required for higher-density residential uses.

He then provided the Staff Recommendation and Planning Board Action Items:

Staff Recommendation: Approve, attaching conditions as summarized.

Planning Board Action Items:

1) Adopt Plan Consistency and Reasonableness Statement
2) a) Recommend approval or denial of zoning map amendment RZ-25-15; rezone to RA6 (CZ) Conditional Zoning District to allow a multi-family dwelling development.
   b) Attach zoning conditions as summarized or with modification.

Mr. Evans asked if the Board had any questions. Mr. Patton asked about sidewalk recommendations. Mr. Evans explained that, due to the area's heavy pedestrian load and proximity to sidewalks on South Cox Street, the addition of sidewalks has been recommended to the applicant.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. H.R. Gallimore stepped forward to present his support of the request. There were no questions for Mr. Gallimore.

Mr. O'Kelley asked if there was anyone to speak against the request. No one stepped forward to speak against the request.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Mr. Patton motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions and the sidewalk addition recommendation. Ms. Vuncannon seconded the motion, and the motion carried unanimously.

B. RZ-25-16: REQUEST TO REZONE PROPERTY LOCATED AT 2753, 2761, AND 2785 US 220 BUSINESS SOUTH IDENTIFIED BY RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7659598033 AND 7659587873) FROM B2 GENERAL COMMERCIAL TO B2 (CZ) GENERAL COMMERCIAL CONDITIONAL ZONING FOR PRINTING & PUBLISHING AND MANUFACTURING, PROCESSING, AND ASSEMBLY, LIGHT.

Mr. Luck gave a visual presentation on the above-mentioned case. He gave an overview:

Applicant: Asheboro Piedmont Printing
Location: 2753, 2761, and 2785 US Hwy 220 Bus S
PIN: 7659598033 and 7659587873
Size: 1.9 acres +/-
Jurisdiction: ETJ
Current Land Use: Printing and Publishing
Overlay Districts: None
Infrastructure: City Water Only

He showed the board overview, rezoning, topographical/utilities, aerial, site plan, building elevations, and oblique maps. He then went over the analysis:

1) Proposed uses are Printing & Publishing and Manufacturing, Processing, and

Assembly – Light (MPA-Light) land use, specifically agricultural food processing and manufacture of athletic equipment.

2) **B2 General Commercial District Statement of Intent:** The B2 General Commercial District is intended to serve the convenience goods, shoppers' goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets.
3) **Relevant Zoning Ordinance Definitions:**
   Manufacturing, Processing and Assembly, Light: Activities described in Manufacturing, Processing and Assembling, Heavy conducted wholly within an enclosed structure and not employing more than 10 persons and utilizing no more than a total of 25 horsepower in power driven machines and material handling equipment.
   Printing & Publishing: An establishment primarily engaged in preparing, publishing, and printing of newspapers, periodicals, books and pamphlets, reports, advertisements, etc.
4) Printing & Publishing is permitted by right in the B2 district; Manufacturing, Processing, and Assembly – Light is permitted by Special Use Permit in the B2 district subject to the following standards:
   (1) Off-street parking and loading spaces provided in accordance with Chapter 6.
   (2) The applicant shall have adequate utilities (water, sewerage, etc.) so that the proposed operation shall meet the requirements of the City Fire, Building Inspection, and Engineering Departments.
   (3) The activity shall not endanger, damage, or have any other undesirable effects upon nearby non-industrial development by reason of its existence and operation.
   (4) Buffering and screening shall be required as set forth in Chapter 6.
   (5) Approvals granted under this section shall be for one specific use, to be identified by the applicant at the time of application and shall not be transferable to other light industrial uses. Requests for such changes in use shall be covered by the submission of a separate Special Use Permit Application.
   (6) Light Manufacturing, Processing and Assembly as permitted by this SUP shall mean activities which are conducted within a fully enclosed structure, require no outdoor storage, utilizes no boilers or other equipment in excess of 25 HP individually, and employ a total of 10 or fewer employees.
5) The site plan provided was approved in 1999 and reflects current site conditions with an update showing the location of a proposed sign. Other than the sign (discussed further below in 7), the applicant proposes no site or building changes as part of this request and none are required; however, any existing deficiencies from the active approved site plan and permit will require correction as part of the permitting process.
6) With 6,000 square feet of existing building area changing from Printing & Publishing to MPA – Light, there is a reduction of six required parking to a total of 44 required. This calculation is based on a maximum number of 20 employees for the MPA-Light use. Parking for Printing & Publishing is based on gross floor area.
7) The applicant proposes one 20 foot tall, 150 square foot digital freestanding sign and is agreeable to a condition limiting freestanding and monument signs to one sign only. Due to the property configuration, there is potential to construct four freestanding or monument style signs under ordinance standards.

Mr. Luck then presented the proposed modifications to the zoning ordinance requirements:

1) (+) Signage limited to one freestanding sign 20 feet in height (two freestanding signs per property at 30 feet in height and 150 square feet in area could potentially be permitted)
2) (-) Sign is to be 100% electronic changeable copy (district standard is 50%)

Mr. Luck listed the Summary of Proposed Zoning Conditions:

A) The uses approved shall be Printing & Publishing and Manufacturing, Processing, and Assembly – Light land use, specifically agricultural food processing and manufacture of athletic equipment.
B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
C) Prior to the issuance of a zoning compliance permit, the applicant shall submit a site plan reflecting any revisions necessary to comply with city codes, policies, and conditions of approval.
D) The total number of employees for the Manufacturing, Processing, and Assembly – Light use shall be limited to 20 per largest shift.
E) One freestanding sign, up to 20 feet in height and up to 150 square feet in area and 100% electronic changeable copy, is permitted and shall be compliant with brightness and timing standards of the zoning ordinance. If constructed, no further freestanding or monument sign is permitted. If not constructed, standard zoning ordinance requirements shall apply.
F) If the applicant proposes adding parking spaces to the parking area depicted on the site plan, the applicant may do so in compliance with Chapter 6 and outside of any required setbacks or buffer/screening/landscaping areas. Such a change shall not be deemed a modification and may be reviewed by city staff for inclusion in the file without further review by the city council.
G) The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He then stated the staff's Land Development Plan Consistency and Reasonableness statements:

Proposed Land Use Map: Commercial
Growth strategy Map: Adjacent Developed
Small Area Map: Central

Goals/Policies Supporting Request:

- Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.
- Checklist Item 3. The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan.
- Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.
- Goal 1.2: Diversified employment opportunities enabling a long-term, stable, high-pay, skilled workforce

Goals/Policies Not Supporting Request:

- 2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Staff Proposed Plan Consistency Statement:

- The Land Development Plan map designates these properties and the surrounding properties as suitable for the proposed conditional commercial zoning district. The Central Small Area plan provides goals for the accommodation and expansion of existing commercial and industrial uses.

Staff Proposed Reasonableness Statement

- Although there are ideally transitional land uses such as office or institutional uses between commercial and residential uses, the zoning map amendment is reasonable given the size and physical conditions of the property with an existing buffer/screen proposed to be preserved, the impact of the proposed use being no more intensive than the existing use and uses typically permitted in a B2 zoning district, the benefit of the proposed use to the public through continued investment into the property, the benefit to the property owner by continued use of the existing site and buildings, the amount of commercial/industrial uses in the immediate area, and the protections offered to adjoining property owners, through the approved site plan and conditions.

He then provided the Staff Recommendation and Planning Board Action Items:

Staff Recommendation: Recommend approval attaching proposed conditions as summarized.

Planning Board Action Items:

1) Adopt Plan Consistency and Reasonableness Statement
2)
   a) Recommend approval or denial of zoning map amendment RZ-25-16; rezone from B2 General Commercial to B2 (CZ) conditional zoning district to add a Manufacturing, Processing, and Assembly – Light land use, specifically agricultural food processing and manufacture of athletic equipment
   b) Attach zoning conditions as summarized or with modification.

Mr. Luck asked if the Board had any questions. Ms. Vuncannon asked if advertising would be shown on the digital sign. Mr. Luck answered that the Zoning Ordinance cannot regulate what is presented on the sign. Mr. Luck explained that, instead of installing 4 separate signs by right, the applicant is choosing to consolidate all signage into one large digital sign.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. The applicant, Larry Presnell, stepped forward. Mr. Presnell answered Ms. Vuncannon's question regarding advertising on the digital sign; he stated that there may be multiple businesses and a church advertised on the sign.

Mr. O'Kelley asked if there was anyone to speak against the request. No one stepped forward to speak against the request.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Mr. Rich motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request with the attached conditions. Mr. Trogdon seconded the motion, and the motion carried unanimously.

C. RZ-25-17: REQUEST TO APPLY INITIAL CITY ZONING, R10 (CZ) MEDIUM-DENSITY RESIDENTIAL CONDITIONAL ZONING FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT, ON PROPERTY LOCATED EAST OF WINDSOR DRIVE AND ON THE WEST SIDE OF GOLD HILL ROAD IDENTIFIED BY RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7762721029.

Mr. Evans gave a visual presentation on the above-mentioned case. He gave an overview:

Applicant: Phaneendra Koneru
Location: Windsor and Gold Hill Rd.
PIN: 7762721029
Size: 75.28 acres +/-
Jurisdiction: Randolph County (Annexation Petition has been filed for Council consideration).
Current Land Use: Undeveloped
Overlay Districts: None
Infrastructure: City Water extends along Windsor Trail to the property; closest existing sewer is at intersection of Windsor Trail and Snowdon Ct.

He showed the board overview, rezoning, topographical/utilities, aerial, site plan, building elevations, and oblique maps. He then went over the analysis:

1) Proposed use is a Residential Planned Unit Development for Single Family Dwellings (197 dwellings total on 197 lots).
2) **R10 Residential District Statement of Intent:** The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
3) **Relevant Zoning Ordinance Definitions:**
   Planned Development: Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans which include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provision, operation, and maintenance of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense.
   Dwelling/Residence, Detached Single Family: An individual dwelling unit for one family located on an independent lot containing no other dwelling units.
4) Due to project size, NCDOT does not require a Traffic Impact Analysis; Applicant is working with NCDOT regarding required upgrades to Windsor Trail and Gold Hill Rd. The applicant has stated that NCDOT will require turning lanes on Gold Hill Road. Staff also shared the plans with NCDOT for comments. NCDOT's comments to the applicant are attached.
5) Proposed streets connect Windsor Trail and Gold Hill Rd. There are two street stub outs to be built, one to undeveloped property to the north and the other to undeveloped property to the south.
6) Proposed overall density (with a small number of lots possessing less than 10,000 SF) and setbacks are consistent with R10 ordinance requirements.
7) The applicant indicates that the construction entrance and traffic will utilize Gold Hill Rd., and phasing will proceed from Gold Hill Rd. to the connection with Windsor Trail.
8) A sewer pump station, to be dedicated to and maintained by the City, is proposed to serve the development.
9) Two common areas for recreation, featuring picnic tables and fenced dog walk areas, are proposed
10) The applicant has indicated that sidewalks are proposed along one side of each street, a

deviation from Planned Unit Development requirements, which require sidewalks to connect all dwellings, features such as recreation areas and mail facilities, and extend to existing public rights-of-way.

11) Two stormwater control areas are proposed.
12) Staff has requested additional details from the applicant's design professional, including proposed sidewalk locations, clarification on visitor parking, building design information, and miscellaneous labeling of acreage in lots/public right-of-way/minimum lot sizes, etc.

Mr. Evans then presented the proposed modifications to the zoning ordinance requirements:

1) (+) 25' buffer along all adjoining residential property lines and 20' buffer along Gold Hill Rd.
2) (+) Stormwater control measures
3) (-) Sidewalk limited to one side of streets. Staff has asked for additional detail on the location of these sidewalks to help evaluate pedestrian connectivity.
4) Staff has requested additional information regarding visitor parking, regarding whether additional space will be provided either in a specific area(s) or if garages are provided for additional resident/visitor parking.

Mr. Evans listed the Summary of Proposed Zoning Conditions, noting that these are preliminary and subject to change:

A) The uses approved shall be a Residential Planned Unit Development for Single Family Dwellings, not to exceed 197 dwellings on 197 lots.
B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
C) Within the 25-foot and 20-foot buffer areas, existing vegetation shall be retained where present except as necessary for required streets serving the development and built to adjacent property, and utilities; where no vegetation is present or if vegetation is removed, a street yard equivalent to 1 evergreen shrub per 10 linear feet and 1 canopy tree per 20 linear feet shall be provided.
D) Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
E) Changes related to locations of cluster box units (CBU) for mail delivery as required by USPS or NCDOT shall not be considered a modification of the conditional zoning district requiring council action.
F) Accessory structures shall not be located within front yard setbacks indicated, but may be located 10 feet from side and rear lot lines, and located outside of required buffers, or city easements.
G) Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, streetlights, street and paving details and sanitary sewage that comply with city policies shall be submitted and approved.
H) All dwellings shall be located on a subdivided lot that is recorded in the public registry in accordance with the city's land development requirements.
I) Open space shall be created and recorded consistent with the conditional zoning district site plan.
J) Maintenance of all recreation areas, any utilities not publicly maintained, roads, and

drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the responsibility of the property owner and any successors in interest including, but not limited to, the homeowners association (HOA).

K) Landscaping, including street trees, front yard landscaping, and preservation of existing vegetation, shall be installed or retained consistent with the details and specifications shown on the site plan and as modified by these conditions.

L) Solid waste disposal for the project shall be consistent with city policies and codes.

M) No new driveways or roadway connections not shown on the site plan shall be made to Gold Hill Road except for those shown on the submitted site plan unless determined by city staff and NCDOT to be necessary for public or emergency service response(s).

N) Public infrastructure to be maintained by the city must be constructed to City of Asheboro standards and specifications and receive the appropriate approvals from the NCDOT and NCDEQ. Maintenance easements shall be granted to the city for such infrastructure, including hydrants and meters. A lot containing the lift station shall be platted and conveyed to the city along with an access and maintenance easement. Surveying and construction drawings for state permitting and necessary legal instruments will be the developer's responsibility.

O) Front yard averaging shall not apply within the development.

P) Stormwater control measures designed by a licensed professional shall be provided. Measures shall control, at minimum, the ten-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.

Q) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.

R) At least one of the recreation areas amenities depicted on the site plan on Randolph County Parcel Identification Number 7679024396 [sic] shall be constructed and available for use prior to the recording of subdivision plats resulting in the creation of more than 75% of the lots approved on that parcel of land as ultimately shown on the preliminary plats to be presented. *Note: A clerical error in the parcel identification number was discovered after the completion of the Planning Board meeting.*

S) At least one recreation area shall be constructed and available for use prior to platting of the first phase of the development.

T) Final roadway names shall be subject to city and Randolph County approval.

U) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, documentation shall be submitted detailing the following: Driveway permit approval from North Carolina Department of Transportation Permitting from the North Carolina Department of Environmental Quality; and Subdivision sketch design and preliminary plat (and applicable fees) showing compliance with zoning and subdivision ordinance requirements, compliance with all applicable city policies, such as but not limited to utilities and required easements, solid waste disposal, permanent and temporary turnarounds, addressing, and on street parking, and submittal of required review fees.

V) Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with the terms of the adopted conditional zoning ordinance, shall be recorded in the Office of the Randolph County Register of Deeds and shall include, but not be limited to, maintenance responsibilities of the

association and a release of the City of Asheboro from liability due to utility maintenance on any streets.

W) The owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

He then stated the staff's Land Development Plan Consistency and Reasonableness statements:

Proposed Land Use Map: Not Designated
Growth strategy Map: Not Designated
Small Area Map: Not Designated

Goals/Policies Supporting Request:

- Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance
- Goal 4.1: Identification and protection of environmentally sensitive areas (specifically related to provision of stormwater control measures)
- Goal 5.3: Interconnected and multi-modal transportation networks
- Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.

Goals/Policies Not Supporting Request:

- Checklist Item 6: Existing infrastructure is adequate to support the desired zone.

Staff Proposed Plan Consistency and Reasonableness Statement:
Although the Land Development Plan does not provide specific growth strategy and land use recommendations for the property and surrounding area, the request can be reviewed against general goals and policies, which advocate for sidewalks, open/recreation space/and tree preservation and landscaping, and environmentally protective features such as stormwater control measures that may not be required in a conventional subdivision. Staff believes the request achieves many of these goals but seeks additional information as noted in the analysis before providing a more finalized consistency and reasonableness statements. It is possible that a recommendation will be available at the September 2 meeting.

He then provided the Staff Recommendation and Planning Board Action Items:

Staff Recommendation: Staff's recommendation is approval, subject to conditions and site plan revisions identified during the review process being addressed prior to the October 9, 2025 Council review.

Planning Board Action Items:

1) Adopt Plan Consistency and Reasonableness Statement
2)
   a) Recommend approval or denial of zoning map amendment RZ-25-17; apply initial city zoning of R10 (CZ) Medium-Density Residential Conditional Zoning, authorizing a Residential Planned Unit Development consisting of single-family dwellings
   b) Attach zoning conditions as summarized or with modification.

Mr. Evans asked if the Board had any questions. Mr. O'Kelley asked if the phases of the development are included in the conditions as proposed; Mr. Evans answered that phases could be included in conditions if requested. Ms. Vuncannon asked if the local schools had been notified of the development. Mr. Evans stated that both Asheboro City Schools and Randolph County Schools had been notified, but no response has been received from local schools yet. Mr. Evans added that Public Safety had reviewed the plan and have not raised any concerns. Ms. Vuncannon asked if a vote could be postponed until an updated plan was received and reviewed by staff. Mr. Evans answered that the Planning Board could recommend a continuance if they chose to.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. Christian Vestal of Summney Engineering stepped forward. Mr. O'Kelley asked if the applicant would be opposed to a condition of the phases as presented; Mr. Vestal answered that the roads into and out of the development should be built before Phase 1 begins and that Phase 3 may be built before Phase 2 due to a needed gravity pump. The applicant would not be opposed to conditions regarding future stub outs and the phases. Ms. Vuncannon asked if sidewalk could be added. Mr. Vestal stated that additional sidewalks could be investigated on both sides of the street. Mr. O'Kelley asked what the width of the streets will be; Mr. Vestal answered that the widths of the street would be 28 feet face-to-face on curb and gutter and sidewalk is 3 feet behind curb and gutter. Mr. Vestal stated that the streets would accommodate on-street parking and that the addition of sidewalks would not affect the size of the lots. Ms. Vuncannon asked about upgrades to Windsor Trail; Mr. Vestal answered that there will be turn lanes added to Gold Hill Road, but no there are currently no set plans for Windsor Trail. Ms. Vuncannon asked about the timeline for the phases; Mr. Vestal stated that the phases could be completed in 3 to 5 years, and possibly 10 years for a total build-out.

Mr. O'Kelley asked if there was anyone to speak against the request. Several residents of the nearby neighborhood stepped forward to voice their concerns. Residents' concerns included the following: Stormwater, flooding, and a request for fencing around pond for safety (children); Pond disruption to an existing natural spring on west side of property; Connection to Windsor Trail and the disruption of pedestrian activities there; School capacity; Completion and timing of phasing; Overall compatibility and character with surrounding development; Concerns over closeness of dwellings and a request for a 100' buffer between adjacent residential properties instead of 25'; Recreation area on west side of development and proximity to existing residential development; And concerns over no individual mailboxes. Mr. Vestal addressed some of the residents' concerns, citing that a sand filter, a biocell, or a wetpond will be provided and determined with DEQ to mitigate some of the concerns about stormwater, flooding, and pond safety. Mr. Vestal stated that a plan would be reviewed to address the watershed with DEQ to create stormwater control measures. The applicant would likely be agreeable to a safety fence around the pond. Mr. Vestal explained that a cluster mailbox will be provided for the development due to rules put in place by the Postal Service. Mr. Vestal also explained that additional buffers could be added between the development and existing properties, and the common areas could be moved. Mr. Evans added that multiple entrances are needed with spacing acceptable to emergency services and City operations for the development due to access for emergency vehicles. Mr. O'Kelley asked if a second entrance could be constructed anywhere else other than Windsor Trail; Mr. Vestal stated that Windsor Trail was the best option for City interconnectivity. Following resident discussion, and at the request of Vice-Chair Vuncannon, a list of names of concerned residents was provided to the Board. The Board discussed the possibility that Windsor Trail was originally meant to be extended for future development; a resident came forward to express her knowledge of the original intent for Windsor Trail. No conclusion was made on the original intent of Windsor Trail.

Mr. O'Kelley asked if there was a motion to approve or deny the request. Mr. Rush motioned to continue the case to the October 6th Planning Board meeting. Mr. Trogdon seconded the motion, and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

There were no items to present.

ADJOURNMENT

Mr. O'Kelley adjourned the meeting.

_____ _____

Jamie Wilkins, Planning Board Secretary Michael O'Kelley, Planning Board Chair

RZ-25-17

Application to apply initial city zoning of R10 (CZ) Medium-Density Residential Conditional Zoning, authorizing a Residential Planned Unit Development consisting of single-family dwellings, to property located at the eastern terminus of Windsor Trail and on the west side of Gold Hill Road south of the intersection of Randolph Tabernacle Road.

Zoning Map Amendment: RZ-25-17
Staff Report prepared for Asheboro Planning Board
Date: October 6, 2025

1. Request	
Applicant: Phaneendra Koneru	**Property Owner:** KSquare GoldHill, LLC
Zoning ***Existing:*** RR Residential Randolph County Zoning ***Proposed:*** R10 (CZ) Residential Conditional Zoning ***History:*** None	
Required Notice ***Mailed Notice by Applicant:*** 8-22-25	

2. Site Information	
Location	Windsor and Gold Hill Rd.
PIN	7762721029
Size	75.28 acres +/-
Jurisdiction	Randolph County (Annexation Petition has been filed for Council consideration).
Current Land Use	Undeveloped
Overlay Districts	None
Infrastructure	City Water extends along Windsor Trail to the property; closest existing sewer is at intersection of Windsor Trail and Snowdon Ct.
Transportation	
Street Classification:	Windsor Trl. is a local street; Gold Hill Rd. is a Minor Thoroughfare
Maintenance:	State maintained (both roadways).
Other Notes:	Gold Hill Rd. 2023 Average Annual Daily Traffic: 3,600; 2012 Capacity: 13,100. East Allred Street at Windsor Trail AADT: 850; 2012 Capacity 9,500. See Item (4) of Analysis regarding traffic impact analysis.
Surrounding Land Use	
North:	Undeveloped/ Low Density Residential
South:	Undeveloped/ Low to Medium Density Residential
East:	Low Density Residential
West:	Medium Density Residential

3. Staff Analysis

1) Proposed use is a Residential Planned Unit Development for Single Family Dwellings (196 dwellings total on 196 lots).
2) **R10 Residential District Statement of Intent:** The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
3) **Relevant Zoning Ordinance Definitions:**

Planned Development: Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans which include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provision, operation, and maintenance of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense.

