

**AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, JUNE 10, 2021, 7:00 PM**

1. Call to Order
2. Silent Prayer and Pledge of Allegiance
3. Public Comment Period
4. Mayor Smith will provide an update on the acquisition of Randolph Health assets by American Health Care Systems, Inc.
5. Finance Officer Deborah Reaves will present the following items for the council consideration and/or action:
 - (a) CBDG Coronavirus (CDBG-CV) Grant Fund Project Ordinance;
 - (b) General Fund (FY 2020-2021) Budget Ordinance Amendment;
 - (c) Resolution to Approve Installment Financing Terms with Truist Bank;
 - (d) Ordinance Amending the Airport Improvements Fund (#66);
 - (e) American Rescue Plan Act 2021 Fund Project Ordinance; and
 - (f) Public Hearing on the Proposed Fiscal Year 2021-2022 Budget, including the Required Hearing on Economic Development Appropriations.
6. Consent Agenda Items for Approval, Acknowledgment, and/or Adoption:
 - (a) City Council Meeting Minutes for the Regular Meeting on May 6, 2021;
 - (b) City Council Meeting Minutes for the Special Meeting on June 3, 2021;
 - (c) Revision to Page No. 18 of the Previously Approved City Council Meeting Minutes for April 8, 2021, to Revise an Incorrectly Listed Date;
 - (d) Receipt from the Asheboro ABC Board of Its Meeting Minutes for April 5, 2021;

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- (e) Receipt, on May 24, 2021, of the Budget Message and Proposed Fiscal Year 2021-2022 Budget for the Asheboro ABC Board;
 - (f) Community Development Division Request to Schedule for July 15, 2021, and to Advertise, Public Hearings on the Land Development Applications Described by the Next Two Paragraphs:
 - (i) An Application to Rezone a Parcel of Land (Randolph County Parcel Identification Number 7760373801) on the North Side of Mackie Road from R10 to OA6 Zoning; and
 - (ii) An Application for a Planned Unit Development on a Parcel of Land (Randolph County Parcel Identification Number 7762740259) Located West of 1591 East Allred Street, Approximately 100 Feet East of Ridgewood Circle (The application includes a subdivision sketch design.);
 - (g) Work Authorization No. 6 for WK Dickson to Provide the Design Professional Work (Project and Grant Administration, Design, and Bidding Assistance) Needed to Construct an 80-Foot by 80-Foot Hangar Recommended by the Asheboro Airport Authority; and
 - (h) In Accordance with Section 70.29(I) of the Code of Asheboro, a Mid-Block Crosswalk Designation on Greensboro Street between East Presnell Street and East Pritchard Street for Phase Change Energy Solutions.
7. Quasi-Judicial Hearings – Ross Holt, Randolph County Library Director and a member of the Randolph County Historic Landmark Preservation Commission, will discuss the following local historic landmark designation applications and recommended ordinances as part of the mandated hearings on the requested designations:
- (a) The Walter Anderson Bunch, Jr. House (1919) at 111 South Main Street; and
 - (b) The Henry Moorings Robins House (1924) at 117 South Main Street.

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8. Community Development Director Trevor Nuttall will introduce the following land use cases/requests for council action:
 - (a) Legislative Hearing (Case No. RZ-21-02): Proposed Zoning Ordinance Text Amendments (This hearing was continued from previous council meetings on April 8, 2021, and May 6, 2021.);
 - (b) Legislative Hearing (Case No. RZ-21-03): Application to Rezone a Parcel of Land (Randolph County Parcel Identification Number 7761458800) on the North Side of Kidd Drive from R10 to R40 Zoning (This hearing was continued from the previous council meeting on May 6, 2021.);
 - (c) Legislative Hearing (Case No. RZ-21-05): Application to Rezone a Parcel of Land (Randolph County Parcel Identification Number 7760066359) at the Southeastern Corner of Cliff Road and Emerson Drive from R15 to R10 Zoning;
 - (d) Subdivision Case No. SUB-17-02: Final Plat Review for Robins Nest, Section 3; and
 - (e) An Appointment to the Redevelopment Commission.
9. Public Hearing – Proposed Permanent Closure of Portions of the Public Right-of-Way for Sunset Avenue between Church Street and Davis Street:
 - (a) Community Development Director Trevor Nuttall will provide an overview of the process followed in preparation for the statutorily mandated public hearing;
 - (b) Mayor Smith will open the floor for citizen participation in the public hearing; and
 - (c) After transitioning to the deliberative phase, the city council will consider adopting an order of closure.

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10. City Engineer Michael Leonard, PE will present the following annexation petitions for council consideration and action:
 - (a) Property Owned by Robert and Kelly Link at 2835 Zoo Parkway:
 - (i) Public Hearing on the Question of Annexation; and
 - (ii) Consideration of an Annexation Ordinance.
 - (b) Property Owned by Charles Ridley at 416 Patton Avenue:
 - (i) Public Hearing on the Question of Annexation; and
 - (ii) Consideration of an Annexation Ordinance.
11. Water Resources Director Michael Rhoney, PE will present for council consideration and action Change Order Nos. 1 and 2 for the Wastewater Treatment Plant Clarifier Basin(s) Painting and Rehabilitation Project.
12. City Attorney Jeff Sugg will present for council consideration and action a resolution granting consent to Randolph Electric Membership Corporation ("REMC") to serve as the exclusive electric provider within the territory previously assigned to REMC by the North Carolina Utilities Commission.
13. Mayor Smith will lead the discussion of upcoming events and items not on the agenda.
14. Adjournment

**PROJECT ORDINANCE
CDBG CORONAVIRUS (CDBG-CV) GRANT FUND
FY 2020-2021**

WHEREAS, On March 11, 2021, the American Rescue Plan Act was signed into Law and the City of Asheboro is one of the Non-entitlement units that will be receiving funds, and;

WHEREAS, the US Department of Housing and Urban Development (HUD) is the funding agent but those funds will be flowing thru the North Carolina Department of Commerce Rural Economic Development Division, and;

WHEREAS, the City of Asheboro will be receiving an estimated amount up to \$900,000 (grant number 20-V-3510) with a \$20,000 local government match to be spent on or before June 17, 2023, and;

WHEREAS, the City of Asheboro intends to use the funds for "Public Services" which could encompass local support in a variety of areas (some of which could be rent, utility, mortgage, food pantry, community programs) and is partnering with the United Way to help evaluate areas of need and local administration / disbursement of funds, and;

WHEREAS, the City of Asheboro desires to set up a Special Revenue Fund to account for the funding and the expenses related to this grant, and;

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

Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Project Ordinance is adopted:

Section 1: The CDBG CORONAVIRUS (is hereby authorized as a project with current revenues and expenditures projected as listed below.

Section 2: The officers of the City of Asheboro are hereby authorized to proceed with the project within the terms of the agreement approved by the City Council and the budget contained herein.

Section 3: The following revenues are anticipated to be available at this time for this project:

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
63-300-0000	CDBG Grant Proceeds	\$900,000
63-300-1000	Contribution from General Fund- match	\$20,000
	Total	\$920,000

Section 4: The following amounts are appropriated as expenditures for this project:

That the following Expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
63-400-0000	Administration	\$90,000
63-401-0000	Public Services	\$830,000
	Total	\$920,000

PROJECT ORDINANCE
CDBG CORONAVIRUS (CDBG-CV) GRANT FUND
FY 2020-2021

Adopted this the 10th day of June 2021.

ATTEST:

David H. Smith, Mayor

Tammy M. Williams, Deputy City Clerk

ORDINANCE TO AMEND THE GENERAL FUND FY 2020-2021

WHEREAS, On March 11, 2021, the American Rescue Plan Act was signed into Law and the City of Asheboro is one of the Non-entitlement units that will be receiving funds, and;

WHEREAS, the US Department of Housing and Urban Development (HUD) is the funding agent but those funds will be flowing thru the North Carolina Department of Commerce Rural Economic Development Division, and;

WHEREAS, the City of Asheboro will be receiving an estimated amount up to \$900,000 (grant number 20-V-3510) with a \$20,000 local government match to be spent on or before June 17, 2023, and;

WHEREAS, the City of Asheboro desires amend the 2020-2021 budget to incorporate this expense and to be in compliance with all generally accepted accounting principles, and;

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

That the following Revenue line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-399-0000	Fund Balance Allocation	\$20,000

That the following Expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-490-6300	Contribution to Coronavirus Grant Fund	\$20,000

Adopted this the 10th day of June 2021.

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

ORDINANCE TO AMEND
THE AIRPORT IMPROVEMENTS FUND (#66)
FY 2020-2021

WHEREAS, the City of Asheboro has been advised of additional federal funding for the Asheboro Regional Airport to purchase a tractor for Airport Runway Clearing and mowing and;

WHEREAS, the City Council of the City of Asheboro desires amend the budget as required by law to adjust for changes in revenues and expenditures in comparison to the current adopted budget, and;

THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro, North Carolina

Section 1: That the following revenue line items are increased / decreased:

<u>Account</u>	<u>Description</u>	<u>Increase</u>
66-350-0002	Grant proceeds- Tractor Purchase	90,000

Section 2: That the following expense line items are increased / decreased:

<u>Account</u>	<u>Description</u>	<u>Increase</u>
66-985-7400	Capital Outlay	90,000

Adopted this the 10th day of June 2021.

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

PROJECT ORDINANCE
AMERICAN RESCUE PLAN ACT 2021 FUND
FY 2020-2021

WHEREAS, On March 11, 2021, the American Rescue Plan Act was signed into Law and the City of Asheboro is one of the Non-entitlement units that will be receiving funds, and;

WHEREAS, one of the allowable uses of the funds is to invest in water, sewer and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure and to expand access to broadband internet, and;

WHEREAS, another allowable use of the funds is to replace lost local government revenues due to the pandemic, according to a specified formula, and;

WHEREAS, the City of Asheboro will be receiving an estimated amount up to \$7.59 million dollars with half of the funds received in May 2021 and the other half May 2022;

WHEREAS, the City of Asheboro is still investigating how to spend the funds but does plan to use some of the funds for broadband internet expansion project already underway and planned water and wastewater infrastructure projects, and;

WHEREAS, the City of Asheboro desires to set up a Special Revenue Fund to account for the funding and the expenses related to this grant, and;

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

Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Project Ordinance is adopted:

Section 1: The American Rescue Plan Act 2021 (is hereby authorized as a project with current revenues and expenditures projected as listed below.

Section 2: The officers of the City of Asheboro are hereby authorized to proceed with the project within the terms of the agreement approved by the City Council and the budget contained herein.

Section 3: The following revenues are anticipated to be available at this time for this project:

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
64-300-0000	ARPA funds	\$7,590,000

PROJECT ORDINANCE
AMERICAN RESCUE PLAN ACT 2021 FUND
FY 2020-2021

Section 4: The following amounts are appropriated as expenditures for this project:

That the following Expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
64-400-0000	Zoo City Sportsplex Water & Sewer (TSF to fund)	700,000
64-410-0000	Commerce Drive Water & Sewer	1,250,000
64-420-0000	Highway 64 East Sewer	1,250,000
64-430-0000	Broadband Internet (tsf. to Economic Dev Fund)	319,000
	Distribution 1- Total	<u>\$3,519,000</u>
64-440-0000	Lake Lucas Intake Valve Replacement	1,500,000
64-800-0000	Unallocated	<u>2,571,000</u>
	Distribution 2 Total	<u>4,071,000</u>

Adopted this the 10th day of June 2021.

David H. Smith, Mayor

ATTEST:

Tammy M. Williams, Deputy City Clerk

**REGULAR MEETING
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, ASHEBORO CITY HALL
THURSDAY, MAY 6, 2021
7:00 PM**

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

David H. Smith	) – Mayor Presiding
Clark R. Bell	)
Edward J. Burks	)
Linda H. Carter	)
Walker B. Moffitt	) – Council Members Present
Jane H. Redding	)
Katie L. Snuggs	)
Charles A. Swiers	)

John N. Ogburn, III, City Manager
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal
Jason A. Hanson, Police Major
Michael L. Leonard, PE, City Engineer
Trevor L. Nuttall, Community Development Director
Jeffrey C. Sugg, City Attorney
Tammy M. Williams, Deputy City Clerk

1. Call to Order

A quorum thus being present, Mayor Smith called the meeting to order for the transaction of business, and business was transacted as follows. The number of elected officials, city employees, and private citizens physically present in the council chamber at any point in time was limited in order to maintain the physical distancing recommended by public health authorities during the current coronavirus pandemic.

2. Moment of Silent Prayer and Pledge of Allegiance

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

3. Presentation of the Pride in Asheboro Award to Randolph County Health Director Susan Hayes and the Dedicated Professionals at the Randolph County Department of Public Health

Mayor Smith presented the Pride in Asheboro Award to Randolph County Health Director Susan Hayes. This award recognizes extraordinary contributions made by award recipients to the Asheboro community.

Director Hayes and her team at the Randolph County Public Health Department did a phenomenal job in advancing the health and well-being of the community during the challenging times of the pandemic. Mayor Smith recognized and thanked the public health director and her team on behalf of the city council and the entire community.

4. Randolph County Senior Adults Association Update

Mark Hensley, Executive Director of the Randolph County Senior Adults Association, discussed the services provided to seniors by the association. The safe and effective provision of these services (e.g., transportation services, computer training, Medicare enrollment assistance, and providing nutritious meals) during the pandemic required creativity and adaptability.

The Randolph County Senior Adults Association operates primarily on local, state, and federal grants. The center received approximately \$1.6 million dollars from the Cares Act Program, which assisted with nutrition services, transportation, and computer training. The computer training was implemented to provide seniors with the ability to stay connected while being confined at home due to the pandemic.

No formal action was requested of the council during this portion of the meeting, and none was taken.

5. Randolph Health and the Rural Health Care Stabilization Act

Mayor Smith reported on the county's revised application for \$12 million through the Rural Health Care Stabilization Act. This revised application is part of the efforts to preserve the availability of high-quality health care for the community while Randolph Health works its way through the bankruptcy process.

The county's revised application was reviewed favorably by the Local Government Commission during its most recent meeting. The council will continue to receive updates as the Randolph Health bankruptcy case progresses.

No formal action was requested of the council during this portion of the meeting, and none was taken.

6. Public Comment Period

Mayor Smith opened the floor for public comments. One individual asked to be heard during this section of the meeting.

Thomas Papas is the owner and operator of Leo's Whiskey Bar. Mr. Papas expressed positive comments about moving to Asheboro and working with city staff as he starts a new business endeavor.

When no one else expressed an interest in offering comments, Mayor Smith closed the public comment period.

7. Consent Agenda

Before asking for a motion, Mayor Smith reported that city staff had requested the removal of item 7(g) from the consent agenda in order to finish the preparation of documents associated with this business item. No other items on the consent agenda were identified for further discussion.

Council Member Redding moved, and Council Member Carter seconded the motion, to approve/adopt, with the exception of item 7(g), the consent agenda as presented. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

(a) Meeting Minutes for the Regular City Council Meeting on April 8, 2021

The approved meeting minutes are on file in the city clerk's office, and an electronic copy of the approved minutes has been posted on the city's website.

(b) Meeting Minutes for the Special City Council Meeting on April 20, 2021

The approved meeting minutes are on file in the city clerk's office, and an electronic copy of the approved minutes has been posted in the city's website.

(c) Minutes and General Account of the Closed Session Held during the Special Meeting on April 20, 2021

The approved meeting minutes and general account of the closed session are on file in the city clerk's office.

(d) Acknowledgment of the Receipt from the Asheboro ABC Board of the Board's Meeting Minutes for March 1, 2021

The minutes of the meeting held by the Asheboro ABC Board on March 1, 2021, have been received by the city clerk, distributed to Mayor Smith and the council members for review, and have been filed in the city clerk's office.

(e) Audit Contract for Fiscal Year 2020-2021

A copy of the approved audit contract for fiscal year 2020-2021 is on file in the city finance department and in the city clerk's office.

(f) Resolution Authorizing the Sealed Bid Sale of Standing Timber on City-Owned Land at the Wastewater Treatment Plant

RESOLUTION NUMBER 09 RES 5-21

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION AUTHORIZING THE SEALED BID SALE OF STANDING
TIMBER ON CITY-OWNED LAND AT THE CITY OF ASHEBORO
WASTEWATER TREATMENT PLANT**

WHEREAS, pursuant to a resolution (Resolution Number 04 RES 3-21) adopted by the Asheboro City Council (the "City Council") on March 4, 2021, the City Council authorized the procurement by the City of Asheboro (the "City") from Tugwell Consulting Forestry, P.A. (the "Consulting Forester") of the professional services needed to prepare and conduct a timber sale; and

WHEREAS, the timber sale area is approximately 43 acres in size, is located in the vicinity of Bonkemeyer Drive at the City of Asheboro Wastewater Treatment Plant, and consists of two parcels of land identified by the following Randolph County Parcel Identification Numbers: 7763758973 and 7763645814; and

WHEREAS, the two parcels of land that comprise the timber sale area (the "WWTP Property") are described, respectively, in the Office of the Register of Deeds for Randolph County, North Carolina in the following deed books: Deed Book 652, Page 645, Randolph County Registry and Deed Book 652, Page 648, Randolph County Registry; and

WHEREAS, within the above-described WWTP Property, and based upon the professional opinion and services of the Consulting Forester, the above-referenced timber sale area has been designated for a clear-cut timber harvest of all merchantable timber except for Stream Management Zones; and

WHEREAS, the timber sale area consists of predominately hardwood timber, approximately 9% pine and 91% hardwood; and

WHEREAS, Section 160A-268 of the North Carolina General Statutes permits the city to dispose of real property such as this standing timber by advertisement and sealed bid.

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

Section 1. Subject to certain restrictions and conditions stated herein, the City Council hereby authorizes a clear-cut harvest of all merchantable timber, except for Stream Management Zones (“SMZs”), within the timber sale area. No hardwood trees measuring less than 18" across the stump, measured six inches from the ground, are to be harvested from the SMZs. All pine timber may be harvested from the SMZs. The boundaries of the SMZs have been marked with blue paint. The property/cutting lines for the timber sale area within which the clear-cut harvest is to be conducted have been identified in the field by the placement of glo-pink flagging. Furthermore, this timber sale is contingent upon bidders unequivocally accepting and complying with the following additional conditions of the sale:

- (A) Prior to the commencement of logging operations, the successful bidder must provide a performance bond in the amount of \$1,500.00 and must participate in a pre-harvest meeting with the Consulting Forester.
- (B) All logging activities must be kept within the designated timber sale area.
- (C) Logging road building expense shall be the sole responsibility of the successful bidder.
- (D) Forestry Best Management Practices (“BMPs”) must be implemented throughout the timber sale area for the entire duration of logging operations. Any soil disturbance that results in stream sedimentation must be temporarily stabilized within 10 working days after the disturbance is made. Permanent stabilization must be completed within 30 working days after logging is completed. The successful bidder is responsible for ensuring the timber sale area is in compliance with all BMPs and Forest Practices Guidelines (“FPGs”) at the conclusion of the logging operation.
- (E) The location of logging roads must be approved in advance by the Consulting Forester, and these roads must be constructed and maintained according to BMPs. Stream crossings must be approved in advance by the Consulting Forester, and such crossings must be constructed and maintained in compliance with BMPs. Bridge timbers are the preferred method for crossing SMZs. Access roads shall be repaired by the successful bidder to original condition, ordinary wear and tear excepted, after the completion of logging operations. Fences shall not be damaged.
- (F) Trees left in the SMZs must be protected from excessive injury.

- (G) Glo-pink flagged property/cutting-line trees and blue painted SMZ boundary trees are not included in the sale area and are not to be harvested.
- (H) All cutting rights revert to the City as landowner after the timber is harvested. No firewood or stump harvesting is allowed.
- (I) The time limit for the completion of this harvest is 24 months, and the timber deed will expire 24 months from the date of the closing of the transaction. Time is of the essence.
- (J) No timber volumes published by the City or its officials, employees, contractors, agents, or representatives, specifically including without limitation the Consulting Forester, are guaranteed.

Section 2. Lump-sum, sealed bids will be accepted for this standing timber until noon on Friday, June 11, 2021. Bids must be delivered to the office of Tugwell Consulting Forestry, 2416 Fox Ridge Road, Asheboro, North Carolina 27205.

Section 3. At noon on Friday, June 11, 2021, all bids that have been received as of that date and time shall be opened in public, and the amount of each bid will be announced and recorded. The record of bids shall be reported to the City Council during its regular meeting on Thursday, July 15, 2021.

Section 4. The City Council will determine the highest responsible bidder for the standing timber and will decide whether to award the bid during the governing board's regular meeting on Thursday, July 15, 2021. Bids will remain open and subject to acceptance until the City Council awards the bid.

Section 5. In order for a bid to be deemed responsible by the City Council, the apparent high bidder must furnish to the City a bid deposit of five percent (5%) of the amount of the bid prior to the City Council's consideration of the report of bids on July 15, 2021. A bid deposit may take the form of cash, a cashier's check, a certified check, or a surety bond. The deposit of the bidder to whom the award is made will be held until the sale of this standing timber is closed; if that bidder refuses at any time to close the sale in compliance with the terms and conditions stated herein, the deposit will be forfeited to the City.

Section 6. The City Council reserves the right to reject any and all bids.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on the 6th day of May, 2021.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

- (g) **WK Dickson's Work Authorization No. 6 and the Use of NPE Funds for the Design, Bid, and Contract Administration Work Needed for the Construction of an 80' by 80' Hangar**

The above-referenced item was not approved because the business item was removed from the consent agenda for consideration at a later date.

(h) Acknowledgment of the Receipt of the Asheboro Airport Authority Annual Report

The annual report from the Asheboro Airport has been received by the city clerk, distributed to Mayor Smith and the council members for review, and is on file in the city clerk's office.

(i) Acknowledgment of the Receipt of the City of Asheboro Planning Board Annual Report

The annual report from the City of Asheboro Planning Board has been received by the city clerk, distributed to Mayor Smith and the council members for review, and filed in the city clerk's office.

(j) Approval of the Community Development Division's Request to Schedule for June 10, 2021, and to Advertise, Hearings for the Next Three Land Use Cases:

(I) Application to Rezone from R15 to R10 Property Identified by Parcel Identification No. 7760066359 at the Southeastern Corner of Cliff Road and Emerson Drive;

(II) Application for a Local Historic Landmark Designation for the House Built in 1919 and Identified as the Walter Anderson Bunch, Jr. House at 111 South Main Street; and

(III) Application for a Local Historic Landmark Designation for the House Built in 1924 and Identified as the Henry Moorings Robins House at 117 South Main Street.

The hearings concerning the applications for the above-referenced land use approvals will be scheduled and advertised in accordance with the applicable statutes/ordinances and then heard by the Asheboro City Council during its regular meeting on June 10, 2021.

8. Community Development Items

(a) Legislative Hearing (Case No. RZ-21-02): Proposed Zoning Ordinance Text Amendments

Mayor Smith re-opened the legislative hearing for this text amendment case, which had been continued from the council's last regular meeting on April 8, 2021. The amendments presented by city staff are designed to align the city's zoning ordinance with the changing legal framework for the regulation of development.

Community Development Director Trevor Nuttall utilized a slide show to provide an overview of the proposed text amendments. Mr. Nuttall noted the following:

1. Changes to state law concerning land use were adopted in 2019 (Senate Bill 355, NCGS 160D). The provisions consolidated provisions for city and county land use regulations into one chapter. Many of the provisions were focused on reorganizing existing law and making primarily technical changes rather than sweeping policy changes. However, some provisions have a great impact on how land use decisions are made.

2. One of the most significant mandated changes is replacement of combined legislative rezoning and quasi-judicial conditional use permit applications with legislative conditional zoning, which places conditions on a property as part of a legislative rezoning process. Quasi-judicial proceedings for special use permits would continue to exist for sensitive land uses that already require a special use permit. The text amendments also propose amendments to the city's sign regulations.
3. Other changes include requiring an applicant/landowner's written consent to enforce conditional zoning district or special use permit conditions, prohibition of non-governmental third party "downzonings" (from commercial to residential, for example).
4. State law now also requires an adopted land use plan that is reasonably maintained. A land use plan's future land use map must be updated each time a rezoning that is not consistent with the current map is approved.
5. Chapter 160D of the North Carolina General Statutes mandates that, in order for a local development regulation ordinance to remain valid, amendments conforming local land use regulations to Chapter 160D must be adopted by July 1, 2021.
6. As noted above, a key goal of Chapter 160D of the North Carolina General Statutes was to consolidate and reorganize existing state law into a more coherent fashion. Similar reorganization of the format for Asheboro's zoning ordinance has been proposed by the city staff.

Mr. Nuttall noted that, when evaluating proposed zoning ordinance text amendments, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan.

LDP Goals/Policies Supporting the Request:

- 1.2.4** The city will promote its expedited permitting process and continue to make the land development process user- friendly for citizens and organizations.
- 2.1.1** The zoning ordinance will periodically be reviewed to ensure that the specific regulations for each zoning district are aligned with the desired character and focus of each district.
- 2.2.3** The city will periodically update maps in the Land Development Plan to ensure they accurately represent current conditions in our city and are consistent with the goals and policies.

No goals or policies were identified as unsupportive of the proposed text amendments.

In addition to the above-referenced information, the planning staff provided the following analysis concerning the proposed amendments consistency with adopted comprehensive plans, the reasonableness of the proposed amendments, and whether the proposed amendments are in the public interest:

These amendments are proposed primarily to comply with recent changes in state law. In addition, the proposed changes formalize many of staff's existing practices (ensuring that the Land

Development Plan is regularly updated, ensuring consistency of zoning designation with the Land Development plan or offering rationale for why a decision was made that was contrary to the plan). Current practice offers citizens various procedural options to change a land use designation of their property, and legislative conditional zoning will provide a new option, replacing conditional use district permits. The proposed language will also reflect model language related to federal case law pertaining to signs. As noted above, the staff is also proposing some organizational changes to the zoning ordinance that offer improvements in how it is formatted and useable for applicants and staff.

Considering these factors and state law requiring these changes, staff believes that the proposed text amendment is overall consistent with the Land Development Plan and is therefore reasonable and in the public interest.

Mayor Smith then opened the floor for the public to express their comments and concerns about the proposed text amendments. No comments were offered.

In order to allow for additional review of the proposed text amendments by both governing board members and the public, city staff, and the planning board during its meeting on May 3, 2021, recommended continuing the hearing to the next regular city council meeting on June 10, 2021.

Council Member Bell moved, and Council Member Burks seconded the motion, to continue this legislative hearing on the above-described land use case to the council's next regular meeting on June 10, 2021. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

(b) Legislative Hearing (Case No. RZ-21-03): Application to Rezone from R10 to R40 Property Located on the North Side of Kidd Drive and Identified by Parcel Identification No. 7761458800

After Mayor Smith opened the legislative hearing, Community Development Director Nuttall informed the council that the applicant's attorney has requested the continuance of this case to the council's next regular meeting.

Council Member Bell moved, and Council Member Redding seconded the motion, to continue Case No. RZ-21-03 to the council's next regular meeting on June 10, 2021. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

(c) Legislative Hearing (Case No. RZ-21-04): Application to Rezone from I2 to B2 Property Located at 532 West Salisbury Street and Identified by Parcel Identification No. 7751640197

Council Member Bell did not participate in Case No. RZ-21-04 because the governing board granted his request to be recused from the case. Council Member Bell stated that he has a financial relationship with the zoning map amendment applicant that predates the current land use case, and he asked to be recused from the case by the council.

In response to this request, Council Member Burks moved, and Council Member Carter seconded the motion, to recuse Council Member Bell from Case No. RZ-21-04. Council Members Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

Mayor Smith opened the legislative hearing on the application by Carolina Farmers Mutual Insurance Company (the “Applicant”) to rezone approximately 2.67 acres of the company’s land at 532 West Salisbury Street from I2 (General Industrial) to B2 (General Commercial) zoning. The parcel of land for which B2 zoning is requested (the “Zoning Lot”) is more specifically identified by Randolph County Parcel Identification Number 7751640197.

The first person to speak during the hearing was Community Development Director Trevor Nuttall. Mr. Nuttall utilized a slide show to present the following analysis that was prepared by the planning staff.

1. The Zoning Lot is inside the city limits.
2. West Salisbury Street (NC Hwy. 42 N.) is a state-maintained major thoroughfare. North Park Street and Summit Avenue are both city-maintained streets. North Park Street has a signalized intersection with West Salisbury Street.
3. The Zoning Lot is adjacent to Norfolk Southern Railroad. While a driveway cut was previously used to access the property from West Salisbury Street, any encroachment across the railroad requires approval from Norfolk Southern.
4. The area is within the Center City Planning Area (Commercial and Employment Center Planning Area). This area has restrictions on the proportion of property that can be built upon with impervious surfaces.
5. The zoning ordinance requires sidewalks for new commercial development on streets with curb/gutter and adequate public right-of-way.
6. The area includes a mix of industrial, commercial, office, and residential uses.
7. The zoning ordinance states that the intent of the current I2 district is *to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts*. The intent of the requested B2 district is *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 major or minor thoroughfares, never local streets*.

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan.

LDP Goals/Policies Supporting the 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. (*Article 200, Section 210, Schedule of Statements of Intent*)

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. (The applicable Small Area Plan for the Zoning Lot is the Central Small Area Plan.)

Checklist Item 8:

The request is an adaptive reuse of a vacant or unused lot, or is an infill lot.

Checklist Items #12 and #13:

Property is located outside of watershed, special hazard flood area.

The only LDP goal/policy identified by staff as not supporting the requested rezoning was checklist item 14 (Rezoning is located on steep slopes (>20%).)

In addition to the above-described information, the planning staff provided the following analysis concerning the consistency of the zoning map amendment application with the adopted comprehensive plans, the reasonableness of the requested zoning district, and whether granting the requested B2 zoning district is in the public interest:

The Land Development Plan proposed land use map designates the property as part of the City's Activity Center, which is intended "to create pedestrian-friendly community focal points" containing a mix of complementary residential and non-residential (commercial, office/institutional) uses. Such a mix of uses is also supported by the Central Small Area Plan. This LDP idea matches what currently exists today with a mix of residential and non-residential uses in the area surrounding the subject property, with much of that tied to a pedestrian network (particularly to the south and east).

The proposed B2 district is a better fit than a General Industrial District on a property which has not had industrial activity in over a decade. New residential development within a quarter of a mile of the subject property, which has either been built in the last decade or is planned in the near future, also helps complement land uses providing a range of goods and services that may be possible in the B2 district.

Considering these factors, staff believes the requested B2 district is overall consistent with the Land Development Plan and is therefore reasonable and in the public interest.

In light of the above analysis, city staff recommended approval of the requested rezoning. The planning board concurred with the city staff's analysis and, based on this analysis, also recommended approval of the requested rezoning.

Mayor Smith then opened the floor for attendees of the hearing to express their comments and concerns about the requested zoning map amendment. No comments were offered in opposition to the request.

After all parties had been provided an opportunity to address the council, Mayor Smith transitioned the hearing to the deliberative phase.

During their discussion, the council members expressed their concurrence with the analysis received from the city planning staff and the city planning board. Consequently, Council Member Moffitt moved, and Council Member Redding seconded the motion, to adopt the plan consistency statement printed below and to approve the requested rezoning with the following multi-part motion:

1. With regard to the land development plan, the proposed land use map designates the Zoning Lot as part of the Activity Center, which is intended “to create pedestrian-friendly community focal points” containing a mix of complementary residential and non-residential (commercial, office/institutional) uses. Such a mix of uses is also supported by the Central Small Area Plan.

In the present case, the goals and intentions of the plan match the reality on the ground. The area surrounding the Zoning Lot has a mix of residential and non-residential uses, with much of that tied to a pedestrian network (particularly to the south and east).

The B2 district requested by the Applicant is a better fit than a general industrial district. The Zoning Lot has not been the site of industrial activity in over a decade.

Within a quarter of a mile of the Zoning Lot, new residential development has either been built in the last decade or is planned for the near future. Such development is complementary to land uses providing a range of goods and services that may be possible in the requested B2 district.

2. In light of the above-stated analysis, and looking at the totality of the evidence, the requested zoning map amendment to place the subject property in a B2 zoning district is approved as consistent with the adopted plan.

Council Members Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes. Consequently, the above-stated motion was adopted unanimously and the Zoning Lot was placed in a B2 (General Commercial) zoning district.

(d) Case No. SUB-95-06: Preliminary Plat Approval for Windcrest Acres Subdivision, Section 3

Community Development Director Trevor Nuttall utilized a slide show presentation to discuss a preliminary plat for Section 3 in the Windcrest Acres Subdivision. The applicant is Davidson Land Development, LLC.

The subdivision is located south of Oak Bend Drive and Central Falls Road. The parcel identification number associated with this application is 7762369298. The plat under review pertains to approximately 21.47 acres out of a total of approximately 69.13 acres.

