

**AMENDED AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, OCTOBER 5, 2023, 7:00 PM**

1. Call to Order
2. Silent Prayer and Pledge of Allegiance
3. Public Comment Period
4. On behalf of the city, Police Chief Mark Lineberry will thank and honor retired Master Police Officer Lorie A. Johnson for her dedicated public service.
5. Master Police Lieutenant Eddie Howell and Code Enforcement Officer Chuck Garner will provide an update on recent activities to address issues that arise when people are homeless.
6. Consent Agenda Items
 - (a) Approval of the meeting minutes for the regular city council meeting held on September 7, 2023.
 - (b) Approval of the general account of a closed session conducted by the city council during its regular meeting on September 7, 2023.
 - (c) Approval of a resolution sealing the general account of the closed session conducted during the city council's regular meeting on September 7, 2023.
 - (d) Approval of the community development division's request to schedule for November 8, 2023, and to advertise, legislative zoning applications for the following cases:
 - (i) An application to apply initial city R10 zoning to recently annexed property identified by Randolph County Parcel Identification No. 7763933698 and located on WOW Road, east of 1766 WOW Road and approximately 450 feet northwest of the intersection of Old Liberty Road;
 - (ii) An application to rezone property identified by Randolph County Parcel Identification No. 7762401107 and located on the north side of East Allred Street, approximately 200 feet west of Ingram

Amended Meeting Agenda

October 5, 2023

Page 2 of 3

Drive, from R10 and R15 Zoning to R10 (CZ) conditional zoning for a development consisting of single-family dwellings; and

- (iii) An application to rezone property identified by Randolph County Parcel Identification Nos. 7751868499 and 7751960550, with the street addresses of 639 and 645 North Fayetteville Street and 114 Liberty Street, from B2 and R10 zoning to OA6 zoning.
 - (e) Approval of the dates, along with the associated rules, for the 2023-2024 Canada Geese (also includes White-Fronted Geese) and duck hunting season at Lake Reese.
 - (f) Approval of the temporary closure of North Street in downtown Asheboro for a special event that is referred to as “Trick or Treat in the Park.” The street closure will begin at 9:00 a.m. on Saturday, October 28, 2023, and will end at 9:00 p.m. on Saturday, October 28, 2023.
 - (g) Approval of the temporary closure of Worth Street in downtown Asheboro for a special event related to Keaton’s Place. The street closure will begin at 8:00 a.m. on Saturday, November 4, 2023, and will end at 5:00 p.m. on Saturday, November 4, 2023.
7. Community Development Director Trevor Nuttall will introduce the following legislative zoning hearings.
- (a) Public Hearing (Case No. RZ-23-13): A request to rezone land (Randolph County Parcel Identification No. 7761146503) at 624 Brewer Street and 621 Franks Street from RA6 zoning and B2 (CZ) zoning to an amended B2 (CZ) zoning classification for a large childcare center and the continuation of a membership organization.
 - (b) Public Hearing (Case No. RZ-23-14): A request to rezone property on the west side of Zoo Parkway, between 2358 and 2476 Zoo Parkway, and the south side of Newbern Avenue, between 294 and 360 Newbern Avenue. The property is approximately 94.27 acres +/- of 104.27 acres +/- in size and is more specifically identified as a portion of Randolph County Parcel Identification No. 7760008593 and Randolph County Parcel Identification No. 7760013008. The specific request is to amend the zoning from R40, R15, and R10 to R7.5 (CZ) zoning for a Residential Planned Unit Development.

The applicant has requested a continuance of this item to the next regular council meeting on November 8, 2023.

Amended Meeting Agenda

October 5, 2023

Page 3 of 3

8. Community Development Director Trevor Nuttall will discuss city staff's request for authorization to submit a land lease application to Norfolk Southern in connection with existing encroachments into railroad right-of-way by parts of the city-owned historic mill property at 159 North Street.
9. Community Development Director Trevor Nuttall will present the Jarrell Garden Visitors Center Study and request governing board guidance on the preferred course of action for the city-owned structure at 205 South Cox Street.
10. Finance Director Deborah Reaves will describe and request approval of ordinances pertaining to funding for the following activities/projects.
 - (a) City partnership with the Randolph-Asheboro YMCA at the Zoo City Sportsplex:
 - (i) Ordinance to amend the General Fund to address Futbol Club management/salary appropriations;
 - (ii) Ordinance to amend the General Fund to address salary/management appropriations associated with marketing activities; and
 - (iii) Ordinance to amend the General Fund to address marketing plan appropriations not associated with salary allocations for the marketing director at the Randolph-Asheboro YMCA.
 - (b) A project ordinance to establish a fund for the design and construction of the emergency operations center/third fire station.
11. Mayor Smith will lead a discussion of upcoming events and items not on the agenda.
12. Adjournment

Trick or Treat in the Park Road Closures

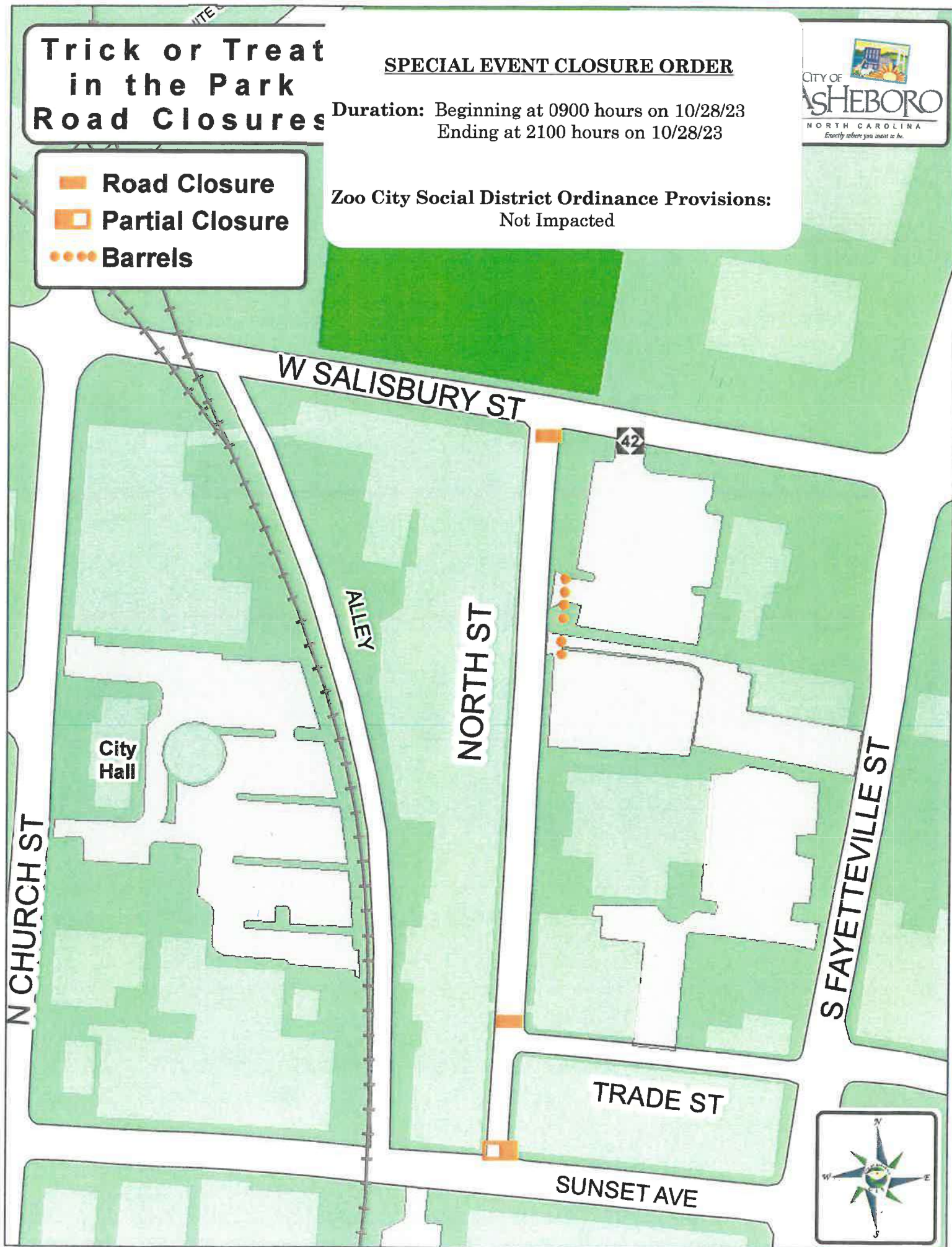
SPECIAL EVENT CLOSURE ORDER

Duration: Beginning at 0900 hours on 10/28/23
Ending at 2100 hours on 10/28/23



-  Road Closure
-  Partial Closure
-  Barrels

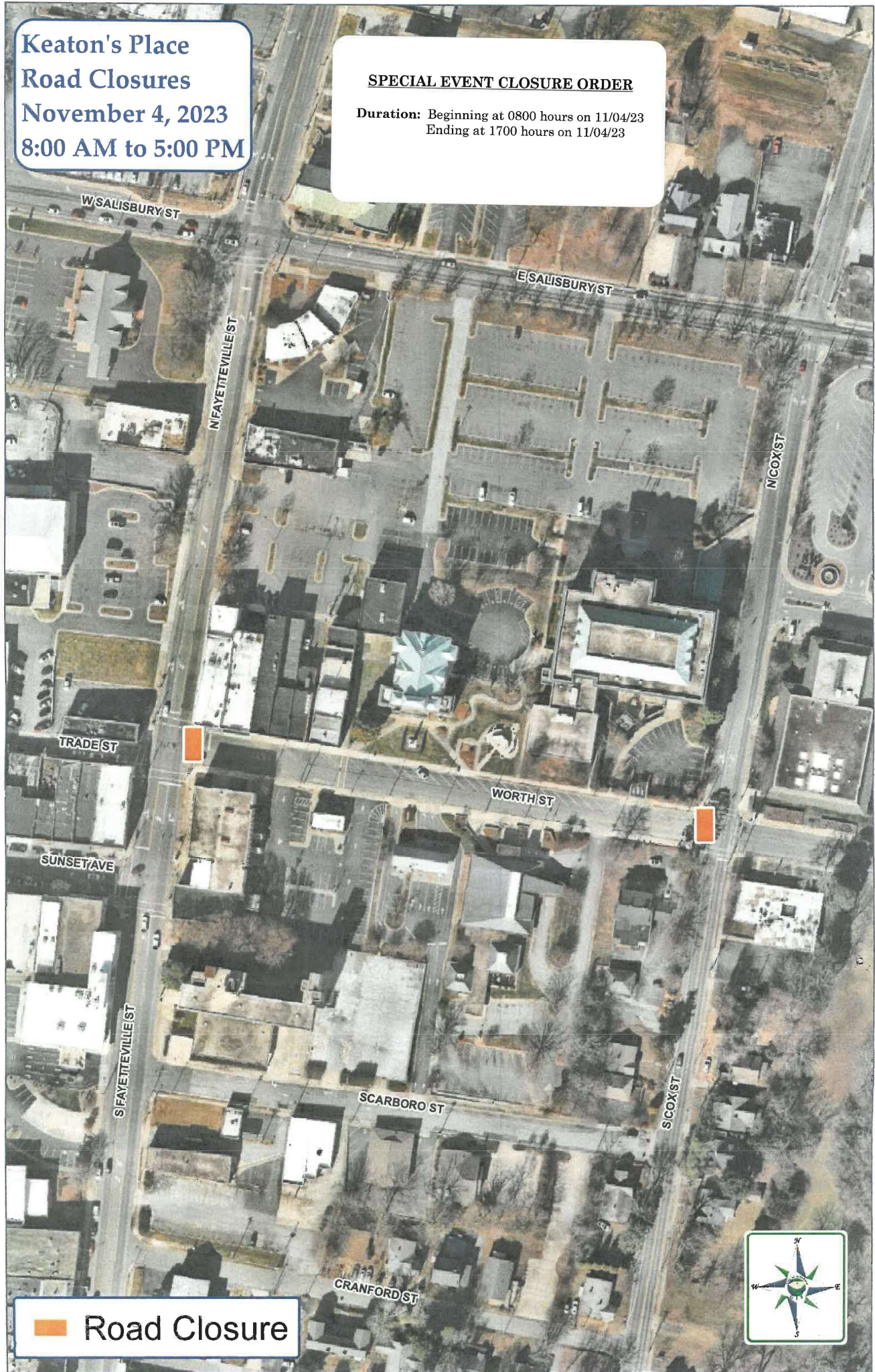
Zoo City Social District Ordinance Provisions:
Not Impacted



**Keaton's Place
Road Closures
November 4, 2023
8:00 AM to 5:00 PM**

SPECIAL EVENT CLOSURE ORDER

Duration: Beginning at 0800 hours on 11/04/23
Ending at 1700 hours on 11/04/23



 Road Closure





TO: John Ogburn, *City Manager*

FROM: Jonathan Sermon, *Recreation Services Director*

DATE: September 27, 2023

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

The Cultural & Recreation Services Department is requesting to be placed on the consent agenda for the October 5th City Council meeting. The request is for the annual approval of the Canada Geese (also includes White-Fronted Geese) & Duck hunting dates at Lake Reese.

The Recreation Services Department has offered Geese/Duck Hunting at Lake Reese for the last fifteen years after a short hiatus due to low interest. After a successful past fifteen years, the department would like to offer this activity at Lake Reese again in 2023.

Listed below are the proposed dates for the **2023 - 2024 Canada Geese** (also includes White-Fronted Geese) **& Duck** hunting season at Lake Reese.

NOVEMBER 11th, 13th, 16th
DECEMBER 21st, 23rd, 28th
JANUARY 20th, 22nd, 25th

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



RZ-23-13: Request to rezone property located at 624 Brewer Street and 621 Franks Street from RA6 High-Density Residential and B2 (CZ) General Commercial Conditional Zoning to an Amended B2 (CZ) district for a Large Child Care Center and Continuation of a Membership Organization

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-23**
 -13

Date 9-5-2023 Planning Bd.

Applicant Ashley Hedrick

Legal Description

The property of Eastside Improvement Association, Inc., located at 624 Brewer Street and 621 Franks Street, totaling approximately 3.32 acres +/-, more specifically identified by Randolph County Parcel Identification Number 7761146503.

Requested Action Rezone from RA6 High-Density Residential to an amended B2 (CZ) General Commercial Conditional Zoning classification for a Large Child Care Center; and continuation of membership organization

Existing Zone RA6 and B2 (CZ)

Land Development Plan See rezoning staff report.

Planning Board Recommendation

The Planning Board recommended approval of the request, subject to conditions presented by staff.

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-23-13

Date October 5, 2023 City Council

General Information

Applicant Ashley Hedrick

Address 2835 Zoo Parkway

City Asheboro NC 27203

Phone 336-633-8974

Location 624 Brewer Street and 621 Franks Street

Requested Action Rezone from RA6 High-Density Residential to an amended B2 (CZ) General Commercial Conditional Zoning classification for a Large Child Care Center; and continuation of membership organization

Existing Zone RA6/B2 (CZ)

Existing Land Use Vacant (previously large child care center) and membership organization

Size 3.32 acres +/-

Pin # 7761146503

Applicant's Reasons as stated on application

Use of the existing facility located at 624 Brewer St., Asheboro NC to serve as a child care facility to serve up to roughly 100 children with 20 full time employees and 2 facility vehicles or to the maximum extent allowable per Codes and City determination.

Surrounding Land Use

North Single family res./Eastside Park

East Undeveloped (Residential)

South Undeveloped (Residential)

West Multi-family residential (Eastside Homes)

Zoning History See #4 and #5 below.

Legal Description

The property of Eastside Improvement Association, Inc., located at 624 Brewer Street and 621 Franks Street, totaling approximately 3.32 acres +/-, more specifically identified by Randolph County Parcel Identification Number 7761146503.

Analysis

See attachment 1.

RZ-23-13 (Childcare center- large and membership organization): Staff analysis as of 8-31-23

1. The property is inside the city limits.
2. Brewer and Franks Streets are both local streets. A sidewalk extends along Brewer Street in front of the property.
3. In 1982, a Special Use Permit was issued for a large childcare facility (SUP-82-15) in the structure located at 624 Brewer St. The daycare has ceased operations for an amount of time that precludes resumption of the use without City Council action.
4. In 2001, the portion of the property that includes the gym at 621 Franks Street, was rezoned from RA6 High-Density Residential to CU-B2 Conditional Use General Commercial. At that time, a Conditional Use Permit (CUP-02-23) for a Membership Organization was granted. This request does not propose changes to the previously approved membership organization authorization.
5. In June, 2018, the applicant requested a Special Use Permit to allow a new non-conforming use for the structure located at 624 Brewer Street (from a large child care center to professional services). A subsequent request to rezone the property to an O&I Office and Institutional General District also was denied in September, 2018.
6. Available records show that the property has been used for non-residential purposes since at least the 1950's.
7. The zoning ordinance describes the B2 General district as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
8. The zoning ordinance distinguishes between childcare centers based on the size of the center. A large center is classified as serving 80 or more children. A large center is permitted by way of a Special Use Permit in the B2 district or through a conditional zoning process; the applicant seeks a conditional zoning district.
9. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. The main deviation identified with the application is relates to the number of off-street parking spaces provided. The site plan delineates a total of 22 off-street parking spaces, which could accommodate 60 children, 12 employees, and 2 facility vehicles. The application seeks approval for up to 100 children, 20 employees, and 2 facility vehicles. Typically, a day care that size would require 36 off-street parking spaces. The building does provide a drop-off area that offers short-term parking for approximately 5 vehicles.
10. On-street parking is permitted by ordinance on both sides of Brewer Street generally from dawn to dusk.

Rezoning Staff Report

RZ Case # RZ-23-13

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 5: Complies with Growth Strategy Map

Checklist Items 12, 13, and 14: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area. 14.) Rezoning is not located on steep slopes of greater than 20%.

LDP Design Principles: PRINCIPLE #3 – Move from “Separation of Uses” toward “Mixed Use Development”

Rezoning Staff Report

RZ Case # RZ-23-13

LDP Goals/Policies Which Do Not Support Request

Checklist Item 1: Does not comply with LDP proposed land use map.

Checklist Item 3: The property on which the rezoning district is proposed does not fit the description of the Zoning Ordinance.

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

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

Staff believes that the Land Development Plan supports investment in and use of underutilized structures, particularly for development that is compatible with surrounding land uses and provides neighborhoods with important services. This property was used for a childcare center for many years and is already developed in a manner that, by its design, separates the use of 624 Brewer Street from neighboring single-family dwellings. While the building is in close proximity to the East Side Homes apartments, it does provide needed shared access to separate parking available to those residents.

The Proposed Land Use Map designates the property for future residential development, which is reflective of the current RA6 zoning; however, the rezoning application is consistent with how the property has been used in the past and approval would result in improvements to the building and property that should help to improve this community asset.

While generally supportive of the application, staff is concerned about the sufficiency of parking for the size day care that is proposed. A daycare with up to 80 children should not generate problems related to parking due to the availability of short-term parking within the drop-off queue and on-street parking on Brewer Street. Should the size of the daycare exceed 80, staff does recommend a condition be included with the zoning district that would allow the property owner and proprietor to work with staff to identify a suitable location permitted by the zoning ordinance for five additional off-street parking spaces to be provided without the need amend the conditional zoning district.

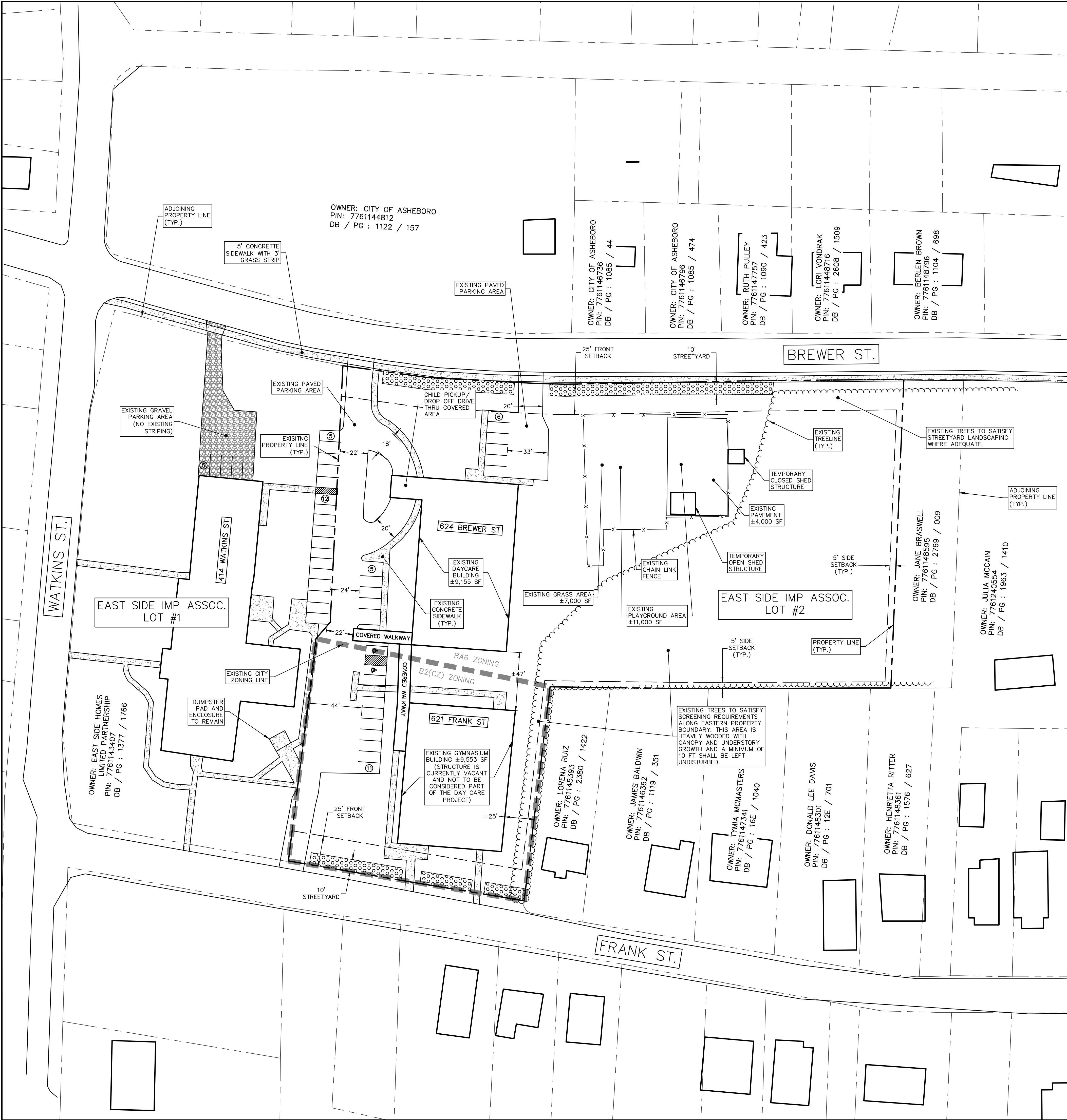
Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions.

Rezoning Staff Report

Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)

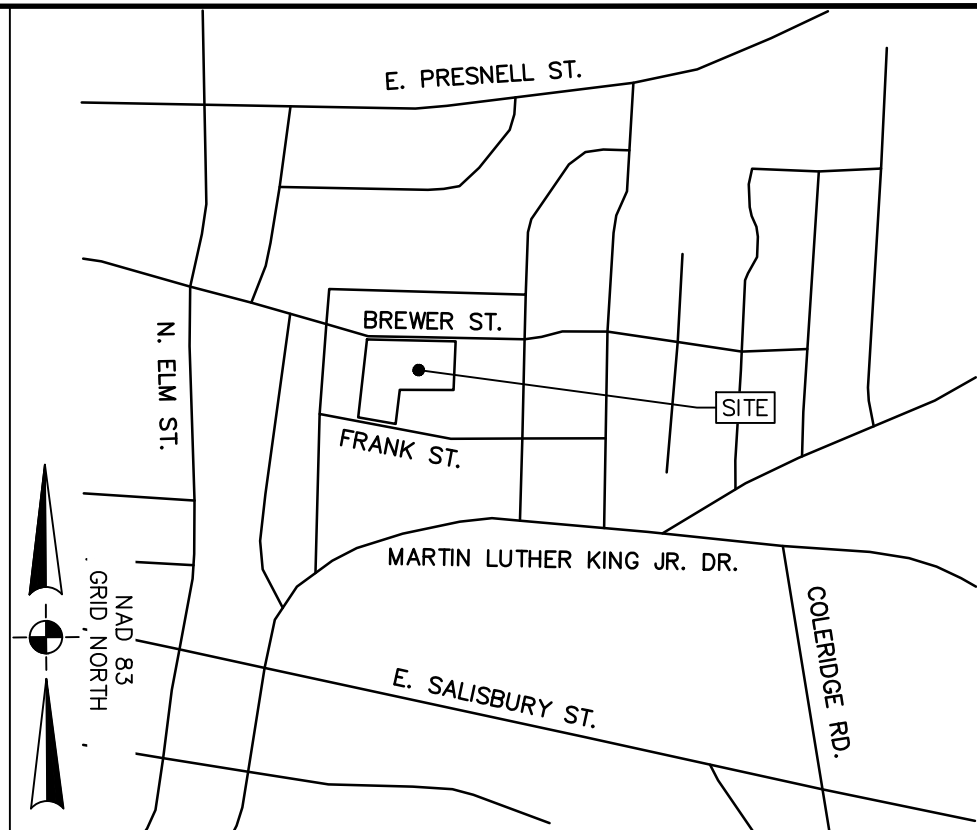
Draft conditions as of August 29, 2023:

- (A) The use approved shall be a Large Child Care Center for up to 80 children and the site developed consistent with the site plan submitted. If the number of children served exceeds 80 children, up to a maximum of 100 children, a revised site plan showing 5 (five) additional off-street parking spaces shall be submitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council. Such parking shall be located outside of any required buffer or screening yards
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Subject to the provisions of the Zoning Ordinance and CUP-02-23, the Membership Organization existing at 621 Franks Street may continue.
- (D) The child care facility must meet the standards provided by the NC Department of Health and Human Services Child Day Care Commission. Evidence that Commission requirements are met shall be presented to Planning Department staff prior to any Certificate of Zoning Compliance being issued.
- (E) Hours of operation shall be limited to 6:00 a.m. to 7:00 p.m.
- (F) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the Office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the city attorney for the purpose of placing notice of the conditions attached to this conditional zoning district in the chain of title for the Zoning Lot.



SHARED ACCESS NOTE:

IT IS THE RESPONSIBILITY OF THE OWNER/OWNERS OF THE PARCELS NOTED AS LOT 1 AND LOT 2 TO ENSURE PROPERTY CROSS ACCESS AGREEMENTS OR EASEMENTS ARE GRANTED AND MAINTAINED TO ENSURE THAT THE EXISTING DRIVEWAY AND PARKING AREAS ARE ACCESSIBLE TO ALL REQUIRED TENANTS OF BOTH FACILITIES.



VICINITY MAP
SCALE: 1"=1,000'

SITE DATA TABLE

OWNER	EAST SIDE IMPROVEMENT ASSOCIATION INC.
OWNER ADDRESS	PO BOX 423, ASHEBORO, NC 27204
SITE ADDRESS	624 BREWER ST. ASHEBORO, NC 27203
PIN NUMBER	7761146503
DEED BOOK / PAGE	2417 / 692
PLAT BOOK / PAGE	46 / 55
EXISTING ZONING	RA6 & B2
PROPOSED ZONING	B2 (CZ)
EXISTING USE	VACANT
PROPOSED USE	CHILD DAY CARE CENTER
TOTAL SITE AREA	(3.32 ACRES)
EXISTING BUILDING SQ. FOOTAGE (PER RANDOLPH COUNTY GIS)	DAYCARE BUILDING = ± 9,155 SF GYMNASIUM = ± 9,553 SF TOTAL = 18,708 SF
TOTAL EMPLOYEES	20 MAXIMUM
TOTAL FACILITY VEHICLES	2
TOTAL PROPOSED CHILDREN	100
PARKING REQ'D	1 / EMPLOYEE = 20 + 1 / FACILITY VEHICLE = 2 + 2.0 / 15 CHILDREN = 14 TOTAL = 36 SPACES
PARKING PROVIDED	22 SPACES
SETBACKS	FRONT = 25 FT SIDE = 0 OR 5 FT REAR = 0 OR 5 FT
MAXIMUM BUILDING HEIGHT	35 FT
LANDSCAPE REQUIREMENTS	PROPOSED USE: GROUP 2 (B2) ADJOINING USES: SINGLE FAMILY TYPE C BUFFERYARD REQUIRED
STREETYARD	1 EVERGREEN SHRUB EVERY 10 LF STREETYARD SHALL BE MIN. OF 10 FT IN WIDTH

MAXIMUM OCCUPANCY PER EXISTING AVAILABLE PARKING
(PER CITY OF ASHEBORO CODE)

EXISTING SPACES ON LOT #2 : 22 SPACES TOTAL
(INCLUDING 2 ADA SPACES)

12 STAFF MEMBERS = 12 SPACES REQUIRED
2 COMPANY VEHICLES = 2 SPACES REQUIRED
60 CHILDREN = 8 SPACES REQUIRED
TOTAL REQ'D PARKING= 22 SPACES

NOTE: ALL PARKING HAS BEEN ESTIMATED PER AERIAL IMAGERY. EXISTING PARKING LOT STRIPING AND SIGNAGE SHALL BE IMPROVED BY THE OWNER AS DEEMED NECESSARY BY THE CITY OF ASHEBORO.

NOTES:

- ALL INFORMATION SHOWN ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE FOR PRELIMINARY REVIEW ONLY. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
- ALL EXISTING BUILDINGS, SIDEWALKS, PARKING AREAS, TOPOGRAPHIC INFORMATION AND OTHER SITE FEATURES HAVE BEEN SHOWN PER AVAILABLE RANDOLPH COUNTY GIS, NC ONE MAP, AND AERIAL PHOTOGRAPHY INFORMATION.
- THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES AND SHALL BE CONSIDERED A REVIEW DRAWING ONLY.
- NO EVALUATION OF EXISTING WATER, SEWER AND OTHER UTILITIES HAS BEEN PERFORMED AS PART OF THIS PLAN. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL EXISTING WATER SERVICES, SEWER SERVICES, AND OTHER UTILITY SERVICES ARE IN GOOD WORKING ORDER AND ARE SUFFICIENT TO SUPPLY THE PROPOSED DEMAND OF THE FACILITY.
- IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL ADA PARKING, SIGNAGE, STRIPING, RAMPS, ETC. IS INSTALLED PER ADA REQUIREMENTS AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- PER NC FRIS MAPS THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA. NO EVALUATION OF ON SITE DRAINAGE OR GRADING HAS BEEN INCLUDED IN THIS PLAN SET. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THERE IS ADEQUATE POSITIVE DRAINAGE ON SITE.