Dwelling/Residence, Detached Single Family
An individual dwelling unit for one family located on an independent lot containing no other dwelling units.

4) Due to project size, NCDOT does not require a Traffic Impact Analysis; Applicant is working with NCDOT regarding required upgrades to Windsor Trail and Gold Hill Rd. The applicant has stated that NCDOT will require turning lanes on Gold Hill Road. Staff also shared the plans with NCDOT for comments. NCDOT's comments to the applicant are attached.
5) Proposed streets connect Windsor Trail and Gold Hill Rd. There are two street stub outs to be built, one to undeveloped property to the north and the other to undeveloped property to the south.
6) Proposed overall density (with a small number of lots possessing less than 10,000 SF) and setbacks are consistent with R10 ordinance requirements.
7) The applicant indicates that the construction entrance and traffic will utilize Gold Hill Rd., and phasing will proceed from Gold Hill Rd. to the connection with Windsor Trail. A condition is proposed to prohibit construction traffic from using Windsor Trail.
8) A sewer pump station, to be dedicated to and maintained by the City, is proposed to serve the development.
9) A recreation area, featuring picnic tables and a fenced dog walk area is proposed on the eastern side of the property close to Gold Hill Road. The applicant previously had included an additional recreation area on the western side of the property, but after receiving input from neighboring property owners, removed the second recreation area. The recreation area provided satisfies recreation space requirements for a Residential Planned Unit Development.
10) The previous site plan showed sidewalks located along one side of the new streets within the proposed development. After input from staff and the Planning Board, the applicant updated the site plan to include additional sidewalks, extending further towards intersections in locations where sidewalks are on one side of the street, and along both sides of the street on the block that extends from Gold Hill Road into the development and has the recreation area.
11) Stormwater control measures are proposed, with the site plan indicating a fence is proposed if a body of water is proposed for stormwater retention (i.e. a wet pond). Staff expressed a preference for a dry stormwater feature such as a rain garden instead of a wet pond to control stormwater in a manner incorporated into the project's landscaping design, so that a wet pond and fence would not be necessary.

12) In addition to previously mentioned items, the updated site plan provided by the applicant on September 26 contains additional information on parking noting that at least two parking spaces and one garage space will be provided for each dwelling, some additional utility information is provided, and the applicant has provided conceptual building elevations. Full utility and engineering information will be required before construction for review by city departments and additional regulatory approvals from the city and other agencies (including but not limited to NC Department of Environmental Quality, NC Department of Transportation and city departments).

4. Modifications to Ordinance Regulations

1) (+) 25' buffer along all adjoining residential property lines, 100+ buffer to much of the eastern side of Parcel Identification Number 7762623507, and 20' buffer along Gold Hill Rd.
2) (+) Stormwater control measures
3) (-) Sidewalk limited to one side of streets throughout much of the development (See No. 10 of Analysis).

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

A) The uses approved shall be a Residential Planned Unit Development for Single Family Dwellings, not to exceed 196 dwellings on 196 lots.

B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.

C) Within the street yard and perimeter buffer areas identified on the site plan, existing vegetation shall be retained where present except as necessary for required streets serving the development and built to adjacent property, and utilities; where no vegetation is present or if vegetation is removed, a minimum of 1 evergreen shrub per 10 linear feet and 1 canopy tree per 20 linear feet shall be provided.

D) Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.

E) Changes related to locations of cluster box units (CBU) for mail delivery as required by USPS or NCDOT shall not be considered a modification of the conditional zoning district requiring council action.

F) Accessory structures shall not be located within front yard setbacks indicated, but may be located 10 feet from side and rear lot lines, and located outside of required buffers, or city easements.

G) Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, streetlights, street and paving details, and sanitary sewage that comply with city policies shall be submitted and approved.

H) All dwellings shall be located on a subdivided lot that is recorded in the public registry in accordance with the city's land development requirements.

I) Open space shall be created and recorded consistent with the conditional zoning district site plan.

J) Maintenance of all recreation areas, any utilities not publicly maintained, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the responsibility of the property owner and any successors in interest including, but not limited to, the homeowners association (HOA).

K) Landscaping, including street trees, front yard landscaping, and preservation of existing vegetation, shall be installed or retained consistent with the details and specifications shown on the site plan and as modified by these conditions.

L) Solid waste disposal for the project shall be consistent with city policies and codes.

M) No new driveways or roadway connections not shown on the site plan shall be made to Gold Hill Road except for those shown on the submitted site plan unless determined by city staff and NCDOT to be necessary for public or emergency service response(s).

N) Public infrastructure to be maintained by the city must be constructed to City of Asheboro standards and specifications and receive the appropriate approvals from the NCDOT and NCDEQ. Maintenance easements shall be granted to the city for such infrastructure, including hydrants and meters. A lot containing the lift station shall be platted and conveyed to the city along with an access and maintenance easement. Surveying and construction drawings for state permitting and necessary legal instruments will be the developer's responsibility.

O) Front yard averaging shall not apply within the development.

P) Stormwater control measures designed by a licensed professional shall be provided. Measures shall control, at minimum, the ten-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.

Q) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.

R) The recreation area shall be constructed and available for use prior to platting of the first phase of the development.

S) Final roadway names shall be subject to city and Randolph County approval.

T) The subdivision shall be developed in a manner consistent with the following:
1. The only construction entrance built shall be on Gold Hill Road and permitted by NCDOT. Entry, including delivery, of all construction machinery involved with land clearing and land development activities shall occur from the Gold Hill Road construction entrance. Land clearing and land development activities shall be permitted, subject to NCDEQ approval, on the property irrespective of phasing, but entry of all construction machinery involved in such activities shall use only Gold Hill Road construction entrance. Machinery involved with land clearing and land development activities shall include backhoes, loaders, graders, excavators, bulldozers, dump trucks, compactors, rollers, and similar equipment. Entry, including delivery, of all construction machinery involved with land clearing and land development activities from Windsor Trail shall be prohibited. This condition shall expire upon the City of Asheboro accepting for

maintenance all public rights-of-way shown on the approved conditional zoning site plan.
2. The first phase recorded shall contain the entrance to Gold Hill Road.

U) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, documentation shall be submitted detailing the following:
(i) Driveway permit approval from North Carolina Department of Transportation
(ii) Permitting from the North Carolina Department of Environmental Quality; and
(iii) Subdivision sketch design and preliminary plat (and applicable fees) showing compliance with zoning and subdivision ordinance requirements, compliance with all applicable city policies, such as but not limited to utilities and required easements, solid waste disposal, permanent and temporary turnarounds, addressing, and on street parking, and submittal of required review fees.

V) Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with the terms of the adopted conditional zoning ordinance, shall be recorded in the Office of the Randolph County Register of Deeds and shall include, but not be limited to, maintenance responsibilities of the association and a release of the City of Asheboro from liability due to utility maintenance on any streets.

W) The owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

6. Land Development Plan Consistency and Reasonableness	
Proposed Land Use Map	Not Designated
Growth Strategy Map	Not Designated
Small Area Map	Not Designated

LDP Goals/Policies Supporting Request

- Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance
- Goal 4.1: Identification and protection of environmentally sensitive areas *(specifically related to provision of stormwater control measures)*
- Goal 5.3: Interconnected and multi-modal transportation networks
- Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.

LDP Goals/Policies Not Supporting Request

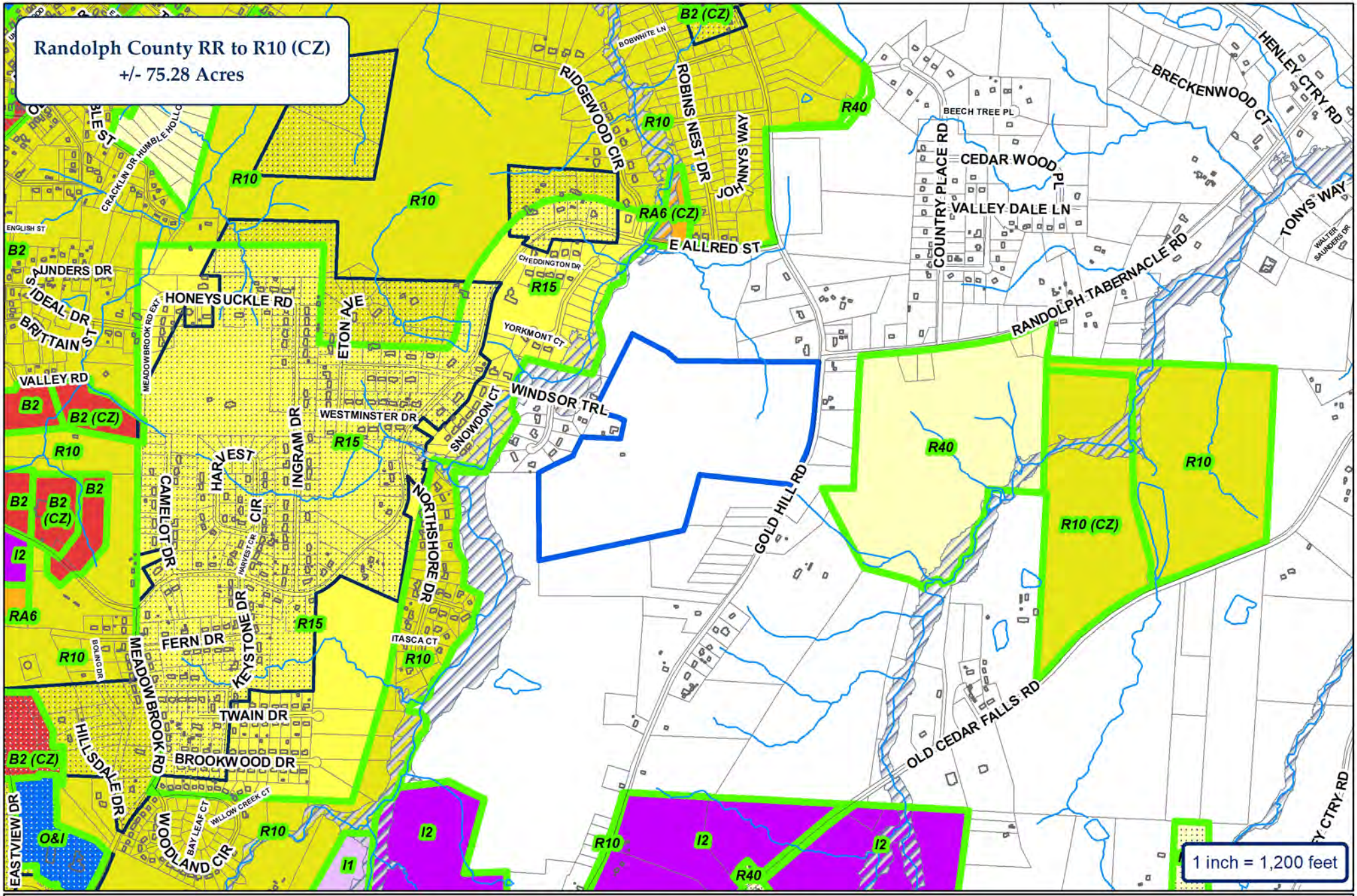
- Checklist Item 6: Existing infrastructure is adequate to support the desired zone

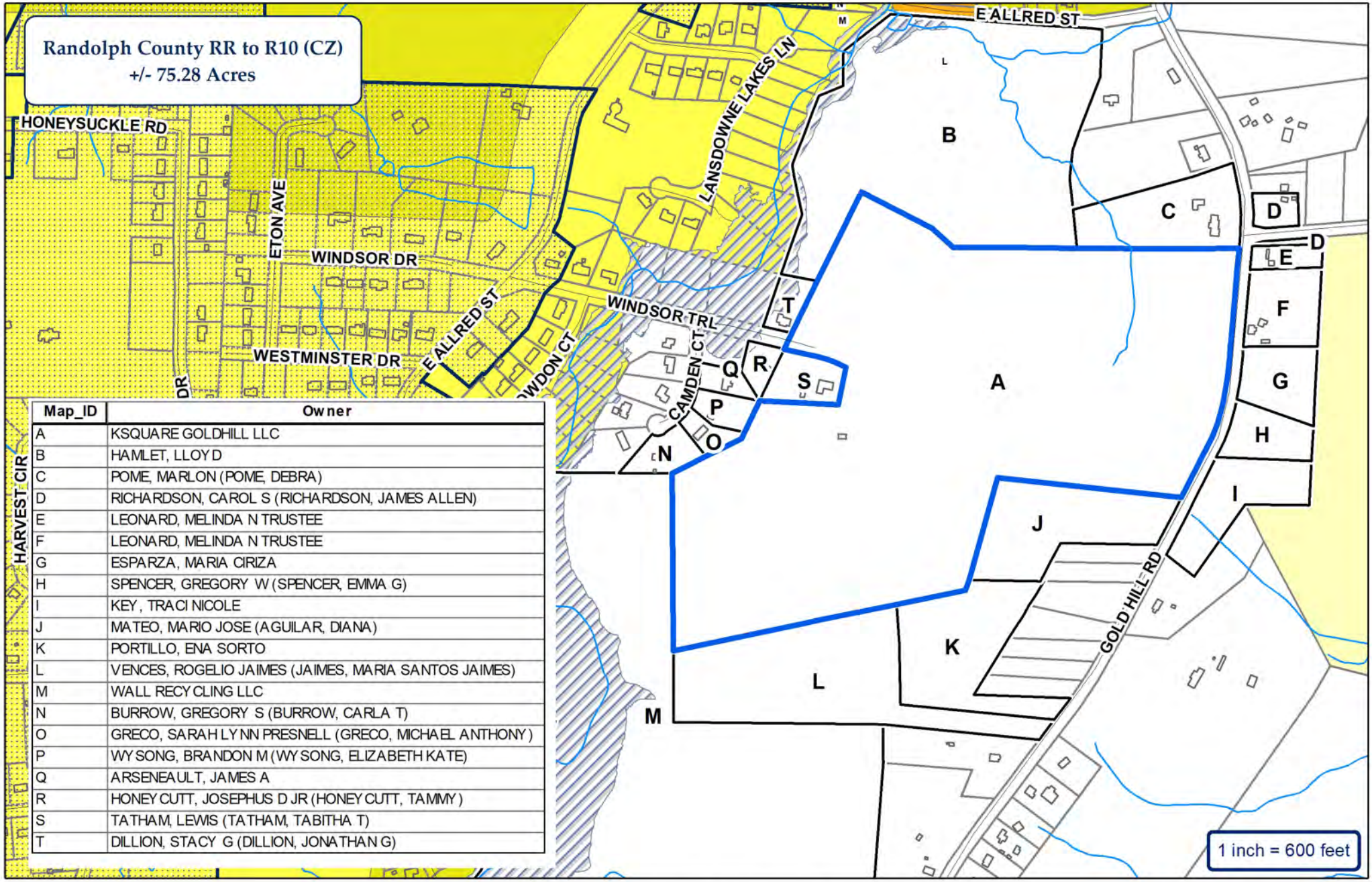
Staff Proposed Plan Consistency & Reasonableness Statement

Although the Land Development Plan does not provide specific growth strategy and land use recommendations for the property and surrounding area, the request can be reviewed against general goals and policies, which advocate for sidewalks, open/recreation space/and tree preservation and landscaping, and environmentally protective features such as stormwater control measures that may not be required in a conventional subdivision.

The request achieves many of these goals, and given the size and topography of the property, benefit to the property owner, protections to the neighboring properties that would not be required with a conventional subdivision, provision of additional housing opportunities, and the ability of the Conditional Zoning process to ensure important design elements are provided to help achieve city-adopted goals and policies, these factors help make the request reasonable.

7. Staff Recommendation and Planning Board Action Items	
Staff Recommendation	Staff's recommendation is to approve the request, subject to conditions.
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Recommend approval or denial of zoning map amendment RZ-25-17; apply initial city zoning of R10 (CZ) Medium-Density Residential Conditional Zoning, authorizing a Residential Planned Unit Development consisting of single-family dwellings b) Attach zoning conditions as summarized or with modification.


Randolph County RR to R10 (CZ)
+/- 75.28 Acres
B2 (CZ)
BOBWHITE LN
RIDGEWOOD CIR
ROBINS NEST DR
JOHNNYS WAY
R40
R10
BEECH TREE PL
BRECKENWOOD CT
HENLEY CTRY RD
COUNTRY PLACE RD
CEDAR WOOD PL
VALLEY DALE LN
TONYS WAY
WALTER SAUNDERS DR
RA6 (CZ)
E ALLRED ST
CHEDDINGTON DR
R15
RANDOLPH TABERNACLE RD
YORKMONT CT
WINDSOR TRL
WESTMINSTER DR
SNOWDON CT
GOLD HILL RD
R10 (CZ)
ENGLISH ST
CRACKLIN DR
HUMBLE HOLLO
B2
SAUNDERS DR
IDEAL DR
BRITTAIN ST
HONEYSUCKLE RD
MEADOWBROOK RD EXT
ETON AVE
VALLEY RD
B2 (CZ)
INGRAM DR
HARVEST
HARVEST CIR
CAMELOT DR
NORTHSHORE DR
I2
RA6
FERN DR
KEYSTONE DR
ITASCA CT
BOLING DR
MEADOWBROOK RD
TWAIN DR
HILLSDALE DR
BROOKWOOD DR
WILLOW CREEK CT
BAY LEAF CT
WOODLAND CIR
EASTVIEW DR
O&I
I1
OLD CEDAR FALLS RD
1 inch = 1,200 feet
City of Asheboro Planning & Zoning Department
Rezoning Case: RZ-25-17
Parcels: 7762721029
ETJ
Subject Property
Zoning



Map_ID	Owner
A	KSQUARE GOLDHILL LLC
B	HAMLET, LLOYD
C	POME, MARLON (POME, DEBRA)
D	RICHARDSON, CAROL S (RICHARDSON, JAMES ALLEN)
E	LEONARD, MELINDA N TRUSTEE
F	LEONARD, MELINDA N TRUSTEE
G	ESPARZA, MARIA CIRIZA
H	SPENCER, GREGORY W (SPENCER, EMMA G)
I	KEY, TRACI NICOLE
J	MATEO, MARIO JOSE (AGUILAR, DIANA)
K	PORTILLO, ENA SORTO
L	VENCES, ROGELIO JAIMES (JAIMES, MARIA SANTOS JAIMES)
M	WALL RECYCLING LLC
N	BURROW, GREGORY S (BURROW, CARLA T)
O	GRECO, SARAH LYNN PRESNELL (GRECO, MICHAEL ANTHONY)
P	WYSONG, BRANDON M (WYSONG, ELIZABETH KATE)
Q	ARSENEAULT, JAMES A
R	HONEYCUTT, JOSEPHUS D JR (HONEYCUTT, TAMMY)
S	TATHAM, LEWIS (TATHAM, TABITHA T)
T	DILLION, STACY G (DILLION, JONATHAN G)

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

ETJ

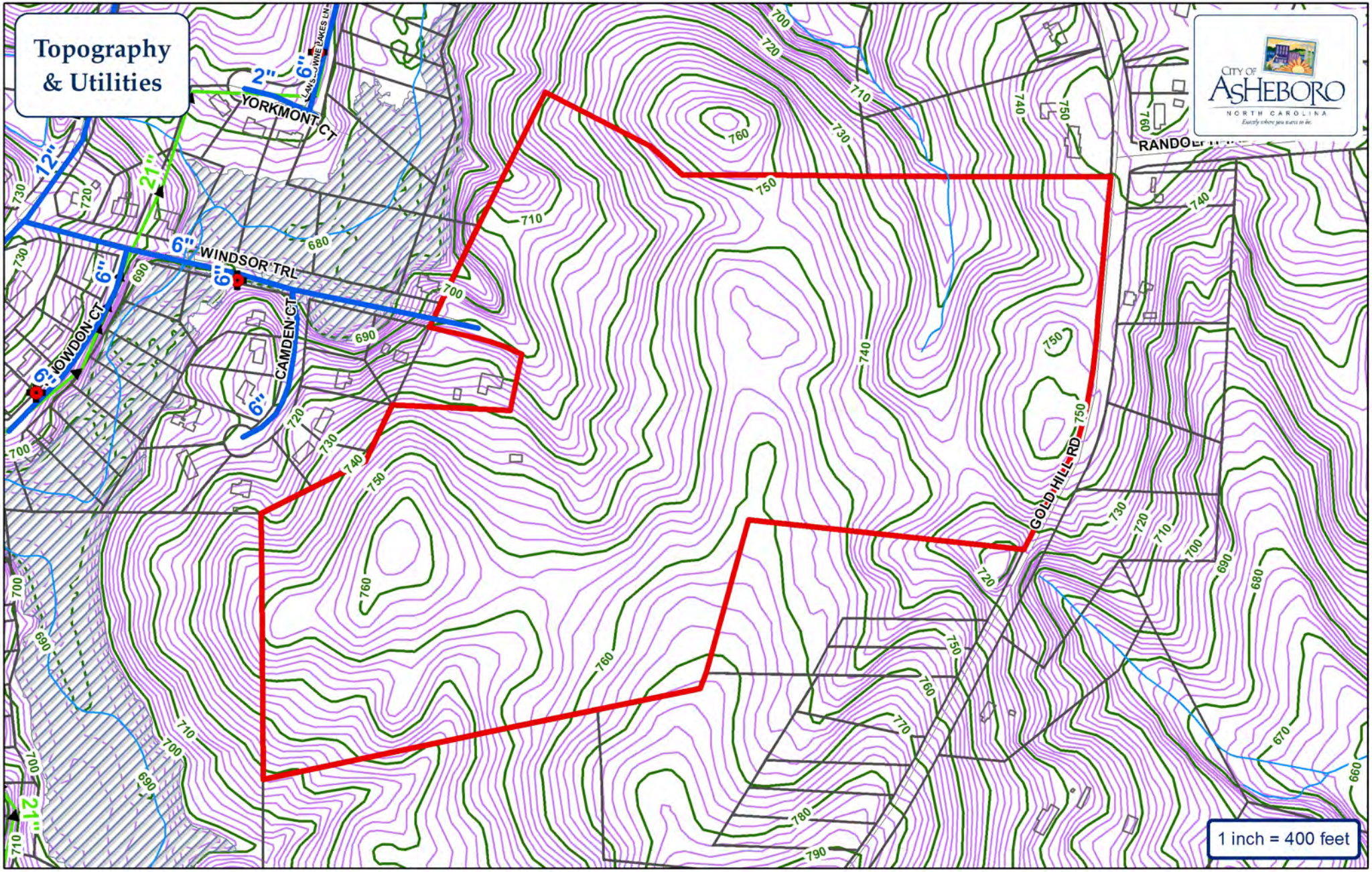
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-17