The applicant's land is zoned R10 and is currently undeveloped. 47 lots are shown on the plat.

During his presentation, Mr. Nuttall provided the following information:

1. A preliminary plat for this subdivision was previously approved by the city council on September 9, 2004. Due to the amount of time that has lapsed, a new preliminary plat is required.
2. The first two sections of the development include 27 lots. Additional future development area on the property may be developed at a later time, with submittal of the required sketch design that meets development requirements in effect at the time of submittal. However, neither the number of lots nor the design for the future phase has been identified at this time.
3. When the sketch design plat was approved in 1995, curb and gutter streets were not required. The sketch plan did not indicate curb and gutter streets for any phases of the development. The first two phases do not have curb and gutter.
4. A small portion of the property is within a Special Hazard Flood Area. Development around streams is also subject to North Carolina Department of Environmental Quality permitting requirements.
5. A deceleration/turning lane was installed along Central Falls Road when the previous sections of the development were built.
6. Two possible connections to adjoining property are shown. One of these provides a potential connection to Bennett Street. The other is identified as a future connection.

City staff recommended approval of the preliminary subdivision plat with the following conditions and one comment:

- A. Confirmation must be provided as to whether the fire hydrant located along Windcrest Road, near the entrance to the development, (in front of lots 29/44) is operational. If the hydrant is not operational, a hydrant needs to be located at the end of the cul-de-sac on Laurel Spring Road prior to final plat approval.
- B. Plans and profiles must reflect the extension of Oak Meadow Drive on the southernmost portion of Oak Meadow Drive (current name) down to Bennett Street.
- C. Street names must be approved by Randolph County 9-1-1 Communications.
- D. During council discussion, the recommendation (not a condition) was made that consideration should be given to upsizing the proposed 3-inch water line to a 6-inch line with a fire hydrant at the end of the cul-de-sac leading to the "paper" future public right-of-way (currently named Fox Laurel Court). This recommendation was made in order to help with the extension of that water line if and when the future right-of-way is built because a future hydrant would be needed and could not be served by a 3-inch line.

Council Member Moffitt moved, and Council Member Bell seconded the motion, to approve, with the immediately preceding conditions and recommendation, the applicant's preliminary subdivision plat for Windcrest Acres, Section 3. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

(e) Redevelopment Commission Vacancy Announcement

Mr. Nuttall announced a vacancy on the City of Asheboro Redevelopment Commission due to the resignation of Vice-Chairperson Cynthia Bailey. He also recommended following the city's standard practice of contacting the applicants currently on file in the city clerk's office to determine if they still have an active interest in serving on the commission and, additionally, to give public notice of the vacancy.

In response, the council members expressed their general consent for the community development division staff to proceed in accordance with Mr. Nuttall's recommendation.

9. Annexation Petitions

(a) Property Owned by Robert and Kelly Link at 2835 Zoo Parkway

(I) Resolution Directing the City Clerk to Investigate the Annexation Petition

City Engineer Michael Leonard provided an overview of the annexation petition submitted by Robert and Kelly Link. After reviewing the information provided by city staff about the annexation petition, Council Member Burks moved, and Council Member Snuggs seconded the motion, to approve/adopt the following resolution by reference. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

RESOLUTION NUMBER 10 RES 5-21

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION DIRECTING THE CITY CLERK TO
INVESTIGATE AN ANNEXATION PETITION SUBMITTED BY ROBERT
LINK AND WIFE, KELLY LINK**

WHEREAS, Robert Link and wife, Kelly Link (the "Petitioners") have submitted a petition requesting the annexation into Asheboro of two parcels of land (Randolph County Parcel Identification Numbers 7669386681 and 7669386710) they own at 2835 Zoo Parkway, Asheboro, North Carolina 27205; and

WHEREAS, the Petitioners' land at 2835 Zoo Parkway is not contiguous to Asheboro's primary city limits; and

WHEREAS, Section 160A-58.2 of the North Carolina General Statutes provides that the sufficiency of such a petition shall be investigated by the city clerk before further annexation proceedings take place; and

WHEREAS, the Asheboro City Council has decided to proceed with the statutorily prescribed voluntary annexation process.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the city clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify to the council the results of her investigation.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on May 6, 2021.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Tammy M. Williams
Tammy M. Williams, Deputy City Clerk

[In anticipation of the council's above-stated action, the city clerk's office conducted an investigation of the annexation petition in advance of the council meeting and submitted the following certificate for the council's review upon the governing board's adoption of the immediately preceding resolution.]

CERTIFICATE OF SUFFICIENCY
(Annexation Petition Received from
Robert Link and Wife, Kelly Link)

TO: The City Council of the City of Asheboro, North Carolina

I, Tammy M. Williams, am the Deputy City Clerk for the City of Asheboro. I hereby certify that, with the assistance of staff members in various city departments, I have investigated the annexation petition submitted by Robert Link and wife, Kelly Link (the "Petitioners"). I further certify that the following paragraphs accurately state the information obtained during the course of my investigation of the annexation petition.

The Petitioners have requested the annexation into Asheboro of two parcels of land (Randolph County Parcel Identification Numbers 7669386681 and 7669386710) they own at 2835 Zoo Parkway, Asheboro, North Carolina 27205 (the "Annexation Territory"). This Annexation Territory is not contiguous to the primary corporate limits of the City of Asheboro.

On the basis of my investigation, I have concluded that all of the owners of the real property lying in the Annexation Territory have signed the prescribed petition. The petition appears to be sufficient to satisfy the provisions of Section 160A-58.1 of the North Carolina General Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Asheboro in order to make this certification effective as of May 6, 2021.

(CITY SEAL)

/s/Tammy M. Williams
Tammy M. Williams, Deputy City Clerk

(II) Resolution Setting the Date for a Public Hearing

In light of the preceding council action and the submittal of the deputy city clerk's certification document, Mr. Leonard then presented, for the council's consideration, a resolution setting the date for a hearing on the question of the requested annexation. Council Member Bell moved, and Council Member Burks seconded the motion, to approve/adopt the following resolution by reference. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

RESOLUTION NUMBER 11 RES 5-21

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE QUESTION OF THE REQUESTED ANNEXATION OF LAND OWNED BY ROBERT LINK AND WIFE, KELLY LINK

WHEREAS, Robert Link and wife, Kelly Link (the "Petitioners") have properly submitted a petition requesting the annexation into Asheboro of two parcels of land (Randolph County Parcel Identification Numbers 7669386681 and 7669386710) they own at 2835 Zoo Parkway, Asheboro, North Carolina 27205; and

WHEREAS, the Petitioners' above-identified parcels of land are not contiguous to the primary corporate limits of the City of Asheboro; and

WHEREAS, pursuant to a previously adopted resolution, the city clerk has investigated the sufficiency of the annexation petition; and

WHEREAS, the city clerk has certified the sufficiency of the petition for proceeding with setting the date for a public hearing on the question of the requested annexation in accordance with Section 160A-58.2 of the North Carolina General Statutes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro as follows:

Section 1. A public hearing on the question of annexing the non-contiguous territory described herein will be held in the council chamber on the second floor of Asheboro City Hall at 146 North Church Street, Asheboro, North Carolina 27203 during a regular meeting of the Asheboro City Council that will begin at 7:00 p.m. on June 10, 2021.

Section 2. The territory proposed for annexation is described by metes and bounds as follows:

Grant Township, Randolph County, North Carolina:

BEGINNING on the proposed Asheboro satellite city limits line at a 3/4-inch existing iron pipe 8 inches below ground in the eastern margin of the 60-foot public right-of-way for Zoo Parkway (North Carolina Highway 159) at the shared corner of the Wade Through Minnie Creeks Properties, LLC property described in the Office of the Register of Deeds for Randolph County, North Carolina (the "Randolph County Registry") in Deed Book 2366 at Page 457 and the Robert Link and wife, Kelly Link property described in Deed Book 2663, Page 544, Randolph County Registry (the Robert Link and wife, Kelly Link property described in Deed Book 2663, Page 544, Randolph County Registry is the property for which annexation has been requested and will be hereinafter referred to as the "Annexation Territory"), the described beginning point at the shared corner of the Wade Through Minnie Creeks Properties, LLC property and the Annexation Territory is located by means of the North Carolina Coordinate System at the coordinates of North 698,683.35 feet and East 1,763,551.87 feet (NAD 83 (2011)); thence from the beginning point departing from the eastern margin of the public right-of-way for Zoo Parkway and following the proposed Asheboro satellite city limits line along the Wade Through Minnie Creeks Properties, LLC property described in Deed Book 2366, Page 457, Randolph County Registry the next bearing and distance: North 52 degrees 43 minutes 27 seconds East 279.90 feet to a 1/2-inch existing iron rod 3 inches above ground at the northernmost corner of the Annexation Territory, this 1/2-inch existing iron rod is located by means of the North Carolina Coordinate System at the coordinates of North 698,852.87 feet and East 1,763,774.59 feet (NAD 83 (2011)); thence continuing to follow the proposed Asheboro satellite city limits line along the Wade Through Minnie Creeks Properties, LLC property described in Deed Book 2366, Page 457, Randolph County Registry by departing from the northernmost corner of the Annexation Territory and proceeding the next two bearings and distances: South 36 degrees 32 minutes 05 seconds East 45.70 feet to a 1/2-inch existing iron pipe 6 inches above ground; thence South 36 degrees 19 minutes 12 seconds East 199.72 feet to a 1-inch existing iron pipe 1 inch above ground at the corner shared by the Annexation Territory with the William E. Hunt, Jr. property described in Deed Book 1334, Page 300, Randolph County Registry, the 1-inch existing iron pipe at this shared corner is located by means of the North Carolina Coordinate System at the coordinates of North 698,654.64 feet and East 1,763,917.09 feet (NAD 83 (2011)); thence continuing to follow the proposed Asheboro satellite city limits line along the William E. Hunt, Jr. property described in Deed Book 1334, Page 300, Randolph County Registry the next bearing and distance: South 51 degrees 40 minutes 53 seconds West 274.77 feet to a 1/2-inch existing iron rod 3 inches below ground in the eastern margin of the public right-of-way for Zoo Parkway at the southernmost corner of the Annexation Territory; thence continuing to follow the proposed Asheboro satellite city limits line by departing from the southernmost corner of the Annexation Territory and following the eastern margin of the public right-of-way for Zoo Parkway the next two bearings and distances: North 37 degrees 44 minutes 27 seconds West 199.71 feet to a 1/2-inch existing iron rod flush with the ground, this 1/2-inch existing iron rod is located by means of the North Carolina Coordinate System at the coordinates of North 698,642.79 feet and East 1,763,582.27 feet (NAD 83 (2011)); thence North 36 degrees 51 minutes 21 seconds West 50.69 feet to the point and place of BEGINNING, and containing 1.580 acres of land, more or less, within the Annexation Territory that is proposed for annexation into the satellite corporate limits of the City of Asheboro.

The above-listed description is in accordance with a plat of survey identified as Project No. 5815 and titled "ANNEXATION SURVEY FOR ROBERT LINK and wife, KELLY LINK." The plat of survey was drawn under the supervision of William C. Burrow, Professional Land Surveyor with License Number L-2497.

Section 3. Notice of the public hearing on the question of the proposed annexation of the above-described tract of land into Asheboro's satellite corporate

limits shall be published in *The Courier-Tribune*, a newspaper having general circulation in the City of Asheboro, at least 10 days prior to the date of the public hearing.

This Resolution was adopted in open session during a regular meeting of the Asheboro City Council held on the May 6, 2021.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Tammy M. Williams
Tammy M. Williams, Deputy City Clerk

(III) Request for a Temporary Connection Permit

In conjunction with the submission of an annexation petition, the Links submitted for council consideration and approval a written request for a temporary connection permit authorizing the property owners to connect to the municipal sanitary sewer system prior to the final adoption of an annexation ordinance.

In their written request, the Links explained that their existing septic system was failing and the practical solution was for them to connect to the municipal sanitary sewer system. This request for authorization to connect to the city system was supported with correspondence from an environmental health supervisor in the Randolph County Public Health Department.

Council Member Bell moved, and Council Member Burks seconded the 2-part motion, that (A) entered a finding in the record that the petitioners for annexation would encounter an undue hardship if they had to cope with a failing septic system and could not connect to the municipal sanitary sewer system until final adoption of an annexation ordinance, and (B) granted, effective immediately, a temporary connection permit authorizing the connection of the petitioners' dwelling to the municipal sanitary sewer system in accordance with Section 50.008 of the Code of Asheboro.

Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

(b) Property Owned by Charles Morris Ridley at 416 Patton Avenue

(I) Resolution Directing the City Clerk to Investigate the Annexation Petition

City Engineer Michael Leonard provided an overview of the annexation petition submitted by Charles Morris Ridley. After reviewing the information provided by city staff about the annexation petition, Council Member Burks moved, and Council Member Snuggs seconded the motion, to approve/adopt the following resolution by reference. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

RESOLUTION NUMBER 12 RES 5-21

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE THE
SUFFICIENCY OF THE ANNEXATION PETITION
SUBMITTED BY CHARLES MORRIS RIDLEY**

WHEREAS, Charles Morris Ridley (the “Petitioner”) has submitted a petition requesting the annexation into Asheboro of a parcel of land (Randolph County Parcel Identification Number 7761522157) he owns at 416 Patton Avenue, Asheboro, North Carolina 27203; and

WHEREAS, the Petitioner’s land at 416 Patton Avenue is contiguous to Asheboro’s primary city limits; and

WHEREAS, Section 160A-31 of the North Carolina General Statutes provides that the sufficiency of the petition shall be investigated by the city clerk before further annexation proceedings may take place; and

WHEREAS, the Asheboro City Council has decided to proceed with the statutorily prescribed voluntary annexation process.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the city clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify to the council the results of her investigation.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on May 6, 2021.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Tammy M. Williams
Tammy M. Williams, Deputy City Clerk

[In anticipation of the council’s above-stated action, the city clerk’s office conducted an investigation of the annexation petition in advance of the council meeting and submitted the following certificate for the council’s review upon the governing board’s adoption of the immediately preceding resolution.]

**CERTIFICATE OF SUFFICIENCY
(Annexation Petition Received from
Charles Morris Ridley)**

TO: The City Council of the City of Asheboro, North Carolina

I, Tammy M. Williams, am the Deputy City Clerk for the City of Asheboro. I hereby certify that, with the assistance of staff members in various city departments, I have investigated the annexation petition submitted by Charles Morris Ridley (the “Petitioner”). I further certify that the following paragraphs accurately state the information obtained during the course of my investigation of the annexation petition.

The Petitioner has requested the annexation into Asheboro of a parcel of land (Randolph County Parcel Identification Number 7761522157) he owns at 416 Patton Avenue, Asheboro, North Carolina 27203 (the "Annexation Tract"). This land is contiguous to the primary corporate limits of the City of Asheboro.

On the basis of my investigation, I have concluded that all of the owners of the real property lying in the Annexation Tract have signed the prescribed petition. The petition appears to be sufficient to satisfy the provisions of Section 160A-31 of the North Carolina General Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Asheboro in order to make this certification effective as of May 6, 2021.

(CITY SEAL)

/s/Tammy M. Williams
Tammy M. Williams, Deputy City Clerk

(II) Resolution Setting the Date for a Public Hearing

In light of the preceding council action and the submittal of the deputy city clerk's certification document, Mr. Leonard then presented, for the council's consideration, a resolution setting the date for a hearing on the question of the requested annexation. Council Member Burks moved, and Council Member Snuggs seconded the motion, to approve/adopt the following resolution by reference. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

RESOLUTION NUMBER 13 RES 5-21

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE
QUESTION OF THE REQUESTED ANNEXATION OF
LAND OWNED BY CHARLES MORRIS RIDLEY**

WHEREAS, Charles Morris Ridley (the "Petitioner") has properly submitted a petition requesting the annexation into Asheboro of a parcel of land (Randolph County Parcel Identification Number 7761522157) he owns at 416 Patton Avenue, Asheboro, North Carolina 27203; and

WHEREAS, pursuant to a previously adopted resolution, the city clerk has investigated the sufficiency of the annexation petition; and

WHEREAS, the city clerk has certified the sufficiency of the petition for proceeding with setting the date for a public hearing on the question of the requested annexation pursuant to Section 160A-31 of the North Carolina General Statutes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro as follows:

Section 1. A public hearing on the question of annexing the territory described in Section 2 of this Resolution will be held in the council chamber on the second floor of Asheboro City Hall at 146 North Church Street, Asheboro, North

Carolina 27203 during a regular meeting of the Asheboro City Council that will begin at 7:00 p.m. on June 10, 2021.

Section 2. The territory proposed for annexation is described by metes and bounds as follows:

Asheboro Township, Randolph County, North Carolina:

BEGINNING on the existing Asheboro primary city limits line at a 5/8-inch new iron rod set flush with the ground in the northern margin of the 60-foot public right-of-way for East Salisbury Street (North Carolina Secondary Road 2237) at the southwest corner of the Charles Morris Ridley property described in the Office of the Register of Deeds for Randolph County, North Carolina (the “Randolph County Registry”) in Deed Book 2748 at Page 2762 (the real property described in Deed Book 2748, Page 2762, Randolph County Registry is the tract of land for which Charles Morris Ridley has requested annexation into the City of Asheboro, and this land will be hereinafter referred to as the “Ridley Tract”); thence from the beginning point, departing from the northern margin of the public right-of-way for East Salisbury Street and crossing the 30-foot public right-of-way for Patton Avenue (North Carolina Secondary Road 2192), by proceeding along the existing Asheboro primary city limits line North 51 degrees 20 minutes 34 seconds West 38.47 feet to a 1/2-inch existing iron rod down 2 inches in the ground on the western margin of the public right-of-way for Patton Avenue; thence continuing to follow the existing Asheboro primary city limits line along the western margin of the public right-of-way for Patton Avenue the next bearing and distance: North 00 degrees 06 minutes 51 seconds West 174.74 feet to a 1/2-inch existing iron pipe flush with the ground at the northeast corner of the J-Mac Properties, LLC property described in Deed Book 2437, Page 770, Randolph County Registry; thence departing from the existing Asheboro primary city limits line and the western margin of the public right-of-way for Patton Avenue by proceeding across Patton Avenue in order to follow the proposed Asheboro primary city limits line the next bearing and distance: North 85 degrees 55 minutes 29 seconds East 29.23 feet to a 5/8-inch new iron rod set flush with the ground in the eastern margin of the public right-of-way for Patton Avenue at the northwest corner of the Ridley Tract; thence continuing to follow the proposed Asheboro primary city limits line along the northern boundary line of the Ridley Tract South 84 degrees 50 minutes 23 seconds East 74.26 feet to a 5/8-inch new iron rod set flush with the ground at the northeast corner of the Ridley Tract; thence departing from the northern boundary line of the Ridley Tract and running along the Crystal P. McClelland Coldiron and husband, Charles Coldiron property described in Deed Book 1633, Page 1074, Randolph County Registry in order to continue following the proposed Asheboro primary city limits line the next bearing and distance: South 00 degrees 33 minutes 27 seconds East 200.66 feet along the eastern boundary line of the Ridley Tract to an existing axle on the current Asheboro primary city limits line and in the northern margin of the public right-of-way for East Salisbury Street; thence following the existing Asheboro primary city limits line along the northern margin of the public right-of-way for East Salisbury Street the next bearing and distance: North 85 degrees 01 minute 57 seconds West 74.95 feet to the point and place of BEGINNING, and containing a total of 0.470 acres of land, more or less, to be annexed.

The above-stated legal description is in accordance with a plat of survey drawn under the supervision of Dan W. Tanner, II, Professional Land Surveyor with License Number L-4787. The plat of survey is titled “Annexation Survey For: Charles Morris Ridley.”

Section 3. Notice of the public hearing scheduled by Section 1 of this Resolution shall be published in *The Courier-Tribune*, which is a newspaper having general circulation in the City of Asheboro, at least ten (10) days prior to the date of the public hearing.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on May 6, 2021.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Tammy M. Williams
Tammy M. Williams, Deputy City Clerk

(III) Request for a Temporary Connection Permit

In conjunction with the submission of an annexation petition, Charles Ridley submitted for council consideration and approval a written request for a temporary connection permit authorizing the property owner to connect to the municipal sanitary sewer system prior to the final adoption of an annexation ordinance.

In his written request, Mr. Ridley explained that his existing septic system was failing and the practical solution was for him to connect to the municipal sanitary sewer system. This request for authorization to connect to the city system was supported with correspondence from an environmental health specialist in the Randolph County Public Health Department.

Council Member Bell moved, and Council Member Burks seconded the 2-part motion, that (A) entered a finding in the record that the petitioner for annexation would encounter an undue hardship if he had to cope with a failing septic system and could not connect to the municipal sanitary sewer system until final adoption of an annexation ordinance, and (B) granted, effective immediately, a temporary connection permit authorizing the connection of the petitioner's dwelling to the municipal sanitary sewer system in accordance with Section 50.008 of the Code of Asheboro.

Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

10. Temporary Street Closure for a Special Event

The next "StrEATery" event sponsored by Downtown Asheboro, Inc., which is a North Carolina nonprofit corporation, has been scheduled for Saturday, May 8, 2021. In connection with this outdoor dining event, the nonprofit corporation has requested the closure of a section of Sunset Avenue from 8:00 a.m. until 5:00 p.m. on May the 8th.

The city manager included a street closure map reflecting where barricades and traffic cones would be placed by city personnel in order to implement the requested temporary street closure. Fayetteville Street (United States Highway 220 Business) will not be closed for this event.

Council Member Bell moved, and Council Member Redding seconded the motion, to approve the request from Downtown Asheboro, Inc. and thereby close, from 8:00 a.m. to 5:00 p.m. on Saturday, May 8, 2021, the section of Sunset Avenue indicated on the street closure map submitted with this

request. Council Members Bell, Burks, Carter, Moffitt, Redding, Snuggs, and Swiers voted aye. There were no dissenting votes.

A copy of the above-referenced street closure map is on file with the city clerk's office.

11. Upcoming Events and Items Not on the Agenda

No council action was requested during this portion of the meeting, and none was taken.

There being no further business, the meeting was adjourned at 8:50 p.m.

Tammy M. Williams, Deputy City Clerk

David H. Smith, Mayor

**NOTICE OF A SPECIAL MEETING OF THE
CITY COUNCIL OF THE CITY OF ASHEBORO**

MEETING DATE: THURSDAY, JUNE 3, 2021

MEETING TIME: 6:00 PM

LOCATION: CITY OF ASHEBORO
PUBLIC WORKS FACILITY,
1312 N. FAYETTEVILLE STREET,
ASHEBORO, NORTH CAROLINA 27203

At 6:00 p.m. on Thursday, June 3, 2021, the Asheboro City Council will convene for a special meeting in the main conference room at the City of Asheboro Public Works Facility, 1312 North Fayetteville Street, Asheboro, North Carolina 27203. During the meeting, the city manager and the finance director will discuss the municipal corporation’s proposed budget for fiscal year 2021-2022.

The sole purpose of the special meeting is to review the proposed budget and projects that may impact the budget. Other than opening and adjourning the meeting, no final action will be taken by the city council on June the 3rd.

All interested persons are invited to attend the meeting.

This special meeting notice was issued on the 26th day of May, 2021.

/s/ David H. Smith

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

#

**SPECIAL MEETING
ASHEBORO CITY COUNCIL
CITY OF ASHEBORO PUBLIC WORKS FACILITY
THURSDAY JUNE 3, 2021
6:00 P.M.**

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

David H. Smith	) – Mayor Presiding
Clark R. Bell	)
Edward J. Burks	)
Jane H. Redding	) – Council Members Present
Katie L. Snuggs	)
Charles A. Swiers	)
Linda H. Carter	) – Council Members Absent
Walker B. Moffitt	)
	John N. Ogburn, III, City Manager
	Deborah P. Reaves, Finance Director
	Jeffrey C. Sugg, City Attorney
	Tammy M. Williams, Deputy City Clerk

1. Call to Order

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

2. Overview of the Proposed Budget for Fiscal Year 2021-2022

Mr. Ogburn utilized a slide show to present details and highlights of the proposed budget for the City of Asheboro for the upcoming fiscal year. The proposed budget for fiscal year 2021-2022 is balanced at \$55,103,792. The General Fund allocation is \$34,647,069, and the Water and Sewer Fund allocation is \$20,456,723.

The proposed budget recommends no change in the current property tax rate of \$0.665 cents per \$100.00 valuation. No fee increases are proposed for water and sewer utility services.

Overall, revenues are anticipated to remain flat in comparison to current year revenues. Some of the expenses and projects proposed for the upcoming fiscal year are listed below.

- \$661,000 for Debt Service
- \$724,000 for Insurance (Workers Compensation, Property and Liability)
- \$50,000 for Unallocated Pay Changes for Possible Salary Adjustments during the Year
- \$48,000 for Professional Services for Legislative Lobbying Assistance
- 2.5% COLA Proposed for Mid-Year Implementation
- \$88,000 for IT Network Upgrades
- \$332,000 for Community Development Activities including Partnership with Habitat for Humanity and Downtown Redevelopment Plan Funding
- \$1,000,000 for Downtown Development Land Acquisition
- \$185,000 for Planning and Zoning Department Professional Services including Engineering Services for Industrial Park Avenue Sidewalk, Land Development Plan Update, Historic District Application/Consulting as well as Website and PEG Channel Upgrades
- \$90,000 for Code Enforcement/Community Redevelopment Activities
- \$503,000 for 12 Police Department Vehicles
- \$303,000 for Small Equipment/Safety Equipment for Vehicles and Officer Use
- \$130,000 for Building Remodel and Security Fence at the Police Department

- \$125,000 for Regular Building Maintenance/Phased Station Rehab in Fire Department
- \$363,000 for Fire Fighter Safety Equipment and Gear and Other Supplies/Materials
- \$32,000 for a New Vehicle for Fire and Life Safety Officer Use
- \$32,000 for a New Truck in the Operations Department
- \$41,750 for a New Vehicle and Equipment in the Fleet Maintenance Department
- \$921,000 for Equipment Purchases in the Street Department
- \$70,000 for Sidewalk Improvements
- \$560,000 for Street Lighting
- \$50,000 for Engineering Department Professional Services
- \$460,000 for Environmental Services Department Equipment
- \$100,000 for Land Purchase for a Slipway for Deep River Blue Way
- \$68,000 for Lake Lucas Docks (Re-Budgeted from FY 2020-2021)
- \$332,500 for Cultural and Recreation Services Division Activities, including, by way of example:
 1. Sports Programs
 2. Senior Adults Center
 3. Boys and Girls Club
 4. Sunset Theatre programming
 5. Summer Concerts Series
 6. Randolph County Arts Guild
- \$50,000 in Professional Services for the Recreation Services Department
- \$85,000 in Maintenance and Repairs at Memorial Swimming Pool
- \$15,000 for Roof Repairs at Park Shelters
- \$27,500 for New Golf Cart Purchases
- \$141,000 for the Asheboro/Randolph Public Library
- \$131,000 for Vehicles and Equipment in the Facilities Maintenance Department
- \$40,000 for Professional Services Associated with Securing State and Federal Funding for Various Cultural and Recreation Projects
- \$20,000 for Fuel Truck Lease for the Asheboro Regional Airport

- \$17,500 for a New HVAC System at the Airport
- \$12,000 for a Security Camera System for the Southern Gate and Hangars at the Southern Portion of the Airport

A copy of the proposed annual budget for the City of Asheboro for fiscal year 2021-2022, as well as the slide show utilized by Mr. Ogburn during this meeting, is on file in the city clerk's office.

The public hearing on the proposed budget for fiscal year 2021-2022 will be held during the council's regular meeting on June 10, 2021.

No action was requested of the council during this special meeting, and none was taken.

3. Adjournment

Mayor Smith adjourned the special meeting at 6:50 P.M.

Tammy M. Williams, Deputy City Clerk

David H. Smith, Mayor

Section 3. The city clerk is hereby directed to cause the publication of this Resolution of Intent once a week for four (4) successive weeks prior to the above-referenced public hearing in *The Courier-Tribune*, a newspaper of general circulation in the City of Asheboro.

Section 4. The city clerk is further directed to transmit a copy of this Resolution of Intent by registered or certified mail to each owner of property adjoining the portions of Sunset Avenue described in Section 1 of this Resolution. The identities of these property owners is to be determined on the basis of records maintained by the Randolph County Tax Department.

Section 5. The city clerk is further directed to cause the prominent posting of this Resolution of Intent in a minimum of two (2) locations along the portions of Sunset Avenue described in Section 1 of this Resolution.

This Resolution of Intent was adopted by the Asheboro City Council in open session during a regular meeting held on the 8th day of April, 2021.

/s/David H. Smith
David H. Smith, Mayor

ATTEST:

/s/Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk

14. Items presented by City Manager John Ogburn.

(a) Update on the COVID-19 pandemic's impact on municipal operations.

City Manager John Ogburn utilized a slide show to provide an update on the continuing impact of the pandemic on the city. As of April 7, 2021, there were 14,370 confirmed cases and 217 confirmed deaths in Randolph County. Mr. Ogburn emphasized the continued use of "The 3 W's:"

1. Wash-hands;
2. Wear a face covering; and
3. Wait-at least six (6) feet apart.

Mr. Ogburn announced that city hall will re-open to the public on May 3, 2020. The city's water billing department will remain closed. Payments may be made at the kiosk located behind city hall.

The above-referenced agenda item was for informational purposes only, and no formal action was taken by the council during this portion of the meeting. A copy of the slide show utilized by the city manager is on file in the city clerk's office.

(b) Update on the distribution of funds from the American Rescue Plan Act of 2021.

Mr. Ogburn provided an update on potential funding from the American Rescue Plan Act of 2021 that was enacted on May March 11, 2021. The relief package provides \$1.9 trillion dollars in funding aimed at mitigating the negative effects of the pandemic on state and local government, the economy, and public health to name a few.

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Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on April 5, 2021

The Asheboro ABC Board met on Monday, April 5, 2021, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the Board office were Board Member Steve Knight and General Manager Rodney Johnson (GM). The Chair and Board Member Bob Morrison attended via telephone. A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

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

Board Minutes from the March 1, 2021, meeting were reviewed and approved by the Board. The Chair and Bob Morrison directed the GM sign the minutes for them.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent (sales and expenses).

Monthly drafts and EFT payments from the prior month were reviewed by the Board.

COVID Policy Amendment and Policy Memo. After discussion, the Chair moved to update the Board's policy on leave concerning COVID issues. The GM will draft a policy memo outlining the policy and will also make corrections to existing policy, Section 60 Family Leave.

Since March 23, 2020, all employees working the sales floor and registers have received an additional \$2.00 per hours COVID-19 Hazard Pay. Upon motion by Steve Knight, the Board approved extending the pay through June 2021 and to review the issue at the Board's July 2021 meeting.

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

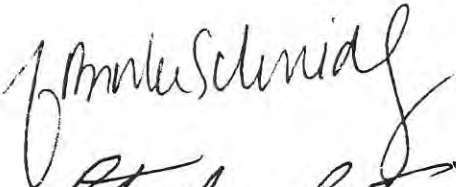
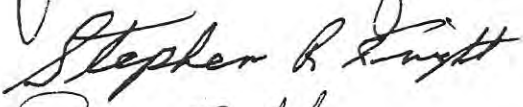
1. Asheboro ABC sales statistics comparing:

- March 2021 sales with the previous month indicate:
 - An overall 19.4% change (all sales and tax collections)
- March 2021 sales with sales from the same month last year indicate:
 - Retail Sales +2.6%
 - Mixed Beverage Sales: +205.8%
 - Sales Tax Collections: +1.6%
 - Overall Collections: +12.74%
- March 2021 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: +0.2%
 - Mixed Beverage Bottle Sales: +159.0%
 - Overall Bottle Sales: +5.0%

The next regular Asheboro ABC Board meeting will be held Monday, May 3, 2021, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board 5-3-21 
GM




Phone (336) 629-2530 • Fax (336) 629-2704
700 South Fayetteville Street, Asheboro, NC 27203

BUDGET MESSAGE FOR FISCAL YEAR 2021-2022

North Carolina General Statute § 18B-702 “Financial operations of local boards” requires the Asheboro ABC Board Finance Officer prepare for the Board’s consideration an annual budget applicable for fiscal years. Upon adoption, no monies may be expended except as provided by the budget or as authorized by specific statute.

Retail operation of the Board’s single store commenced with its first sale on November 18, 2008. As of April 30, 2021, the single store located at 700 South Fayetteville Street has collected \$43,374,476.97 in sales and tax revenues. Sales and tax revenues are differentiated in this message to emphasize the mission of a local ABC board to not only sell spirits in a controlled environment, but also to collect significant tax revenues from those electing to purchase spirits. The Board currently employs four full-time and seven part-time employees.

Since early 2020, our country experienced the devastation of COVID-19. The pandemic required a rethinking of retail operations to ensure public and employee safety. The use of face coverings, social distancing, sanitizing surfaces, limiting operating hours and limiting the number of customers in the store became a usual part of operations. With public safety and compliance with the Governor’s executive orders in mind, the employees and board members of the Asheboro ABC Board adapted to new strategies while keeping operations as normal as possible under the stringent conditions.