DRAWING LEGEND

---	PROPERTY LINE
- - -	ADJOINING PROPERTY LINE
-x-x-x-x-	EXISTING FENCE
---	SETBACK LINE
----	CITY ZONING LINE
~~~~~	EXISTING TREELINE
XXXXXX	STREETYARD LANDSCAPING



PRELIMINARY REVIEW DRAWING  
NOT FOR CONSTRUCTION

Gardner Engineering, PLLC  
Engineering - Land Planning - Permitting  
NC Engineering Firm Cert. Auth.# P-2804  
P.O. Box 3048  
Asheboro, NC 27204  
P: (336-302-4949) Email: zach@gardnerengineeringpllc.com  
www.gardnerengineeringpllc.com

BY	DESCRIPTION	DATE

PRELIMINARY SITE PLAN

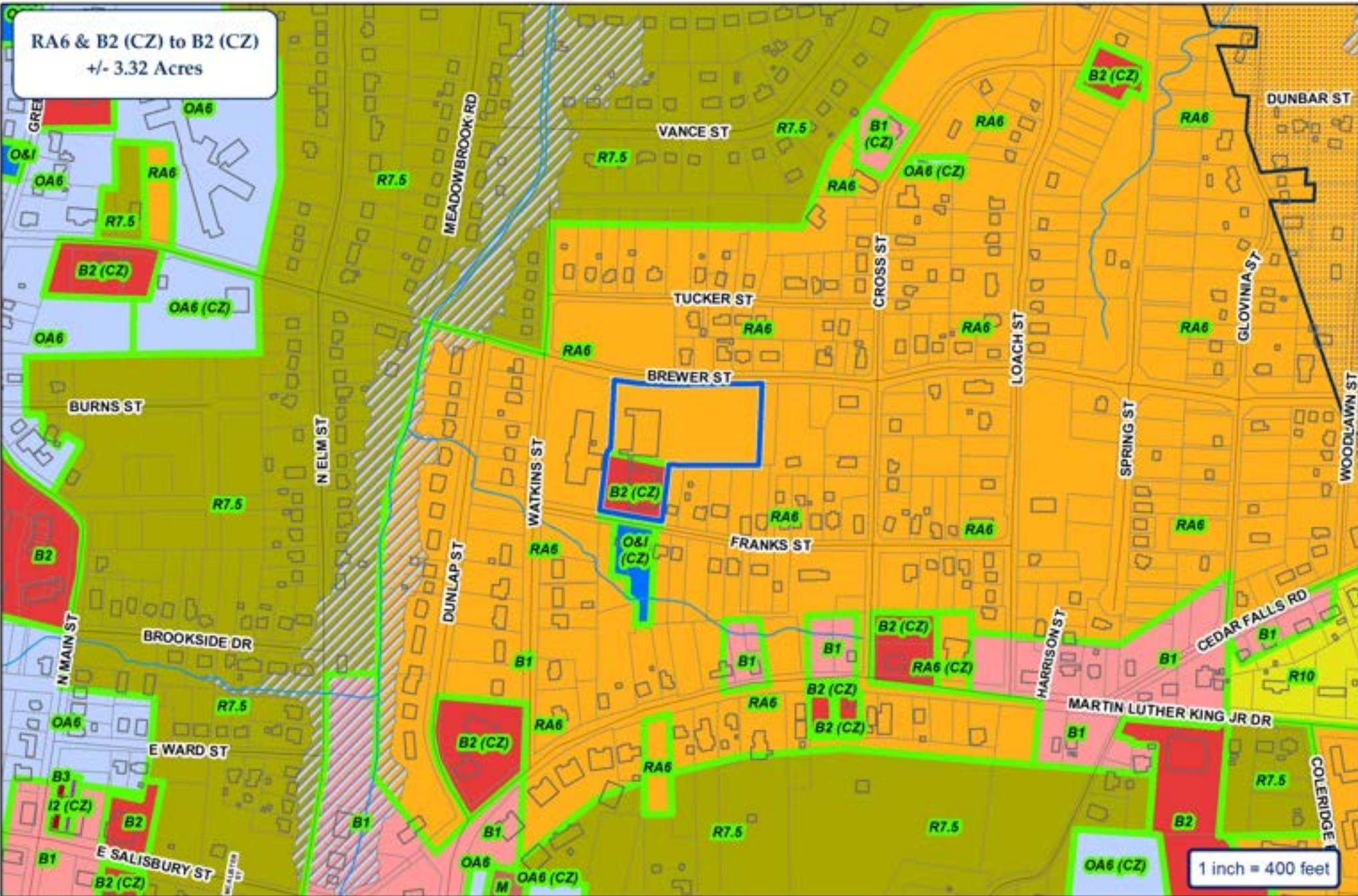
MISS ASHLEY'S  
ENRICHMENT ACADEMY

624 BREWER ST.  
ASHEBORO - NC - RANDOLPH COUNTY

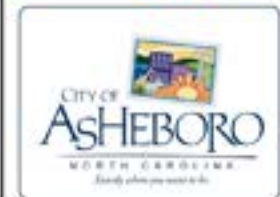
SCALE	AS NOTED
DATE	AUGUST 2023
DRAWN BY	ZHG
CHECKED BY	ZHG
PROJECT NO.	23.0005
SHEET NO.	C-3



RA6 & B2 (CZ) to B2 (CZ)  
+/- 3.32 Acres



1 inch = 400 feet



City of Asheboro Planning &amp; Zoning Department

### Rezoning Case: RZ-23-13

Parcels: 7761146503





RA6 & B2 (CZ) to B2 (CZ)  
+/- 3.32 Acres

OA6 (CZ)

R7.5

R7.5

RA6

R7.5

RA6

RA6

B

C

D

E

F

G

TUCKER ST

BREWER ST

CROSS ST

FRANKS ST

Map_ID	Owner
A	EAST SIDE IMPROVEMENT ASSOCIATION INC
B	CITY OF ASHEBORO
C	CITY OF ASHEBORO
D	CITY OF ASHEBORO
E	PULLEY, RUTH
F	VONDRAK, LORI LEE THOMAS CO TRUSTEE (THOMAS, JAMES DAVID CO TRUSTEE)
G	BROWN, BERLEN (BROWN, DIANNEL)
H	BRASWELL, JANE W
I	RITTER, HENRIETTA
J	DAVIS, DONALD LEE (DAVIS, GARLAND)
K	MCMASTERS, TYMIA (PARSON, KENRICK)
L	BALDWIN, JAMES L (BALDWIN, BARBARA ANN)
M	RUIZ, LORENA PAREDES Y (ALVARDO, MARIA CARMEN RUIZ)
N	ALVARADO, MARIA CARMEN RUIZ (RUIZ, LORENA Y AZMIN PAREDES)
O	NEW JERUSALEM PENTECOSTAL HOLINESS CHURCH INC
P	NEW JERUSALEM PENTECOSTAL HOLINESS CHURCH INC
Q	BOSTIC, ALLEN L (BOSTIC, PAMELA H)
R	RIVERA, JORGE HOMERO
S	EAST SIDE HOMES LIMITED PARTNERSHIP

RA6

A

RA6

H

B2 (CZ)

M

L

K

J

I

R

O&I (CZ)

P

RA6

Q

O

N

RA6

B1

B1

1 inch = 200 feet

## City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-13

Parcels: 7761146503



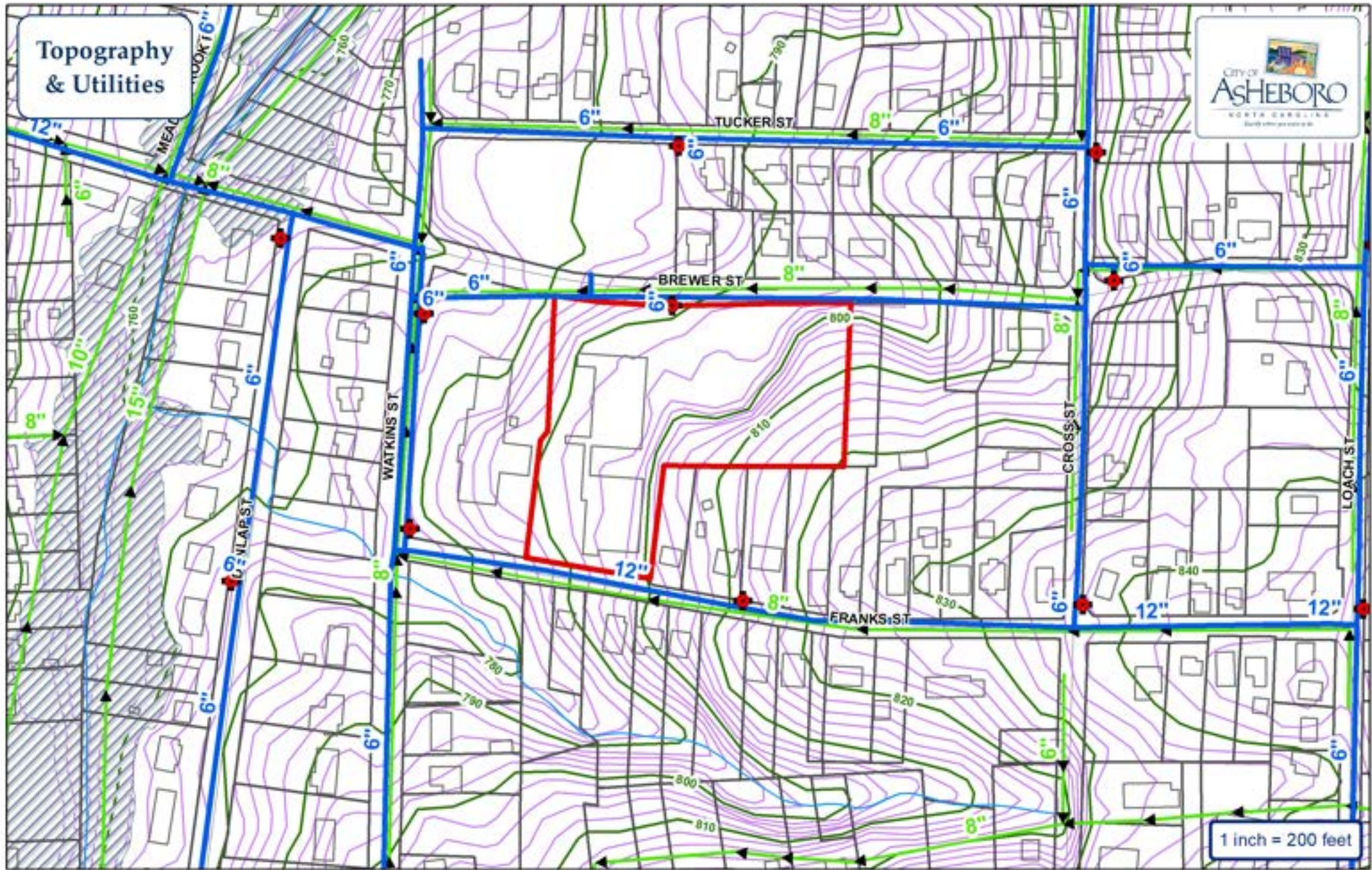
ETJ

- Subject Property
- Adjoining Properties
- City Zoning





# Topography & Utilities



1 inch = 200 feet

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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-13

Parcels: 7761146503

Subject Property





Aerial

MEADOWBROOK RD

TUCKER ST

BREWER ST

WATKINS ST

CROSS ST

LOACH ST

DUNLAP ST

FRANKS ST

1 inch = 200 feet

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-13

Parcels: 7761146503



 Subject Property





**APPLICANT INFORMATION**

Applicant Ashley Hedrick Applicant's Phone # 336-633-8974

Applicant's Address 2835 Zoo Pkwy  
Asheboro, NC 27205

Applicant email address missashleyseanc@gmail.com

**PROPERTY INFORMATION**

Property Owner's Name Eastside Improvement Association

Location of Property 624 Brewer Street Asheboro, NC 27203 Property Size (ac. or s.f.) 3.32 AC

Randolph County Property Identification Number (PIN#) 7761146503

Current Zoning District RA6 Requested Zoning District B2 CZ

Date Property Title Acquired _____ Deed Book 2417 Page 692

Subdivision _____ Section _____ Lot # _____

Plat Book 46 Page 55

**CONDITIONAL ZONING DISTRICT INFORMATION** (Attach additional sheets if necessary)

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

Use of the existing facility at 624 Brewer St Asheboro, NC to serve as a Child Care Center serving up to approximately 100 children with up to twenty employees and two facility vehicles or to the maximum extent allowable per codes and city determination. The Child Care Center will be a nonprofit organization offering affordable quality child care.



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

This amendment will carry out the intent of the Land Development Plan in a number of ways. Access to affordable quality child care promotes a higher standard of living (1.1). Access to early childhood education, child care, before and after school care, and summer school age care increases access to quality education (1.3). A child care program that strongly promotes character building, leadership skills, and team building will enhance the city's character and sense of community (2.1). This location is the perfect location to best serve community members who most need access to affordable, quality child care (2.2). The immediate repairs as well as the maintenance and future repairs will preserve the built environment. (3.1). An additional goal of this program is to teach environmental responsibility (4.2.5).

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

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

Does not apply ☒

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

Randolph County was recently designated as a child care desert, with multiple high poverty, low performing

school districts. Accessible, affordable, quality child care is necessary to the promotion of public health, safety, and general welfare in many ways. Child care programs that promote character building, leadership skills, and team building promote public safety. The focus of environmental responsibility promotes clean environments, upkeep of properties, and historic preservation, especially in a proposed building that holds so much meaning and history to the community and their family members who attended the once segregated school.

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Does not apply ☐

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

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This proposed amendment passes the four required tests for conditional zoning. It will not in any way endanger the public health or safety. It will instead promote it. It meets all required conditions and specifications. The parking will be expanded as the enrolled number of children and staff reaches the need for more parking spaces according to city requirements. This program will not injure the value of the surrounding properties. It is a public necessity as our county and city is considered a child care desert. The few child care centers that remain in Asheboro are full and waitlisted. The location and character of use will be in harmony to the area as lessons will often revolve around community service projects and will promote good citizenship in many ways.

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### APPLICATION SIGNATURES

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

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

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

*Applicant Signature*

Cashley Hedrick

*Printed Name of Authorized Signatory (if different from Applicant)*

*Position/Relationship of Authorized Signatory to Applicant*

*Owner Signature (if different than Applicant)*

William D. McInnis

*Owner Address*

East Side Improvement Association Inc.  
624 Brewer St., Asheboro, NC 27203

*Telephone Number*

336-328-7277

*Printed Name of Authorized Signatory (if different from Owner)*

*Position/Relationship of Authorized Signatory to Owner*

President

### **STAFF USE**

**Received by:** _____ **Date:** _____ **Case Number:** _____



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

This is to notify you that I, Ashley Hedrick, have filed an application with the City of Asheboro, to rezone property located at 624 Brewer Street (Randolph County Parcel Identification Number 7761146503). The property involved is outlined in red, and you are receiving this notice because your property is in close proximity to the proposed rezoning. The request is to rezone the property from RA6 High-Density Residential and B2 (CZ) General Commercial Conditional Zoning to an amended B2 (CZ) district to allow for a large child-care center at 624 Brewer Street and the continued use of the existing membership organization in the gym structure at 621 Franks Street.

On Tuesday, September 5, 2023, at 7:00 pm the Asheboro Planning Board will meet to hear this request and forward their report to the City Council. On Thursday, October 5, 2023, 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. 2325. You may also contact me at 336-633-8974.