Parcels: 7762721029

Subject Property
Adjoining Properties

N
W
E
S



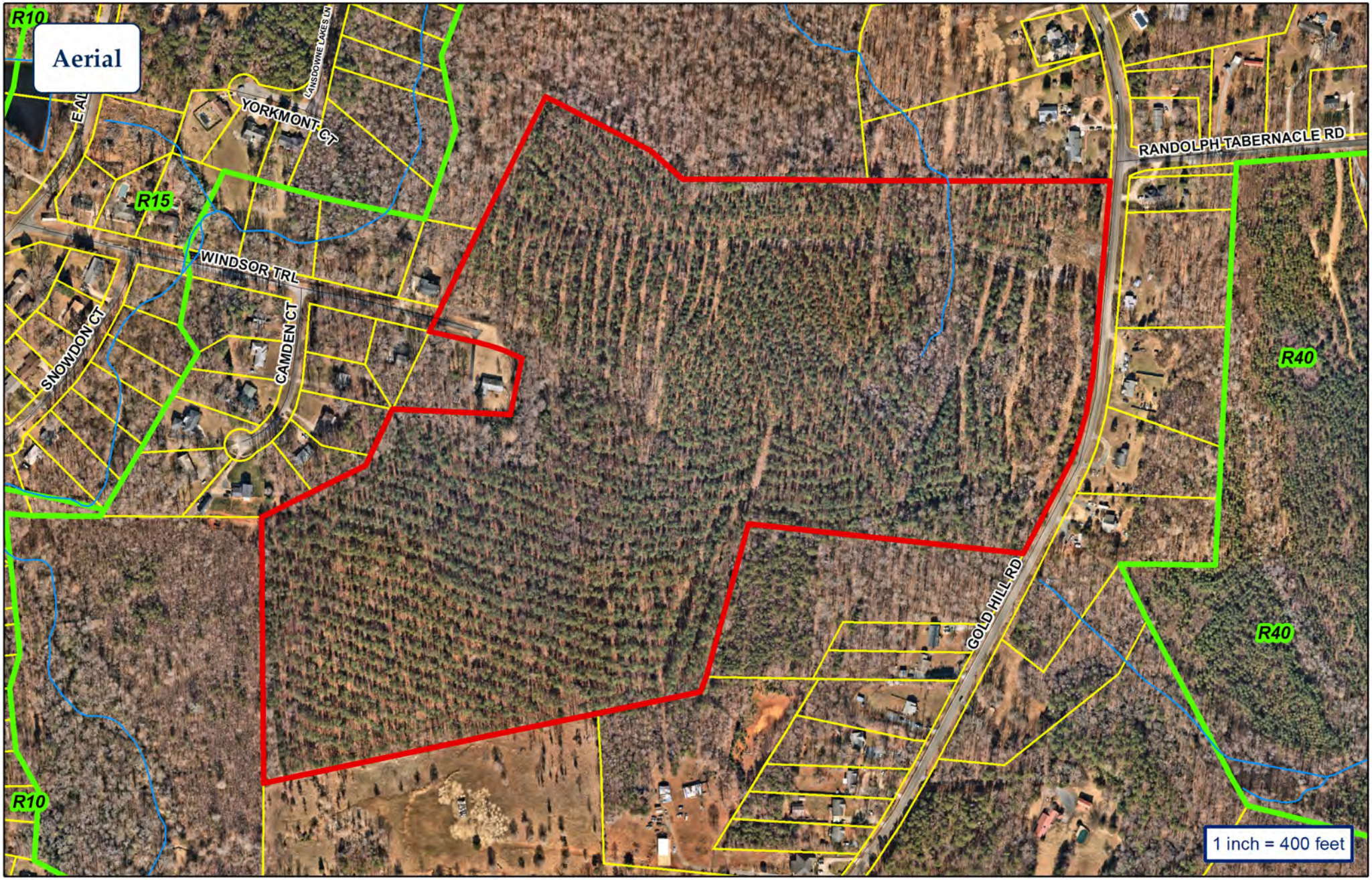
Water Main
Sewer Main
Force Main
Fire Hydrant
PS Pump Station
Watershed

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-17

Parcels: 7762721029

Subject Property



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City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-17

Parcels: 7762721029

Subject Property
Zoning

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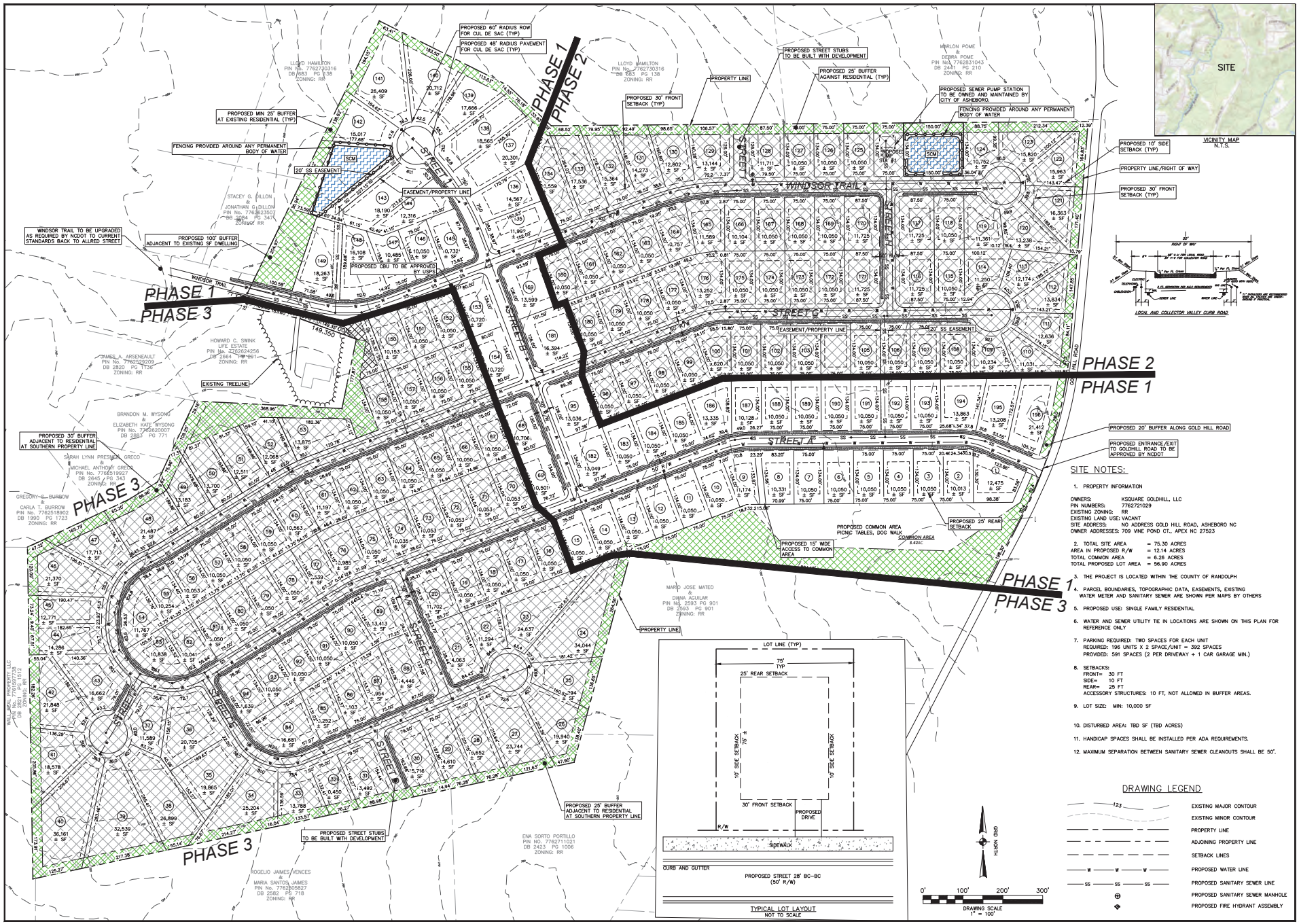


SITE NOTES:

1. PROPERTY INFORMATION

OWNERS: KSQUARE GOLDHILL, LLC
PIN NUMBERS: 7762721029
EXISTING ZONING: RR
EXISTING LAND USE: VACANT
SITE ADDRESS: NO ADDRESS GOLD HILL ROAD, ASHEBORO NC
OWNER ADDRESSES: 709 VINE POND CT., APEX NC 27523

2. TOTAL SITE AREA = 75.30 ACRES
AREA IN PROPOSED R/W = 12.14 ACRES
TOTAL COMMON AREA = 6.26 ACRES
TOTAL PROPOSED LOT AREA = 56.90 ACRES

3. THE PROJECT IS LOCATED WITHIN THE COUNTY OF RANDOLPH

4. PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER MAPS BY OTHERS

5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL

6. WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY

7. PARKING REQUIRED: TWO SPACES FOR EACH UNIT
REQUIRED: 196 UNITS X 2 SPACE/UNIT = 392 SPACES
PROVIDED: 591 SPACES (2 PER DRIVEWAY + 1 CAR GARAGE MIN.)

8. SETBACKS:
FRONT= 30 FT
SIDE= 10 FT
REAR= 25 FT
ACCESSORY STRUCTURES: 10 FT, NOT ALLOWED IN BUFFER AREAS.

9. LOT SIZE: MIN: 10,000 SF

10. DISTURBED AREA: TBD SF (TBD ACRES)

11. HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.

12. MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.

DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SETBACK LINES
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968
Asheboro, NC 27204
Phone: 336-328-0902 Fax: 336-328-0922
E-mail: info@summeyengineering.com
NC Professional Engineering Firm License No. P-0936

No.	Date:	Description:	By:

CONCEPTUAL SITE AND UTILITY PLAN
KSQUARE GOLDHILL, LLC
GOLD HILL ROAD
RANDOLPH COUNTY ASHEBORO - NORTH CAROLINA

Scale:	AS NOTED
Date:	AUG 2025
Drawn By:	PBC
Checked By:	PWSJ
Job No.	E-9287

Sheet No. C-3

John Evans

From: Christian Vestal [redacted]
Sent: Tuesday, August 5, 2025 4:52 PM
To: Kimes, Tyler J
Cc: Mack Summey; Zachariah Rich; Richardson, Justin T
Subject: RE: [External] Gold Hill Subdivision Sketch Plan

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Thanks for the input. The only reason for the study would have been to eliminate the need for the turn lane at Windsor.
I do believe a 50' radius can be added fairly easily if required.

Christian Vestal
Summey Engineering Associates, PLLC
P.O. Box 968 | Asheboro, NC 27204
Office: 336.328.0902 | Fax: 336.328.0922
Email: [redacted]

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Tuesday, August 5, 2025 4:42 PM
To: Christian Vestal <[redacted]
Cc: Mack Summey <[redacted] Zachariah Rich <[redacted]>; Richardson, Justin T <jtrichardson@ncdot.gov>
Subject: RE: [External] Gold Hill Subdivision Sketch Plan

Christian,

If the developer is wanting to do a TIA or turn lane analysis that could definitely be an option, but I don't think it is necessarily needed to determine turn lane needs at Windsor Trail. I'm calculating 40 peak hour right turns at this intersection. The volume is relatively low on E Allred so I don't see a full length turn lane being needed, but a 50' taper or a larger/more defined radius could help accommodate these turns.

But again if you all want to get a study done, you are more than welcome to.

Thanks,

Tyler Kimes, E.I.
Assistant District Engineer
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office
336-318-4005 – Direct
Tjkimes@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

From: Christian Vestal
Sent: Sunday, August 3, 2025 1:21 PM
To: Kimes, Tyler J <tjkimes@ncdot.gov>
Cc: Mack Summey Zachariah Rich , Richardson, Justin T <jtrichardsc...@ncdot.gov>
Subject: RE: [External] Gold Hill Subdivision Sketch Plan

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Thanks for the response Tyler.
I will share the below with the developer. We agree with the improvements needed at Gold Hill Rd and new development. Also the improvements Windsor Trail will be needed in certain places.
Would DOT consider reviewing a TIA to see the need of the 3rd turn lane at E Allred and Windsor Trail? The TIA has not been performed, but if there was a possibility of the study showing this was not warranted, we would like to have it reviewed.

Thank you.

Christian Vestal

Summey Engineering Associates, PLLC
P.O. Box 968 | Asheboro, NC 27204
Office: 336.328.0902 | Fax: 336.328.0922
Email: [redacted]

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Tuesday, July 29, 2025 4:32 PM
To: Christian Vestal
Cc: Mack Summey >; Zachariah Rich <[redacted] Richardson, Justin T <jtrichardson@ncdot.gov>
Subject: RE: [External] Gold Hill Subdivision Sketch Plan

Christian,

Thank you for sending this. Based on the projected traffic from a 200 lot subdivision the following improvements would be warranted:

-A 75' storage left and right turn lane at the site driveway on Gold Hill Road
-A 50' right turn taper at the intersection of Windsor Trail and E Allred Street
-Roadway upgrades to the existing Windsor Trail in order to adequately accommodate the additional traffic this subdivision would add to the street (further discussion will be needed on this).

A driveway permit will be needed as well as encroachment agreements for roadway work and utility connections.

Thanks,

Tyler Kimes, E.I.
Assistant District Engineer
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office
336-318-4005 – Direct
Tjkimes@ncdot.gov

300 DOT Drive
Asheboro, NC 27205

From: Christian Vestal <
Sent: Monday, July 21, 2025 9:34 AM
To: Kimes, Tyler J <tjkimes@ncdot.gov>
Cc: Mack Summey >; Zachariah Rich <. >
Subject: [External] Gold Hill Subdivision Sketch Plan

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Tyler,
See attached prelim sketch we have submitted to the city of Asheboro for rezoning.
Part of the rezoning submittal requires the DOT review. Can you have your team look over this 200 lot subdivision access from Gold Hill Rd and Windsor Trail.
Let us know of any tentative improvements that will be necessary at Gold Hill Rd.- I understand this is subject to a complete review, but we would like your initial feedback before we go to zoning meetings.

Thank you

Christian Vestal
Summey Engineering Associates, PLLC
P.O. Box 968 | Asheboro, NC 27204
Office: 336.328.0902 | Fax: 336.328.0922
Email: [redacted]

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.

Review comments as of 7-28-25 for Gold Hill Road and Windsor Trail proposal

(1) Indicate who will maintain the new pump station. If this is to be city-maintained, there will need to be a parcel of land that it occupies platted and conveyed to the City of Asheboro consistent with city policies.

PUMP STATION TO BE OWNED AND MAINTAINED BY CITY OF ASHEBORO. NOTE ADDED TO SITE PLAN.

(2) There is a gap in the sewer on portions of Street A (between Street B and Street F on the northern side of its loop and between Street B and Street C on the southern side of the loop). These segments of sewer do not appear to be connected to anything. Please confirm how sewer is connected to serve each lot.

THE SEWER LAYOUT VERY SCHEMATIC. IT IS BASED SOMEWHAT ON CURRENT TOPOGRAPHY. WITH FURTHER DESIGN THE ALIGNMENTS WILL BE REVISED

(3) When city sewer is located outside of public rights-of-way, a 20' City of Asheboro Sanitary Sewer easement is needed (please label). Any fences need gates and need to be situated and generally it needs to be ensured that sewer can be accessed, maintained and repaired by city staff. Engineering had a suggestion that the sewer easement be offset from the property lines to avoid having property boundary fences built directly over city sewer lines if maintenance/repairs are needed.

THE SKETCH PLAN HAS BEEN REVISED TO AVOID PUTTING THE SEWER LINE ON PROPERTY LINES AND THE EASEMENT LINES ARE LABELED. LOT LAYOUT WILL CHANGE AS DESIGN CONTINUES AND EASEMENTS WILL CHANGE ACCORDINGLY.

(4) Please confirm that streets will have curb and gutter built to city standards. Also, sidewalks need to be added that connect all lots and consistent with Residential Planned Unit Development standards and to gain support from the Land Development Plan.

STREET DETAIL ADDED TO SITE PLAN – SIDEWALK ON ONE SIDE OF ROAD

(5) The street stubs for future access to adjacent properties are expected to be built with the development.

NOTE ADDED AT STREET STUBS THAT SAYS THE STUBS WILL BE BUILT WITH THE DEVELOPMENT.

(6) What is proposed in common areas (recreation amenity for residents)?

Review comments as of 7-28-25 for Gold Hill Road and Windsor Trail proposal

OPEN SPACE WITH AMENITIES (PICNIC TABLES – FENCED DOG WALK AREA, ETC

(7) How is stormwater proposed to be controlled?

REVISED PLAN TO INCLUDE STOMRWATER CONTROL MEASURES

(8) It is advisable to have setbacks at least 30' along Gold Hill Road (and this is technically a front setback that needs to be labeled this way) to potential Gold Hill Road widening/improvements.

SETBACKS ALONG GOLD HILL ROAD REVISED TO BE 30' AND LABELED FRONT SETBACK.

(9) Is the 25' perimeter buffer proposed around the sides of the property also proposed on Gold Hill Road? Having that could help offset the impact of having a setback (noted in 8 above) that may be less than what would be required if the setback is what is typically required and subject to averaging requirements of property within 200', which could result in a front setback of up to 60'.

20' BUFFER ADDED TO FRONTAGE ALONG GOLD HILL ROAD.

(10) How will construction vehicles access the site? Subject to NCDOT's review and approval regarding construction traffic, it may be advisable to have that traffic come through Gold Hill Road to have less impact on Windsor Trail.

CONSTRUCTION TRAFFIC WILL COME OFF GOLD HILL ROAD. CONSTRUCTION ENTRANCE WILL BE LOCATED THERE.

(11) What is the plan and sequencing for phasing? It will be required that phasing is done with acceptable turnarounds for emergency services and City operations. As noted in (10) above, it may be less disruptive to have phasing start on Gold Hill Road due to that road's design capacity compared with Windsor Trail.

PHASING WILL PROCEED FROM GOLD HILL ROAD TO THE CONNECTION WITH WINDSOR TRAIL.TURNAROUNDS TO BE APPROVED DURING PLANNING REVIEW AND PERMITTING

(12) Will NCDOT require upgrades to Windsor Trail? The roadway (NCDOT-maintained) does not appear to standards that NCDOT would require for a new state-maintained roadway.

WINDSOR TRAIL TO BE UPGRADED AS REQUIRED BY NCDOT TO CURRENT STANDARDS BACK TO ALLRED STREET OR AS REQUIRED. NCDOT HAS NOT COMMENTED ON WINDSOR TRAIL AS OF YET

(13) While ultimately NCDOT does not require a Traffic Impact Analysis, questions frequently arise from Council, the Planning Board, and citizens regarding traffic impacts. It would be highly advisable for the applicant to prepare data and offer expert testimony on traffic impacts and mitigation measures. In order for staff to be able to evaluate this component of the request, this data needs to be presented to staff well in advance of any Planning Board/Council meetings as we share this information among City staff to evaluate in preparation of our written staff analysis. SEE CORRESP WITH NCDOT. TIA NOT PROPOSED, BUT NCDOT HAS DETERMINED WHERE TURN LANES WILL BE REQUIRED.

(14) Setbacks and lot sizes (both minimum and average) must be indicated in the notes. While a typical zoning district requires front yard averaging (front setbacks must be consistent with other dwelling/structure setbacks within 200'). Typical setbacks for accessory structures is 5' or 10' in most residential districts. What are proposed accessory structure setbacks here? Please keep in mind that structures are typically not allowed in buffer areas. ADDED NOTES AND DETAIL

Please show lot dimensions to help ensure that each lot has sufficient buildable area. LOT DIMS ADDED

(15) What is the name of the proposed subdivision, and have potential street names been investigated? Street names will need E-911 and City approval (Engineering Department) to ensure compliance with applicable codes and policies.

STREET NAMES AND SUBDIVISION NAME ARE STILL TBD

Regarding the annexation request: Since extension of utilities that are necessary to serve the property require the Council to act on an annexation request, and the property is not in the city's extraterritorial jurisdiction where voluntary annexation requests are more often expected, while not an ordinance requirement, it is highly advisable that the applicant's team consider preparing a fiscal analysis to help support the annexation request.

The level of detail is up to the applicant, but it is recommended to show anticipated property tax and other revenue in comparison to anticipated costs for police/fire and other public services. There may be multiple ways to present this information, but it's important for the applicant to articulate reasons supporting the annexation in the City's best interests. This has been helpful in a previous request that was outside of the City's jurisdiction.

Staff Note: The following comments are based on the updated site plan in this report, received 9-26-25.

John Evans

From: Christian Vestal [redacted]
Sent: Friday, September 26, 2025 8:15 AM
To: John Evans
Cc: Devin Blake
Subject: RE: [External Sender] Development Review Committee meeting next Wednesday, September 24th at 2:30 PM in Council Chambers
Attachments: 2025-09-25 Gold Hill Sub Conceptual Site Plan.pdf

Sketch plan attached.

