Asheboro Planning Board
Asheboro City Hall (146 N. Church Street)
Monday, August 4, 2025
6:00 PM
AGENDA

I. Call to Order

II. Approval of Minutes July 7, 2025

III. Review of Cases and Monthly Report on Major Subdivisions Administratively Approved *(No major subdivisions have been approved since the July 7, 2025 Planning Board meeting.)*

IV. New Business

RZ-25-14: Request to rezone 129 E. Ward Street (Randolph County Parcel Identification Number 7751940043 and a portion of PIN 7751848086) from B2 General Commercial to OA6 (CZ) Office-Apartment Conditional Zoning for a multi-family development

V. Adjournment

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MEETING OF THE ASHEBORO PLANNING BOARD
CITY COUNCIL CHAMBERS, 146 N. CHURCH ST.
MONDAY, JULY 7, 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

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

Greg Patton) – Member Absent

John Evans, Community Development Division Director
Justin Luck, Planning and Zoning Director
Jamie Wilkins, Planning Technician

CALL TO ORDER

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

APPROVAL OF MINUTES JUNE 2, 2025

Mr. O'Kelley inquired if there were any corrections or additions to the June 2, 2025 Planning Board minutes. Hearing no corrections or additions, the minutes were approved as presented.

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

Mr. John Evans went over the land use cases that the City Council heard at the June 5th Regular Meeting. Mr. Evans noted that there were no new major subdivisions since the June 2nd Planning Board meeting.

OLD BUSINESS

A. RZ-25-12: REQUEST TO AMEND AN EXISTING R15 (CZ) LOW-DENSITY SINGLE-FAMILY RESIDENTIAL CONDITIONAL ZONING DISTRICT THAT WOULD ALLOW A RESIDENTIAL PLANNED UNIT DEVELOPMENT, ON PROPERTIES LOCATED AT THE INTERSECTION OF OLD COX ROAD AND OLD HUMBLE MILL ROADS AND ON THE WEST SIDE OF OLD COX ROAD, (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBERS 7679024396 ADDRESSED AS 2159 OLD COX ROAD, 7669905560 AND 7679008885), CONSISTING OF APPROXIMATELY 234.6 ACRES +/-.

Mr. Evans presented the above case. He gave an overview:

Applicant: Southeastern Site Acquisitions, LLC
Location: Old Cox Road and Old Humble Mill Road
PIN: 7679024396, 7669905560, and 7679008885
Size: 234.6 acres +/-

Jurisdiction: Corporate Limits
Current Land Use: Undeveloped
Overlay Districts: None
Infrastructure: City utilities are available, subject to city policies and improvements as required.

He showed the board overview, rezoning, topographical/utilities, aerial, and oblique maps as well as photographs of the subject properties from all directions. He also provided the applicant's site plan showing details of the site. He then went over the analysis:

1. The proposed use is a Residential Planned Unit Development
2. The R15 Residential District Statement of Intent "to provide regulations which will produce a low intensity of single-family residential use with the necessary governmental and other support facilities to service such suburban intensity living." The overall density of the development (excluding public rights-of-way) is approximately 2.15 dwellings per acre, which is consistent with an R15 designation.
3. **Relevant Zoning Ordinance Definitions:**
    a. **Dwelling/Residence, Detached Single Family:** An individual dwelling unit for one family located on an independent lot containing no other dwelling units.
    b. **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.
4. This request plan differs from the previously approved development as follows:
    a. The previous plan authorized up to 399 dwelling units with 343 single-family dwellings and 56 attached townhome style dwellings. The current plan proposes 464 dwelling units with 312 single-family attached dwellings and 152 attached townhome style dwellings.
    b. The previous development had a roundabout providing two entrances into the development from Old Cox Road. In lieu of this roundabout, the developer has proposed left and right turning lanes from Old Cox Road into these two entrances into the development.
    c. A decrease in the linear footage of proposed streets from 21,556 to 15,847 LF.
    d. The previous plan included a Future Development Area, with the potential for either a Commercial or Residential component. The current plan does not include a commercial component.
    e. The overall amount of open space has increased (approximately 64.7% of this development compared to 39.2% of the previous development), with the impervious portion of the development compacted on a smaller footprint.
    f. The previous plan showed recreation space that included a clubhouse, play court, and a private trail system throughout the development. The current plan includes an amenity center with a pool and athletic courts in the same location. The private trails are not provided with this request, but a network of sidewalks connecting dwellings and amenities is provided.
    g. The previous plan included a 6' black acrylic or wooden fence along portions of the easternmost side of the property on Parcel Identification Number 7679024396. This fence is not shown on the current site plan. This was offered as a condition with the previous request, general ordinance requirements do not require such screening. However, a general note on the site plan indicates that, "Existing Vegetation to remain when possible."

   h. The applicant's engineer has indicated that no permanent stormwater control measures are requested due to the increased amount of open space and the density being considered "low density" by NC Department of Environmental Quality. The engineer's statement related to stormwater is attached to the report.

5. Similar to the previous plan, a 30' street yard is proposed along both Old Cox and Old Humble Mill Roads. The site plan notes that the 30' street yard will have a minimum of 1 evergreen shrub per 10 linear feet and 1 canopy tree per 20 linear feet. The plan also notes "existing vegetation to be retained when possible." In addition, at least one street tree is proposed in front of each detached single-family dwelling.
6. A portion of the property is within a floodplain, however, no dwellings are proposed within the floodplain. Any utilities located in the floodplain will require applicable floodplain permitting.
7. One of the review comments related to utility capacity, indicating that upgrades to the City's Lift Station 6, approximately 2 miles northwest of the development, may be necessary to serve the number of units requested and that financial participation from the developer may be required to expand the utility capacity.
8. The applicant has indicated that RV parking will be prohibited on-site. During discussions with staff, the applicant indicated that each townhome dwelling will have a garage for at least one vehicle in addition to one driveway space, and each detached single-family dwelling will have either a one or two vehicle garage in addition to two driveway spaces. There are additional visitor spaces provided and some areas in which on-street parking may be permissible. In addition to other site plan comments noted in (9) below, staff has asked the applicant to provide additional detail on these items.
9. After receiving an updated site plan on June 24, 2025, staff returned comments on June 27, 2025. Comments included items related to phasing, clarification on accessory structure setbacks, clarification on perimeter buffer/landscaping detail, street detail clarifying the design of River Otter Road leading to the recreation area, detail on dwelling types and dwelling garage information, and utility/street detail information that would be needed prior to construction if the zoning district is approved.

Mr. Evans provided the proposed modifications to the zoning ordinance requirements:

Staff returned comments related to the site plan and upon receipt of an updated plan will have more finalized information on any modifications of the zoning ordinance.

1. (+) 30' street yard buffer along Old Cox Road, and one street tree per dwelling for each detached single-family dwelling.
2. (+) Open space exceeds the typical amount of space for a Residential Planned Unit Development.
3. (-) The amount of designated recreation area shown (pool, amenity center, athletic courts equal a total of 0.49 acres +/- in land area) on the plan is less than typically required (3.3% of the land area). Staff requested clarification on whether a portion of the open space may be used for passive recreational use, which could count towards the recreation space.

He then provided the Summary of Proposed Zoning Conditions:

A. The use approved shall be Residential Planned Unit Development with no more than 464 units on 464 lots and development shall be per the approved site plan and materials submitted in support of the application.
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. Enclosure of concrete pads or other additions to the rear of dwellings shall not be considered a modification requiring city council review so long as such additions are located on a recorded lot and receive applicable permitting.

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. Solid waste disposal for the project shall be consistent with city policies and codes.
F. 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.
G. 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.
H. Open space shall be created and recorded consistent with the conditional zoning district site plan.
I. Every dwelling unit constructed shall have a garage and dedicated driveway leading to the street. Single-family driveways shall be at least 18 feet wide to accommodate two vehicles.
J. Passenger vehicle overflow parking, equivalent to the number of spaces and in locations generally consistent with the approved site plan, shall be built as shown on the site plan in a ratio equaling the number of such spaces required, in locations generally consistent with the approved site plan, and sized in compliance with the Asheboro zoning ordinance.
K. 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).
L. 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.
M. All setbacks shall be no less than as provided by the site plan, except for accessory structures that may be permitted subject to general R15 requirements and located outside of buffers/screens shown on the approved site plan. Front yard averaging provisions shall not be applicable within any phase of the development.
N. All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.
O. The recreational amenities depicted on the site plan on Randolph County Parcel Identification Number 7679024396 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.
P. Sidewalks that meet ADA standards shall be provided along all streets to connect units and lots, parking areas, recreation facilities, trash facilities, community mailboxes, and shall extend to intersections with existing streets and along existing public streets where new curb and gutter is added. Where existing and proposed streets exceed five percent (5%) grade, and sidewalks area added along those streets, sidewalks shall meet ADA standards at the intersection(s).
Q. Within the 30-foot buffer areas, shown along Old Cox Road and Old Humble Mill Road, existing vegetation shall be retained where present; where no vegetation is present, a street yard equivalent to 1 evergreen shrub per 10 linear feet and 1 canopy tree per 20 linear feet shall be provided within the buffer area.
R. Changes related to locations of cluster box units (CBU) for mail delivery as required by USPS or NCDOT, will not be considered a modification of the conditional zoning district requiring council action. If required within the public right-of-way, an area shall be provided that, at a minimum, is adequate for one drop-off space for a motor vehicle, including any maneuvering area. Any drop-off area shall be designed in accordance with commonly accepted traffic engineering practices. Construction of this area shall be the responsibility of the developer and is subject to approval of the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this activity shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance and applicable permitting.
S. Solid waste disposal for the project shall be consistent with city policies and codes.
T. No new driveways or roadway connections shall be made to Old Cox Road or Old Humble Mill 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).