**Mission Statement:** Miss Ashley's Enrichment Academy is committed to providing quality child care in a safe and enriching environment, inspiring children to reach their full potential, with a focus on character building, education, and developmental growth.

**Description:** Miss Ashley's Enrichment Academy plans to serve infants, toddlers, twos, preschoolers, and school aged children. Randolph County has recently been classified as a childcare desert and has multiple high poverty, low performing school districts. Ideally, Miss Ashley's Enrichment Academy would offer transportation to and from nearby schools. The priority would be to serve children in a way that combats food insecurity, academic struggles, and ultimately future crime rates and drug use. Miss Ashley's Enrichment Academy will also provide consistent lessons in character building, team building, leadership, environmental responsibility, STEAM, and more. Obtaining licensure will help Miss Ashley's Enrichment Academy serve lower income families in the community by accepting childcare vouchers.

#### **How Will This Affect You?**

**Parking and Traffic:** The plan is to conduct drop off and pick up times in a way that will not affect others within the neighborhood. Drop off time will be 6am-9am and pick up time will be 3pm-6pm. Both will be organized in a way that limits any congestion of traffic or parking. Rather than caregivers parking and bringing their children into the building they will move through the parking lot and be greeted by staff at the doors. Staff will help the children exit and enter the vehicles and get them to and from their classrooms. Not only will this reduce traffic and parking issues it will also reduce access to children and traffic in the building. Handbooks for both staff and caregivers will prohibit parking in any way that will affect neighboring residents. Meetings and tours will be scheduled during low traffic times and caregivers will be reminded of where to park.

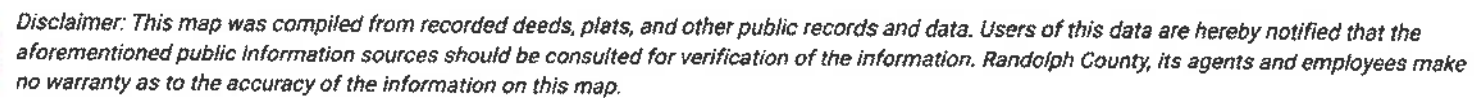
**Eastside Improvement Association:** Miss Ashley's Enrichment Academy is a non-profit child care center. Any 'profit' generated will go back into the child care center. Any additional funds will go back into the community, working directly with the Eastside Improvement Association. Community service projects will be a part of lessons year round, especially during the summer. These projects will include food drives, community meals, and more.

**Questions?** Please do not hesitate to reach out with any questions or concerns. 336-633-8974 is my mobile number which you may call or text any time. [missashleyseanc@gmail.com](mailto:missashleyseanc@gmail.com) is my email which I check frequently and will respond expeditiously.

Thank You for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ashley Seane", is written over a faint, larger version of the signature.



Map Scale  
1 inch = 100 feet  
8/10/2023





**RZ-23-14:** Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

**Staff Report**

**The applicant has requested a continuance of this case until the November 6, 2023 Planning Board and November 8, 2023 City Council meeting dates.**

## John Evans

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**Subject:** FW: [External Sender] Hillcrest Farm Subdivision Continuance Request

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**From:** Jerry Fitzgerald <[jerry@fitzcomm.net](mailto:jerry@fitzcomm.net)>  
**Sent:** Tuesday, September 26, 2023 4:03 PM  
**To:** Trevor Nuttall <[tnuttall@ci.asheboro.nc.us](mailto:tnuttall@ci.asheboro.nc.us)>  
**Cc:** Drew Boggs <[DBoggs@boggscontractinginc.com](mailto:DBoggs@boggscontractinginc.com)>; [johnhrosspe@gmail.com](mailto:johnhrosspe@gmail.com); John Evans <[jevans@ci.asheboro.nc.us](mailto:jevans@ci.asheboro.nc.us)>  
**Subject:** FW: [External Sender] Hillcrest Farm Subdivision Continuance Request

Trevor,

On behalf of Drew Boggs, our project applicant, we request a continuance for our regular planning board meeting.

Drew will confirm this shortly as he is unavailable today.

Thanks for your help and assistance.

If you have questions, please don't hesitate to contact me.

Thanks again.

Jfitz

---

**From:** John Ross <[johnhrosspe@gmail.com](mailto:johnhrosspe@gmail.com)>  
**Sent:** Monday, September 25, 2023 3:45 PM  
**To:** Drew Boggs <[DBoggs@boggscontractinginc.com](mailto:DBoggs@boggscontractinginc.com)>; Ingram Walters ([claytoningramwalters@gmail.com](mailto:claytoningramwalters@gmail.com)) <[claytoningramwalters@gmail.com](mailto:claytoningramwalters@gmail.com)>; Jerry Fitzgerald <[jerry@fitzcomm.net](mailto:jerry@fitzcomm.net)>; John Ross <[johnhrosspe@gmail.com](mailto:johnhrosspe@gmail.com)>  
**Subject:** Hillcrest Farm Subdivision Continuance Request

Drew,

As the applicant, the following email to Trevor Nuttall should come from you and copy to the rest of the team. Feel free to cut and paste (and edit as you wish) Thank You....JHR

Email to be sent to Trevor Nuttall:

[tnuttall@ci.asheboro.nc.us](mailto:tnuttall@ci.asheboro.nc.us)

Trevor,

At the Planning Board meeting earlier this month the Board voted to continue the Hillcrest Subdivision Rezoning/Annexation case until the Traffic Impact Analysis could be completed. The Analysis is in process and scoping for the study has been approved by NCDOT and background traffic counts are in process. Based on a conversation with our traffic consultant, we expect the counts will be completed within the next week. Beyond the completion of the field collected traffic counts, we expect 3-4 weeks will be required to complete the study and submit it for approval by NCDOT. We will continue to track

and monitor the progress of the Analysis and will keep you updated. With that said, we do not anticipate having the study completed and submitted to NCDOT prior to the October meeting dates.

Given the importance of understanding potential traffic impacts and potential mitigation associated with our project, it is our formal request that the zoning and annexation petition for Hillcrest Farm Subdivision be granted a continuance until the regularly scheduled Planning Board and City Council Meeting dates in November of this year.

Please let us know if there is anything more than this emailed request that you may need.

We thank you in advance for your consideration of this request. Should you have questions or require additional information, please contact me or anyone on our project team.

Thank you.

Andrew Boggs

--

John H. Ross, PE

704-301-0461

[JohnHRossPE@gmail.com](mailto:JohnHRossPE@gmail.com)



## Planning Board Recommendation & Comments to City Council

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

**Case #**      **RZ-23**  
                  **-14**

**Date** 9-5-2023 Planning Bd.

**Applicant** Ridge Road Partners, LLC c/o Drew Boggs

### **Legal Description**

The property of Hillcrest Farm Estates, LLC, located on the west side of Zoo Parkway, between 2358 and 2476 Zoo Parkway, and the south side of Newbern Avenue, between 294 and 360 Newbern Avenue, totaling approximately 94.27 acres +/- of 104.27 acres +/- and more specifically identified by a portion of Randolph County Parcel Identification Number 7760008593 and Parcel ID 7760013008.

**Requested Action** Rezone from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

**Existing Zone**      RA6 and B2 (CZ)

**Land Development Plan** See rezoning staff report.

### **Planning Board Recommendation**

The Planning Board continued this case until its October 2nd meeting.

**Note:** The applicant has requested an additional continuance until the Planning Board's November 6, 2023 meeting for additional time to obtain Traffic Impact Analysis noted below.

### **Reason for Recommendation**

The Planning Board continued the case in order to give the applicant the opportunity to present information determined from the Traffic Impact Analysis related to the proposed development, which was not available at the time of the Planning Board meeting.

### **Planning Board Comments**

# Rezoning Staff Report

**RZ Case #** RZ-23-14

**Date** September 5, 2023 Planning Board

## General Information

**Applicant** Ridge Road Partners, LLC (c/o Drew Boggs)

**Address** PO Box 1609

**City** Monroe NC 28111

**Phone** 980-722-1010

**Location** Zoo Parkway and Newbern Avenue

**Requested Action** Rezone from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

**Existing Zone** R40/R15/R10

**Existing Land Use** Undeveloped

**Size** 94.27 acres +/- of 104.27 acres +/-

**Pin #** 7760008593 (portion) and 7760013008

## Applicant's Reasons as stated on application

To construct 400 new residences to help supply the growing residential needs of this area. Residential growth using the clustering of homes in area most suitable for development. This development balances the need for residential growth in areas that are supported by the NC Zoo and City Sportsplex. Coming growth from nearby industrial facilities. Promoted neighborhood setting with nearby Sportsplex and NC Zoo. *Staff Note: The latest site plan presented by the applicant shows 346 dwellings.*

## **Surrounding Land Use**

**North** Medium-Density Residential & Teachey School **East** Medium-Density Residential

**South** Low-Density Residential & Undeveloped **West** Medium-Density Residential

**Zoning History** N/A

## **Legal Description**

The property of Hillcrest Farm Estates, LLC, located on the west side of Zoo Parkway, between 2358 and 2476 Zoo Parkway, and the south side of Newbern Avenue, between 294 and 360 Newbern Avenue, totaling approximately 94.27 acres +/- of 104.27 acres +/- and more specifically identified by a portion of Randolph County Parcel Identification Number 7760008593 and Parcel ID 7760013008.