COVID-19 had a devastating impact on businesses purchasing spirits from the board as many were forced to stop operations altogether. Sales to mixed beverage customers dropped 45% during March 2020, 96% during April 2020, and 54% during May 2020. At the same time retail purchases at the store increased during March by 35%, April 47%, and May 55%. During this time-period the Asheboro ABC Board was forced to reduce store hours in order to have sufficient staff when the store was open to manage issues associated with the pandemic. The board approved a \$2.00 an hour COVID front-line hazard pay increase to help compensate for the increased duties and health risks encountered by employees.

As of May 2021, many of the disruptive issues associated with the COVID-19 pandemic have begun to normalize. Mixed beverage sales have increased to pre-pandemic levels and retail sales remain higher than pre-pandemic levels. However, there remains uncertainty about whether sales will continue increasing as people return to work with hopes of normalcy.

Sales data indicates overall sales (mixed beverage and retail) during the past fiscal year (2020-2021) increased by 19% as compared to pre-pandemic increases of 8%. With a sense of normalcy expected to return within the next 12 months, the attached Proposed Budget forecasts FY 2021-22 collections will increase overall by 5% over final sales from FY 2020-2021.

Expense and profit margins remain steady and the Board will increase monthly distributions to the City Of Asheboro from \$19,000 per month to \$20,000 per month with additional distributions as excess operating capital permits.

On-going goals include continuation of the Board's mission of responsibly controlling the sale and distribution of alcoholic beverages, superior customer service, and operational efficiency designed to increase profit margins.

The Asheboro ABC Board Budget Ordinance for fiscal year July 1, 2021, through June 30, 2022, prepared in accordance with governing laws and the Board's stated desire to continue a responsibly sound fiscal policy, is hereby presented to the Board for consideration.

Respectfully submitted this 24th day of May 2021.


Rodney E. Johnson
General Manager
Budget Officer

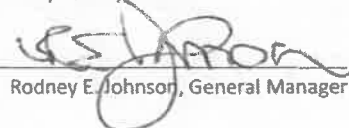
Attachment: Proposed Budget Ordinance for Fiscal Year 2021-2022

cc: Jeff Sugg, City of Asheboro
NC ABC Commission

ASHEBORO ABC BOARD
Proposed Budget for Fiscal Year 2021-2022

Sales	\$ 5,463,150.00
Other Income	
Total	<u>\$ 5,463,150.00</u>
Less Taxes	<u>\$ 1,256,524.50</u>
Net Sales	<u>\$ 4,206,625.50</u>
Less Cost of Sales	<u>\$ 2,860,505.34</u>
Gross Profit	<u>\$ 1,346,120.16</u>
Less:	
Operating Expenses	
Salaries, benefits and fees	\$ 436,207.49
Payroll taxes	\$ 34,896.60
Rent	\$ 64,800.00
Repairs and maintenance	\$ 7,000.00
Utilities	\$ 15,180.00
Insurance - general and bonds	\$ 15,500.00
Supplies and janitorial	\$ 11,000.00
Travel and training	\$ 2,500.00
Professional services	\$ 17,000.00
Dues and subscriptions	\$ 550.00
Bank fees and charges	\$ 56,175.00
Miscellaneous & Contingencies	\$ 5,000.00
Total Operating Expenses	<u>\$ 665,809.08</u>
Operating Income	<u>\$ 680,311.08</u>
Less:	
Capital Expenditures	
Capital Improvements	\$ -
Total Capital Expenditures	<u>\$ -</u>
Net Income before Distributions	<u>\$ 680,311.08</u>
Less:	
Distributions	
Law Enforcement * .05	\$ 34,015.55
Alcohol Education and Rehab *.07	\$ 47,621.78
City of Asheboro General Fund	<u>\$ 528,673.75</u>
Total Distributions	<u>\$ 610,311.08</u>
Net Income after Distributions	<u>\$ 70,000.00</u>
Less	
Retained Working Capital (Future Facility Fund)	\$ 40,000.00
Retained for Capital Improvements	\$ 30,000.00
Total Retained	<u>\$ 70,000.00</u>
Net Income	<u><u>\$ -</u></u>

Submitted to the Asheboro ABC Board this 24th day of May 2021.


Rodney E. Johnson, General Manager

**ASHEBORO REGIONAL AIRPORT
WORK AUTHORIZATION NO. 6**

**Corporate Hangar (Design/Bid)
May 26, 2021
Contract for Professional Services Between
Owner and Engineer dated Nov. 10, 2016**

PROJECT DESCRIPTION

The City of Asheboro (OWNER) wishes to construct one new 80'x80' aircraft storage hangar in the existing corporate area at the south end of the Asheboro Regional Airport, as shown in Exhibit 1. This project will include site preparation, a concrete apron in front of the hangar, an asphalt access drive with parking on the back side of the hangar, power supply to the hangar, and construction of a pre-engineered metal building.

Design shall be accordance with the following FAA Advisory Circulars:

- 150/5300-13A – Change 1: Airport Design
- 150/5340-1M: Standards for Airport Markings
- 150/5370-2G: Operational Safety on Airports During Construction
- 150/5370-10H: Standards for Specifying Construction of Airports

The below scope of services outlines project management and grant administration, survey, geotechnical investigation, design, permitting, and bidding to be provided by WK Dickson (ENGINEER) to assist the OWNER with this project. This scope of work and fee estimate includes the work that is known to be required for this project as defined below:

SCOPE OF SERVICES

Basic Services

The CONSULTANT will provide the Basic Services listed below and in accordance with Section I of the General Provisions of the Contract for Professional Services, dated November 10, 2016 (AGREEMENT).

1. **Project Management and Grant Administration:** Project Management and Grant Administration shall generally consist of project development; consultation with OWNER, state and federal government agencies to clarify and define the requirements for the project and review available data; coordination with subconsultants on administrative items; assistance to the OWNER with the administration of project applications, grant applications, grant



compliance issues, routine status reports and correspondence and applications for funding reimbursements; and preparing and updating project budgets, project schedules, and cash flow forecasting for the duration of the project.

2. **Corporate Hangar Design and Plan Preparation:** The ENGINEER will provide performance based civil design phase services for the construction of an 80'x80' hangar, located in the existing corporate hangar area. Services shall include:

- a. ENGINEER will conduct design and prepare a 60% plan submittal for the Corporate Hangar. It is anticipated that 60% design drawings will generally consist of the following elements:
 - i. Existing Conditions and Demolition Plan
 - ii. Site Layout Plan
 - iii. Grading, Drainage, and Erosion Control Plan
 - iv. Utility Plan
 - v. Hangar Building Elevations
 - vi. Hangar Building Floor Plans

60% review submittal will be provided to the OWNER for review and comment. Specifications, quantities, and cost estimate will not be provided with the 60% submittal.

- b. ENGINEER will conduct design and prepare a 90% plan submittal for the Corporate Hangar. 90% submittal will incorporate comments received from OWNER during the 60% review. It is anticipated that design drawings will generally consist of the following elements:
 - i. Cover & Index Sheet
 - ii. General Notes
 - iii. Construction Safety and Phasing Plans (CSPP)
 - iv. Existing Conditions and Demolition Plan
 - v. Site Layout Plan
 - vi. Pavement Details
 - vii. Grading, Drainage, and Erosion Control Plan
 - viii. Drainage Details
 - ix. Erosion and Sedimentation Control Details
 - x. Schematic Hangar Building Elevations
 - xi. Schematic Hangar Building Floor Plans
 - xii. Schematic Hangar Building Lighting and Fan Details

- c. Prepare technical specifications. Specifications for the hangar buildings will be



performance-based specifications.

- d. Prepare for review and approval by OWNER, his legal counsel and other advisors contract agreement forms, general conditions and supplementary conditions, and (where appropriate) bid forms, invitation to bid and instructions to bidders, and assist in the preparation of other related documents.
 - e. Conduct quantity calculations and prepare cost estimate.
 - f. Submit 90% drawings, specifications and cost estimate to OWNER and Division of Aviation for review and approval prior to bidding.
 - g. Prepare final design, contract drawings, specifications and contract documents.
 - h. Prepare and submit Construction Safety and Phasing Plan (CSPP) and required checklist to NCDOA for review. ENGINEER will facilitate review process and address review comments to achieve NCDOA concurrence prior to submitting to FAA for 7460 approval.
 - i. ENGINEER will submit construction estimate to NCDOA for determination of minority goal once design is complete and prior to developing bid documents and advertisements.
 - j. ENGINEER will perform internal quality review of plans, specifications, and contract documents prior to advertising project.
3. **Bidding Assistance:** The ENGINEER will provide the following Bidding services for the corporate hangar bid package:
- a. Assist the Owner with advertising the project. The actual cost of the advertisements in the newspapers shall be paid for by the Owner.
 - b. Conduct a pre-bid conference in accordance with FAA Advisory Circular AC 150/5370-12B.
 - c. Answer contractor questions and issue addenda, if necessary.
 - d. Assist the OWNER in obtaining bids, preparing bid tabulations, and analysis of bid results, and furnishing recommendations in connection with the award of construction contracts.
 - e. Assistance in preparation of formal contract documents for the award of construction contract.

If upon completion of bid advertisement and the pre-bid meeting additional solicitation and pre-bid meetings are required in order to solicit the minimum number of bidders this may be provided as an additional service.



Special Services

The ENGINEER will provide the Special Services listed below and in accordance with Section II of the AGREEMENT.

1. **Topographic Survey:** Perform survey necessary to collect information needed for design of the Corporate Hangar. Survey will be completed by Lawrence Associates as a subconsultant to ENGINEER. Subconsultant proposal and survey areas are shown in Attachment 'B'.

Information collected will generally consist of the following:

- a. Topographic survey at 1' contour intervals.
 - b. Existing features including but not limited to, fencing, drainage features, pavement, dirt roads and path, above ground utilities, power poles, and property corners.
 - c. Storm sewer and sanitary sewer locations and inverts within the survey area.
 - d. Underground utility locations within the survey area.
2. **Geotechnical Investigation:** Geotechnical testing will be conducted to evaluate existing subsurface conditions and determine design recommendations regarding subsurface soils, groundwater, site preparation and earthwork, hangar footing design, and pavements. Geotechnical investigation will be completed by ECS Southeast, as a subconsultant to ENGINEER. Subconsultant proposal is shown in Attachment 'C'.

DELIVERABLES

The ENGINEER will provide the following project deliverables to the OWNER and NCDOT Division of Aviation:

1. Electronic copies, in PDF and/or AutoCAD format, of topographic survey
2. Electronic copies, in PDF, of Geotechnical Report
3. Electronic copies, in PDF and/or AutoCAD format, of drawings and specifications produced under this contract.
4. Electronic copies, in PDF, of design plans, specifications, and CSPP for 90% submittals
5. Electronic copies, in PDF, of Engineer's Report
6. Electronic copies, in PDF, of permitting documents
7. Bid Tabulation and Recommendation of Contractor Award
8. Construction Contract Documents



9. Electronic copies of all Grant, Design, and Bidding documentation as required by the following NCDOT grant checklists:
- AV-100 - GA Program Development Checklist (dated October 2020), Design and Bidding Sections.
 - AV-101 – Sponsor Request for Aid (RFA) Checklist (dated July 2020)
 - AV-102 – Sponsor Budget Revision & Grant Modification Request Checklist (dated January 2021)
 - AV-103 – Sponsor Reimbursement Request (Claim) Checklist (dated July 2020)

FEE SCHEDULE

The above services shall be provided and billed according to the below Fee Schedule

Basic Services

Project Management & Grant Administration	Lump Sum	\$12,807
Design and Plan Preparation	Lump Sum	\$44,347
Bidding Assistance	Lump Sum	\$9,768

Special Services

Topographic Survey	Lump Sum	\$6,000
Geotechnical Investigation	Lump Sum	\$5,950

The total fee of all work and expenses is in the amount of **\$78,872** and is summarized in Attachment 'A'. Miscellaneous additional work required but not contained in the above scope of services will be paid for in accordance with the current rate schedule at that time and will be subject to prior approval by the OWNER.

All other provisions of the AGREEMENT shall remain in full force and effect and unmodified other than as noted herein.



Requested By:

City of Asheboro

By: _____

Typed Name: John Ogburn

Title: City Manager

Date: _____

Accepted By:

W.K. DICKSON & CO., INC.

By: _____

Typed Name: Brian Tripp

Title: Vice President

Date: 5/24/21

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

By: _____

Typed Name: _____

Title: _____

ATTACHMENTS:

Exhibit #1 – Work Authorization Schematic

Attachment 'A' - Manhour Summary and Direct Expenses

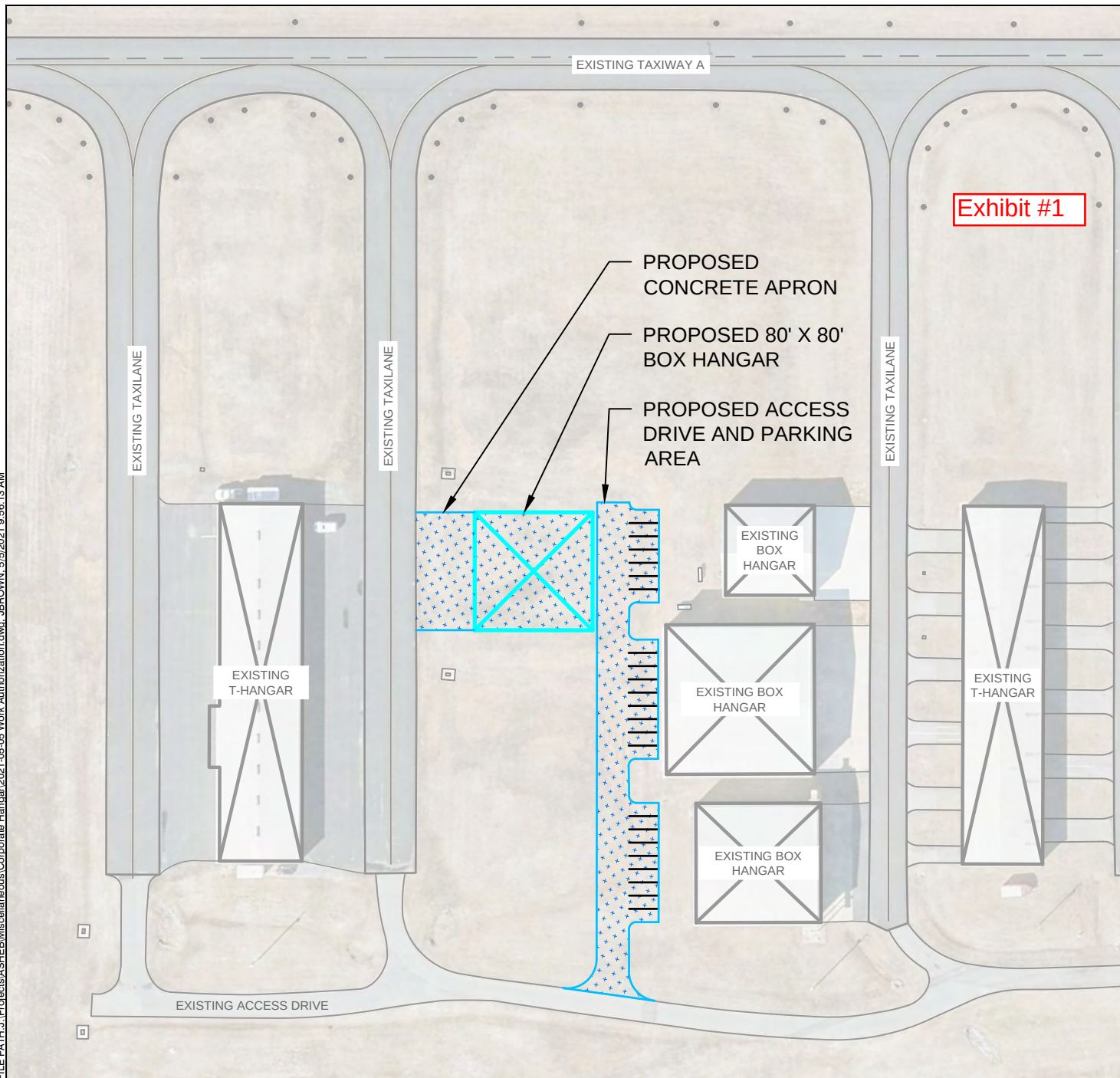
Attachment 'B' - Sub-consultant Proposal – Topographic Survey (Lawrence)

Attachment 'C' - Sub-consultant Proposal – Geotechnical Investigation (ECS)



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FILE PATH: J:\Projects\ASHEB\Miscellaneous\Corporate Hangar\2021-05-05 Work Authorization.dwg, JBROWN, 5/5/2021 9:56:13 AM



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STREET, STE 300
CHARLOTTE, NC 28208
(t) 704-334-5348
(f) 704-334-0078

WWW.WKDICKSON.COM

NC LICENSE NO.F-0374

PROJECT NAME: CORPORATE HANGAR

FOR THE

ASHEBORO REGIONAL AIRPORT (HBI)
ASHEBORO, NORTH CAROLINA

DRAWING TITLE:

WORK AUTHORIZATION SCHEMATIC

PROJ. MGR.:	GMK
DESIGN BY:	-
DRAWN BY:	JLB
PROJ. DATE:	MAY 2021

DRAWING NUMBER:

1 OF 1

WKD PROJ. NO.:

-

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION, RECORDATION, CONVEYANCES, OR SALES

PROJECT TITLE: Corporate Hangar (Design Bid)					DATE PREPARED: 05/26/2021					AVIATION NUMBER:				
PREPARED BY: GMK					TIP NUMBER:					WBS NUMBER:				
TASK NUMBER	PHASE AND TASK DESCRIPTION	Employee Classifications												SUB-TOTAL
		Principal	Sr. Project Manager	Project Manager	Sr. Project Engineer	Project Engineer	Sr. Civil Designer	Civil Designer	Const. Observer				Admin. Manager	
	<u>Special Services</u>													
	<u>Project Management and Grant Administration</u>													
1	Project Scoping, Contract Development, Sub-Consultant Agreement Coordination	2.00		10.00									4.00	16.00
2	Sponsor and Review Agency Coordination - NCDOT-DOA, FAA / Initial Grant Application			10.00									4.00	14.00
3	Cash Flow and Project Schedule Development per DOA Requirements			8.00										8.00
4	Grant Reimbursements			24.00									8.00	32.00
														0.00
														0.00
	TOTAL HOURS/CATEGORY:	2.00	0.00	52.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.00	70.00
	RATES PER HOUR:	\$80.56	\$68.60	\$65.18	\$55.92	\$50.59	\$44.33	\$38.75	\$36.05				\$29.74	
	PAYROLL BURDEN:	\$161.12	\$0.00	\$3,389.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$475.84	
	TOTAL WORK HOURS:	70.00												
	TOTAL PAYROLL BURDEN:	\$4,026.32												
	GENERAL OVERHEAD @ 186.02 %:	\$7,489.76												
	SUBTOTAL:	\$11,516.08												
	COMPARATIVE FEE @ 11%:	\$1,266.77												
	Cost of Capital @ 0.61 %	\$24.56												
	TOTAL:	\$12,807.41												
	DIRECT EXPENSES:													
	PRIME GRAND TOTAL:	\$12,807.41												
	Sub Consultant TOTAL:	\$0.00												
	GRAND TOTAL:	\$12,807.41												

From Expenses Tab

PROJECT TITLE: Corporate Hangar (Design Bid)					DATE PREPARED: 05/26/2021					AVIATION NUMBER:				
PREPARED BY: GMK					TIP NUMBER:					WBS NUMBER:				
TASK NUMBER	PHASE AND TASK DESCRIPTION	Employee Classifications												SUB-TOTAL
		Principal	Sr. Project Manager	Project Manager	Sr. Project Engineer	Project Engineer	Sr. Civil Designer	Civil Designer	Const. Observer				Admin. Manager	
	<u>Basic Services</u>													
	Design and Plan Preparation													
1	Design and Plan Preparation		8.00	30.00		120.00								158.00
2	Specifications		2.00	40.00		8.00							8.00	58.00
3	Engineers Report		2.00	12.00		4.00							4.00	22.00
4	QC Review		10.00											10.00
														0.00
														0.00
	TOTAL HOURS/CATEGORY:	0.00	22.00	82.00	0.00	132.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	248.00
	RATES PER HOUR:	\$80.56	\$68.60	\$65.18	\$55.92	\$50.59	\$44.33	\$38.75	\$36.05				\$29.74	
	PAYROLL BURDEN:	\$0.00	\$1,509.20	\$5,344.76	\$0.00	\$6,677.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$356.88	
	TOTAL WORK HOURS:	248.00	From Expenses Tab											
	TOTAL PAYROLL BURDEN:	\$13,888.72												
	GENERAL OVERHEAD @ 186.02 %:	\$25,835.80												
	SUBTOTAL:	\$39,724.52												
	COMPARATIVE FEE @ 11%:	\$4,369.70												
	Cost of Capital @ 0.61 %	\$84.72												
	TOTAL:	\$44,178.93												
	DIRECT EXPENSES:	\$168.00												
	PRIME GRAND TOTAL:	\$44,346.93												
	Sub Consultant TOTAL:	\$0.00												
GRAND TOTAL:		\$44,346.93												

PROJECT TITLE: Corporate Hangar (Design Bid)					DATE PREPARED: 05/26/2021					AVIATION NUMBER:					
PREPARED BY: GMK					TIP NUMBER:					WBS NUMBER:					
TASK NUMBER	PHASE AND TASK DESCRIPTION	Employee Classifications											SUB-TOTAL		
		Principal	Sr. Project Manager	Project Manager	Sr. Project Engineer	Project Engineer	Sr. Civil Designer	Civil Designer	Const. Observer					Admin. Manager	
	<u>Basic Services</u>														
	<u>Bidding Assistance</u>														
1	Advertisement			1.00									2.00	3.00	
2	Pre-Bid Conference (1 Conference) RFI and Addenda			12.00									2.00	14.00	
3	Bid Opening (1 Bid Opening)			8.00									2.00	10.00	
4	Bid Tabulations			2.00									4.00	6.00	
5	Bid Analysis/Recommendations			8.00									4.00	12.00	
6	Contract Award			8.00									2.00	10.00	
	TOTAL HOURS/CATEGORY:	0.00	0.00	39.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.00	55.00	
	RATES PER HOUR:	\$80.56	\$68.60	\$65.18	\$55.92	\$50.59	\$44.33	\$38.75	\$36.05				\$29.74		
	PAYROLL BURDEN:	\$0.00	\$0.00	\$2,542.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$475.84		
	TOTAL WORK HOURS:	55.00													
	TOTAL PAYROLL BURDEN:	\$3,017.86													
	GENERAL OVERHEAD @ 186.02 %:	\$5,613.82													
	SUBTOTAL:	\$8,631.68													
	COMPARATIVE FEE @ 11%:	\$949.49													
	Cost of Capital @ 0.61 %	\$18.41													
	TOTAL:	\$9,599.58													
	DIRECT EXPENSES:	\$168.00	From Expenses Tab												
	PRIME GRAND TOTAL:	\$9,767.58													
	Sub Consultant TOTAL:		\$0.00												
	GRAND TOTAL:		\$9,767.58												

DIRECT EXPENSES, Design and Plan Preparation

PROJECT TITLE: Corporate Hangar (Design Bid)

PREPARED BY: GMK

AVIATION NUMBER:

TIP NUMBER:

WBS NUMBER:

DATE PREPARED: 05/26/2021

REVIEWED BY UNIT HEAD ON:

GENERAL PROJECT WORK:	ITEM	QTY	DESCRIPTION		UNIT COST	
	Travel:					
	Sedan (Engineer)	2	Trip(s) @	150 miles @	\$0.560	\$168.00
	Sedan (Construction Observer)		Trip(s) @	miles @	\$0.560	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Car Rental			days @	\$45.00	\$0.00
	Gas for Rental			miles @	\$0.20	\$0.00
	Per Diem:		Breakfast		\$8.60	\$0.00
			Lunch		\$11.30	\$0.00
			Dinner		\$19.50	\$0.00
			Lodging (on lump sum Incl. taxes)		\$84.11	\$0.00
	Reproduction:		8 1/2 x 11 Xerox Copies @		\$0.09	\$0.00
			11 x 17 Xerox Copies @		\$0.15	\$0.00
			Blueprints - 8 1/2 x 11 @		\$0.35	\$0.00
			Blueprints - 42 x 72 @		\$1.30	\$0.00
			Bond - 8 1/2 x 11 @		\$0.42	\$0.00
			Bond - 34" x 68" @		\$3.50	\$0.00
			Vellum		\$3.00	\$0.00
			Stick-Ons		\$1.00	\$0.00
			Cover(s) @		\$0.50	\$0.00
			Binder(s) @		\$0.50	\$0.00
			Mylar - 8 1/2 x 11 @		\$5.90	\$0.00
			Mylar - 3' x 4' @		\$21.00	\$0.00
	Film and Developing:		Roll(s) @		\$20.00	\$0.00
			Subtotal			\$168.00
MAPS AND DOCUMENTS:	ITEM	QTY	DESCRIPTION		UNIT COST	
	County Tax Maps:	0	Map(s) @		\$7.00	\$0.00
	USGS Maps:	0	Map(s) @		\$7.00	\$0.00
			Subtotal			\$0.00
Miscellaneous Other	Item	Amount	Description		Cost Per	
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
			Subtotal			\$0.00
			TOTAL			\$168.00

* Sum of all plots

DIRECT EXPENSES, Bidding Assistance

PROJECT TITLE: Corporate Hangar (Design Bid)

PREPARED BY: GMK

AVIATION NUMBER:

TIP NUMBER:

WBS NUMBER:

DATE PREPARED: 05/26/2021

REVIEWED BY UNIT HEAD ON:

GENERAL PROJECT WORK:	ITEM	QTY	DESCRIPTION		UNIT COST	
	Travel:					
	Sedan (Engineer)	2	Trip(s) @	150 miles @	\$0.560	\$168.00
	Sedan (Construction Observer)		Trip(s) @	miles @	\$0.560	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Car Rental			days @	\$45.00	\$0.00
	Gas for Rental			miles @	\$0.20	\$0.00
	Per Diem:		Breakfast		\$8.60	\$0.00
			Lunch		\$11.30	\$0.00
			Dinner		\$19.50	\$0.00
			Lodging (on lump sum Incl. taxes)		\$84.11	\$0.00
	Reproduction:		8 1/2 x 11 Xerox Copies @		\$0.09	\$0.00
			11 x 17 Xerox Copies @		\$0.15	\$0.00
			Blueprints - 8 1/2 x 11 @		\$0.35	\$0.00
			Blueprints - 42 x 72 @		\$1.30	\$0.00
			Bond - 8 1/2 x 11 @		\$0.42	\$0.00
			Bond - 34" x 68" @		\$3.50	\$0.00
			Vellum		\$3.00	\$0.00
			Stick-Ons		\$1.00	\$0.00
			Cover(s) @		\$0.50	\$0.00
			Binder(s) @		\$0.50	\$0.00
			Mylar - 8 1/2 x 11 @		\$5.90	\$0.00
			Mylar - 3' x 4' @		\$21.00	\$0.00
	Film and Developing:		Roll(s) @		\$20.00	\$0.00
			Subtotal			\$168.00
MAPS AND DOCUMENTS:	ITEM	QTY	DESCRIPTION		UNIT COST	
	County Tax Maps:	0	Map(s) @		\$7.00	\$0.00
	USGS Maps:	0	Map(s) @		\$7.00	\$0.00
			Subtotal			\$0.00
Miscellaneous Other	Item	Amount	Description		Cost Per	
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
			Subtotal			\$0.00
			TOTAL			\$168.00

* Sum of all plots

DIRECT EXPENSES, Survey/Gootech

PROJECT TITLE: Corporate Hangar (Design Bid)

PREPARED BY: GMK

AVIATION NUMBER:

TIP NUMBER:

WBS NUMBER:

DATE PREPARED: 05/26/2021

REVIEWED BY UNIT HEAD ON:

GENERAL PROJECT WORK:	ITEM	QTY	DESCRIPTION		UNIT COST	
	Travel:					
	Sedan (Engineer)		Trip(s) @	miles @	\$0.560	\$0.00
	Sedan (Construction Observer)		Trip(s) @	miles @	\$0.560	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Carry All		Trip(s) @	miles @	\$0.580	\$0.00
	Car Rental			days @	\$45.00	\$0.00
	Gas for Rental			miles @	\$0.20	\$0.00
	Per Diem:		Breakfast		\$8.60	\$0.00
			Lunch		\$11.30	\$0.00
			Dinner		\$19.50	\$0.00
			Lodging (on lump sum Incl. taxes)		\$84.11	\$0.00
	Reproduction:		8 1/2 x 11 Xerox Copies @		\$0.09	\$0.00
			11 x 17 Xerox Copies @		\$0.15	\$0.00
			Blueprints - 8 1/2 x 11 @		\$0.35	\$0.00
			Blueprints - 42 x 72 @		\$1.30	\$0.00
			Bond - 8 1/2 x 11 @		\$0.42	\$0.00
			Bond - 34" x 68" @		\$3.50	\$0.00
			Vellum		\$3.00	\$0.00
			Stick-Ons		\$1.00	\$0.00
			Cover(s) @		\$0.50	\$0.00
			Binder(s) @		\$0.50	\$0.00
			Mylar - 8 1/2 x 11 @		\$5.90	\$0.00
			Mylar - 3' x 4' @		\$21.00	\$0.00
	Film and Developing:		Roll(s) @		\$20.00	\$0.00
			Subtotal			\$0.00
MAPS AND DOCUMENTS:	ITEM	QTY	DESCRIPTION		UNIT COST	
	County Tax Maps:	0	Map(s) @		\$7.00	\$0.00
	USGS Maps:	0	Map(s) @		\$7.00	\$0.00
			Subtotal			\$0.00
Miscellaneous Other	Item	Amount	Description		Cost Per	
						\$0.00
						\$0.00
		1	Field Survey		\$6,000.00	\$6,000.00
						\$0.00
		1	Geotech Investigation		\$5,950.00	\$5,950.00
						\$0.00
			Subtotal			\$11,950.00
			TOTAL			\$11,950.00

* Sum of all plots

May 14, 2021

WK Dickson & Co., Inc.
Attn. Greg Kershaw, PE
1213 W. Morehead Street
Suite 300
Charlotte, NC 28208

Reference: Asheboro Airport
Lawrence Associates Job No. 6131

Dear Greg,

Lawrence Associates, P.A. is pleased to submit to you a proposal for professional surveying at Asheboro Airport. Shown below are the services to be provided by Lawrence Associates.

Scope of Services

Utility/Topographic Survey

- Complete a physical, topographic, and utility survey of the requested area identified in red on the attached exhibit (+/- 3.5 Acres). Location to include 25'x25' grid on paved areas, pavement markings, all above ground structures / utilities, underground utilities (include locate services), storm drainage pipe sizes, rims, and inverts.
 - A vertical tolerance of 0.01' will be provided on existing pavement spot shots.
- Set three benchmarks.
 - Benchmarks must be set with a vertical tolerance of 0.01' and a horizontal tolerance of 0.1'.
 - Benchmarks will be provided outside the limits of construction/disturbance so as not to be displaced during construction.
 - Benchmarks must be included in the electronic and hard copy deliverables.
 - Data deliverable will be in CAD or XML format compatible with Civil 3D along with a signed/sealed PDF.

Not to Exceed \$4,500

Utility Sub-Consultant

- Contract with utility sub-consultant to mark underground utilities within the requested area.

Not to Exceed \$1,500

Fee Schedule

Lawrence Associates proposes to provide the above services for the following fee:

Not to Exceed	\$6,000
----------------------	----------------

Elements and Assumptions

- This proposal does not include a boundary survey.
- All data will be provided on NC Grid.

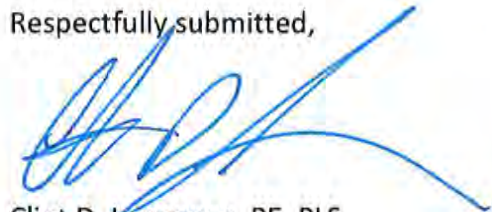
Additional Services

Any item not contained in the Scope of Services and/or listed, as an exclusion will be deemed as an Additional Service. Lawrence Associates will provide Additional Services beyond the scope of this proposal where authorized in writing by the client on an hourly basis. Additional Services can also be provided on a negotiated fee basis.

Conditions

If acceptable, please execute and return one original copy of this proposal. Please contact Lawrence Associates if you have any questions about the scope of services. We look forward to working with you on this project.