U. Final roadway names shall be subject to city and Randolph County approval.
V. Floodplain development permits shall be issued by the city prior to any construction within regulated floodplain areas.
W. 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, a release of the City of Asheboro from liability due to utility maintenance on any streets, indication that walls between units are party walls, and the prohibition of parking recreational vehicles (boats, campers, travel trailers, etc.) outdoors.
X. Consistent with Chapter 71 of the Asheboro Code of Ordinances, parking on any public street in such a way that interferes with emergency or sanitation vehicles shall be prohibited.
Y. Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the Applicant shall submit documentation detailing the following approvals:
    a. Driveway permit approval from North Carolina Department of Transportation
    b. Permitting from the North Carolina Department of Environmental Quality; and
    c. Subdivision sketch design and preliminary plat showing compliance with zoning and subdivision ordinance requirements and submittal of required review fees.
Z. 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.
AA. Prior to the recording of the Memorandum of Land Use Restrictions outlined in supplemental condition (Z), the Applicant shall submit a site plan reflecting any revisions necessary to comply with city codes and conditions of approval.

He then provided 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 2.3: Compact, interconnected and sustainable development patterns
- Goal 3.2: Quality design demanding appropriate scale and context
- Goal 4.1: Identification and protection of environmentally sensitive areas
- Goal 5.3: Interconnected and multi-modal transportation networks
- Checklist Item 12: Property is located outside of watershed;

Goals/Policies Not Supporting Request:

- Checklist Item 6: Existing infrastructure is adequate to support the desired zone (specifically related to existing infrastructure for public sewer described in Analysis).
- Checklist Item 13: The property is located outside of Special Hazard Flood Area;
- Checklist Item 14: Rezoning is located on steep slopes of greater than 20%.

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. The LDP's Southeast Small Area Plan recognized that the US Hwy 64 Bypass likely would change development patterns in the vicinity of the highway but recommended balancing growth with the preservation of rural character and protecting gateways leading to the NC Zoo. The Plan's prediction has proven true; improved access provided by the Bypass, combined with recent economic development announcements and the proximity of municipal

water and sewer service, has continued to generate development interest in the area. Similar to the previous plan, the request's proposed clustering of homes in areas most suitable for development, diversity of homeownership options, preservation of significant natural areas for open space, and active recreational amenities and sidewalks strikes a reasonable balance between well-planned growth supported by Land Development Plan goals and policies and honoring the uniqueness of the area afforded by the NC Zoo. Staff believes the request is generally consistent with the Land Development Plan but is awaiting final details from the applicant that will advance additional Land Development Plan goals and polices before making a final recommendation.

Mr. Evans added the Recommendations and Planning Board Action Items:

Staff Recommendation: Approve subject to staff proposed conditions and completion of pending site plan items.

Planning Board Action Items:

1. Adopt Plan Consistency and Reasonableness Statement
2. a) Approve or deny zoning map amendment RZ-25-12; amend an existing R15 (CZ) Single-Family Residential Conditional Zoning District to allow a residential planned unit development.
   b) Attach zoning conditions as summarized or with modification.

Mr. Evans asked if the Board had any questions. There were no questions for Mr. Evans.

Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Mr. Bob Wilhoit gave a presentation on behalf of the applicant. There were no questions for Mr. Wilhoit following his presentation.

Mr. O'Kelley asked if there was anyone to speak against the request. Several residents of a nearby development stepped forward to voice their concerns. Residents were concerned with the potential traffic impacts, road/sidewalk design, city operations and infrastructure, notification letters, and stormwater runoff following construction of the planned unit development. Residents also stated that they would like a fence to be constructed between their properties and the new development. Applicant Tom Flannagan and applicant's representative Bob Wilhoit stepped forward to address the residents' concerns. Mr. Evans addressed the concern regarding notifications, explaining that property owners abutting the property were notified of the request. There were no added conditions concerning the residents' requested addition of a fence.

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

NEW BUSINESS

B. RZ-25-13: APPLICATION TO REZONE PROPERTY LOCATED AT 1315 CLIFF RD. (RANDOLPH COUNTY PARCEL IDENTIFICATION NUMBER 7760066599) THE REQUEST IS TO REZONE FROM R15 TO B2 GENERAL COMMERCIAL.

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

Applicant: Golden Waffle Real Estate 2 LLC (Patricia B. Greene Member/Manager)
Location: 1315 Cliff Road
PIN: 7760066599
Size: 0.46 Acres
Jurisdiction: Corporate Limits
Current Land Use: Single Family Dwelling
Overlay Districts: None

Infrastructure: City utilities are available

He showed the board overview, rezoning, topographical/utilities, aerial, and oblique maps as well as photographs of the subject properties from all directions. He then went over the analysis:

1. **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.
2. Tax Department records indicate that the existing single-family dwelling was built in 1940. Rezoning to B2 would make the dwelling legal, nonconforming. The zoning ordinance would permit continued residential use of the dwelling, but the legal, nonconforming status may limit future expansions.
3. This is a general district request with no specific use or site plan required; however, B2 standards will have to be met for any future development

Mr. Evans explained that there were no proposed modifications to the zoning ordinance requirements and no proposed zoning conditions. He then stated the staff's Land Development Plan Consistency and Reasonableness statements:

Proposed Land Use Map: Commercial
Growth strategy Map: Primary Growth
Small Area Map: Central

Goals/Policies Supporting Request:

- Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.
- Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
- Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan.
- Checklist Items 12-13: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area;

Goals/Policies Not Supporting Request:

- Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- Checklist Item 14: Rezoning is located on steep slopes of greater than 20%.
- 2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office & institutional, high-intensity industrial/commercial & low-intensity residential uses.

Staff Proposed Plan Consistency Statement:

- The Land Development Plan map designates this property as Commercial, which encourages development of new & redesign of existing commercial uses. The Central Small Area Plan also notes that Commercial Uses are designated in this location to accommodate some future development.

Staff Proposed Reasonableness Statement

- The zoning map amendment is reasonable given the property is bordered to the east, north, and west by B2 commercial zoning and uses, with the neighboring property to the west recently being rezoned from R15 to B2 in 2016, and the flexibility provided to the property owner for future investment and expansion.

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

Staff Recommendation: Recommend approval.
Planning Board Action Items:

1. Adopt Plan Consistency and Reasonableness Statement

2. Recommend approval or denial of zoning map amendment RZ-25-13; rezone from R15 to B2 General Commercial

Mr. Evans asked if the Board had any questions. Mr. O'Kelley asked about a street yard buffer; Mr. Evans explained the requirements to Mr. O'Kelley. Ms. Vuncannon raised concern about a steep grade located on the property and fencing to address the grade. Mr. Evans explained that specific fencing requirements were beyond the purview of what could be considered with a general district request.

Following the Board's questions, Mr. O'Kelley inquired if there was anyone to speak in favor of the request. Ken Greene, the owner of the property, stepped forward and stated the intent for the property. There were no questions for the property owner.

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. Ms. Vuncannon motioned to adopt the proposed consistency and reasonableness statements and to recommend approval of the request. Mr. Van Rich seconded the motion, and the motion carried unanimously.

ITEMS NOT ON THE AGENDA

There were no items not listed on the agenda.

ADJOURNMENT

Hearing no further business, Mr. O'Kelley adjourned the meeting.

_____ _____

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

CITY OF ASHEBORO
NORTH CAROLINA

RZ-25-14

Application to rezone property located at 129 E. Ward St. (Randolph County Parcel Identification Numbers 7751848086, 7751847131, and 7751940043). The request is to rezone from B2 General Commercial to OA6 (CZ) Conditional Zoning District to allow a multi-family dwelling development.