## **Analysis**

See attachment 1

**Attachment 1: RZ-23-14 (Hillcrest Farms rezoning request)**

**Staff analysis as of 8-31-23**

1. The property is currently outside of the city limits. Annexation, in accordance with city policy, is required to connect to city-maintained utilities.
2. The request is for a residential Planned Unit Development, consisting of a total of 346 dwellings on 346 lots. 282 of these units are detached single-family residences. 64 units are attached townhome style dwellings, clustered in groups of 5 to 7 attached dwellings.
3. Development plans show seven (7) common areas with each including amenities such as pickle ball, dog parks, and/or garden areas. The plans note that "the exact amenity provided at each location will be determined at a later date" but the expectation will be that final decisions related to amenities will generally be consistent with what is submitted. Notes also indicate that passive open space with planted grass comprises the remainder of each area, and that all common areas will have a minimum of 2 understory trees and 6 shrubs, with "landscaping to have defined boundaries and complement amenity entrance points."
4. Zoo Parkway is a state-maintained major thoroughfare. New Bern Avenue is a state-maintained collector road. The development has two access points, one from each roadway, and also shows several potential locations where the internal street network could be extended onto adjacent property should future development be proposed. NCDOT has indicated that a Traffic Impact Analysis will be required for the development. Connectivity between Zoo Parkway and New Bern Avenue is shown via a stream crossing to be built by the developer. No traffic study details have been provided; staff has recommended traffic impact findings and potential mitigation measures be available for review prior to the board meetings.
5. Plans identify certain areas for tree preservation, primarily within flood-prone areas of the property. There also is some landscape buffering shown to be provided between the development and adjacent property, with a 15 ft. natural buffer to be retained adjacent to the townhomes. Each development entrance will be landscaped with a minimum of 4 understory trees and 12 shrubs, and street trees will be installed at a rate of 1 understory tree per 25 residential units. Staff has suggested additional fencing be provided adjacent to two additional residential properties (Parcel Identification Numbers 7760013216 and 7760014240) that is not shown.
6. Sidewalks customarily are required for a Residential Planned Unit Development and typically is expected to connect all lots and amenities to existing streets. The site plan proposes a sidewalk network only on one side of the new streets which is not adequate under the code when lots are proposed to be on both sides. Staff has identified this deviation and, in response, the applicant has added a trail that would provide additional pedestrian access for many of the lots; several lots, however, remain unconnected to a pedestrian feature and the conceptual location of the trail is being evaluated
7. The zoning ordinance allows an applicant to propose a conditional zoning district that deviates from the zoning ordinance's pre-prescribed requirements. The aforementioned pedestrian network is the primary deviation identified.
8. The zoning ordinance describes the intent of the R7.5 Medium-Density Residential district as "to provide regulations which will produce a moderate intensity of residential uses, usually single family and no more than 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."
9. The neighborhood residential designation of the property is described by the Land Development Plan's Land Category Description as intended "to accommodate existing medium-density, single family residential neighborhoods, while encouraging new neighborhoods of similar density to provide a greater sense of community." This classification is also described as having a "pedestrian-friendly neighborhood, with convenient access to surrounding neighborhoods, parks and walking trails, and designated neighborhood commercial centers."
10. This property is considered a Secondary Growth Area by the LDP's growth strategy classification. This is described as "Areas with prime access to an existing city gravity sewer interceptor and/or an existing or potential future thoroughfare, and located outside of, but adjacent to existing city limits. Suitable development sites within SGAs should be given a moderately high level of encouragement and incentives for mid-range development."



**Attachment 1: RZ-23-14 (Hillcrest Farms rezoning request)**

**Staff analysis as of 8-31-23**

11. The overall density of the development is approximately 4.4 dwellings per acre (when excluding public right-of-way as stipulated by the code). The plans indicate that lot sizes range from 3,000 to 4,000 SF, with minimum unit sizes of 1,150 SF of conditioned area for the attached townhomes. The plans indicate lot sizes ranging from 4,100 to 5,100 SF for the detached single-family dwellings, with minimum unit size of 1,200 SF of conditioned area for each detached dwelling.

12. A portion of the property is in a Special Hazard Flood Area. There is one roadway crossing shown across a floodway.

13. Staff returned comments on the initial site plan on August 23 and received an updated plan on August 30. Issues previously identified awaiting further clarification include:

- developer's general plan for stormwater management
- potential visitor parking locations; and
- other technical information requiring clarification

# Rezoning Staff Report

RZ Case # RZ-23-14

## 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** Secondary Growth

## LDP Goals/Policies Which Support Request

**Checklist Item 1:** Rezoning is compliant with the Proposed Land Use Map. (regarding the residential land use, pedestrian connections, and the provision of some recreational amenities)

**Checklist Item 5:** Complies with Growth Strategy Map

**LDP Design Principles (PRINCIPLE #4):** Move from “Conventional Development” toward “Cluster Development”

# Rezoning Staff Report

RZ Case #      RZ-23-14

## **LDP Goals/Policies Which Do Not Support Request**

**Checklist Item 1:** Rezoning is not compliant with the Proposed Land Use Map. (regarding density similar to surrounding neighborhoods and convenient access to neighborhood commercial center).

**Checklist Items 13 and 14:** 13.) The property is located within of Special Hazard Flood Area. 14.) Rezoning is located on steep slopes of greater than 20%.

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

The Land Development Plan has anticipated medium-density residential development on this property since plan adoption. The application includes several design characteristics advocated by the plan, including mixed housing options, open space and sensitive lands preservation, recreational amenities for the neighborhood, a street network that provides internal connectivity as well as options for external connections, and pedestrian infrastructure generally viewed as necessary for the number of homes proposed.

Ideally, findings from a Traffic Impact Analysis (TIA) would be available as part of the city's review of this application in order to better understand effects to the area's street network and identify likely roadway improvements and mitigation strategies. But, NCDOT ultimately will dictate access requirements for connection to its roadways. The state has confirmed a TIA will be required and it is reasonable to assume that there will be improvements mandated during the engineering phase of the project, if the zoning district is approved. It is important to note, should that TIA lead to substantial change to the street network shown on the plan submitted, a re-hearing would be required.

The requested zoning district does seek densities at the upper limit of the city's medium-density residential designation and would be more dense than the R10 zoning of nearby neighborhoods. However, the development is designed in a manner that buffers it and provides separation between those neighborhoods, increasing the project's compatibility with surrounding land uses.

**Recommendation**      Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest, subject to acceptance of the staff suggested conditions.

**Rezoning Staff Report**

**Suggested Conditions for Conditional Zoning applications (subject to change prior to final report)**

See Attachment 2.