Comment response below in **bold**

1. *There is a gap in the sewer on portions of Street A (between Street B and Street F on the northern side of its loop and between Street B and Street C on the southern side of the loop). These segments of sewer do not appear to be connected to anything. Please confirm how sewer is connected to serve each lot. There is a gap in the sewer on portions of Street A (between Street B and Street F on the northern side of its loop and between Street B and Street C on the southern side of the loop). These segments of sewer do not appear to be connected to anything. Please confirm how sewer is connected to serve each lot.* **Addressed, Conceptual Sewer layout has been revised.**

2. There was also a comment from Michael Rhoney, Water Resources, mentioning that lots in the eastern half of Phase 1 is shown to drain to Phases 2, so that cannot be developed until Phase 2 is developed. **Phasing is conceptual and to be determined with design plans. We can not feasibly determine the routing of all sewer without plan and profiles, additional field survey, (all provided during the next phase of this project.**

3. Related to comments at the Planning Board, about additional sidewalks made at the Planning Board, particularly in the blocks around the recreation areas, leading into them. One way to help address this comment may be to provide sidewalks on both sides of the street on the blocks containing a recreation area. There are additional locations in which sidewalks can be extended, such as on Lot 82. **New comment- addressed in attached plans more sidewalk has been added at Street A entrance where Common rec area is proposed.**

4. Related to comments at the Planning Board, there was discussion on relocating the recreation area on the western side of the property. There may also be a way to reconfigure this or provide additional screening/buffering measures adjacent to existing dwellings. **Acknowledged, recreation area on western side of property has been removed and more buffering has been added to area.**

Christian Vestal
Summey Engineering Associates, PLLC

APPLICANT INFORMATION

Applicant Phaneendra Koneru *Applicant's Phone #* _____

Applicant's Address 709 Vine Pond Ct

Apex, NC 27523

Applicant email address [redacted]

PROPERTY INFORMATION

Property Owner's Name KSquare GoldHill, LLC

Location of Property Gold Hill Road (end of Windsor Tr.) *Property Size (ac. or s.f.)* 75.3 ac

Randolph County Property Identification Number (PIN#) 7762721029

Current Zoning District RR (residential) *Requested Zoning District* R10 (CZ)

Date Property Title Acquired 01/31/2023 *Deed Book* 2843 *Page* 779

Subdivision _____ *Section* _____ *Lot #* _____

Plat Book _____ *Page* _____

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

To construct 200 new residences to help supply the growing residential needs of this area.

146 N. Church St., Asheboro, NC 27203
Telephone: (336) 626-1201 ext. 2392; Fax: (336) 626-1218; www.asheboronc.gov

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

It will help meet Asheboro's growing housing needs by providing quality residential opportunities that are consistent with the City's adopted Land Use Plan as medium density development.
The proposed development seeks to responsibly expand the community's housing supply while maintaining compatibility with surrounding land uses

For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply ☒

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

Does not apply ☒

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

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

709 VINE POND CT

APEX NC 27523

Telephone Number

201-238-7345

Printed Name of Authorized Signatory (if different from Owner)

PHANEENDRA KONERU

Position/Relationship of Authorized Signatory to Owner

MEMBER

STAFF USE

Received by: JE ***Date:*** 8-15-25 PAID ***Case Number:*** RZ-25-17

146 N. Church St., Asheboro, NC 27203
Telephone: (336) 626-1201 ext. 2392; Fax: (336) 626-1218; www.asheboronc.gov

CITY OF ASHEBORO
NOTICE OF CONDITIONAL ZONING DISTRICT HEARING

This is to notify you that I (we) KSQUARE GOLDHILL, LLC have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at Gold Hill Road and Randolph Tabernacle Road int. for the purpose of constructing single family residential subdivision.

On _____, _____, 2025, at 6:00 PM, the Planning Board will review the Conditional Zoning District request and forward its recommendation to City Council. As part of this process, you and others will have an opportunity to speak concerning the request and offer input.

On Thursday, _____, 2025, at 6:00 pm the City Council will hold a public hearing on the Conditional Zoning District request. As part of this process, you and others again will have an opportunity to speak concerning the request and offer input.

The meetings will be held in the City Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after considering the information/testimony presented during the public hearing and reviewing the report of the Planning and Zoning Department and recommendation of the Planning Board, will take action on the application. Such action may include approval of the request, referral back to the Planning Board, denial of the request, or approval of a modified version of the request on the basis of the Council's determination that such action is reasonably necessary to promote the public health, safety, or general welfare and to achieve the purposes of the adopted Land Development Plan. The meeting is open to the public and your participation is encouraged. If you have any questions, please contact the Planning and Zoning Department at 336-626-1201 Ext. 2392. In addition, you may contact me (or my representative) _____ at _____.

BK 2843 PG 779 - 782 (4) DOC# 20159161
This Document eRecorded: 01/31/2023 04:26:29 PM
Fee: $26.00 DocType: DEED Tax: $730.00
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to: P/U Ben C. Morgan
Prepared by: Law Office of Ben C. Morgan, 150A Scarboro St., Asheboro, NC 27203
Revenue Stamps: $730.00
Parcel # 7762.72.1029

THIS DEED is made this 19th day of December, 2022, by and between the following Grantor and Grantee:

Grantor: **PHILLIP E. SWINK and wife, MAUREEN SWINK**
65 Farrington Avenue
Gloucester, MA 01930

SUSAN S. TUCKER and husband, ALVY L. TUCKER
725 S. Main Street #3 B
Asheboro, NC 27203

Grantee: **KSQUARE GOLDHILL LLC**
(a North Carolina Limited Liability Company)
709 Vine Pond Court
Apex, NC 27523

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall signify either singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in the Asheboro Township, Randolph County, North Carolina, which is more particularly described as follows:

Submitted electronically by "Arnette Law Offices, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

BEING all of Lot New Lot A, consisting of 77.02 acres, lying West of Gold Hill Road, as shown on a survey entitled "Survey for Howard C. Swink & Marilyn B. Swink" by Charlie Morgan Surveying, PPLC and recorded in Plat Book 140, Page 41, Randolph County Registry, LESS AND EXCEPT that property conveyed to Lewis Tatham and wife, Tabitha T. Tatham in Book 2620, Page 115 and Book 2664, Page 291 and as shown in Plat Book 155, Page 86, Randolph County Register of Deeds.

For back reference, see deed recorded in Book 2403, Page 395, in the Randolph County Registry

The property that is the subject matter of this conveyance is not the primary residence of the Grantor.

The above description was prepared from information supplied by the parties and the law firm of Ben C. Morgan has neither searched nor certifies title to the subject property.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, limitations, restrictions and uses of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

_____(SEAL)
Phillip E. Swink

Maureen Swink (SEAL)
Maureen Swink

STATE OF MA

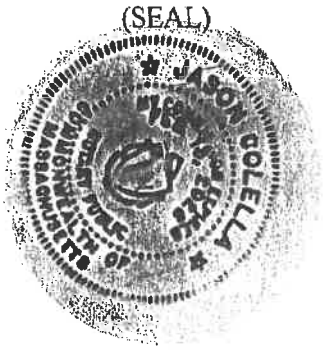
COUNTY OF ESSEX

I, Jason Colella, a Notary Public of the abovesaid County and State, certify that **Phillip E. Swink and Maureen Swink,** Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 27th day of December, 2022.

_____
Notary Public

(SEAL)



My commission expires: 2/13/2026

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Susan S. Tucker (SEAL)
Susan S. Tucker

Alvy L. Tucker (SEAL)
Alvy L. Tucker

STATE OF North Carolina

COUNTY OF Randolph

I, Karen B. Baker, a Notary Public of the abovesaid County and State, certify that **Susan S. Tucker and Alvy L. Tucker,** Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 20th day of December, 2022.

Karen B. Baker
Notary Public

(SEAL)

KAREN B. BAKER NOTARY PUBLIC RANDOLPH COUNTY, NC

My commission expires: 4-15-2026

RZ-25-18

Application to rezone property located along W. Balfour Ave. (Randolph County Parcel Identification Number 7752886353). The request is to rezone from R10 Residential to I1 (CZ) Industrial Conditional Zoning District to allow warehouse, professional services, and parking lot uses.

Zoning Map Amendment: RZ-25-18
Staff Report prepared for Asheboro Planning Board
Date: October 6, 2025

1. Request	
Applicant: Harpley's Holdings, LLC	**Property Owner:** Harpley's Properties, LLC
Zoning ***Existing:*** R10 ***Proposed:*** I1 (CZ) Industrial Conditional Zoning ***History:*** None	
Required Notice ***Mailed Notice by Applicant:*** 9-18-25	

2. Site Information	
Location	W. Balfour Ave.
PIN	7752886353
Size	5.73 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Undeveloped
Overlay Districts	None
Infrastructure	City utilities are available
Transportation	
Street Classification:	Minor Thoroughfare
Maintenance:	State Maintained
Other Notes:	2023 Annual Average Daily Traffic: 2,500 (2012 Capacity: 10,200)
Surrounding Land Use	
North:	Residential Planned Unit Development
South:	Industrial
East:	Residential
West:	Residential

3. Staff Analysis

1) The proposed uses are warehouse, professional services, and parking lot intended to primarily serve the meat packing/slaughterhouse facility across the street at 403 West Balfour Avenue.
2) **I1 Industrial Development District Statement of Intent:** The intent of the I1 Industrial Development District is to produce areas for manufacturing, processing and assembly uses, commercial uses, distribution and servicing enterprises, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.
3) **Relevant Zoning Ordinance Definitions:**
   Warehouse: A building or group of buildings for the storage of goods or wares belonging either to the owner of the facility or to one or more lessees of space in the facility or both. This definition shall be deemed to include the indoor storage of vehicles.
   Professional Services: Services generally involves practitioners of a calling or vocation in which a knowledge of some department of science or learning is used in its application to the

affairs of others. Such activities would include but not be limited to accounting, auditing and bookkeeping services, architectural services, engineering and surveying services, interior design services and legal services. Physicians and dentists are classified as Health Practitioners. (See Health Services and Health Practitioners).

Parking, Off-Street: Space located outside of any street right-of-way or easement and designed to accommodate the parking of domestic vehicles.

4) Meat Processing and Slaughterhouse uses are not requested and would not be authorized by the requested I1 (CZ) district.
5) The applicant is in contact with NCDOT regarding the proposed driveway and crosswalk.
6) I1 zoning district allows metal facades along minor throughfare and lower classification streets.

4. Modifications to Ordinance Regulations

1) (+) Enlarged buffers along abutting residential properties consisting of undisturbed wooded areas
2) (+) Enlarged front yard landscaping along Canoy Drive, consisting of an undisturbed wooded area
3) (+) Stormwater controls

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

A) The approved uses shall be warehouse, professional services, and parking lot
B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
C) Driveway connection to Canoy Drive shall not be permitted
D) Existing vegetation may count towards front yard landscaping requirements.
E) A 20' public use easement for the proposed North Asheboro Greenway shall be granted at no cost to the city within the 100-year floodplain if sought by the city and consistent with engineering plans to be prepared for the greenway. The cost to prepare and record the easement shall be the responsibility of the city.
F) The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

6. Land Development Plan Consistency and Reasonableness

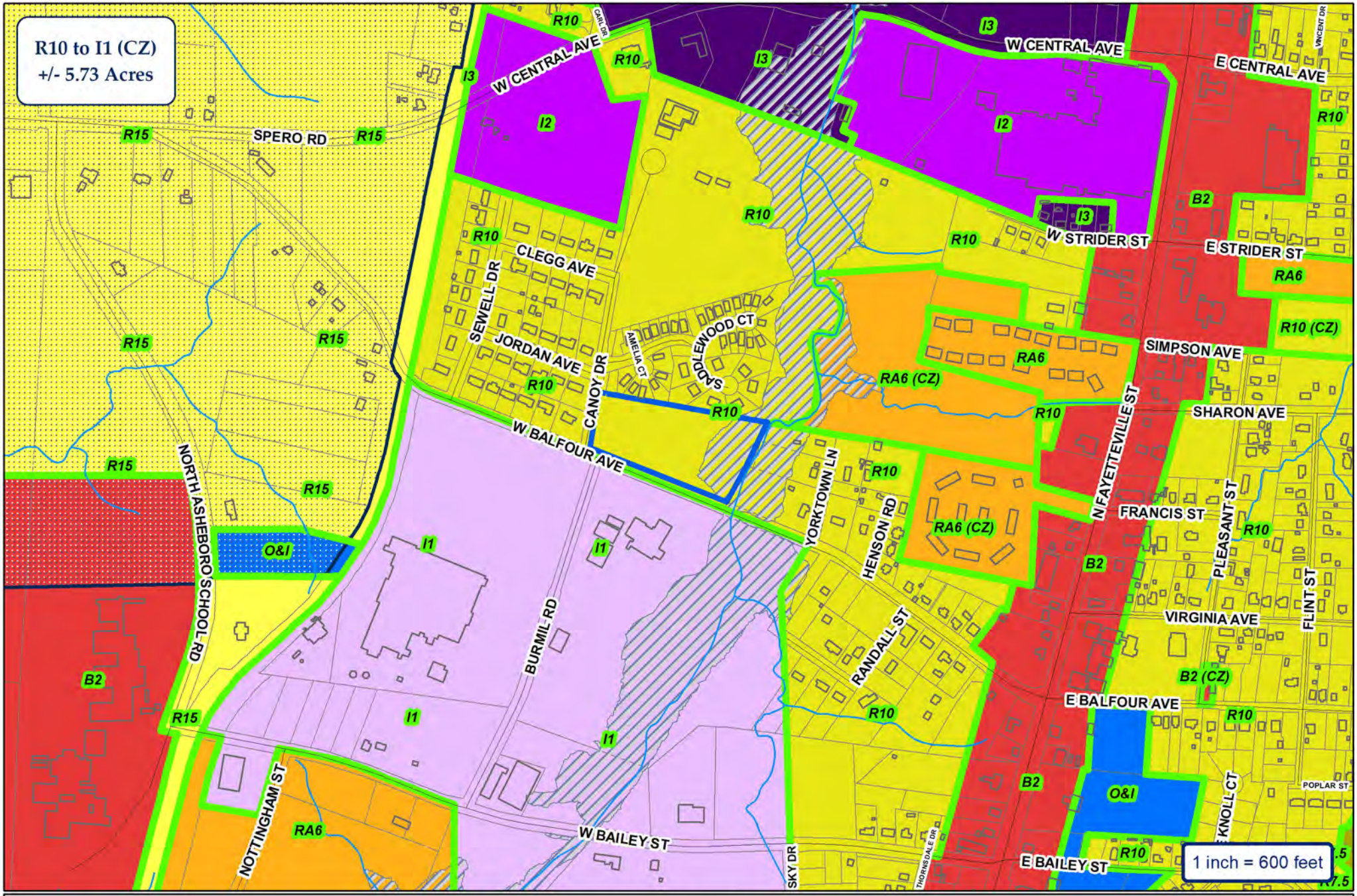
Proposed Land Use Map	Urban Residential
Growth Strategy Map	Primary Growth
Small Area Map	Northeast

LDP Goals/Policies Supporting Request

- Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.

• Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map. • Checklist Item 6: Existing infrastructure is adequate to support the desired zone. • Goal 1.2: Diversified employment opportunities enabling a long-term, stable, high-pay, skilled workforce • Checklist Items 12 &14: 12.) Property is located outside of watershed; 14.) Rezoning is not located on steep slopes of greater than 20%. • Goal 4.2: Environmental impact mitigation and education	
LDP Goals/Policies Not Supporting Request • Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.	
Staff Proposed Plan Consistency and Reasonableness Statement	The zoning map amendment is consistent with multiple goals of the Asheboro Land Development Plan related to economic development and environmental stewardship, and is also consistent with the Growth Strategy Map. Although the proposed Land Use Map designates the property as Urban Residential, residential development in the area, which is either recently built, under construction, or approved, complements the limited expansion of an existing industrial use. The zoning map amendment is reasonable given the size and physical conditions of the property and the proposed environmental impact mitigation, the protection to neighboring residential properties through enlarged buffers consisting of undisturbed vegetation and the prohibition of access from Canoy Drive, and the neighboring industrial uses along W. Balfour Avenue.

7. Recommendations and Planning Board Action Items	
Staff Recommendation	Approve, attaching conditions as summarized
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Recommend approval or denial of zoning map amendment RZ-25-18; rezone to I1 (CZ) Industrial Conditional Zoning District to allow warehouse, professional services, and parking lot uses b) Attach zoning conditions as summarized or with modification.



City of Asheboro Planning & Zoning Department

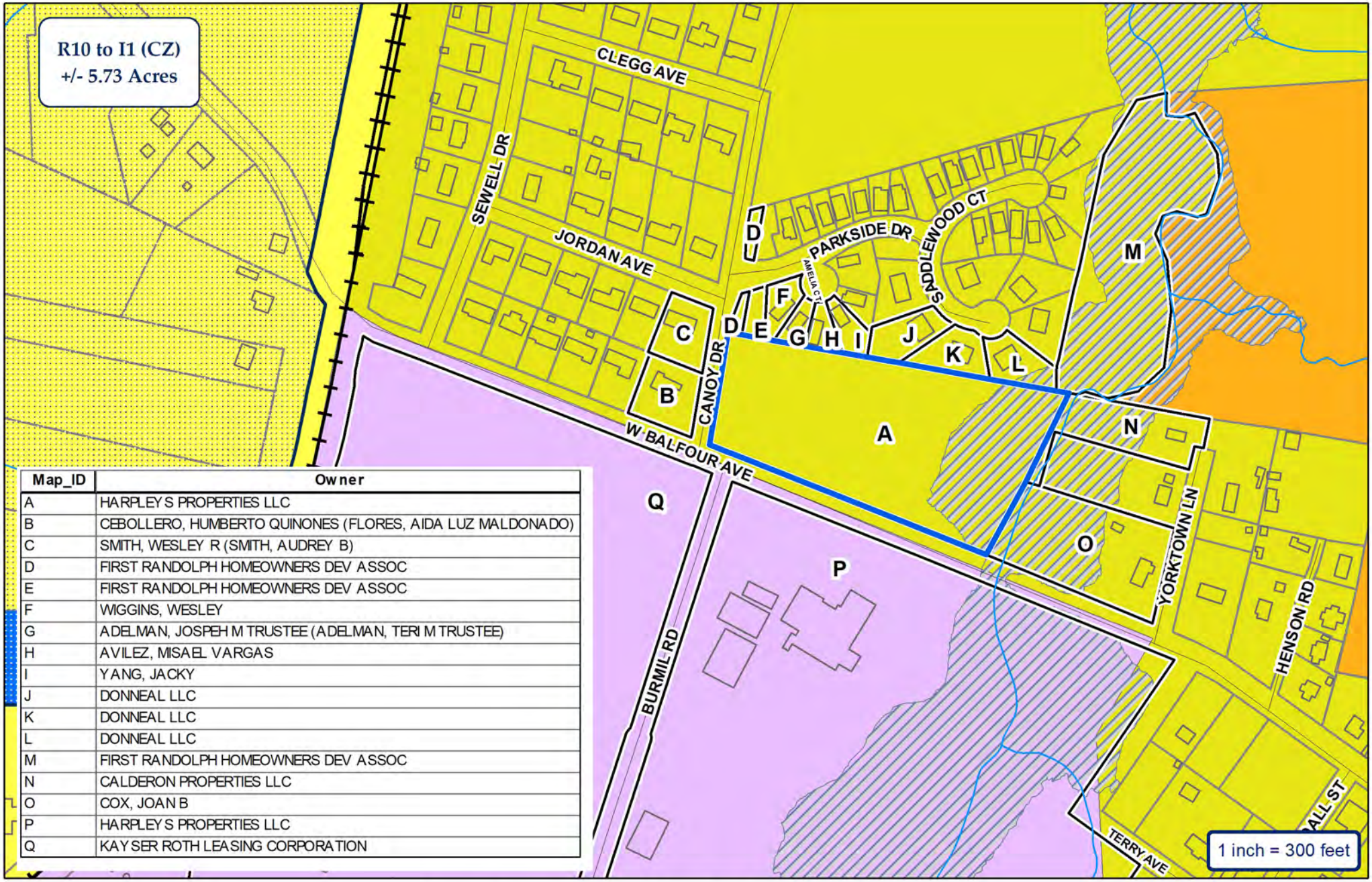
Rezoning Case: RZ-25-18

Parcels: 7752886353

ETJ

Subject Property

Zoning



Map_ID	Owner
A	HARPLEYS PROPERTIES LLC
B	CEBOLLERO, HUMBERTO QUINONES (FLORES, AIDA LUZ MALDONADO)
C	SMITH, WESLEY R (SMITH, AUDREY B)
D	FIRST RANDOLPH HOMEOWNERS DEV ASSOC
E	FIRST RANDOLPH HOMEOWNERS DEV ASSOC
F	WIGGINS, WESLEY
G	ADELMAN, JOSPEH M TRUSTEE (ADELMAN, TERI M TRUSTEE)
H	AVILEZ, MISAEL VARGAS
I	YANG, JACKY
J	DONNEAL LLC
K	DONNEAL LLC
L	DONNEAL LLC
M	FIRST RANDOLPH HOMEOWNERS DEV ASSOC
N	CALDERON PROPERTIES LLC
O	COX, JOAN B
P	HARPLEYS PROPERTIES LLC
Q	KAYSER ROTH LEASING CORPORATION

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

ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-18

Parcels: 7752886353

Subject Property
Adjoining Properties

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W
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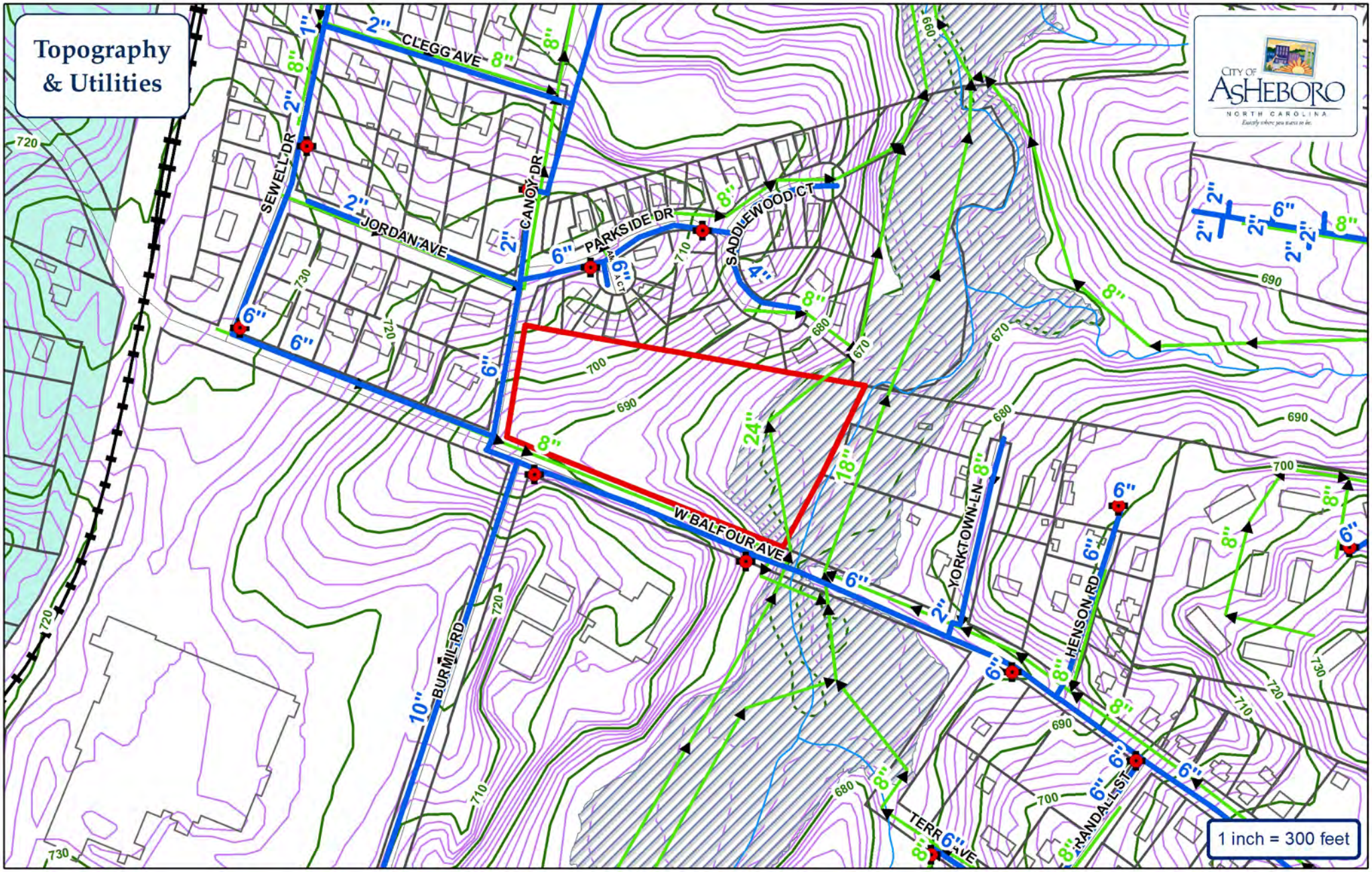
S