CITY OF ASHEBORO
PLANNING & ZONING

Zoning Map Amendment: RZ-25-14
Staff Report prepared for Asheboro Planning Board
Date: August 4, 2025

1. Request	
Applicant: Clayton Terry Tucker	**Property Owner:** Clayton Terry Tucker
Zoning	
Existing: B2 General Commercial	
Proposed: OA6 (CZ) Office-Apartment Conditional Zoning	
History: None	
Required Notice	
Mailed Notice by Applicant: 7-16-25	

2. Site Information	
Location	129 E. Ward St.
PIN	7751940043 and Portion of 7751848086
Size	1.06 acres +/-
Jurisdiction	Corporate Limits
Current Land Use	Vacant Parking Lot
Overlay Districts	Tier 2: Center City Planning Area
Infrastructure	City utilities are available
Transportation	
Street Classification:	Local Street
Maintenance:	City Maintained
Other Notes:	A signalized intersection of North Fayetteville Street and East Ward Street is approximately 300 feet west of the subject property.
Surrounding Land Use	
North:	Commercial (Shopping Center)
South:	Commercial/Office
East:	Commercial/Office
West:	Commercial

3. Staff Analysis

1) The proposed use is a multi-family development with 12 dwellings located in six (6) two-family structures.
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 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) As noted previously, the property is located within Tier 2 of the Center City Planning Area (Central Fringe Planning Area). Requirements distinguishing Tier 2 include placement of buildings within ten feet of the front setback of other buildings in the same block, and density is regulated by limitations on the amount of impervious (up to 70% allowable) and building height of up to 35 feet.
5) Fiber cement siding is proposed as the primary building material
6) Technical site plan corrections, such as updating parcel identification numbers, and revising the location and dimensions of handicap parking and the dumpster, were provided to the applicant on July 25 and will be needed prior to the City Council hearing. The applicant has also indicated that the existing sign will be removed, and existing outdoor lighting will be replaced with lighting in compliance with current city requirements.
7) The amount of built-upon area will decrease slightly (from 55.1% to 54.8%) as part of the proposed development.
8) The site plan identifies 33 off-street parking spaces. While this number may be adjusted to accommodate additional maneuvering area for trash collection, the applicant intends to provide more parking than the minimum requirement (26 spaces). In addition, some on-street parking is available on East Ward Street.
9) The site plan shows a recreation area consisting of a passive picnic area.

4. Modifications to Ordinance Regulations

1) (+) Sidewalk along E. Ward St. (Typically only required when 8'6" exists between back of curb and front property line, which is lacking on this property, and applicant proposes an alternative placement inside the property parallel to the street).
2) (+) 10' Rear and Side Buffer around proposed buildings
3) (+) Additional parking spaces exceeding ordinance requirements.
4) (-) Building setbacks exceed the typical maximum by approximately 10 feet.

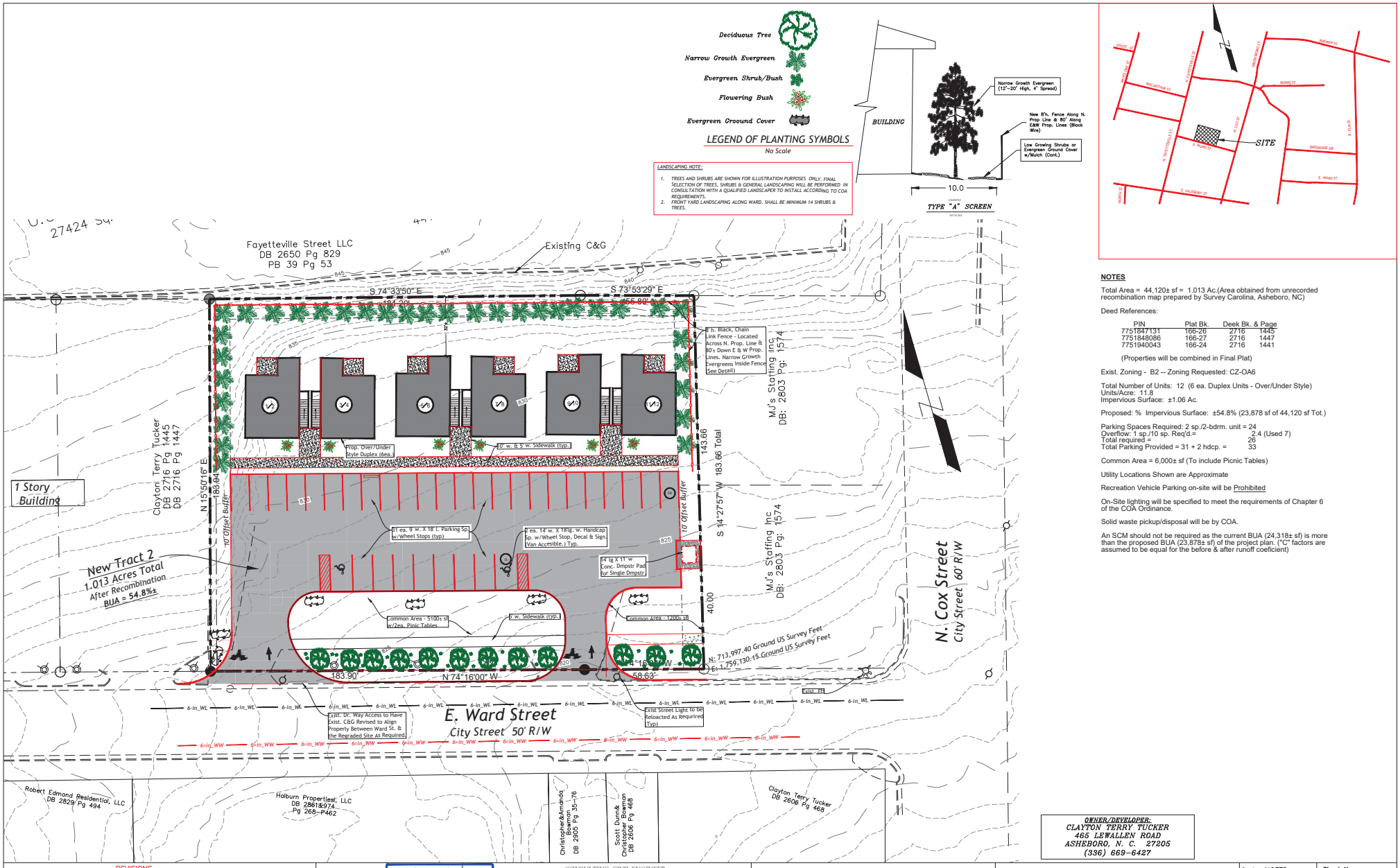
5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

A) The approved use shall be Dwelling, Multiple Family with no more than 12 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) The sidewalk as shown on the site plan, shall be extended along the entire frontage of East Ward Street, and shall be built to City of Asheboro standards.
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.

6. Land Development Plan Consistency and Reasonableness	
Proposed Land Use Map	Town Activity Center
Growth Strategy Map	Primary Growth
Small Area Map	Central
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 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. • 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; 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 • None	
Staff Proposed Plan Consistency and Reasonableness Statement	The zoning map amendment is consistent with Asheboro Land Development Plan and complies with the City Activity Center designation on the proposed land use map encouraging a mix of commercial, office, institutional, and residential land uses connected by sidewalks. The request also complies with the zoning district statement of intent, is located in the primary growth strategy area, and would reuse underutilized land served by existing city utilities close to the downtown area. The zoning map amendment is reasonable given the size and physical conditions of the property, providing housing opportunities close to employment and services, the reuse of property afforded to the property owner, and the amenities to be provided to future residents of development and the surrounding community, such as a sidewalk.

7. Recommendations and Planning Board Action Items	
Staff Recommendation	Approve subject to completion of pending site plan items, attaching conditions as summarized
Planning Board Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Approve or deny zoning map amendment RZ-25-14; rezone to OA6 (CZ) Conditional Zoning District to allow a multi-family dwelling development. b) Attach zoning conditions as summarized or with modification.



NOTES

Total Area = 44,120± sf = 1.013 Ac.(Area obtained from unrecorded recombination map prepared by Survey Carolina, Asheboro, NC)

Deed References:

PIN	Plat Bk.	Deek Bk. & Page	
7751847131	166-26	2716	1445
7751848086	166-27	2716	1447
7751940043	166-24	2716	1441

(Properties will be combined in Final Plat)

Exist. Zoning - B2 -- Zoning Requested: CZ-OA6

Total Number of Units: 12 (6 ea. Duplex Units - Over/Under Style)
Units/Acre: 11.8
Impervious Surface: ±1.06 Ac.

Proposed: % Impervious Surface: ±54.8% (23,878 sf of 44,120 sf Tot.)

Parking Spaces Required: 2 sp./2-bdrm. unit = 24
Overflow: 1 sp./10 sp. Req'd.= 2.4 (Used 7)
Total required = 26
Total Parking Provided = 31 + 2 hdcp. = 33

Common Area = 6,000± sf (To include Picnic Tables)

Utility Locations Shown are Approximate

Recreation Vehicle Parking on-site will be Prohibited

On-Site lighting will be specified to meet the requirements of Chapter 6 of the COA Ordinance.

Solid waste pickup/disposal will be by COA.