**Attachment 2: RZ-23-14 (Hillcrest Farms rezoning request)**

**Proposed conditions as September 5, 2023**

- (A) The use approved shall be a Residential Planned Unit Development with no more than 346 dwelling units on 346 lots and development shall be per the approved site plan and materials submitted in support of the application.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Enclosure of concrete pads or other additions to the rear of dwellings within Phase 1 of the development shall not be considered a modification requiring City Council review provided such additions are located on a recorded lot.
- (D) Maintenance of all recreation areas, any utilities not publicly maintained, and roadways and drainage facilities that are not specifically labeled on the approved as public or not within public-right-of-way shall be the responsibility of the property owner and any successors in interest.
- (E) Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
- (F) Solid waste disposal for the project shall be consistent with city policies and codes.
- (G) Landscaping, including street trees, front yard landscaping, tree preservation, perimeter buffering, and fencing shall be installed or retained consistent with the details and specifications shown on the site plan and as modified by these conditions.
- (H) Prior to the recording of Memorandum of Land Use Restrictions outlined in (Z), the site plan shall be revised with the following information and resubmitted to the Planning Department for review of code compliance and inclusion in the file without further review by the Council:
  - (i) Labeling of recreation area on plan sheets
  - (ii) Labeling of adjacent property zoning within 50' of subject property.
  - (iii) Labeling of all lot dimensions.
  - (iv) Sidewalk width and grass strip dimension in accordance with the Asheboro Subdivision Ordinance: sidewalks to be maintained by the city shall be 5' wide with a 2.5' grassed strip.
  - (v) Clarification on site plan that stormwater management is the responsibility of the property owner and/or homeowners' association outside of the public right-of-way.
- (I) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation detailing the following approvals:
  - (i) Driveway permit from NCDOT
  - (ii) Permitting from NC Department of Environmental Quality
  - (iii) Subdivision Sketch Design and Preliminary Plat
  - (iv) A sealed survey plat shall be submitted by a Professional Land Survey to city staff for recording identifying the boundaries of the approved Conditional Zoning District.
- (J) Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, street lights, and sanitary sewage that comply with city policies, shall be submitted and approved.
- (K) All dwellings shall be located on a subdivided lot, with sufficient buildable area in compliance with Zoning Ordinance Section 3.01(C), and recorded in the public registry in accordance with the city's land development requirements.
- (L) Front yard averaging provisions shall not be applicable within any phase of the development.
- (M) Open space shall be created and recorded consistent with the conditional zoning district site plan.

**Attachment 2: RZ-23-14 (Hillcrest Farms rezoning request)**

**Proposed conditions as September 5, 2023**

(N) Recreational elements proposed within each phase shall be constructed and available for use prior to the recording of subdivision plats resulting in the creation of more than 75% of the lots approved for that phase as ultimately shown on the preliminary plats to be presented.

(O) Outdoor recreational vehicle (RV) parking shall be prohibited throughout the development by the homeowners' association documents.

(P) Sidewalks meeting ADA standards or a trail shall be provided to connect units and lots, parking areas, recreation facilities, trash facilities, community mailboxes Sidewalks shall extend to intersections with existing streets and along existing public streets (except as noted below) where new curb and gutter is added; a trail network shall be built as shown on the final approved conditional zoning district site plan. Where existing and proposed streets exceed five percent (5%) grade, and sidewalks area added along those streets, sidewalks shall meet ADA standards at the intersection(s).

(Q) Stormwater control measures designed by a licensed professional in accordance with the current North Carolina Department of Environmental Quality Stormwater BMP Manual shall be provided. Measures shall control the ten-year post-development peak discharge rates to pre-development peak flow rates. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.

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

(S) Each dwelling unit constructed shall, at a minimum, possess a garage capable of holding one passenger vehicle and at least one additional off-street parking space.

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

(U) Floodplain development permits shall be issued by the city prior to any construction within regulated floodplain areas.

(V) Annexation shall be required prior to extension of city water and sewer.

(W) Evaluation of changes necessitated by NCDOT permitting requirements resulting from the development's traffic impact analysis shall be reviewed consistent with Section 4.05(C)(13).

(X) If the postal service requires a cluster box unit (CBU) for mail delivery, such a change will not be considered a modification of the conditional zoning district requiring council action. If required within the public right-of-way, an area shall be provided that, at a minimum, is adequate for one drop-off space for a motor vehicle, including any maneuvering area. Any drop-off area shall be designed in accordance with commonly accepted traffic engineering practices.

Construction of this area shall be the responsibility of the developer and is subject to approval of the City of Asheboro Public Works Division and/or Engineering Department. Alternatively, should the developer choose to construct the community mailbox and any associated vehicular areas in a location completely on private property, this activity shall not be considered a modification, subject to Section 4.05 of the Asheboro Zoning Ordinance.

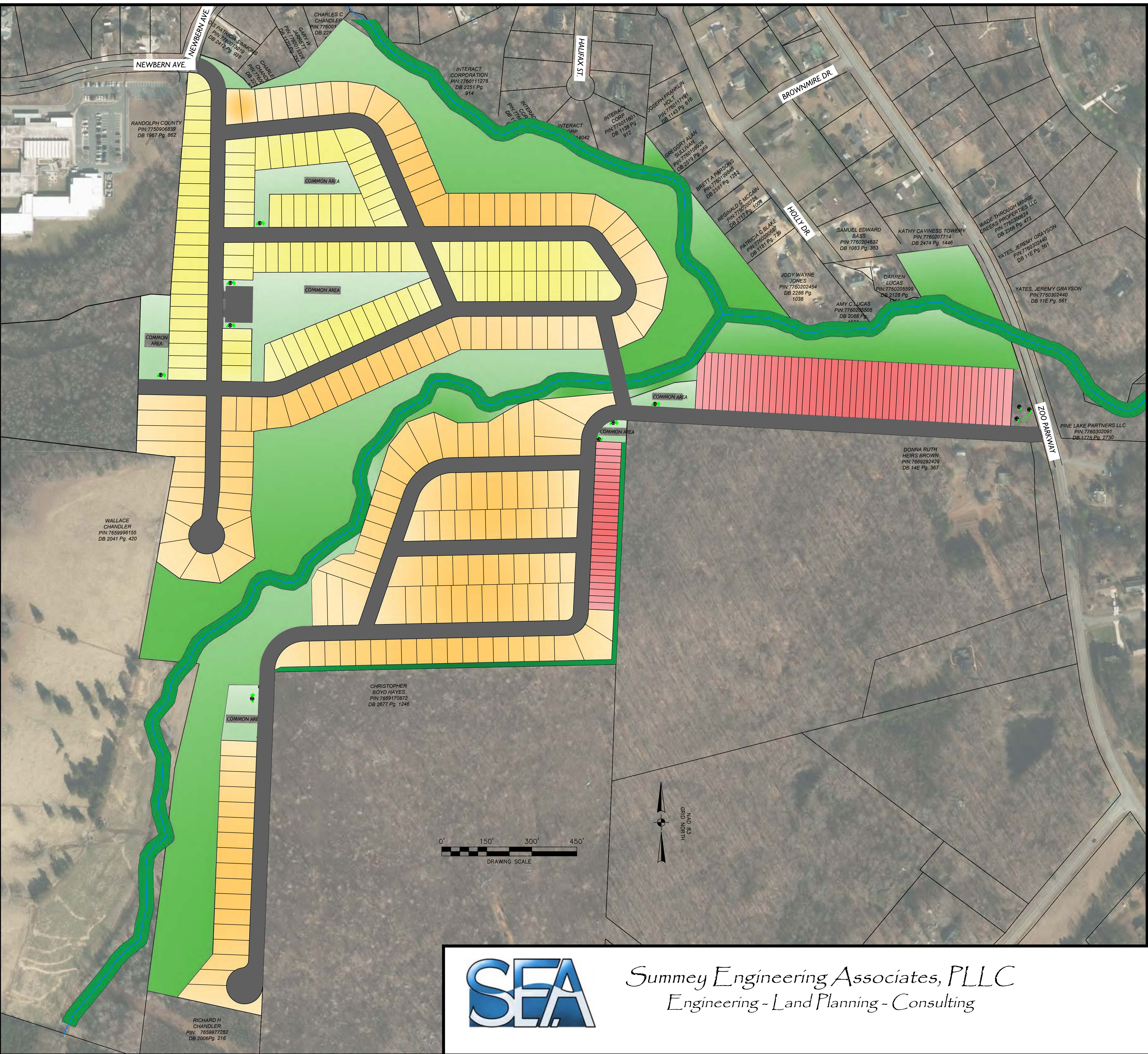
(Y) Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with this order, shall be recorded in the office of the Randolph County Register of Deeds. Such homeowners' documents shall include, but not be limited to, maintenance responsibilities of the association and a release of City of Asheboro from liability due to utility maintenance on any streets, and prohibition of parking recreational vehicles (boats, campers, travel trailers, etc.) outdoors.

**Attachment 2: RZ-23-14 (Hillcrest Farms rezoning request)**

**Proposed conditions as September 5, 2023**

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





DRAWING LEGEND

[Red Box]	TOWNHOMES
[Orange Box]	51 FT SINGLE FAMILY
[Yellow Box]	41 FT SINGLE FAMILY
[Dotted Green Line]	COMMON OPEN SPACE
[Dark Green Box]	STREAM BUFFER AREA
[Light Green Box]	CONSERVATION / WOODED AREA
[Blue Line]	STREAM



VICINITY MAP  
N.T.S.



Summey Engineering Associates, PLLC  
Engineering - Land Planning - Consulting

CONCEPTUAL REZONING PLAN  
HILLCREST FARM SUBDIVISION  
RANDOLPH COUNTY, ASHEBORO, NC  
AUG. 2023

NOTE: NOT FOR CONSTRUCTION. CONCEPTUAL PLANS ONLY LAYOUT AND LOT YIELD SUBJECT TO CHANGE.



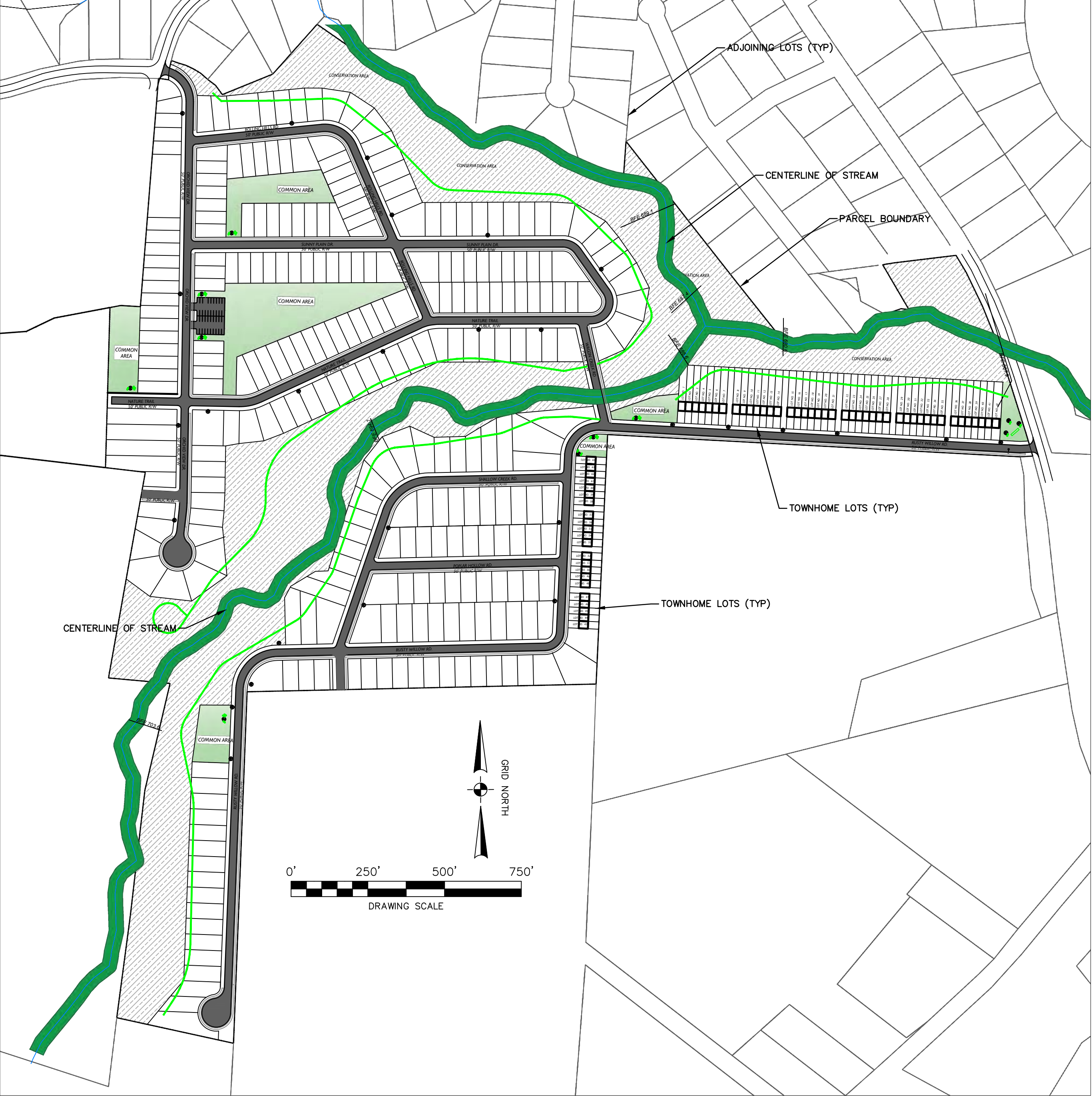
PRELIMINARY SITE SKETCH PLANS

# HILLCREST FARM SUBDIVISION

ZOO PARKWAY  
RANDOLPH COUNTY - ASHEBORO - NC  
PROJECT NO.: E-8561  
AUG. 2023



VICINITY MAP  
N.T.S.



### SITE DATA

- |                                                                                             |                                 |
|---------------------------------------------------------------------------------------------|---------------------------------|
| 1. TOTAL PARCEL AREA:                                                                       | 94.27 AC.                       |
| 2. TOTAL AREA IN ROW:                                                                       | 14.50 AC                        |
| PARCEL AREA MINUS ROW:                                                                      | 79.77 AC                        |
| 3. TOTAL AREA IN TREE CONSERVATION:                                                         | 29.5 AC                         |
| 4. TOTAL AREA IN LOTS:                                                                      | 44.88 AC                        |
| 5. TOTAL NUMBER OF RESIDENCES:                                                              | 346                             |
| TOTAL NUMBER OF TOWNHOMES:                                                                  | 64 UNITS                        |