Respectfully submitted,



Clint D. Lawrence, PE, PLS
Principal

The scope of services, terms and conditions of this Letter Agreement are accepted:

Print (Type) Individual, Firm, or Corporate Name

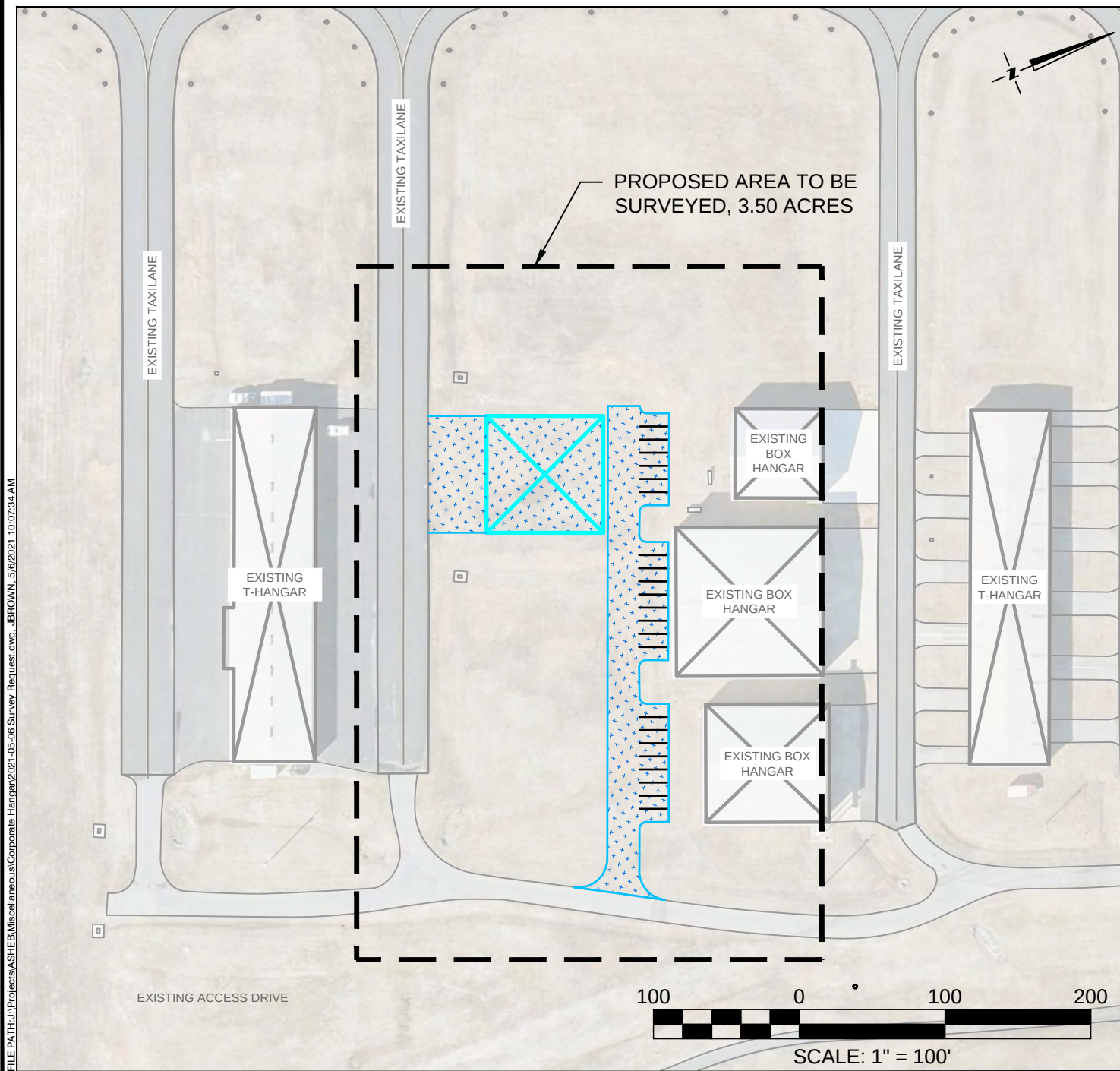
Signature of Authorized Representative

Date

Print (Type) Name of Authorized Representative and Title

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FILE PATH: J:\Projects\ASHEB\Miscellaneous\Corporate Hangar\2021-05-06 Survey Request.dwg, J.BROWN, 5/6/2021 10:07:34 AM



1213 W. MOREHEAD
STREET, STE 300
CHARLOTTE, NC 28208
(t) 704-334-5348
(f) 704-334-0078

WWW.WKDICKSON.COM

NC LICENSE NO.F-0374

PROJECT NAME: CORPORATE HANGAR

FOR THE

ASHEBORO REGIONAL AIRPORT (HBI)
ASHEBORO, NORTH CAROLINA

DRAWING TITLE:

SURVEY REQUEST

PROJ. MGR.:	GMK
DESIGN BY:	-
DRAWN BY:	JLB
PROJ. DATE:	MAY 2021

DRAWING NUMBER:

1 OF 1

WKD PROJ. NO.:

-

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION, RECORDATION, CONVEYANCES, OR SALES



ECS Southeast, LLP

Proposal for Geotechnical Engineering Services
Corporate Hangar - Asheboro Regional Airport

2222 Pilots View Road
Asheboro, North Carolina

ECS Proposal Number 09:28163-P

May 12, 2021



May 12, 2021

Mr. Greg Kershaw
WK Dickson & Co., Inc.
1213 W. Morehead Street
Suite 300
Charlotte, NC 28208

ECS Proposal No. 09:28163-P

Reference: Proposal for Geotechnical Engineering Services
Corporate Hangar – Asheboro Regional Airport
2222 Pilots View Road
Asheboro, North Carolina

Dear Mr. Kershaw:

As requested, ECS Southeast, LLP (ECS) is pleased to present the following proposal for providing geotechnical engineering services for the proposed corporate hangar within Asheboro Regional Airport facility in Asheboro, North Carolina.

PROJECT DESCRIPTION

This proposal is based on the following sources of information:

- Emails between Greg Kershaw with WK Dickson & Co., Inc. and Steven Cates with ECS on May 10, 2021.
- Work Authorization Schematic prepared by WK Dickson dated May 2021.
- Google Earth aerial photo dated September 21, 2020.

ECS understands the subject site is located within Asheboro Regional Airport facility in Asheboro, North Carolina. We understand the property is currently developed with buildings, existing pavements, and existing taxiways. The proposed development area is currently a grassy landscaped area. We understand about half a dozen hand augers are requested to obtain soil properties within 5 feet of the ground surface and CBR values for the pavement design are requested.

PROPOSED SCOPE OF SERVICES

Based on the project information provided to and obtained by us, in addition to our experience with numerous similar types of projects and nearby sites, we propose the following scope of geotechnical engineering services for this project:

Task 1 – Geotechnical Exploration

Field Exploration

- a. Field locate borings by using a hand-held GPS unit, referencing existing site features, and using available drawings.
- b. Mobilize a crew to the site to perform six (6) hand auger borings and Dynamic Cone Penetrometer (DCP) to the depths of 5 feet or auger refusal, whichever occurs first, at the approximate locations shown in Figure 1:

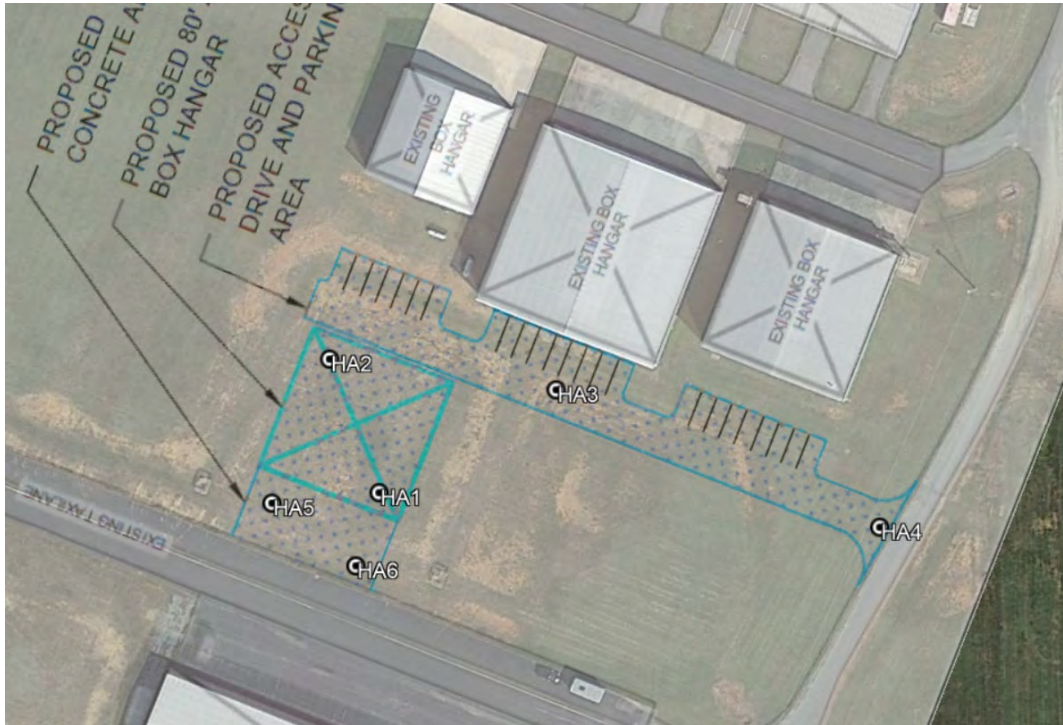


Figure 1 – Proposed Boring Locations

- c. Blow counts for an indication of consistency the soils and bag samples will be obtained at each foot for USCS soil classification.
- d. Obtain 6 bulk samples at the hand auger boring locations for laboratory testing.
- e. Measure depth of groundwater within each hand auger borings at time of fieldwork and prior to backfilling.

Laboratory Testing

Upon completion of drilling operations, the samples will be returned to our laboratory in Greensboro, North Carolina for further identification and testing, including:

- a. Visual-manual classification in accordance with the Unified Soil Classification System
- b. Up to 6 natural moisture tests
- c. Up to 6 percent-passing No. 200 sieve tests
- d. Up to 6 Atterberg Limit tests
- e. Up to 6 modified Bearing Ratio (CBR) tests

Report

Upon completion of testing and engineering analysis, we will prepare a geotechnical engineering report that presents our findings and recommendations. The geotechnical engineering report will include the following items:

- a. A site location diagram and a boring location diagram.
- b. Boring logs prepared in accordance with the standard practice for geotechnical engineering. Ground surface elevations shown on the boring logs will be approximated by interpolating from civil drawings or published topographical maps.
- c. Laboratory test results.
- d. Observations from our site reconnaissance including current site conditions, surface drainage features, and surface topographic conditions.
- e. A review of the published geologic conditions and their relevance to the planned development.
- f. A subsurface characterization based on the field exploration and laboratory tests performed.
- g. Recommendations for design and construction of the pavements, including a recommended California Bearing Ratio (CBR) design value. We will also include recommended pavement section thicknesses based on assumed 18-kip Equivalent Single Axle Loads (ESALs).
- h. Recommendations for subgrade preparation and earthwork, including excavation considerations, structural fill material, structural fill placement, and other applicable special considerations (e.g., existing fill, potentially expansive soil, and deep fill sections).
- i. Recommendations for additional testing and/or consultation that might be required to complete the geotechnical assessment and related engineering for this project.

Utility Clearance

We will contact North Carolina One Call to locate public underground utilities at the site; however, our experience indicates that North Carolina One Call will not locate utilities beyond the point of distribution (meters or gauge points) on private property. We will coordinate our boring locations in order to avoid any underground utilities indicated by the North Carolina One Call locating system.

Site Restoration

Upon completion of subsurface exploration drilling and collection of bulk samples, we will backfill each of the boreholes with the auger cuttings and mound the excess spoil back up over each boring location. Sand may be necessary to level off the bulk sample locations and auger borings.

Task 2 – Optional Private Utility Locating

If private utilities are a concern, we can provide a private utility line locator to reduce your liability at an additional cost. Please read the following section on private utility locator services and if desired, indicate your request for their services on the attached Proposal Acceptance sheet.

Contracting a private utility locator service is not a guarantee that all utilities within a work site will be identified, but a service that is offered to lower the risk of the owner/client. ECS and our clients have had past success in avoiding utility conflicts by augmenting the NC 811 services with a private utility locator service. Private utility locator services can identify utility alignments that incorporate significant iron content in the conduit materials. However, private utilities possessing the higher likelihood of not being easily identifiable, beyond the point of distribution, include all utilities not containing significant ferrous (iron) content (examples would include but not be limited to most sanitary sewer alignments, copper or PVC water lines, fiber optic lines without tracer ribbons, copper electric lines with no surface exposure, drainage tiles/pipes, and irrigation lines).

Where a private locator service identifies a potential risk that is not traceable through conventional methods, ECS will notify the client immediately and work to resolve the issue. Additional costs related to

the resolution of these potential utility conflicts will be invoiced out per our unit rates, as identified in this proposal, or as negotiated and approved at the time of the occurrence.

FEE

ECS will provide the proposed scope of services outlined in this proposal for the following fees:

Task No.	Task Description	Proposed Fee	Fee Type
1	Geotechnical Exploration	\$5,450	Lump Sum
2	Optional Private Utility Locator	\$500	Lump Sum

Our fee assumes that the proposed site is reasonably accessible based upon our assumptions detailed in this proposal. If any additional services are requested or required based on differing site conditions, we will contact your office (or assigned representative) for verbal and written authorization for additional services. Any additional services will be performed on a unit rate basis in accordance with the attached fee schedule.

If requested, ECS can provide a reliance letter for our reports for an additional fee of \$250.00 per entity per report.

SCHEDULE

Task 1 – Geotechnical Exploration

In preparing this proposal, we have assumed that the client will assist in the coordination of our access to the site with the current site owners/occupants. We anticipate being able to mobilize ECS personnel to the site within approximately 1 week after authorization to proceed, provided the appropriate on-site personnel have been informed and we have confirmation from NC811 that underground utilities have been marked. We anticipate that the fieldwork operations will require about 1 day, and that the laboratory testing, after drilling is completed, will require about 2 weeks. Analysis and report preparation will require approximately 1 week.

Therefore, for time budget purposes, the entire scope should take about **3 to 4 weeks** from initial authorization through final report submission. Preliminary findings and recommendations can be provided within three days of completion of the borings, if requested.

Other Tasks

The other proposed tasks, if authorized, will be performed concurrently with the Task 1 Geotechnical Exploration and will be completed before or at the same time as the Task 1 geotechnical report.

EXCLUDED GEOTECHNICAL SERVICES

Without attempting to provide a complete list of all or potential geotechnical services performed by ECS that will be excluded from this proposal, the following are specifically excluded. ECS can perform these services; however, the proposed fees do not cover any of these services. We would be pleased to provide

you with a separate proposal for additional geotechnical services if these services are determined to be beneficial to the project.

- Obtaining landowner permission for equipment access or clearing, if necessary.
- Arranging access to public or private property, such as secured fenced property.
- Survey measurements of the coordinates and ground surface elevation at the as-drilled boring locations using an instrument (e.g., automatic level or survey grade GPS unit) accurate to the nearest tenth of a foot.
- Seasonal high water table determination.
- Infiltration rate testing.
- Pressuremeter testing.
- Shear wave velocity measurements for seismic site class determination (ReMi).
- Seismic refraction testing
- Coring and testing of rock.
- Geotechnical exploration and recommendations for site retaining walls.
- Global stability analysis of site retaining walls.
- Design of site retaining walls.
- Geotechnical exploration and recommendations for off-site and/or public (NCDOT, local municipality) streets, roads, or roadway improvements.
- Test pits, which can be performed to evaluate the characteristics of existing fill and the excavatability of residual soils and shallow weathered rock.
- Development of allowances, including quantity estimates, such as those used for unsuitable soils and rock excavation for classified excavation construction contracts.
- Review of project drawings and specifications for adherence to and implementation of geotechnical recommendations.

CLOSING

If other items are required because of unexpected field conditions or because of a request for additional services, they would be invoiced in accordance with our current Fee Schedule. Before modifying or expanding the extent of our exploration program, you would be informed of our intentions for both your review and authorization.

Our “Terms and Conditions of Service,” which are included as an attachment to this letter, is an integral part of our proposal. These conditions represent the current recommendations of the Geoprofessional Business Association, the Consulting Engineers' Council, and the Geo-Institute of the American Society of Civil Engineers.

Our insurance carrier requires that we receive written authorization prior to initiation of work, and a signed contract prior to the release of any work product. This letter is the agreement for our services. Your acceptance of this proposal may be indicated by signing and returning the Proposal Acceptance Sheet to us. We are pleased to have this opportunity to offer our services and look forward to working with you on the project.

This proposal is valid for a period of sixty (60) days; beyond that date it may be necessary to revise our schedule or fee.

Respectfully submitted,

ECS Southeast, LLP



Ertica Susanto

Geotechnical Staff Project Manager

esusanto@ecslimited.com



Sun Breza, P.E.

Principal Engineer

sbreza@ecslimited.com

Enclosures: Proposal Acceptance Sheet
 Terms and Conditions of Service

Scale	1" = 20'
Horizontal	1" = 20'
Vertical	1" = 20'
Date	5/25/2021
Drawn By	aps
Checked By	
Disk No.	
Drawing No.	1
Job No.	21-012
Sheet No.	1 of 1

CITY OF ASHEBORO
ENGINEERING DEPARTMENT
146 NORTH CHURCH STREET
ASHEBORO, NORTH CAROLINA

SITE PLAN
MID-BLOCK CROSSWALK
GREENSBORO STREET



Vicinity Map Not To Scale

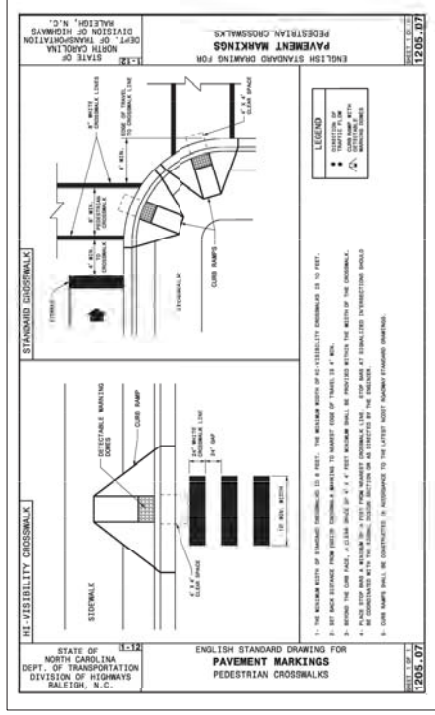
NEW CURB RAMPS ARE TO BE FAIRED INTO EXISTING CONCRETE PLATFORM THIS SIDE SIDEWALK OFF SIDE

PHASE CHANGE EMPLOYEE ENTRANCE

EXISTING STEPS DOWN TO EMPLOYEE PARKING LOT

STOP BAR EACH SIDE AS SHOWN

Drawing Not To Scale



- GENERAL NOTES:
1. Refer to NCDOT Standard Drawing for Pavement Marking Pedestrian Crosswalk 1205.07 for HI-VISIBILITY Crosswalk (Inset).
 2. Adhere to NCDOT lane closure and traffic control guidelines during field work.

State of North Carolina
City of Asheboro
Subject to city council approval, installation of this requested crosswalk is compliant with city policies and practices.

Public Works Director	Date
City Engineer	Date
City Attorney	Date
City Manager	Date



Randolph County Historic Landmark Preservation Commission

201 Worth Street, Asheboro, North Carolina 27203 ♦ 336-318-6806 ♦ www.rchlpc.org

Resolution Recommending Local Historic Landmark Designation Walter Anderson Bunch Jr. House, 1919

WHEREAS, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and

WHEREAS, the Randolph County Board of Commissioners has appointed the Randolph County Historic Landmark Preservation Commission, having the authority to exercise all powers and duties given it by the Randolph County Historic Preservation Ordinance; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the Walter Anderson Bunch Jr. House, 1919; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, has been given the opportunity to review the Local Landmark Designation Report and has advised that the Randolph County Historic Landmark Preservation Commission will have sufficient evidence to prove that the Walter Anderson Bunch Jr. House possesses the requisite special character and integrity for designation as a local historic landmark; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission conducted the required public hearing, having published legal notices with mailings to adjoining property owners; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission finds that the Walter Anderson Bunch Jr. House, 1919, meets the following specific criteria outlined in the Ordinance establishing the Commission: (1) Critical part of the City of Asheboro's heritage by having value as an example of the cultural, historic and social heritage of City of Asheboro; (2) Its identification with persons who significantly contributed to the architectural, cultural, economic, historical, social or other aspect of the development of the City of Asheboro; (3) Its important architecture as an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship; (4) Its distinctive theme, representing an architectural, cultural, economic, historic or other theme expressed through a distinctive building.

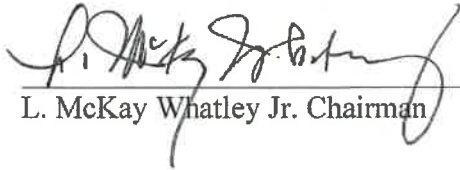
WHEREAS, the property is more specifically described as follows:

The Walter Anderson Bunch Jr. House is located at 111 S. Main St., Asheboro, N.C., PIN 7751926417, Asheboro Township, Randolph County, N.C.

NOW, THEREFORE, BE IT RESOLVED, this 28th day of April 2021, that the Randolph County Historic Landmark Preservation Commission approves the application for

local landmark designation, and recommends to Asheboro City Council that the exterior of the Walter Anderson Bunch Jr. House, 1919, be designated as a Local Historic Landmark.

Randolph County Historic Landmark Preservation Commission


L. McKay Whatley Jr. Chairman





Attest: Sarah M. Pack

Date: 4/28/21

Ordinance Number _____
**Ordinance Designating the Exterior of the Walter Anderson Bunch Jr.
House, 1919, as a Local Historic Landmark in Asheboro, North Carolina**

WHEREAS, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and

WHEREAS, the City of Asheboro designated the Randolph County Historic Landmark Preservation Commission as a joint historic preservation commission on September 4, 2008, having the authority to exercise, within the planning jurisdiction of the City of Asheboro, all powers and duties given it by the Randolph County Historic Preservation Ordinance; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the Walter Anderson Bunch Jr. House, 1919; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, has been given the opportunity to review the Local Landmark designation report which contains the historical information necessary for the Randolph County Historic Landmark Preservation Commission to determine special historical significance and integrity; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission and the Asheboro City Council conducted the required public hearings, and published legal notices with mailings to adjoining property owners; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has adopted a unanimous resolution requesting the City of Asheboro to designate the exterior of the Walter Anderson Bunch Jr. House, 1919, as a local historic landmark, and

WHEREAS the Randolph County Historic Landmark Preservation Commission finds that the Walter Anderson Bunch Jr. House, 1919, meets the following specific criteria outlined in the Ordinance establishing the Commission: (1) Critical part of the City of Asheboro's heritage by having value as an example of the cultural, historic and social heritage of City of Asheboro; (2) Its identification with persons who significantly contributed to the architectural, cultural, economic, historical, social or other aspect of the development of the City of Asheboro; (3) Its important architecture as an exemplification of an architectural type or style distinguished by innovation,

rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship; (4) Its distinctive theme, representing an architectural, cultural, economic, historic or other theme expressed through a distinctive building.

WHEREAS, the property is more specifically described as follows:

The Walter Anderson Bunch Jr. House is located on approximately 0.39 acres at 111 S. Main Street, PIN 7751926417, Asheboro Township, Asheboro, N.C.

NOW, THEREFORE, BE IT ORDAINED, by the Asheboro City Council, North Carolina, that:

- 1: The property known as the exterior of the Walter Anderson Bunch Jr. House, 1919, located at 111 S. Main Street, Asheboro, N.C., within the planning jurisdiction of the City of Asheboro, North Carolina, is hereby designated as a Local Historic Landmark pursuant to Chapter 160A, Article 19, Part 3C, of the North Carolina General Statutes, and by inter-local agreement approved September 4, 2008, between the City of Asheboro and the County of Randolph.
- 2: That the exterior of the Walter Anderson Bunch Jr. House building may be materially altered, restored, remodeled, or demolished only following issuance of a Certificate of Appropriateness from the Historic Landmark Preservation Commission.
- 3: That nothing in this Ordinance shall be construed to prevent the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material or outer appearance thereof, after obtaining the necessary permits and official approval for said stated repair. Nothing herein shall prevent the construction, alteration, restoration, demolition, or removal of such features when a building inspector or similar authorized official certifies to the Historic Landmark Preservation Commission that such action is required for the public safety because of an unsafe condition. Furthermore, nothing shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.
- 4: That a suitable sign may be posted indicating the designation as a Local Historic Landmark and containing appropriate information.
- 5: That Faron Russell Kestner and Brittany Powers Kestner, owners of the Walter Anderson Bunch Jr. House, hereby accept notice as required by the applicable law of this action, and directs that copies of this Ordinance be filed and indexed in the office of the Asheboro City Clerk, the Randolph County Register of Deeds, the Randolph County Tax Department, and both the City and County Planning and Inspections Departments as required by applicable law.

Upon the motion of _____, and a second by _____,
the foregoing ordinance was passed upon its first reading by a vote of _____.

NORTH CAROLINA

BY: _____
David H. Smith, Mayor

Adoption Date

ATTEST: _____
XXXXXXX, Deputy City Clerk



Randolph County Historic Landmark Preservation Commission

201 Worth Street ♦ Asheboro, North Carolina 27203

LOCAL LANDMARK DESIGNATION REPORT

Walter Anderson Bunch Jr. House, 1919



1. Name of Property

Historic name: Walter Anderson Bunch Jr. House, ca. 1919

Other Name: same

2. Location

Street Address: 111 S. Main St.

City/Town/Jurisdiction: Asheboro, NC 27203

Zoning Jurisdiction: Randolph County, NC

Tax Parcel ID Number: 7751926417

3. Owner Information

Name: Faron Russell Kestner and Brittany Powers Kestner

Address: 111 S. Main St. Asheboro, NC 27203

Phone: 336-953-0391

4. Applicant/Contact Person

Name: Faron Russell Kestner and Brittany Powers Kestner

Contact: 336-953-0391; 111 S. Main St. Asheboro, NC 27203

5. General Data/Site Information

A. Date of Construction and major additions/alterations: ca. 1919.

B. Number, type and date of construction of outbuildings: None

C. Approximate lot size or acreage: 0.39 acres

D. Architect, builder, carpenter, and/or mason: Builder, T.J. Lassiter

E. Previous Field Documentation: State Historic Preservation Office Survey No. RD0498

E. Original Use: Residence

F. Present Use: Residence

6. Classification

Ownership of Property: Private

Category of Property: Building

7. Function or Use

Historic Functions: Residence

Current Functions: Residence

8. Description

Architectural Classification: Dwelling

LOCAL LANDMARK DESIGNATION REPORT

Walter Anderson Bunch House, ca.1919

ABSTRACT

The Colonial Revival house at 111 Main Street in Asheboro's oldest neighborhood, with its striking, wrap-around veranda suggestive of Craftsman or even Prairie influences, was the home of two Asheboro mayors: Walter Anderson Bunch Jr. (1886-1961) and his son, John Charles Bunch (1923-1980). Walter Bunch acquired the property from the prosperous Robins family in 1919, and shortly thereafter built his family home. Bunch was an accountant and banker who served as mayor from 1931-1941. His term saw several local institutions take root, including a modern new hospital, the public library and a municipal golf course designed by famed Scottish golfer Donald J. Ross. John Bunch was an accountant, and served as mayor from 1957-1963. Significant civic improvement also occurred during his term, including passage of a nearly \$2 million bond for a new sewer plant. John continued to reside in his father's house through his tenure as mayor; it passed to him when Walter died in 1961. The house was built by Thomas Jefferson (T.J.) Lassiter, a contractor who constructed numerous houses in Asheboro, and worked with a local home building supply store to develop bungalow components that could be shipped elsewhere and rapidly assembled. The house is worthy of landmark designation because of its association with Walter and John Bunch, who as mayors and civic leaders contributed to the historic, cultural and social development of the City of Asheboro; because of its association with its builder, T.J. Lassiter, and his status as a successful entrepreneur whose reach extended beyond Asheboro to the southeastern United States; because of its exemplification of the Colonial Revival architectural style mediated by up-and-coming Craftsman influences and its high degree of architectural integrity; and because its location in the context of two similar, contemporaneous and highly original houses on either side provides an outstanding example of an affluent neighborhood in 1920s Asheboro. Although the interior of the Bunch House contains many fine and original features, this proposed designation covers only the exterior of the house and its lot (see Appendix A: Walter Bunch House Site Plan and Designation Boundary).

HISTORICAL CONTEXT AND SIGNIFICANCE

Walter Anderson Bunch, Jr. was born on a farm in Bruce Township, Guilford County, North Carolina, on March 16, 1886 to Walter Anderson Bunch and Emma Case Bunch. His father was a farmer and Methodist minister whose circuit included Asheboro. Bunch moved to Asheboro as a young man and worked a clerk for the McCrary-Redding Hardware Company rising to secretary and treasurer. The founders of that company, D.B. McCrary and T. Henry Redding, would go on to found the Acme-McCrary Hosiery Mill, Asheboro's leading industry much of the 20th Century. In 1918, Bunch became secretary-treasurer of Peoples Building and Loan Association. At the time, the association was a struggling institution with assets of approximately \$50,000. He served with the association until his retirement in 1952 and saw its assets grow to more than \$1 million. A Rotarian and a Mason, he was active in First United Methodist Church.

Bunch took office as mayor from 1931 and served until 1941. During his consequential five terms, Asheboro grew in spite of the Great Depression. Randolph Hospital, of which Bunch

served as a director, was established; the Asheboro Public Library opened; and the Asheboro Municipal Golf Course, designed by famed Scottish golf course designer Donald J. Ross, was created. The Asheboro Municipal Building, an Art Deco masterpiece and Randolph County Historic Landmark still in use today as city hall, was built. Numerous other civic improvements occurred on Bunch's watch, including the hiring of the first paid firefighters other than the fire chief, the opening of a third city lake, and the extension of the water and sewer systems. (It should be noted that during the era of segregation, not all of these institutions and improvements were available to African American citizens on an equal basis, if at all.)

In 1914, Bunch married Annie L. Spencer; she passed away in 1916. He married Patricia (Pattie) Lowe of Farmer, N.C. in 1918. The couple had four children: Walter Anderson, III, Mary Elizabeth, Patricia Jane, and John Charles. Walter III rose to the rank of captain in the U.S. Army during World War II, and was killed in action in combat around St. Lo, France, on July 9, 1944.

After his retirement from Peoples Savings and Loan Association, Bunch moved with his wife to the family farm where he had grown up in Summerfield, North Carolina. He died at the farm at the age of 75 on May 1, 1961. His body is buried in Oaklawn Cemetery in Asheboro.

When Walter Bunch retired to his farm, his son John remained in the family home. An accountant, John followed in his father's footsteps as secretary of People's Savings and Loan, and as mayor, serving from 1957-1963. During this period, Asheboro undertook its first annexations, reconstituted its Planning Board, passed a \$1.995 million bond referendum for a new sewer plant, and redefined itself officially as a "city" rather than as a "town."

The Bunch house sits on property purchased by Walter Bunch from the Robins family. To the south next door is the similar 1924 Colonial Revival residence of Henry Moring Robins, who served as mayor of Asheboro from 1906-1907. The Bunch house was constructed on a lot purchased from the heirs of Henry Robins' father Marmaduke, who had owned most of the land bounded by Worth, Main and Elm streets, which, in turn, had been the estate of Alfred Henry Marsh, a merchant who was an important figure in the early history of Asheboro. The house passed to John Bunch on Walter's death in 1961 (see Appendix B, Chain of Title). It passed out of Bunch family ownership in 1969. In 1978, the interior was converted into four rooms for rent. It was remodeled in 1996 and returned to its original single-family format.

Both the Bunch house and the Robins house were built by Thomas Jefferson Lassiter, a local contractor born in nearby Farmer. "Mr. Bunch will have a good substantial home," Asheboro's newspaper, *The Courier*, declared on August 7, 1919, while the house was under construction. Lassiter built many homes in Asheboro. Lassiter also was known for his expertise in the Bungalow style house, and developed an enterprise with Asheboro's Home Building and Materials Company in which complete houses were produced, shipped all over the southeast, and assembled under Lassiter's supervision. Shortly after completion of the Robins house, Lassiter relocated to Florida, where he worked as a contractor and real estate broker, and later became involved in the citrus industry. He was killed in a car wreck in Fort Pierce, Florida, in 1957.

The Bunch house sit at the crest of a hill, flanked by the Robins house to the south and another Colonial Revival house to the north at the corner of Worth and Main, this one also demonstrating elements of the Bungalow style.