An SCM should not be required as the current BUA (24,318± sf) is more than the proposed BUA (23,878± sf) of the project plan. ("C" factors are assumed to be equal for the before & after runoff coeficient)

OWNER/DEVELOPER:
CLAYTON TERRY TUCKER
465 LEWALLEN ROAD
ASHEBORO, N. C. 27205
(336) 669-6427

REVISIONS

BY	DATE	DESCRIPTION	SYM.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 7707 HIRAM J. ARZIANO

7-7-2025

Preliminary Drawing
For General Review & Comments
Not for Construction or Permits

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

PRELIMINARY SITE PLAN

Scale: 1"= 20'

Rezoning Map

HOMES ON WARD

CITY OF ASHEBORO
RANDOLPH CO. - N. C.

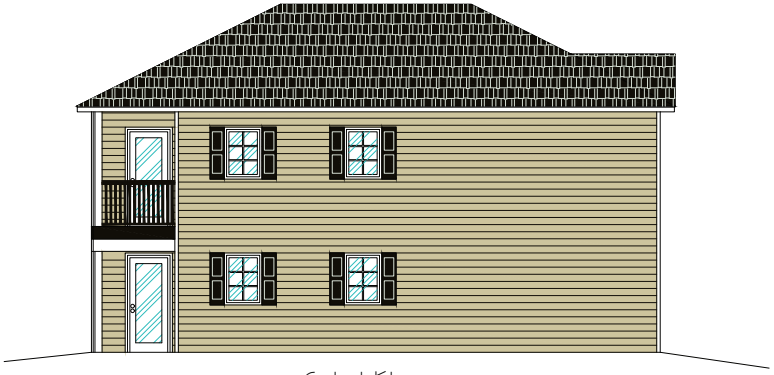
Scale:	NOTED
Date:	MAY 10, 2025
Drawn:	HJM
Checked:	---
Job No.:	TT-20

Sheet No.: 1
Of: 1 Version: 1

ELEVATION NOTES:

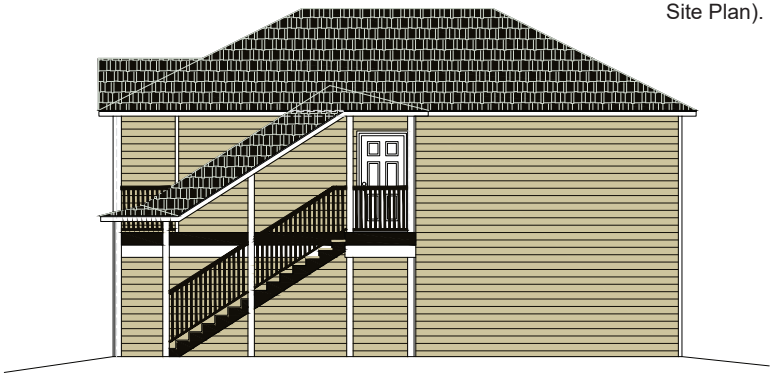
1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT THEY ARE FOR VISUAL PURPOSES ONLY AND MAY VARY, BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE
2. ROOF VENTILATION TO BE DETERMINED BY BUILDER PER CODE
3. GUTTER AND DOWNSPOUTS NOT SHOWN FOR CLARITY OF DRAWING, LOCATION TO BE DETERMINED BY BUILDER
4. ASPHALT SHINGLE ROOF, HARDIE PLANK SIDING, ALL EXPOSED WOOD TO BE TREATED

Front Elevation

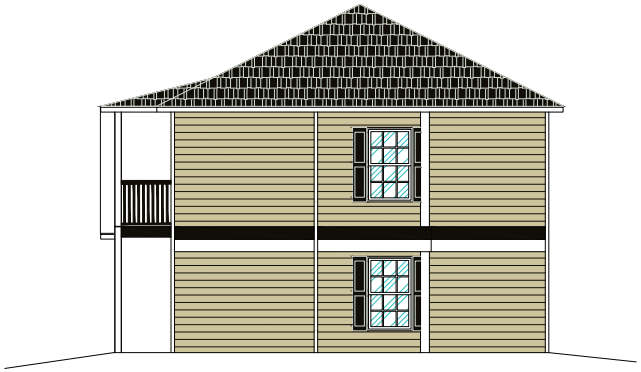


Side 1 Elevation

Home Style: Duplex (Over & Under).
Layout: Building(s) will be "mirrored" for each adjoining duplex (See Preliminary Site Plan).



Side 2 Elevation



Rear Elevation

Elevations & Floor Plans (Shts. 1-7)

HOMES ON WARD

By: Terry Tucker

Terry Tucker
Duplex Plans

Elevation All

Drawn By:

Date: 7/16/2025

Scale: 1/4"=1'

Sheet No. 1 or 7

ELEVATION NOTES:

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR VISUAL PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. ROOF VENTILATION TO BE DETERMINED BY BUILDER PER CODE
3. GUTTER AND DOWNSPOUTS NOT SHOWN FOR CLARITY OF DRAWING, LOCATION TO BE DETERMINED BY BUILDER
4. ASPHALT SHINGLE ROOF, HARDIE PLANK SIDING, ALL EXPOSED WOOD TO BE TREATED

Front Elevation

Terry Tucker
Duplex Plans

Elevation Front

Drawn By:

Date: 7/16/2025

Scale:
1/2"=1'

Sheet No.
2 or 7

ELEVATION NOTES:

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT THEY ARE FOR VISUAL PURPOSES ONLY AND MAY VARY, BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE
2. ROOF VENTILATION TO BE DETERMINED BY BUILDER PER CODE
3. GUTTER AND DOWNSPOUTS NOT SHOWN FOR CLARITY OF DRAWING, LOCATION TO BE DETERMINED BY BUILDER
4. ASPHALT SHINGLE ROOF, HARDIE PLANK SIDING, ALL EXPOSED WOOD TO BE TREATED

Rear Elevation

Terry Tucker
Duplex Plans

Elevation Rear

Drawn By:

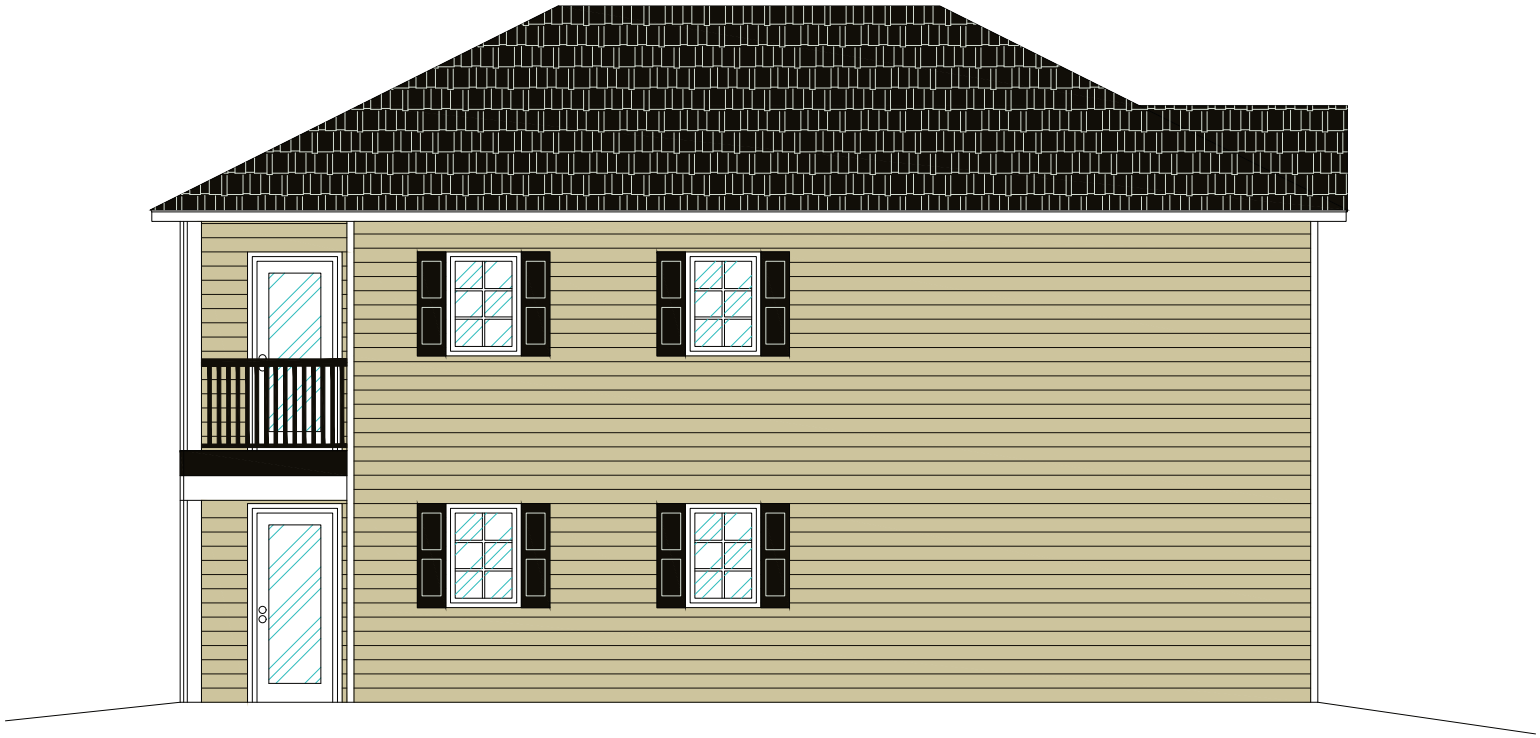
Date: 7/16/2025

Scale:
1/2"=1'