Topography & Utilities
CITY OF ASHEBORO
NORTH CAROLINA
CLEGG AVE
SEWELL DR
JORDAN AVE
CANOY DR
PARKSIDE DR
SADDLEWOOD CT
W BALFOUR AVE
BURMIL RD
YORKTOWN LN
HENSON RD
RANDALL ST
TERR
AVE
1 inch = 300 feet
Water Main
Sewer Main
Force Main
Fire Hydrant
Pump Station
Watershed
City of Asheboro Planning & Zoning Department
Rezoning Case: RZ-25-18
Parcels: 7752886353
Subject Property
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CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-18

Parcels: 7752886353

Subject Property
Zoning

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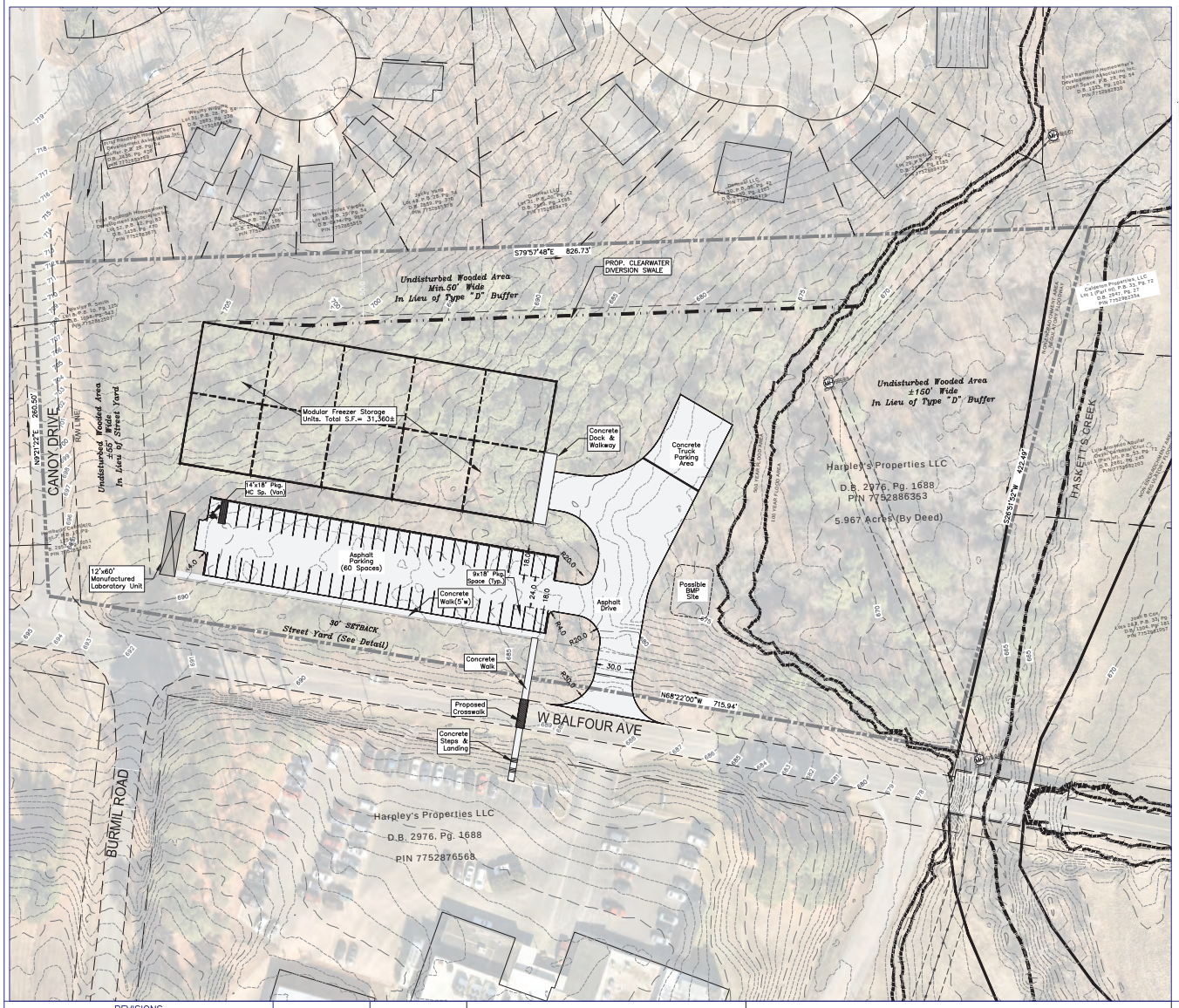
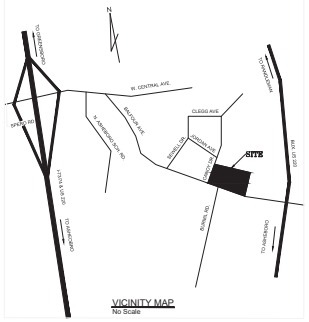




SITE DATA:

1. Total Area = 5.929 Ac. (Survey Carolina)
   Area Cl. of R/W = 5.731 Ac. (Survey Carolina)
2. Deed Ref. - D.B. 2976, Pg. 1688
3. PIN - 7752886353
4. Impervious Surface: ±1.03 Ac.
5. % Impervious Surface: ±24.0%
6. Flood Areas & Floodway taken from City of Asheboro FIRM Panel # 3710775200J, Dated 01/02/08

ZONING INFORMATION:
Existing Zoning- R10
Proposed Zoning- I1-CZ

Proposed Use: Wearhouse, Professional Services, Parking lot

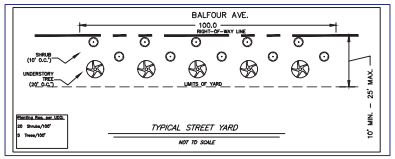
Proposed Setbacks:
Balfour Ave.: 30'
Canoy Dr. & Side (Rear): Undisturbed Wooded Areas as Shown

Proposed Structures are Modular Freezers, to be installed as needed on concrete pad foundation. Final freezer storage planned is 31,000±sf. Manufactured Laboratory Unit w/Class "A" Foundation(USDA Certified) will be erected on-site.

Parking Spaces Required: Warehouse @ 0.6 sp./employee & Professional Services @ 1 /400 GFA
Parking Spaces Provided: 60

MISCELLANEOUS INFORMATION:

1. Utility Locations Shown are approximate
2. On-Site Lighting will be specified to Meet COA Ordinances.
3. Solid Waste Pickup will be by Contract Hauler.
4. On-Site Landscaping will be Specified to Meet COA Approved Plans.
5. The proposed clearwater diversion will not encroach in the 50' setback.
6. Existing trees will be retained to provide buffer screening as shown. Any areas along property lines or street frontages where this is not possible will be provided with buffer and street yards per City of Asheboro UDO specifications.
7. Diversion of Offsite Stormwater Will Reduce Need for Onsite BMP's. Area for BMP's is Shown on the Plan.
8. Parking Lot Landscaping to Meet COA Ordinance.



OWNER/DEVELOPER:
HARPLEY'S PROPERTIES, LLC
467 E. DORSETT ST.
ASHEBORO, N. C. 27203
ATTN: JAMIE CRUMLEY

REVISIONS

BY	DATE	DESCRIPTION	SYM.
HJM	9/29/25	Rev. Per COA Planning Commnents	NA
		Dated: 9/25/25	
HJM	9/30/25	Redrew Freezers at Correct Scale	NA

CONSULTING, CIVIL ENGINEER
HIRAM J. ARZIANO, PE
PO Box 278, Asheboro, NC 27204 - (336)493-4450
hmarziano@triadbiz.rr.com

Rezoning Site Plan

Harpley's Freezer Storage Facility

Asheboro Township, City of Asheboro

Randolph County, North Carolina

Scale:	1" = 40'
Date:	08/30/2025
Drawn:	TS
Checked:	---
Job No.:	

Sheet No.: 1
Of: 1 Version: 1

APPLICANT INFORMATION

Applicant Harpley's Holdings, LLC *Applicant's Phone #* 336-953-2009

Applicant's Address 467 E. Dorsett Ave

Asheboro, NC 27203

Applicant email address [redacted]

PROPERTY INFORMATION

Property Owner's Name Harpley's Properties, LLC

Location of Property W. Balfour Ave. *Property Size (ac. or s.f.)* 5.929

Randolph County Property Identification Number (PIN#) 7752886353

Current Zoning District R10 *Requested Zoning District* I1-CZ

Date Property Title Acquired 8-22-25 *Deed Book* 2976 *Page* 1688

Subdivision N/A *Section* _____ *Lot #* _____

Plat Book _____ *Page* _____

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose: To create increased freezer storage capacity for the adjacent operation at the Randolph Packing facility directly across Balfour Avenue.

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

This rezoning will fit with the existing zoning directly across the road thereby assisting the LDP by coordinating & controlling similar zonings within the area.

For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply ☒

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

A major meat processing operation is directly across the road from the target site. Additional storage is needed and the proximity of the site will allow less disturbance to traffic patterns and less impact to public cost increase of the product Does not apply ☐

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

Adjacent zonings include the I1 zoning. The proposed rezoning will assist in reducing & controlling stormwater runoff when compared to the existing zoning.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature

Printed Name of Authorized Signatory (if different from Applicant)

Bobby J Crumley

Position/Relationship of Authorized Signatory to Applicant

Corporate Secretary + Project Manager

Owner Signature (if different than Applicant)

Owner Address

467 E Dorsett Ave
Asheboro NC

Telephone Number

336-953-2009

Printed Name of Authorized Signatory (if different from Owner)

Bobby J Crumley

Position/Relationship of Authorized Signatory to Owner

Corp Secretary + Project MGR

STAFF USE

Received by: JTL ***Date:*** 9-4-25 ***Case Number:*** 25-18

CITY OF ASHEBORO
NOTICE OF CONDITIONAL ZONING DISTRICT HEARING

This is to notify you that I (we) Harpley's Holdings, LLC have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at West Balfour Ave. for the purpose of building a freezer storage facility.

On October 6th, 2025, at 6:00 PM, the Planning Board will review the Conditional Zoning District request and forward its recommendation to City Council. As part of this process, you and others will have an opportunity to speak concerning the request and offer input.

On Thursday, November 6th, 2025, at 6:00 pm the City Council will hold a public hearing on the Conditional Zoning District request. As part of this process, you and others again will have an opportunity to speak concerning the request and offer input.

The meetings will be held in the City Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after considering the information/testimony presented during the public hearing and reviewing the report of the Planning and Zoning Department and recommendation of the Planning Board, will take action on the application. Such action may include approval of the request, referral back to the Planning Board, denial of the request, or approval of a modified version of the request on the basis of the Council's determination that such action is reasonably necessary to promote the public health, safety, or general welfare and to achieve the purposes of the adopted Land Development Plan. The meeting is open to the public and your participation is encouraged. If you have any questions, please contact the Planning and Zoning Department at 336-626-1201 Ext. 2392. In addition, you may contact me (or my representative) Bob Crumley at 336-953-2009.

BK 2970 PG 1088 - 1090 (3) DOC# 20250954
This Document eRecorded: 08/22/2025 03:17:53 P
Fee: $26.00 DocType: DEED Tax: $23,900.(
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

SPECIAL WARRANTY DEED
(NORTH CAROLINA)

Excise Tax: $23,900.00

Tax Parcel ID No: 45584, 45605

On the _____ day of _____, 20_____

Verified by _____ County

By: _____

Mail/Box to: Grantee	
This instrument was prepared by: Johnston, Allison & Hord, PA (JNK), 1065 E. Morehead St., Charlotte, NC 28204	
Brief description for the index:	403 W. Balfour Ave. & Vacant Lot, Asheboro, NC 27203

THIS DEED, made this 20th day of August, 2025, by and between:

GRANTOR	GRANTEE
RANDOLPH PACKING COMPANY a North Carolina corporation 403 W. Balfour Ave. Asheboro, NC 27203	**HARPLEY'S PROPERTIES LLC** a North Carolina limited liability company 467 E. Dorsett Ave. Asheboro, NC 27203

FOR VALUABLE CONSIDERATION from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Asheboro, County of Randolph, State of North Carolina, more particularly described as follows:

See attached Exhibit A attached hereto and incorporated herein by reference.

Said property having been previously conveyed to Grantor by instruments recorded in Book 878, Page 519 and Book 1101, Page 701.

No portion of the property herein conveyed includes the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Tuggle Duggins P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations:

1. Taxes for the year 2025 and subsequent years not yet due and payable.
2. Zoning and building ordinances and land use regulations applicable to the Property.
3. Such state of facts as are or would be shown on a current and accurate survey of the Property.
4. All valid and enforceable easements, covenants, restrictions and other matters of record and applicable to the Property.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

RANDOLPH PACKING COMPANY

By: Donald Craig Hamlet (SEAL)
Donald Craig Hamlet, Vice President

State of North Carolina
County of Randolph

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity set forth above:
DONALD CRAIG HAMLET

Date: 08-20-2025

Cynthia M. Rubio Notary Public
Notary's Printed or Typed Name
My Commission Expires: 06-21-2026

(Official/Notarial Seal)

[Signature Page to Special Warranty Deed]

EXHIBIT A

DESCRIPTION OF PROPERTY

Lying and being situate in Randolph County, North Carolina, and being more particularly described as follows:

TRACT 1: 403 West Balfour Avenue, Asheboro, NC/ REID No. 45584

Parcel No. 1: BEGINNING at an iron stake in the middle of Spero Balfour Road 100 feet from Haskett's Creek; thence along said road North 65 degrees West 8.87 chains to an iron stake, Stanton Poole's corner; thence South 18 ½ degrees West 18.70 chains to an iron stake in the old Bailey line; thence South 79 degrees East 18 links to a stake, Bailey's corner; thence South 69 degrees East with the old Bailey line 4.16 links to a stake, Bailey's corner; thence North 32 degrees East 18.83 chains to the BEGINNING, containing 12 1/3 acres, more or less.

Parcel No. 2: BEGINNING at an iron pipe in the Southern right of way line of Spero Road (West), Carl D. Hamlet's Northeast corner; thence with the Southern right of way line of the Spero Road South 64 degrees 51 minutes East 583.54 feet to an iron pipe in the Western right of way line of a proposed road adjacent to the D.E. Lemons Subdivision; thence with said proposed road South 38 degrees 00 minutes West 354.50 feet to an iron pipe; thence with D.E. Lemons' new line the following courses and distances: North 69 degrees 04 minutes West 126.43 feet to an iron pipe; South 37 degrees 10 minutes West 671.06 feet to an iron pipe; South 83 degrees 45 minutes East 116.45 feet to an iron pipe in J.R. Hinshaw's lines; thence with Hinshaw's lines South 50 degrees 57 minutes West 314.16 feet to an iron pipe; thence continuing with Hinshaw's line North 67 degrees 08 minutes West 388.28 feet to an iron pipe, Carl Hamlet's Southeast corner in Hinshaw's line; thence with Hamlet's line North 33 degrees 14 minutes East 1243.23 feet to the BEGINNING, containing 13 acres, more or less.

Parcel No. 3: BEGINNING at an iron pipe in the Southern edge of an unnamed street right of way, John E. Rich's Northwest corner; thence South 38 degrees West along Rich's Western line 428.26 feet to an iron pipe in J.R. Hinshaw's line; thence North 79 degrees 18 minutes West to an iron pipe, Hinshaw and Carl Hamlet's corner; thence North 83 degrees 45 minutes West along Hamlet's line 249.25 feet to an iron pipe, Hinshaw and Lemons' corner; thence North 37 degrees 10 minutes East 671.06 feet to an iron pipe; thence South 69 degrees 04 minutes East about 125 feet to an iron pipe in the Western edge of unnamed street right of way; thence South 38 degrees West along the Western edge of unnamed street right of way 96 feet to an iron pipe; thence South 52 degrees East along the Southern edge of unnamed street right of way 200.09 feet to the BEGINNING. Being Lot Nos. 37 and 44 of the Duncan E. Lemon Estate Property, Map No. 2, as surveyed by Clotus Craven, map dated December 1958.

TRACT 2: 0 West Balfour Avenue, Asheboro, NC/ REID No. 45605

BEGINNING at a new iron pipe located at the point where the northern right of way line of West Balfour Avenue intersects with the center line of Canoy Drive; thence along the center line of Canoy Drive North 11 degrees 10 minutes East 263.73 feet to a railroad spike, southwest corner of Warren T. Hulin; thence along the line of Warren T. Hulin, South 78 degrees 01 minutes 50 seconds East 829.69 feet to a new iron pipe, Cox northwest corner in Warren T. Hulin line; thence along Cox line South 29 degrees 01 minute West 422.58 feet to a new iron pipe in the northern right of way line of West Balfour Avenue, Cox southwest corner; thence along the northern right of way line of West Balfour Avenue North 66 degrees 44 minutes West 715.99 feet to the point and place of BEGINNING.

The above description was drawn in accordance with an unrecorded plat entitled "Survey for Paul Canoy Heirs and Worth Nolan Cox" prepared by Clotus Craven, R.L.S., dated June 1978.

RZ-25-19

Application to rezone property located at 113, 115, and 159 North Street and 151 N. Fayetteville St. (Randolph County Parcel Identification Numbers 7751738393, 7751831208, 7751831290). The request is to rezone from OA6 and B2 to OA6 (CZ) Conditional Zoning District to allow a multi-family development.

Zoning Map Amendment: RZ-25-19
Staff Report prepared for Asheboro Planning Board
Date: October 6, 2025

1. Request	
Applicant: Asheboro Hosiery, LLC	**Property Owner:** Asheboro Hosiery, LLC; Charles T Browne
Zoning	
Existing:	OA6 & B2
Proposed:	OA6 (CZ) Conditional Zoning
History:	Rezoning (not including 151 North Fayetteville Street, Parcel Identification Number 7751831290) from I2 General Industrial and B3 Central Commercial to OA6 Office-Apartment zoning was approved in 2023 (RZ-23-11)
Required Notice	
Mailed Notice by Applicant:	9-24-25

2. Site Information	
Location	113, 115, and 159 North Street and 151 N. Fayetteville St.
PIN	7751738393, 7751831208, 7751831290
Size	2.86 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Vacant Former Acme-McCrary Mill/Multi-Use Commercial
Overlay Districts	Tier 1 Center City Planning Area
Infrastructure	City utilities are available
Transportation	
Street Classification:	W. Salisbury St. and N. Fayetteville St. are Major Thoroughfares; North St. is a local street
Maintenance:	W. Salisbury St. and N. Fayetteville St. are state-maintained; North St. is city-maintained
Other Notes:	2023 Annual Average Daily Traffic: W. Salisbury St. - 12,500 (2012 Capacity: 12,900) N. Fayetteville St. – 10,500 (2012 Capacity: 23,500) W. Salisbury St. is scheduled for resurfacing in the near future
Surrounding Land Use	
North:	Old City Cemetery/Commercial
South:	Commercial
East:	Commercial/Governmental
West:	Commercial/Governmental

3. Staff Analysis
1) The proposed use is Dwelling, Multiple Family, not to exceed 151 units
2) **OA6 District Statement of Intent:** The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.

3) **Relevant Zoning Ordinance Definitions:**
Dwelling/Residence, Multiple Family: A structure containing three or more dwelling units.
4) The former Acme-McCrary Mill structure, which completely ceased operations in July 2022, is a Randolph County Historic Landmark, listed on the National Register of Historic Places, and is a contributing structure in the Asheboro Downtown National Register Historic District. Exterior changes to the building will require review and approval through a certificate of appropriateness from the Randolph County Historic Landmark Preservation Commission. The 151 N. Fayetteville St. building is not within the Asheboro Downtown National Register Historic District.
5) Units proposed include 77 one-bedroom, 70 two-bedroom, and 4 three-bedroom (151 total).
6) Interior and exterior recreation space is proposed, including a rooftop pool, fitness and yoga facilities, and a clubhouse.
7) For multi-family adaptive reuse projects such as this proposal, the zoning ordinance requires 1 parking space per unit. The ordinance allows abutting on-street parking to count towards the minimum parking requirement. Recreational vehicle parking is prohibited in an adaptive reuse unless it is located within an entirely enclosed structure that meets code requirements.
8) The number of parking spaces proposed (155) meets the minimum number required by the zoning ordinance; however, 25 spaces are "compact" spaces that do not meet minimum size requirements. 39 onsite parking spaces require railroad right-of-way access.
9) Completed earlier this year by Walker Consultants, the Central Business District Parking Study and Strategy analyzed the potential impact of a 150-unit residential/7,000 square feet non-residential redevelopment of the mill building, the Trade Street renovation project, the redevelopment of the former PNC Bank building into a boutique hotel, and the Jarrell Center City Garden on public parking inventory. When coupled with 2030 growth projections, the study found that public parking inventory will remain available, and additional inventory is not warranted.
10) In forecasting the public parking impact, the study projected 132+/- parking spaces available for the mill redevelopment. These 132 spaces were comprised of 69 spaces in the railroad right-of-way, 28 spaces along North Street, and 35 spaces in the private surface lot. The proposed site plan includes 155 spaces available. The 155 spaces proposed are comprised of 127 private surface lot spaces and 28 spaces along North Street.