ARCHITECTURAL ANALYSIS

The Bunch house is designed in the distinctive Colonial Revival architectural style. The Colonial Revival style emerged in the early 1800s. There are many identifying features which typically include a gabled roof, clapboard siding, a symmetrical façade, centered entrance, multi-paned windows and a side porch or sunroom. The Colonial Revival style was the domain of fashionable architectural firms and was the favorite for large homes of wealthy clients. Colonial Revival style homes were extremely popular from 1900 to 1950.

The Colonial Revival style developed as an expression of the reinvigorated spirit of American nationalism spurred on by the Centennial Exposition, held in Philadelphia in 1876. Recalling the straightforward, balanced design of Georgian and Federal buildings, with their symmetrical window placements and pronounced entrances, Colonial Revival homes are among the most popular and enduring styles in American architecture.

The Bunch house is squarely in the Colonial Revival tradition with its boxy mass. The rear façade features three additions: a bathroom on the left, a kitchen on the right and a screened porch (now glass) in the center (see Appendix C; Bunch House Floor Plan). The kitchen and restroom additions may be contemporaneous with the main house; a different roof line suggests the porch might have been added later. If these additions are not contemporaneous, the dates of addition are not known. The additions, however, are subservient and do not detract from the original core of the house. By 1978, the interior of the house had been modified to provide four living spaces in a rooming house arrangement. In 1996, the house was remodeled back to its original design of a single family home. The front door is original, as are dining room windows on the north side and a stairwell window on the east (rear) side. The glass in the dormer windows above the front door also is original. Where windows have been replaced, the replacements do not detract from the historical appearance of the house. The house retains the majority of its original architectural design elements, materials and workmanship, giving it a high degree of originality and architectural integrity.

Although definitively a Colonial Revival structure, the Bunch House was built at a time when Craftsman and English Cottage design had taken root nationwide. Some details, such as the deep eaves, the hip roof, the squat, hip-roofed dormer, and the deep, wrap-around veranda solidly supported on square columns (a balustrade, originally present, has been removed), indicate significant Craftsman influence. Indeed the long, horizontal line of the veranda may suggest a hint of Prairie style.

The Bunch House sits in the middle of a row of three Colonial Revival houses built for prominent residents in the same period, with the Dr. J.V. Hunter House (ca. 1915) the Henry Moring Robins House (1924) on either side. The Hunter house especially shows significant Craftsman influence in its hip roof, deep eaves and deep porch, as well as in the exposed rafters under the eaves. Earlier houses on both sides of Main Street to both the north and south reflect a more classic Colonial Revival style. Asheboro at the time was undergoing an explosion of residential development as the modern concept of subdivision began to take hold. In subdivisions envisioned for the less well-to-do, bungalow and cottage style houses predominated. The Hunter, Bunch and Robins houses appear transitional between an era of individualized construction and era in which the economies of building houses with a common plan – as evidenced by the bungalow kits T.J. Lassiter developed with the Home Building and Materials Company – prevailed, even for the houses of prominent community members.

The National Register of Historic Places considers seven factors to determine if a building retains its architectural integrity: location, design, workmanship, materials, association, feeling and setting. Although local historic landmarks do not have to meet National Register standards, it is useful to consider a proposed landmark against those standards.

- **Location, feeling and setting.** The Bunch House sits in its original location, which itself is historic given its association with the previous owners of the property, Marmaduke Robins and Alfred Marsh. The surrounding houses retain much of their original appearances, and while some have been modernized, no modern houses have been built in the immediate neighborhood. The neighborhood is Asheboro's oldest, and in proximity to the old Courthouse Square. The yard of the Bunch House is expansive and contains several older trees. While not on the scale of the McCrary houses around the corner on Worth Street, the Bunch House is clearly that of a community leader of the era.
- **Design, workmanship, materials.** The solid Colonial Revival design with elements of Craftsman style reflect the aesthetic of builder T.J. Lassiter, constructing a house that is a step up from his more ordinary bungalows. Lassiter's workmanship is evident in such features as the original siding, triple casement windows and interior woodwork.
- **Association.** The house is associated with two consequential Asheboro mayors, Walter Anderson Bunch Jr. and John Charles Bunch, both of whom had significant influence on the development of Asheboro in the 20th century.

Based on National Register standards, the Walter A. Bunch Jr. House retains its architectural integrity.

SOURCES

“Architectural Style Guide,” *Historic New England* (<https://www.historicnewengland.org/for-homeowners-communities/your-old-or-historic-home/architectural-style-guide>). Historic New England, 2020.

Bunch, W. Edward. Personal Interview by former homeowner Mark Carter. 5 April 2019.

Holt, Ross A. *Mayors of Asheboro: Thumbnail Biographies*. Randolph County—Asheboro—Mayors File, Randolph Room, Randolph County Public Library, Asheboro. N.C. 2016.

“The home of Mr. Walter Bunch....” *The Courier* (Asheboro, N.C.). 7 August 1919. 5.

“T.J. Lassiter, Randolph Native Killed in Wreck.” *The Courier-Tribune* (Asheboro, N.C.), 19 August 1957, B10.

“W.A. Bunch, Former Mayor, Succumbs Today,” *The Courier-Tribune* (Asheboro, N.C.). 1 May 1961, 1.

“Walter Anderson Bunch.” *North Carolina: The Old North State and The New*. Vol. III: *North Carolina Biography*. Chicago: The Lewis Publishing Company, 1941. 391-392.

Whatley, Lowell McKay Jr. *The Architectural History of Randolph County, North Carolina*. Asheboro, N.C.: City of Asheboro et. al., 1985.

Appendix A: Walter A. Bunch House

Designation Boundary



REID	44704	OWNER	
PIN	7751926417	ADDRESS2	
TAXED ACREAGE	0.39	OWNER CITY	ASHEBORO
PROPERTY DESCRIPTION	S MAIN ST;E	OWNER STATE	NC
DEED BOOK & PAGE	002678/00504	OWNER ZIP	27203
PLAT BOOK & PAGE		LOCATION ADDRESS	111 S MAIN ST
OWNER	KESTNER, FARON RUSSELL (KESTNER, BRITTANY POWERS)	LOCATION ZIP	ASHEBORO,27203
OWNER ADDRESS	111 S MAIN ST	DATA REFRESHED	2/9/2020



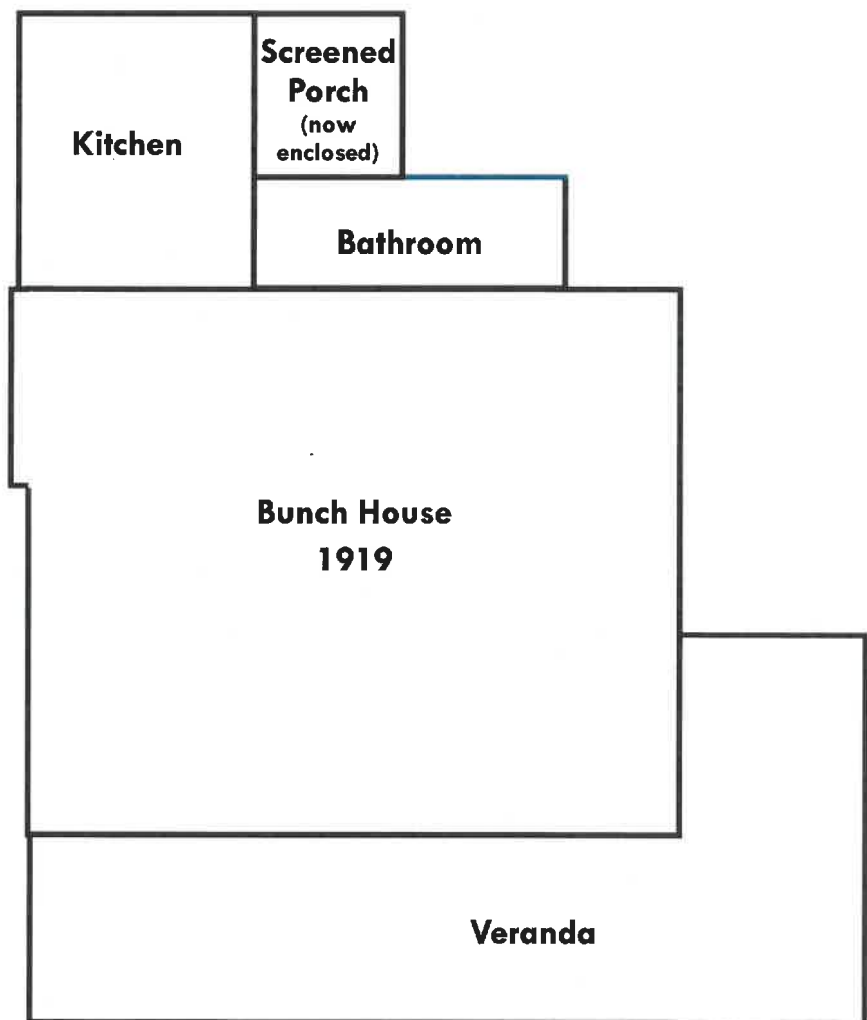
Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 50 feet
2/10/2020

Appendix B: Chain of Title, Walter A. Bunch House

2019	DB 2678/504	Mark A. Carter and Katherine K. Carter to Faron Russell Kestner and Brittany Powers Kestner
2000	DB 1664/1270	Rory L. Lubic and Mary F. Lubic to Mark A. Carter and Katherine K. Carter
1993	DB 1373/485	Larry E. Plott and Maria S. Plott to Rory L. Lubic and Mary F. Lubic
1986	DB 1178/1737	Andorbar Inc. (formerly Dorothy Barnes Inc.) to Larry E. Plott and Maria S. Plott
1972	DB 1048/660	E.T. Walton and Clara B. Walton to Dorothy R. Barnes
1969	DB 1002/487	J.T. Carruthers, Trustee, and Gate City Savings and Loan to E.T. Walton
1969	DB 910/234	[Deed of Trust] John C. Bunch and Claudine C. Bunch to J.T. Carruthers, Trustee, and Gate City Savings and Loan Association
1961	DB 734/342	W.A. Bunch and Pattie L. Bunch to John C. Bunch and Claudine C. Bunch
1919	DB 173/419	Annie S. Robins; H.M. Robins and Maggie Lee Robins; Sidney S. Robins and Frances Robins; and Marmaduke Robins to Walter A. Bunch and Pat Bunch

Appendix C: Walter A. Bunch House Floor Plan



Bunch House: Tax Information

and location within Asheboro



Randolph County Tax Department

Property Summary

Date last updated on: 12/12/2019 Ownership current as of: 12/11/2018 Tax Year: 2020

REID 44724

PIN # 7751-02-0417

[Print Property Info](#) [Search Results](#) [New Search](#)

Location Address
111 S MAIN ST

Property Description
S MAIN ST E

Property Owner
CARTER, MARK A; CARTER, KATHERINE D

Owner's Mailing Address
PO BOX 4273
ASHEBORO NC 27204

[Parcel](#) [Buildings](#) [Misc Improvements](#) [Land](#) [Deeds](#) [Notes](#) [Sales](#) [Photos](#) [Tax Bill](#) [Map](#)

Administrative Data

Old Map#
Market Area 5100
Township ASHEBORO
Planning Jurisdiction Asheboro
City ASHEBORO
Fire District
Spec District Asheboro School
Land Class SINGLE FAMILY RES
History REID 1
History REID 2
Acreage 0.39
Permit Data
Permit #

Transfer Information

Deed Date 06/15/2000
Deed Book 001661
Deed Page 01270
Revenue Stamps 0 00
Package Sale Date 06/15/2000
Package Sale Price \$109,900
Land Sale Date
Land Sale Price

Improvement Summary

Total Buildings 1
Total Units 0
Total Living Area 3,166
Total Gross Leasable Area 0

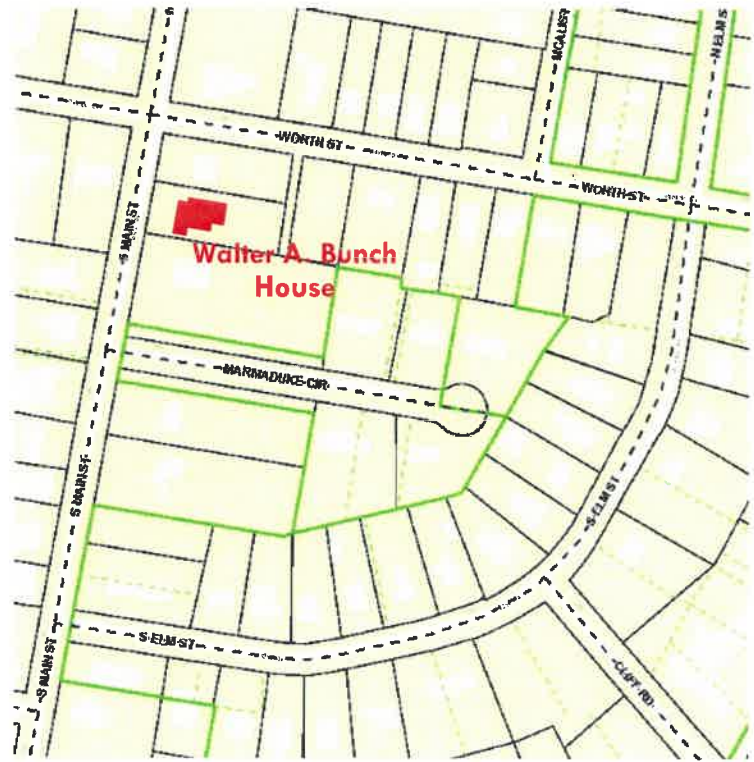
Property Value

Total Appraised Land Value \$23,050
Total Appraised Building Value \$180,170
Total Appraised Misc Improvements Value

Other Exemptions
Exemption Desc

Use Value Deferred
Historic Value Deferred
Total Deferred Value

Total Taxable Value \$203,220



Walter A. Bunch House, 1919



West (front) facade



East (rear) facade



South facade



North facade



Walter Anderson Bunch, Jr. (top) and John Charles Bunch (bottom).



Randolph County Historic Landmark Preservation Commission

201 Worth Street, Asheboro, North Carolina 27203 ♦ 336-318-6806 ♦ www.rchllpc.org

Resolution Recommending Local Historic Landmark Designation Henry Moring Robins House, 1924

WHEREAS, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and

WHEREAS, the Randolph County Board of Commissioners has appointed the Randolph County Historic Landmark Preservation Commission, having the authority to exercise all powers and duties given it by the Randolph County Historic Preservation Ordinance; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the Henry Moring Robins House, 1924; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, has been given the opportunity to review the Local Landmark Designation Report and has advised that the Randolph County Historic Landmark Preservation Commission will have sufficient evidence to prove that the Henry Moring Robins House possesses the requisite special character and integrity for designation as a local historic landmark; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission conducted the required public hearing, having published legal notices with mailings to adjoining property owners; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission finds that the Henry Moring Robins House, 1924, meets the following specific criteria outlined in the Ordinance establishing the Commission: (1) Critical part of the City of Asheboro's heritage by having value as an example of the cultural, historic and social heritage of City of Asheboro; (2) Its identification with persons who significantly contributed to the architectural, cultural, economic, historical, social or other aspect of the development of the City of Asheboro; (3) Its important architecture as an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship; (4) Its distinctive theme, representing an architectural, cultural, economic, historic or other theme expressed through a distinctive building.

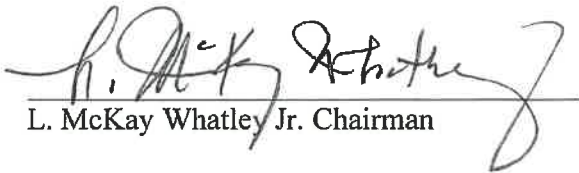
WHEREAS, the property is more specifically described as follows:

The Henry Moring Robins House is located at 117 S. Main St., Asheboro, N.C., PIN 7751927411, Asheboro Township, Randolph County, N.C.

NOW, THEREFORE, BE IT RESOLVED, this 28th day of April 2021, that the Randolph County Historic Landmark Preservation Commission approves the application for

local landmark designation, and recommends to Asheboro City Council that the exterior of the Henry Moring Robins House, 1924, be designated as a Local Historic Landmark.

Randolph County Historic Landmark Preservation Commission


L. McKay Whatley Jr. Chairman





Attest: Sarah M. Pack

Date: 4/28/21

Ordinance Number _____
**Ordinance Designating the Exterior of the Henry Moring Robins House,
1924, as a Local Historic Landmark in Asheboro, North Carolina**

WHEREAS, Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes provides for the designation of local historic landmarks; and

WHEREAS, the City of Asheboro designated the Randolph County Historic Landmark Preservation Commission as a joint historic preservation commission on September 4, 2008, having the authority to exercise, within the planning jurisdiction of the City of Asheboro, all powers and duties given it by the Randolph County Historic Preservation Ordinance; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has taken into consideration all information contained in the Historic Landmark Designation Application for the Henry Moring Robins House, 1924; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, State Historic Preservation Office, has been given the opportunity to review the Local Landmark designation report which contains the historical information necessary for the Randolph County Historic Landmark Preservation Commission to determine special historical significance and integrity; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission and the Asheboro City Council conducted the required public hearings, and published legal notices with mailings to adjoining property owners; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has adopted a unanimous resolution requesting the City of Asheboro to designate the exterior of the Henry Moring Robins House, 1924, as a local historic landmark, and

WHEREAS the Randolph County Historic Landmark Preservation Commission finds that the Henry Moring Robins House, 1924, meets the following specific criteria outlined in the Ordinance establishing the Commission: (1) Critical part of the City of Asheboro's heritage by having value as an example of the cultural, historic and social heritage of City of Asheboro; (2) Its identification with persons who significantly contributed to the architectural, cultural, economic, historical, social or other aspect of the development of the City of Asheboro; (3) Its important architecture as an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness,

or overall quality of design, detail, materials or craftsmanship; (4) Its distinctive theme, representing an architectural, cultural, economic, historic or other theme expressed through a distinctive building.

WHEREAS, the property is more specifically described as follows:

The Henry Moring Robins House is located on approximately 1.14 acres at 117 S. Main Street, PIN 7751927411, Asheboro Township, Asheboro, N.C.

NOW, THEREFORE, BE IT ORDAINED, by the Asheboro City Council, North Carolina, that:

- 1: The property known as the exterior of the Henry Moring Robins House, 1924, located at 117 S. Main Street, Asheboro, N.C., within the planning jurisdiction of the City of Asheboro, North Carolina, is hereby designated as a Local Historic Landmark pursuant to Chapter 160A, Article 19, Part 3C, of the North Carolina General Statutes, and by inter-local agreement approved September 4, 2008, between the City of Asheboro and the County of Randolph.
- 2: That the exterior of the Henry Moring Robins House building may be materially altered, restored, remodeled, or demolished only following issuance of a Certificate of Appropriateness from the Historic Landmark Preservation Commission.
- 3: That nothing in this Ordinance shall be construed to prevent the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material or outer appearance thereof, after obtaining the necessary permits and official approval for said stated repair. Nothing herein shall prevent the construction, alteration, restoration, demolition, or removal of such features when a building inspector or similar authorized official certifies to the Historic Landmark Preservation Commission that such action is required for the public safety because of an unsafe condition. Furthermore, nothing shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.
- 4: That a suitable sign may be posted indicating the designation as a Local Historic Landmark and containing appropriate information.
- 5: That Dwain L. and Ann Clark, owners of the Henry Moring Robins House, hereby accept notice as required by the applicable law of this action, and directs that copies of this Ordinance be filed and indexed in the office of the Asheboro City Clerk, the Randolph County Register of Deeds, the Randolph County Tax Department, and both the City and County Planning and Inspections Departments as required by applicable law.

Upon the motion of _____, and a second by _____,
the foregoing ordinance was passed upon its first reading by a vote of _____.

BY: _____
David H. Smith, Mayor

Adoption Date

ATTEST: _____
XXXXXXXX, Deputy City Clerk



Randolph County Historic Landmark Preservation Commission

201 Worth Street ♦ Asheboro, North Carolina 27203

LOCAL LANDMARK DESIGNATION REPORT

Henry Moring Robins House, 1924



1. Name of Property

Historic name: Henry Moring Robins House, 1924

Other Name: same

2. Location

Street Address: 117 S. Main St.

City/Town/Jurisdiction: Asheboro, NC 27203

Zoning Jurisdiction: Randolph County, NC

Tax Parcel ID Number: 7751927411

3. Owner Information

Name: Dwain L. and Ann Clark

Address: 117 S. Main St. Asheboro, NC 27203

Phone: 336-267-1105

4. Applicant/Contact Person

Name: Dwain L. and Ann Clark

Contact: 336-267-1105; 117 S. Main St. Asheboro, NC 27203

5. General Data/Site Information

A. Date of Construction and major additions/alterations: 1924; 1964, carport, galley kitchen; 1982, aluminum siding; 2016, aluminum siding removed to expose 1924 clapboard.

B. Number, type and date of construction of outbuildings: 1950, detached garage

C. Approximate lot size or acreage: 1.14 acres

D. Architect, builder, carpenter, and/or mason: Builder, T.J. Lassiter

E. Previous Field Documentation: State Historic Preservation Office Survey No. RD0499

E. Original Use: Residence

F. Present Use: Residence

6. Classification

Ownership of Property: Private

Category of Property: Building

7. Function or Use

Historic Functions: Residence

Current Functions: Residence

8. Description

Architectural Classification: Dwelling

LOCAL LANDMARK DESIGNATION REPORT

Henry Moring Robins House, 1924

ABSTRACT

The Henry Moring Robins House, built in 1924, was the home of Henry Moring Robins and his family. Robins, a highly-regarded local attorney, served as mayor of Asheboro from 1907-1909. His father, Marmaduke Swaim Robins, was an educator, state legislator and attorney who in 1876 founded the newspaper that would become Asheboro's modern-day daily, *The Courier-Tribune*. Henry Robins built his house on the site of his father's house, which previously was the home of Alfred Marsh, an important figure in the early history of Asheboro. When the Marsh/Robins house was torn down to make way for the Henry Robins house, pieces of its structure were incorporated into the new house. The Henry Robins house was built by Thomas Jefferson (T.J.) Lassiter, a contractor who constructed numerous houses in Asheboro and worked with a local home building supply company to develop bungalow components that could be shipped elsewhere and rapidly assembled. The Robins House is worthy of landmark designation because of its identification with Henry Robins, an important and beloved figure in early to mid-20th Century Asheboro, and his prominent family, who contributed to the historic, cultural and social development of the City of Asheboro (and in particular, to the development of the Asheboro Public Library); because of its association with its builder, T.J. Lassiter, and his status as a successful entrepreneur whose reach extended beyond Asheboro to the southeastern United States; because of its exemplification of the Colonial Revival architectural style mediated by up-and-coming Craftsman influences, and its high degree of architectural integrity; and because its location in the context of two similar, contemporaneous and highly original Colonial Revival houses immediately to its north provides an outstanding example of an affluent neighborhood in 1920s Asheboro. Although the interior of the Robins House contains many fine and original features, this proposed designation covers only the exterior of the house and its lot (see Appendix A: Henry Robins House Site Plan and Designation Boundary).

HISTORICAL CONTEXT AND SIGNIFICANCE

The Marsh-Robins farm once occupied about 50 acres in the area now bounded by Worth, Main and Elm streets in Asheboro, North Carolina. Alfred Henry Marsh (1789-1865) was a prosperous local merchant who operated a store on the courthouse square, which was located at the intersection of present-day Salisbury and Main streets. The northwest corner of Marsh's farm was situated about a block to the south of the square. Marsh also was an investor in the Cedar Falls Manufacturing Company, the first textile mill to operate in Randolph County. He established a significant estate, including a family home built in the early 1830s, on the east side of Asheboro's original north-south axis, Main Street.

After Marsh's death, his heirs sold elements of the estate to Marmaduke Swain Robins (1827-1905), a young Asheboro attorney. Robins and his wife, Annie Moring Robins (1853-1928), occupied the Marsh house. During the Civil War, Marmaduke Robins served as private secretary to Gov. Zebulon Vance. After the war, he served multiple terms in the legislature and, in 1876, established *The Randolph Regulator* newspaper, which is still in publication today as *The Courier-Tribune*. His two-room law office (circa 1860), on the west side of Main Street a

block north of the Marsh/Robins house, is a Randolph County Historic Landmark. Because of Robins' stature in the community as well as his physical appearance, he was called by many "The Lincoln of Randolph County." Marmaduke and Annie reared three boys: Henry Moring (1880-1957), Sidney Swaim (1883-1977) and Marmaduke Jr. (1887-1953).

Sidney Swaim Robins, a Harvard graduate and Unitarian minister, also was an author and historian. He penned the books *Sketches of My Asheboro, 1880-1910*, published in 1972, and *A Letter on Robins Family History* in 1954. In the latter, he describes the Marsh/Robins house. He reports that by the time the Robins family purchased the house, the land was worn out. Annie Robins recalled that at the time she moved in, there were cabins extending down the hill behind the house where enslaved people owned by Marsh had lived.

Sidney's brother Henry followed his father's footsteps and became a lawyer. He joined his father's practice in 1903, when the elder Robins' health began to fail, withdrawing from the University of North Carolina law school to do so. When his father passed away in 1905, Henry Robins took over the practice. During Robins' stint as mayor from 1907-1909, the law office served as Asheboro's first town hall. "While it was my law office it was also the place where the commissioners met, the mayor held court, and where most of the municipal business was transacted," he later stated. When Robins was elected mayor, he received all but one of the 64 votes cast. After leaving office, Robins was encouraged to seek a superior court judgeship, but declined in favor remaining an attorney. He was the longtime president of the Randolph County Bar Association and also served on the State Bar Council. He sat on the county and regional draft boards in World War I, and was a University of North Carolina trustee. He served as a director of First National Bank and of Randolph Hospital Inc. In later years, Robins – an avid reader and regular library patron – served on the Asheboro Public Library Board. He passed away on February 18, 1957. On the day of his funeral, city and county offices closed at noon, and local attorneys closed their practices.

Henry Robins amassed a sizeable estate. He and his wife Margaret Lee (Maggie) Erwin Robins (1879-1954) placed the estate in a trust, with earnings going to their only child to survive to adulthood, Margaret Erwin Robins (1913-1998). Henry's will stated that if Margaret did not use the principle of the trust, it would go after Margaret's death to the Asheboro Public Library Corporation Inc. (now the Asheboro Public Library Foundation). Margaret was a member of the library corporation from 1935-1937. She received a Ph.D. in psychology from the University of California at Berkley, and worked for the state of California as a clinical psychologist. When she passed away in 1998, the substantial trust came to the Asheboro Public Library Foundation, where it has been invested to support the Asheboro library. Henry Robins also left his prodigious book collection to the library; it included his father Marmaduke's collection of now rare books, which are on display in the library's Randolph Room, and a core collection of law books that became the Randolph County Law Library.

When Marmaduke Robins died in 1905, his wife Annie inherited and continued to reside in the Marsh/Robins house (See Appendix B, Chain of Title). In 1916, interest in the house was divided among Annie and her three sons. In 1920, Henry Robins obtained full title to the house from his mother and brothers. Annie Robins continued to live with Henry and his family until her death in 1928.

In 1924, the Marsh/Robins house was torn down to make way for Henry Robins' new home, which was built on the foundation of the older house. "The passing of this landmark brings sadness to the hearts of many of the older residents of the town who have been entertained in true Southern style in the Robins home, but as the times advance, the old must give place to

the new and more modern architecture of the day,” Asheboro’s *Courier-Tribune* newspaper reported in an article on March 6 about the removal of the older house.

The new Robins house was built in the Colonial Revival style by Thomas Jefferson Lassiter, a local contractor born in nearby Farmer. Lassiter built many homes in Asheboro, including the slightly earlier and similar Colonial Revival residence of Walter A. Bunch, who would become another mayor of Asheboro, next door to the north of the Robins house. Lassiter also was known for his expertise in the Bungalow style house, and developed an enterprise with Asheboro’s Home Building and Materials Company in which complete houses were produced, shipped all over the southeast, and assembled under Lassiter’s supervision. Shortly after completion of the Robins house in 1924, Lassiter relocated to Florida, where he worked as a contractor and real estate broker, and later became involved in the citrus industry. He was killed in a car wreck in Fort Pierce, Florida, in 1957.

The house remained in the Robins family until the death of Henry Robins in 1957, when it was acquired by Dr. Hugh Fitzpatrick (1921-2000), a prominent Asheboro physician, and his wife Rachel (1920-2008). In 2007, the house was purchased by its current owners, Dwain Lee Clark and his wife Lois Ann Clark. A detached garage was added behind the house in 1950. Additions include an L-shaped galley kitchen attached to the rear of the house, joined to a carport extending past the north side of the house. Based on receipts from a building supply company found in the house, the homeowner believes that the additions were constructed in 1964 (see Appendix C, Floor Plan). While the 1964 date is likely accurate for the carport, it is possible that the kitchen extension was added earlier, even at the time of original construction. The Walter Bunch house next door to the north (built by Lassiter), and a similar Colonial Revival house to the north of the Bunch house (also built by Lassiter), have similar but not identical extensions. The brick foundation of the Robins house appears uniform under the main house and the extensions. Confirmation that the extensions are original, however, is problematic without destructive investigation. The east-facing rear façade also includes a modern deck and staircase extending from the kitchen addition before it joins the carport. In recent years, the Clarks have worked to restore the house to a state closer to its original condition, and have removed aluminum siding to reveal the 1924 clapboard.

Viewed from the southwest corner of its lot, the house sits on the crest of a hill in Asheboro’s oldest neighborhood. Two distinctive, low stone walls front the south and west sides of the property at the intersection of Main Street and a side street, Marmaduke Circle. The stones that make up the wall were salvaged from the Marsh house’s three stone fireplaces. The front yard includes an original willow oak that is estimated to be over 150 years old. Several large pecan, hemlock and holly trees also are present on the property. Two other Colonial Revival variants built in the same era sit between the Robins house and Worth Street. On the west side of Main Street are earlier vernacular houses and the rear quadrant of the palatial, Classical Revival Charles W. McCrary House, also a Randolph County Historic Landmark.

ARCHITECTURAL ANALYSIS

The Robins house is designed in the distinctive Colonial Revival architectural style. The Colonial Revival style emerged in the early 1800s. There are many identifying features which typically include a gabled roof, clapboard siding, a symmetrical façade, centered entrance, multi-paned windows and a side porch or sunroom. The Colonial Revival style was the domain of

fashionable architectural firms and was the favorite for large homes of wealthy clients. Colonial Revival style homes were extremely popular from 1900 to 1950.

The Colonial Revival style developed as an expression of the reinvigorated spirit of American nationalism spurred on by the Centennial Exposition, held in Philadelphia in 1876. Recalling the straightforward, balanced design of Georgian and Federal buildings, with their symmetrical window placements and pronounced entrances, Colonial Revival homes are truly among the most popular and enduring styles in American architecture.

The Robins House features a symmetrical front façade with a centrally-placed, enclosed pedimented entrance with a French door entering into a formal living room and center hall with stairs. Distinctive multiple-paned casement windows with transoms light the lower floor. These are original; the homeowner reglazed each by hand (the upstairs windows are replacements but retain the appearance of the original ones, and the homeowners have kept and stored the original windows). The south façade includes a sunroom that originally was a sun porch; it was enclosed during the ownership of the Fitzpatrick's between 1957 and 2007 (perhaps in 1964, when the carport was added). The sunroom windows are clearly modern but do not detract from the house's historical appearance. The footprints of the original columns supporting the sun porch roof are visible on the floor, which is original. The north façade features a second floor sleeping porch which retains its original beadboard ceiling, as does the sunroom. The original clapboard siding was exposed in 2016 with the removal of aluminum siding.

The galley kitchen at the rear of the house, whether added contemporaneously or more recently, and the carport are subservient and do not detract from the original core of the house.

The interior includes a front library, formal dining room and parlor with a coal burning fireplace, and features plaster and lathe walls, poplar woodwork and picture mold.

Although definitively a Colonial Revival structure, the Robins House was built at a time when Craftsman and English Cottage design had taken root nationwide. Indeed some detailing – such as the enclosed vestibule at the front – could suggest either a Colonial Revival reference to New England designs, or a Craftsman reference to cottage design. The latter is more likely the case, given the clear Craftsman influence in the two Colonial Revival houses to the north. The triple-casing windows suggest a clear Craftsman reference.

The Robins House sits in at the south end of a row of three highly similar Colonial Revival houses built for prominent residents in the same period – the Dr. J.V. Hunter House (ca. 1915), the Walter A. Bunch Jr. House (1919) and the Robins House. The Hunter and Bunch houses each show significant Craftsman influence – deep eaves and hip roofs; wide, deep porches; and, in the case of the Hunter House, exposed rafters under the eaves. Earlier houses on both sides of Main Street to both the north and south reflect a more classic Colonial Revival style. Asheboro at the time was undergoing an explosion of residential development as the modern concept of subdivision began to take hold. In subdivisions envisioned for the less well-to-do, bungalow and cottage style houses predominated. The Hunter, Bunch and Robins houses appear transitional between an era of individualized construction and era in which the economies of building houses with a common plan – as evidenced by the bungalow kits T.J. Lassiter developed with the Home Building and Materials Company – prevailed, even for the houses of prominent community members.