Sheet No.
3 or 7

ELEVATION NOTES:

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT THEY ARE FOR VISUAL PURPOSES ONLY AND MAY VARY, BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE
2. ROOF VENTILATION TO BE DETERMINED BY BUILDER PER CODE
3. GUTTER AND DOWNSPOUTS NOT SHOWN FOR CLARITY OF DRAWING, LOCATION TO BE DETERMINED BY BUILDER
4. ASPHALT SHINGLE ROOF, HARDIE PLANK SIDING, ALL EXPOSED WOOD TO BE TREATED



Side 1 Elevation

Terry Tucker
Duplex Plans

Elevation
Side 1

Drawn By:

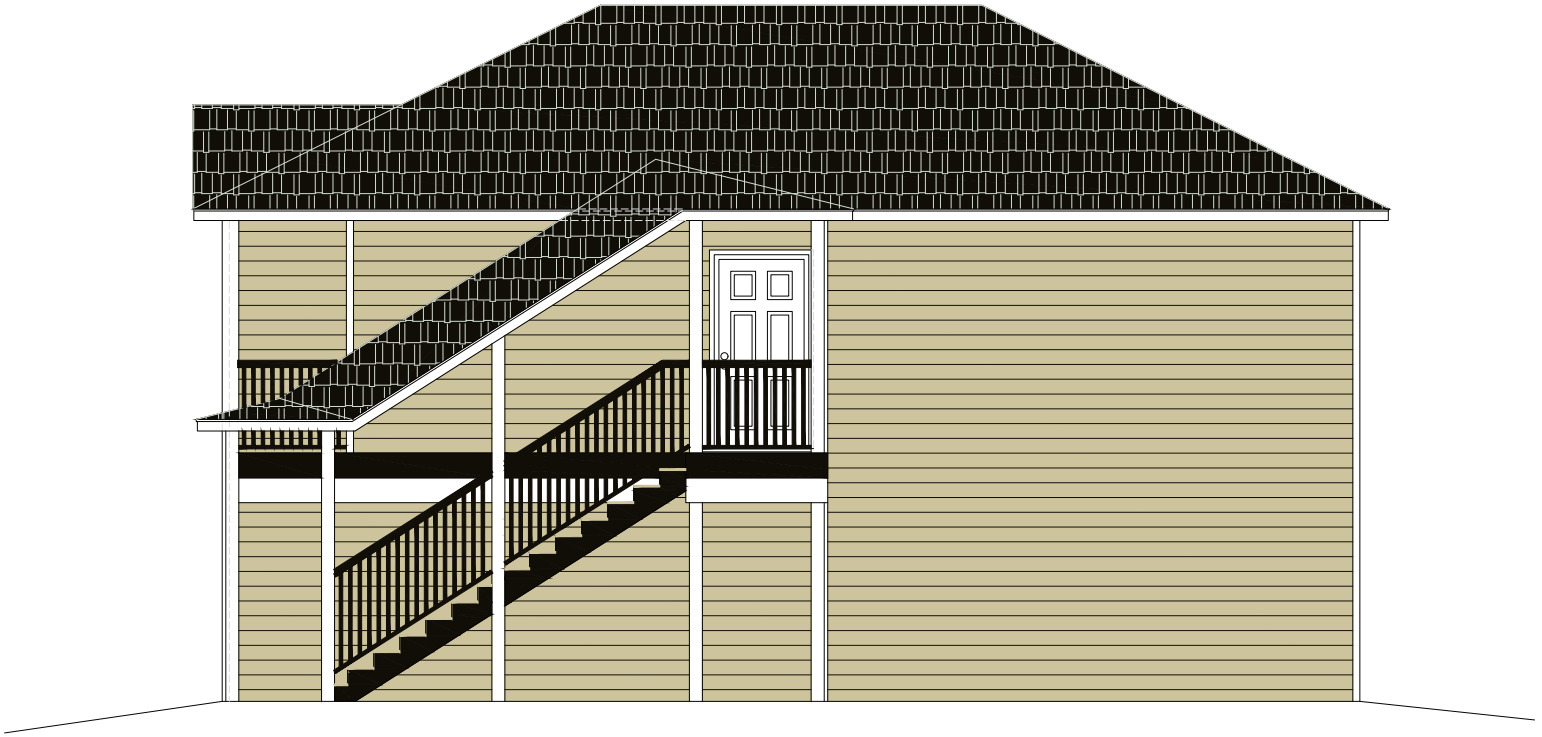
Date: 5/15/2025

Scale:
1/2"=1'

Sheet No.
4 or 7

ELEVATION NOTES:

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT THEY ARE FOR VISUAL PURPOSES ONLY AND MAY VARY, BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE
2. ROOF VENTILATION TO BE DETERMINED BY BUILDER PER CODE
3. GUTTER AND DOWNSPOUTS NOT SHOWN FOR CLARITY OF DRAWING, LOCATION TO BE DETERMINED BY BUILDER
4. ASPHALT SHINGLE ROOF, HARDIE PLANK SIDING, ALL EXPOSED WOOD TO BE TREATED



Side 2 Elevation

Terry Tucker
Duplex Plans

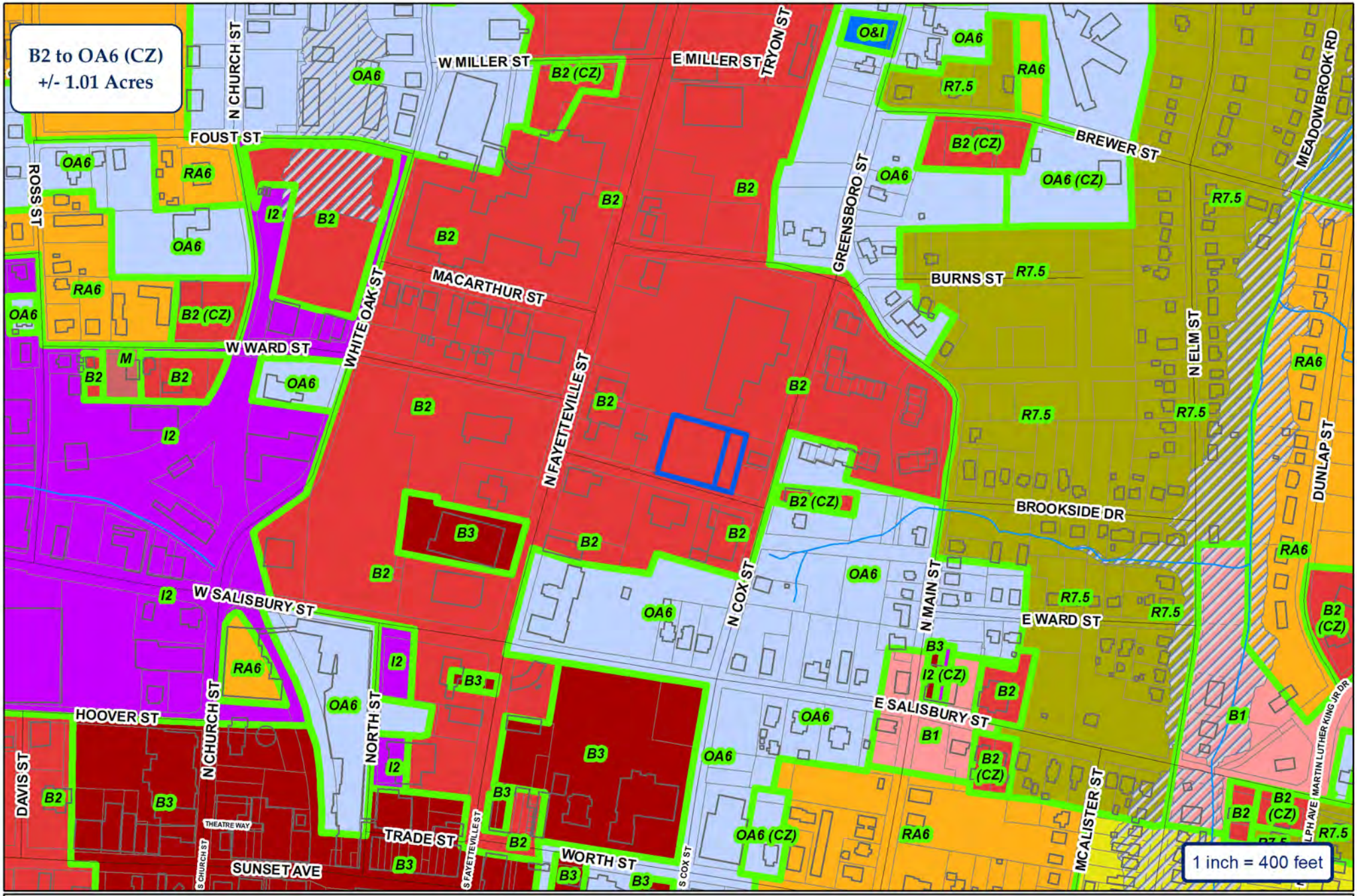
Elevation
Side 2

Drawn By:

Date: 7/16/2025

Scale:
1/2"=1'

Sheet No.
5 or 7



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

ETJ

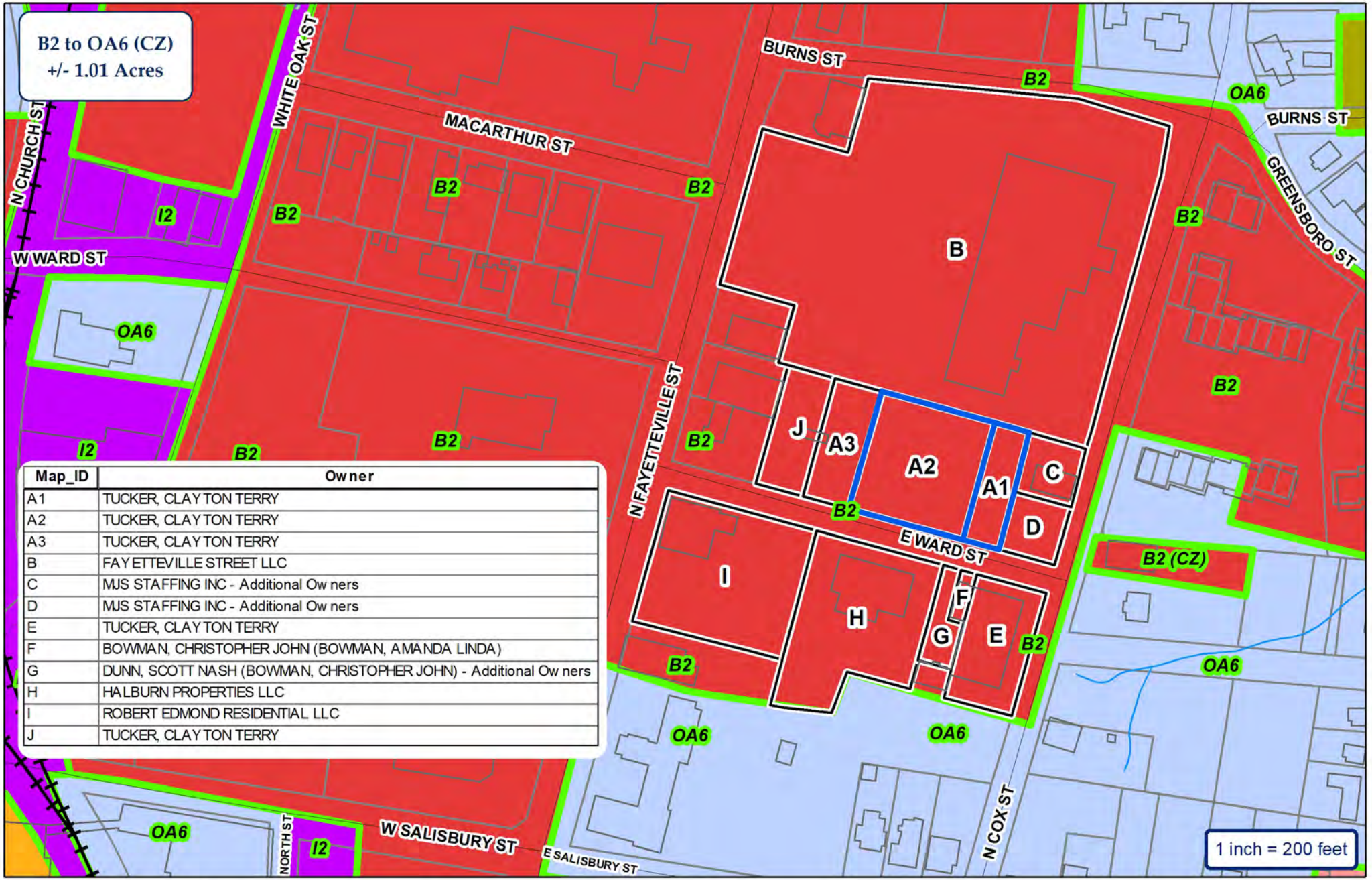
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-14

Parcels: 7751940043 & 7751848086 (pt.)

Subject Property
Zoning

N
W
E
S



Map_ID	Owner
A1	TUCKER, CLAYTON TERRY
A2	TUCKER, CLAYTON TERRY
A3	TUCKER, CLAYTON TERRY
B	FAYETTEVILLE STREET LLC
C	MJS STAFFING INC - Additional Owners
D	MJS STAFFING INC - Additional Owners
E	TUCKER, CLAYTON TERRY
F	BOWMAN, CHRISTOPHER JOHN (BOWMAN, AMANDA LINDA)
G	DUNN, SCOTT NASH (BOWMAN, CHRISTOPHER JOHN) - Additional Owners
H	HALBURN PROPERTIES LLC
I	ROBERT EDMOND RESIDENTIAL LLC
J	TUCKER, CLAYTON TERRY

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

ETJ

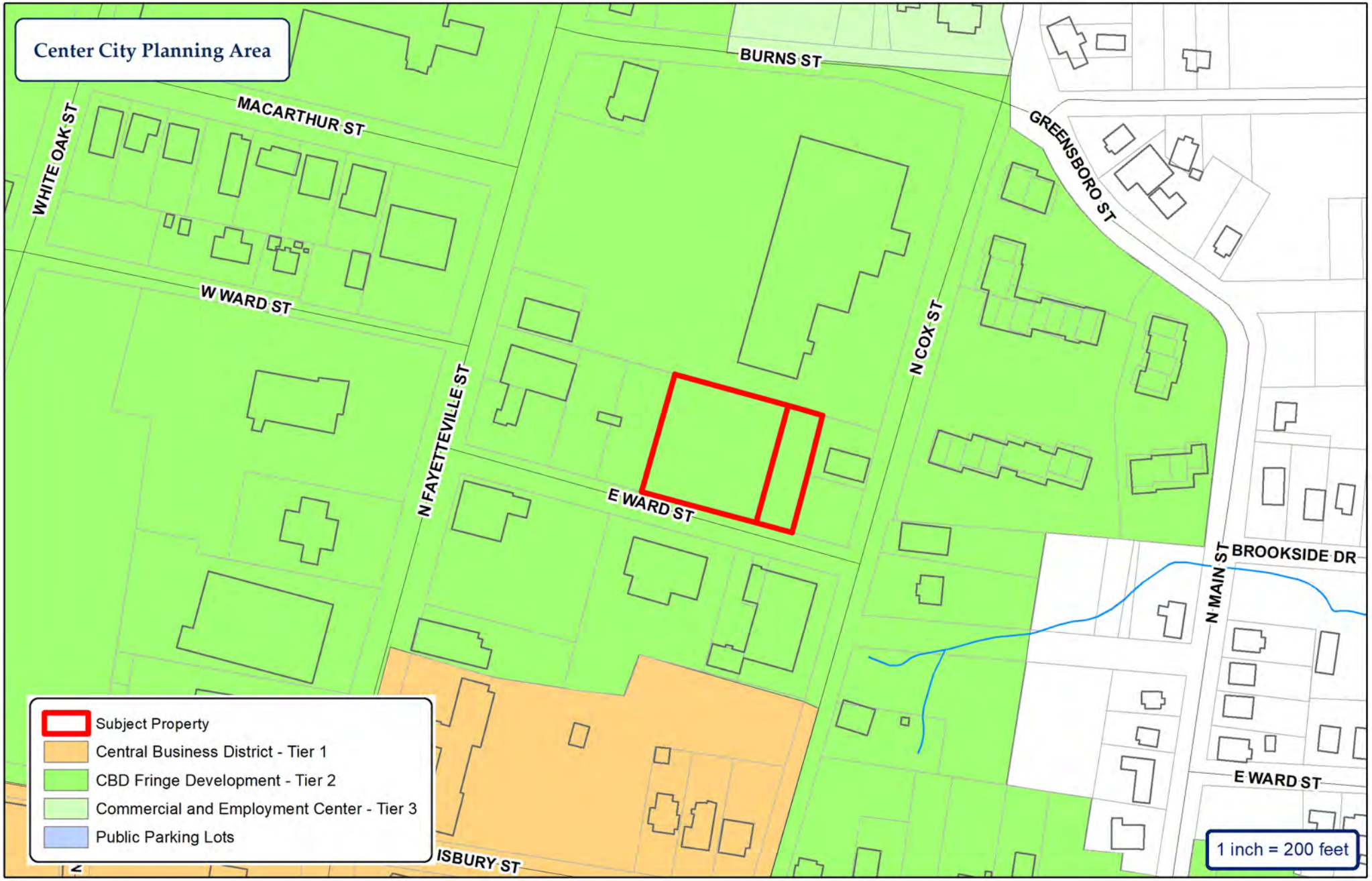
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-14

Parcels: 7751940043 & 7751848086 (pt.)