| TOTAL NUMBER OF SFR:                                                                        | 282                             |
| 6. TOTAL OPEN SPACE AREA:                                                                   | 64.27 AC (68.17%)               |
| 7. TOTAL REC SPACE:                                                                         | 4.8 AC (5.09%)                  |
| 8. LOTS PER ACRE:                                                                           | 3.7                             |
| 9. LINEAR FEET IN PROPOSED STREETS:                                                         | 12,560 LF                       |
| 10. DEED REFERENCE:                                                                         | DB 2214 PG 1281, DB 2251 PG 896 |
| 11. PARCEL NO.                                                                              | 7760008593, 7760013008          |
| 12. EXISTING ZONING -                                                                       | R15 / R10 / R40                 |
| 13. PROPOSED ZONING -                                                                       | CZ R7.5                         |
| 14. NCFIRM PANEL NO.:                                                                       | 371077600J                      |
| 15. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE CITY OF ASHEBORO SIGN REGULATIONS         |                                 |
| 16. THE PROPOSED PROJECT WILL COMPLY WITH THE CITY OF ASHEBOROS LIGHTING REGULATIONS        |                                 |
| 17. TOPOGRAPHY IS SHOWN PER NC ONE MAP DATA                                                 |                                 |
| 18. WATER AND WASTEWATER SERVICES PROVIDED BY CITY OF ASHEBORO                              |                                 |
| 19. PROPOSED STREETS, WATER, SEWER, AND STORMWATER TO BE MAINTAINED BY THE CITY OF ASHEBORO |                                 |
| 20. PERMITS TO BE OBTAINED INCLUDE:                                                         |                                 |
| - NCDOT DRIVEWAY PERMIT                                                                     |                                 |
| - CITY OF ASHEBORO PLANING AND ENGINEERING APPROVALS                                        |                                 |
| - NCDEQ EROSION CONTROL PERMIT                                                              |                                 |
| - NCDEQ PUBLIC WATER AND SEWER EXTENSIONS                                                   |                                 |
| - USACE AND NCDEQ 401/404 STREAM CROSSING PERMIT                                            |                                 |
| 18. DETAILED CONSTRUCTION AND CIVIL ENGINEERING PLANS TO INCLUDE:                           |                                 |
| - SITE GRADING, EROSION CONTROL, AND STORM DRAINAGE                                         |                                 |
| - STREET AND UTILITY PLAN AND PROFILES                                                      |                                 |
| - ALL SUPPORTING PLANS, DETAILS, AND SPECIFICATIONS                                         |                                 |

### PROJECT DATA

CURRENT OWNER: HILLCREST FARM ESTATES, LLC  
SUBDIVISION NAME: HILLCREST FARM SUBDIVISION  
DEVELOPER: BOGGS CONTRACTING, INC  
APPLICANT:  
CIVIL ENGINEERING: SUMMEY ENGINEERING ASSOCIATES, PLLC

### SITE AREA NOTES:

TOTAL SITE AREA: 432,142 SF (9.92 ACRES)  
COMMON AREA: 336,230 SF (8.40 ACRES)  
OPEN SPACE AREA: 318,234 SF (7.30 ACRES)  
TOTAL AREA OF LOTS: 65,912 SF (1.51 ACRES)  
TOTAL NUMBER OF LOTS: 44  
AVERAGE LOT SIZE: 1,498 SF (0.03 ACRES)

**FINAL LOT AREAS AND SHARED OPEN SPACE AREAS TO BE DETERMINED WITH THE RECORDING OF THE FINAL PLAT PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN NORTH CAROLINA.

### AMENITIES NOTES:

1. ALL COMMON AREA LOCATIONS TO BE CONSTRUCTED AND RECORDED WITH PLAT. HOA TO MANAGE AMENITIES AND SITE LANDSCAPING
2. THE PROPOSED COMMON SPACE AREAS ARE TO INCLUDE AMENITIES SUCH AS PICKLE BALL, DOG PARKS, AND GARDEN AREAS. ALL COMMON OPEN SPACE WILL HAVE ACCESSIBILITY AND ACCESS FROM PUBLIC R/W AND BE MAINTAINED BY THE HOA. THE EXACT AMENITY PROVIDED AT EACH LOCATION WILL BE DETERMINED AT A LATER DATE
3. HOA TO MAINTAIN ALL COMMON AREAS AND ENTRY SIGNAGE
4. ALL AREAS NOT IN ROW, LOT AREAS, OR CONSERVATION AREA ARE TO BE CONSIDERED OPEN SPACE. IT IS THE RESPONSIBILITY OF THE HOA TO PRESERVE ALL COMMON SPACE AND MAINTAIN THEM FOR THE BENEFIT OF THE RESIDENTS

### LANDSCAPE NOTES:

1. STREET YARD LANDSCAPING TO BE INSTALLED AT A RATE OF 1 UNDERSTORY TREE PER 25 RESIDENTIAL UNITS.
2. DEVELOPMENT ENTRANCES TO BE LANDSCAPED WITH A MIN. OF 4 UNDERSTORY TREES AND 12 SHRUBS.
- ALL COMMON AREAS TO BE PROVIDED WITH A MIN. OF 2 UNDERSTORY TREES AND 6 SHRUBS. LANDSCAPING TO HAVE DEFINED BOUNDARIES AND COMPLEMENT AMENITY ENTRANCE POINTS.
4. ALL TREES AND SHRUBS ARE TO BE SELECTED FROM THE CITY OF ASHEBORO APPROVED PLANTING LIST IN THE COA LAND DEVELOPMENT ORDINANCE

### # SHEET INDEX

- |     |                   |
|-----|-------------------|
| C-0 | COVER SHEET       |
| C-1 | OVERALL SITE MAP  |
| C-2 | PHASE 1 SITE AREA |
| C-3 | PHASE 2 SITE AREA |
| C-4 | PHASE 3 SITE AREA |
| C-5 | PHASE 4 SITE AREA |
| C-6 | TYPICAL DETAILS   |

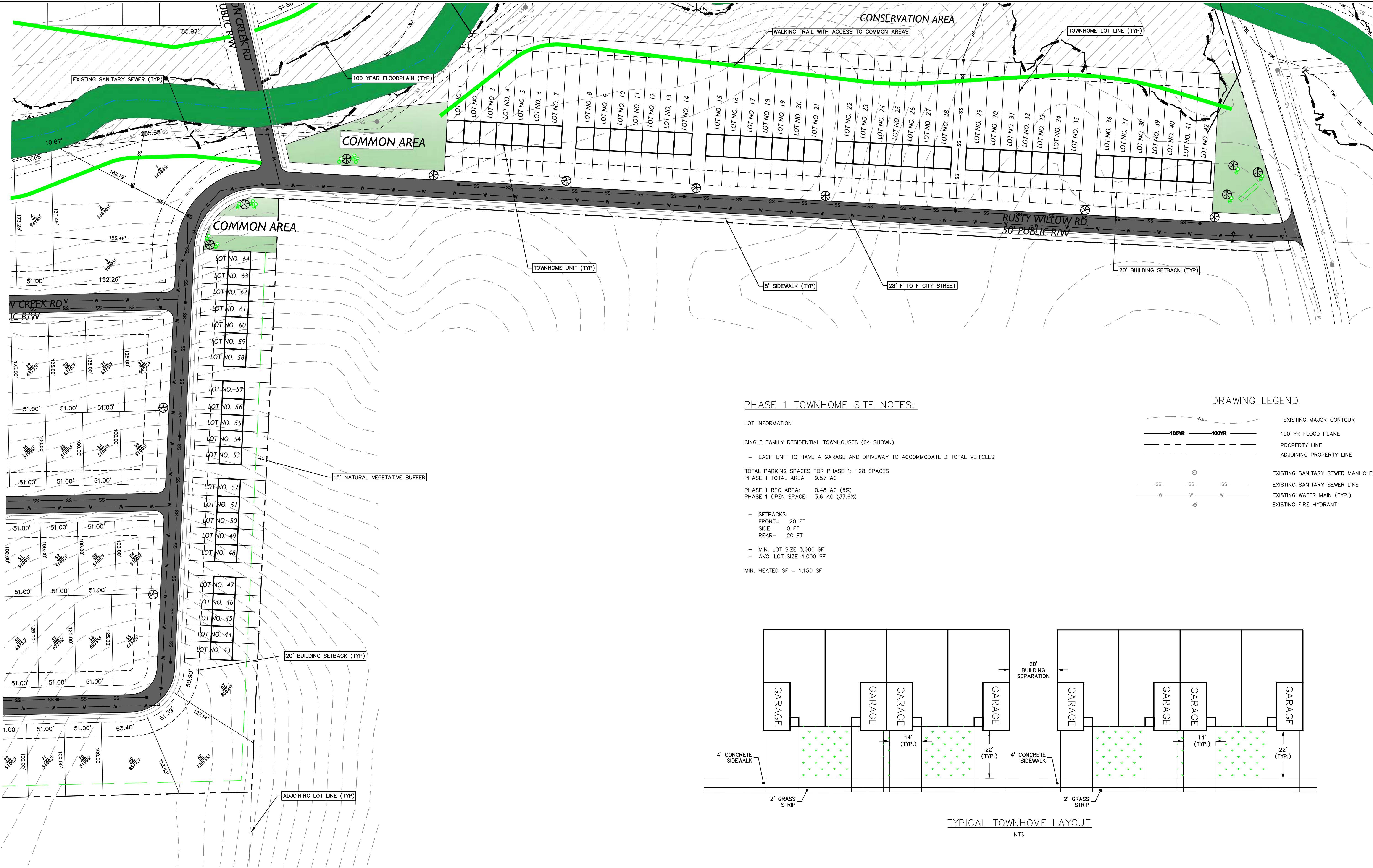
Summey Engineering Associates, PLLC  
Engineering - Land Planning - Consulting









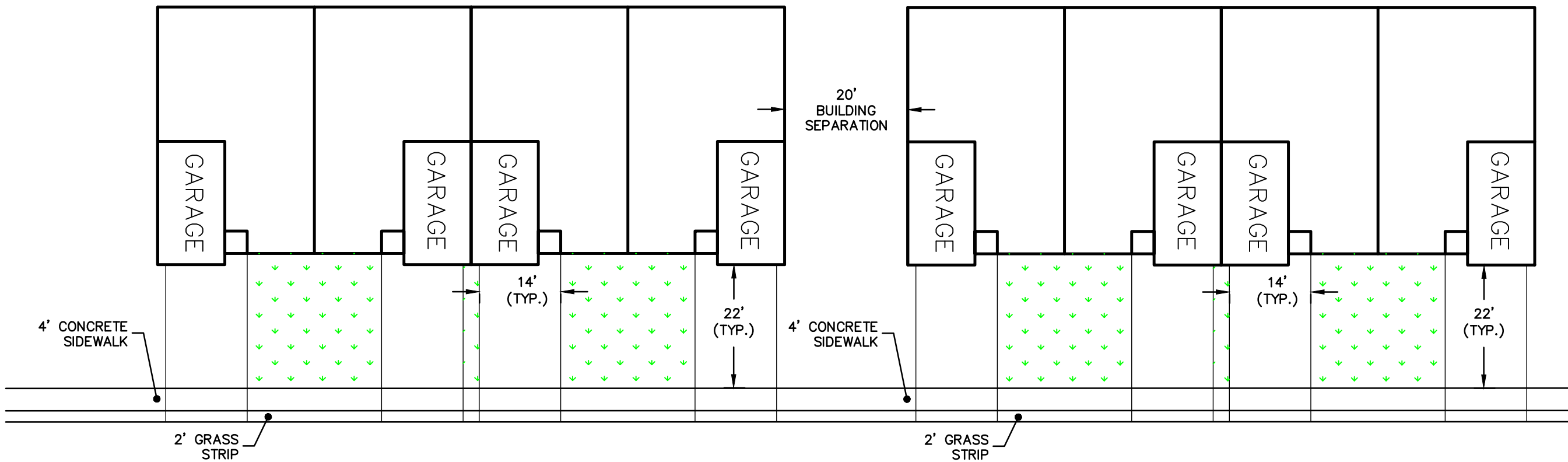


PHASE 1 TOWNHOME SITE NOTES:

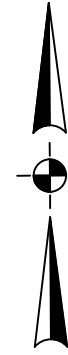
- LOT INFORMATION
- SINGLE FAMILY RESIDENTIAL TOWNHOUSES (64 SHOWN)
- EACH UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES
- TOTAL PARKING SPACES FOR PHASE 1: 128 SPACES  
PHASE 1 TOTAL AREA: 9.57 AC
- PHASE 1 REC AREA: 0.48 AC (5%)  
PHASE 1 OPEN SPACE: 3.6 AC (37.6%)
- SETBACKS:  
FRONT= 20 FT  
SIDE= 0 FT  
REAR= 20 FT
- MIN. LOT SIZE 3,000 SF  
- AVG. LOT SIZE 4,000 SF
- MIN. HEATED SF = 1,150 SF

DRAWING LEGEND

- EXISTING MAJOR CONTOUR
- 100 YR FLOOD PLANE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN (TYP.)
- EXISTING FIRE HYDRANT



TYPICAL TOWNHOME LAYOUT  
NTS



PRELIMINARY FOR REVIEW ONLY

PHASE 1 SITE AREA  
**HILLCREST FARM SUBDIVISION**  
ZOO PARKWAY - NEWBERN AVE  
RANDOLPH COUNTY - ASHEBORO - NC

Scale:  
Date: MARCH 2023  
Drawn By: DJB  
Checked By: HWSJ  
Job No.: E-8861  
Sheet No.

C-2



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Engineering - Consulting - Surveying  
P.O. Box 968, Asheboro, NC 27204  
Ph: 336-528-0902 Fx: 336-528-0922  
www.summyengineering.com  
NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION: P-0336









PHASE 3 SINGLE FAMILY RESIDENTIAL SITE NOTES:

LOT INFORMATION

SINGLE FAMILY RESIDENTIAL

- EACH UNIT TO HAVE A GARAGE AND DRIVEWAY TO ACCOMMODATE 2 TOTAL VEHICLES

TOTAL PARKING SPACES FOR PHASE 3: 172 SPACES

PHASE 3 TOTAL AREA: 32.27 AC

PHASE 3 REG AREA: 0.85 AC (3.11%)

PHASE 3 OPEN SPACE: 23.65 AC (73.28%)

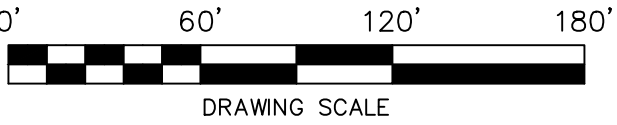
- SETBACKS:
- FRONT= 20 FT
- SIDE= 5 FT
- REAR= 20 FT

- MIN. LOT SIZE 4,100 SF
- MIN. LOT WIDTH 41'

MIN. HEATED SF: 1,200 SF

DRAWING LEGEND

- 100YR 100YR
- EXISTING MAJOR CONTOUR
- 100 YR FLOOD PLANE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SS SS SS
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER MAIN (TYP.)
- EXISTING FIRE HYDRANT



PRELIMINARY FOR REVIEW ONLY

PHASE 3 SITE AREA

HILLCREST FARM SUBDIVISION

ZOO PARKWAY - NEWBORN AVE

RANDOLPH COUNTY - ASHEBORO - NC

Scale:

Date: MARCH 2023

Drawn By: D.B.

Checked By: HWSJ

Job No.: E-8561

Sheet No.

C-4



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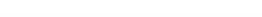


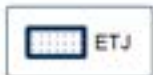


R10, R15 & R40 to R7.5 (CZ)  
+/- 94.27 Acres

1 inch = 1,200 feet



**City of Asheboro Planning & Zoning Department**  
**Rezoning Case: RZ-23-14**  
**Parcels: 7760008593 & 7760013008**


City of Asheboro Planning &amp; Zoning Department

## Rezoning Case: RZ-23-14

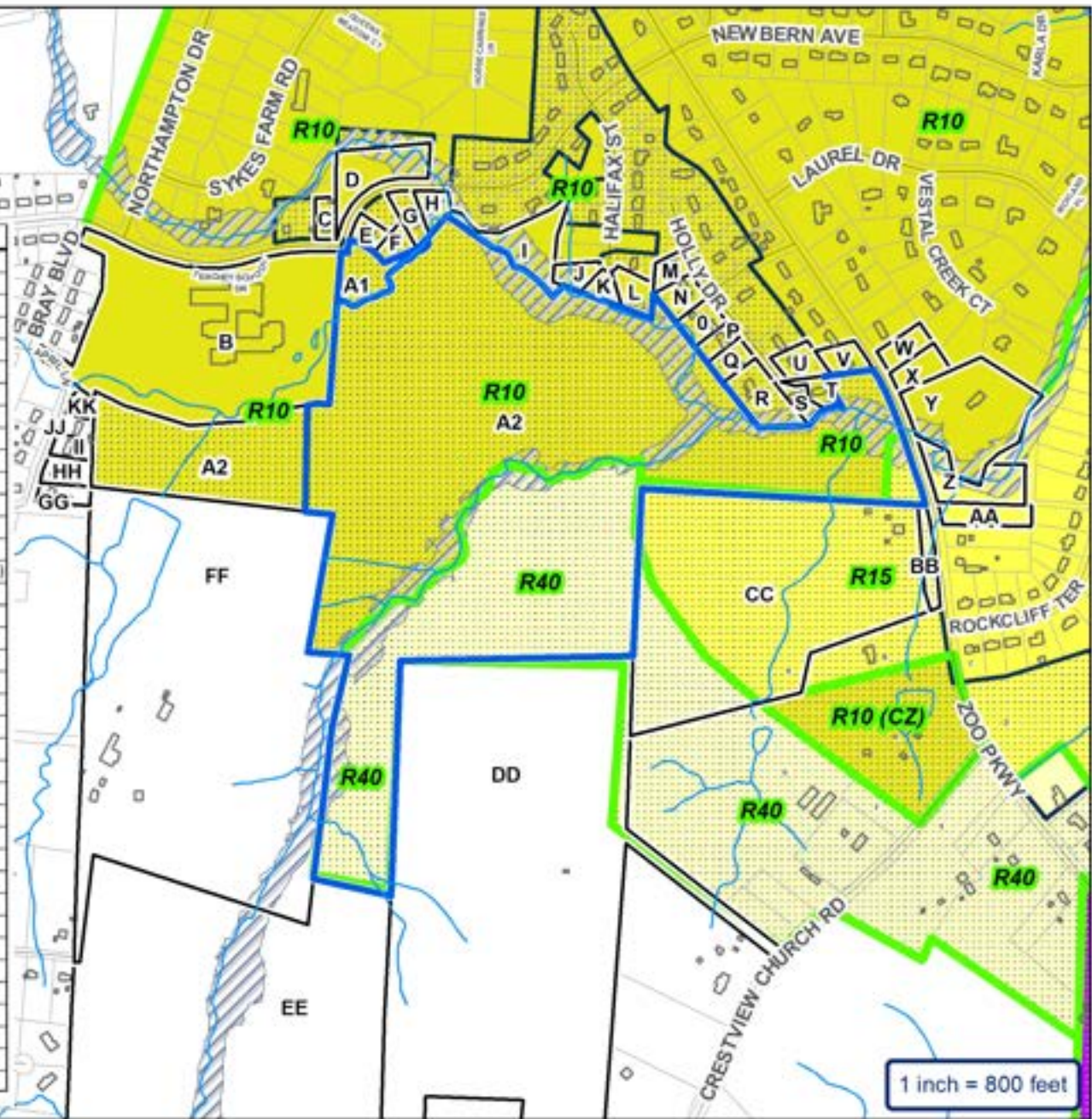
Parcels: 7760008593 & 7760013008





R10, R15 & R40 to R7.5 (CZ)  
+/- 94.27 Acres

Map_ID	Owner
A1	CHANDLER, CHARLES C
A2	HILLCREST FARM ESTATES LLC
B	RANDOLPH COUNTY
C	TROGDON, MARGIE M (TROGDON, JAMES P)
D	CHANDLER, WALLACE S JR
E	SIMMONS, LOIS PATRICIA (SIMMONS, F B III)
F	CHANDLER, CHARLES C
G	JARRETT, GARY W (JARRETT, SUSAN M)
H	CHANDLER, CHARLES C
I	INTERACT CORPORATION
J	INTERACT CORP
K	INTERACT CORP
L	INTERACT CORP
M	HOLT, JOSEPH FRANKLIN (HOLT, DOROTHY V)
N	SULLIVAN, GREGORY ALAN (SULLIVAN, REBECCA SCHOENBERGER)
O	PARSONS, BRETT A
P	MCCAIN, REGINALD C (MCCAIN, ONICA C)
Q	BLAKE, PATRICIA C
R	JONES, JODY WAYNE (JONES, LESLIE)
S	LUCAS, AMY C
T	LUCAS, DARREN KEITH (LUCAS, AMY)
U	BASS, SAMUEL EDWARD
V	TOWERY, KATHY CAVINESS
W	MCLEMORE, CHARLES M