The National Register of Historic Places considers seven factors to determine if a building retains its architectural integrity: location, design, workmanship, materials, association, feeling and setting. Although local historic landmarks do not have to meet National Register standards, it is useful to consider a proposed landmark against those standards.

- **Location, feeling and setting.** The Robins House sits in its original location, which itself is historic given its association with the Alfred Marsh/Marmaduke Robins homeplace. The surrounding houses retain much of their original appearances, and while some have been modernized, no modern houses have been built in the immediate neighborhood. The neighborhood is Asheboro's oldest, and in proximity to the old Courthouse Square where Marmaduke and Henry Robins had their law office. The yard of the Robins House is expansive and contains several older trees, and is defined on its southwest corner by a stone wall laid at the time of the construction of the house. While not on the scale of the McCrary houses around the corner on Worth Street, the Robins House is clearly that of a community leader of the era.
- **Design, workmanship, materials.** The solid Colonial Revival design with elements of Craftsman style reflect the aesthetic of builder T.J. Lassiter, constructing a house that is a step up from his more ordinary bungalows. Lassiter's workmanship is evident in such features as the original siding, triple casement windows and interior woodwork.
- **Association.** The house is associated with Henry Robins, a highly-regarded attorney and an important community leader whose family had a significant impact on the development of Asheboro.

Based on National Register standards, the Henry Moring Robins House retains its architectural integrity.

SOURCES

“Landmark of Asheboro Being Torn Down,” *The Courier* (Asheboro, N.C.). 6 March 1924, 1.

“Memorial Honors Robins,” *The Courier-Tribune* (Asheboro, N.C.). 4 July 1957, 1.

“Portrait of ‘Lincoln of Randolph’ Unveiled,” *The Courier-Tribune* (Asheboro, N.C.). 31 May 1956, Fourth Section, 6.

“Rites Are Held Wednesday for H.M. Robins.” *The Courier-Tribune* (Asheboro, N.C.). 21 February 1957, 1.

Robins, Sidney Swain. *A Letter on Robins Family History*. Asheboro, N.C.: Randolph County Historical Society, 1954.

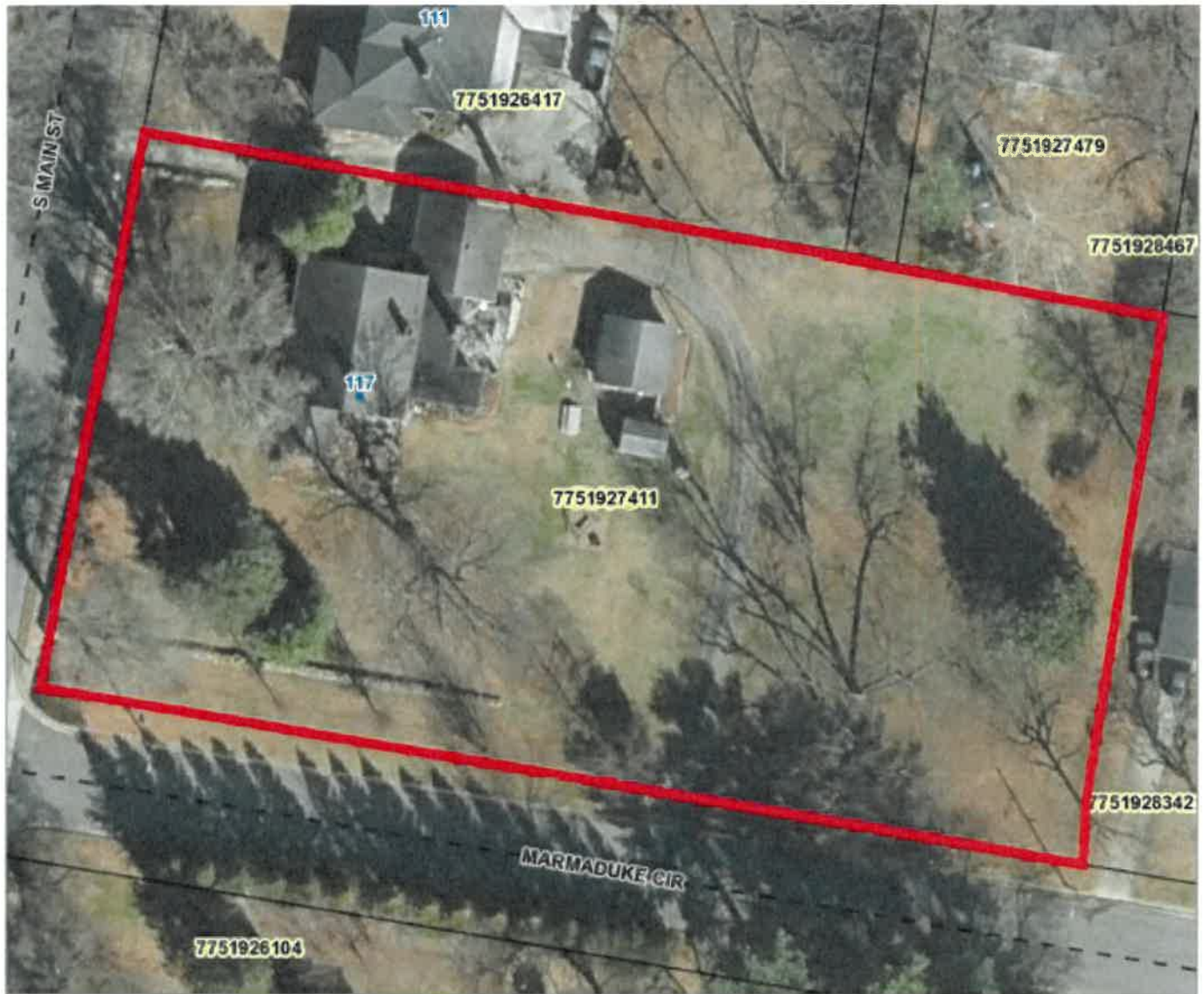
Robins, Sidney Swain. *Sketches of My Asheboro, 1880-1910*. Asheboro, N.C.: Randolph County Historical Society, 1972.

“T.J. Lassiter, Randolph Native Killed in Wreck.” *The Courier-Tribune* (Asheboro, N.C.), 19 August 1957, B10.

Whatley, L. McKay. *Architectural History of Randolph County, North Carolina*. Asheboro, N.C.: City of Asheboro et. al., 1985.

Appendix A: Henry Moring Robins House

Site Plan and Designation Boundary



REID	44708	OWNER ADDRESS2	
PIN	7751927411	OWNER CITY	ASHEBORO
TAXED ACREAGE	1.14	OWNER STATE	NC
PROPERTY DESCRIPTION	S MAIN ST;E	OWNER ZIP	27203
DEED BOOK & PAGE	002038/02460	LOCATION ADDRESS	117 S MAIN ST
PLAT BOOK & PAGE		LOCATION ZIP	ASHEBORO,27203
OWNER	CLARK, DWAIN LEE (CLARK, LOIS ANN)	DATA REFRESHED	2/9/2020
OWNER ADDRESS	117 S MAIN ST		



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 50 feet
2/10/2020

Appendix B: Chain of Title, Henry M. Robins House

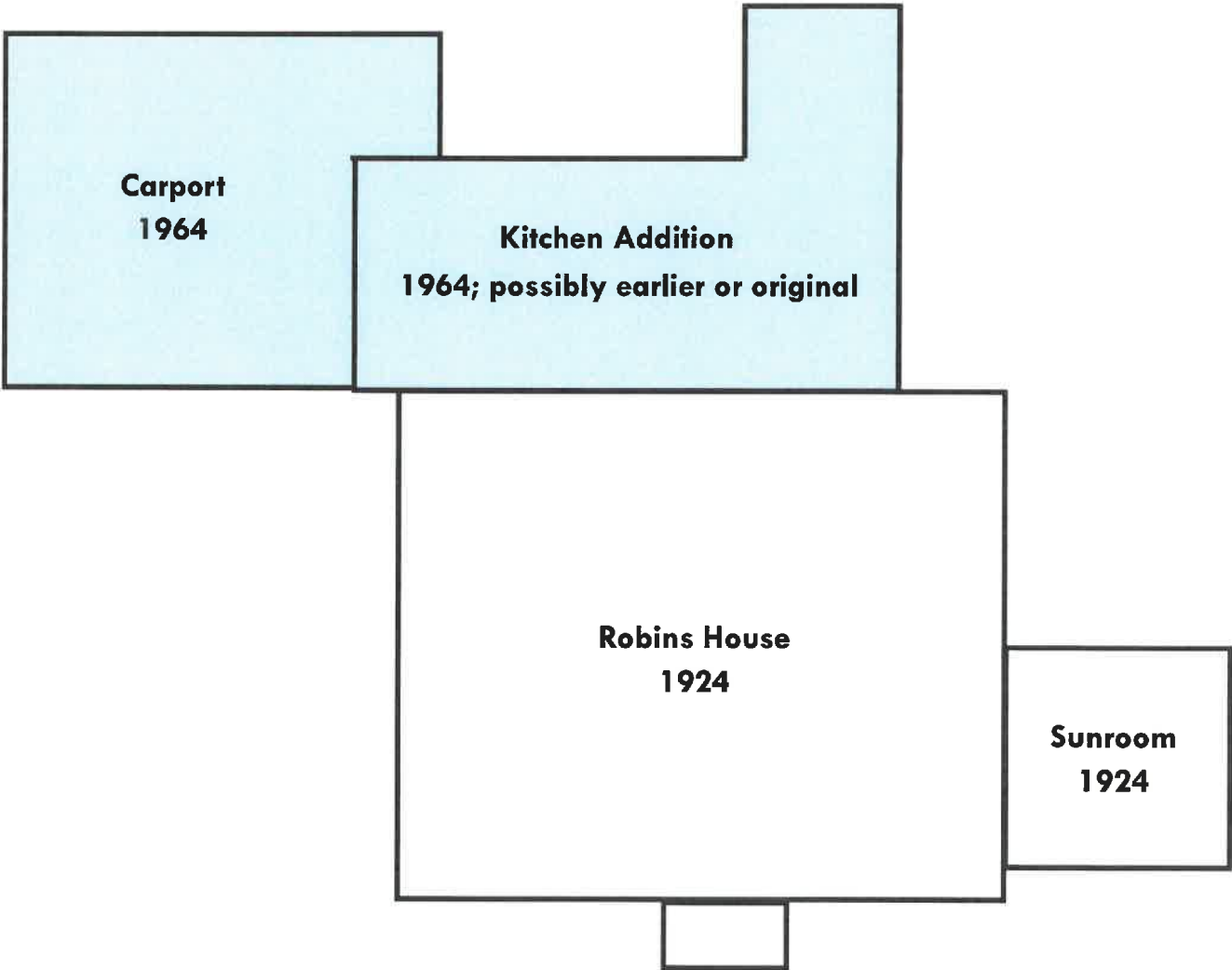
Henry Moring Robins House
117 S. Main St.
Asheboro, NC 27203

Asheboro Township, Randolph County

2007	DB 2038/2460	Rachel L. Fitzpatrick, widow, to Dwain Lee Clark and wife Lois Ann Clark
1957	DB 649/617	H.M. Robins to Hugh Fitzpatrick and wife Rachel L. Fitzpatrick.
1920	DB 190/271	Annie M. Robins, Marmaduke Robins, and Sidney S. Robins and wife Frances L. Robins, to Henry M. Robins.
1916	DB 159/589	Annie M. Robins (widow of Marmaduke S. Robins) to Sidney S. Robins, Marmaduke Robins and H.M. Robins, "in consideration of the conveyance to her of a one-fourth undivided interest... and for the sum of one dollar...."
1873	DB 37/563	Lucien H. Sanders and wife Martha M. Sanders, George W. Thompson and wife Cornelia E. Thompson, and Benjamin Moffitt and wife Martitia E. Moffitt (heirs of Alfred H. Marsh), to Marmaduke S. Robins.
1865		Alfred H. Marsh dies intestate; heirs Cornelia (wife of George Thompson), Martha (wife of Lucien H. Sanders), and James A. Marsh. Writ of dower to widow Sallie Marsh, 1866. Sallie Marsh d. 1872.
1830	DB 19/136	James Elliott to Alfred H. Marsh.
1827	DB 16/86	John Henley Sr. to James Elliott, five lots in the town of Asheborough.

Appendix C: Henry Moring Robins House Floor Plan

Original and Additions



Robins House: Tax Information

and location within Asheboro



Randolph County Tax Department

Property Summary

Data last updated on: 12/12/2019 Ownership current as of: 12/11/2019 Tax Year: 2020

REID 44708

PIN # 7751-92-7411

[Print Property Info](#) [Search Results](#) [New Search](#)

Location Address
117 S MAIN ST

Property Description
S MAIN ST,E

Property Owner
CLARK, DWAIN LEE;CLARK, LOIS ANN

Owner's Mailing Address
117 S MAIN ST
ASHEBORO NC 27203

[Parcel](#)

[Buildings](#)

[Misc Improvements](#)

[Land](#)

[Deeds](#)

[Notes](#)

[Sales](#)

[Photos](#)

[Tax Bill](#)

[Map](#)

Administrative Data

Old Map#
Market Area 5400
Township ASHEBORO
Planning Jurisdiction Asheboro
City ASHEBORO
Fire District
Spec District Asheboro School
Land Class SINGLE FAMILY RES
History REID 1
History REID 2
Acreage 1.14
Permit Date
Permit #

Transfer Information

Deed Date 08/17/2007
Deed Book 002038
Deed Page 02460
Revenue Stamps 0.00
Package Sale Date 08/17/2007
Package Sale Price \$168,000
Land Sale Date
Land Sale Price

Improvement Summary

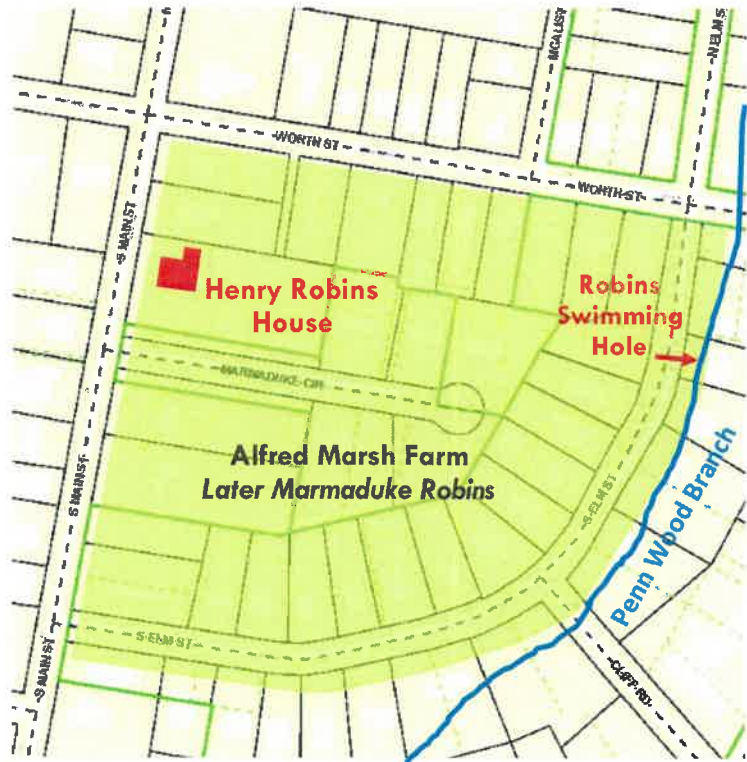
Total Buildings 1
Total Units 0
Total Living Area 3,048
Total Gross Leasable Area 0

Property Value

Total Appraised Land Value \$32,900
Total Appraised Building Value \$154,390
Total Appraised Misc Improvements Value \$2,500

Other Exemptions

Exemption Desc
Use Value Deferred
Historic Value Deferred
Total Deferred Value
Total Taxable Value \$189,790



The Henry Moring Robins House, 1924



Northwest facade



Southwest facade



South façade showing rock wall made of chimney stones from former Marsh/Robins house



East façade showing L-shaped galley kitchen addition, 1964



South façade showing modern deck and staircase, and start of 1964 carport extension



North façade



Detached garage, circa 1950



Alfred Henry Marsh House ca. 1832, later Marmaduke Swaim Robins house



Attic beam in Henry Robins house; material salvaged from Marsh house shows Wallpaper from earlier era.

Henry Moring Robins, 1880-1957



Robins Family



*Henry, Sidney and Duke (Marmaduke Jr.) Robins with their mother, Annie Moring Robins
at the Marsh/Robins house, 1905*



Marmaduke Swaim Robins and Annie Moring Robins



Henry Robins (left), with his siblings and their spouses



RZ-21-02: Text Amendments to the zoning ordinance to be consistent with North Carolina General Statutes 160D (Local Government Planning and Development Regulation) & federal case law related to signs

Planning Board Recommendation and Staff Report

Case Continued from April 8, 2021 and May 6, 2021

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-21**
 -02

Date 3/1/2021, 4/5/2021,
 5/3/2021 & 6/8/2021 PB

Applicant City of Asheboro

Legal Description

Text amendments to the zoning ordinance to incorporate Chapter 160D of the NC General Statutes (Local Planning and Development Regulation) into the Asheboro Zoning Ordinance & Signs

Requested Action See legal description
 above

Existing Zone N/A

Land Development Plan See staff report

Planning Board Recommendation

Continue the request at its prior meetings (March 1, 2021; April 5, 2021; and May 3, 2021). During the Planning Board's meeting on June 7, 2021 the Planning Board recommended approval of the request.

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-21-02

Date 6-7-2021 Planning Board

General Information

Applicant City of Asheboro

Address 146 North Church Street

City Asheboro NC 27203

Phone 336-626-1201

Location N/A

Requested Action Text amendments to the zoning ordinance to be consistent with North Carolina General Statutes 160D (Local Planning and Development Regulation) & federal case law related to signs.

Existing Zone N/A

Existing Land Use N/A

Size N/A

Pin # N/A

Applicant's Reasons as stated on application

See attached statement.

Surrounding Land Use

North N/A

East N/A

South N/A

West N/A

Zoning History See analysis for historic background.

Legal Description

Request by City of Asheboro to amend the text of the Zoning Ordinance to align it with NC General Statute Chapter 160D (Local Planning & Development Regulation) and Federal case law related to sign regulations. The proposed amendments include reorganization and clarification of various miscellaneous provisions throughout the zoning ordinance.

Analysis

1. Changes to state law concerning land use were adopted in 2019 (Senate Bill 355, NCGS 160D) . The provisions consolidated provisions for city and county land use regulations into one chapter. Many of the provisions were focused on reorganizing existing law, and making primarily technical changes rather than sweeping policy changes. However, some provisions have a greater impact on how land use decisions are made.
2. One of the most significant mandated changes is replacement of combined legislative rezoning and quasi-judicial Conditional Use Permit applications with legislative Conditional Zoning, which places conditions on a property as part of a rezoning process. Quasi-judicial proceedings for Special Use Permits would continue to exist for land uses that already require a Special Use Permit. The text amendments also propose amendments to sign provisions.
3. Other changes include requiring an applicant/landowner's written consent to enforce conditional zoning district or special use permit conditions, and prohibition of non-governmental third party "downzonings" (from commercial to residential for example).
4. The law now requires an adopted land use plan that is reasonably maintained. Also, a Land Use Plan's Future Land Use Map must be updated each time a rezoning this is not consistent with the map is approved.
5. NCGS 160D requires that amendments be made by July 1, 2021 for local zoning provisions to remain valid.
6. As noted in (1) above, a key goal of NCGS 160D was to consolidate and reorganize existing state law into a more coherent structure. Similar reorganization of the zoning ordinance's format is proposed.

Rezoning Staff Report

RZ Case # RZ-21-02

Page 2

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation	Not applicable
Small Area Plan	Not applicable
Growth Strategy Map Designation	Not applicable

LDP Goals/Policies Which Support Request

1.2.4 The City will promote its expedited permitting process and continue to make the land development process user-friendly for citizens and organizations.

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

2.2.3 The City will periodically update maps in the Land Development Plan to ensure they accurately represent current conditions in our city and are consistent with the goals and policies.

Rezoning Staff Report

RZ Case # RZ-21-02

Page 3

LDP Goals/Policies Which Do Not Support Request

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

These amendments are proposed primarily to comply with recent changes in state law. In addition, the proposed changes formalize many of staff's existing practices (ensuring that the Land Development Plan is regularly updated, ensuring consistency of zoning designation with the Land Development plan or offering a rationale for why a decision was made that was contrary to the plan). Current practice offers citizens various procedural options to change a land use designation of their property, and legislative conditional zoning will provide a new option, replacing conditional use district permits. The proposal also reflect model language related to federal case law pertaining to signs. Also included are organizational changes to the zoning ordinance that offer improvements in how it is formatted and useable for the public and staff.

Considering these factors and state law requiring many of these changes, staff believes that the proposed text amendment is overall consist with the Land Development Plan and is therefore reasonable and in the public interest.

Recommendation

In light of the above analysis, staff's recommendation is to approve the request. In order to allow a transitional period for administrative processes, staff recommends that the amendments become effective on July 1, 2021.



Application for Zoning Ordinance/Map Amendment

APPLICATION FEE

A \$200 filing fee is required for any amendment.

APPLICATION INSTRUCTIONS

The rezoning process can be complex. It is highly recommended that the applicant speak with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Contact staff at (336) 626-1201 ext. 225 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

- 1) A dimensional map, at a scale of not more than 200 feet to the inch, showing the land that would be covered by the proposed amendment, if the amendment would require a change in the zoning atlas.
- 2) A legal description/deed reference of such land.

It is recommended that the applicant mail letters to the adjoining property owners a minimum of 10 days prior to the scheduled Planning Board meeting. A template showing the required information contained in the letters is on Page 4 of this application. Please verify location and meeting times with staff prior to mailing.

One copy is to be filed with the city manager and one copy filed with the Zoning Administrator by 5:00 pm on the day which is at least 55 days prior to the City Council meeting at which the request will be considered. At no time shall the city council hear more than five (5) cases per month. If five applications have been received prior to the cut-off date, the request will be heard the following month.

MEETING INFORMATION* Dates are subject to final Planning Board/Council approval in December, 2019.

<i>Application Deadline</i>	<i>Planning Board Meeting</i>	<i>City Council Meeting</i>
December 11, 2020	Monday, January 4, 2021	Thursday, February 4, 2021
January 8, 2021	Monday, February 1, 2021	Thursday, March 4, 2021
February 12, 2021	Monday, March 1, 2021	Thursday, April 8, 2021
March 12, 2021	Monday, April 5, 2021	Thursday, May 6, 2021
April 16, 2021	Monday, May 3, 2021	Thursday, June 10, 2021
May 21, 2021	Monday, June 7, 2021	Thursday, July 15, 2021
June 11, 2021	Monday, July 12, 2021	Thursday, August 5, 2021
July 23, 2021	Monday, August 2, 2021	Thursday, September 16, 2021
August 13, 2021	Monday, September 13, 2021	Thursday, October 7, 2021
September 10, 2021	Monday, October 4, 2021	Thursday, November 4, 2021
October 15, 2021	Monday, November 1, 2021	Thursday, December 9, 2021
*Confirm application deadline with staff	Monday, December 6, 2021	*January, 2022: Confirm meeting date with staff

***January, 2022 Council meeting dates are not set by Council until December, 2021.**

Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant: City of Asheboro

Applicant's Phone #: 336-626-1201

Applicant's Address: 146 N. Church Street

Applicant Email Address: jevans@ci.asheboro.nc.us

PROPERTY INFORMATION FOR MAP AMENDMENTS Not applicable as this is a text amendment.

Property Owner's Name _____

Location of Property _____

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

Randolph County Property Identification Number (PIN#) _____

Current Zoning District _____

Requested Zoning District _____

Date Property Title Acquired _____

Deed Book _____ Page _____

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

Section 1011.2 of the Asheboro Zoning Ordinance requires the applicant to answer the following questions. The application may not be accepted unless all questions are completed.

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

There are no specific errors but there is a mandate by North Carolina General Statutes for municipalities who want to apply zoning to codify the newly organized Chapter 160D, which pertains to land use law, into local zoning ordinance. Additionally, the proposed amendments to the sign ordinance are to comply with federal case law.

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

It is important that the Asheboro Zoning Ordinance reflect changes to state and federal legislation and case law.

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

Goal 2.1.1 of the Land Development Plan states “The Zoning Ordinance will periodically be reviewed to ensure that the specific regulations for each Zoning District are aligned with the desired character and focus of each district.” This has been interpreted broadly to include updates to the zoning ordinance which make sure that it is responsive to changes in local, state, and federal laws, regulations, and mandates. It applies to this case.

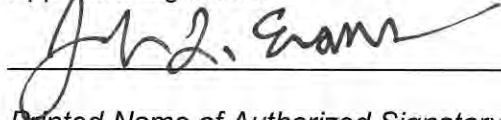
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

NCGS 160D mandates that local governments enact legislation in a timely manner, no later than July 1, 2021. This makes filing this amendment in a timely manner essential to give adequate time for public review and comment. Additional supportive information will be presented in future staff analyses.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

John L. Evans, Assistant Community
Development Director, City of Asheboro

Position/Relationship of Authorized
Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

146 N. Church Street

Telephone Number

336-626-1201 Ext. 225

Printed Name of Authorized Signatory (if different from Owner)

*Position/Relationship of Authorized
Signatory to Owner*

STAFF USE

JLE

Received by: Filed by JLE Date: 2-12-2021 and updated 3-29-2021 Case Number: RZ-21-02 (tentative case #)



RZ-21-03: Request to rezone from R10 (Medium-Density Residential) to R40 (Low-Density Residential): Kidd Drive (Randolph County Parcel Identification Number 7761458800)

Staff Report

Case Continued from May 6, 2021

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-21**
 -03

Date 4/5/2021, 5/3/2021, and
6/7/2021 PB

Applicant Jacqueline M. Cheek

Legal Description

The property of Jacqueline M. Cheek, located on the north side of Kidd Drive, approximately 1100 ft. north of its intersection with Old Cedar Falls Road and 375 feet west of its intersection with Gold Hill Road, totaling approximately 1.99 acres +/- and more specifically identified by Randolph County Parcel Identification Number 77614458800 and Plat Book 164, Page 57.

Requested Action Rezone from R10 (Medium-Density Residential) to R40 Low-Density Residential

Existing Zone N/A

Land Development Plan See staff report

Planning Board Recommendation

The Planning Board, at the request of the applicant continued this meeting during its April 5, 2021 and May 3, 2021 meetings. During its June 7, 2021 meeting, the Planning Board recommended approval of the request.

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-21-03

Date 6/10/2021 City Council (continued from
5/6/2021) Updated 6-8-2021

General Information

Applicant Jacqueline M. Cheek

Address 1387 Old Cedar Falls Rd.

City Asheboro NC 27203

Phone 336-964-8585

Location north side of Kidd Dr., approximately 375 ft. west of Gold Hill Road and 1100 ft. north of Old Cedar Falls Road

Requested Action Rezone from R10 Medium-Density Residential to R40 Low-Density Residential

Existing Zone R10

Existing Land Use Undeveloped* (see (4) of analysis)

Size 1.99 acres +/-

Pin # 7761458800

Applicant's Reasons as stated on application

My current property that I reside is now R40. which is only a few hundred feet away from this location. I will put a permanent foundation under my home which would only make the value of my home more. It will be on the standard of a home, and with a permanent foundation. It will bring property value up. 20 years ago, I came before the board concerning putting a manufactured home at 1387 Old Cedar Falls Rd. which was approved and I did not let the board down.

Surrounding Land Use

North Undeveloped residential

East Undeveloped residential

South Manufactured home/commercial

West Medium-density residential (single-family)

Zoning History N/A

Legal Description

The property of Jacqueline M. Cheek, located on the north side of Kidd Drive, approximately 1100 ft. north of its intersection with Old Cedar Falls Road and 375 feet west of its intersection with Gold Hill Road, totaling approximately 1.99 acres +/- and more specifically identified by Randolph County Parcel Identification Number 77614458800 and Plat Book 164, Page 57.

Analysis

1. The property is outside of the city limits. The property is not served by city water or sewer.
2. Kidd Drive/Sunset Circle is platted as an unopened 50' right-of-way (PB, 164, PG. 57). During its meeting on July 7, 2021, the Board of Adjustment granted a variance from Section 106 of the zoning ordinance, requiring every lot to abut a public street, with the written final decision document scheduled to be adopted on July 12, 2021.
3. The property is accessible from Old Cedar Falls Road. While Sunset Circle is platted as an unopened right-of-way that extends to Gold Hill Road, the subject property is not accessible from Gold Hill Road.
4. A manufactured home has been moved onto the property, but is not currently permitted or occupied because a manufactured home is not a permitted use in the current R10 zoning district. The R40 district allows manufactured homes that are built to "Class A" standards. Other manufactured homes are located in the area.
5. There are three additional single-family dwellings along Kidd Drive between the subject property and Old Cedar Falls Road. The property to the east has major motor vehicle repair, which was permitted by a Conditional Use Permit in 1977.
6. The closest R40 zoning designation is located at 1387 Old Cedar Falls Rd, approximately 550 ft. south of the subject property.
7. The intent of the current R10 district is *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.* The intent of the requested R40 district is *to provide regulations which will produce a low intensity mixture of single family, duplex dwellings, and Class A Mobile Home dwellings usually served by individual wells and/or sewage disposal systems, plus the necessary governmental and other support facilities to provide service to such suburban intensity living.* A comparison between the existing R10 and proposed R40 districts is attached.

Rezoning Staff Report

RZ Case # RZ-21-03

Page 2

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan East

Growth Strategy Map Designation Economic Development

LDP Goals/Policies Which Support Request

Checklist Item 3. The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 6: Existing infrastructure is adequate to support the desired zone (*water, sewer, roads, schools, etc.*). **Note:** This item was selected because there is currently no water and public sewer.

Checklist Items 12-15: 12.) Property is located outside of the watershed area, or the rezoning request will not impose a significant, negative environmental impact.

13.) The property is located outside of Special Hazard Flood Area.

14.) Rezoning is located on steep slopes (>20%). **Note:** Staff notes that a portion of the property is located on slopes exceeding 20%. However, an R40 designation may be more suitable to having more options to place a building footprint appropriately because of the larger minimum lot size.

15.) The rezoning is not located on poor soils or the rezoning district is unlikely to create additional problems caused by poor soil conditions. **Note:** The property is identified by the Land Development Plan Physical Limitations map as potentially having poor soils. Approval of

a private well and septic system at a density allowable by R10 standards is less likely than a private well and septic built to lower-density R40 standards.

Rezoning Staff Report

RZ Case # RZ-21-03

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Item 5: The proposed rezoning is not compliant with the objectives of the Growth Strategy Map.