Subject Property
Adjoining Properties
City Zoning

N
W
E
S



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

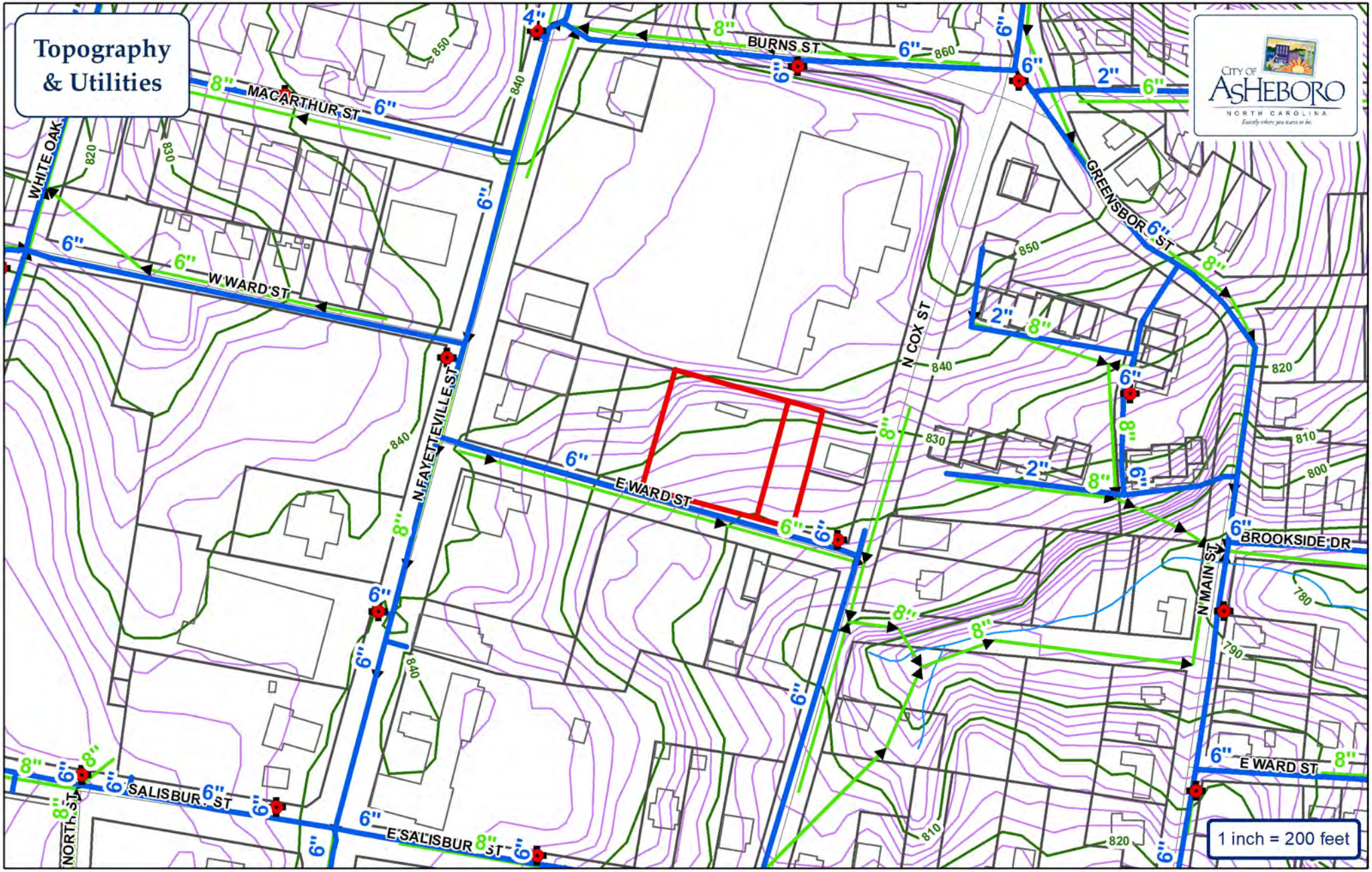
ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-14

Parcels: 7751940043 & 7751848086 (pt.)

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-25-14

Parcels: 7751940043 & 7751848086 (pt.)

Subject Property

N W E S

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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-14

Parcels: 7751940043 & 7751848086 (pt.)

Subject Property
Zoning

N
W
E
S

From:	Kimes, Tyler J
To:	John Evans
Cc:	Justin Luck; Richardson, Justin T
Subject:	RE: [External Sender] [External] Proposed development on East Ward Street between North Fayetteville Street and North Cox Street (12 dwellings)
Date:	Friday, July 25, 2025 3:41:39 PM
Attachments:	image003.png image005.png City ReviewCopy-070725.pdf

Hey John,

We have no comments on this one.

Thanks!

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

336-318-4000 – Office
336-318-4005 – Direct
[redacted]

300 DOT Drive
Asheboro, NC 27205

From: John Evans [redacted]>
Sent: Friday, July 25, 2025 3:06 PM
To: Kimes, Tyler J [redacted]; Monroe, Roosevelt J [redacted]; Britt, Jennifer L [redacted]>
Cc: Justin Luck [redacted]>
Subject: [External] Proposed development on East Ward Street between North Fayetteville Street and North Cox Street (12 dwellings)

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.

Hello Everyone:

Please see the attached request that we have going to our Planning Board on Monday, August 4 and City Council on Thursday, September 4.

This is for a total of 12 dwellings on East Ward Avenue between North Fayetteville and North Cox Streets, in 6 duplex style structures.

Although East Ward Street is a city-maintained street and the driveways would be located on that street, I wanted to double check to see if you have any concern with this or NCDOT permitting that would be necessary.

If you have any comments that you want us to share with the developer and/or our respective boards, please let me know.

Thanks!
John

John L. Evans, AICP, CZO
Community Development Director
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)
http://www.asheboronc.gov | *Note: Development-related fees will change effective January 1, 2025.*

E-mail correspondence to and from this sender is subject to North Carolina 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.

APPLICANT INFORMATION

Applicant Clayton Terry Tucker *Applicant's Phone #* 336-625-1090

Applicant's Address 465 Lewallen Rd.
Asheboro, NC 27205

Applicant email address [redacted]

PROPERTY INFORMATION

Property Owner's Name Clayton Terry Tucker

Location of Property 129 E. Ward St *Property Size (ac. or s.f.)* 1.013±

Randolph County Property Identification Number (PIN#) see attached

Current Zoning District B2 *Requested Zoning District* CZ-OA6

Date Property Title Acquired 8-26-2020 *Deed Book* _____ *Page* _____

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: Providing 6 duplex units for rental to the citizens of Asheboro.

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

This project will protect + promote public health as generally outlined in Chap. 2 act. 2D1(D) of the Zoning Ordinance by creating needed housing within the City.

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 X

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 X

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

The City's growth shows the need for additional housing. This development is near downtown.

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

465 Lewallen St.
Asheboro, NC 27205

Telephone Number

336-625-1090

Printed Name of Authorized Signatory (if different from Owner)

_____

Position/Relationship of Authorized Signatory to Owner

_____

STAFF USE

Received by: JE **Date:** 7-9-25 **Case Number:** RZ-25-14

CITY OF ASHEBORO
NOTICE OF CONDITIONAL ZONING DISTRICT HEARING

This is to notify you that I (we) Clayton Terry have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at 129 E. Ward St. for the purpose of providing 6 duplex units for housing to the citizens of Asheboro for rental.

On August 4th, 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, August 7th, 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) Hiram Marziano at 336-625-1090.

NOTES

Total Area = 44,120± sf = 1.013 Ac.(Area obtained from unrecorded recombination map prepared by Survey Carolina, Asheboro, NC)

Deed References:

Applicant indicated that one of the Parcel ID numbers originally included in the application is not included. 7-28-25 Noted by John Evans

PIN	Plat Bk.	Deek Bk. & Page	
[redacted]			
7751848086	166-27	2716	1447
7751940043	166-24	2716	1441

(Properties will be combined in Final Plat)

Exist. Zoning - B2 -- Zoning Requested: CZ-OA6

Total Number of Units: 12 (6 ea. Duplex Units - Over/Under Style)
Units/Acre: 11.8
Impervious Surface: ±1.06 Ac.