X	WADE THROUGH MINNIE CREEKS PROPERTIES LLC
Y	YATES, JEREMY GRAYSON
Z	PINE LAKE PARTNERS LLC
AA	TRIPS ONE INVESTMENTS LLC
BB	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)
CC	BROWN, DONNA RUTH HEIRS (BROWN, CARL CLARENCE HEIRS)
DD	HAYES, CHRISTOPHER BOYD
EE	CHANDLER, RICHARD H
FF	CHANDLER, WALLACE SCARBOROUGH JR
GG	PARKS, LOUISE W
HH	TROGDON, DARRELL (TROGDON, JENNIFER)
II	NAVARRETE, JOEY SOLIS
JJ	HINESLEY, LINDA K
KK	SMITH, JAMES D



## City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008



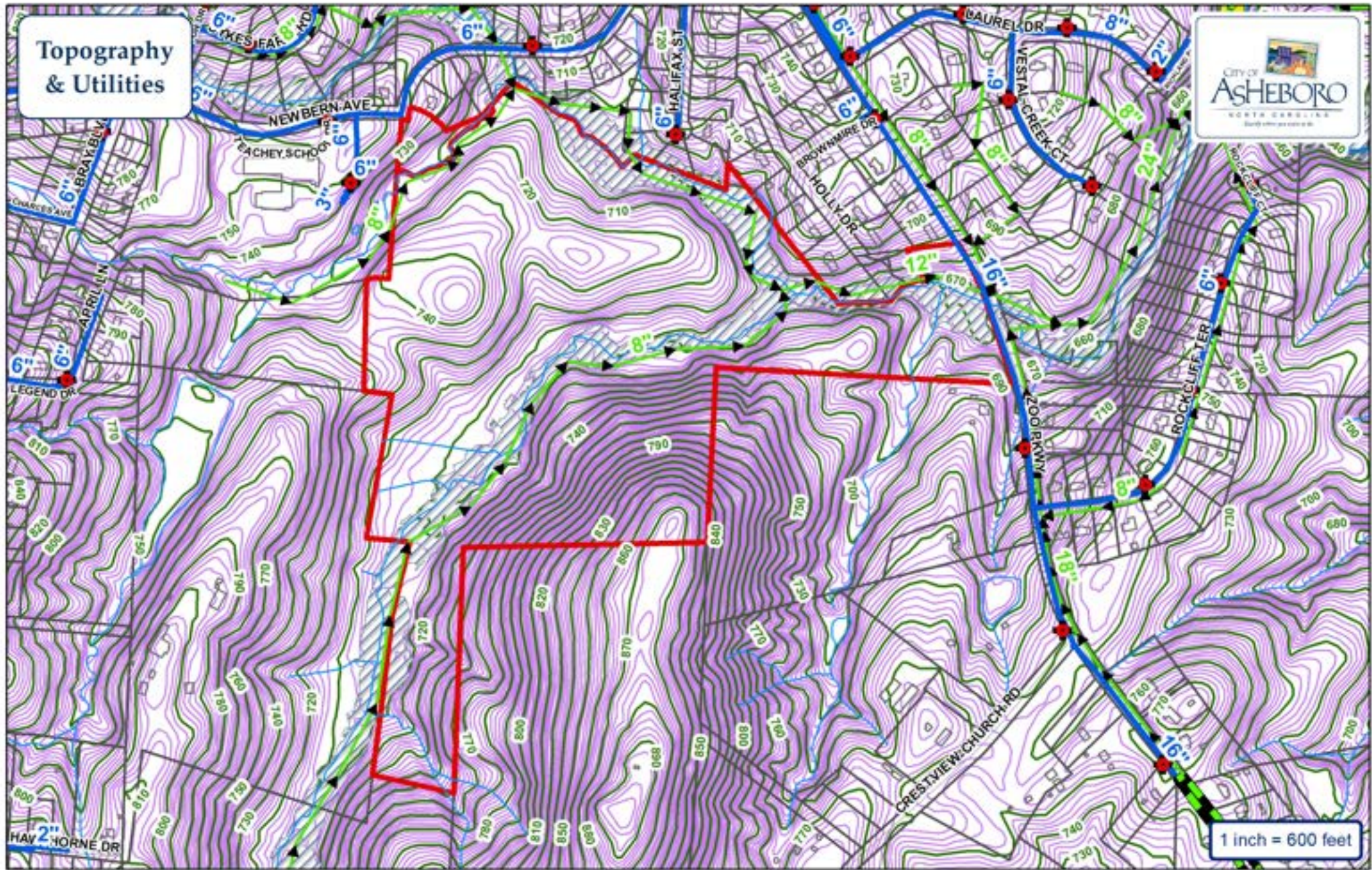
ETJ

- Subject Property
- Adjoining Properties
- City Zoning





# Topography & Utilities



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

City of Asheboro Planning & Zoning Department

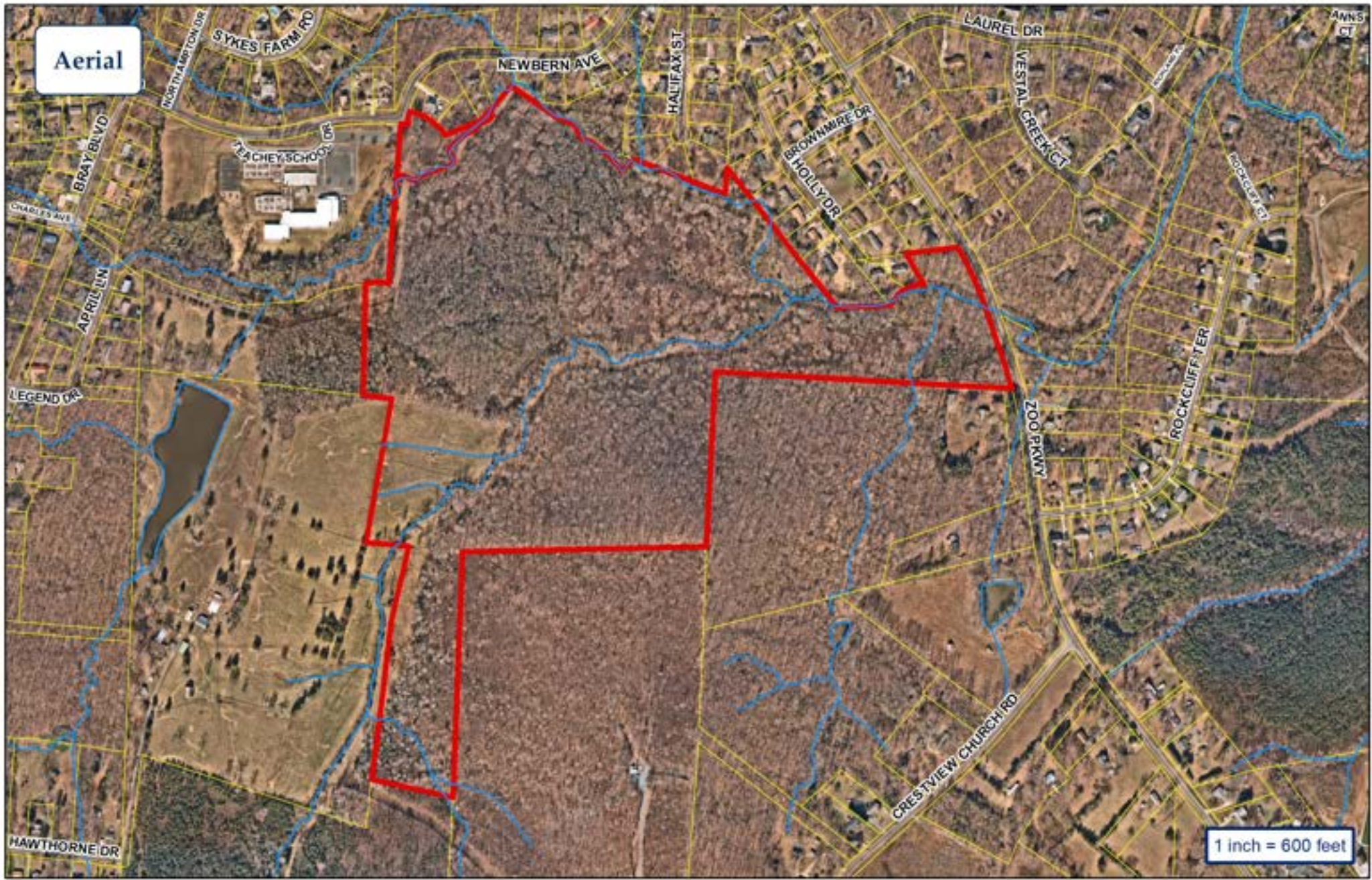
Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008

Subject Property







Aerial

1 inch = 600 feet

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-14

Parcels: 7760008593 & 7760013008



 Subject Property







**RZ-23-14:** Request to rezone property located along the west side of Zoo Parkway and the south side of Newbern Avenue from R40 Low-Density Residential, R15 Low-Density Single-Family Residential, and R10 Medium-Density Residential to R7.5 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

**Building Renderings provided by applicant**

Note: A full set of the building elevations are included in the electronic copy of this staff report.

















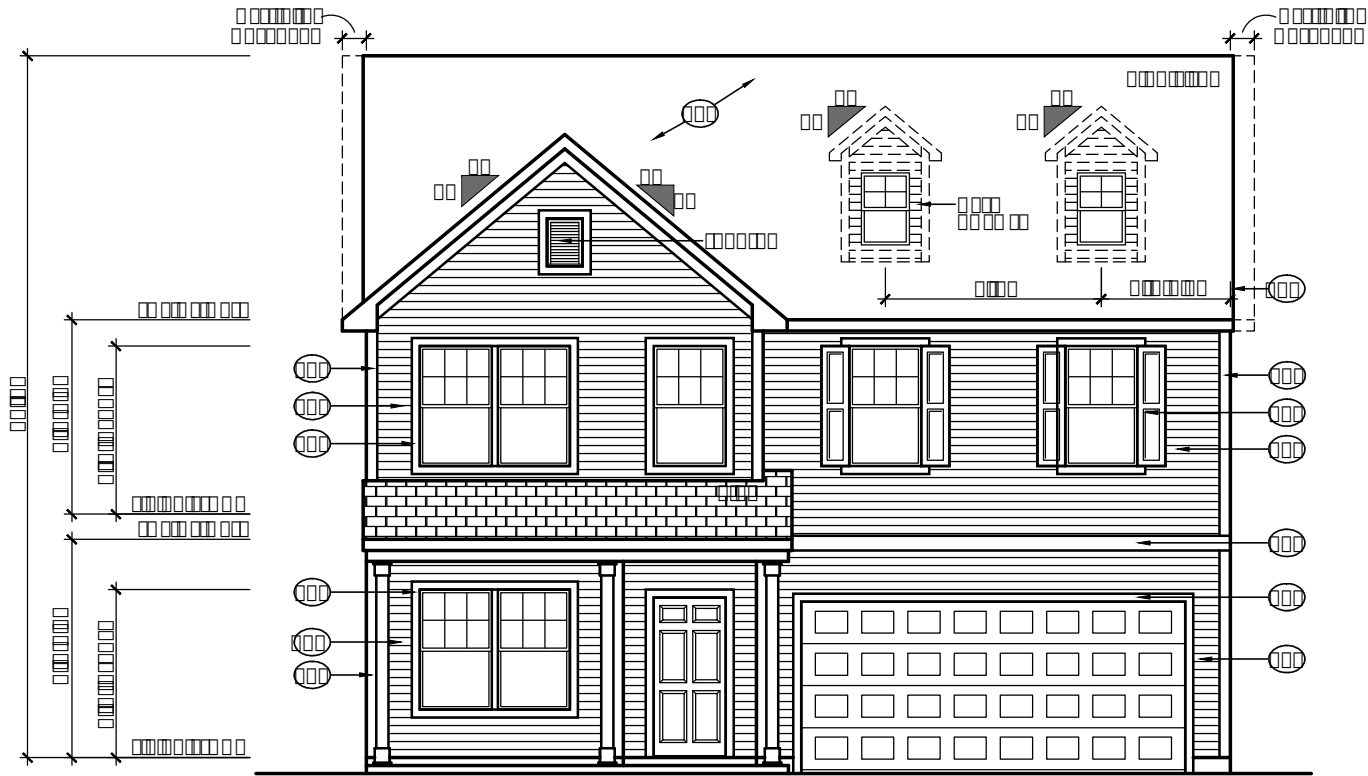








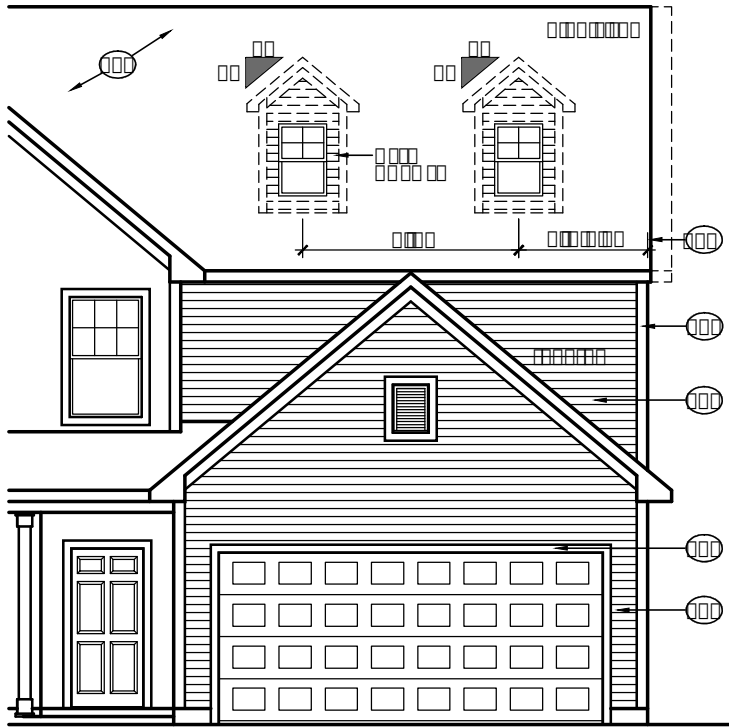




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A1



8' GARAGE BUMP OPTION

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Phone: 704-238-1229 Fax: 704-238-1150

FRONT ELEVATION  
ELEVATION E-A1

THE HUNTLEY

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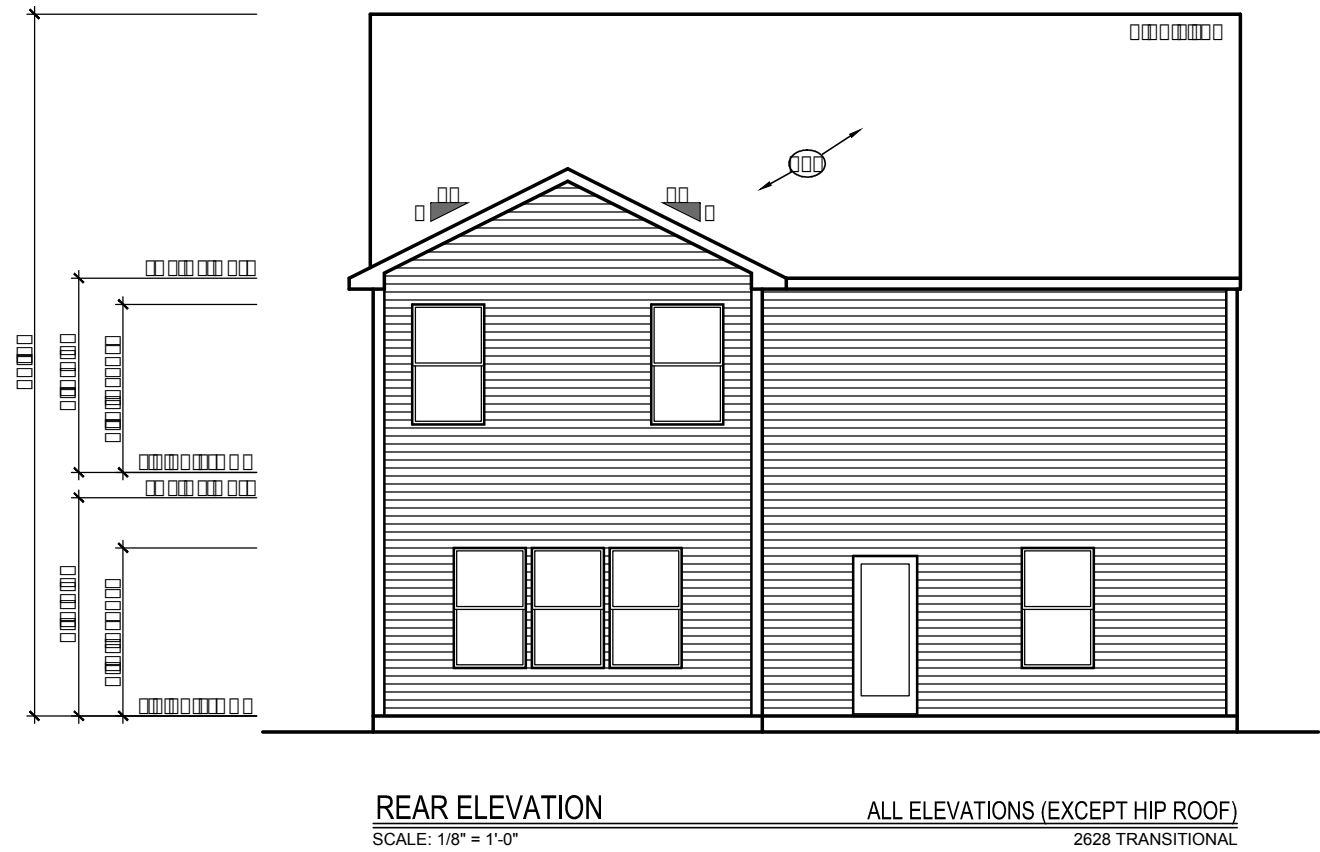
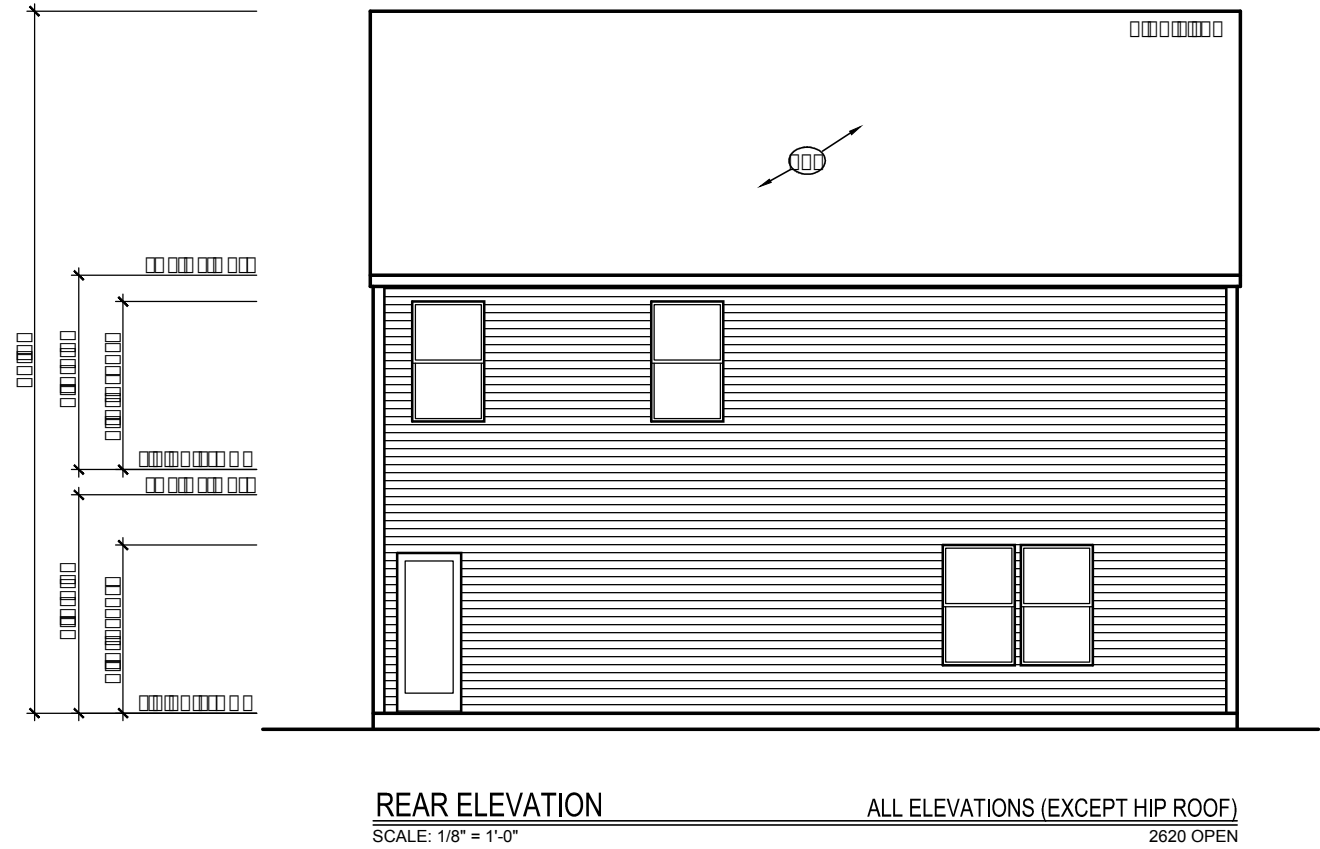
DATE:  
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SCALE:  
[Scale]

CHECKED BY:  
[Signature]

SHEET:  
A4.0  
[Signature]





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REAR ELEVATION  
ALL ELEVATIONS (EXCEPT HIP ROOF)

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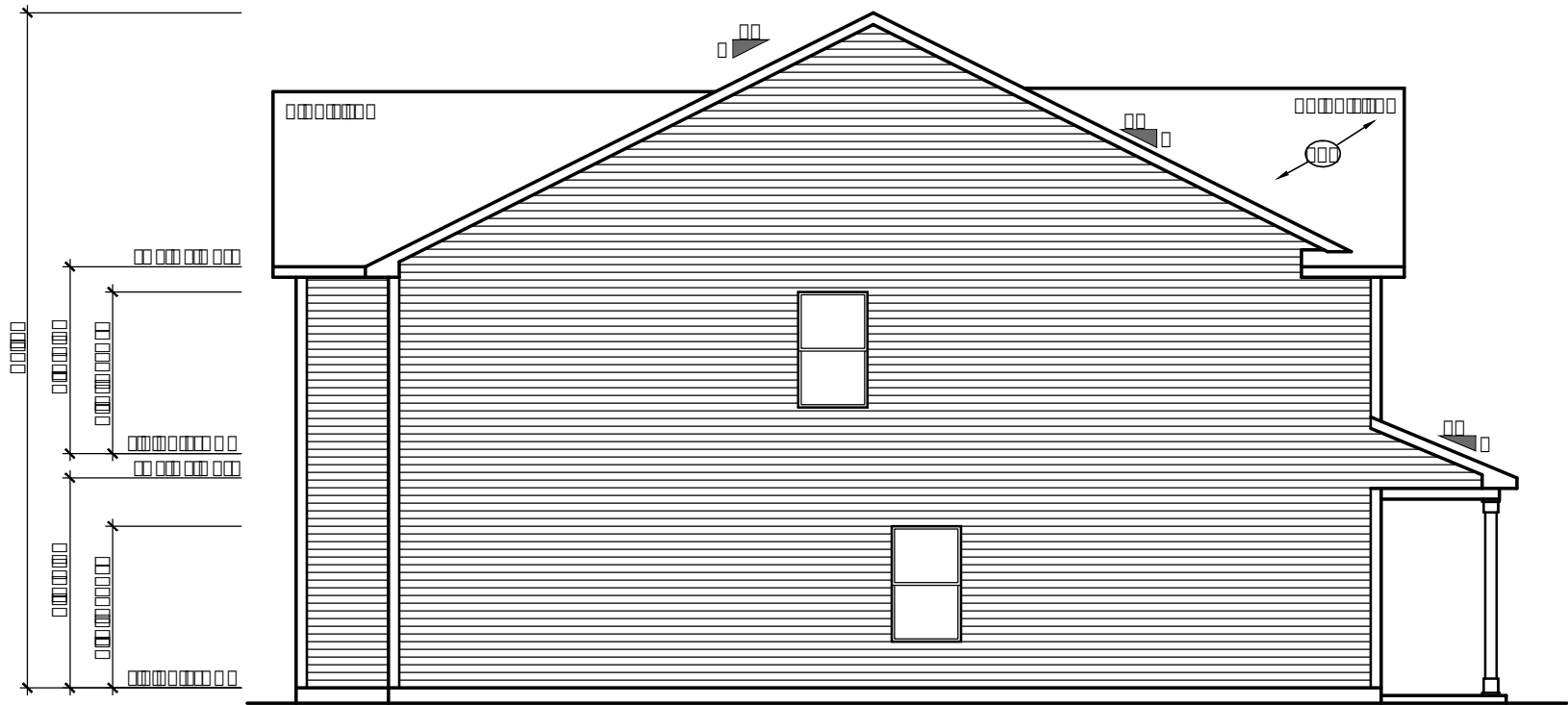
**A4.1**

[Signature]



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4  
2620 OPEN



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4  
2628 TRANSITIONAL

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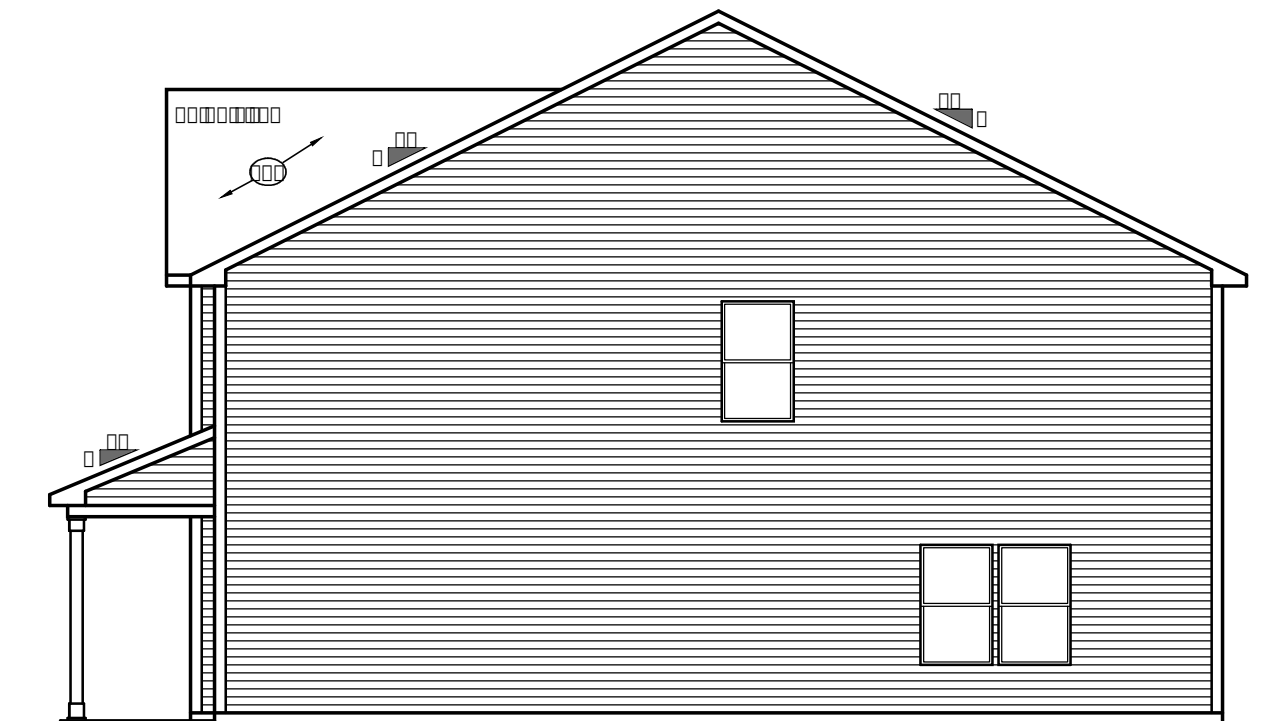
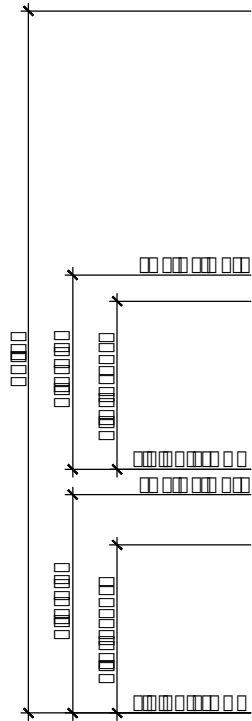
RIGHT ELEVATION  
ELEVATION E-A1 to E-A4, E-B1 to E-B4

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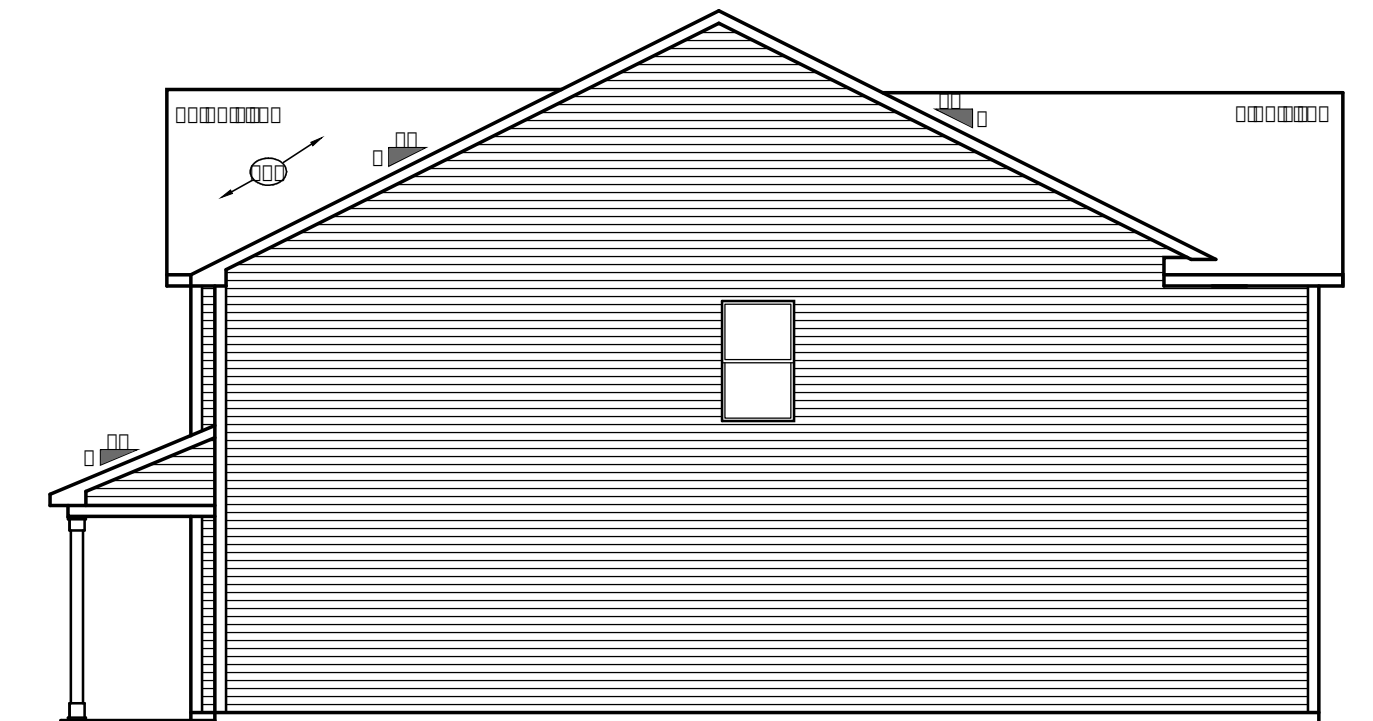
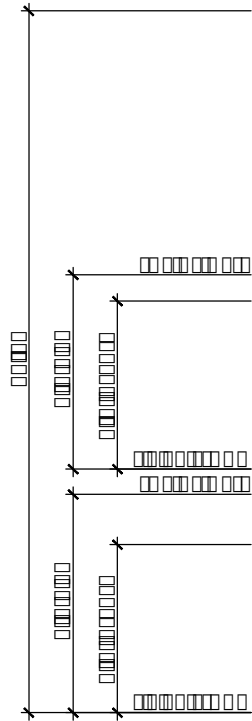
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LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4  
2620 OPEN



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-A1 to E-A4, E-B1 to E-B4  
2628 TRANSITIONAL

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LEFT ELEVATION  
ELEVATION E-A1 to E-A4, E-B1 to E-B4

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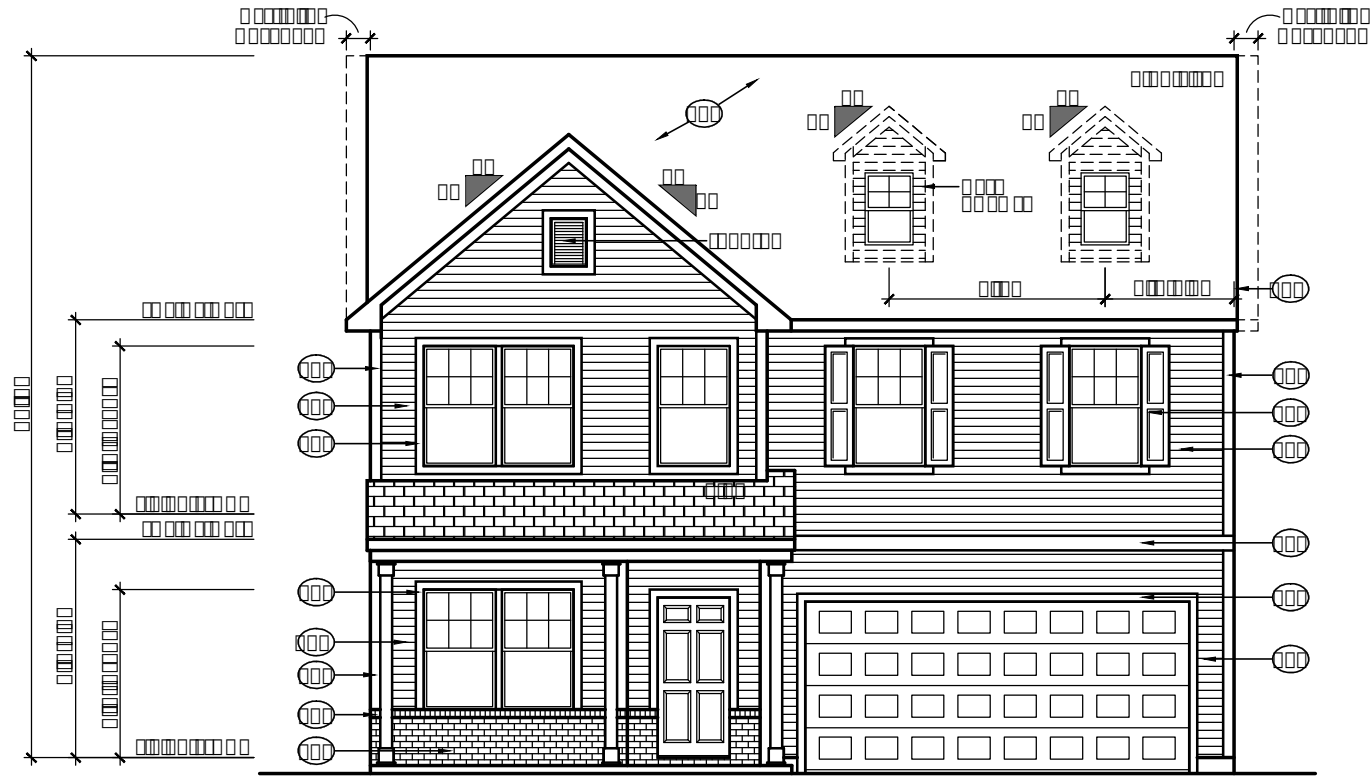
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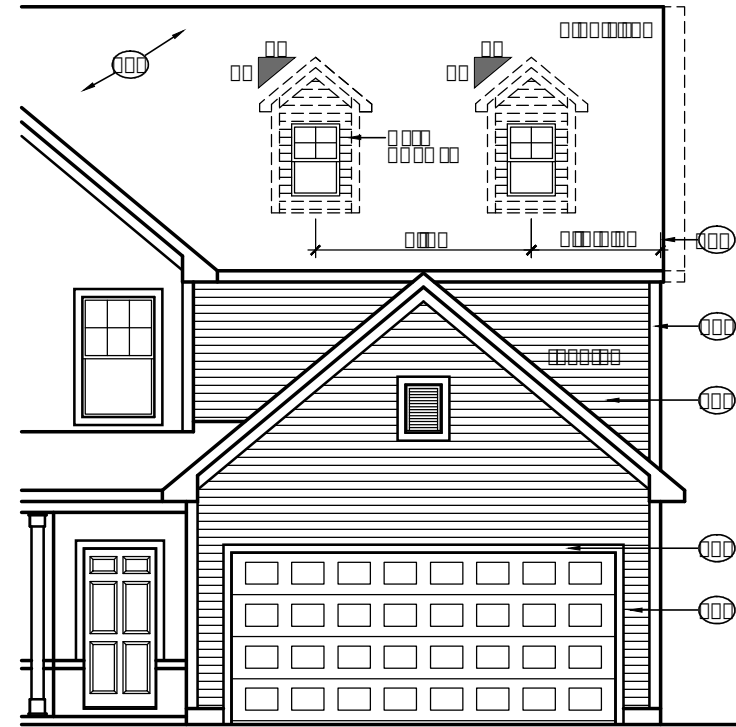
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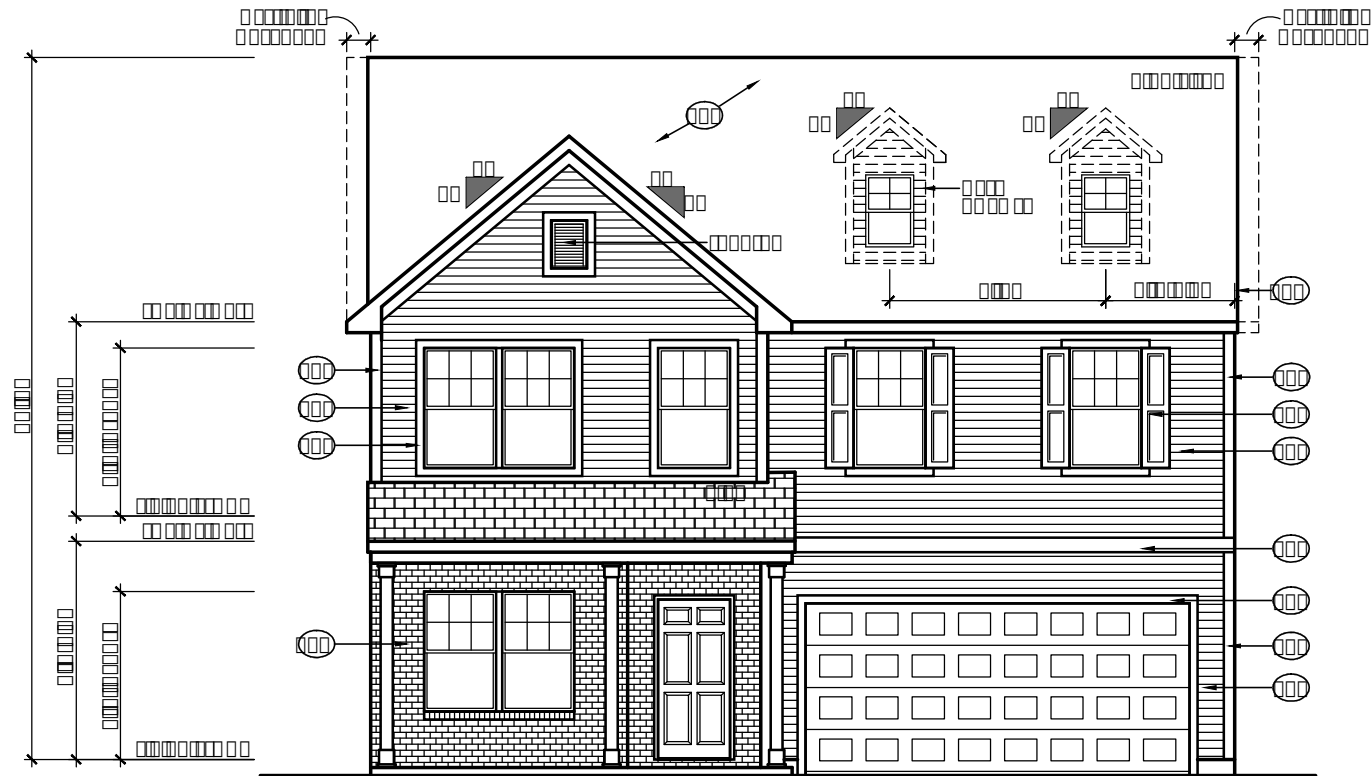
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A2



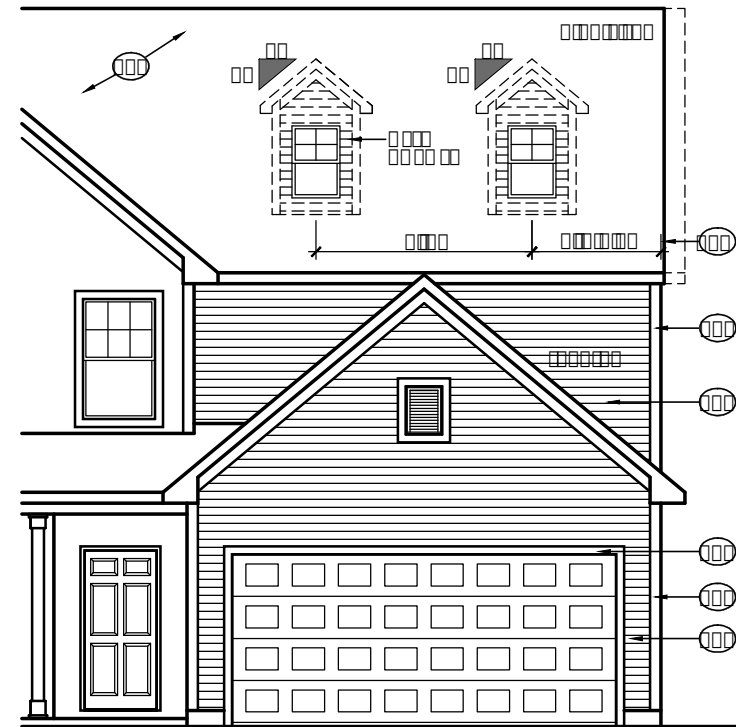
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A3



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-A2, E-A3

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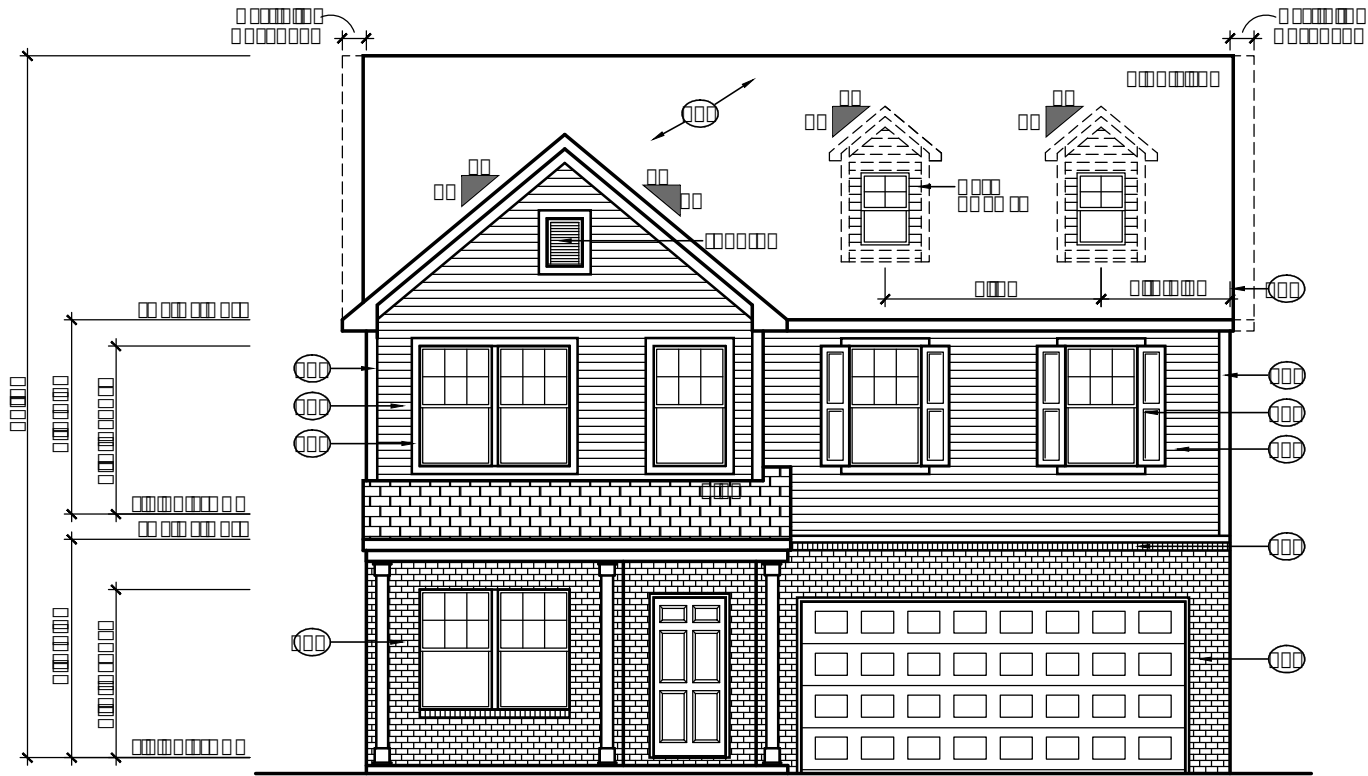
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A4.4

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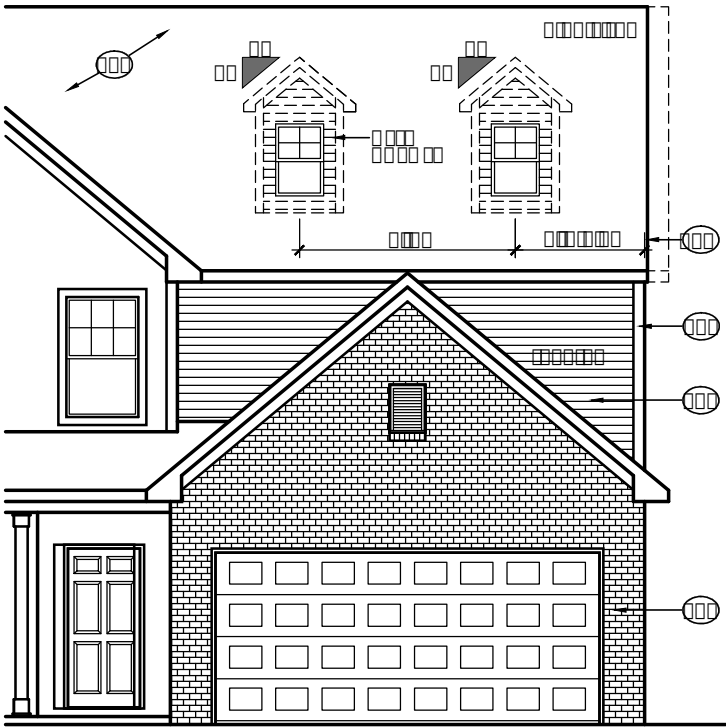




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-A4



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-A4

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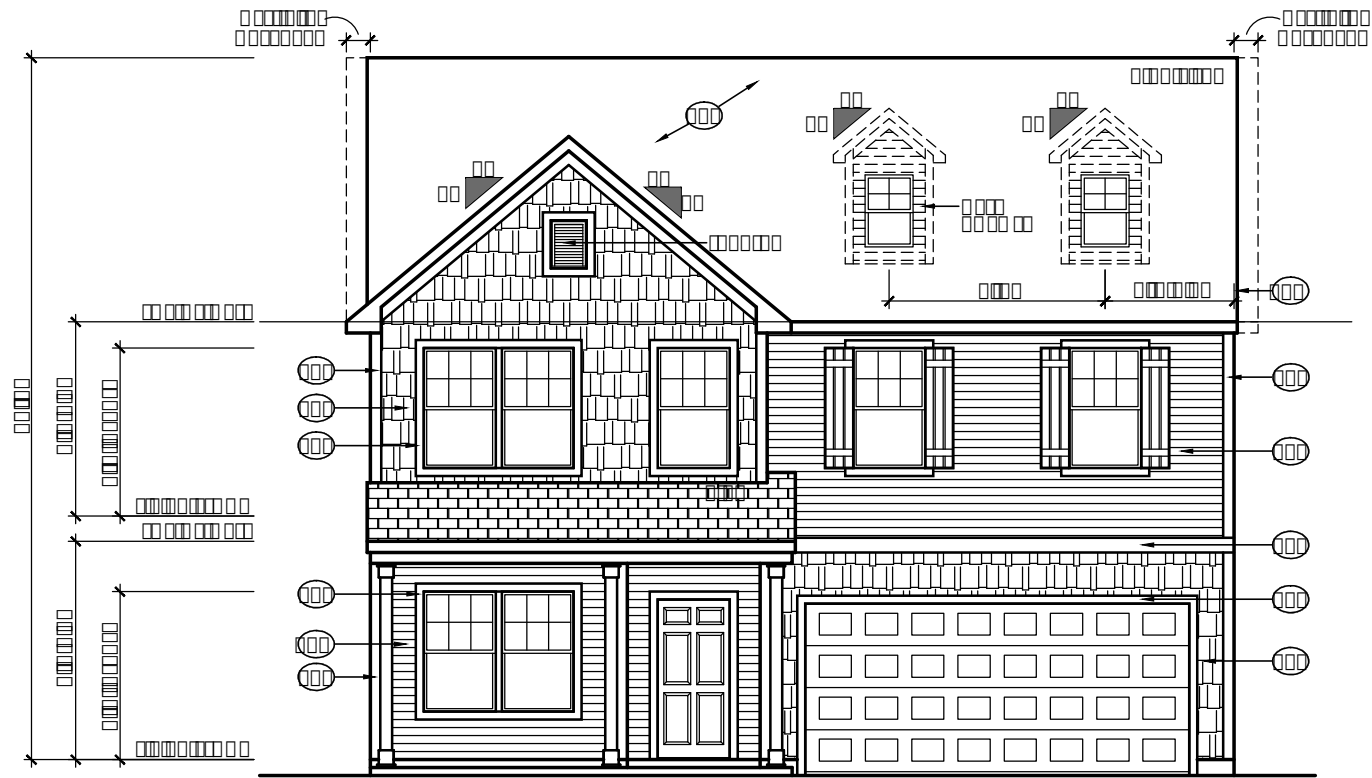
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[Date]

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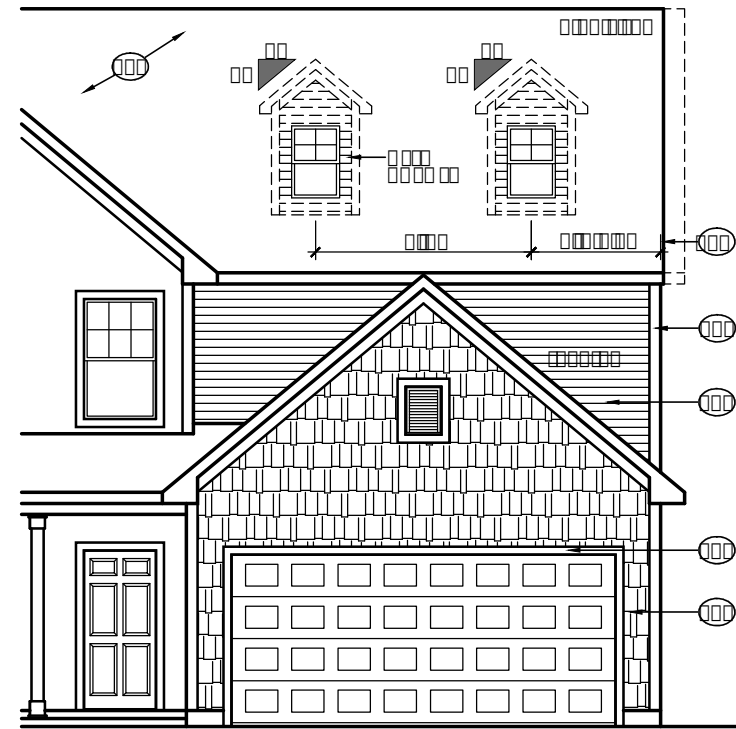
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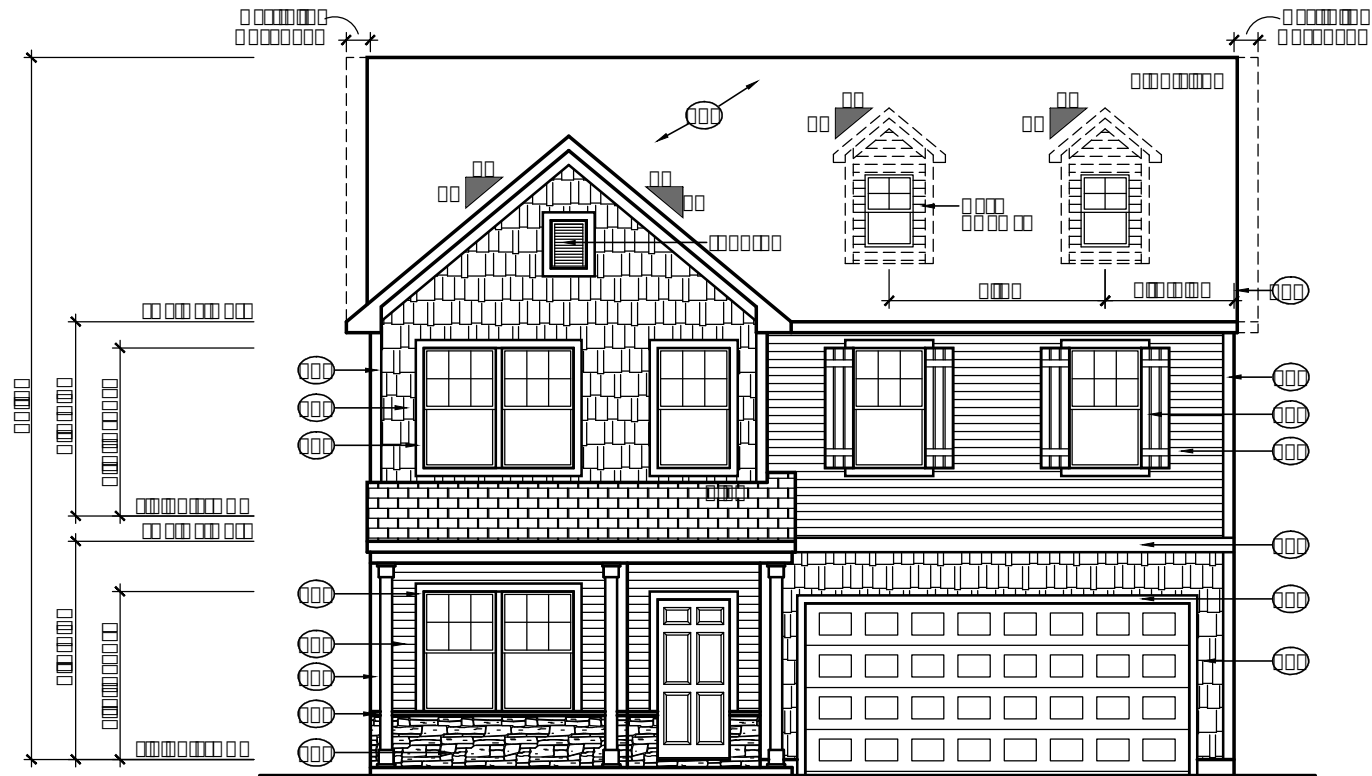
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B1



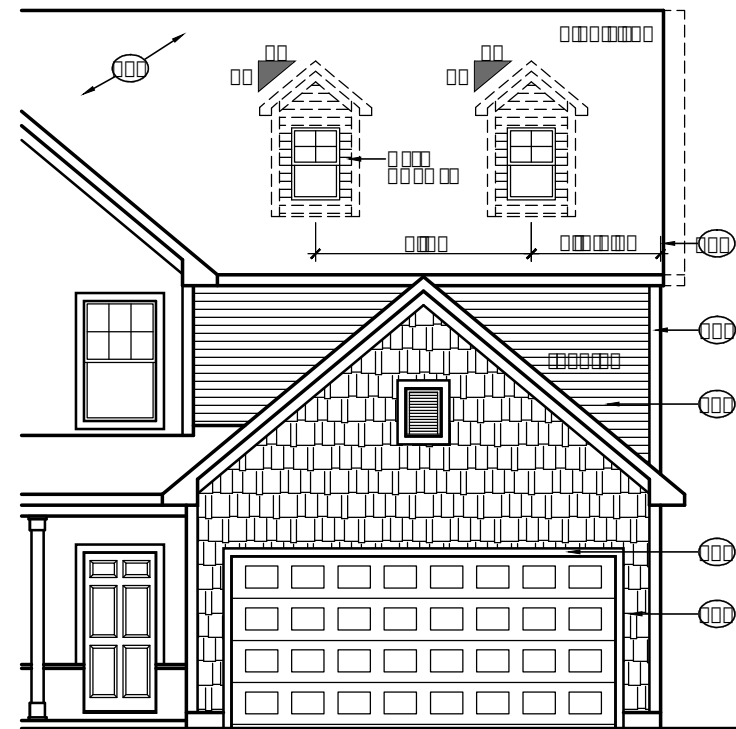
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B2



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATIONS E-B1, E-B2

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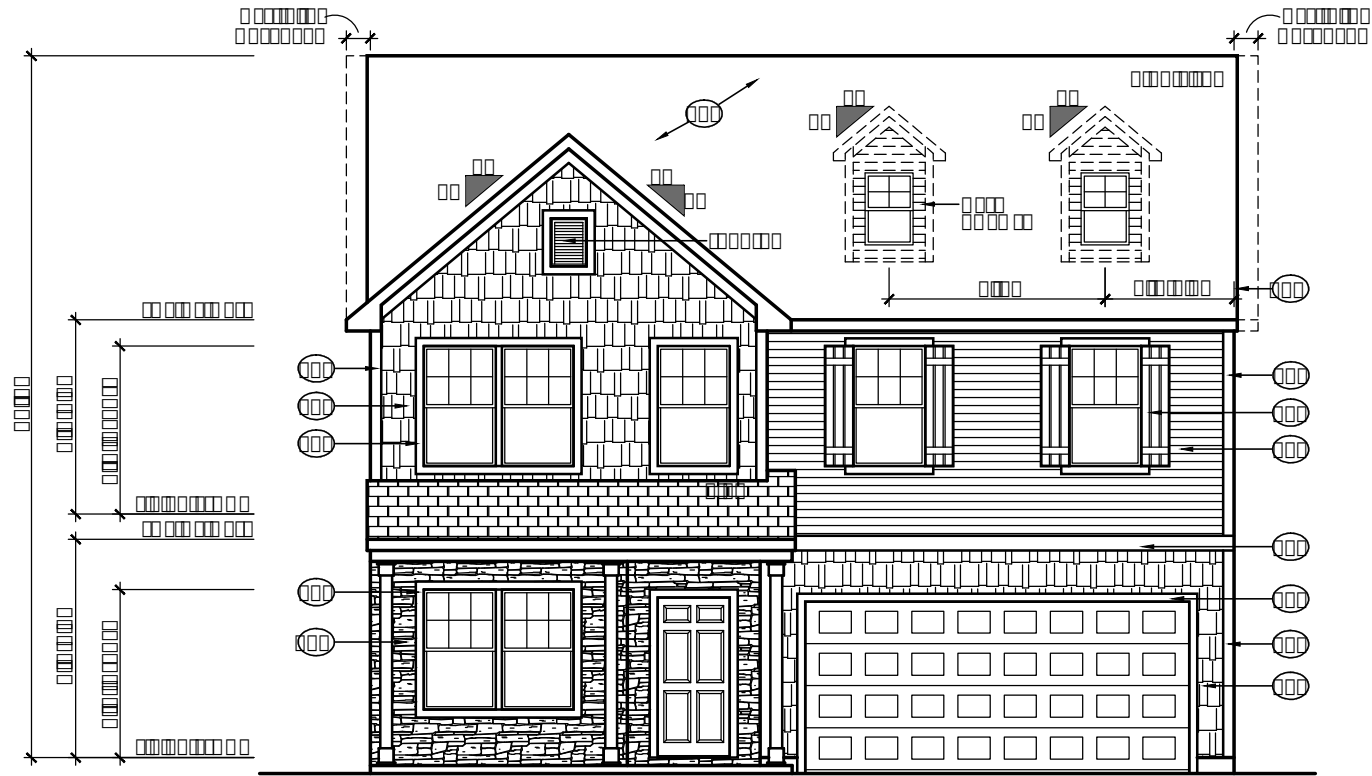
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SHEET:

A4.6

□□

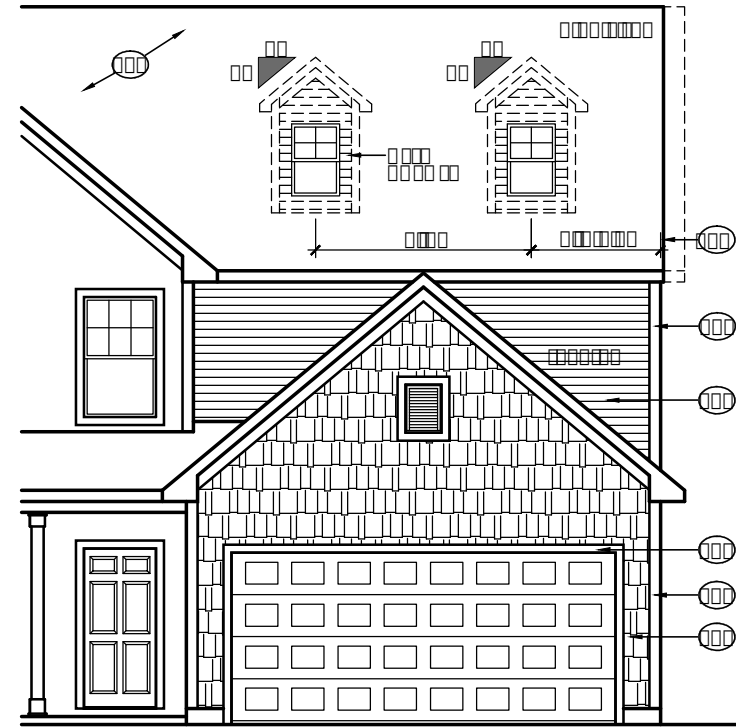




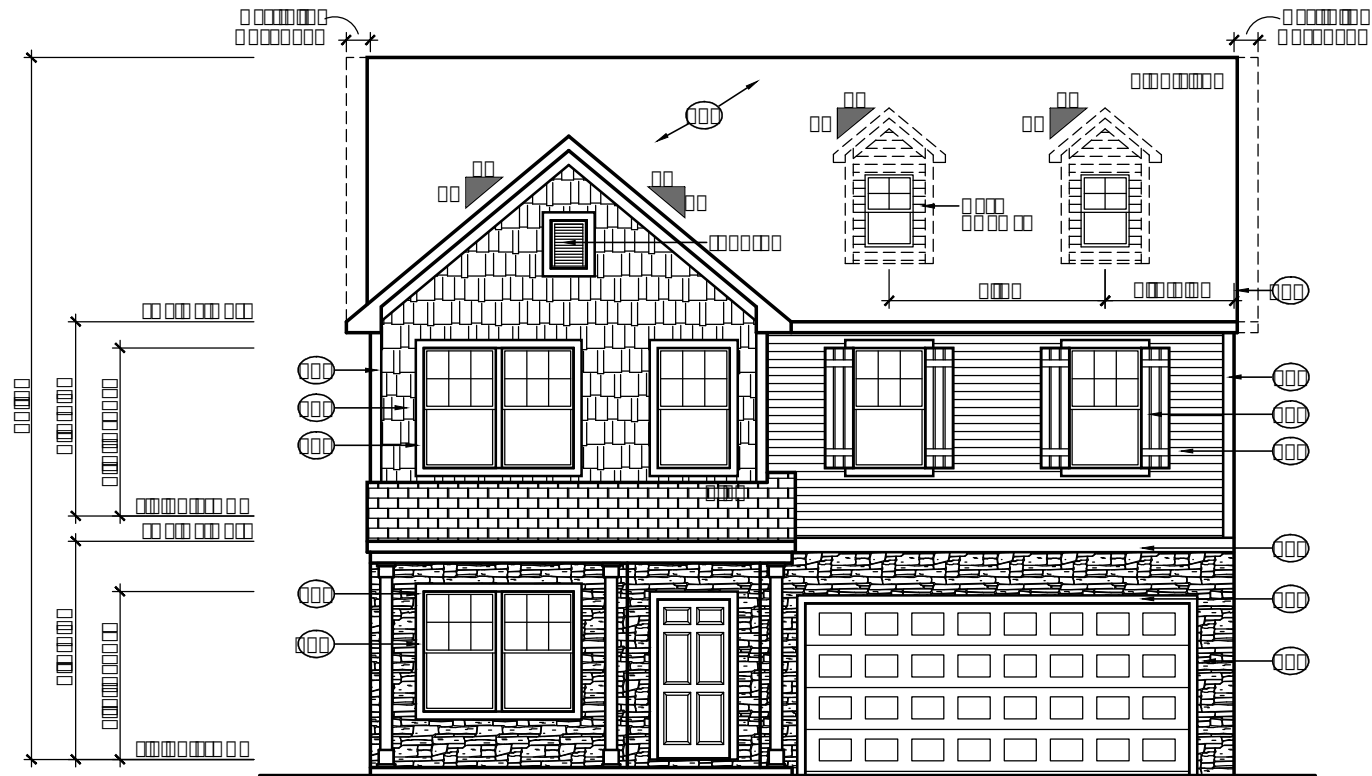
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B3



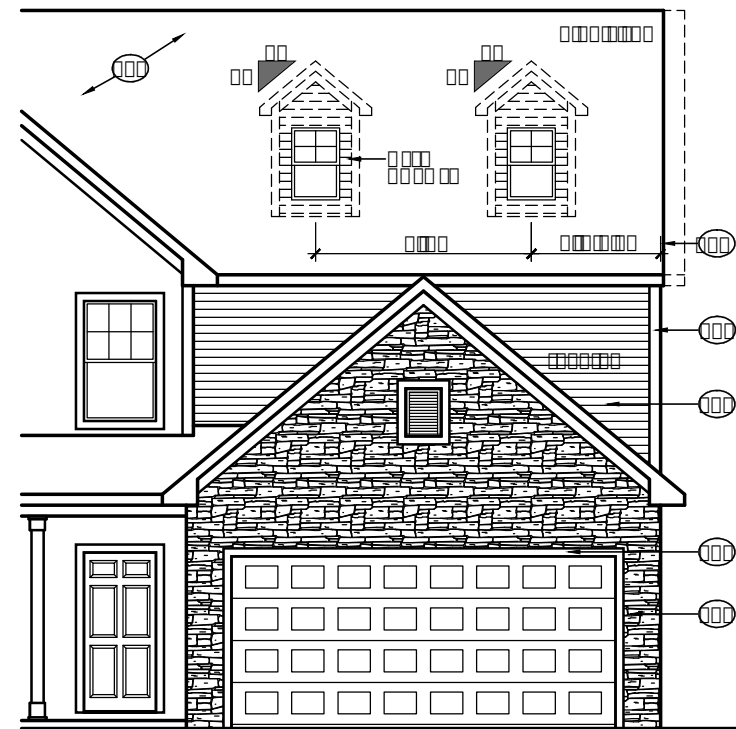
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-B4



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATIONS E-B3, E-B4

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SCALE:

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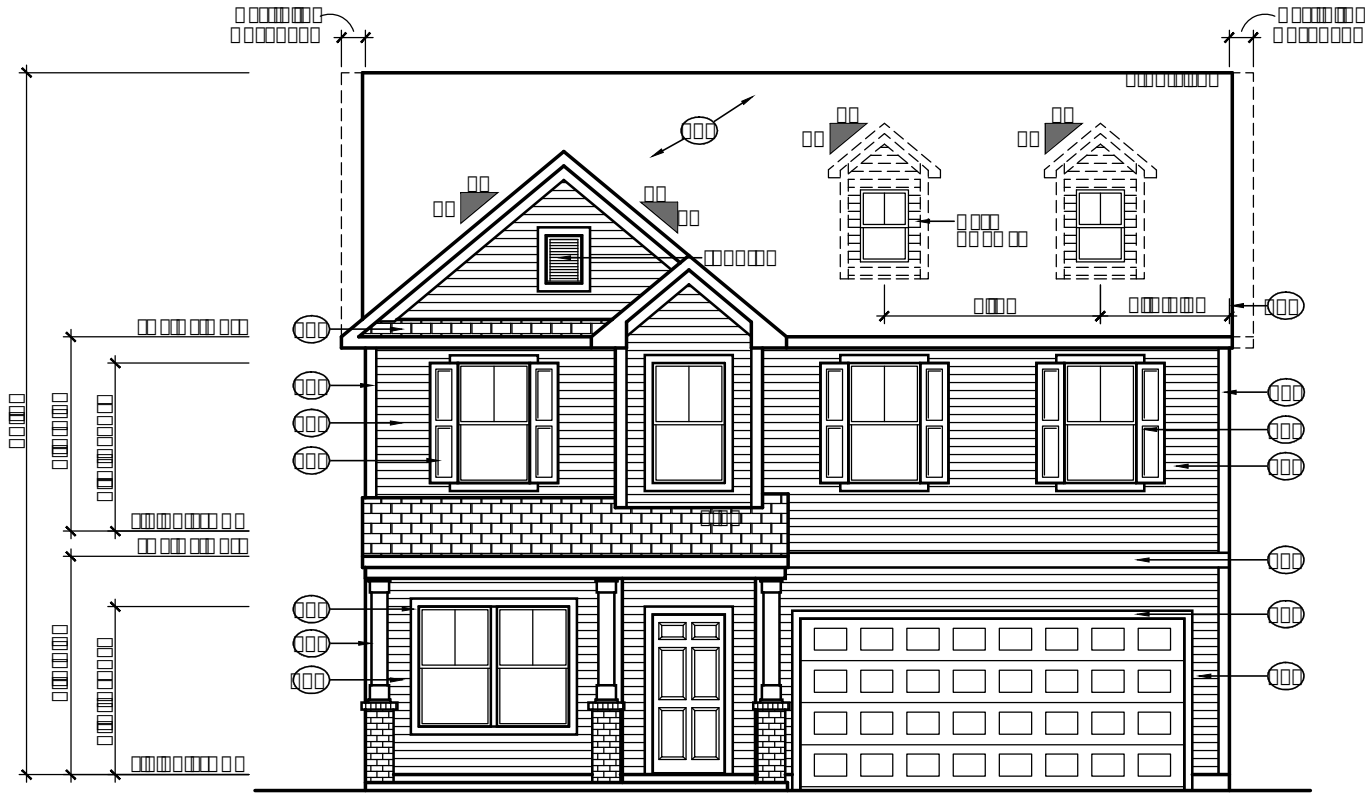
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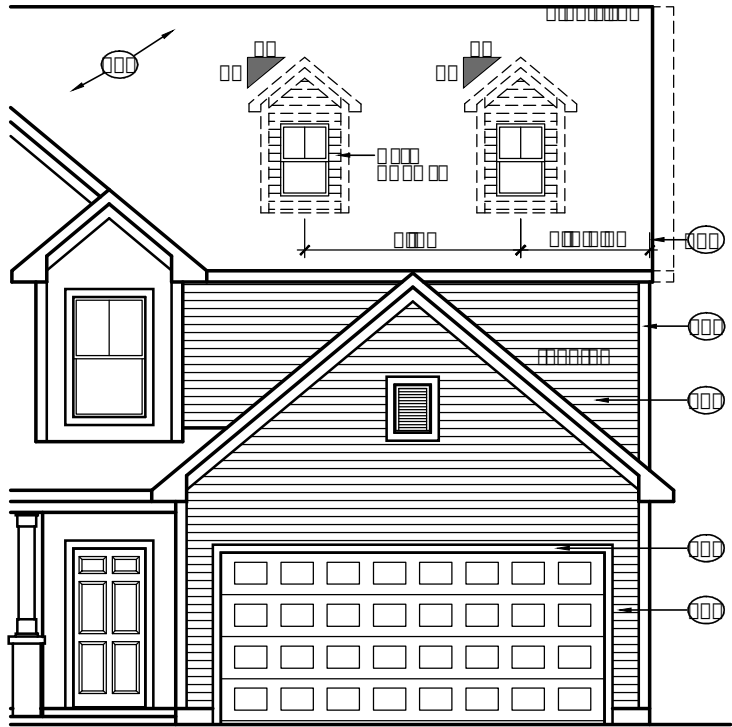
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C1



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-C1

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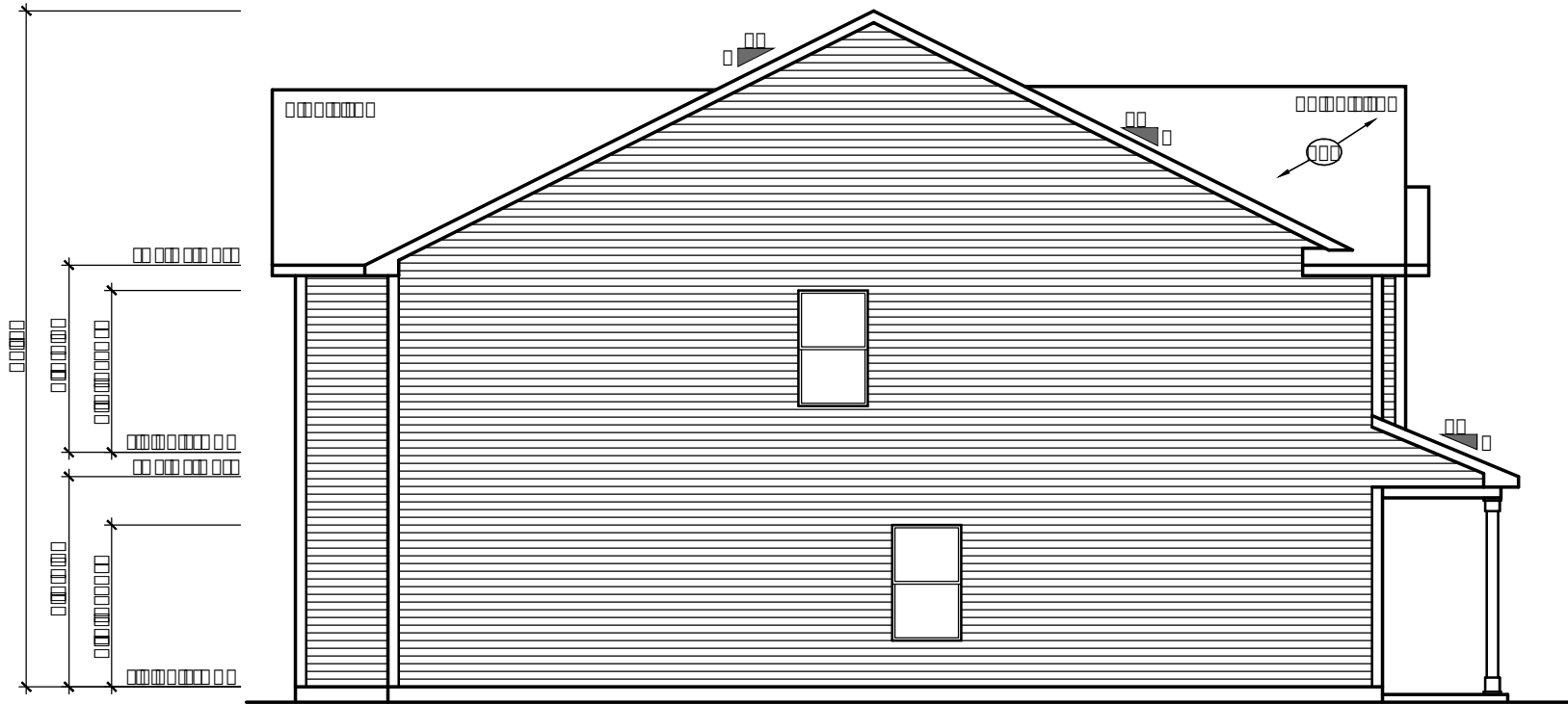


RIGHT ELEVATION

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

SCALE: 1/8" = 1'-0"

2620 OPEN



RIGHT ELEVATION

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

SCALE: 1/8" = 1'-0"

2628 TRANSITIONAL

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RIGHT ELEVATION  
ELEVATION E-C1 to E-C5, E-D1 to E-D5

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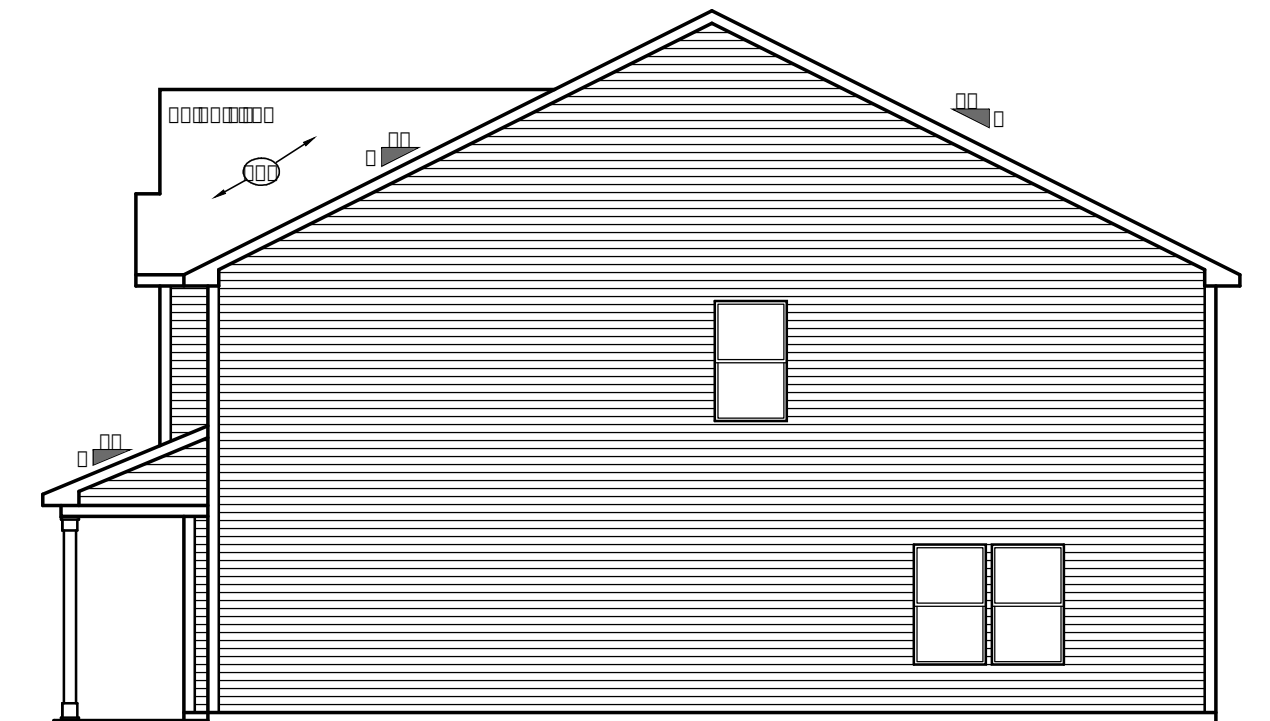
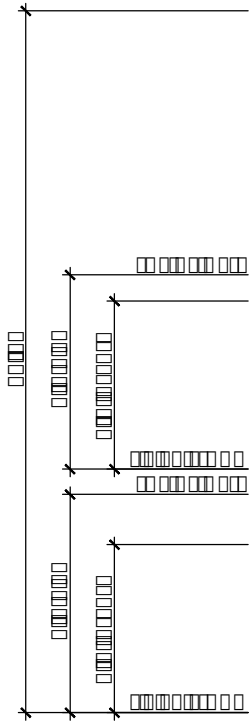
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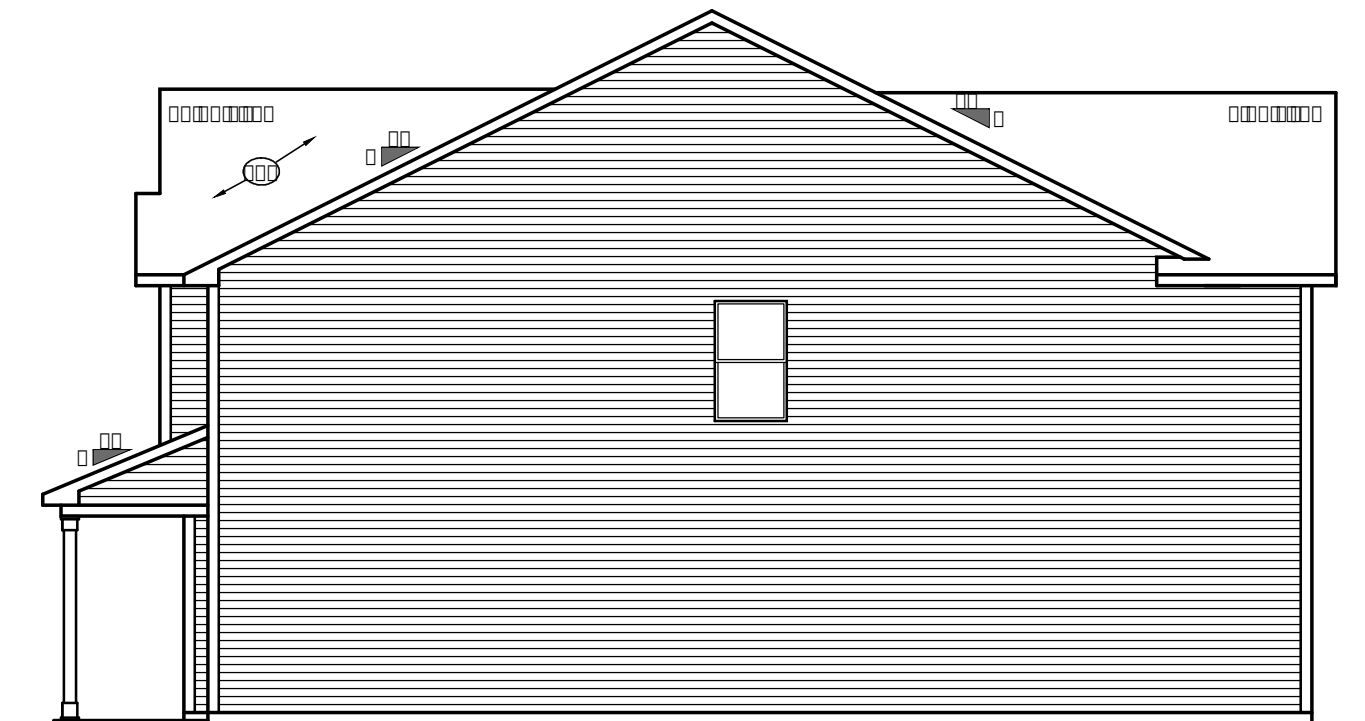
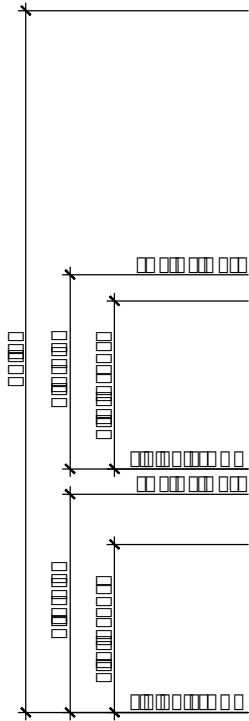


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-EC1 to E-EC5, E-D1 to E-ED5

2628 TRANSITIONAL

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LEFT ELEVATION  
ELEVATION E-C1 to E-C5, E-D1 to E-D5

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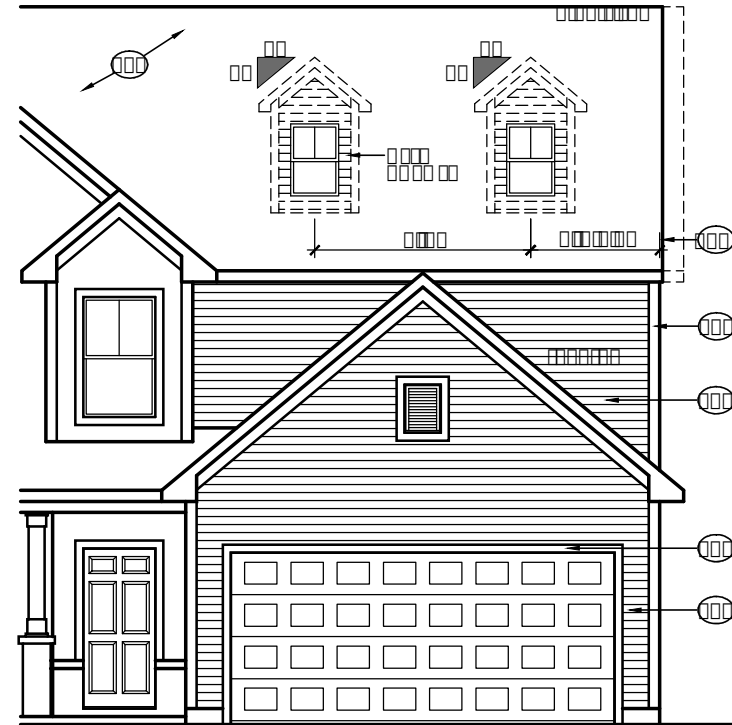




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C2



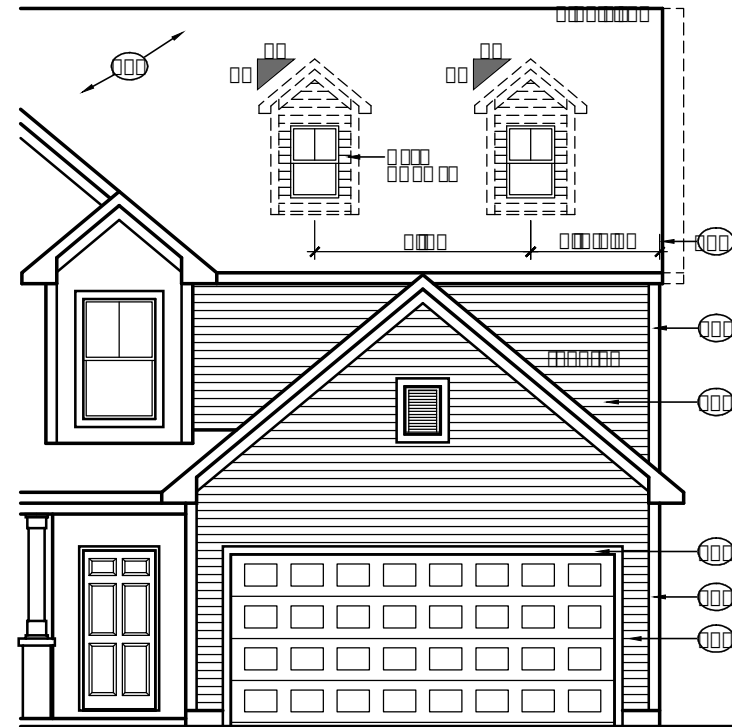
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C3



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-C2, E-C3

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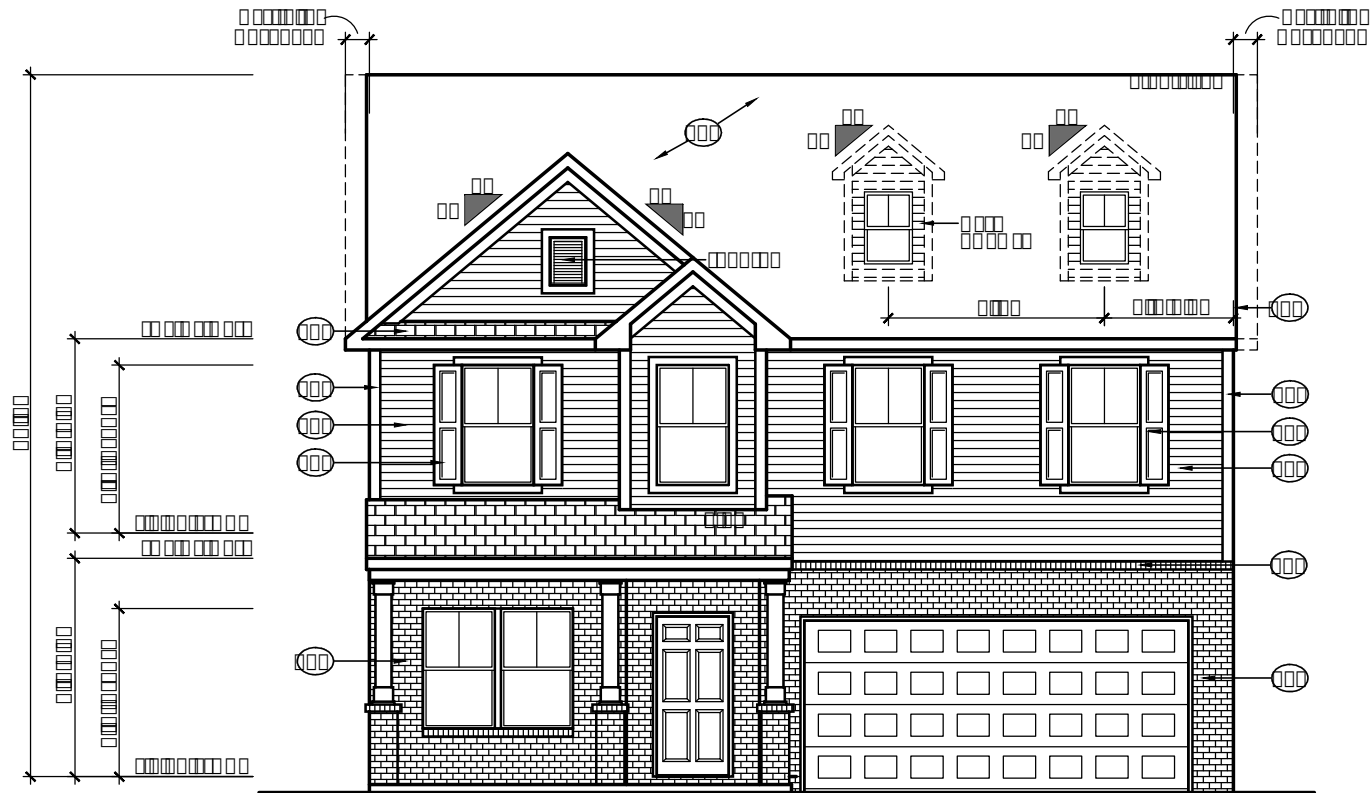
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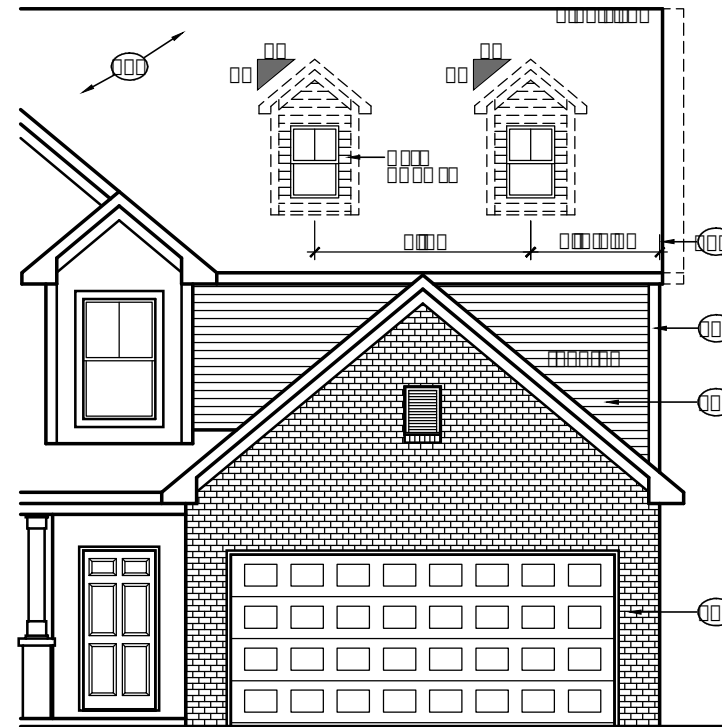
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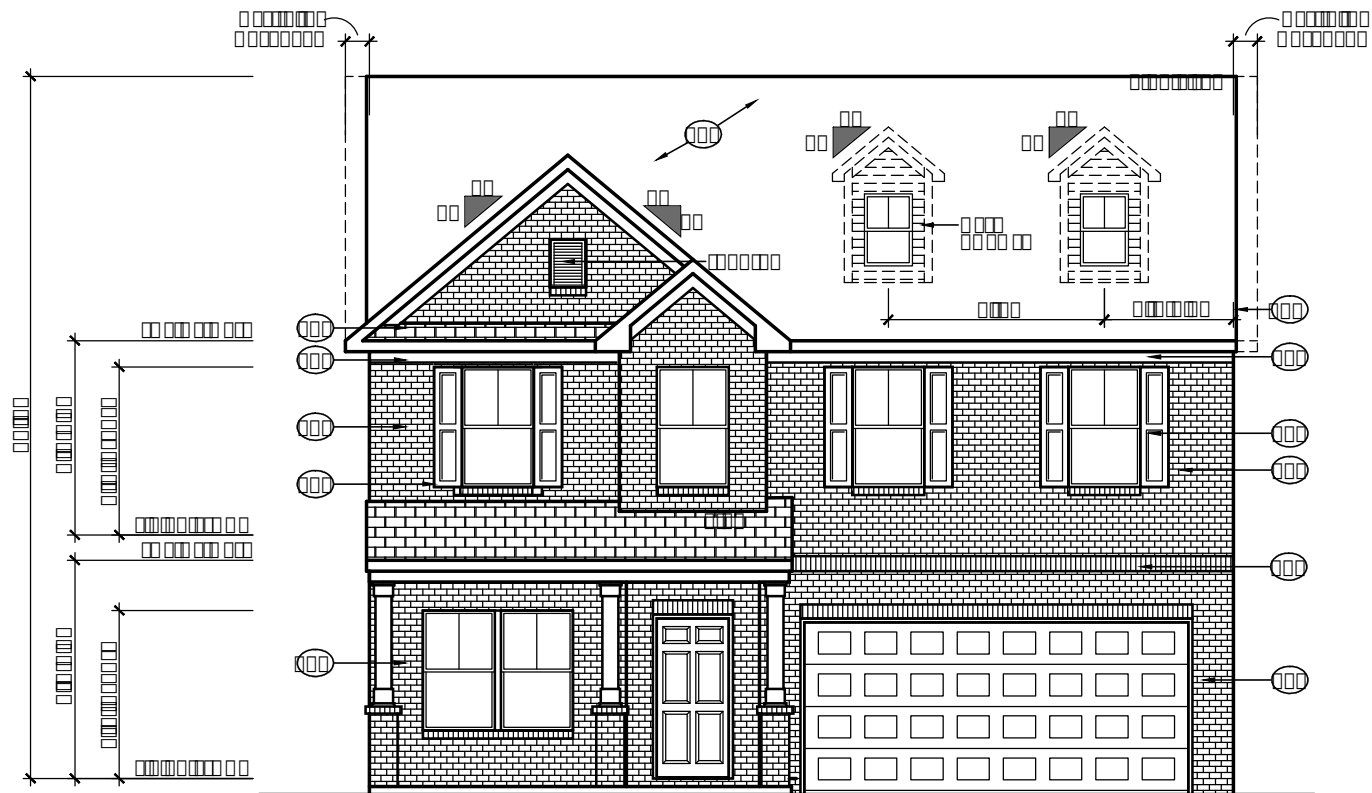
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C4



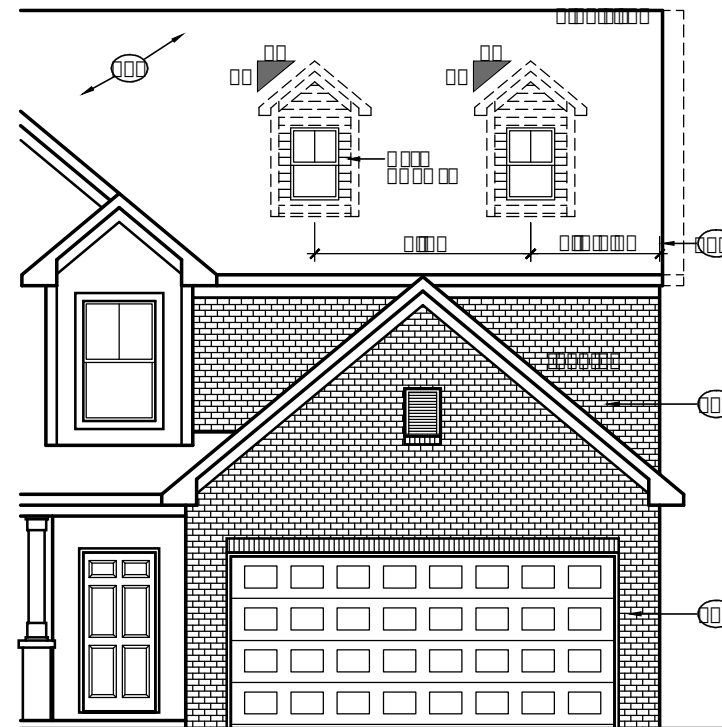
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C5



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-C4, E-C5

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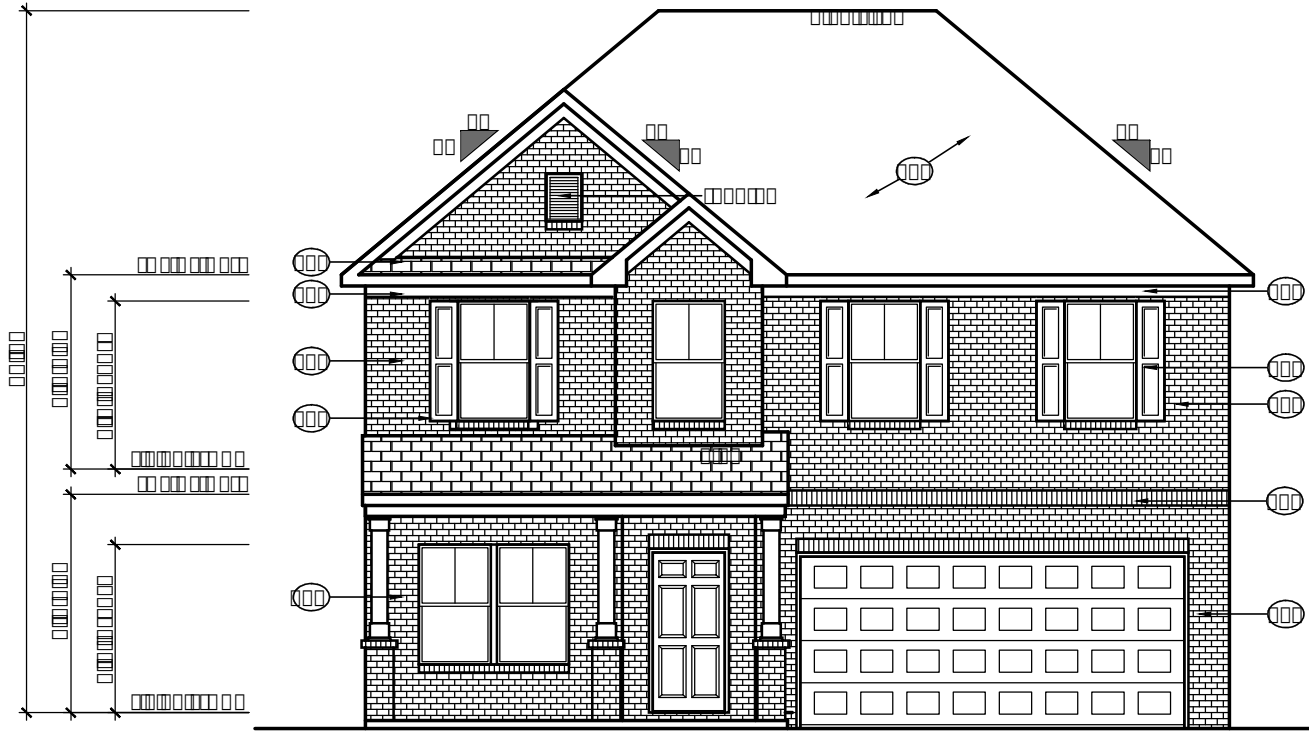
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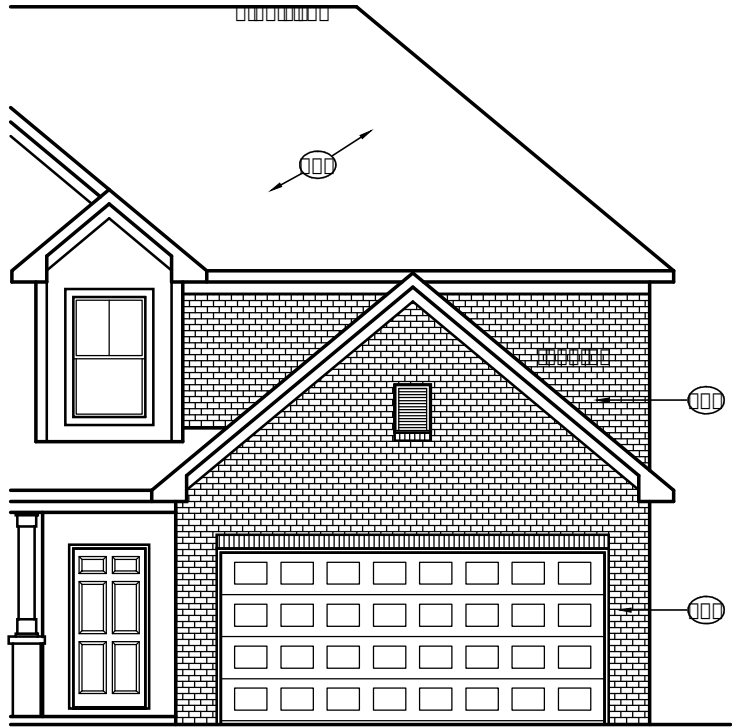




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-C6



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-C6

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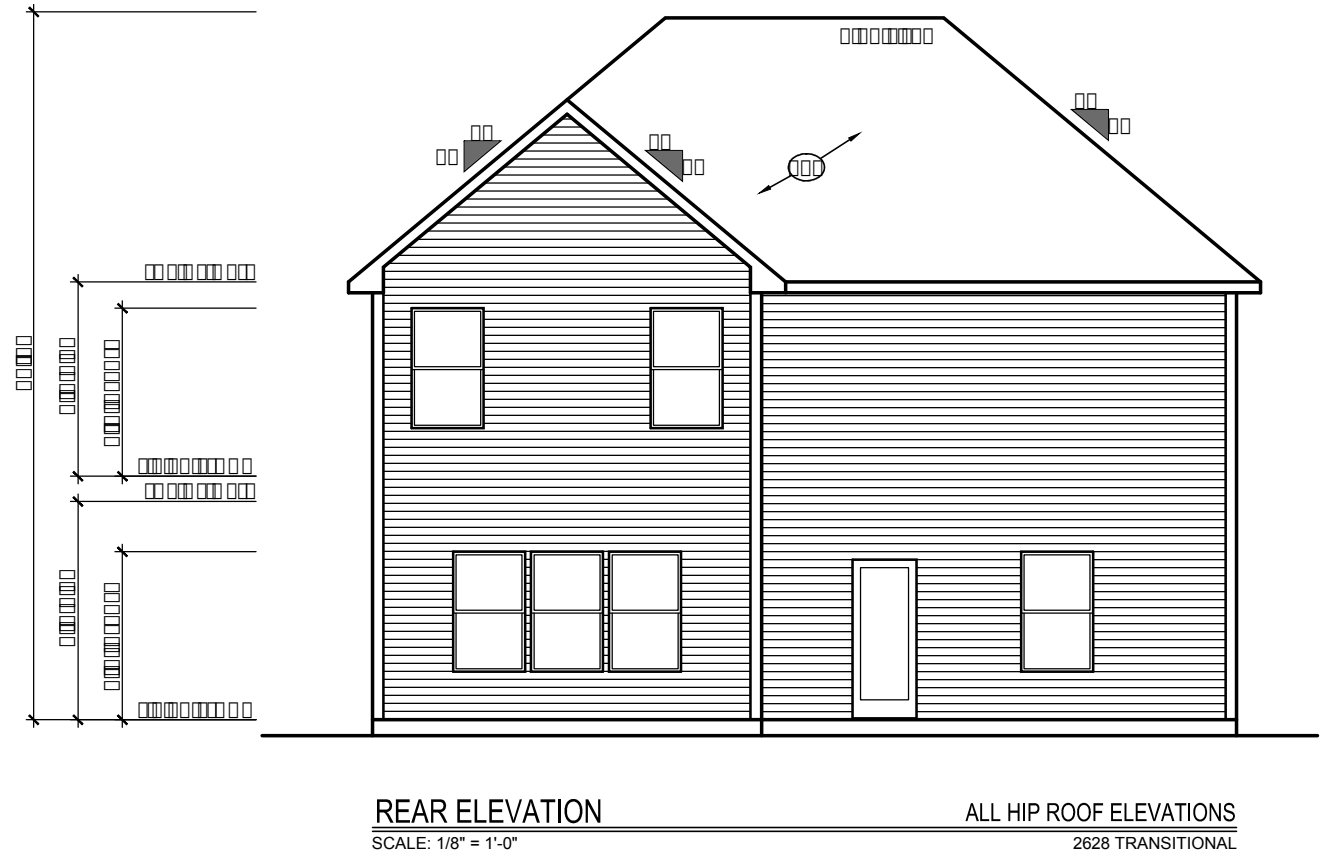
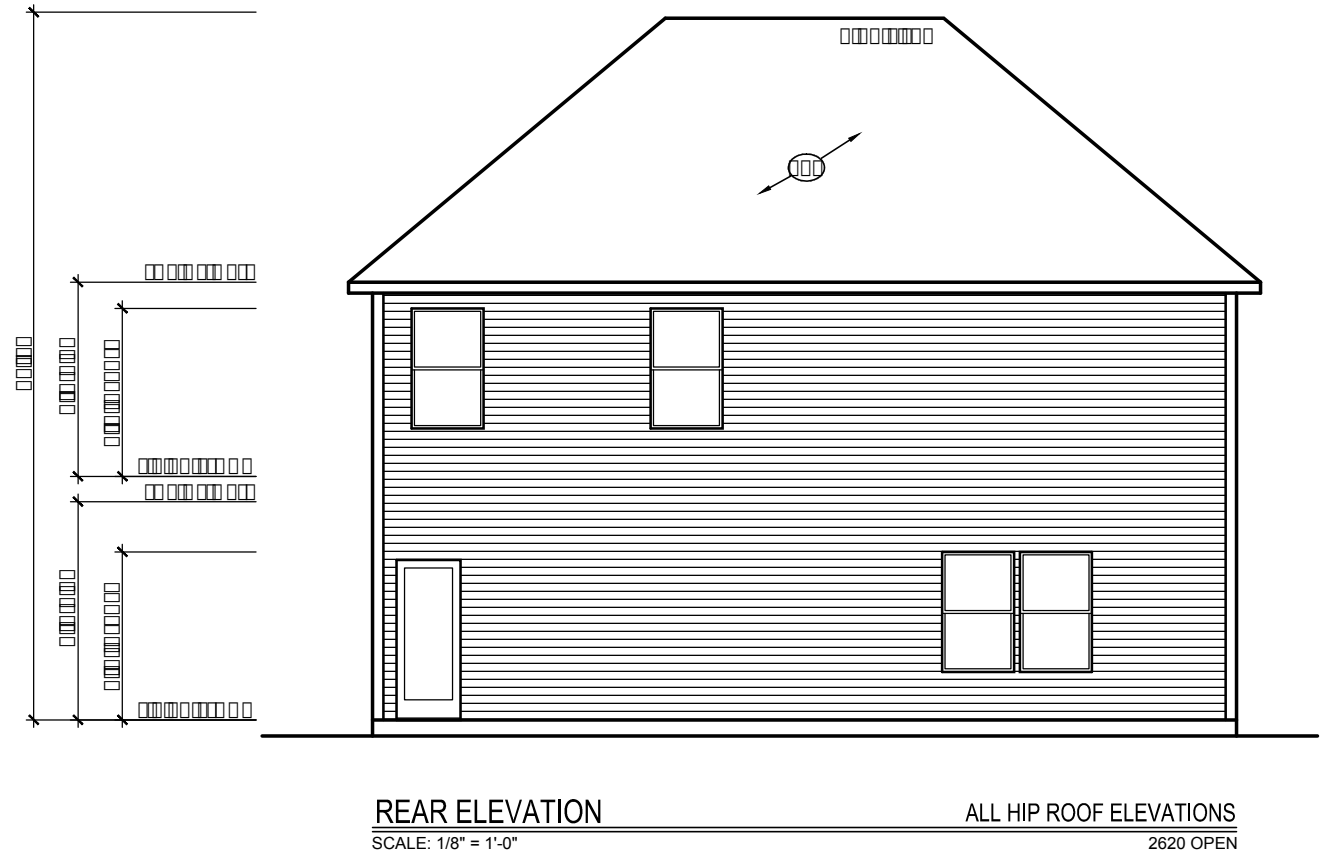
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REAR ELEVATION  
ELEVATION E-C6, E-D6

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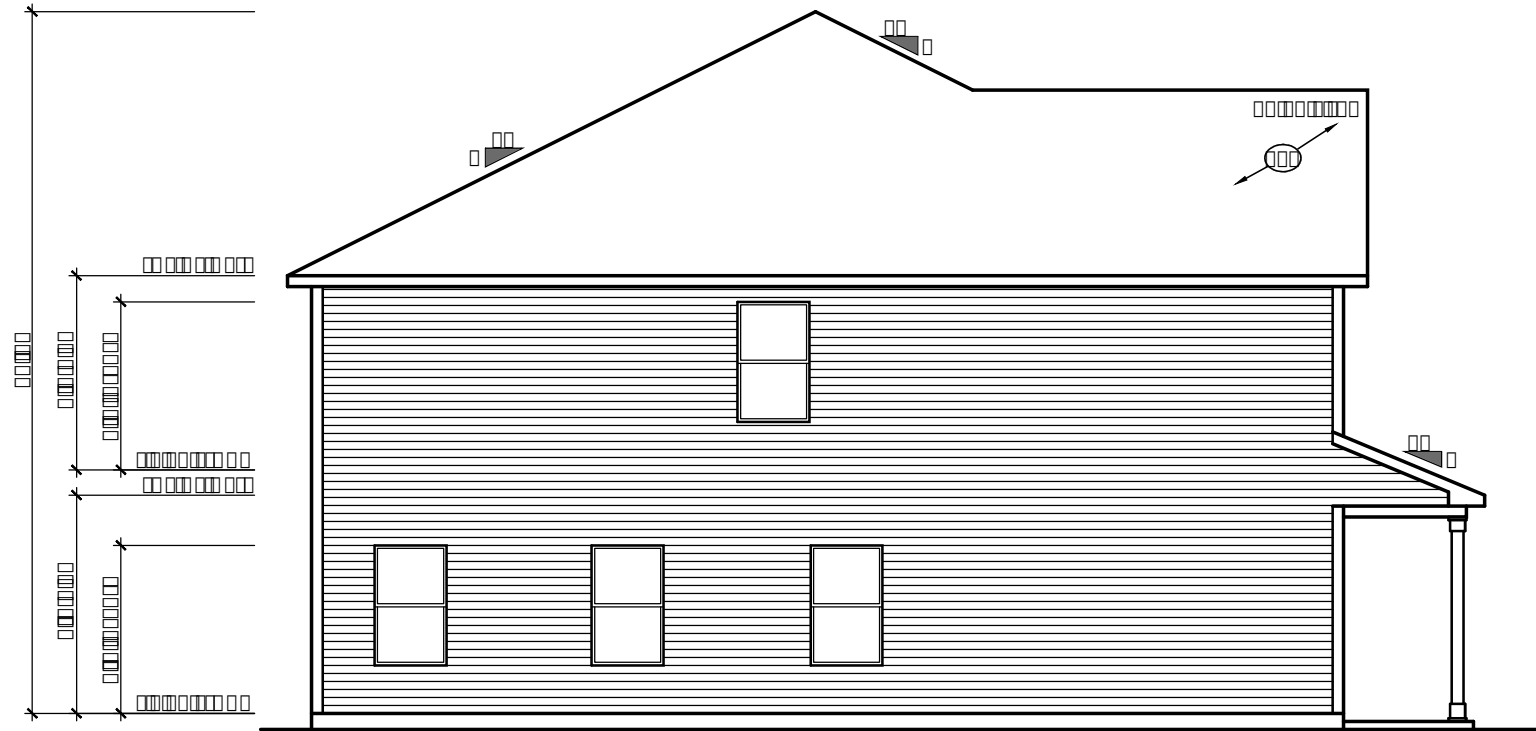
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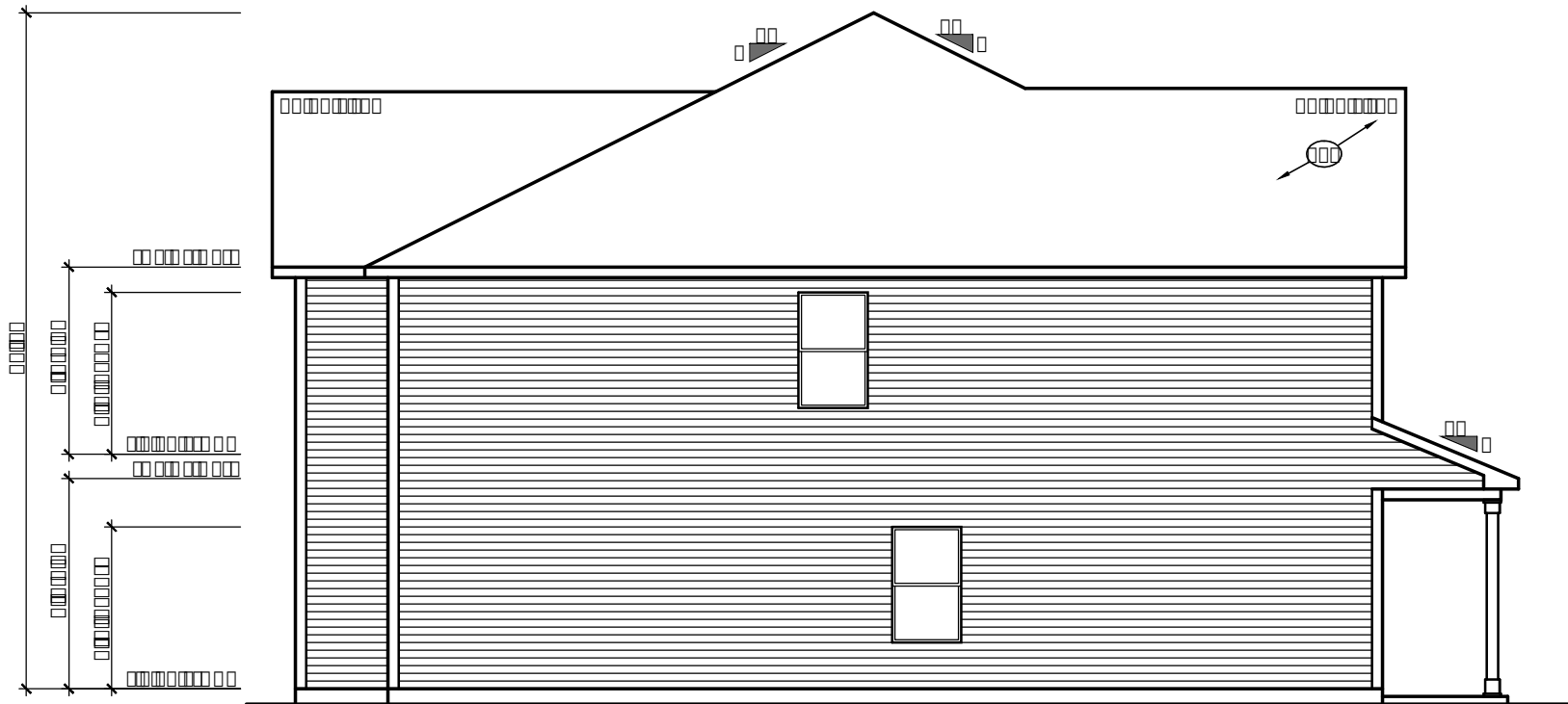


RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2620 OPEN



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

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RIGHT ELEVATION  
ELEVATION E-C6, E-D6

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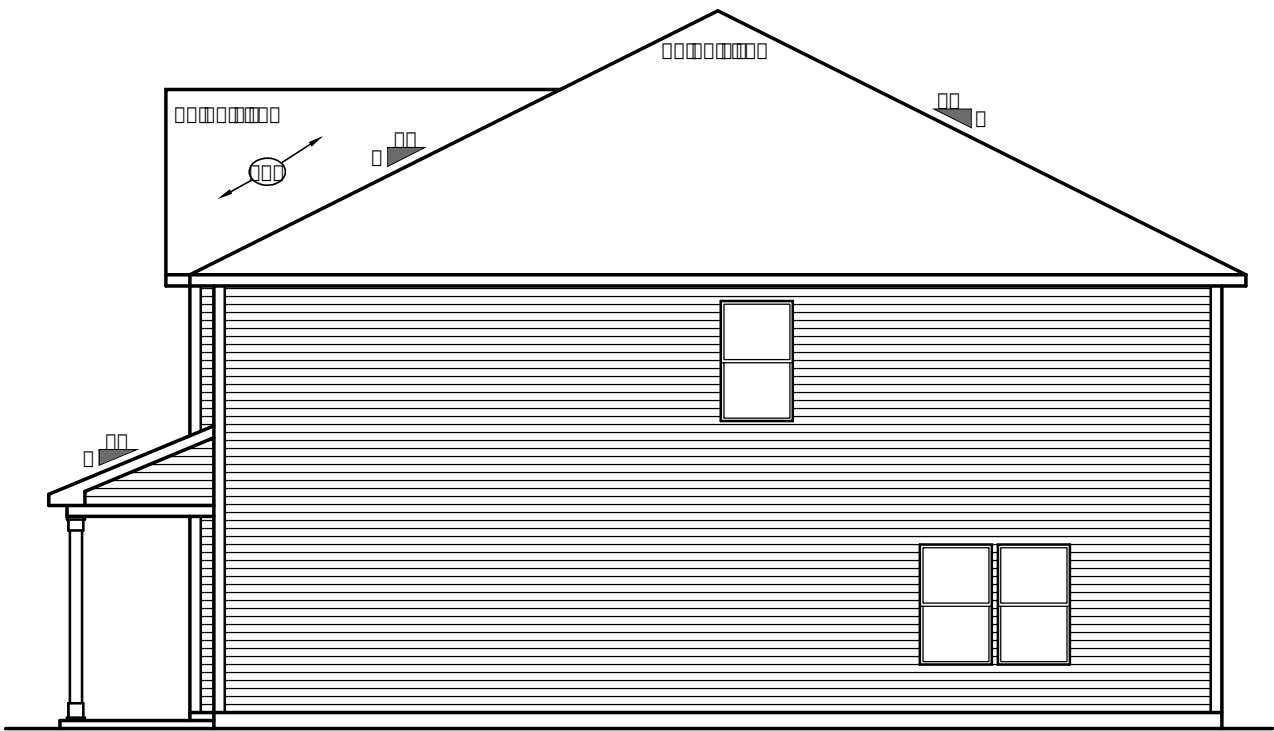
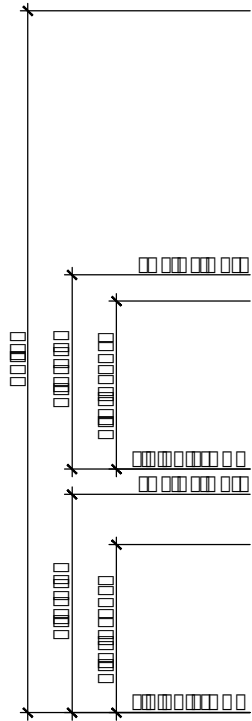
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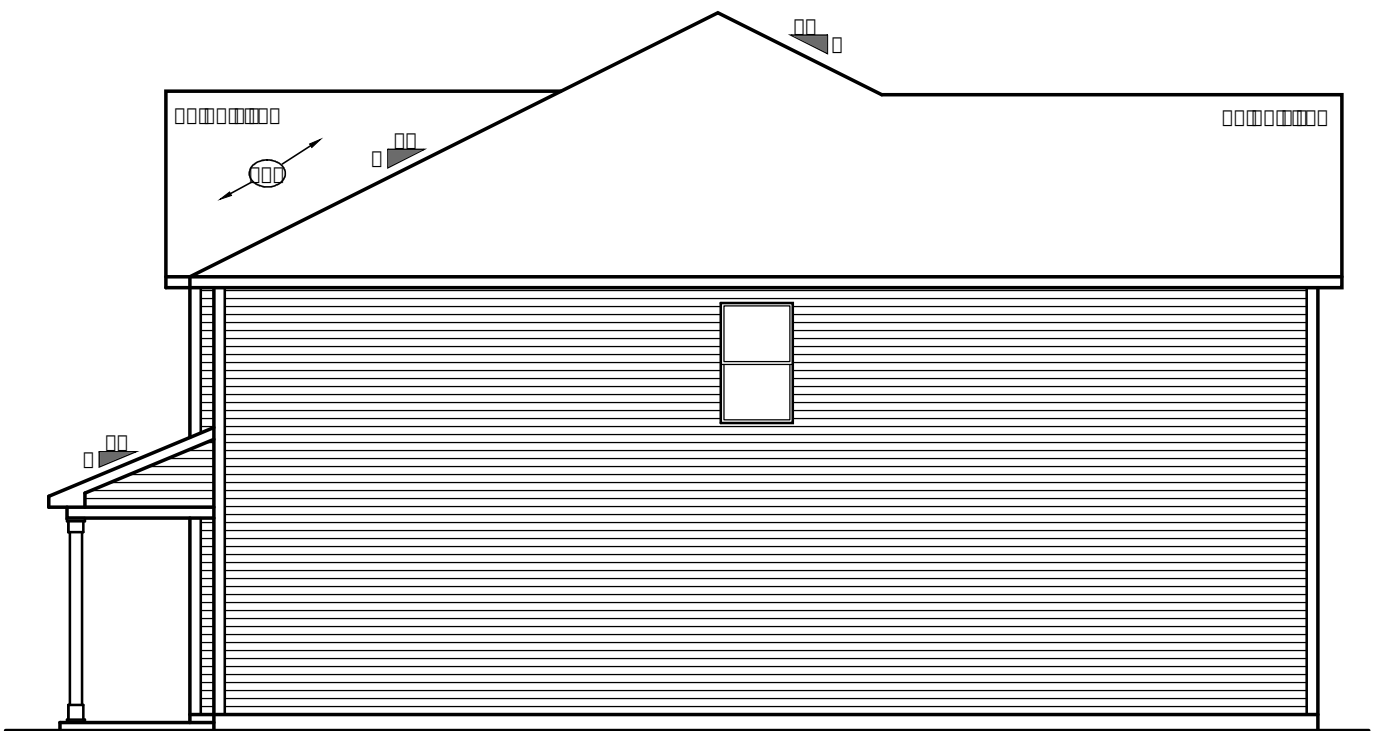
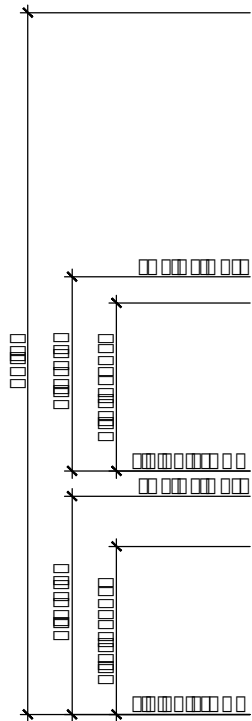
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LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6  
2620 OPEN



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6  
2628 TRANSITIONAL

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LEFT ELEVATION  
ELEVATION E-C6, E-D6

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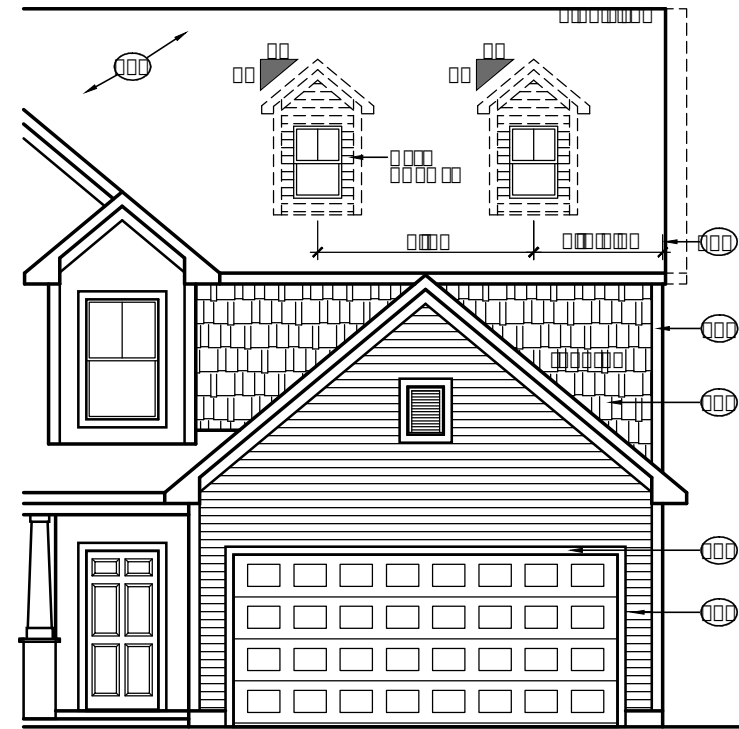
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FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-D1