4. Modifications to Ordinance Regulations

1) (-) Parking lot screening (parking spaces are closer to streets than typically authorized)
2) (-) Parking space size and access

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

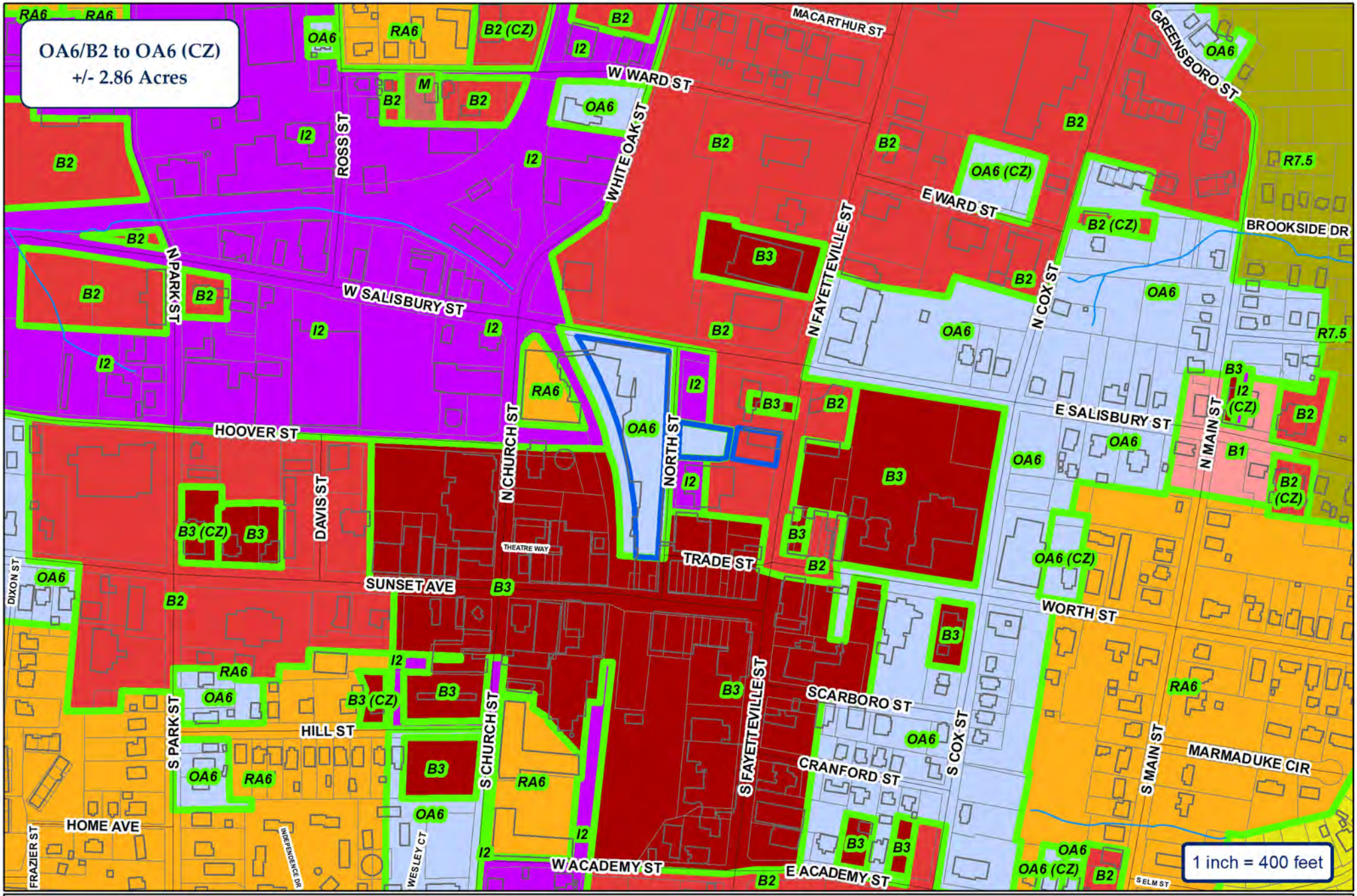
A) The approved use shall be Dwelling, Multiple-Family, not to exceed 151 units.
B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.

C) Up to 7,500 square feet of gross floor area may be utilized by land uses permitted by right in the OA6 or B3 zoning districts and not constitute a modification of the conditional zoning district.
D) Demolition to any part of the former Acme-McCrary Mill structure authorized by a Randolph County Historic Landmark Commission Certificate of Appropriateness shall not constitute a modification of the conditional zoning district.
E) A more than 10% increase in proposed parking spaces shall not constitute a modification of the conditional zoning district.
F) Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
G) If solid waste disposal facilities, as shown on the site plan, are deemed to be inadequate, the property owner shall be responsible for ensuring that additional facilities or measures are installed. Any such facilities shall be consistent with city policies and codes.
H) Prior to the issuance of a zoning compliance permit, the applicant shall submit a site plan reflecting any revisions necessary to comply with city codes and conditions of approval.
I) The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

6. Land Development Plan Consistency and Reasonableness	
Proposed Land Use Map	Urban Residential
Growth Strategy Map	Primary Growth
Small Area Map	Northeast
LDP Goals/Policies Supporting Request • Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map. • Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. • Checklist Item 4: The proposed rezoning is compatible with surrounding land uses. • Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map. • Checklist Item 8: The request is an adaptive reuse of a vacant or unused lot, or is an infill lot. • Checklist Items 12 - 14: 12.) Property is located outside of watershed; The property is located outside of Special Hazard Flood Area;14.) Rezoning is not located on steep slopes of greater than 20%.	
LDP Goals/Policies Not Supporting Request • Rezoning will promote the type of development described in Design Principles (Single-use as opposed to multi-use; ground-level non-residential uses with upper-floor residential)	
Staff Proposed Plan Consistency and Reasonableness Statement	The zoning map amendment is consistent with Asheboro Land Development Plan, complying with the Proposed Land Use Map, Growth Strategy Map, and multiple goals, including the adaptive reuse of historic structures.

	The zoning map amendment is reasonable given the size and physical conditions of the property, the provision of a variety of housing opportunities close to employment and services, the reuse of the property and historic structure afforded to the property owner, and the benefits to the downtown area provided through additional residential development. The previous rezoning established the appropriateness of residential uses and some limited non-residential use, recognizing the potential for adaptive reuse of the property. This zoning district seeks to present a reasonable way to reuse a vacant and historic structure, acknowledging and addressing limitations related to parking.

7. Recommendations and Planning Board Action Items	
Staff Recommendation	Approve, attaching conditions as summarized
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Recommend approval or denial of zoning map amendment RZ-25-19; rezone to OA6 (CZ) Conditional Zoning District to allow a multi-family development b) Attach zoning conditions as summarized or with modification.



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

ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-19

Parcels: 7751738393, 7751831208 & 7751831290

Subject Property
Zoning

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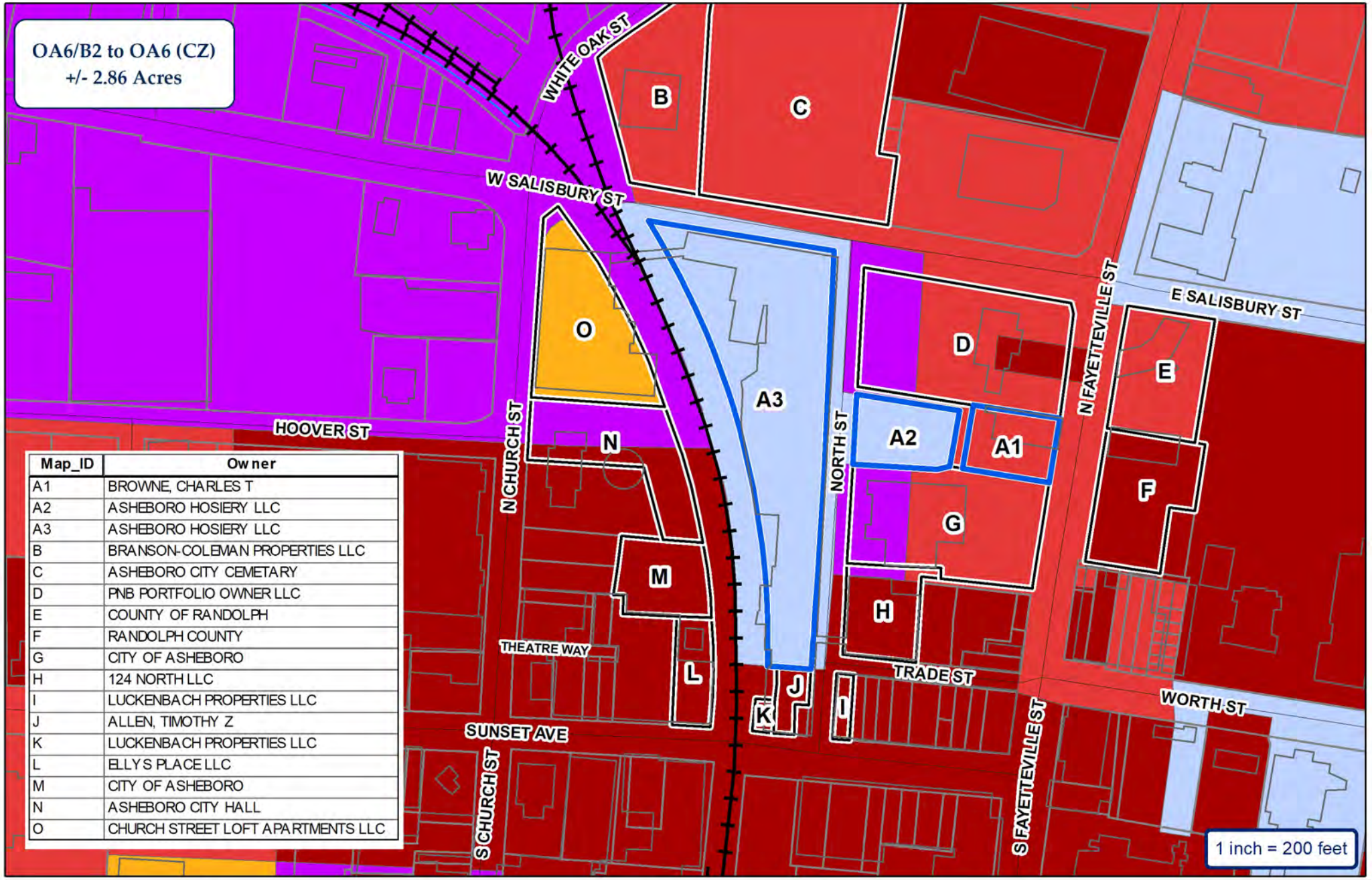

Map_ID	Owner
A1	BROWNE, CHARLES T
A2	ASHEBORO HOSIERY LLC
A3	ASHEBORO HOSIERY LLC
B	BRANSON-COLEMAN PROPERTIES LLC
C	ASHEBORO CITY CEMETARY
D	PNB PORTFOLIO OWNER LLC
E	COUNTY OF RANDOLPH
F	RANDOLPH COUNTY
G	CITY OF ASHEBORO
H	124 NORTH LLC
I	LUCKENBACH PROPERTIES LLC
J	ALLEN, TIMOTHY Z
K	LUCKENBACH PROPERTIES LLC
L	ELLYS PLACE LLC
M	CITY OF ASHEBORO
N	ASHEBORO CITY HALL
O	CHURCH STREET LOFT APARTMENTS LLC

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

ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-19

Parcels: 7751738393, 7751831208 & 7751831290

Subject Property
Adjoining Properties

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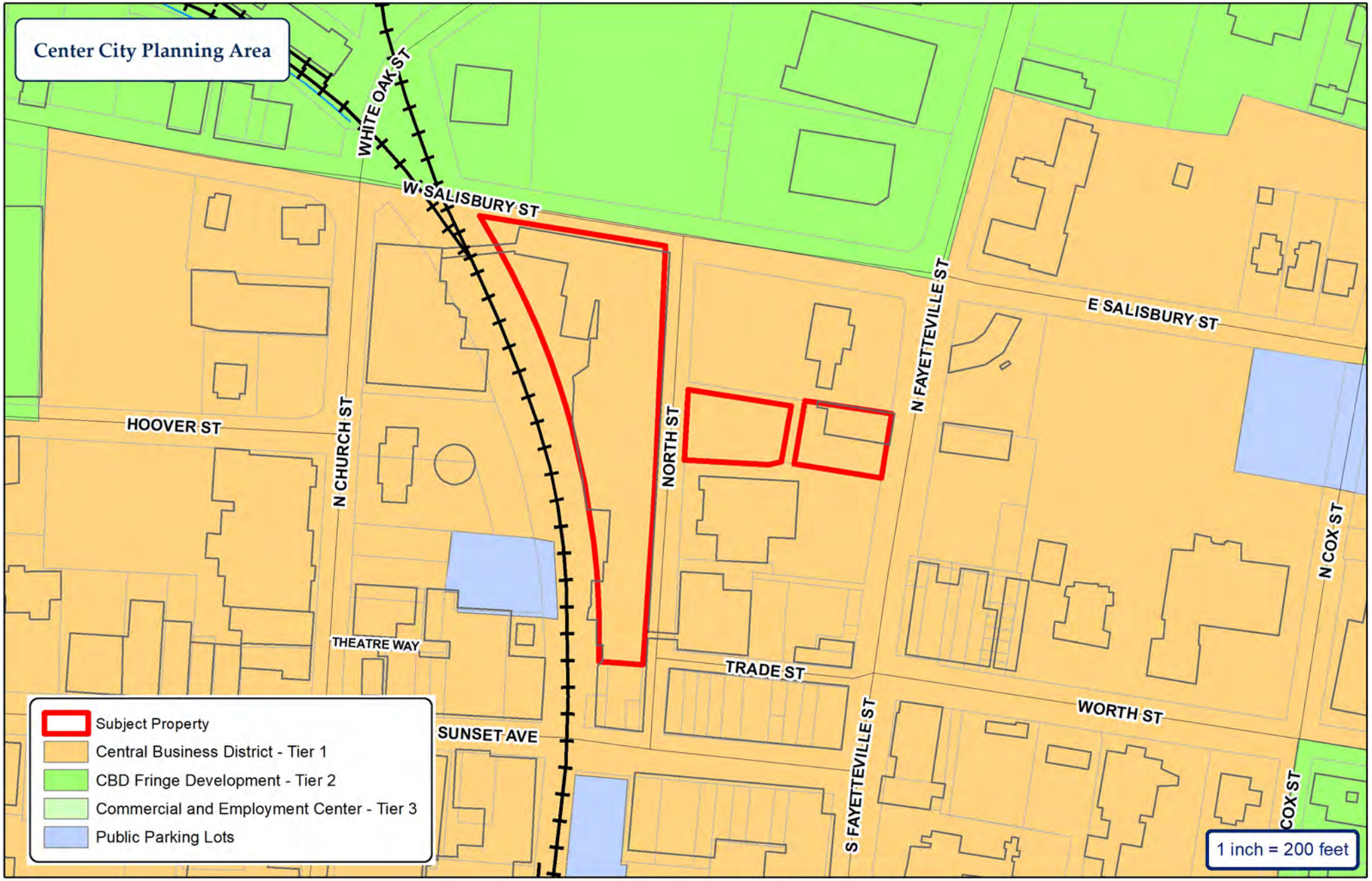

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-19

Parcels: 7751738393, 7751831208 & 7751831290

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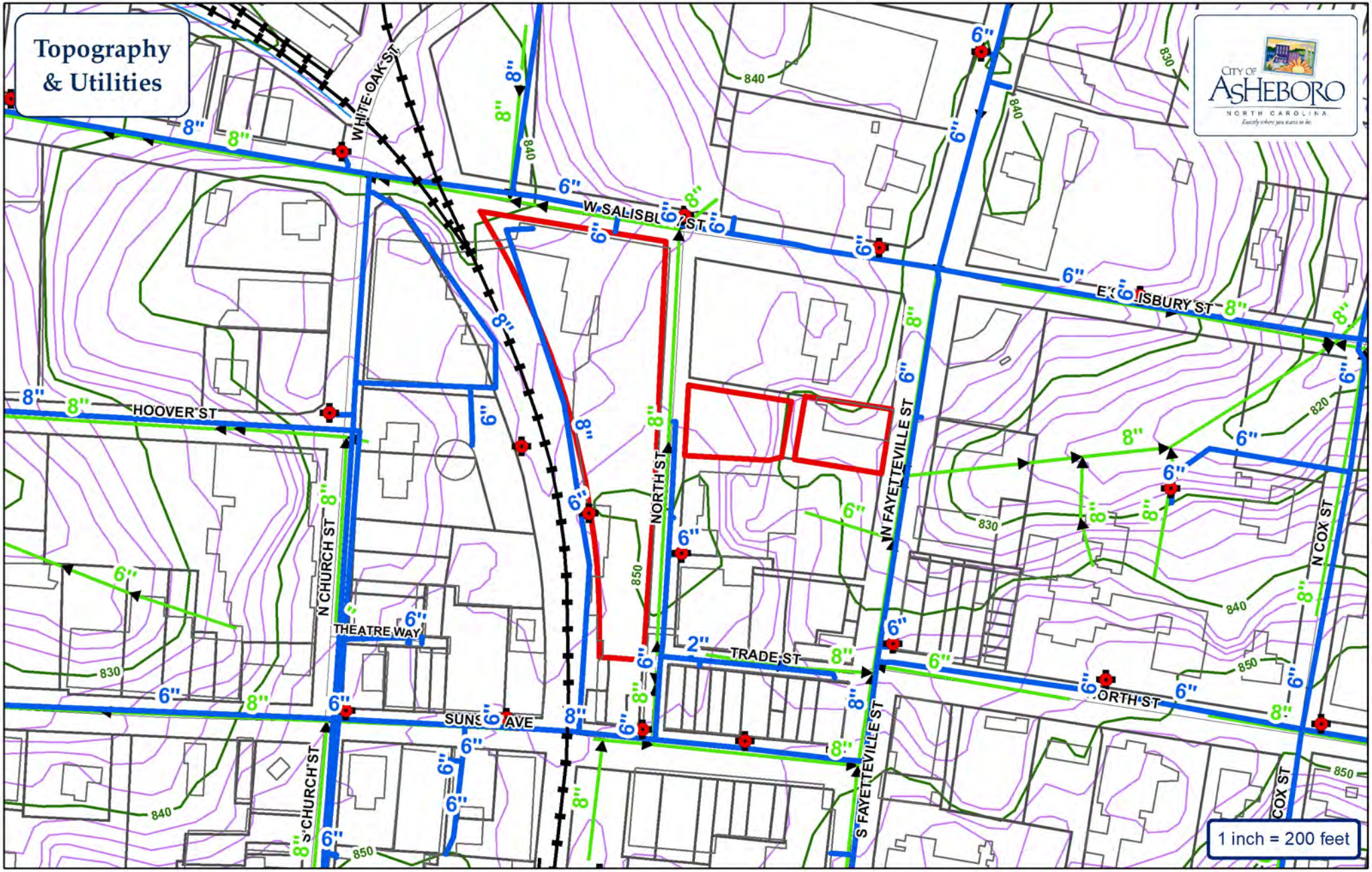
Topography & Utilities
CITY OF ASHEBORO
NORTH CAROLINA
WHITE OAK ST
W SALISBURY ST
E SALISBURY ST
HOOVER ST
N CHURCH ST
THEATRE WAY
NORTH ST
N FAYETTEVILLE ST
N COX ST
TRADE ST
SUNSET AVE
S CHURCH ST
S FAYETTEVILLE ST
COX ST
1 inch = 200 feet
Water Main
Sewer Main
Force Main
Fire Hydrant
PS
Pump Station
Watershed
City of Asheboro Planning & Zoning Department
Rezoning Case: RZ-25-19
Parcels: 7751738393, 7751831208 & 7751831290
Subject Property
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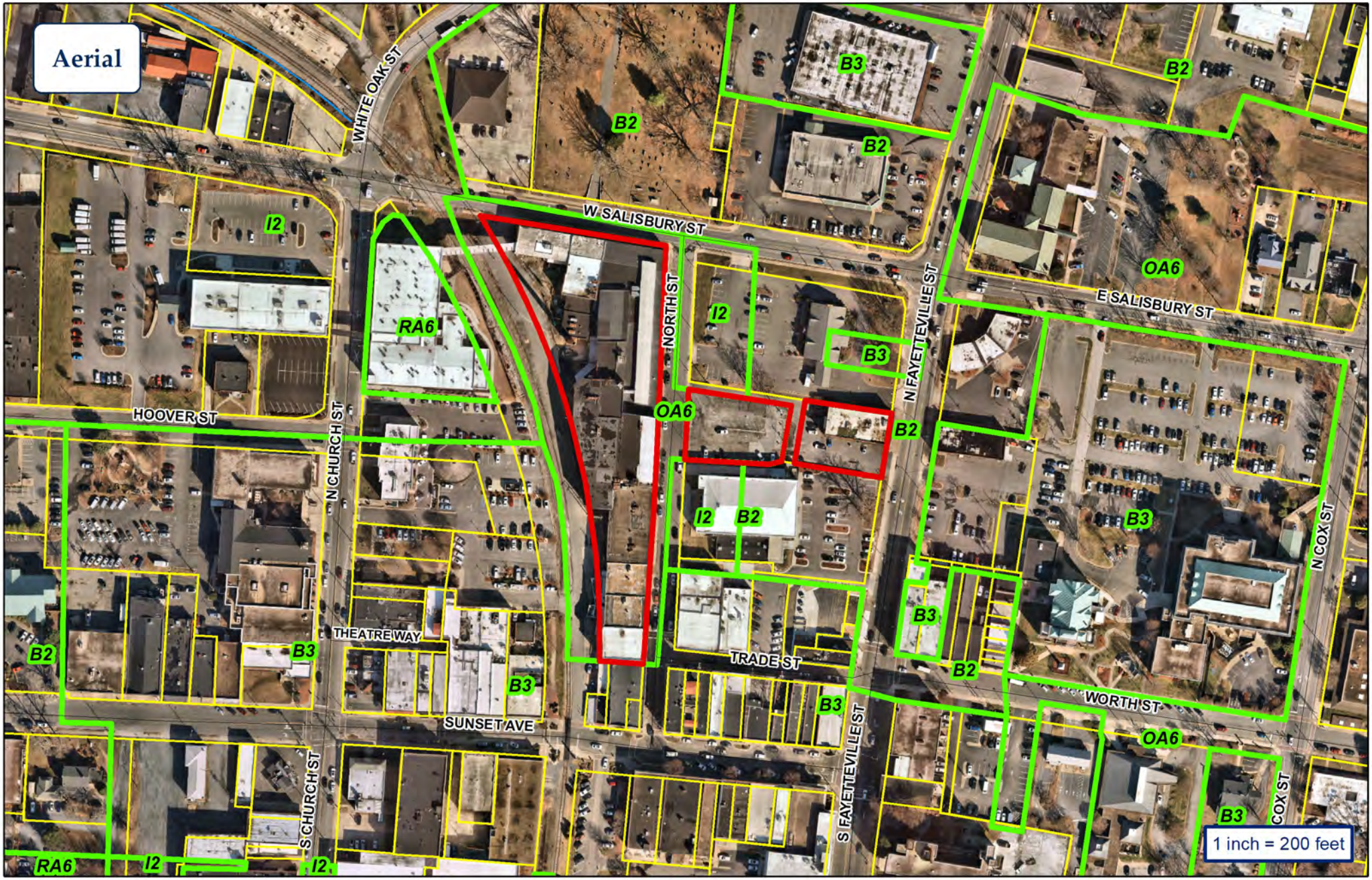