% Impervious Surface: ±54.8% (23,878 sf of 44,120 sf Tot.)

Parking Spaces Required: 2 sp./2-bdrm. unit = 24
Overflow: 1 sp./10 sp. Req'd.= 2.4 (Used 7)
Total required = 26
Total Parking Provided = 31 + 2 hdcp. = 33

Utility Locations Shown are Approximate

Recreation Vehicle Parking on-site is Prohibited

On-Site lighting will be specified to meet the requirements of Chapt. 6 of the COA Ordinance.

Solid waste pickup/disposal will be by COA.

An SCM should not be required as the current BUA (24,318± sf) is less than proposed BUA (23,878± sf) of the project plan. ("C" factors are assumed to be equal for the before & after runoff coeficient)

BK 2716 PG 1441 (2)
This document presented and filed:
08/26/2020 03:48:13 PM
DEED
Fee $26.00 Excise Tax: $132.00
20104259
Randolph County North Carolina
Krista M. Lowe, Register of Deeds

MAIL TO: P|U Ben Morgan
THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.
PREPARED BY (SSE/mlb) Ivey & Eggleston, Attorney at Law, 111 Worth Street, Asheboro, NC 27203
Parcel ID _____

REVENUE: $ 132.00

NORTH CAROLINA)
RANDOLPH COUNTY) **WARRANTY DEED**

THIS DEED, made this 26th day of August, 2020, by and between

GRANTORS: **LESLIE O. FOWLER, JR. and wife,**
MARYLIN S. FOWLER
1563 Bluebird Ln.,
Asheboro, NC 27205

GRANTEE: **CLAYTON TERRY TUCKER, an unmarried man**
465 Lewallen Rd.,
Asheboro, NC 27205

WITNESSETH, that the GRANTORS, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, to them paid by the GRANTEE, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto GRANTEE and his heirs, all that certain tract of land, situate, lying and being in Asheboro Township, Randolph County, North Carolina, and more particularly described as follows:

BEING ALL of that 0.241 acres lying North of East Ward Street and being more particularly described on a plat entitled "Survey for: Terry Tucker" recorded in Plat Book 166, Page 24 Randolph County Registry.

For back reference see deed recorded in Book 1159, Page 452, Randolph County Registry.

This deed is prepared from information supplied by the parties hereto, and no title examination was requested of or performed by Ivey & Eggleston, Attorneys.

TO HAVE AND TO HOLD the aforesaid tract of land and all privileges and appurtenances thereto belonging to the GRANTEE, his heirs and assigns, to their only use and behoof forever.

And the GRANTORS, for themselves, their heirs, executors and administrators, covenant with the GRANTEE, his heirs and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all encumbrances, and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said GRANTORS by these presents have hereunto set their hands and seals, the day and year first above written.

Leslie O. Fowler Jr (SEAL)
LESLIE O. FOWLER, JR.

Marylin S. Fowler (SEAL)
MARYLIN S. FOWLER

NORTH CAROLINA

RANDOLPH COUNTY

I, S. Scott Eggleston, a Notary Public for county and state aforesaid do hereby certify that **LESLIE O. FOWLER, JR. and wife, MARYLIN S. FOWLER,** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

WITNESS my hand and notarial seal, this 26 day of August, 2020.

Notary Public

My Commission Expires: 05/25/2022

S. SCOTT EGGLESTON
Notary Public
Randolph County, NC
RANDOLPH COUNTY, NC

BK 2716 PG 1447 (2)
This document presented and filed:
08/26/2020 03:53:31 PM
DEED
Fee $26.00 Excise Tax: $200.00
20104272
Randolph County North Carolina
Krista M. Lowe, Register of Deeds

MAIL TO: P/U I&E ✓
THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.
PREPARED BY (SSE/mlb) Ivey & Eggleston, Attorney at Law, 111 Worth Street, Asheboro, NC 27203
Parcel ID _____

REVENUE: $ 200.00

NORTH CAROLINA)
RANDOLPH COUNTY) **WARRANTY DEED**

THIS DEED, made this 26 day of August, 2020, by and between

GRANTORS: **MARYLIN S. FOWLER, Trustee of the C. REITZEL SMITH FAMILY TRUST**
PO Box 5471
Asheboro, NC 27204

GRANTEE: **CLAYTON TERRY TUCKER, an unmarried man**
465 Lewallen Rd.
Asheboro, NC 27205

WITNESSETH, that the GRANTORS, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, to them paid by the GRANTEE, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto GRANTEES and their heirs, all that certain tract of land, situate, lying and being in Asheboro Township, Randolph County, North Carolina, and more particularly described as follows:

Being all that 1.085 acres lying North of E. Ward Street and being more particularly described on plat entitled "Survey For: Terry Tucker", recorded in Plat Book 166, Page 27, Randolph County Registry.

For back reference see deed recorded in Book 701, Page 15, Randolph County Registry. Also see estate file no. 96E467 and estate file no. 1E877 in the Randolph County Clerk of Superior Court office, Randolph County, North Carolina.

This deed is prepared from information supplied by the parties hereto, and no title examination was requested of or performed by Ivey & Eggleston, Attorneys.

TO HAVE AND TO HOLD the aforesaid tract of land and all privileges and appurtenances thereto belonging to the GRANTEES, their heirs and assigns, to their only use and behoof forever.

And the GRANTORS, for themselves, their heirs, executors and administrators, covenant with the GRANTEES, their heirs and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all encumbrances, and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said GRANTORS by these presents have hereunto set their hands and seals, the day and year first above written.

Marylin S. Fowler (SEAL)
MARYLIN S. FOWLER, Trustee of
the C. REITZEL SMITH FAMILY TRUST

NORTH CAROLINA

RANDOLPH COUNTY

I, Melissa L. Byrd, a Notary Public for county and state aforesaid do hereby certify that **MARYLIN S. FOWLER, Trustee of the C. REITZEL SMITH FAMILY TRUST,** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

WITNESS my hand and notarial seal, this 26 day of August, 2020.

Notary Public

My Commission Expires: 11-23-2024

MELISSA L. BYRD NOTARY PUBLIC RANDOLPH COUNTY NC

BK 2716 PG 1445 (2)
This document presented and filed:
08/26/2020 03:53:30 PM
DEED
Fee $26.00 Excise Tax: $118.00
20104271
Randolph County North Carolina
Krista M. Lowe, Register of Deeds

MAIL TO:
THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.
PREPARED BY (SSE/mlb) Ivey & Eggleston, Attorney at Law, 111 Worth Street, Asheboro, NC 27203
Parcel ID _____

REVENUE: $ 118.00

NORTH CAROLINA)
RANDOLPH COUNTY) **WARRANTY DEED**

THIS DEED, made this 26 day of August, 2020, by and between

GRANTORS: **MARYLIN S. FOWLER, Trustee of the C. REITZEL SMITH FAMILY TRUST**
PO Box 5471
Asheboro, NC 27204

GRANTEE: **CLAYTON TERRY TUCKER, an unmarried man**
465 Lewallen Rd.
Asheboro, NC 27205

WITNESSETH, that the GRANTORS, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, to them paid by the GRANTEE, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto GRANTEES and their heirs, all that certain tract of land, situate, lying and being in Asheboro Township, Randolph County, North Carolina, and more particularly described as follows:

Being all that 0.316 acres lying North of E. Ward Street and being more particularly described on plat entitled "Survey For: Terry Tucker", recorded in Plat Book 166, Page 26, Randolph County Registry.

For back reference see deed recorded in Book 701, Page 15, Randolph County Registry. Also see estate file no. 96E467 and estate file no. 1E877 in the Randolph County Clerk of Superior Court office, Randolph County, North Carolina.

This deed is prepared from information supplied by the parties hereto, and no title examination was requested of or performed by Ivey & Eggleston, Attorneys.

TO HAVE AND TO HOLD the aforesaid tract of land and all privileges and appurtenances thereto belonging to the GRANTEES, their heirs and assigns, to their only use and behoof forever.

And the GRANTORS, for themselves, their heirs, executors and administrators, covenant with the GRANTEES, their heirs and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all encumbrances, and that they will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said GRANTORS by these presents have hereunto set their hands and seals, the day and year first above written.

Marylin S. Fowler (SEAL)
MARYLIN S. FOWLER, Trustee of the C. REITZEL SMITH FAMILY TRUST

NORTH CAROLINA

RANDOLPH COUNTY

I, Melissa L. Byrd, a Notary Public for county and state aforesaid do hereby certify that **MARYLIN S. FOWLER, Trustee of the C. REITZEL SMITH FAMILY TRUST,** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

WITNESS my hand and notarial seal, this 24 day of August, 2020.

Notary Public

My Commission Expires: 11.23.2024

MELISSA L. BYRD NOTARY PUBLIC RANDOLPH COUNTY NC