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

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

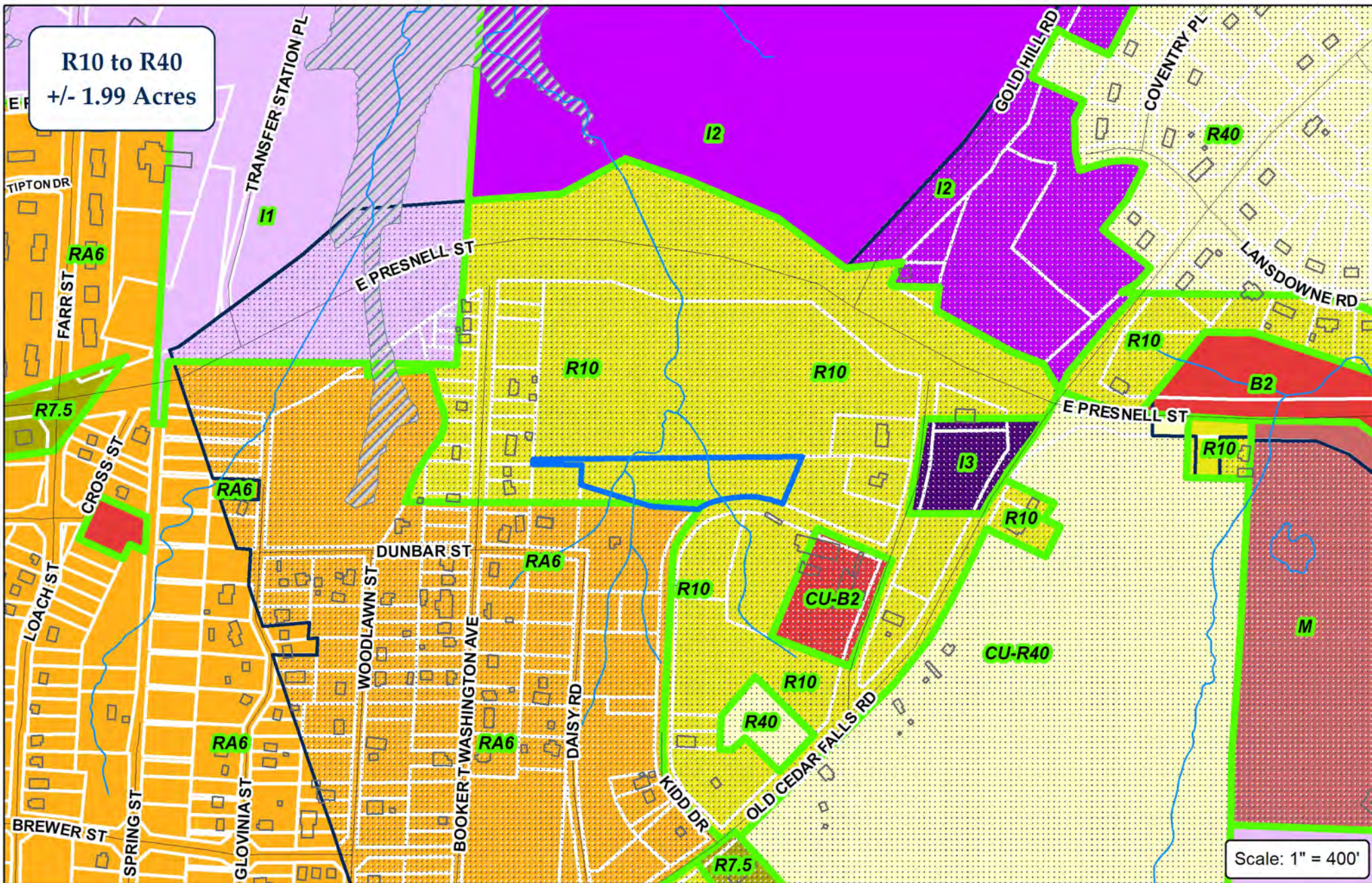
Although the property is designated as “neighborhood residential” by the proposed land use map and as an “economic development” area by the growth strategy map, infrastructure limitations of this property create challenges to develop the property with density envisioned by the Land Development Plan.

The zoning ordinance describes the R40 district as having the “necessary governmental and other support facilities to provide service to such suburban intensity living”. The R40 description more accurately characterizes the property than the existing R10 district. The property's lack of access to public water/sewer, plus the lack of street frontage that is built to city or state standards limit the ability for the property to be developed at a density typically seen in an R10 Medium-Density district.

While the R40 district differs from the R10 district by allowing manufactured homes on individual lots, zoning ordinance standards require manufactured homes to have a base consisting of solid materials, such as masonry and minimum roof pitch requirements, which help create an appearance more similar to site-built homes.

Considering these factors, staff believes that the requested R40 district maintains overall consistency with the Land Development Plan and therefore is reasonable and in the public interest.

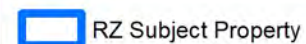
Recommendation In light of the above analysis, staff’s recommendation is to approve the request.



City of Asheboro Planning & Zoning Department

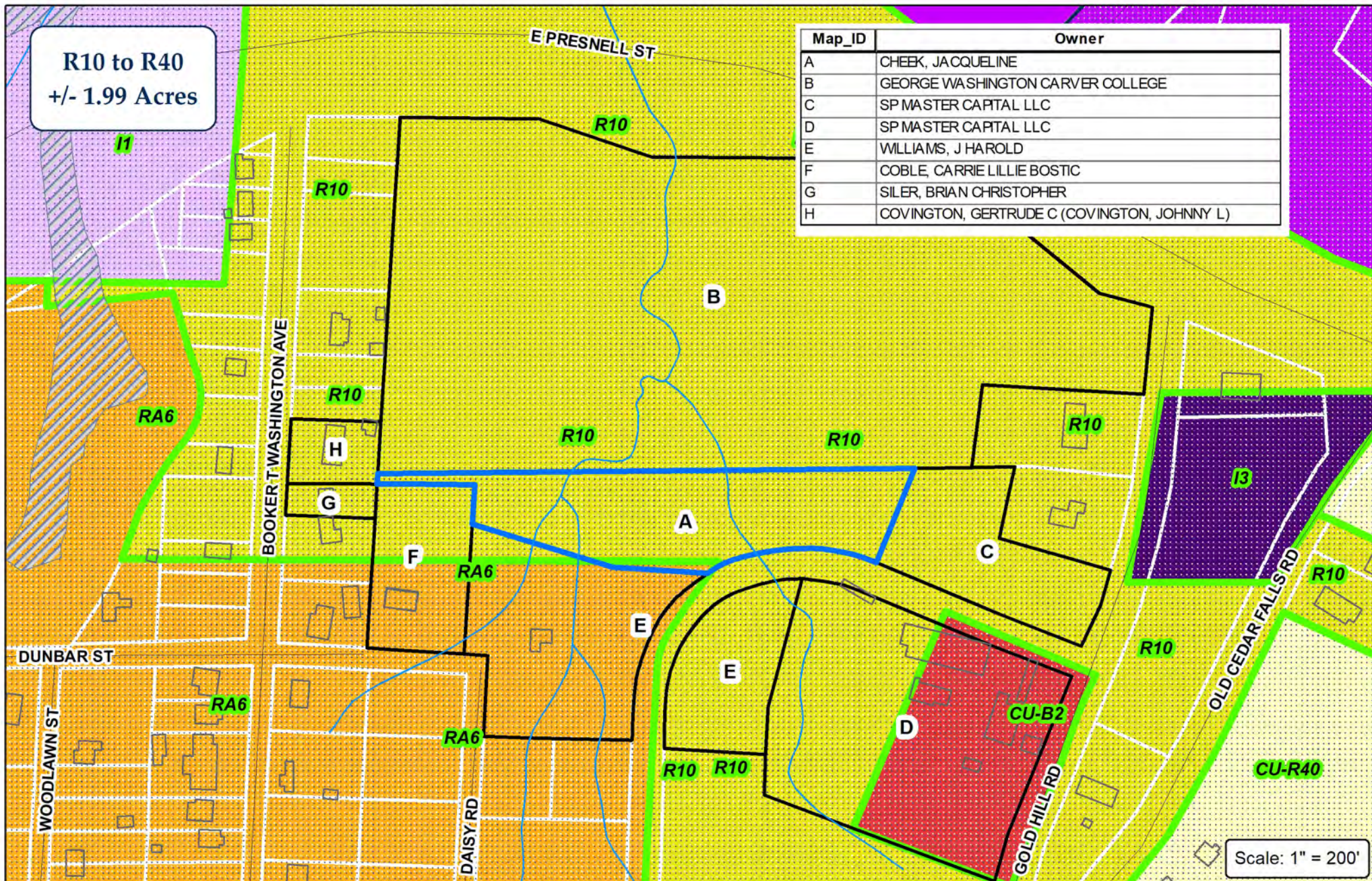
Rezoning Case: RZ-21-03

Parcel: 7761458800



R10 to R40
+/- 1.99 Acres

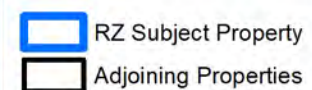
Map_ID	Owner
A	CHEEK, JACQUELINE
B	GEORGE WASHINGTON CARVER COLLEGE
C	SP MASTER CAPITAL LLC
D	SP MASTER CAPITAL LLC
E	WILLIAMS, J HAROLD
F	COBLE, CARRIE LILLIE BOSTIC
G	SILER, BRIAN CHRISTOPHER
H	COVINGTON, GERTRUDE C (COVINGTON, JOHNNY L)



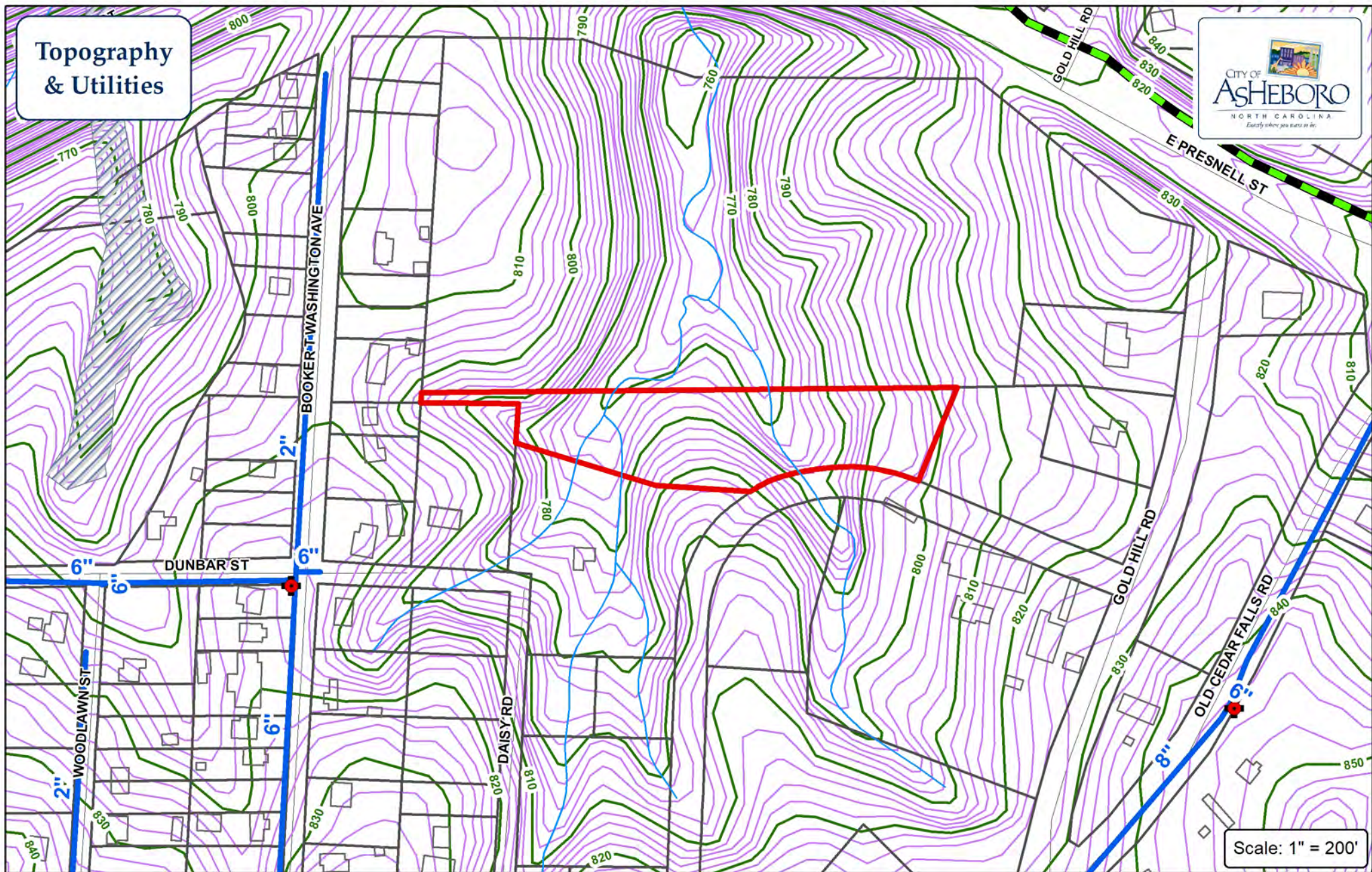
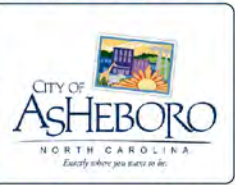
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-03

Parcel: 7761458800



Topography & Utilities



Scale: 1" = 200'

- | | | | |
|--|------------|--|--------------|
| | Force Main | | Fire Hydrant |
| | Water Main | | Pump Station |
| | Sewer Main | | |

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-21-03
Parcel: 7761458800

RZ Subject Property





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-03

Parcel: 7761458800

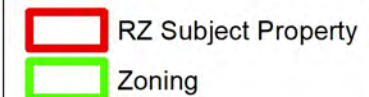


Table 200-1

Table of Area, Height, Bulk and Placement Regulations

District	Minimum Lot Size in Sq. Ft.	Lot Width (Frontage) In Feet*	Front Required Yard in Feet*	Side Required Yard In Feet*	Rear Required Yard in Feet*	Maximum Height in Feet*	Maximum Floor Area Ratio*	Open Space Ratio*	Recreation Ratio*
R40	40,000 SF	100	30	15	25	35	22%		
	80,000 Duplex	1 Single Family or 1 Duplex Only					22%		
	40,000 NonRes						22%		
R10	10,000 SF	75	30	10	25	35	22%		
	15,000 Duplex	1 Single Family or 1 Duplex Only					22%		
	10,000 NonRes						22%		
*Except as specifically modified by this Ordinance								Revised 10/2019	

Application for Zoning Ordinance/Map Amendment**APPLICANT INFORMATION**

Applicant Jacqueline M. Check
Applicant's Phone # 336-964-8525
Applicant's Address 1387 Old Cedar Falls Rd.
Asheboro, NC -27203-
Applicant Email Address jaki.check@aol.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name same as above
Location of Property TBD - Kinn Drive
Property Size (ac. or s.f.) 1.83 - .86 acres
Randolph County Property Identification Number (PIN#) 1761458800
Current Zoning District R10
Requested Zoning District R40
Date Property Title Acquired 5/2020
Deed Book 2708 Page 1469
Subdivision _____ Section _____ Lot # _____
Plat Book 164 Page 57

ORDINANCE AMENDMENT INFORMATION

Section 1011.2 of the Asheboro Zoning Ordinance requires the applicant to answer the following questions. The application may not be accepted unless all questions are completed.

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

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

My current property is now that I reside
 is I40 which is only ~~100~~ ~~100~~ feet away;
 from this location. A few hundred

I will put a permanent foundation under
 my home which would only make the value
 of my home more.

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

It will be on the standard of a
 home, and with a permanent foundation
 it will bring property value up.

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

20 yrs ago I came before the board concerning
 putting a manufactured home at 1387 Old Cedar
 Falls Rd. which it was approved and I did not let
 the board down.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature

Jacqueline M. (Check)

Owner Signature (if different than Applicant)

Printed Name of Authorized Signatory (if
 different from Applicant)

Owner Address

Position/Relationship of Authorized
 Signatory to Applicant

Telephone Number

Printed Name of Authorized Signatory (if
 different from Owner)

Position/Relationship of Authorized
 Signatory to Owner

STAFF USE

Received by: JLE Date: 3-4-2021 Case Number: RZ-21-03

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

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

On Monday, April 5, 2021, at 7:00 pm the Asheboro
Planning Board will meet to hear this request and forward their report to the City
Council. On Thursday, May 6, 2021, at 7:00 pm the
City Council will hold a public hearing on the rezoning request.

The meetings will be held in the City Council Chambers, 146 North Church Street,
Asheboro, NC. The Council, after considering the information/testimony presented
during the public hearings and reviewing the reports of the Planning Board and Planning
and Zoning Department, will take action on the application. Such action may include
approval of the request, denial of the request, or approval of a modified version of the
request on the basis of the Council's determination that such action is reasonably
necessary to promote the public health, safety, or general welfare and to achieve the
purposes of the adopted Land Development Plan. The meeting is open to the public and
your participation is encouraged. If you have any questions, please contact the Planning
and Zoning Department at 336-626-1201 Ext. 225. You may also contact me at

Jaqueline Check - 336-964-8585



RZ-21-05: Request to rezone from R15 (Low-Density Single-Family Residential) to R10 (Medium-Density Residential): Cliff Road and Emerson Drive (Parcel Identification Number 7760066359)

Planning Board Recommendation and Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-21
-05**

Date 5/3/2021 PB

Applicant DeShandra Woodle

Legal Description

The property of Timothy J. Woodle and DeShandra R. Woodle, located at the southeastern corner of Cliff Road and Emerson Drive, totaling approximately 18,459 square feet +/- and identified by Randolph County Parcel Identification Number 7760066359.

Requested Action Rezone from R15 Low-Density Single Family Residential to R10 Medium-Density Residential

Existing Zone R15

Land Development Plan See rezoning staff report

Planning Board Recommendation

Approve

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-21-05

Date 6/10/2021 City Council

General Information

Applicant DeShandra Woodle

Address PO Box 624

City Asheboro NC 27204

Phone 336-953-6323

Location southeastern corner of Cliff Road and Emerson Drive

Requested Action Rezone from R15 Low-Density Single-Family Residential to R10 Medium-Density Residential

Existing Zone R15

Existing Land Use Undeveloped property

Size 0.42 acres/18,459 SF

Pin # 7760066359

Applicant's Reasons as stated on application

Investing into established neighborhood that already has city water and sewer. This lot is in close proximity to other duplexes within the area.

Surrounding Land Use

North Single-family

East Single-family

South Single-family

West Commercial/Single-family

Zoning History N/A

Legal Description

The property of Timothy J. Woodle and DeShandra R. Woodle, located at the southeastern corner of Cliff Road and Emerson Drive, totaling approximately 18,459 square feet +/- and identified by Randolph County Parcel Identification Number 7760066359.

Analysis

1. The property is inside the city limits.
2. Cliff Road is a local city-maintained street at this location. North of East Dixie Drive (where there is a signalized intersection), Cliff Road becomes a minor thoroughfare. Emerson Drive is a local, city-maintained street.
3. The area includes a mix of commercial uses to the north and west, with primarily single-family residential uses to the south and east. On the north side of Emerson Drive and on Shamrock Road, further northeast of the property are three two-family dwellings. These are legal non-conforming as they are located in an R15 district.
4. The zoning ordinance describes the existing R15 district as intended to *provide regulations which will produce a low intensity of single family residential use with the necessary governmental and other support facilities so service such suburban intensity living*. The intent of the requested R10 district is *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*.
5. The main differences between the R15 and R10 districts are that the R10 district allows two-family dwellings and has less stringent setbacks as shown on Table 200-1 included in this report.

Rezoning Staff Report

RZ Case # RZ-21-05

Page 2

Consistency with the 2020 LDP Growth Strategy designations

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

Proposed Land Use Map Designation Neighborhood Residential

Small Area Plan Central

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 3. The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. (*Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5. The proposed rezoning is compliant with the objectives of the Growth Strategy Map.

Checklist Items #12 and #13: Property is located outside of watershed, special hazard flood area

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.

Rezoning Staff Report

RZ Case # RZ-21-05

Page 3

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Rezoning is not compliant with the Proposed Land Use Map.

Checklist Item 14: Rezoning is located on steep slopes (>20%)

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

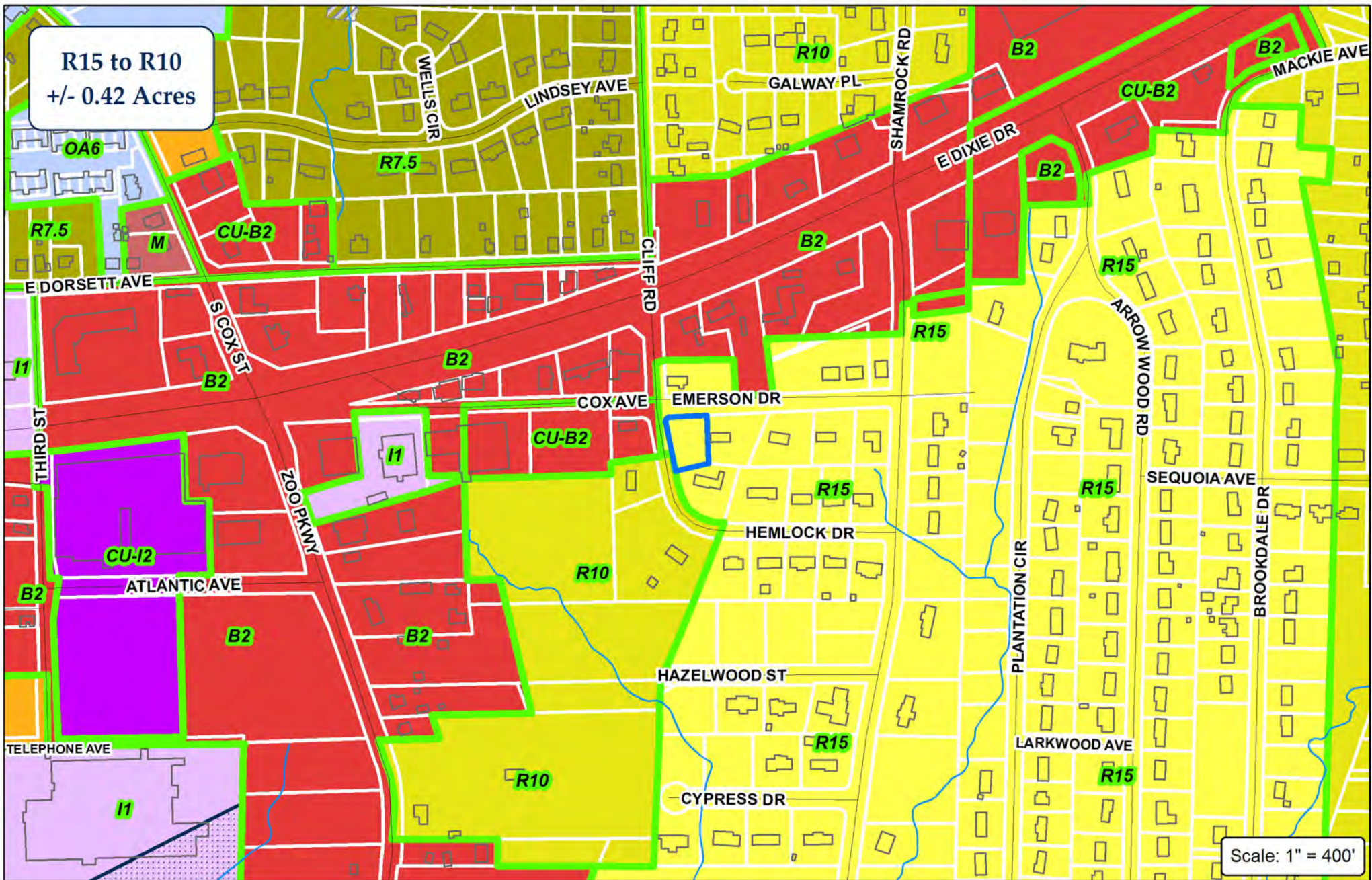
While the Land Development Plan's "Neighborhood Residential" designation encourages neighborhoods of similar density for a greater sense of community, and the requested R10 district is at a slightly higher density compared to the R15 district, there are several factors supporting the request.

The property is in a transitional location between commercial uses (including two adjacent properties) and lower density single-family residential uses, other two-family dwellings are located in the area. In addition, nearby properties across Cliff Road to the south and west are currently zoned R10, making the requested R10 similar to surrounding zoning and potential density and land uses of nearby properties.

The LDP also generally encourages opportunities for transitional uses, such as mixed housing types in transitional areas that are in close proximity to both commercial areas and lower-density single-family residential areas.

Considering these factors, staff believes that the requested R10 district is overall consistent with the Land Development Plan and is therefore reasonable and in the public interest.

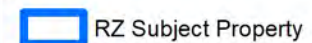
Recommendation In light of the above analysis, staff's recommendation is to approve the request.



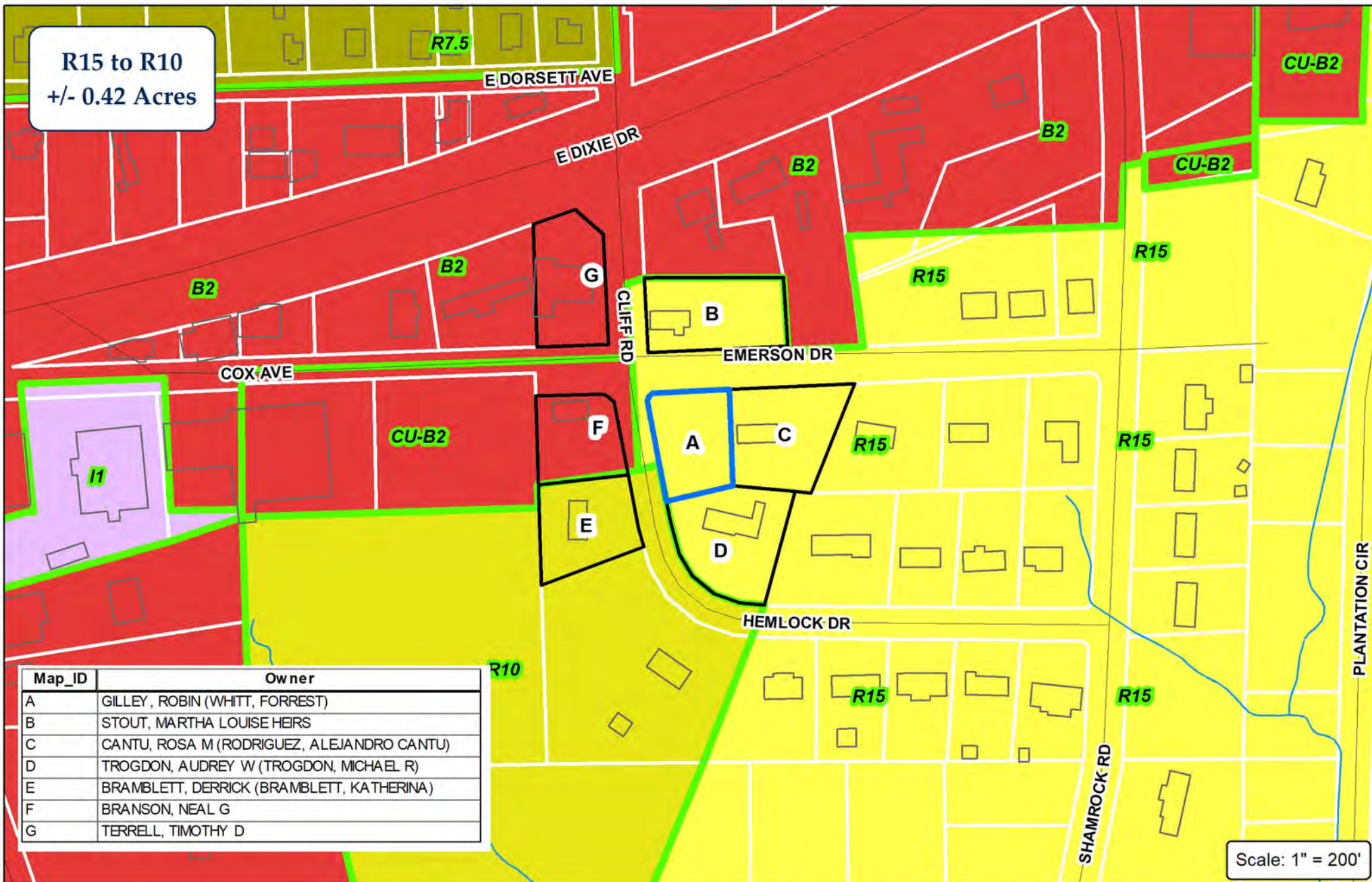
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-05

Parcel: 7760066359



R15 to R10
+/- 0.42 Acres

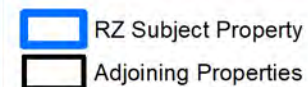


Map_ID	Owner
A	GILLEY, ROBIN (WHITT, FORREST)
B	STOUT, MARTHA LOUISE HEIRS
C	CANTU, ROSA M (RODRIGUEZ, ALEJANDRO CANTU)
D	TROGDON, AUDREY W (TROGDON, MICHAEL R)
E	BRAMBLETT, DERRICK (BRAMBLETT, KATHERINA)
F	BRANSON, NEAL G
G	TERRELL, TIMOTHY D

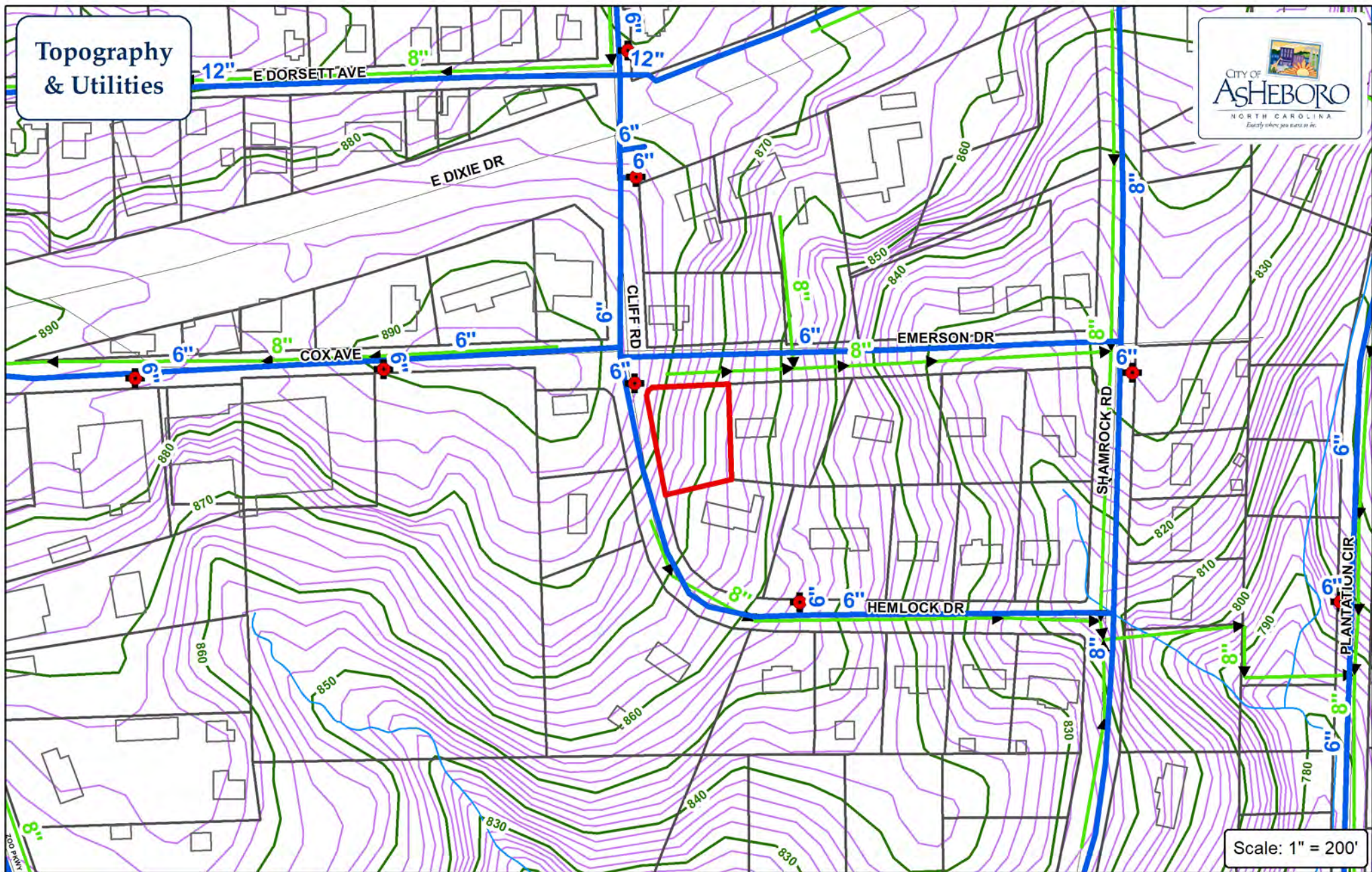
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-05

Parcel: 7760066359



Topography & Utilities

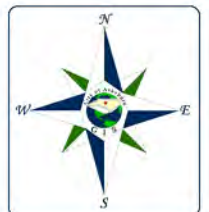


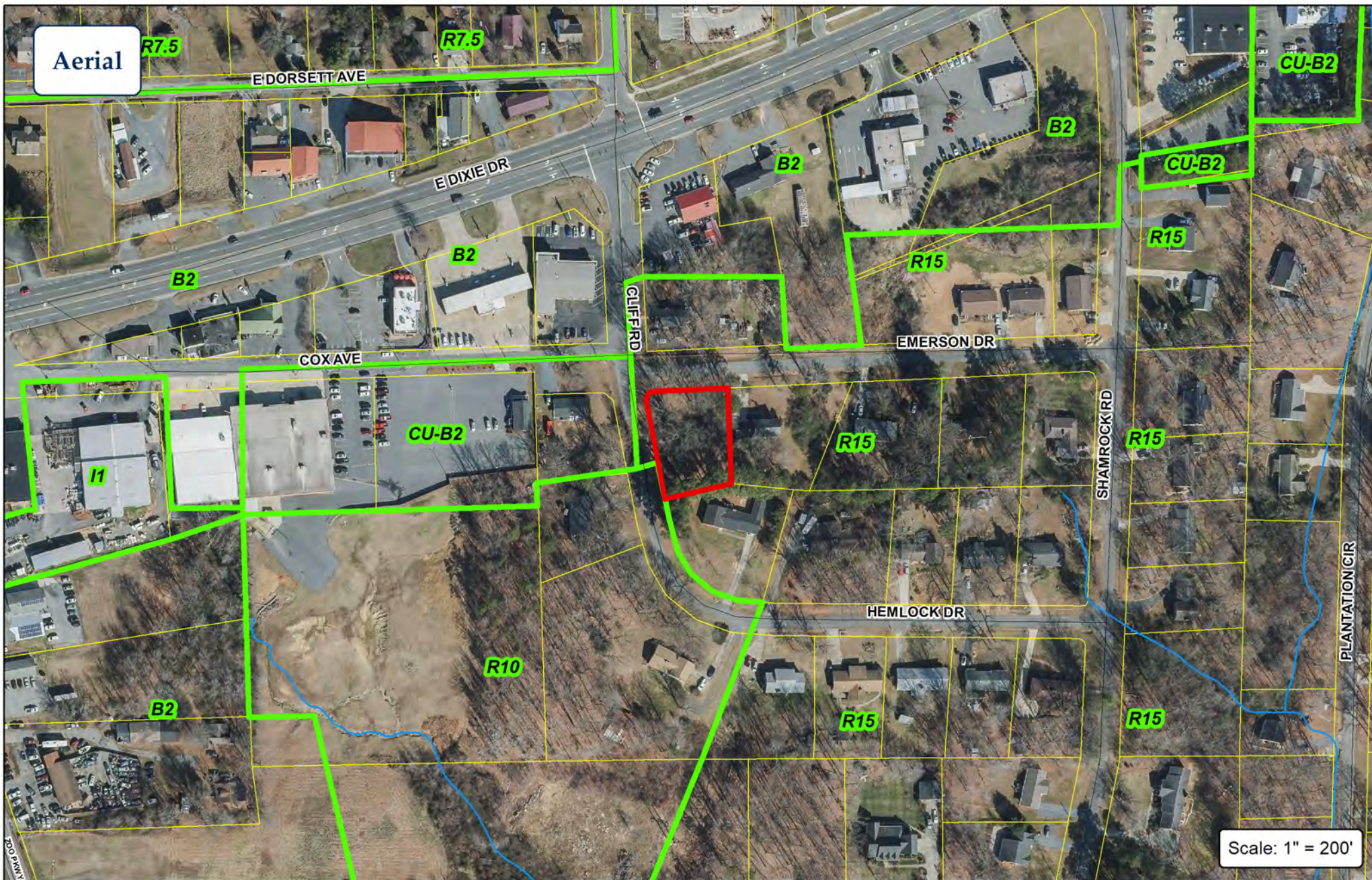
Scale: 1" = 200'

- | | | | |
|--|------------|--|--------------|
| | Force Main | | Fire Hydrant |
| | Water Main | | Pump Station |
| | Sewer Main | | |

City of Asheboro
Planning & Zoning Department
Rezoning Case: RZ-21-05
Parcel: 7760066359

RZ Subject Property

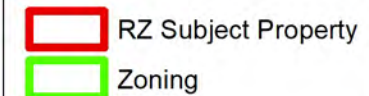




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-21-05

Parcel: 7760066359



**Comparison of existing R15 Low-Density Single-Family Residential district (current zoning) and
R10 Medium-Density Residential District (current request)**

Table 200-1									
Table of Area, Height, Bulk and Placement Regulations									
District	Minimum Lot Size in Sq. Ft.	Lot Width (Frontage) In Feet*	Front Required Yard in Feet*	Side Required Yard In Feet*	Rear Required Yard in Feet*	Maximum Height in Feet*	Maximum Floor Area Ratio*	Open Space Ratio*	Recreation Ratio*
R15	15,000	100	30	15	25	35	22%		
			1 Single Family Only						
R10	10,000 SF	75	30	10	25	35	22%		
*Except as specifically modified by this Ordinance							Revised 10/2019		
Staff Note: Non Residential applies to uses that typically require a Special Use permit.									