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-19

Parcels: 7751738393, 7751831208 & 7751831290

Subject Property
Zoning

N
W
E
S

SITE DATA TABLE

1.	TYPE OF SUBMITTAL:	REZONING
2.	PARCEL ID:	775178393, 7751831208, 7751831290 (2.86 AC)
3.	PROPERTY OWNER:	ASHEBORO HOSIERY, LLC CHARLES T. BROWNE
4.	MAILING ADDRESS:	115 SHOCKHOE SLIP RICHMOND, VA 23219
5.	PROPERTY ADDRESS:	113 & NORTH ST. & 151 N. FAYETTEVILLE ST. ASHEBORO, NC 27203
6.	EXISTING ZONING:	OA6, B2
7.	PROPOSED ZONING:	OA4 (CZ)
8.	PROPOSED USE:	APARTMENTS
9.	DEED BOOK REFERENCES:	DB 2916 PG 1690 DB 2037 PG 1075
10.	NUMBER OF DWELLING UNITS:	151 UNITS
11.	PARKING REQUIRED:	1 SPACE PER UNIT = 151 SPACES (6 ADA)
12.	PARKING PROVIDED:	155 SPACES (25 COMPACT, 6 ADA)

WPA studios

Clachan Properties

THIS DRAWING PREPARED AT THE GREENSBORO OFFICE OF
8642 W. Market Street Suite 136 | Greensboro, NC 27409
TEL 336.662.0411 FAX 336.662.0420 www.timmons.com
North Carolina License No. C-1452

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

REVISION DESCRIPTION	DATE

DATE 09/10/2025
DRAWN BY S.SCHLEG.
DESIGNED BY S. SCHLEG.
CHECKED BY A. CARROLL
SCALE 1"=40'

ACME MCRARY MILL REDEVELOPMENT
CITY OF ASHEBORO, NORTH CAROLINA
SITE PLAN

JOB NO. 60851
SHEET NO. Z100

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S:\30760085-Acme McCrary LAND\WDB\wellDistrictRezoning\60851C-SP ZONE.dwg | Plotted on 9/10/2025 3:23 PM by Adam Carroll

COMMON AREA SUMMARY	
ROOM	**SQ FT**
AMENITIES	
AMENITY	816.19
CLUBHOUSE	1,035.58
LEASING OFFICE	1,426.54
LOBBY	692.62
LOUNGE/FITNESS	1,316.87
MAIL AREA	454.54
STORAGE	167.03
TENANT STORAGE	1,619.12
YOGA	500.75
	8,029.24 ft²
CIRCULATION	
ELEV A	186.47
ELEV B	165.06
ELEV C	308.58
LEASING ENTRY	127.80
MAIN ENTRY LOBBY	343.29
NORTH ST LOBBY	226.42
RAMP D ENTRY	147.64
STAIR A	451.13
STAIR B	303.95
STAIR C LOBBY	224.71
STAIR D	206.82
STAIR E EXIT	197.34
STAIR F	2,245.15
STAIR G / ENTRY	369.53
STAIR H	560.74
	6,064.63 ft²

COMMON AREA SUMMARY	
ROOM	**SQ FT**
UTILITY	
DUMPSTER	199.86
UTILITY	303.34
	503.20 ft²
	14,597.07 ft²

UNIT TYPE SUMMARY	
UNIT TYPE	**QTY**
1 Bed/1 Bath	74
1 Bed/1 Bath Den	3
2 Bed/2 Bath	65
2 Bed/2 Bath Loft	5
3 Bed/2 Bath	4
	151

GBA SUMMARY	
FLOOR	**SQ FT**
Total GBA	
FIRST FLOOR	71,063.56
SECOND FLOOR	52,068.04
THIRD FLOOR	36,420.40
	159,552.00 ft²

UNIT TYPE SUMMARY	
UNIT TYPE	**SQ FT**
1 Bed/1 Bath	49,418.01
1 Bed/1 Bath Den	2,132.75
2 Bed/2 Bath	59,160.70
2 Bed/2 Bath Loft	2,943.46
3 Bed/2 Bath	5,033.48
	118,688.40 ft²

FIRST FLOOR

Asheboro Mill
ASHEBORO, NORTH CAROLINA

project #: 21.23
date: 9/8/25

PRELIMINARY LAYOUTS

A.1

313 N. Adams Street
Richmond, VA 23220
t 804.644.4761
f 804.644.4763

walterPARKS ARCHITECT

SECOND FLOOR

Asheboro Mill
ASHEBORO, NORTH CAROLINA

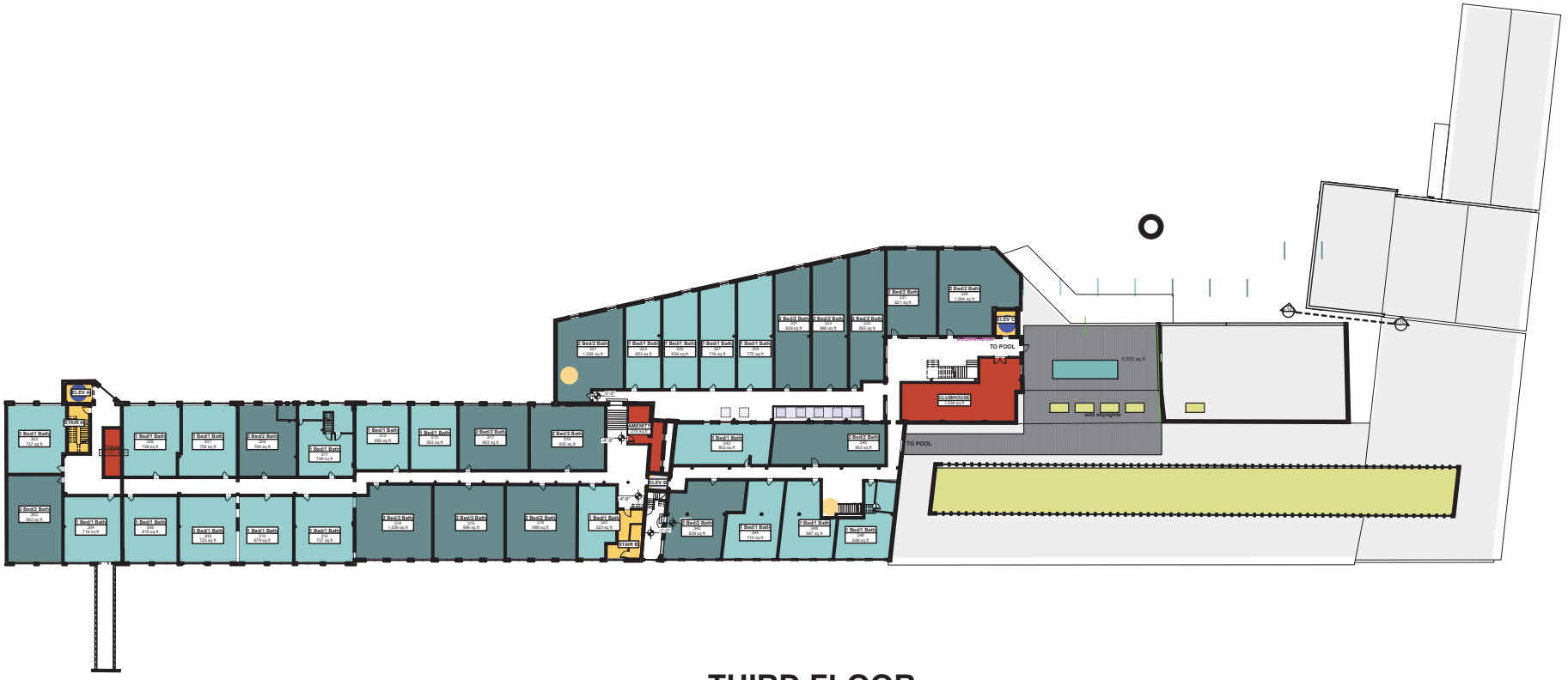
project #: 21.23
date: 9/8/25

PRELIMINARY LAYOUTS

A.2

313 N. Adams Street
Richmond, VA 23220
t 804.644.4761
f 804.644.4763

walterPARKS
ARCHITECT



THIRD FLOOR

Asheboro Mill
ASHEBORO, NORTH CAROLINA

project #: 21.23
date: 9/8/25

PRELIMINARY LAYOUTS

A.3

313 N. Adams Street
Richmond, VA 23220
t 804.644.4761
f 804.644.4763

walterPARKS
ARCHITECT

COMMON AREA SUMMARY	
ROOM	**SQ FT**
AMENITIES	
AMENITY	816.19
CLUBHOUSE	1,035.58
LEASING OFFICE	1,426.54
LOBBY	692.62
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walterPARKS ARCHITECT

SECOND FLOOR

Asheboro Mill
ASHEBORO, NORTH CAROLINA

project #: 21.23
date: 9/8/25

PRELIMINARY LAYOUTS

A.2

313 N. Adams Street
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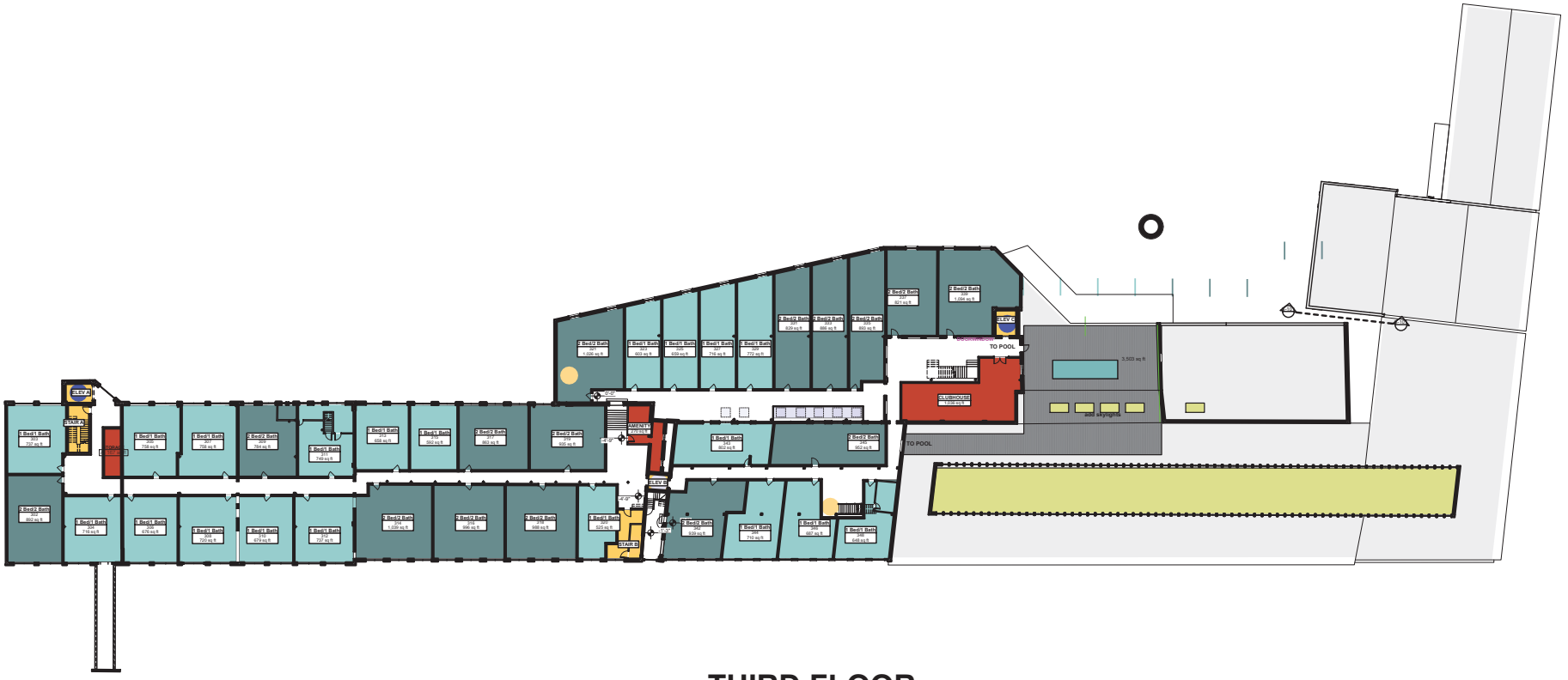
ARCHITECT



THIRD FLOOR

Asheboro Mill
ASHEBORO, NORTH CAROLINA

project #: 21.23
date: 9/8/25

PRELIMINARY LAYOUTS

A.3

313 N. Adams Street
Richmond, VA 23220
t 804.644.4761
f 804.644.4763

walterPARKS
ARCHITECT

APPLICANT INFORMATION

Applicant Asheboro Hosiery, LLC *Applicant's Phone #* 804-358-7800

Applicant's Address 115 Shockoe Slip

Richmond, VA 23219

Applicant email address hugh@clachanproperties.com

PROPERTY INFORMATION

Property Owner's Name Asheboro Hosiery, LLC; Charles T Browne

Location of Property 113 North St, 151 N. Fayetteville St *Property Size (ac. or s.f.)* 2.86 Ac

Randolph County Property Identification Number (PIN#) 775178393, 7751831208, 7751831290

Current Zoning District OA6, B2 *Requested Zoning District* OA6 (CZ)

Date Property Title Acquired 6/28/2024 *Deed Book* 2916, 2037 *Page* 1690, 1075

Subdivision _____ *Section* _____ *Lot #* _____

Plat Book 178 *Page* 65

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

Renovation of existing mill facility into multi-family apartments, amenities, parking,

utilities, and related infrastructure.

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

This proposed amendment supports housing diversity and affordibility, promotes economic development, and will re-purpose a currently unused facility.

For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply ☒

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare?

Does not apply ☒

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

Applicant has multiple experiences with similar projects in other municipalities and has successfully implemented creative parking and green space scenarios to meet tenant needs.

There are multiple public parks and public parking areas in near the vicinity of the project.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Member of Asheboro Hosiery, LLC

Owner Signature (if different than Applicant)

Owner Address

151 N. Fayetteville St.
Asheboro NC 27203

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

Member of Asheboro Hosiery, LLC

STAFF USE

Received by: JTL **Date:** 9-12-25 **Case Number:** 25-19

CITY OF ASHEBORO
NOTICE OF CONDITIONAL ZONING DISTRICT HEARING

This is to notify you that I (we) Asheboro Hosiery, LLC have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at 113 & North St, 151 N. Fayetteville St for the purpose of renovation of existing mill facility into multi-family apartment, amenities, parking, utilities, and related infrastructure.

On Monday, October 6, 2025, at 6:00 PM, the Planning Board will review the Conditional Zoning District request and forward its recommendation to City Council. As part of this process, you and others will have an opportunity to speak concerning the request and offer input.

On Thursday, November 6, 2025, at 6:00 pm the City Council will hold a public hearing on the Conditional Zoning District request. As part of this process, you and others again will have an opportunity to speak concerning the request and offer input.

The meetings will be held in the City Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after considering the information/testimony presented during the public hearing and reviewing the report of the Planning and Zoning Department and recommendation of the Planning Board, will take action on the application. Such action may include approval of the request, referral back to the Planning Board, denial of the request, or approval of a modified version of the request on the basis of the Council's determination that such action is reasonably necessary to promote the public health, safety, or general welfare and to achieve the purposes of the adopted Land Development Plan. The meeting is open to the public and your participation is encouraged. If you have any questions, please contact the Planning and Zoning Department at 336-626-1201 Ext. 2392. In addition, you may contact me (or my representative) Bob Wilhoit at 336-626-4502.

BK 2910 PG 1090 - 1100 (10) DOC# 20164700
This Document eRecorded: 06/28/2024 01:35:50 P
Fee: $42.00 DocType: DEED Tax: $1,720.0
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

Excise Tax: **$1,720**

Parcel ID Nos: **7751738393 & 7751831208**

Prepared WITHOUT TITLE EXAMINATION OR TAX ADVICE by:
Longleaf Law Partners (cgo)
4509 Creedmoor Road, Suite 302
Raleigh, NC 27612

After Recording: Mail to Grantee

Brief Description for the Index: 113, 115 & 159 North Street, and adjacent parking lot

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 28th day of June 2024, by and between:

GRANTOR	GRANTEE
Downtown Asheboro Inc, a North Carolina non-profit corporation 137 S. Fayetteville Street Asheboro, NC 27203	**Asheboro Hosiery, LLC,** a North Carolina limited liability company 115 Shockoe Slip Richmond, VA 23219

The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in the City of Asheboro, Randolph County, North Carolina, being more particularly described as follows (the "Property"):

Submitted electronically by Allman Spry Leggett Crumpler & Horn, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Randolph County Register of Deeds.

BEING ALL OF TRACT 1A, containing 2.178 acres, more or less, and TRACT 1B, containing 15,743 square feet, more or less, pursuant to a survey prepared for the City of Asheboro on the property of Acme-McCrary Corporation by Dan W. Tanner II, PLS dated December 13, 2022 and recorded in Plat Book 178, Page 65, Randolph County Registry.

The Property hereinabove described was acquired by Grantor by instrument recorded in the Randolph County Registry contemporaneously with the recording of this Special Warranty Deed.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor does hereby covenant with Grantee that, Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, except for the exceptions hereinafter stated, but against none other.

Title to the Property is subject to the following exceptions:

Ad valorem taxes for 2024 and subsequent years and all covenants, conditions, agreements, restrictions, reservations, easements, rights-of-way (specifically including without limitation that portion of the Property lying within the bounds of the railroad right-of-way of Norfolk Southern Railroad), and other matters of record, if any.

The Property is also subject to the Preservation Agreement and Protective Covenants For the Acme McCrary Mill Building which is attached as Exhibit 1 hereto and incorporated herein by reference (the "Preservation Agreement"); and the Secretary of the Interior's Standards for the Treatment of Historic Properties (1992) which is attached to the Preservation Agreement as Exhibit A thereto and incorporated therein by reference.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 28th day of June 2024 and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

DOWNTOWN ASHEBORO INC,
a North Carolina non-profit corporation

By: _____
Name: Alfred C. Laprade, Jr.
Title: Board Chairman

STATE OF NORTH CAROLINA

COUNTY OF Randolph

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Alfred C. Laprade, Jr., Board Chairman.

Date: 6-25-24

Amber M. Skeen
Signature of Notary Public
Printed Name: Amber M. Skeen
My Commission Expires: 3-27-29

[Affix Notary Stamp or Seal]

EXHIBIT 1
PRESERVATION AGREEMENT AND RESTRICTIVE COVENANTS

EXHIBIT 1

STATE OF NORTH CAROLINA

PRESERVATION AGREEMENT AND PROTECTIVE COVENANTS FOR THE ACME MCCRARY MILL BUILDING

COUNTY OF RANDOLPH

THIS PRESERVATION AGREEMENT AND PROTECTIVE COVENANTS FOR THE ACME MCCRARY MILL BUILDING (the "**Agreement**"), by and between the City of Asheboro, a North Carolina municipal corporation and body politic ("**Grantor**"), and Downtown Asheboro Inc, a non-profit North Carolina corporation ("**DAI**"), is made effective as of the date of the recording of that certain North Carolina Special Warranty Deed from Grantor to DAI to which this Agreement is affixed as an exhibit thereto (the "**Deed**").

WHEREAS, Grantor is the owner of the real property described in the Deed, which property is defined herein as the "**Subject Property**"); and

WHEREAS, the Subject Property, having a street address of 113, 115 and 159 North Street, Asheboro, Randolph County, North Carolina, has certain permanent improvements consisting of a mill building, (which was a part of a mill complex known as Acme-McCrary Hosiery Mills), hereinafter referred to as the "**Acme McCrary Building**", being a building of recognized historical, cultural, and architectural significance; and

WHEREAS, Grantor and DAI both desire that the Subject Property shall retain its historically and architecturally significant features, while being sympathetically adapted and altered, where necessary, to provide for contemporary uses; and

WHEREAS, Grantor and DAI both desire that the Subject Property shall not be subdivided in order to preserve its integrity of site; and

WHEREAS, DAI is a charitable organization which acquires certain rights pursuant to historic preservation agreements that will ensure that structures located within the State of North Carolina of recognized historical and architectural significance are preserved and maintained for the benefit of future generations; and

WHEREAS, the preservation of the Subject Property in this manner constitutes a public purpose; and

WHEREAS, the North Carolina General Assembly has enacted the Conservation and Historic Preservation Agreements Act, currently codified as Chapter 121, Article 4 of the North Carolina General Statutes, validating restrictions, easements, covenants, conditions, or otherwise appropriate measures for the preservation of a structure or site significant for its architecture, archeology, or historical associations.

NOW, THEREFORE, for and in consideration of the Grantor's interest in historic preservation and other good and valuable consideration, Grantor and DAI hereby agree that the Subject Property shall be and shall permanently remain subject to the following agreement, easements, covenants and restrictions (hereinafter referred to as the "**Covenants**"):

1. Upon the sale of the Subject Property to DAI, these Covenants shall be administered solely by Downtown Asheboro Inc and its successors in interest or assigns; and, in all subsequent conveyances of Subject Property, DAI and its successors in interest or assigns shall be the sole party entitled to administer these Covenants. In the event DAI, or its successors in interest, by corporate merger cease to exist, then in such event DAI shall assign all of its rights and interests in these Covenants, subject to and inclusive of such duties and obligations which it assumes hereby, to a non-profit corporation of responsibility which exists for substantially the same reasons as DAI itself (as described hereinabove); if no such corporation is available for such assignment, then, under such circumstances, such assignment shall be made to the State of North Carolina which shall be the sole party entitled to administer these Covenants.

Rehabilitation and Maintenance

2. Upon the recording of the Deed, DAI, and any subsequent grantee (any and all subsequent grantees individually and collectively referred to herein as "**Grantee**"), covenants and agrees to continuously maintain, repair, and administer the Subject Property in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (1992) so as to preserve the historical integrity of features, materials, appearances, workmanship, and environment of the Subject Property. Said standards are attached hereto as Exhibit A and incorporated in these Covenants by reference.

Prior Approval Required For Modifications

3. Unless prior written approval by the Secretary of the Interior's authorized representative, the North Carolina State Historic Preservation Office, the

Randolph County Historic Landmark Preservation Commission, or any of their successor organizations or governmental authority (any one of the foregoing a "**Preservation Authority**") is obtained, no alteration, physical or structural change, or changes in the color, material, or surfacing to the exterior of the Acme McCrary Building (a "**Material Alteration**") shall be made. If no Preservation Authority provides, or is required to provide, written approval in advance, then Grantee must obtain prior written approval of any Material Alteration from the President or Chairman of the Board of Directors of DAI in accordance with the provisions of Section 4 below. Notwithstanding the foregoing provisions, this paragraph shall not be construed to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of any such feature that the building inspector or similar official shall certify is required for the public safety because of an unsafe or dangerous condition.

4. Unless the plans and exterior designs for such structure or addition have been approved in advance in writing by a Preservation Authority, no addition or additional structure shall be constructed or permitted to be built upon the Subject Property unless approved in advance in writing by the President or Chairman of the Board of Directors of DAI. DAI in reviewing the plans and designs for any addition or additional structure shall consider the following criteria: exterior building materials; height; fenestration; roof shapes, forms, and materials; surface textures; expression of architectural detailing; scale; relationship of any additions to the main structure; general form and proportion of structures; orientation to street; setback; spacing of buildings, defined as the distance between adjacent buildings; lot coverage; and use of local or regional architectural traditions. Contemporary designs for additions or additional structures shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is reasonably compatible with the size, color, material and character of the Subject Property.

5. Grantor, DAI and Grantee hereby agree that the interior architectural features listed below are elements which contribute to the architectural significance of the Acme McCrary Building:

   (a) The wood floors and exposed brick walls featured in the pre-1929 sections of the building;

   (b) Chamfered square wood posts and substantial wood beams comprising the structure in the sections erected in 1924 and earlier (engineers specified the installation of steel posts and beams to provide supplementary support, as replacements, and to build additions beginning in 1928); and

(c) Original double-hung, multi-pane, wood-frame sash windows that are intact on many outside walls and formerly exterior walls that have been encapsulated between additions.

Unless prior written approval by a Preservation Authority (or if the provisions of Section 4 above apply, the President or Chairman of the Board of Directors of DAI) is obtained, no removal, relocation, or alteration of the above-mentioned architectural features shall be made.

6. Neither the Acme McCrary Building nor any part thereof may be removed or demolished without the prior written approval of the President or Chairman of the Board of Directors of DAI, and except when removal or demolition has been authorized by a Preservation Authority.

7. No portion of the Subject Property may be subdivided.

8. Express written approval of DAI is required for removal of living trees greater than 12 inches in diameter at a point 4 feet above the ground from the Subject Property unless immediate removal is necessary for the protection of any persons coming onto the Subject Property or of the general public; for the prevention or treatment of disease; or for the protection and safety of the Acme McCrary Building or other permanent improvements on the Subject Property. Any tree of the aforementioned size which must be removed shall be replaced within a reasonable time by a new tree of a substantially similar species. If so requested, DAI may approve the use of an alternate species.

Covenant to Obey Public Laws

9. DAI and Grantee shall abide by all federal, state, and local laws and ordinances regulating the rehabilitation, maintenance, and use of the Subject Property.

Right of First Refusal

10. In case of any contemplated sale of the Subject Property or any portion thereof by Grantee or any successor in title thereto, first refusal as to any bona fide offer of purchase must be given to DAI and its successors or assigns to the extent permitted by law. If DAI so decides to purchase, it shall notify the then owner of its willingness to buy upon the same terms within thirty (30) days of receipt of written notice of such bona fide offer. Failure of DAI to notify the then owner of its intention to exercise this right of first refusal within such thirty (30) day period shall free the owner to sell pursuant to the bona fide offer. DAI may, in its discretion, waive its right of first refusal in writing, upon written receipt of such bona fide offer. Provided, however, that if there are any outstanding deeds of trust or other encumbrances against the Subject Property, any right to repurchase shall be subject to said deeds of trust or

encumbrances, and they shall either be satisfied or assumed as part of the purchase price.

Inspection

11. Representatives of DAI shall have the right to enter the Subject Property at reasonable times, after giving reasonable notice, and subject at all times to the rights of any tenants in possession, for the purpose of inspecting the buildings and grounds to determine if there is compliance by the Grantee with the terms of these Covenants.

Public Access

12. Researchers, scholars, and groups especially interested in historic preservation shall have access to view the interior of the rehabilitated property by special appointment at various times and intervals, except with respect to any portions of the Subject Property which are occupied by any tenant pursuant to a lease agreement with the then owner of the Subject Property. Except for living trees which are subject to DAI's approval before being removed as provided in Section 8 above, nothing shall be erected or allowed to grow on the Subject Property which would impair the visibility of the property and the buildings from the street level or other public rights of way.

Hazardous Materials

13. The properties DAI seeks to protect may contain certain hazards as a result of outdated building practices or use of certain materials that may contain lead paint, asbestos, or some other hazards that may need to be removed or encapsulated before the buildings are habitable. Addressing these problems is one of the challenges of owning and restoring a historic property. DAI does not have the resources to correct these problems and cannot take responsibility for the condition of the properties being sold. DAI is not liable in any way for any hazards, defects, or other problems with the properties under Covenants.

Extinguishment

14. Intentionally omitted.

Remedies

15. In the event of a violation of Covenants contained in Paragraphs 2, 3, 4, 5, and 6 hereof, DAI then, to the extent permitted by law, shall have an option to purchase the Subject Property, provided that it shall give Grantee written notice of the nature of the violation and Grantee shall not have corrected same within the ninety (90) days next following the giving of said notice. The

purchase of the Subject Property, pursuant to the exercise of the option retained hereby, shall be at a price equal to the then market value of the Subject Property, subject to these Covenants, as determined by agreement of the then owner and DAI, or, in the absence of such agreement, by a committee of three appraisers, one to be selected by DAI, one to be selected by the then owner, and the other to be designated by the two appraisers selected by DAI and the owner respectively. Provided, however, that if there are outstanding deeds of trust or other encumbrances against the Subject Property, any right to purchase shall be subject to said deeds of trust or encumbrances, and they shall either be satisfied or assumed as part of the purchase price.

16. In the event of a violation of these Covenants, all legal and equitable remedies, including injunctive relief, specific performance, and damages, shall be available to DAI. No failure on the part of DAI to enforce any of the Covenants herein nor the waiver of any right hereunder by DAI shall discharge or invalidate any of the Covenants, or affect the right of DAI to enforce the same in event of a subsequent breach or default. In any case where a court finds that a violation has occurred, the court may require the then owner of the Subject Property to reimburse DAI for all expenses incurred in stopping, preventing and correcting the violation, including but not limited to reasonable attorney's fees.

Transfer Fee

17. Except as otherwise provided herein, there shall be assessed by DAI and collected from the purchasers of the Subject Property, or any portion thereof subject to these Covenants, a transfer fee equal to twenty-five one-hundredths of one percent (0.25%) of the sales price of such property, or any portion thereof, which transfer fee shall be paid to DAI and used by DAI for the purpose of preserving the historical, architectural, archeological, or cultural aspects of real property. Such fee shall not apply to (i) inter-spousal transfers, (ii) transfers by gift, (iii) transfers between parents and children, (iv) transfers between grandparents and grandchildren, (v) transfers between siblings, (vi) transfers between a corporation and any shareholders in the same corporation who owns 10 percent (10%) or more of the stock in such corporation, (vii) transfers between a limited liability company and any member who owns ten percent (10%) or more of such limited liability company, (viii) transfers by Will, bequest, intestate succession, (ix) transfers occurring by eminent domain proceedings, or by deed in lieu thereof, (x) transfers by operation of law, (xi) transfers by foreclosure sale, deed in lieu of foreclosure, or by court order, (xii) transfers required to comply with the requirements of any lender, or to preserve any state or federal historic tax credit eligibility, (xiii) transfers to any entity that is owned, controlled by, or under common control with the then owner, (xiv) transfers to any inter vivos trust in which the then owner is a beneficiary, (xv) the granting of a mortgage, deed of trust, or other security

interest, or pledge of the Subject Property as security to any lender or creditor, or (xvi) transfers to DAI (each of the foregoing hereinafter referred to as an "Exempt Transfer"); provided, however, that such fee shall not apply to the first transfer of the Subject Property which is not an Exempt Transfer, but shall apply to each transfer thereafter which is not an Exempt Transfer. In the event of non-payment of such a transfer fee, the amount due shall bear interest at the rate of 12% (twelve percent) per annum from the date of such transfer, shall, together with accrued interest, constitute a lien on the real property, or any portion thereof, subject to these Covenants and shall be subject to foreclosure by DAI. In the event that DAI is required to foreclose on its lien for the collection of the transfer fee, and/or interest thereon, provided for herein, DAI shall be entitled to recover all litigation costs and attorney's fees incurred at such foreclosure, which litigation costs and attorney's fees shall be included as part of the lien and recoverable out of proceeds of the foreclosure sale. DAI may require the purchaser and/or seller to provide reasonable written proof of the applicable sales price, such as executed closing statements, contracts of sale, copies of deeds, affidavits or such other evidence, and purchaser shall be obligated to provide such information within forty-eight (48) hours after receipt of written request for such information from DAI.

Insurance

18. Grantee shall insure the Subject Property against damage by fire or other catastrophe. If the original structure is damaged by fire or other catastrophe to an extent not exceeding fifty percent (50%) of the insurable value of those portions of the Acme McCrary Building, then insurance proceeds shall be used to rebuild those portions of the Subject Property in accordance with the standards in Exhibit A if such rebuilding is economically feasible and reasonably possible. Grantee shall keep the Subject Property insured under a comprehensive general liability policy that protects Grantee and DAI against claims for personal injury, death and property damage with a single limit of liability (per occurrence and aggregate) of not less than $2,000,000.00.

Mortgage Subordination

19. All mortgages and rights in the property of all mortgagees are subject and subordinate at all times to the rights of DAI to enforce the purposes of these Covenants. Grantee will provide a copy of these Covenants to all mortgagees of the Subject Property and, to the extent necessary, has caused all mortgagees as of the date of this deed to subordinate the priority of their liens to these Covenants. The subordination provisions as described above relate only to the purposes of these Covenants, namely the preservation of the historic architecture and landscape of the Subject Property.

Duration of Covenants

20. DAI and Grantee do hereby covenant to carry out the duties specified herein, and these Covenants shall be covenants and restrictions running with the land, which DAI, Grantee, and Grantee's heirs, successors, and assigns, covenant and agree, in the event the Subject Property is sold or otherwise disposed of, will be inserted or referenced in the deed or other instrument conveying or disposing of the Subject Property. Notwithstanding anything to the contrary herein, upon the recording of a deed in the Randolph County Register of Deeds evidencing the conveyance of Grantee's fee simple interest in the Subject Property to a subsequent grantee (a "**Subsequent Deed**"), the subsequent grantee assumes all liabilities and obligations of Grantee under these Covenants arising or accruing from and after the date of the recording of such Subsequent Deed during the period of ownership of the Subject Property by such subsequent grantee, and Grantee shall remain liable for all obligations of Grantee under these Covenants accruing prior to the recordation date of such Subsequent Deed. Upon the recording of a deed from DAI to Grantee, DAI shall not remain liable for liabilities and obligations incidental to ownership of the Subject Property contained in the Agreement, which arise or accrue from and after the recording of such deed from DAI to Grantee, including but not limited to the liabilities and obligations set forth in Section 2 above.

21. Unless otherwise provided, the Covenants and restrictions set forth above shall run in perpetuity upon the Subject Property.

[The remainder of this page has been intentionally left blank. Signatures and notarial certificates are on the next two pages.]

IN WITNESS WHEREOF, the City of Asheboro and Downtown Asheboro Inc have each caused this instrument to be signed in its name by its duly authorized officer and its seal to be hereunto affixed by the authority of its City Council and its Board of Directors, respectively.

CITY OF ASHEBORO

By: _____
John N. Ogburn, III, City Manager

ATTEST:

_____
Holly H. Doerr, CMC, NCCMC, City Clerk

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, the undersigned Notary Public of Guilford County, North Carolina, certify that Holly H. Doerr personally appeared before me this day and acknowledged that she is the City Clerk for the City of Asheboro, a North Carolina municipal corporation, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in the name of the city by its City Manager, sealed with the corporate seal, and attested by her as its City Clerk.

WITNESS my hand and official stamp or seal, this 25th day of June 2024.

BRADLEY MORTON
Notary Public
Guilford
County
NORTH CAROLINA

_____
Signature of Notary Public

My commission expires: 1-17-2027

IN WITNESS WHEREOF, the City of Asheboro and Downtown Asheboro Inc have each caused this instrument to be signed in its name by its duly authorized officer and its seal to be hereunto affixed by the authority of its City Council and its Board of Directors, respectively.

DOWNTOWN ASHEBORO INC

By: _____
Name: Alfred C. Laprade, Jr.
Title: Board Chairman

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, the undersigned Notary Public of Randolph County, North Carolina, certify that Alfred C. Laprade, Jr. personally appeared before me this day and acknowledged that he/she is the Board Chairman of DOWNTOWN ASHEBORO INC, a North Carolina non-profit corporation, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in the name of the non-profit corporation by its Board Chairman and sealed with the corporate seal.

WITNESS my hand and official stamp or seal, this 25 day of June 2024.

Amber M. Skeen
Signature of Notary Public

My commission expires: 3-27-2029

RANDOLPH COUNTY, N.C. NOTARY PUBLIC AMBER M. SKEEN

EXHIBIT A

Secretary of the Interior's Standards for the Treatment of Historic Properties (1992)

EXHIBIT A

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (1992)

TREATMENTS

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties -- Preservation, Rehabilitation, Restoration, and Reconstruction. **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.) **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. **Restoration** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods. **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

In summary, the simplification and sharpened focus of these revised sets of treatment standards is intended to assist users in making sound historic preservation decisions. Choosing appropriate treatment for a historic property, whether preservation, rehabilitation, restoration, or reconstruction, is critical. This choice always depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

STANDARDS FOR PRESERVATION

1. A property shall be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property shall be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of the property shall be retained and preserved. The replacement of intact or repairable historical materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. The existing condition of historic features shall be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material shall match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

PRESERVATION AS A TREATMENT

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment. Prior to undertaking work, a documentation plan should be developed.

REHABILITATION is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

STANDARDS FOR REHABILITATION

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated

from the old and shall be compatible with the historical materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

REHABILITATION AS A TREATMENT

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

RESTORATION is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

STANDARDS FOR RESTORATION

1. A property shall be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period shall be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period shall not be undertaken.

3. Each property shall be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period shall be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods shall be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period shall be preserved.

6. Deteriorated features from the restoration period shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials.

7. Replacement of missing features from the restoration period shall be substantiated by documentary and physical evidence. A false sense of history shall not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

9. Archeological resources affected by a project shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

10. Designs that were never executed historically shall not be constructed.

RESTORATION AS A TREATMENT

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

RECONSTRUCTION is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

STANDARDS FOR RECONSTRUCTION

1. Reconstruction shall be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location shall be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures shall be undertaken.

3. Reconstruction shall include measures to preserve any remaining historic materials, features, and spatial relationships.

4. Reconstruction shall be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property shall re-create the appearance of a non-surviving historic property in materials, design, color, and texture.

5. A reconstruction shall be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically shall not be constructed.

RECONSTRUCTION AS A TREATMENT

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.

FILED Krista M Lowe
Register of Deeds, Randolph Co,NC
Recording Fee: $20.00
NC Real Estate Ex Tx: $.00

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Bk:RE2037 Pg:1075
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✓ **Mail after recording to:** Charles T. Browne, 151 N. Fayetteville St., Asheboro 27203

Prepared by BELL AND BROWNE, P.A., 151 N. Fayetteville St., Asheboro, N.C. 27203

RS = $0

NORTH CAROLINA

QUITCLAIM DEED

RANDOLPH COUNTY

THIS QUITCLAIM DEED, made this the 10th day of August, 2007, by **PATRICIA L. BROWNE**, of Randolph County, North Carolina, hereinafter referred to as "Grantor", (whether one or more persons), to **CHARLES T. BROWNE**, of Randolph County, North Carolina, hereinafter referred to as "Grantee", (whether one or more persons).

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) to her in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, her heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in the City of Asheboro, Randolph County, North Carolina, and more particularly described as follows:

TRACT NO. 1: BEGINNING at an existing spike lying in the western right of way line of North Fayetteville Street (U.S. Highway #220 Business), said spike being located South 08 deg. 40 min. 33 sec. West 286.47 feet along said western right of way line from a point where said right of way line intersects with the right of way line of West Salisbury Street; said iron spike also being the northeast corner of the Acme-McCrary Corporation property; thence leaving the western right of way line of North Fayetteville Street and along the northern line of Acme-McCrary Corporation property, North 81 deg. 02 min. 53 sec. West 136.17 feet to an existing nail at a point where said line intersects the eastern line of a 20-foot service alley; thence leaving Acme-McCrary's northern line and along the eastern line of the 20-foot service alley, North 09 deg. 46 min. 49 sec. East 49.98 feet to an "x" in concrete in said line, formerly the southwest corner of the Asheboro Business College property; thence leaving said 20-foot service alley and along the former Asheboro Business College property line, South 81 deg. 02 min. 36 sec. West 135.21 feet to an existing spike lying in the western right of way line of North Fayetteville Street (U.S. Highway #220 Business); thence along the said western right of way line of North Fayetteville Street, South 08 deg. 40 min. 33 sec. West 50.00 feet to an existing spike, the point and place of BEGINNING.

TRACT NO. 2: BEGINNING at an existing spike lying in the western right of way line of North Fayetteville Street (U.S. Highway #220 Business), the northeast corner of Tract No. 1 herein, the same being located South 08 deg. 40 min. 33 sec. West 236.47 feet along said western right of way line from a point where said right of way line intersects the right of way line of West Salisbury Street; thence leaving the western right of way line of North Fayetteville Street, North 81 deg. 02 min. 36 sec. West 135.21 feet to an "x" in concrete lying in the eastern line of the 20-foot alleyway; thence northwardly along the eastern line of the 20-foot alley, North 09 deg. 46 min. 49 sec. East 50.03 feet crossing an "x" in concrete to an existing iron pipe lying in the southern line of the Bank of Randolph property; thence along the southern line of the Bank of Randolph property, South 81 deg. 02 min. 31 sec. East 134.22 feet to a point lying in the western right of way line of North Fayetteville Street, said point lying South 08 deg. 40 min. 33 sec. West 186.45 feet along said right of way line to the right of way of West Salisbury Street; thence along the western right of way line of North Fayetteville Street, South 08 deg. 40 min. 33 sec. West 50.02 feet to an existing spike, the point and place of BEGINNING.

TOGETHER with a right of way for ingress, egress, and regress to and from the above-described lots over an alley described as follows:

BEGINNING at an iron pipe lying in the eastern right of way line of North Street in the City of Asheboro, said pipe being located South 3 degrees 00 min. 21 sec. West 189.15 feet from a point where said right of way line intersects the southern right of way line of West Salisbury Street, said point also being the southwest corner of the Bank of Randolph property; thence leaving the eastern right of way line of North Street and along the southern line of the Bank of Randolph property, South 81 deg. 02 min. 31 sec. East 176.20 feet to an existing iron pipe, formerly Asheboro Business College northwest corner; thence leaving the southern line of the Bank of Randolph property, South 09 deg. 46 min. 49 sec. West 100.01 feet crossing to an "x" in concrete to an existing nail lying in Acme-McCrary Corporation's northern line; thence along the northern line of Acme-McCrary Corporation the following courses and distances: North 81 deg. 02 min. 53 sec. West 20 feet to an existing spike; thence North 09 deg. 47 min. 06 sec. East 88.10 feet to an "x" in concrete; thence North 81 deg. 02 min. 39 sec. West 154.77 feet to an existing nail lying in the eastern right of way line of North Street; thence along the eastern right of way line of North Street, North 03 degrees 00 min. 21 sec. East 12.02 feet to a new iron pipe, the point and place of BEGINNING.

All of the above descriptions being according to an unrecorded survey entitled "Plat prepared for Charles T. Browne and Clyde T. Shaw, Jr., by Steven D. Brown, R.L.S., dated November 11, 1986, and designated as Job No. 86-096, Book #81.

See Book 1101, Page 522; Book 1004, Page 338; and Book 782, Page 143, Randolph County Registry.

THE LAW FIRM OF BELL AND BROWNE, P.A. HAS NEITHER EXAMINED NOR CERTIFIES TITLE TO THE ABOVE DESCRIBED REAL PROPERTY.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to her, the Grantee, her heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

Patricia L. Browne (SEAL)
PATRICIA L. BROWNE

NORTH CAROLINA

Randolph COUNTY

I, Curtis R. Johnson Jr., Notary Public, do hereby certify that PATRICIA L. BROWNE personally appeared before me this day and acknowledged the due execution of the foregoing Quitclaim Deed for the purposes therein expressed.

Witness my hand and notarial seal, this the 6th day of August, 2007.

My Commission Expires: March 28, 2012

Curtis R. Johnson
Notary Public

(SEAL)

CURTIS R. JOHNSON, JR. NOTARY PUBLIC WAKE COUNTY, N.C.