Zoning Ordinance Statement of Intent for each district (Section 210):

R15 Low-Density Single-Family Residential (existing zoning): Intended 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.

R10 Medium-Density Residential (current request): 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.

Application for Zoning Ordinance/Map Amendment

APPLICANT INFORMATION

Applicant DeShandra Woodle

Applicant's Phone # (336) 953-6323

Applicant's Address PO Box 624
Asheboro NC 27204

Applicant Email Address dswoodle@gmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Timothy & DeShandra Woodle

Location of Property Cliff Road

Property Size (ac. or s.f.) 0.42 / 18,459 sq-ft

Randolph County Property Identification Number (PIN#) 7760-06-6359

Current Zoning District R15

Requested Zoning District R10

Date Property Title Acquired _____

Deed Book 0007E Page 01159

Subdivision Shamrock Hills Section Add 4 Lot # 15

Plat Book 10 Page 132

ORDINANCE AMENDMENT INFORMATION

Section 1011.2 of the Asheboro Zoning Ordinance requires the applicant to answer the following questions. The application may not be accepted unless all questions are completed.

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

No

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

Investing into established neighborhood that already has
city water and sewer.

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

This lot is in close proximity to other duplexes within
the area.

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

No

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature

[Signature]

Owner Signature (if different than Applicant)

Printed Name of Authorized Signatory (if different from Applicant)

Owner Address

PO Box 624

Asheboro NC 27204

Position/Relationship of Authorized Signatory to Applicant

Telephone Number

(336) 953-6323

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE Date: Filed 3-30-21 Case Number: R2-21-05



SUB-17-02: Robins Nest Phase 3

Final Plat Certification

Staff Report

SUBDIVISION STAFF REPORT
Final Plat

CASE # SUB-17-02

Date 6/10/2021 City Council
Updated 6/8/2021

GENERAL INFORMATION

Subdivision Name Robins Nest Phase 3
Requested Action Subdivision Final Plat
Applicant Davidson Land Development, LLC
Address 896 Shiptontown Rd., Lexington, NC 27292
Phone
Location End of Finchley Court, west of Gold Hill Road

PARCEL INFORMATION

PIN 7762668155

Size 12.61 acres +/-

Number of Lots 20

Existing Zoning R10

Average Lot Size 24,470 SF +/-

Existing Land Use Undeveloped with infrastructure (streets, utilities) under construction

Surrounding Land Use

North Undeveloped/Residential

East Residential/Motor vehicle repair

South Ph. 2 of Robins Nest

West Low-Medium Density Residential

LAND DEVELOPMENT PLAN

Growth Strategy Map Primary Growth

Proposed Land Use Map Neighborhood Residential

Small Area Plan Map East

Identified Activity Center? No

Development Issues

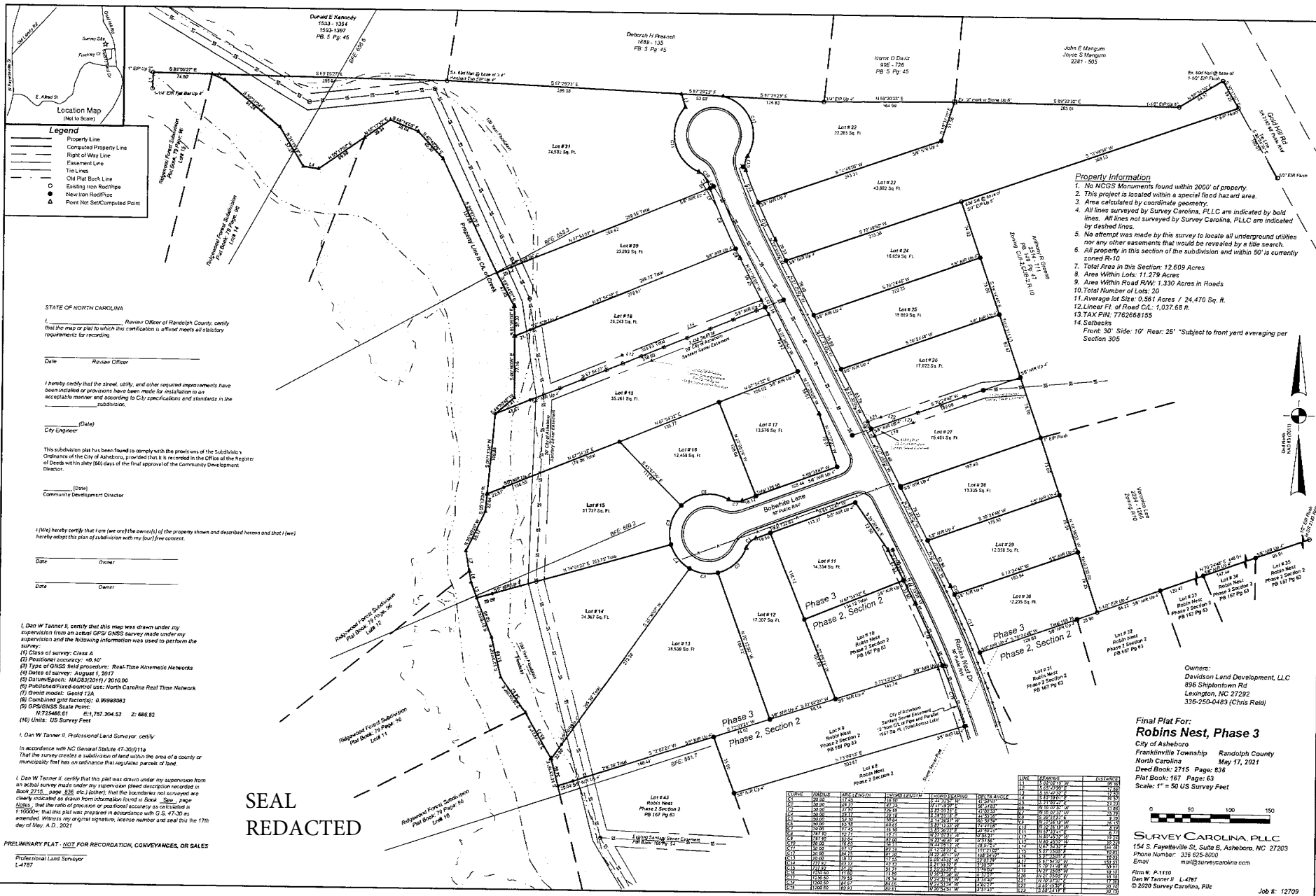
1. The property is located in the city limits. City services are available to each lot.
2. The proposal is for the extension of an existing conventional residential subdivision, Robins Nest, Phase 3.
3. Single-family and two-family dwellings are permitted in the R10 zoning district if lot size requirements are met.
4. Two existing entrances serve the development from the existing Phase 1.
5. This is the final phase of Robins Nest (Phase 3), which includes the extension of Robins Nest Drive, plus the addition of a new public street, Bobwhite Lane, ending in a cul de sac. City-maintained streets are proposed to be extended by approximately 1,038 linear feet. Robins Nest Drive's public right-of-way extends to the adjoining property to the north, which would allow a potential public street connection to that property.

SUBDIVISION STAFF REPORT

Final Plat

DEPARTMENT COMMENTS

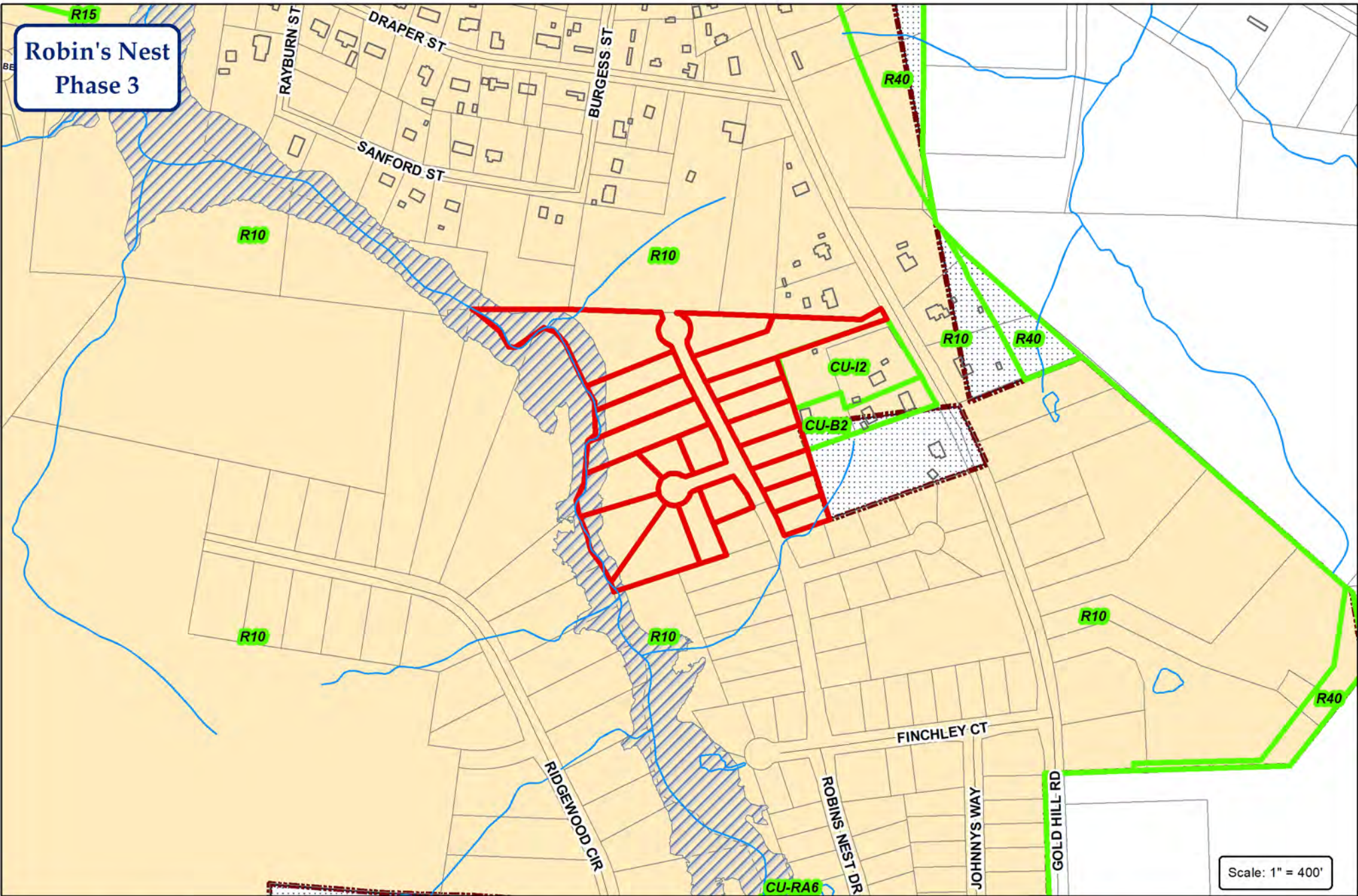
Engineering	No comments received from Engineering Dept.- designer to contact Department for comments.
Public Works	Public Works has reviewed the plat and has no additional comments. No guarantee will be required for this section of the subdivision due to completion of all improvements.
Planning	Plat corrections have been made. The one-year warranty on improvements as required by the Subdivision Ordinance has been provided by the developer. Community mailbox as required by USPS shall be located outside public right-of-way unless approved by City.
Other	The Fire Department has reviewed the plat and has no additional comments.
Staff Recommendation	Staff recommends approval of the subdivision, subject to the noted comments.
Planning Board Recommendation	The Planning Board reviewed the request during its June 7, 2021 meeting and recommended approval of the subdivision, subject to staff's comments.



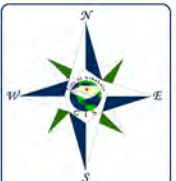
- Property Information**
1. No NCGS Monuments found within 2000' of property.
 2. This project is located within a special flood hazard area.
 3. Area calculated by coordinate geometry.
 4. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 5. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 6. All property in this section of the subdivision and within 50' is currently zoned R-10.
 7. Total Area in this Section: 12,609 Acres
 8. Area Within Lots: 11,279 Acres
 9. Area Within Road RW: 1,330 Acres in Roads
 10. Total Number of Lots: 30
 11. Average lot Size: 0.561 Acres / 24,470 Sq. Ft.
 12. Linear Ft. of Road CA: 1,037.65 Ft.
 13. TAX PIN: 776266155
 14. Setbacks:
Front: 30' Side: 10' Rear: 25' Subject to front yard averaging per Section 305

Final Plat For:
Robins Nest, Phase 3
City of Asheville
Franklinville Township
North Carolina
Deed Book: 2715 Page: 836
Plat Book: 167 Page: 63
Scale: 1" = 50 US Survey Feet

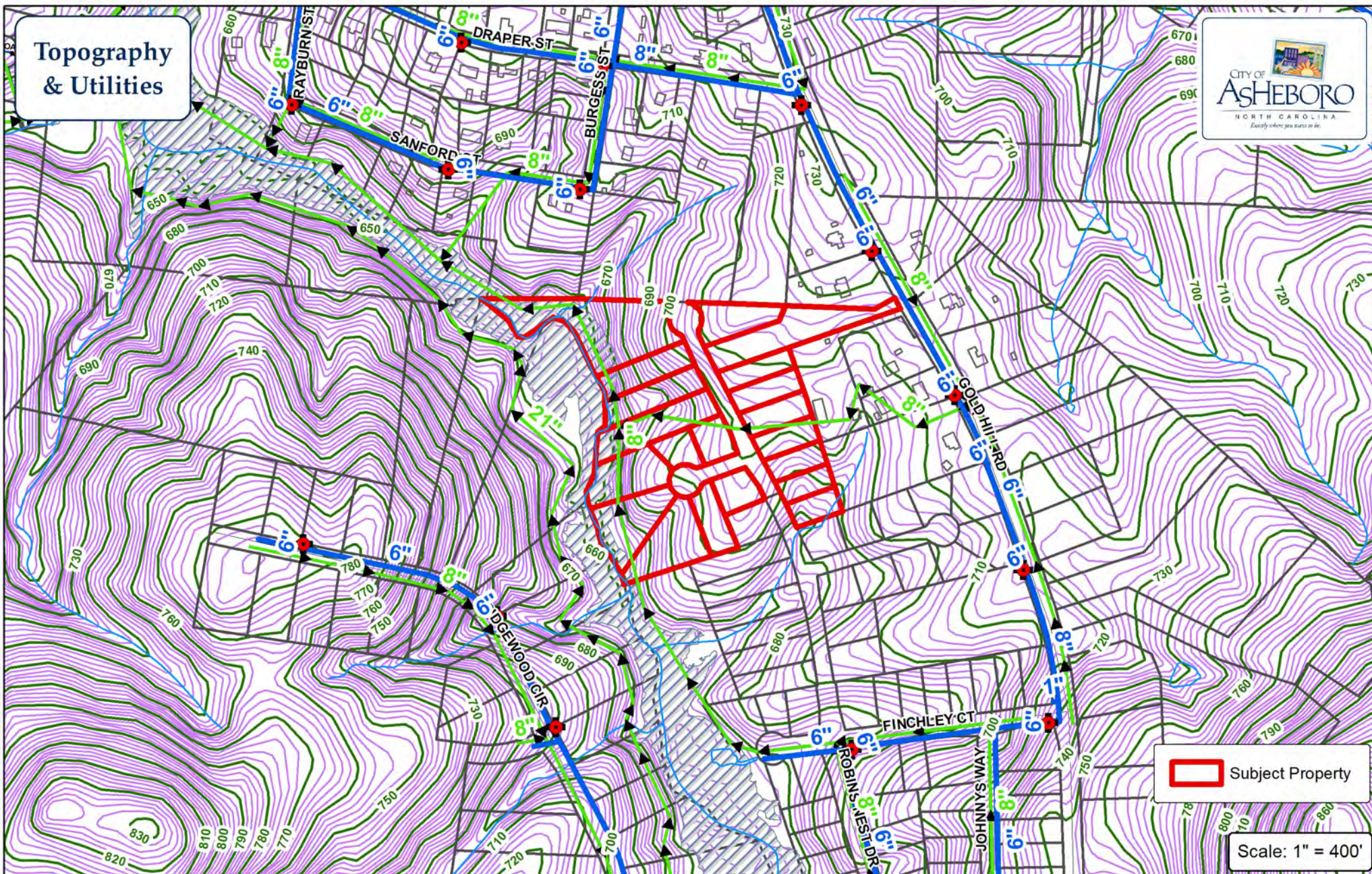
Survey Carolina, PLLC
154 S. Fayetteville St., Suite B, Asheville, NC 27203
Phone Number: 336-625-8000
Email: man@surveycarolina.com
Title W. P. 1110
Dan W. Tanner II, L. 4787
© 2020 Survey Carolina, PLLC



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-17-02
Parcel: 7762668155



Topography & Utilities



Subject Property

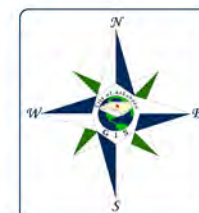
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| Water Main | Fire Hydrant |
| Sewer Main | Pump Station |
| Force Main | |

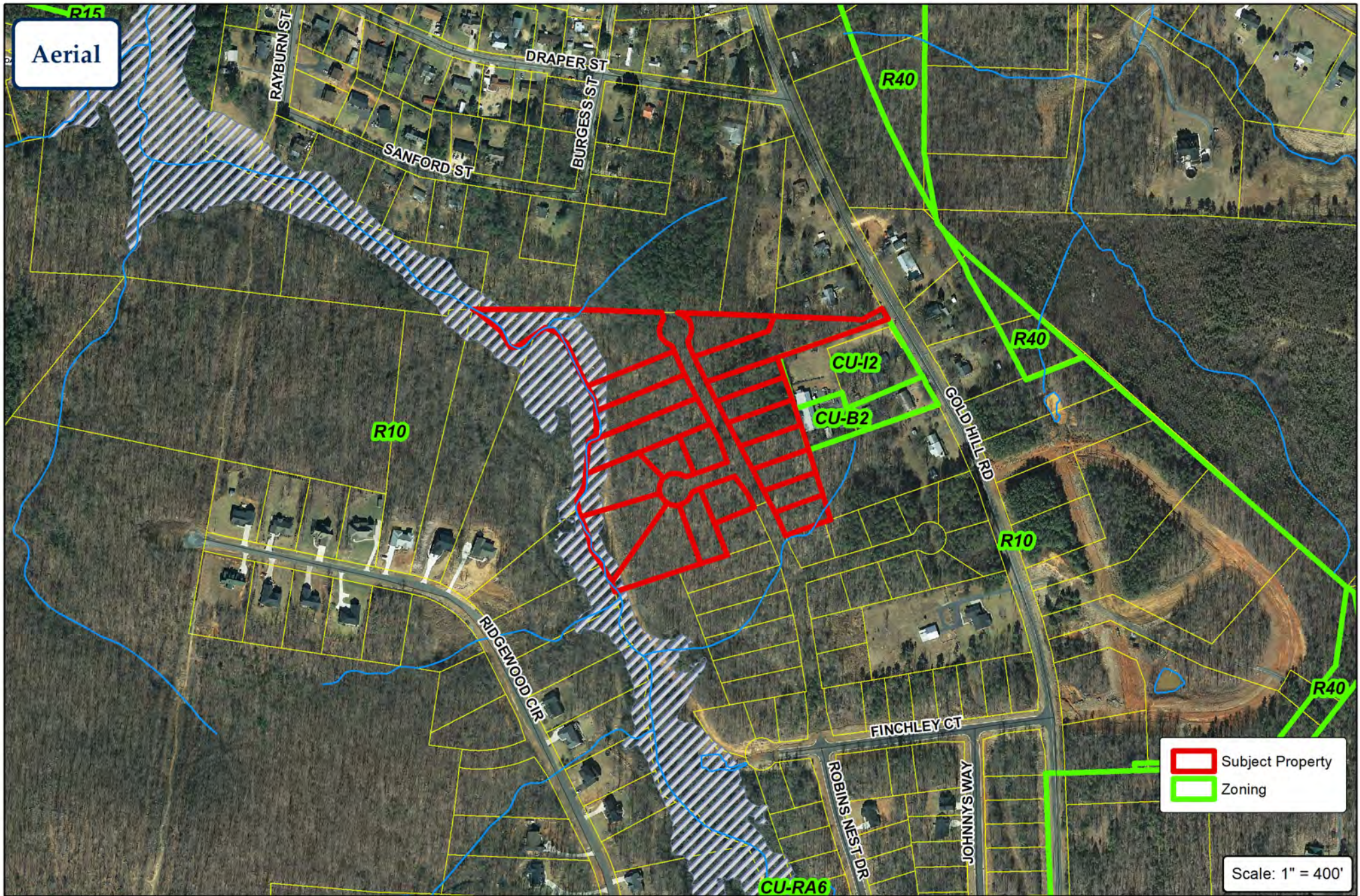
City of Asheboro Planning & Zoning Department

Subdivision Case: SUB-17-02

Parcel: 7762668155



Aerial



City of Asheboro
Planning & Zoning Department
Subdivision Case: SUB-17-02
Parcel: 7762668155



RECEIVED

CITY OF
ASHEBORO
NORTH CAROLINA

2/6/17 (th)

INTEREST FORM FOR SERVICE ON BOARDS AND COMMISSIONS

Name JEAN VOLLRATH

Address 513 S LEX ST ASHEBORO NC 27203

Phone 919-548-3706 E-mail hmweavery@outlook.com

You must be at least 18 years of age to serve on a board, commission or authority. Do you meet this requirement? ☒ Yes ☐ No

Do you live within the City Limits of the City of Asheboro? ☒ Yes ☐ No

Do you live within the City of Asheboro's Extraterritorial Planning Jurisdiction? ☐ Yes ☐ No

Indicate board/commission/authority on which you would be interested in serving (check all that apply)
(For information on these groups, visit the City's Web site at www.asheboronc.gov.)

☐ Airport Authority

☒ Redevelopment Commission

☐ Asheboro ABC Board

☐ Planning Board/Board of Adjustment

☐ Other: _____

Are you interested in serving in any other community volunteer activities? ☐ Yes ☒ No

If yes, please indicate what types of opportunities you would be interested in or what special skills you may be able to offer:

NOT UNTIL AFTER RETIREMENT.

Why do you wish to serve the City in this capacity? PLEASE SEE ATTACHED.

Has a formal adjudication or determination of professional misconduct or criminal conduct ever been entered against you in any jurisdiction?

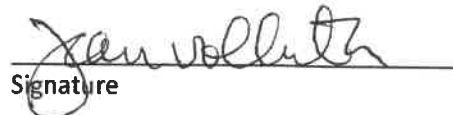
☐ Yes ☒ No If yes, explain complete disposition. _____

Form Continues on Back

Is there any possible conflict of interest or other matter that would prevent you from fairly and impartially discharging your duties as an appointee to a Board/Commission?

☐ Yes ☒ No If yes, explain _____

NOTE: This information along with other material may be used by the City Council in making appointments to Boards / Commissions and in the event you are appointed, it may be used as a basis for a news release to identify you to the community. Information collected on this form is subject to inspection and copying by third parties as a matter of public record.


Signature

2/1/2017
Date

Please submit completed form and current resume to City Clerk Holly Doerr at 146 North Church Street. Your application will be kept on file until there is a vacancy or opportunity to serve. At that time, you will be contacted to determine if you are still interested in the opening.

Jean Vollrath
513 S. Cox Street
Asheboro, NC 27203
919-548-3706
hmweavery@outlook.com

Interest in service with Redevelopment Commission

Why do you wish to serve the City in this capacity?

I have lived in Randolph County since 1988 and in Asheboro since 2013. I am currently employed by the Randolph County Public Library. Through my work activities, I have become increasingly aware of the challenges both Randolph County and the City of Asheboro face in drawing new investment and retaining younger residents. Developing the downtown is an important part of meeting these challenges. In addition, I have a deep appreciation for historic preservation and an interest in seeing the historic character of Asheboro's buildings retained but in a way that opens them to contemporary uses.

Jean Vollrath
513 S. Cox Street
Asheboro, NC 27203
919-548-3706
hmweavery@outlook.com

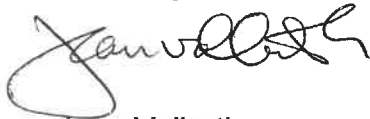
February 1, 2017

City Clerk Holly Doerr
146 N Church Street
Asheboro, NC 27203

Dear Ms. Doerr:

Enclosed please find an interest form for service on the City of Asheboro
Redevelopment Commission. I understand all seats are filled but hope you will
keep my form on file in the event of an opening.

Sincerely,



Jean Vollrath

Received
Feb 6, 2017
th

Water Resources Division
146 N Church Street
PO Box 1106
Asheboro, NC 27204-1106



Tel: 336-626-1201 Ext. 258

Fax: 336-626-1218

MEMORANDUM

TO: John N. Ogburn, III, City Manager
FROM: Michael D. Rhoney, PE, Water Resources Director *MDR*
DATE: June 3, 2021
RE: Change Orders # 1 & # 2 for WWTP Clarifier Basin(s) Painting and Rehab

It is necessary to execute change orders for the above mentioned project. It appears the condition of the concrete walls were in much worse condition than evaluated before the project was let for bid. The project specifications call for the concrete surface to be prepared to the standards set forth per SSPC SP 13 and achieve a surface profile equal to ICRI CSP 3-5. After the contractor completed pressure washing, the surface profile was CSP 8 – a roughness that does not meet the specification of the coating.

It is necessary to do a complete overlay of the structure with a spray on mortar to achieve the standard necessary to apply the specified coating. Tim Green, our third party coating inspector from S&ME, confirmed that this work needs to be done.

There are two proposed change orders, one for each tank. These change orders increase the project cost from \$242,550.00 to \$397,950.00. This is still within the \$500,000.00 project budget. Please include the change orders on the June 10, 2021 Council Meeting Agenda.

Michael Rhoney

From: Lloyd Prontaut <creativeresurfacingnc@gmail.com>
Sent: Tuesday, May 11, 2021 4:18 PM
To: Michael Rhoney
Cc: Timothy P Greene; Windham, Austin; Mike Wiseman; Marlon Sandoval
Subject: [External Sender] Clarifier Concrete Surface Profile
Attachments: 20210511_145823.jpg; 20210511_145952.jpg

Good afternoon Michael,

We are still in the process of pressure washing everything but we are finding the concrete to be very rough with exposed aggregate (approx. ICRI CSP 8, See pics attached). Tnemec is recommending a complete overlay of Series 217 mortar at 1/4"-1/2", moisture cure the mortar, then sweep blast it for a profile of ICRI CSP 3-5. Do you want to schedule a meeting out there to discuss or do you want me to start working on a change order? Please let me know how you would like to proceed. Also, it's looking like rain tomorrow at the moment so we may not have a crew on-site tomorrow. We are continuing to monitor the weather. Thanks!!

Regards,

Lloyd Prontaut III
Creative Resurfacing, LLC
336-688-9625

CHANGE ORDER

ORDER NUMBER: 1

DATE: 5/12/21

NAME OF PROJECT: City of Asheboro Wastewater Treatment Plant: Clarifier Basin(s) Painting & Rehab.

OWNER: City of Asheboro

CONTRACTOR: Creative Resurfacing, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change to CONTRACT PRICE

Original CONTRACT PRICE: \$ 242,550.00

Current CONTRACT PRICE Adjusted by
Previous CHANGE ORDER: \$ 242,550.00

The CONTRACT PRICE due to this
CHANGE ORDER will be
(Increased/Decreased) by: \$ 77,700.00

The new CONTRACT PRICE including
This CHANGE ORDER will be: \$ 320,250.00

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by 12 calendar days.

The date for completion of all work will be 7/24/21

APPROVALS:

To be effective, this Change Order must be approved in accordance with the CONTRACT DOCUMENTS. (SEE ATTACHED E-MAIL)

Requested By: [Signature] Contractor

Recommended By: [Signature] Engineer

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

PRE-AUDIT STATEMENT:

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

Finance Officer

Date

CHANGE ORDER

ORDER NUMBER: 2

DATE: 6/1/21

NAME OF PROJECT: City of Asheboro Wastewater Treatment Plant: Clarifier Basin(s) Painting & Rehab.

OWNER: City of Asheboro

CONTRACTOR: Creative Resurfacing, LLC

The following changes are hereby made to the CONTRACT DOCUMENTS:

Change to CONTRACT PRICE

Original CONTRACT PRICE: \$ 242,550.00

Current CONTRACT PRICE Adjusted by
Previous CHANGE ORDER: \$ 320,250.00

The CONTRACT PRICE due to this
CHANGE ORDER will be
(Increased/Decreased) by: \$ 77,700.00

The new CONTRACT PRICE including
This CHANGE ORDER will be: \$ 397,950.00

Change to CONTRACT TIME:

The CONTRACT TIME will be increased by 7 calendar days.

The date for completion of all work will be 7/31/21

APPROVALS:

To be effective, this Change Order must be approved in accordance with the CONTRACT DOCUMENTS. (SEE ATTACHED E-MAIL)

Requested By: W C Porter Contractor

Recommended By: Michael D Rhon Engineer

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

PRE-AUDIT STATEMENT:

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

Finance Officer

Date