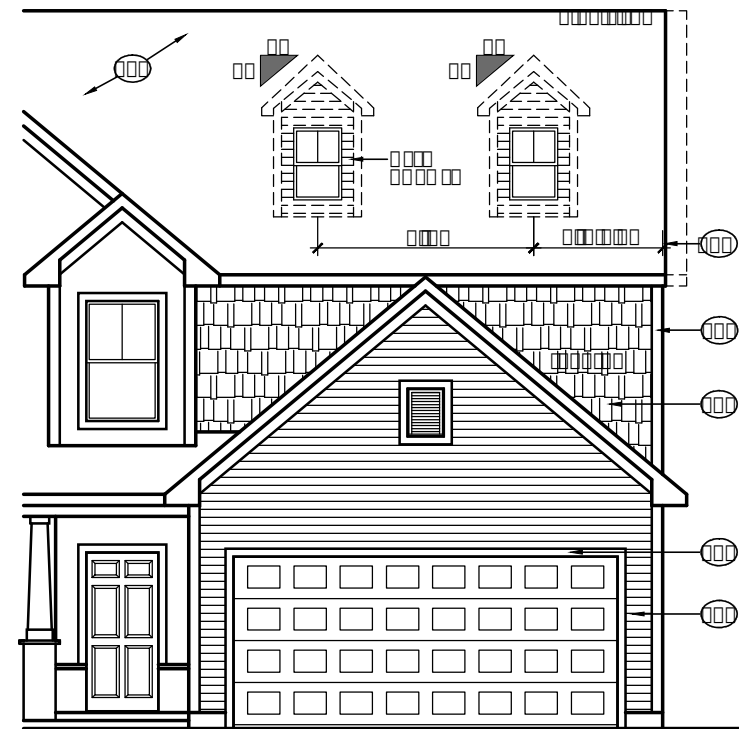


8' GARAGE BUMP OPTION



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-D2



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-D1, E-D2

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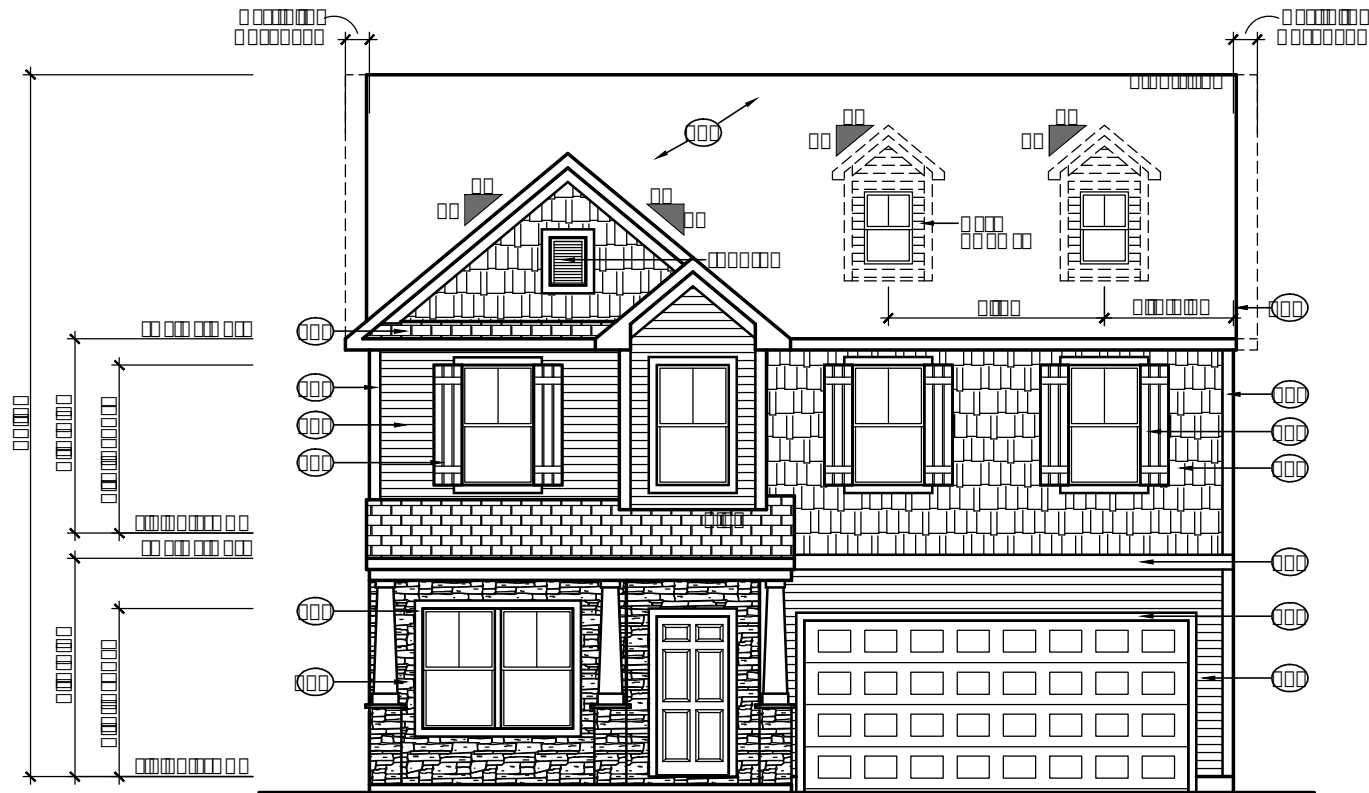
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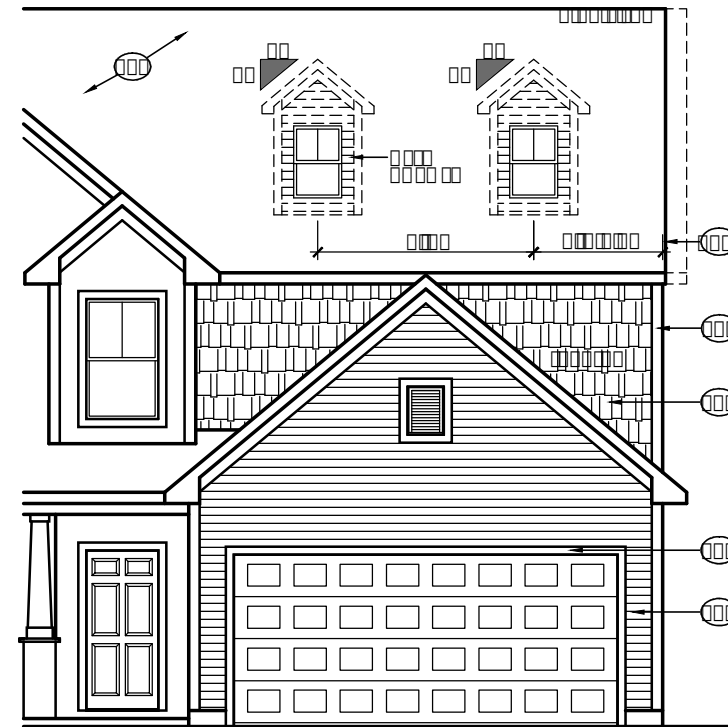
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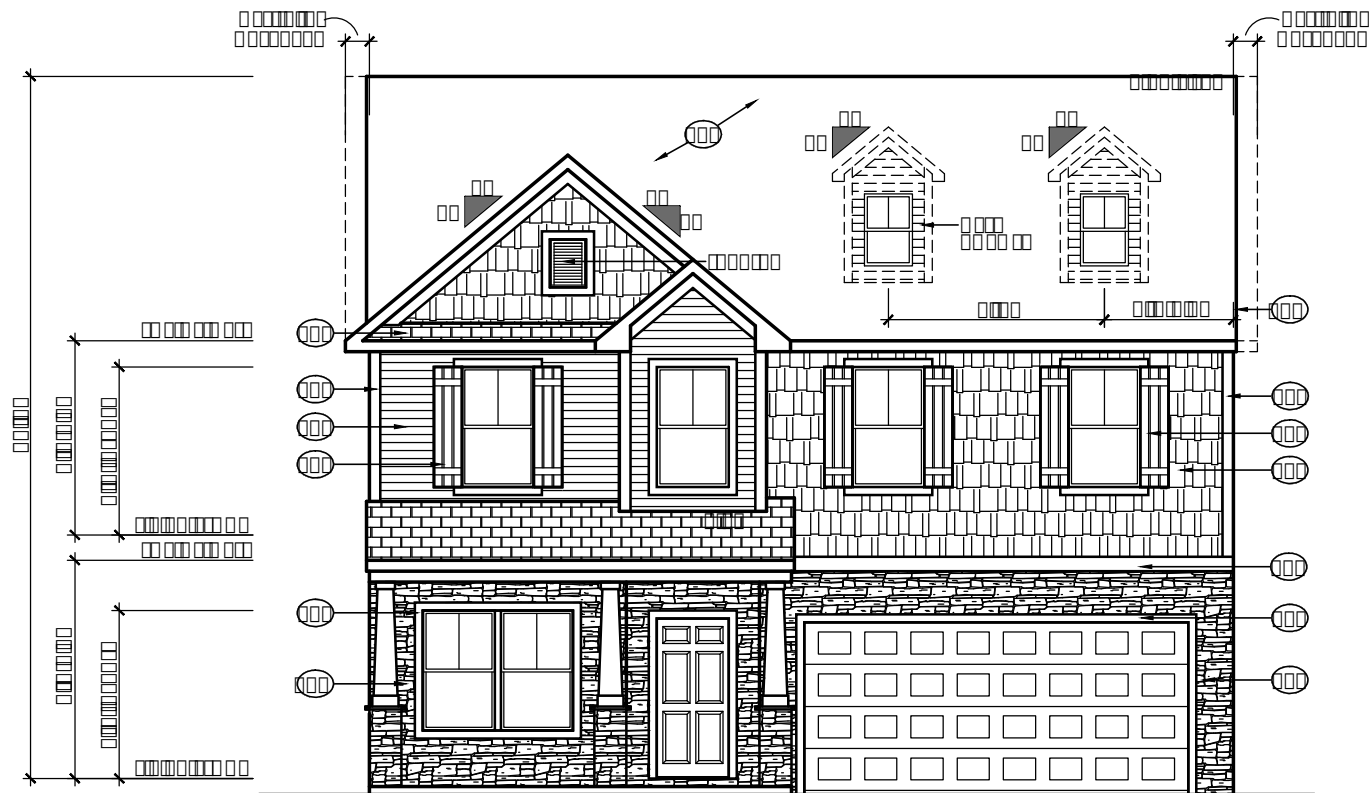
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D3



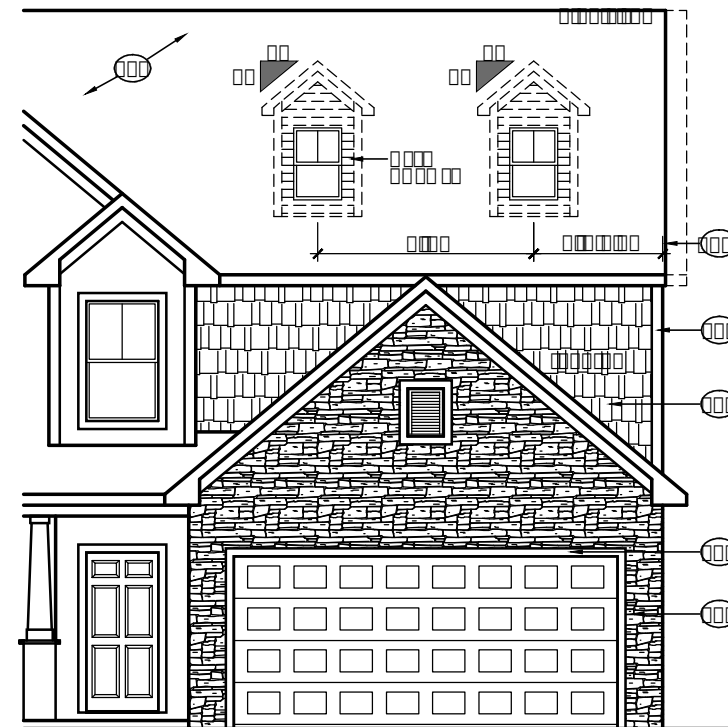
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D4



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-D3, E-D4

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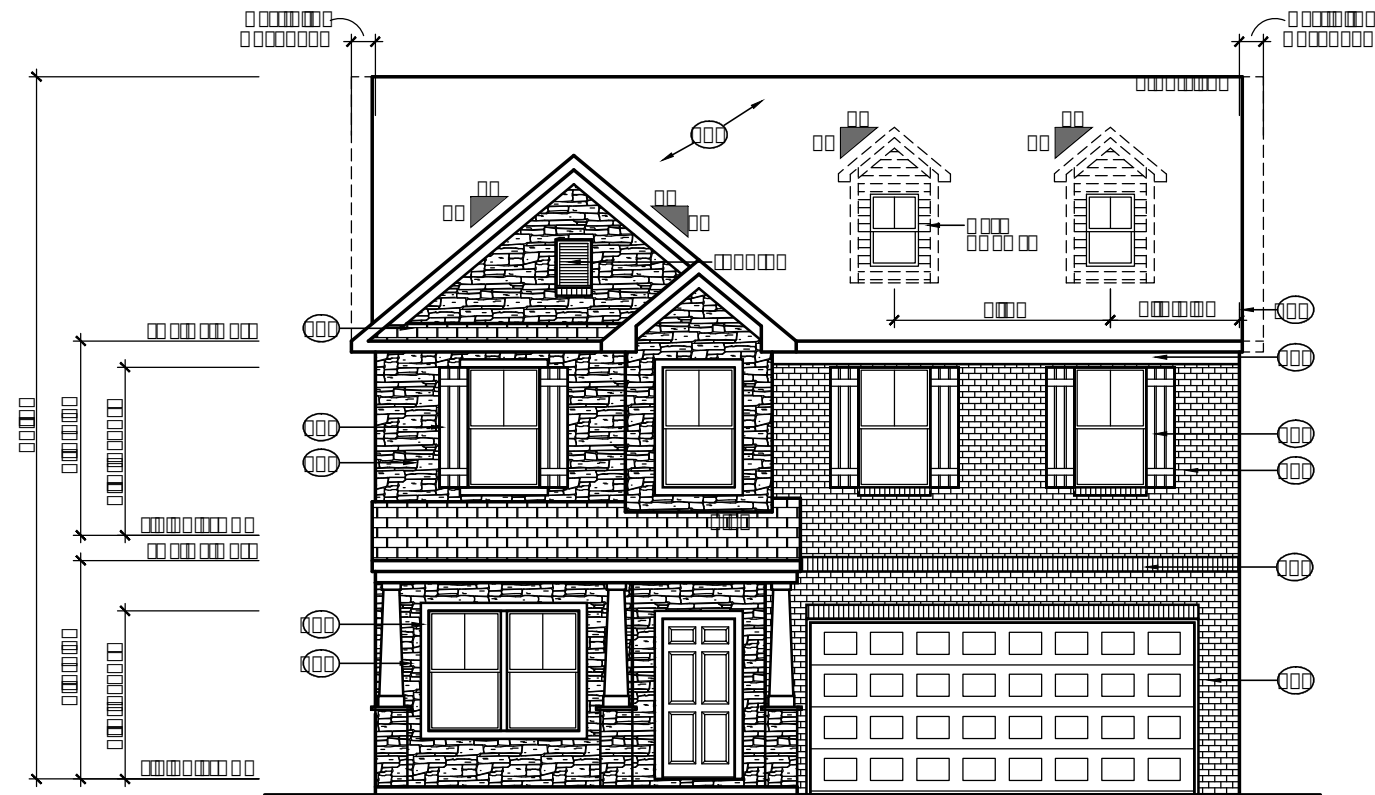
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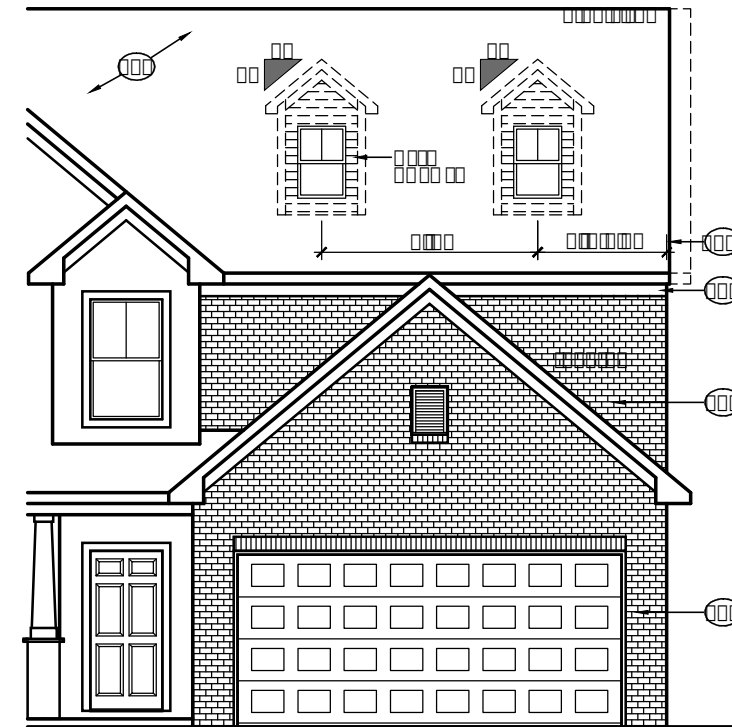




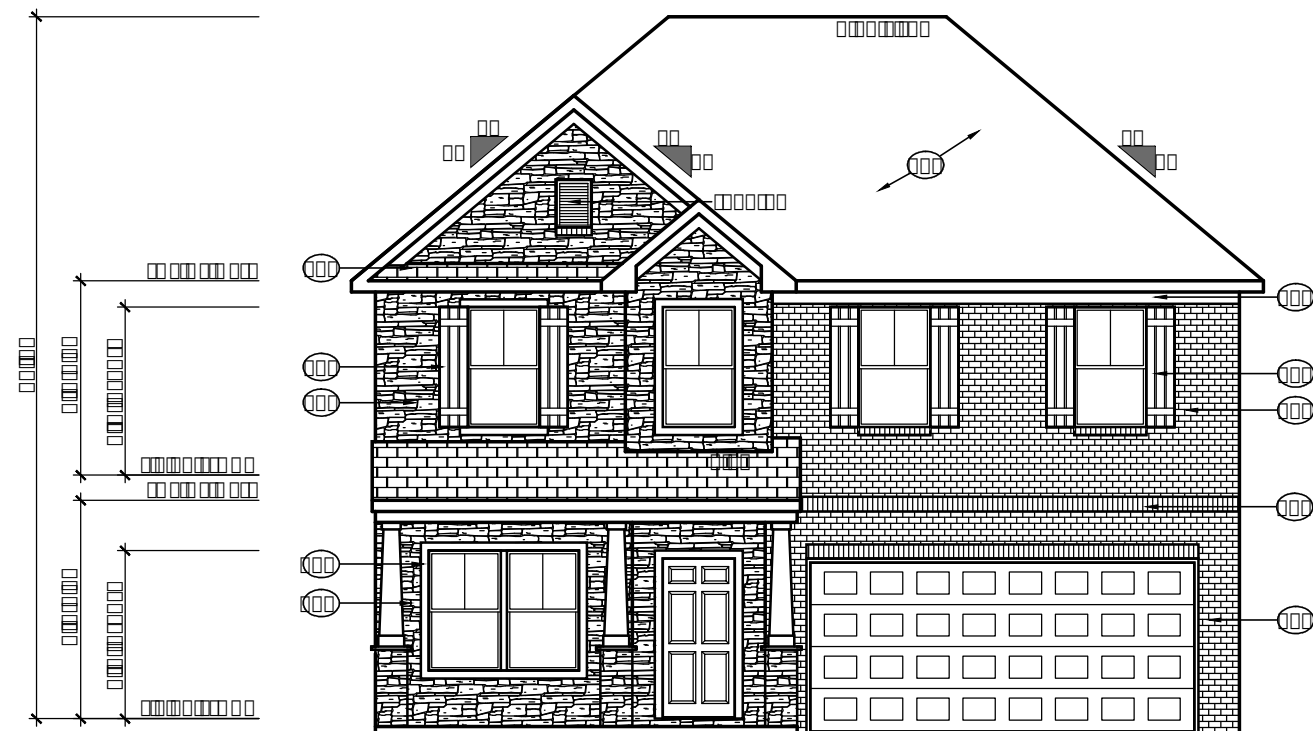
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D5



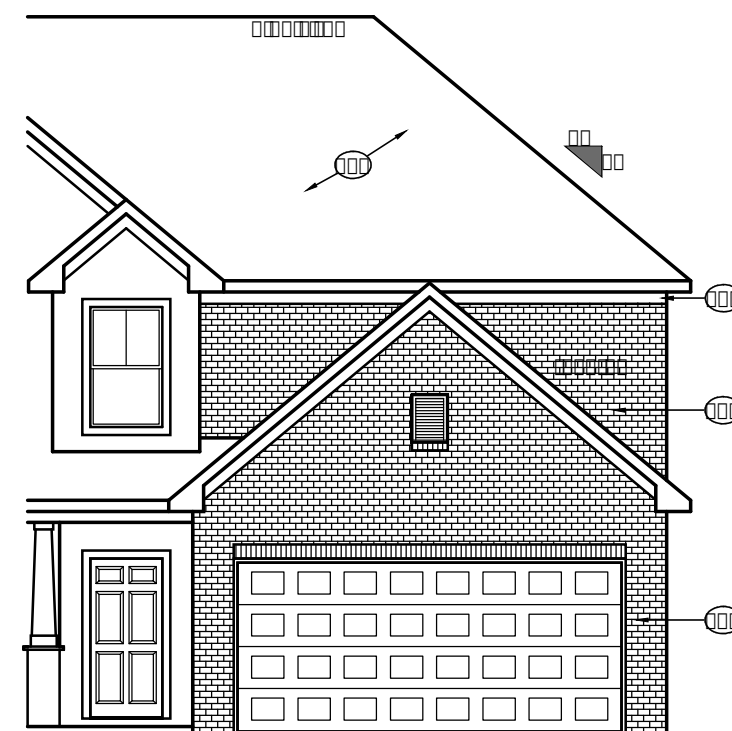
8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-D6



8' GARAGE BUMP OPTION

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FRONT ELEVATION  
ELEVATION E-D5, E-D6

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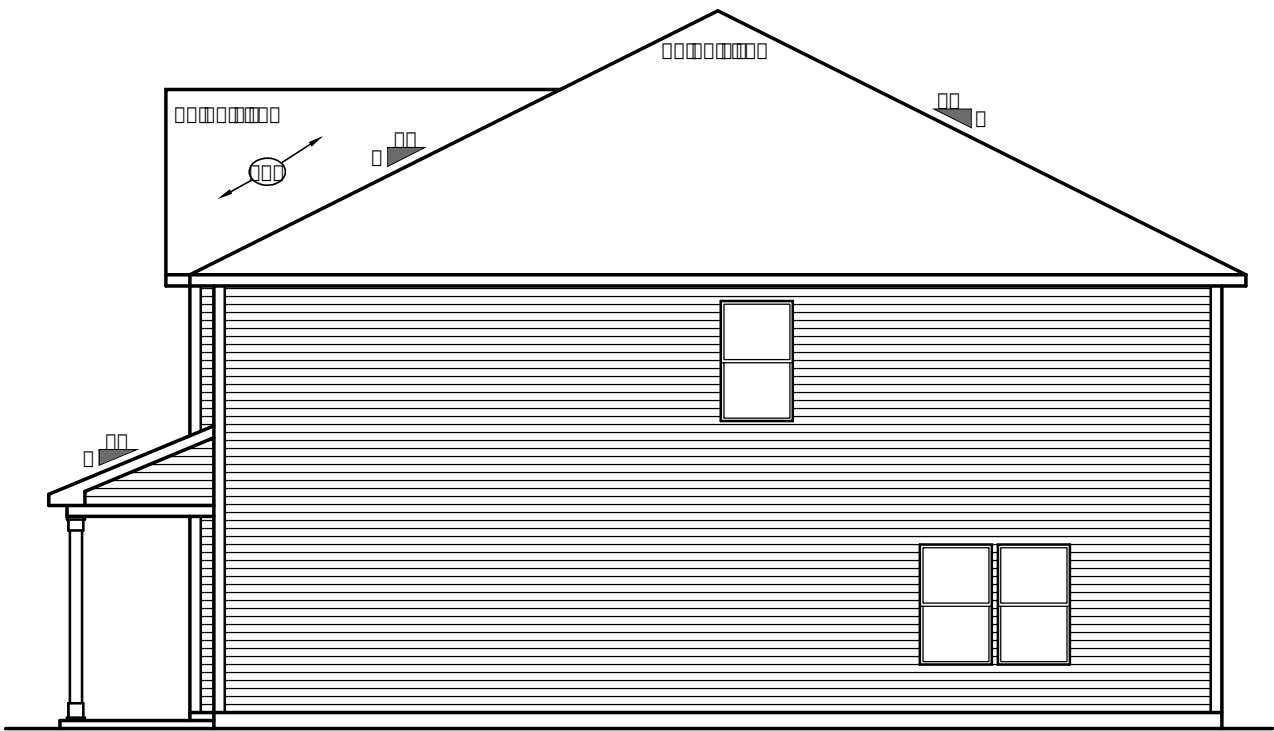
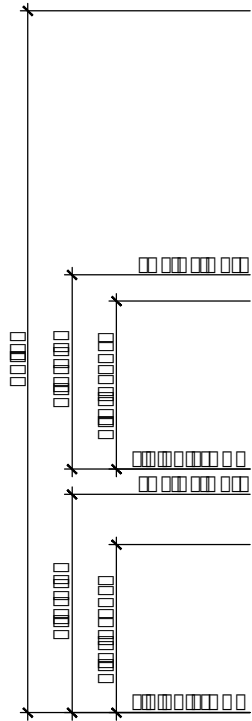
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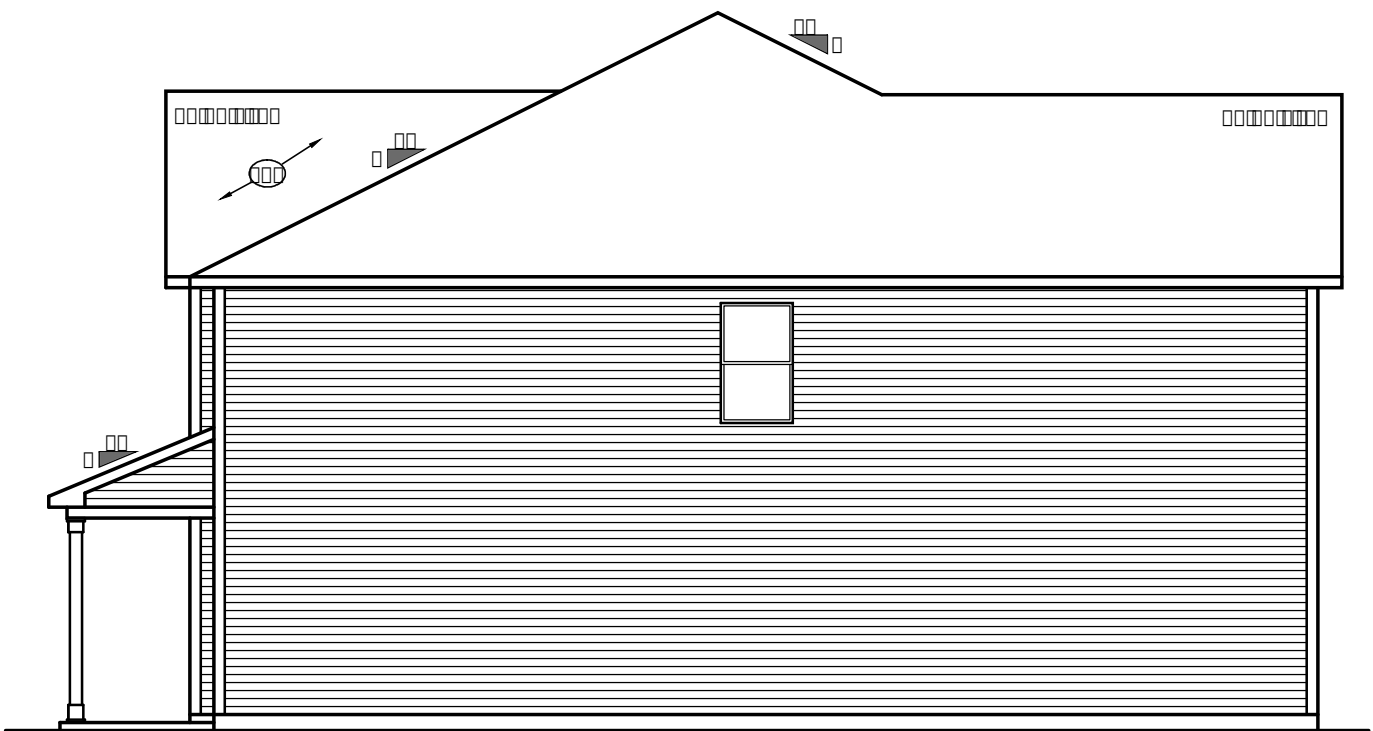
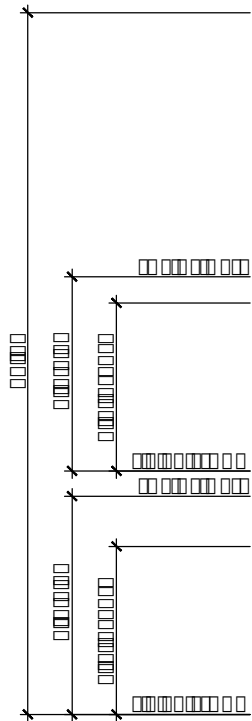


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2620 OPEN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS E-C6, E-D6

2628 TRANSITIONAL

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LEFT ELEVATION  
ELEVATION E-E6, E-F6

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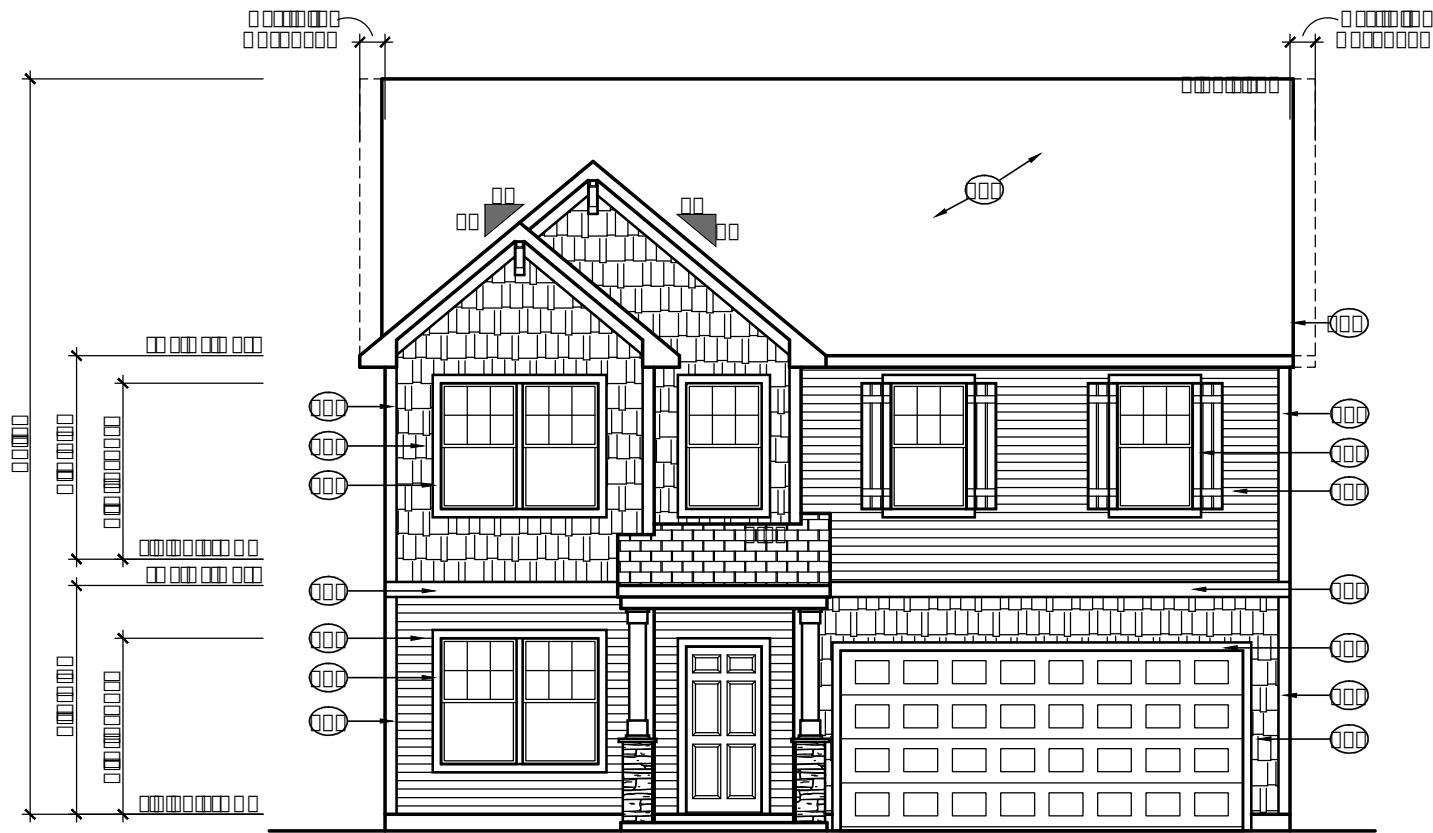
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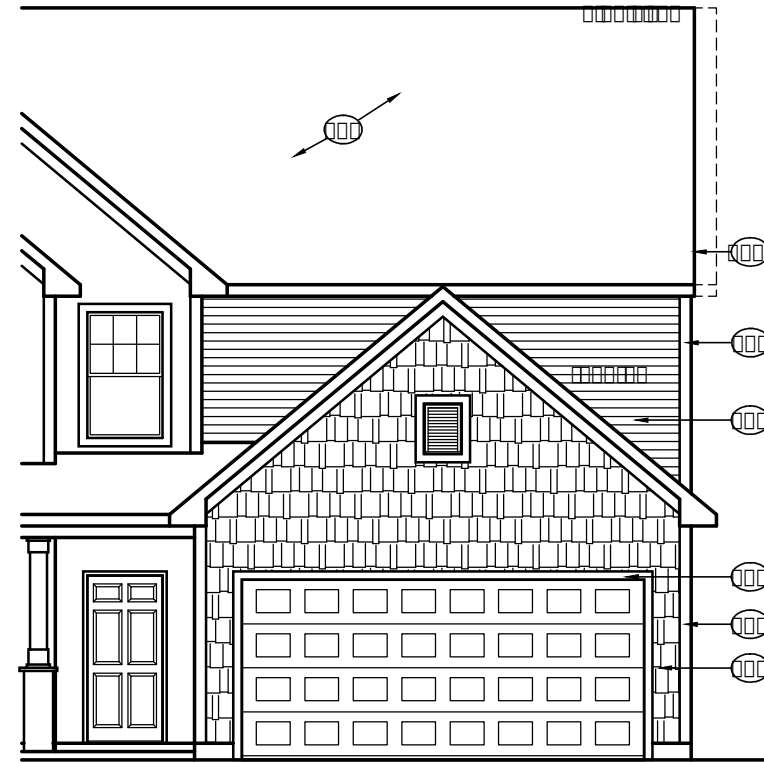




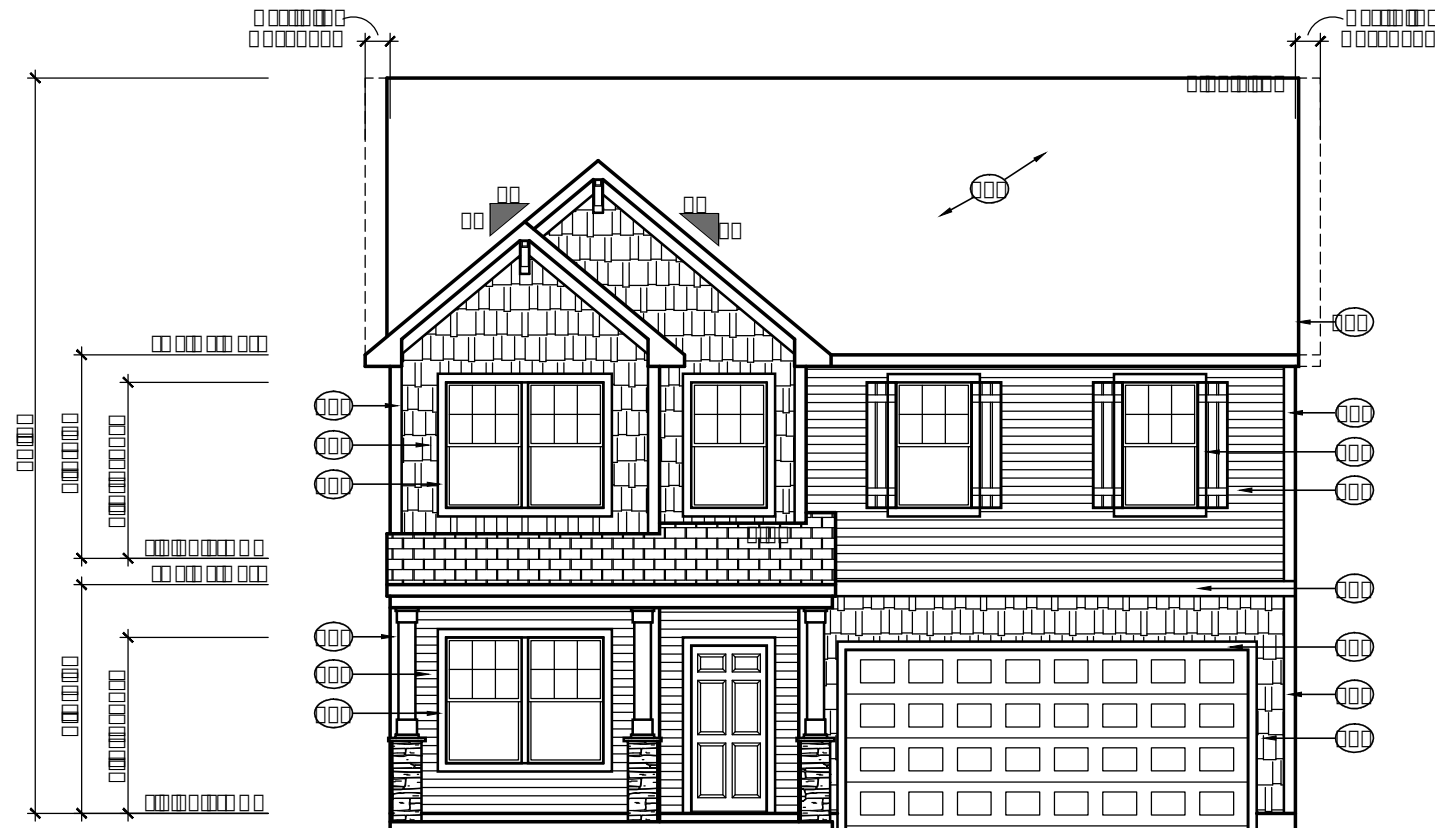
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F1



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F1P

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FRONT ELEVATION  
ELEVATION E-F1

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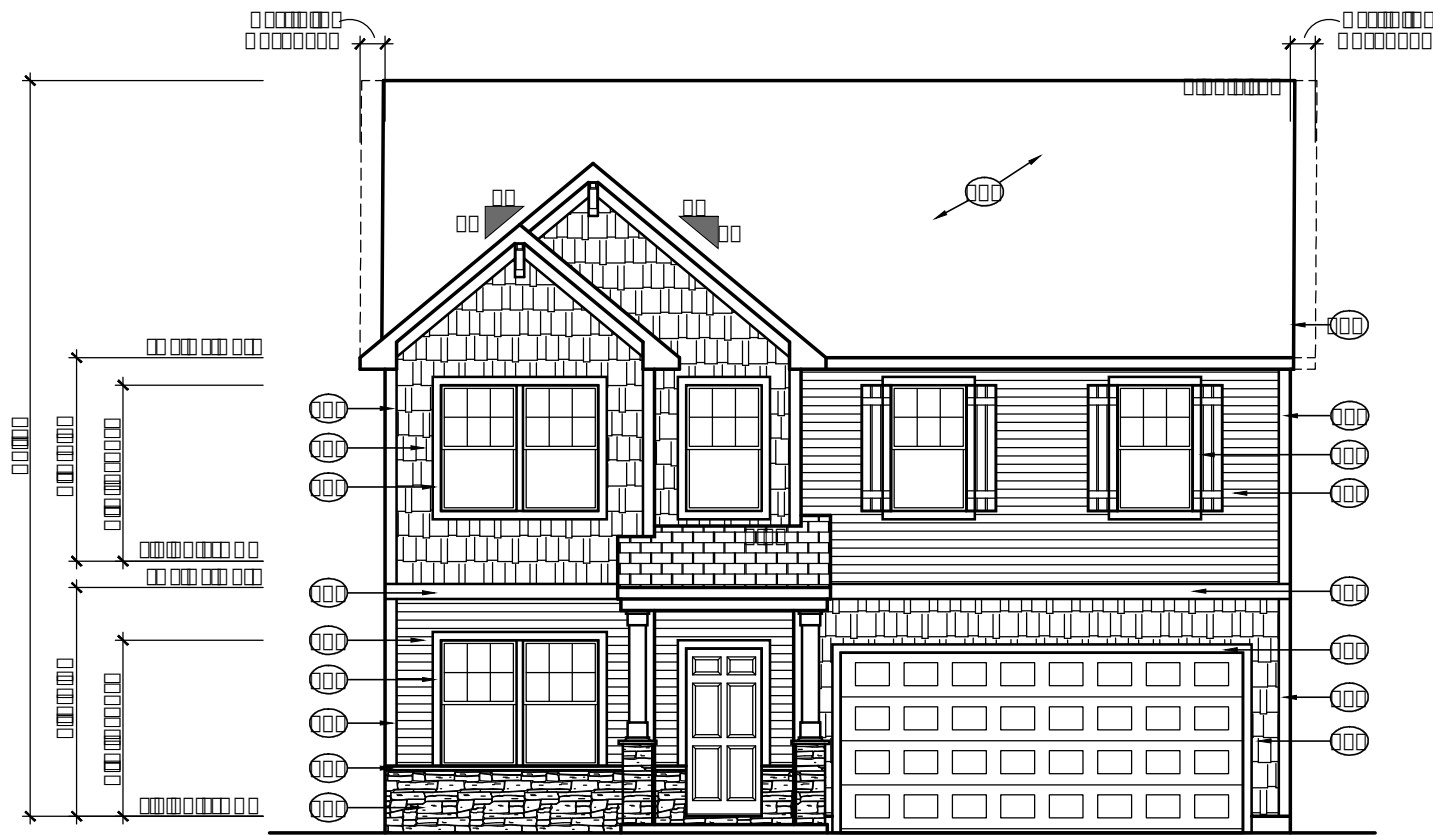
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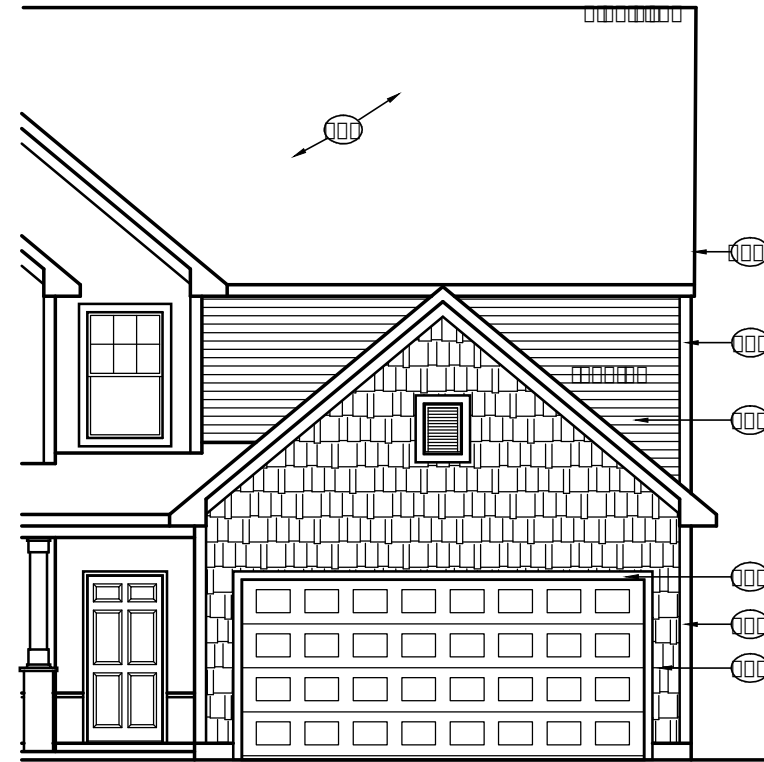
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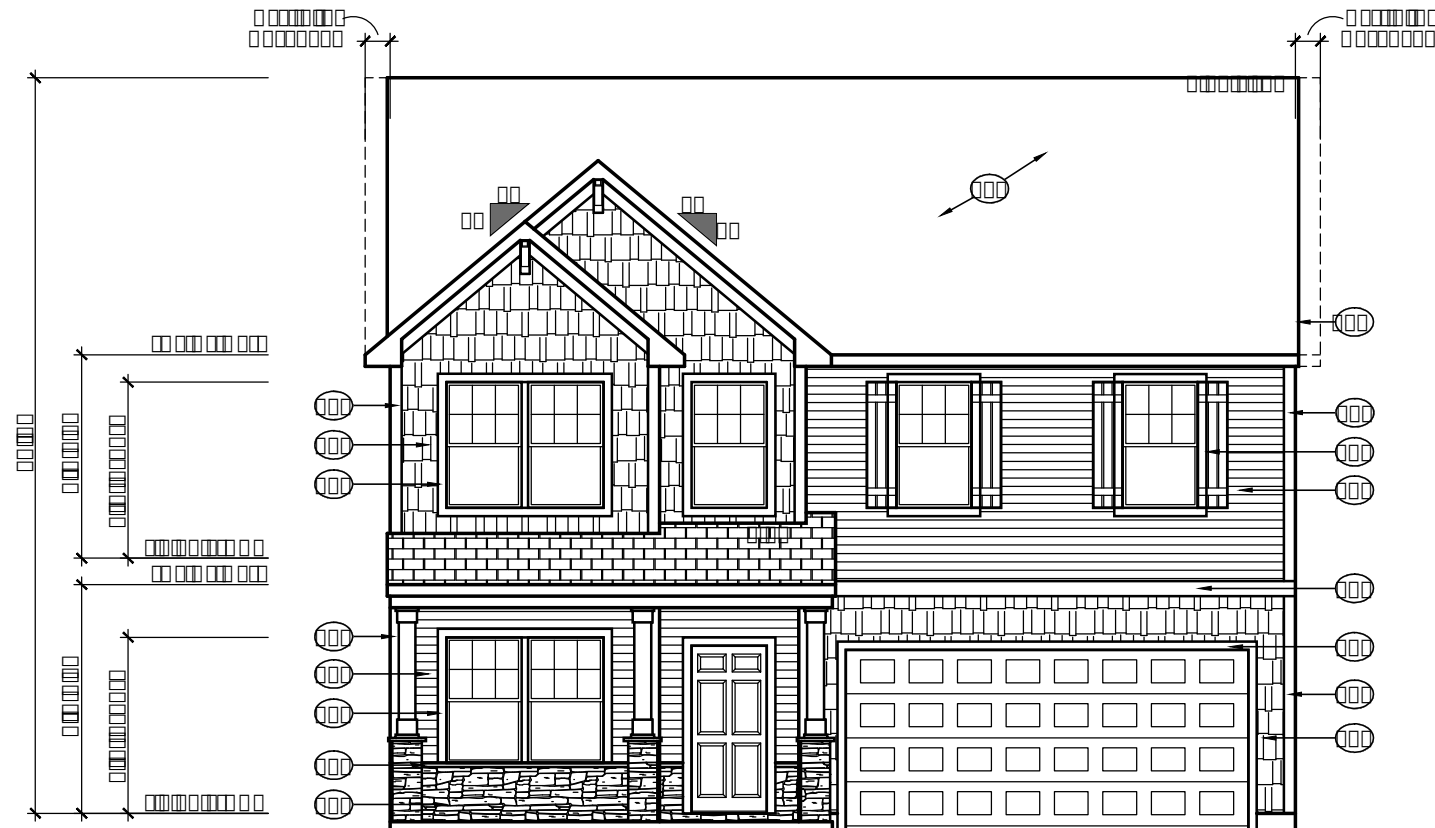
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F2



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F2P

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FRONT ELEVATION  
ELEVATION E-F2

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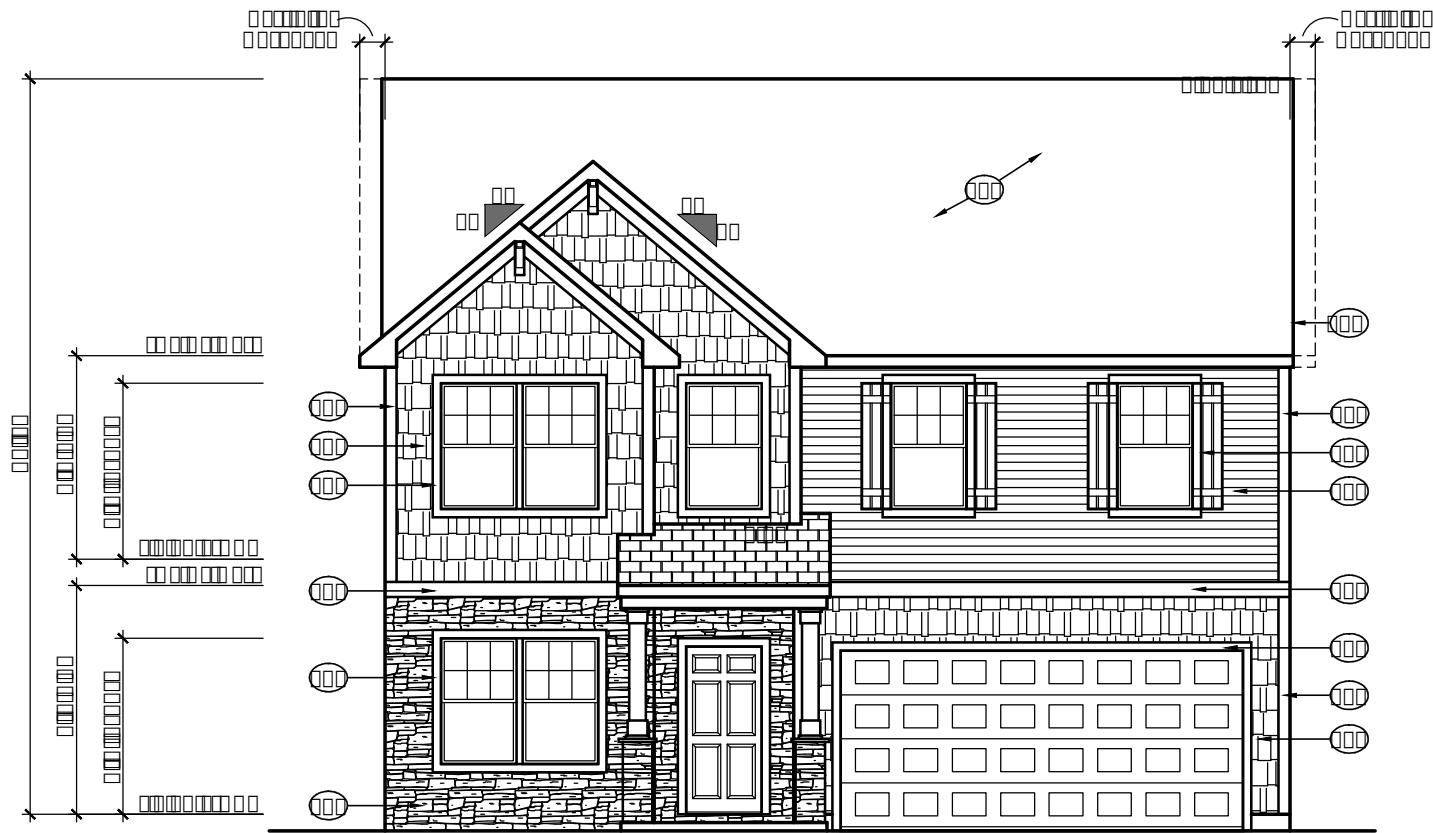
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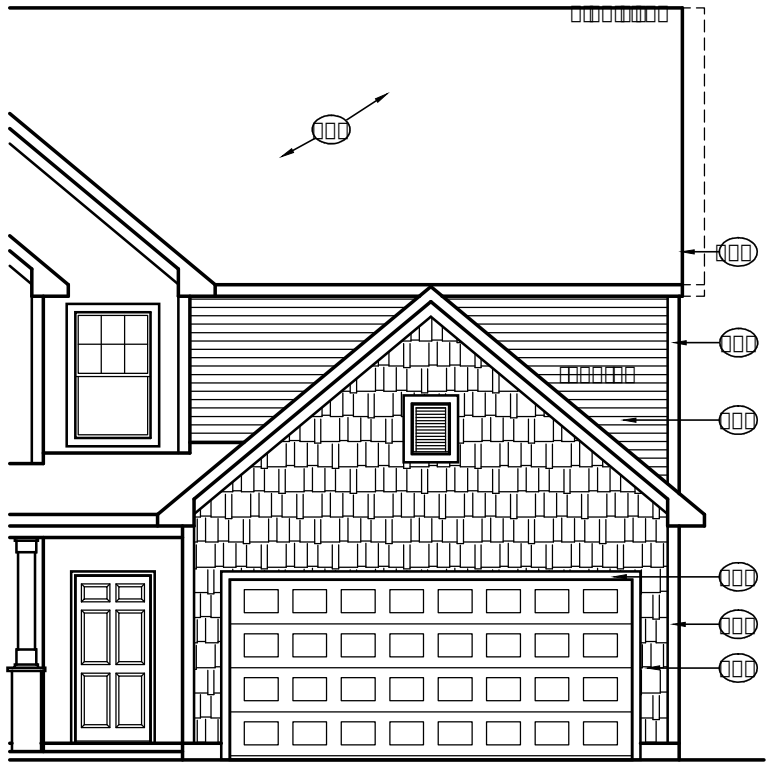
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FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-F3



8' GARAGE BUMP OPTION



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-F3P

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FRONT ELEVATION  
ELEVATION E-F3

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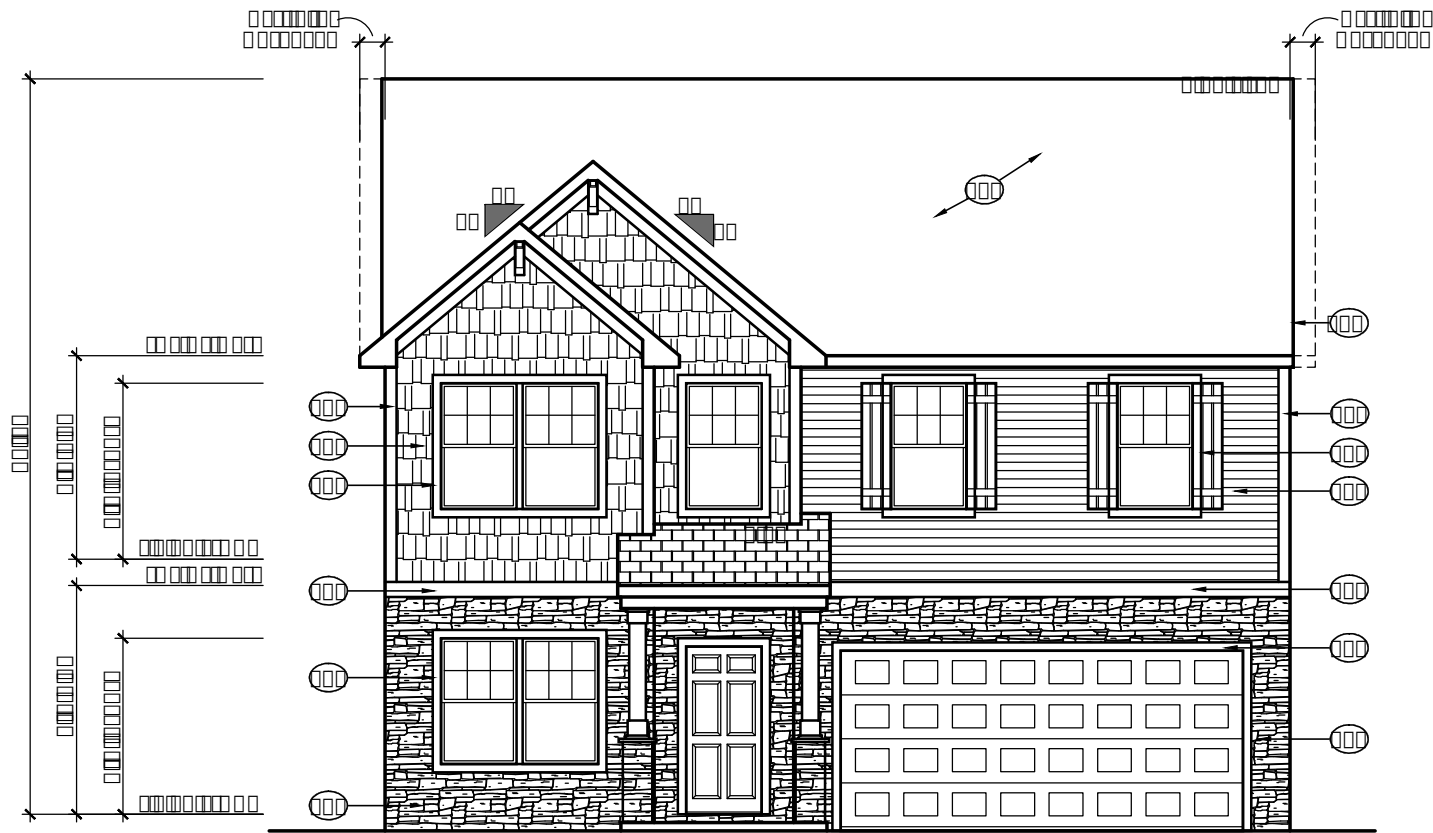
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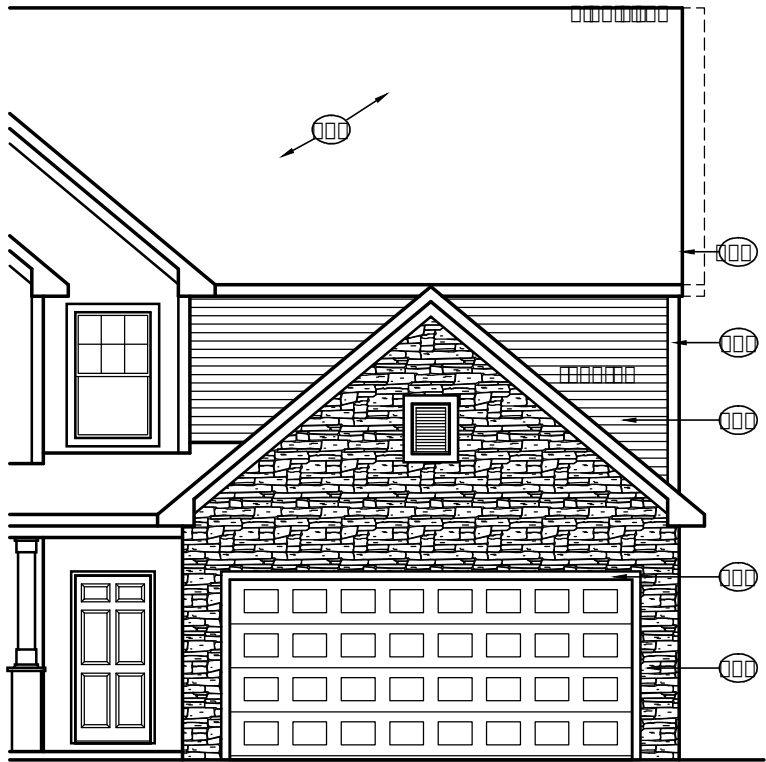
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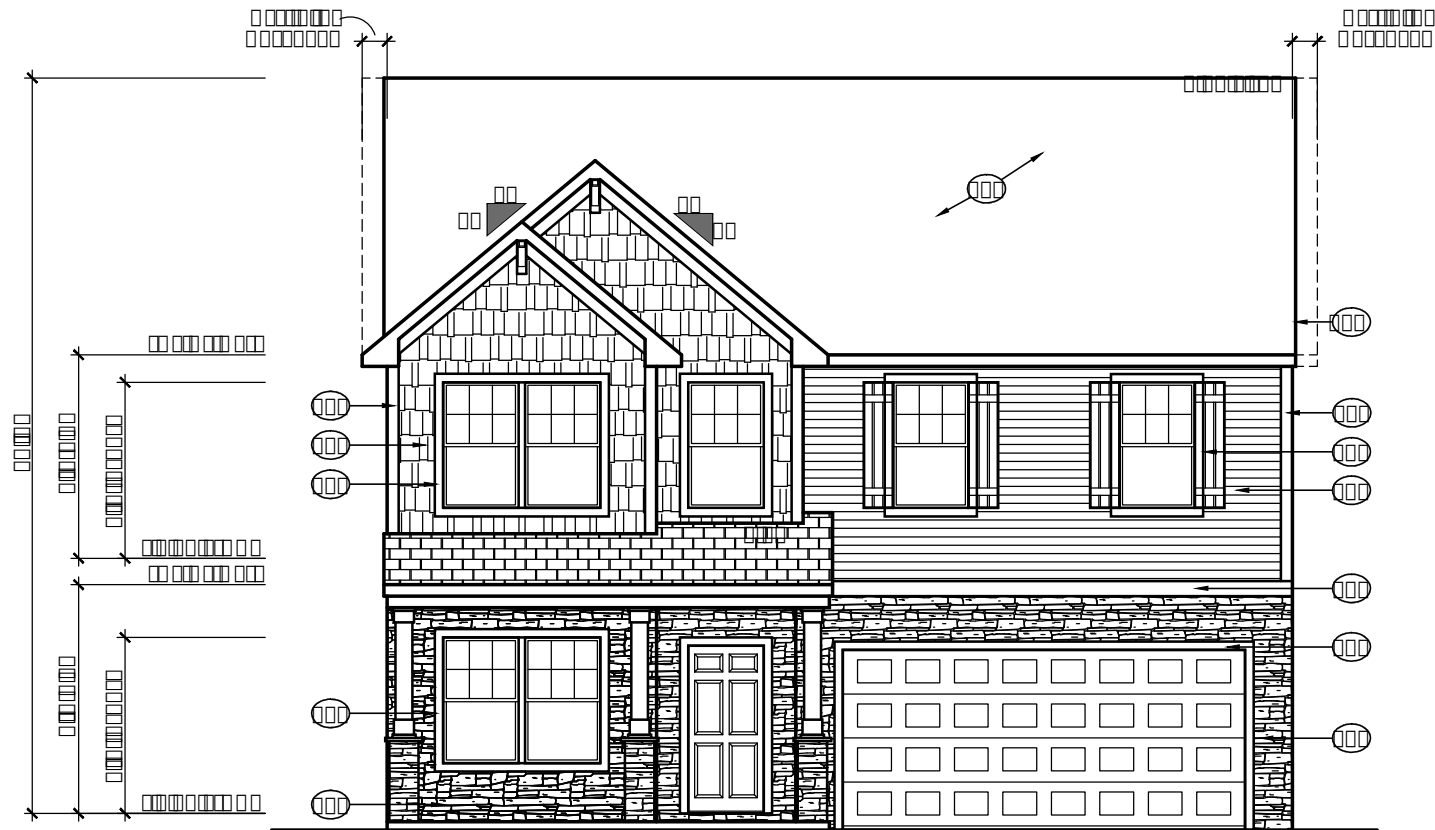


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-F4



8' GARAGE BUMP OPTION



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-F4P

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FRONT ELEVATION  
ELEVATION E-F4

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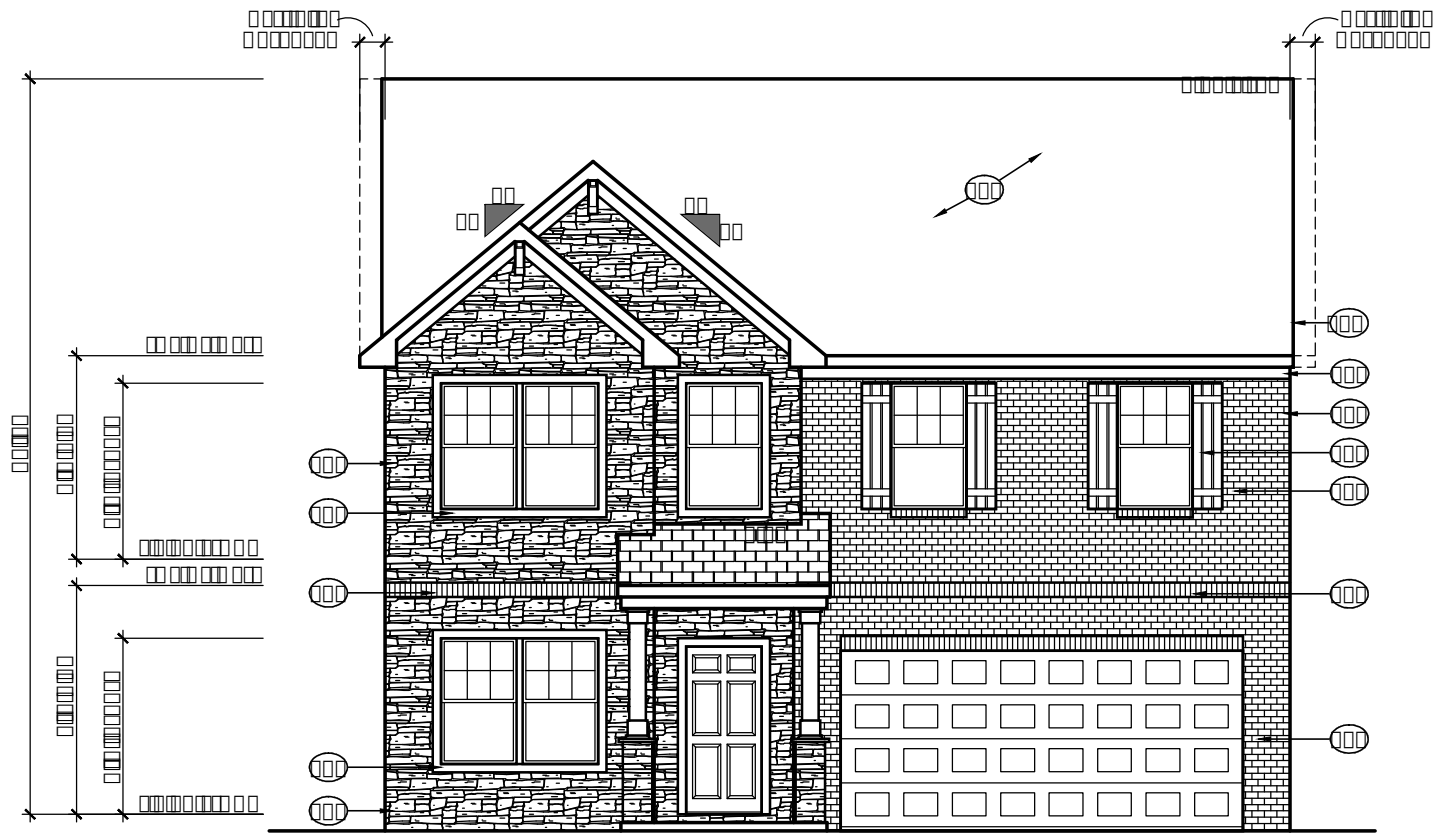
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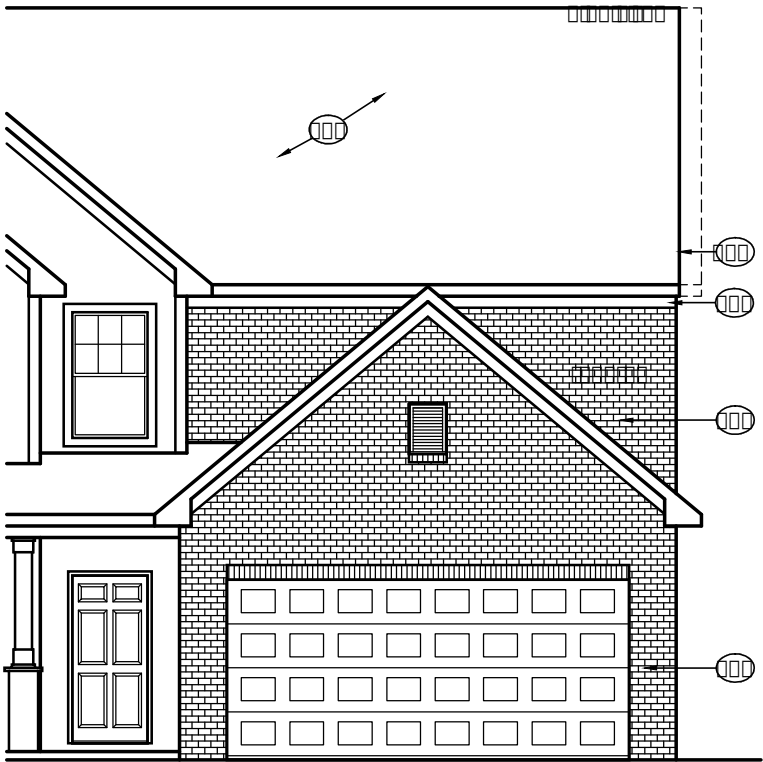




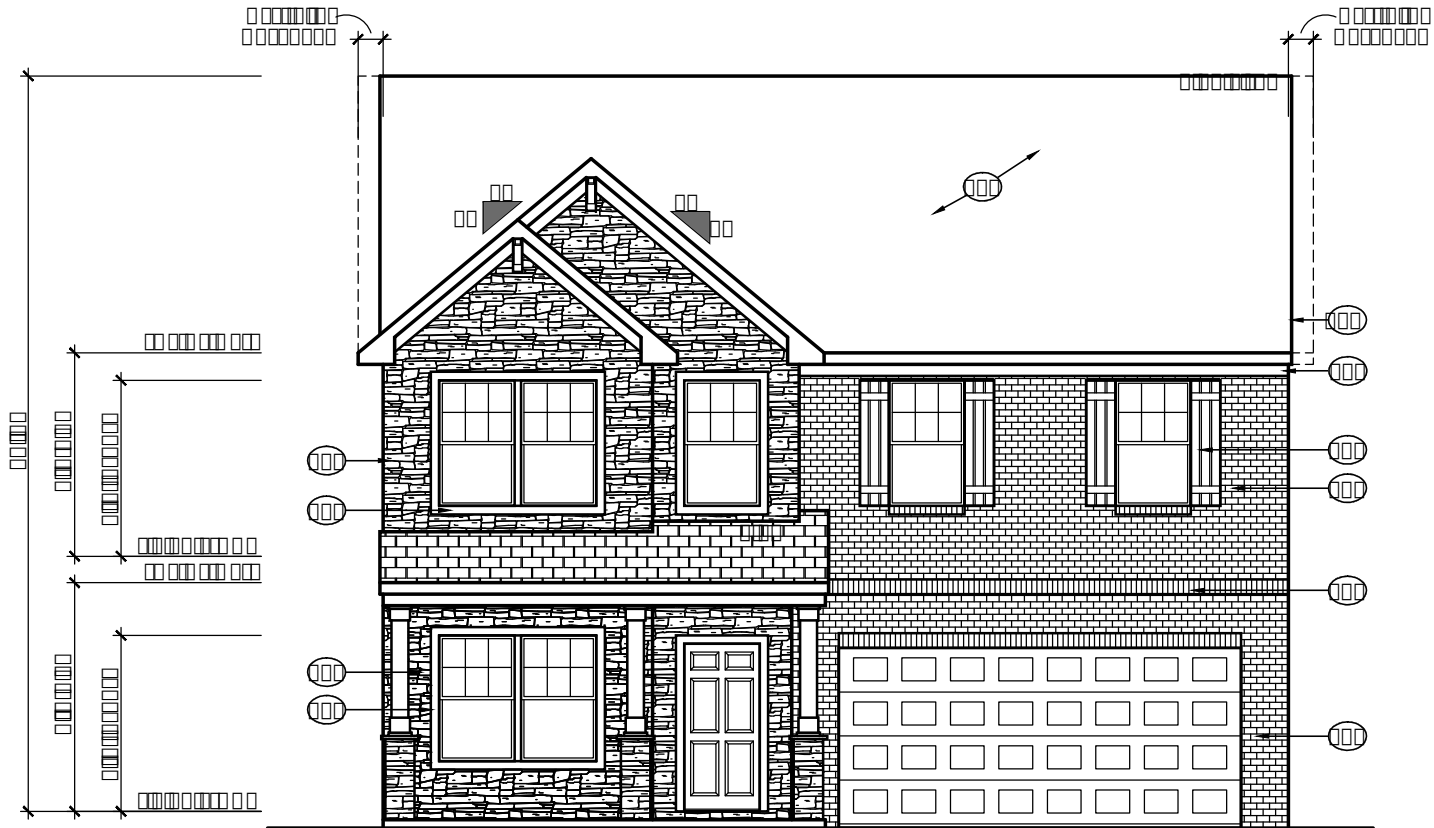
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F5



8' GARAGE BUMP OPTION



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION E-F5P

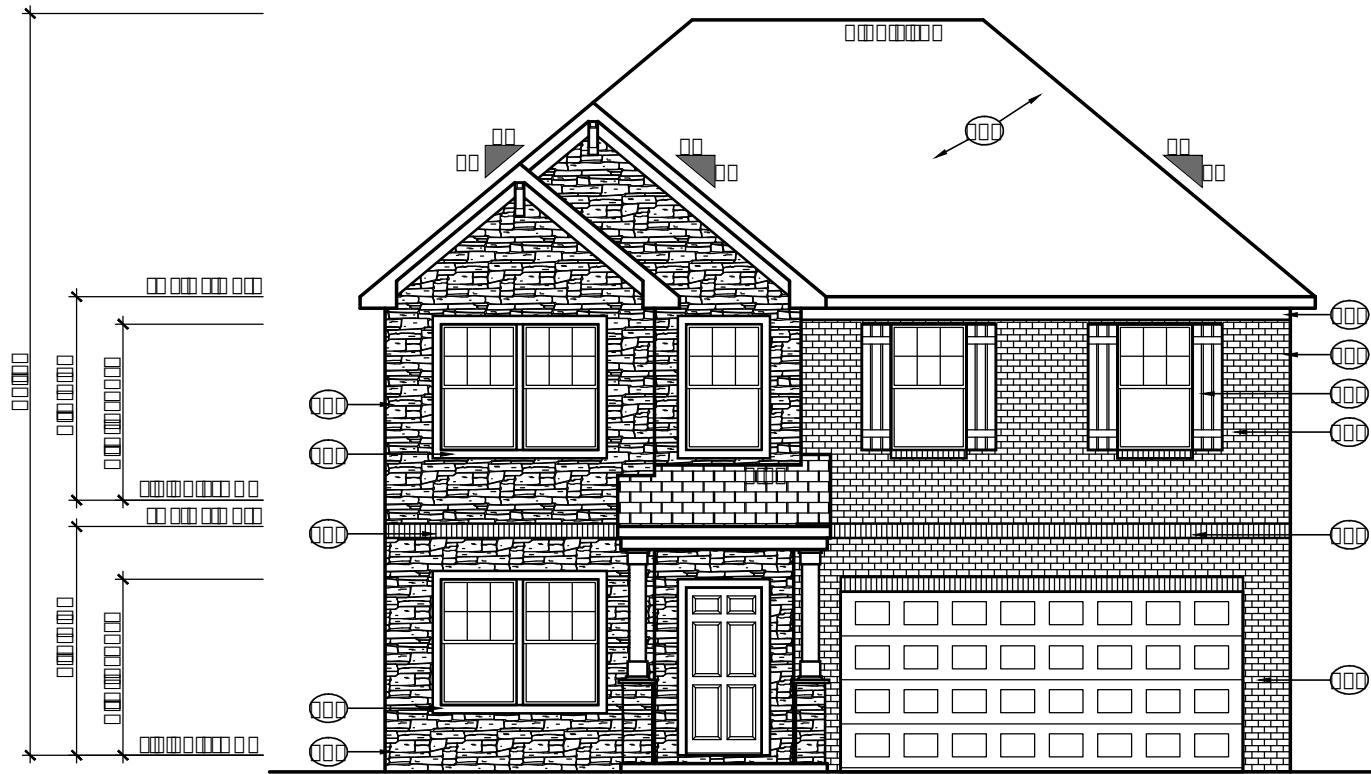
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FRONT ELEVATION  
ELEVATION E-F5

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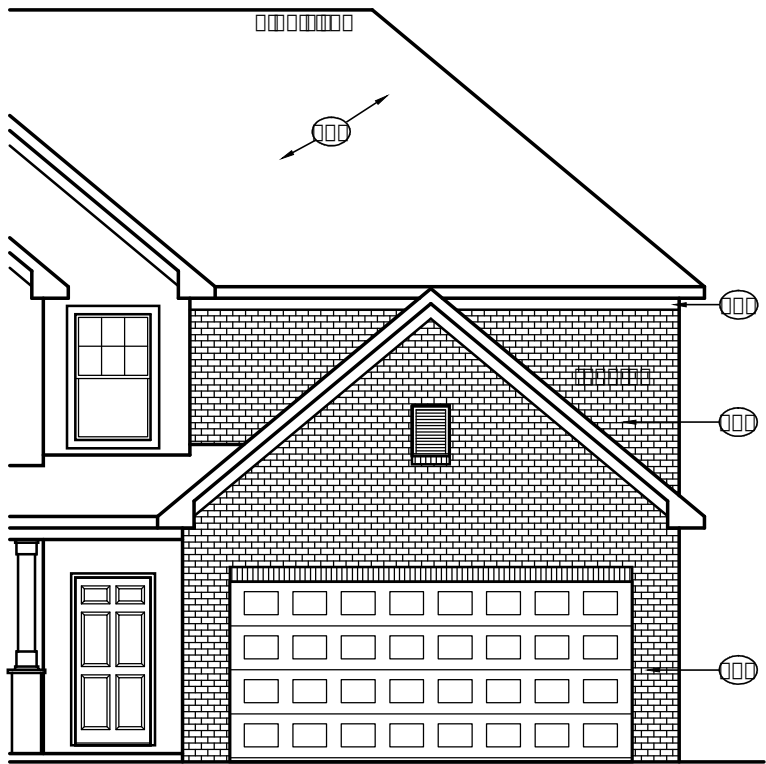
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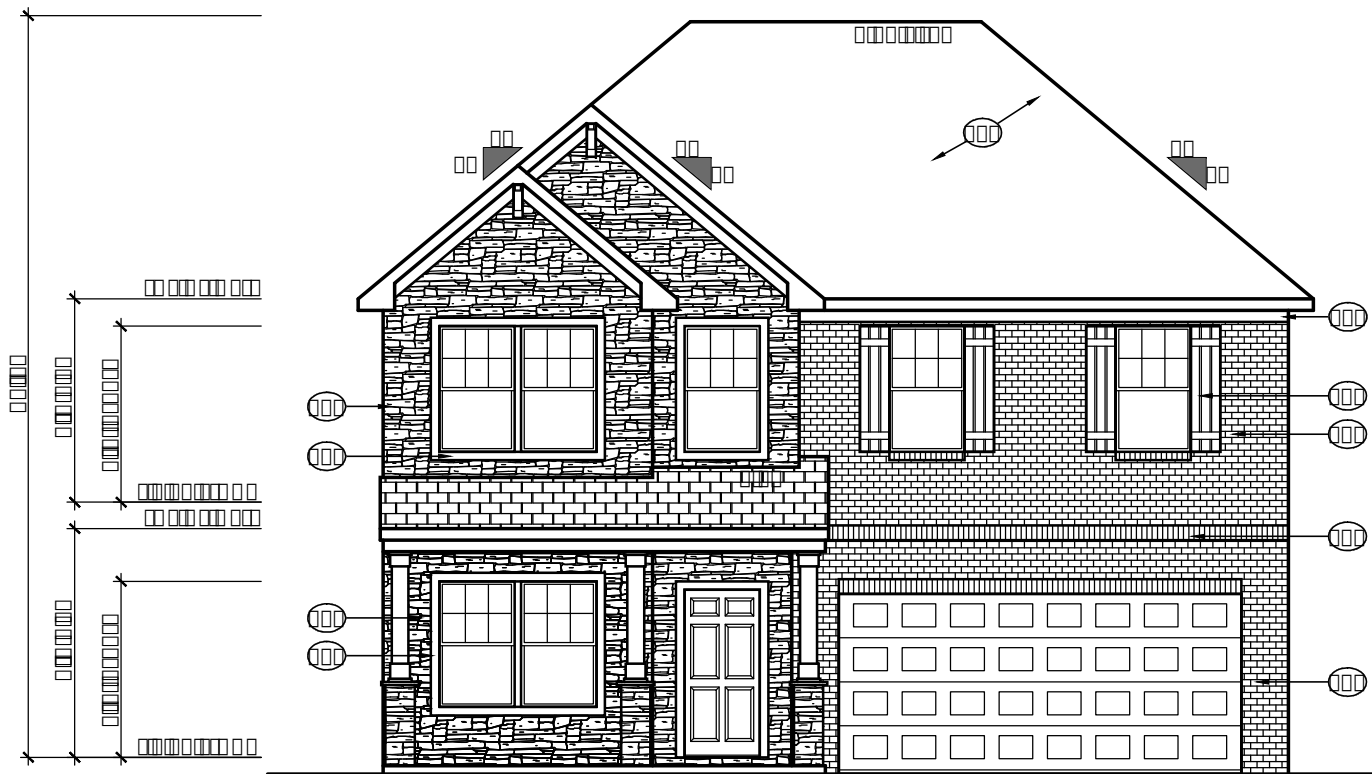
FRONT ELEVATION

ELEVATION E-F6

SCALE: 1/8" = 1'-0"



8' GARAGE BUMP OPTION



FRONT ELEVATION

ELEVATION E-F6P

SCALE: 1/8" = 1'-0"

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FRONT ELEVATION  
ELEVATION E-F6

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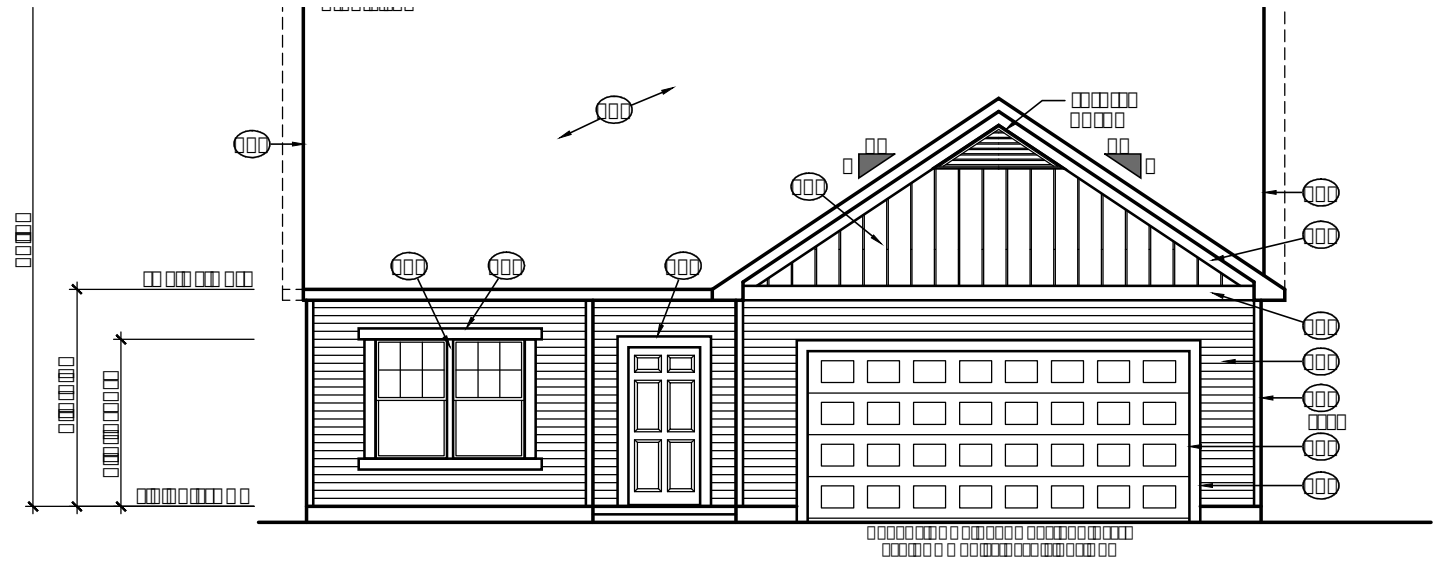
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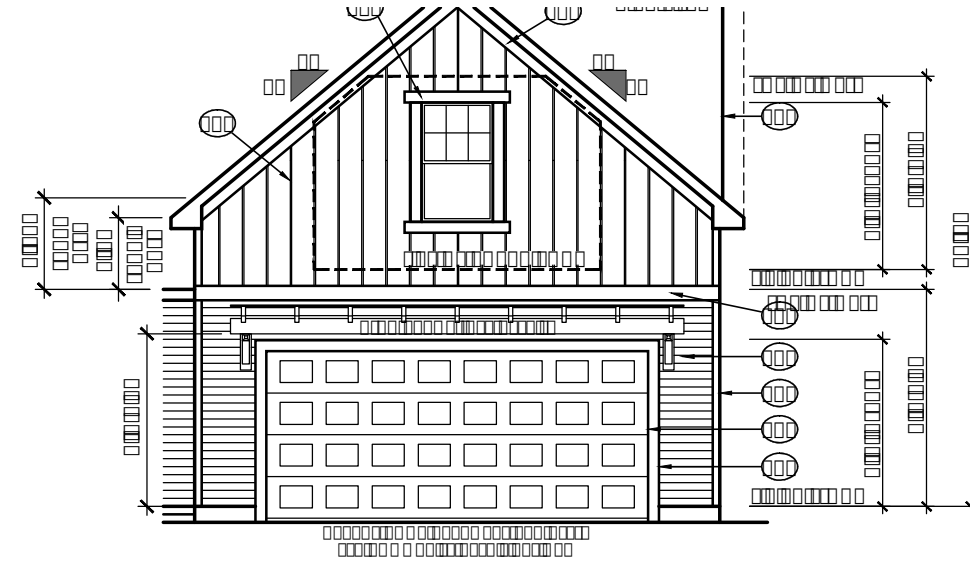
ELECTRICAL LEGEND		GENERAL NOTES				KEY NOTES		TABLE OF CONTENTS	
	Single line	TO BE 2x4 STUDS 16" O.C. (U.N.O.), 16" O.C. AT KITCHEN WALLS WITH 5/8" TYPE X GWB SCUTTLE MINIMUM   PROVIDE 1 1/2" FLAT WALL FRAMING FOR SCUTTLE MINIMUM	TO BE 2x4 STUDS 16" O.C. (U.N.O.), 16" O.C. AT KITCHEN WALLS WITH 5/8" TYPE X GWB SCUTTLE MINIMUM   PROVIDE 1 1/2" FLAT WALL FRAMING FOR SCUTTLE MINIMUM	TO BE 2x4 STUDS 16" O.C. (U.N.O.), 16" O.C. AT KITCHEN WALLS WITH 5/8" TYPE X GWB SCUTTLE MINIMUM   PROVIDE 1 1/2" FLAT WALL FRAMING FOR SCUTTLE MINIMUM	TO BE 2x4 STUDS 16" O.C. (U.N.O.), 16" O.C. AT KITCHEN WALLS WITH 5/8" TYPE X GWB SCUTTLE MINIMUM   PROVIDE 1 1/2" FLAT WALL FRAMING FOR SCUTTLE MINIMUM	ELEVATIONS		CONTENTS	
	Double line					101	102		
	Ground					103	104		
	Single line with ground					105	106		
	Double line with ground					107	108		
	Single line with ground					109	110		
	Double line with ground					111	112		
	Single line with ground					113	114		
	Double line with ground					115	116		
	Single line with ground					117	118		
	Double line with ground					119	120		
	Single line with ground					121	122		
	Double line with ground					123	124		
	Single line with ground					125	126		
	Double line with ground					127	128		
	Single line with ground					129	130		
	Double line with ground					131	132		
	Single line with ground					133	134		
	Double line with ground					135	136		
	Single line with ground	137	138						
	Double line with ground	139	140						
	Single line with ground	141	142						
	Double line with ground	143	144						
	Single line with ground	145	146						
	Double line with ground	147	148						
	Single line with ground	149	150						
	Double line with ground	151	152						
	Single line with ground	153	154						
	Double line with ground	155	156						
	Single line with ground	157	158						
	Double line with ground	159	160						
	Single line with ground	161	162						
	Double line with ground	163	164						
	Single line with ground	165	166						
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	Single line with ground	173	174						
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	Single line with ground	177	178						
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	Double line with ground	655	656						
	Single line with ground	657	658						
	Double line with ground	659	660						
	Single line with ground	661	662						
	Double line with ground	663	664						
	Single line with ground	665	666						
	Double line with ground	667	668						



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

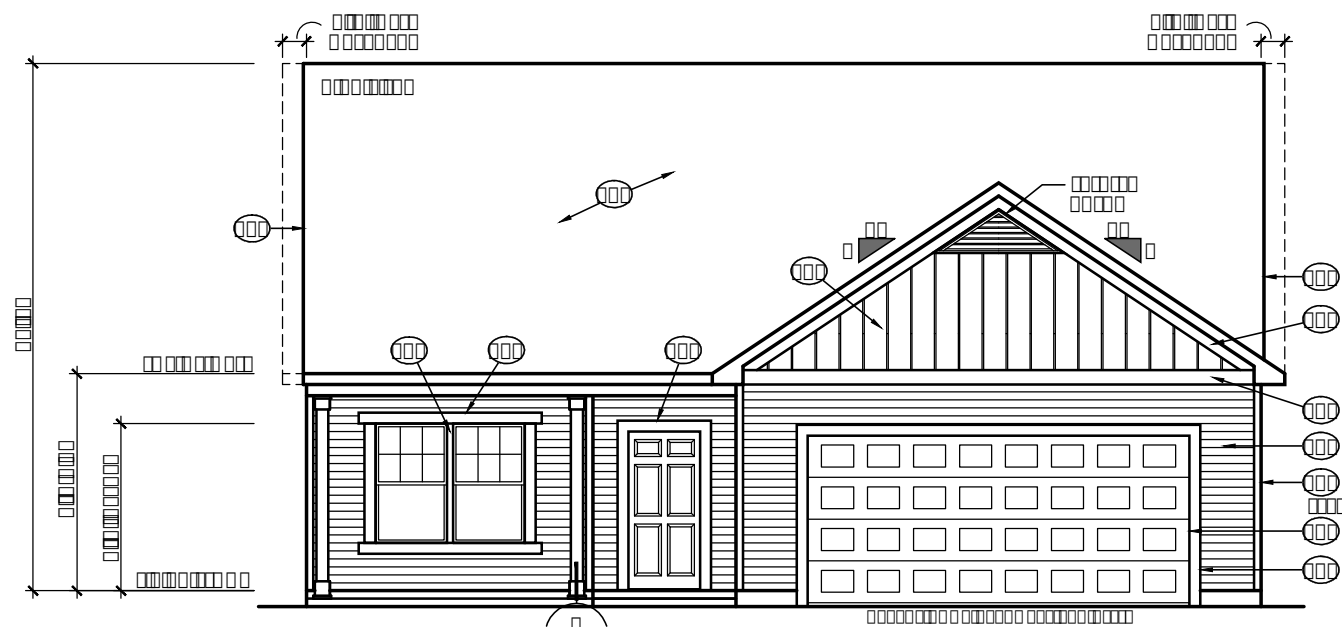
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GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

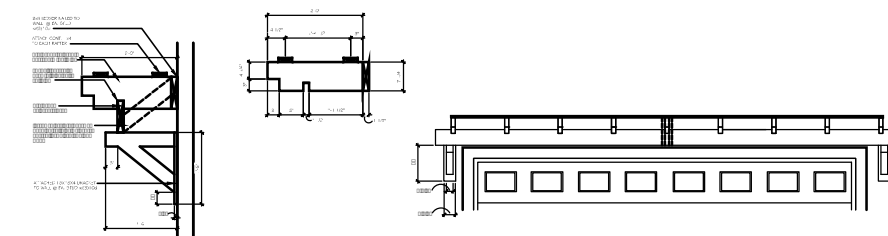
ELEVATION 'E-A1B'



REAR ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-A1-A3'



ARBOR DETAIL

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FRONT & REAR ELEVATIONS  
ELEVATION E-A1

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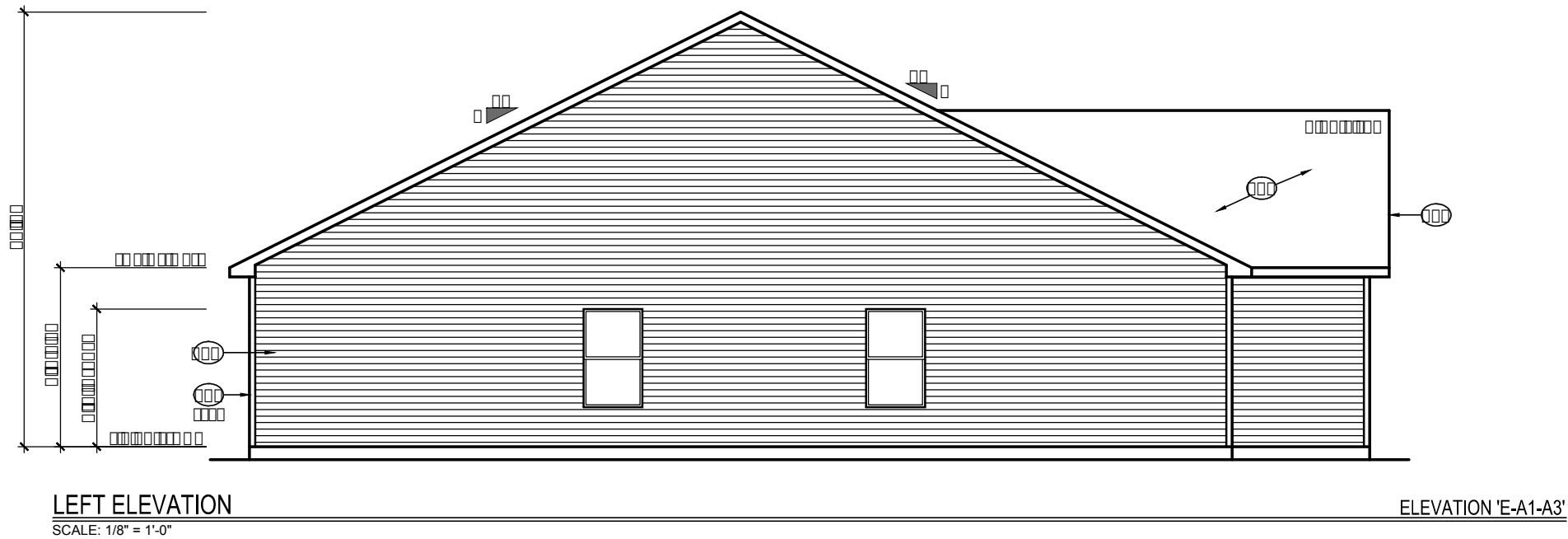
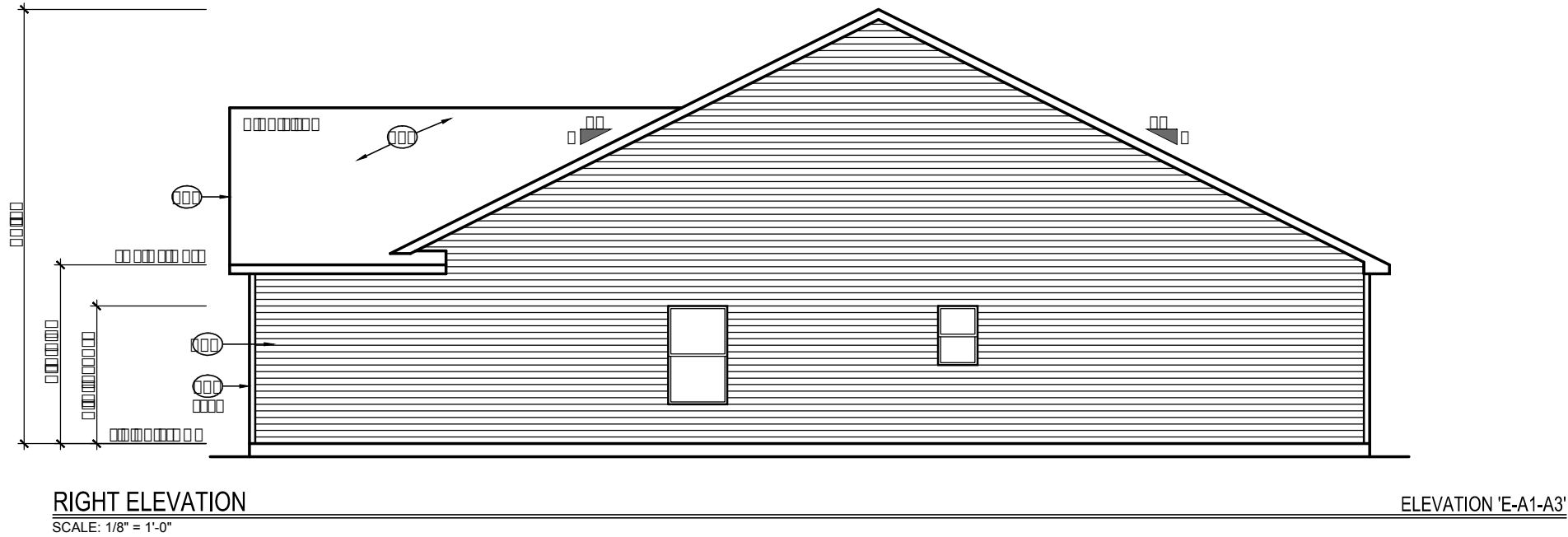
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LEFT & RIGHT ELEVATION  
ELEVATION E-A1

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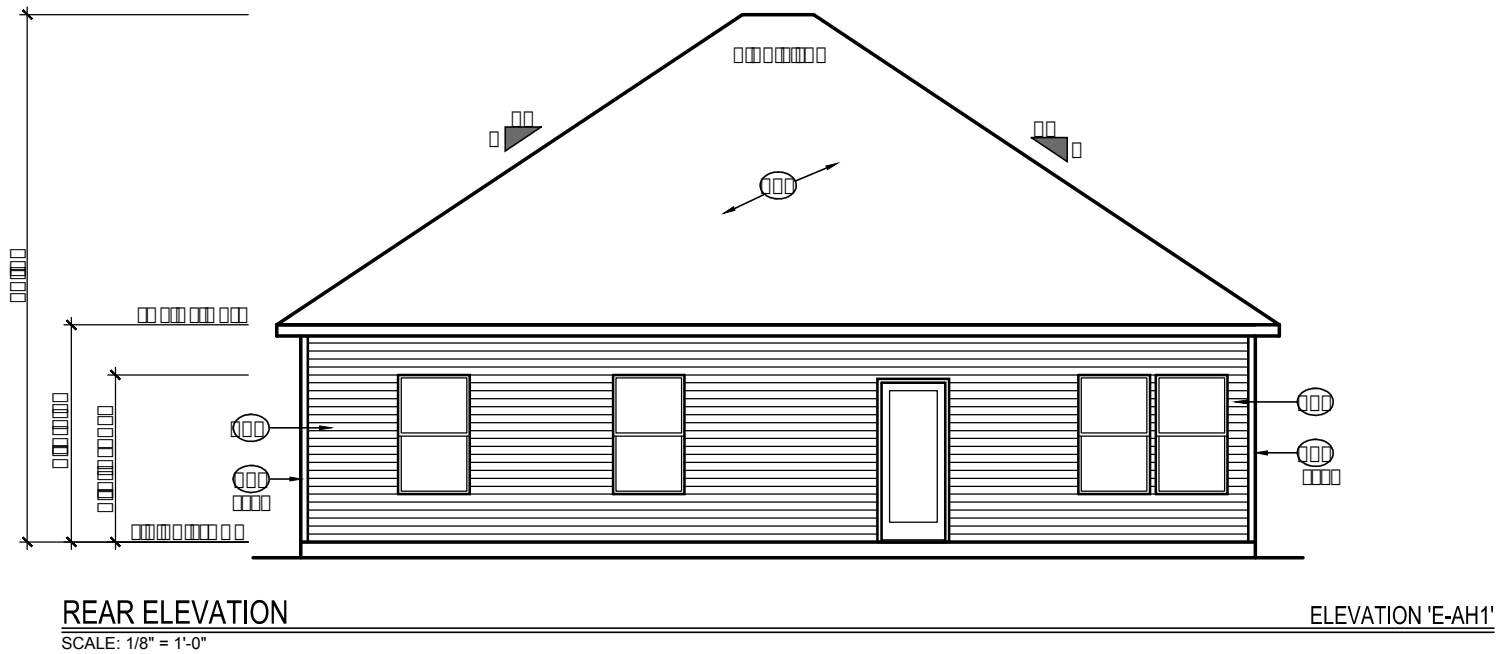
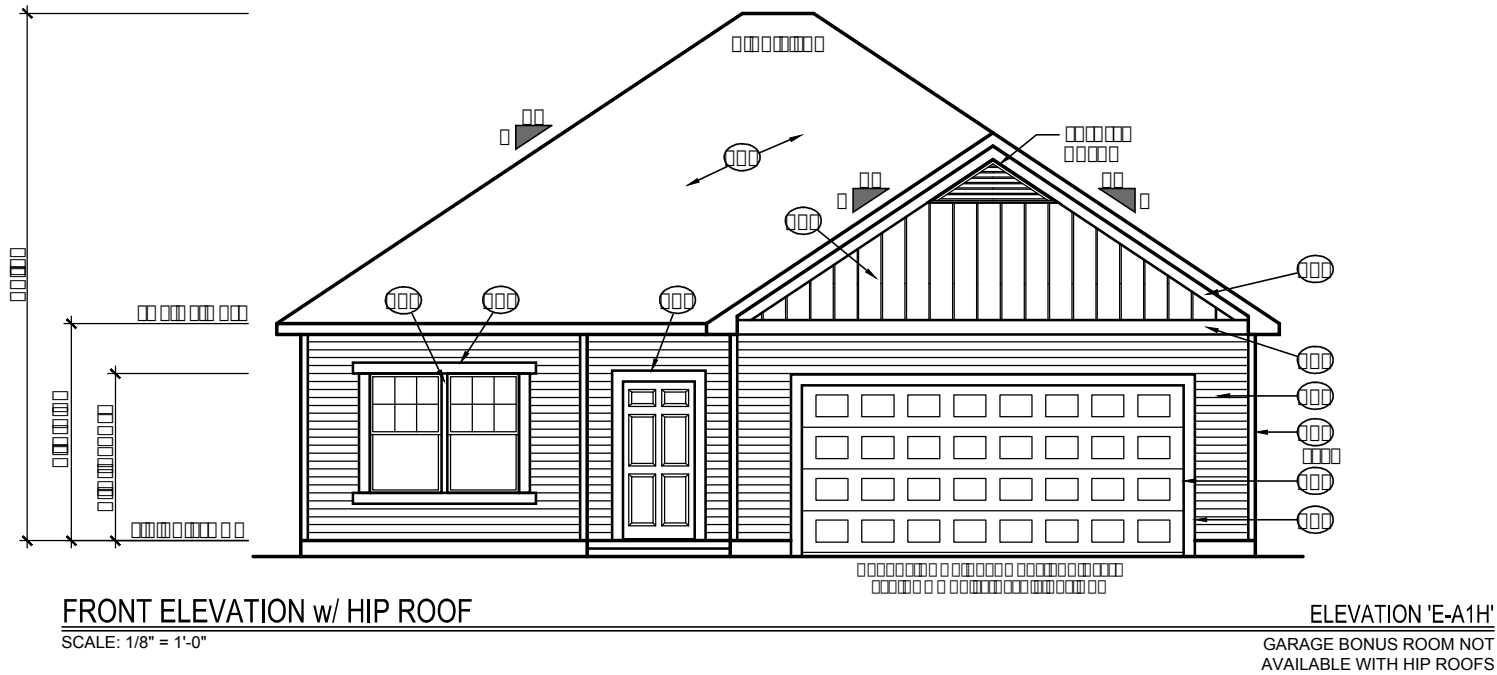
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FRONT & REAR ELEVATIONS  
ELEVATION E-AH1

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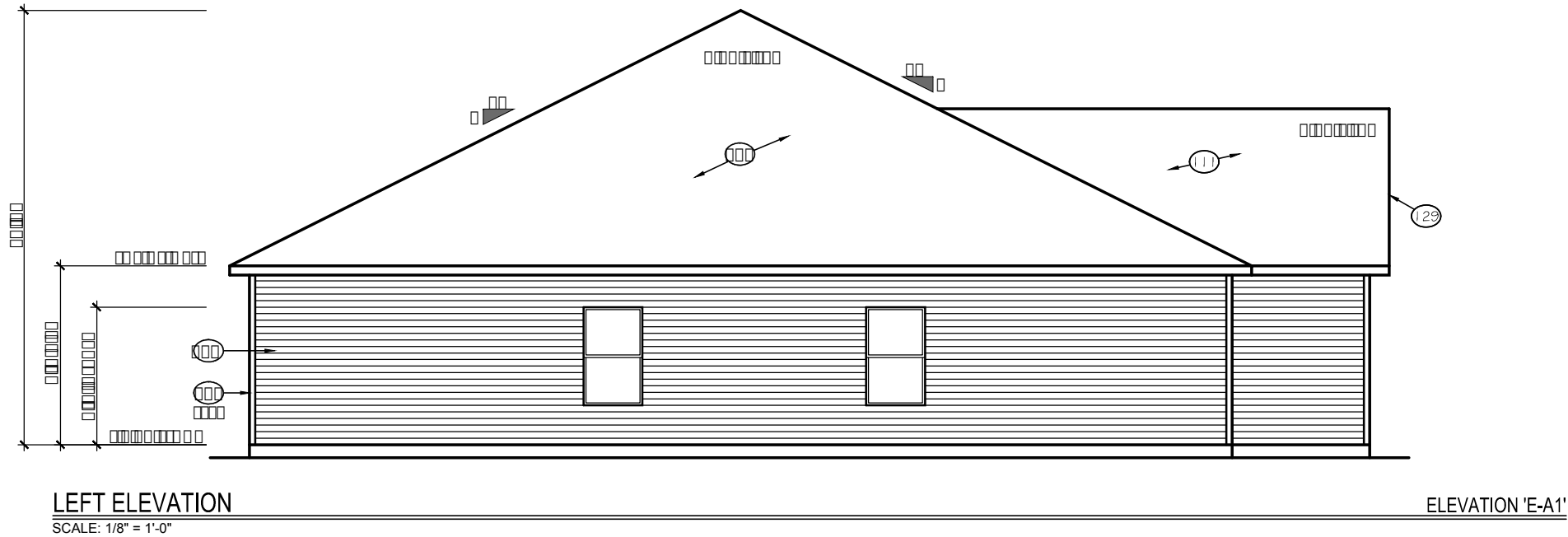
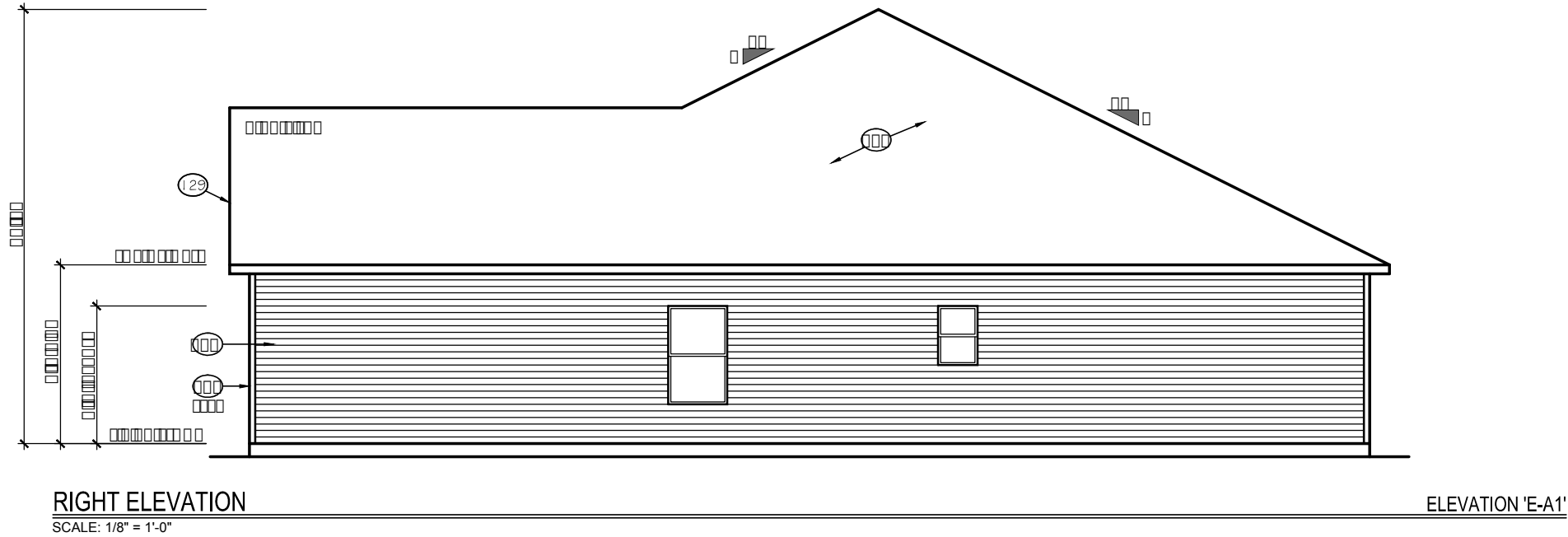
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RIGHT & LEFT ELEVATIONS  
ELEVATION E-AH1

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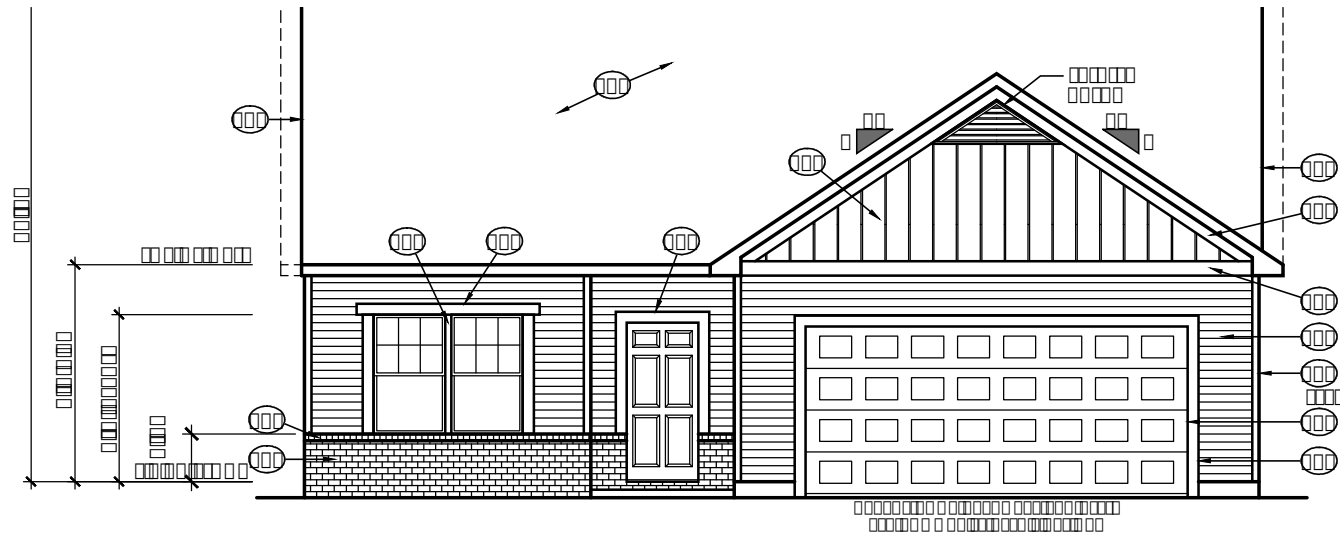
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

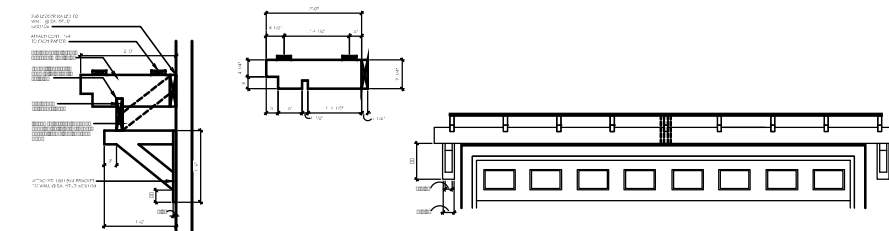
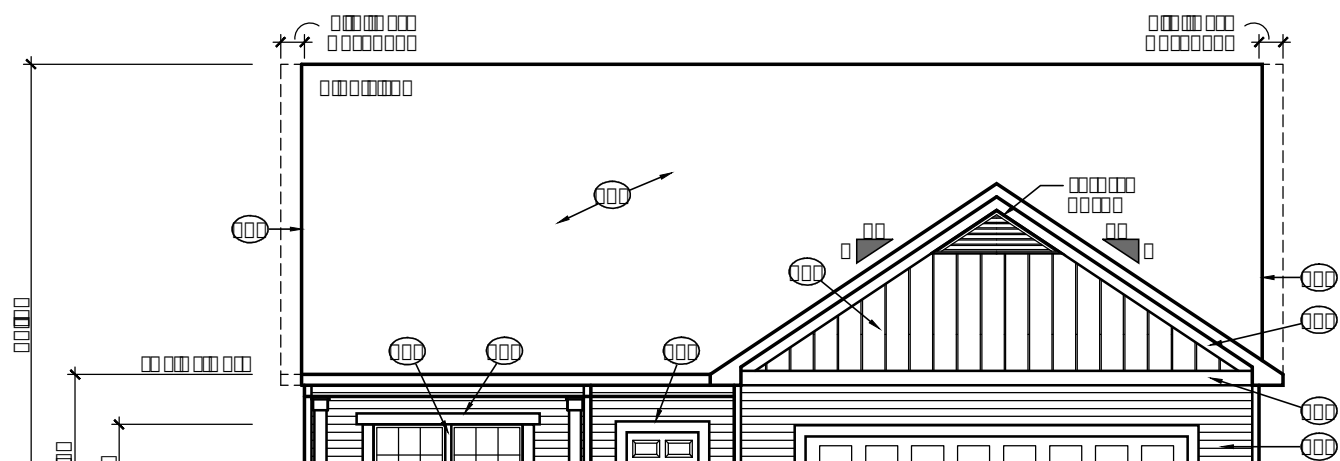
ELEVATION 'E-A2'



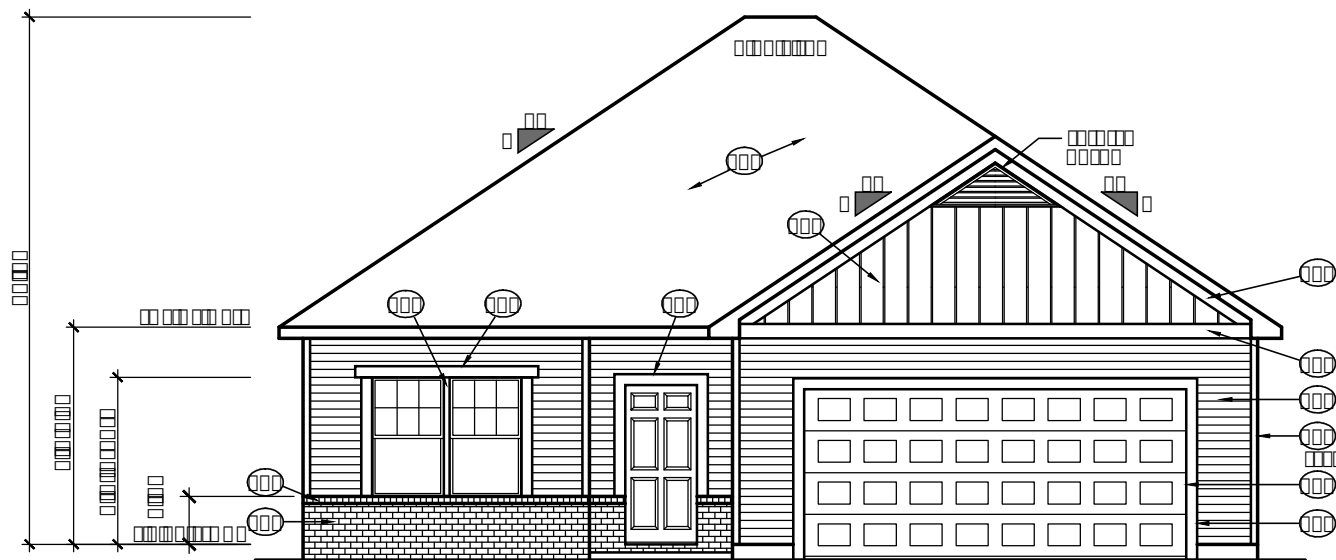
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-A2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-A2H'

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-A2

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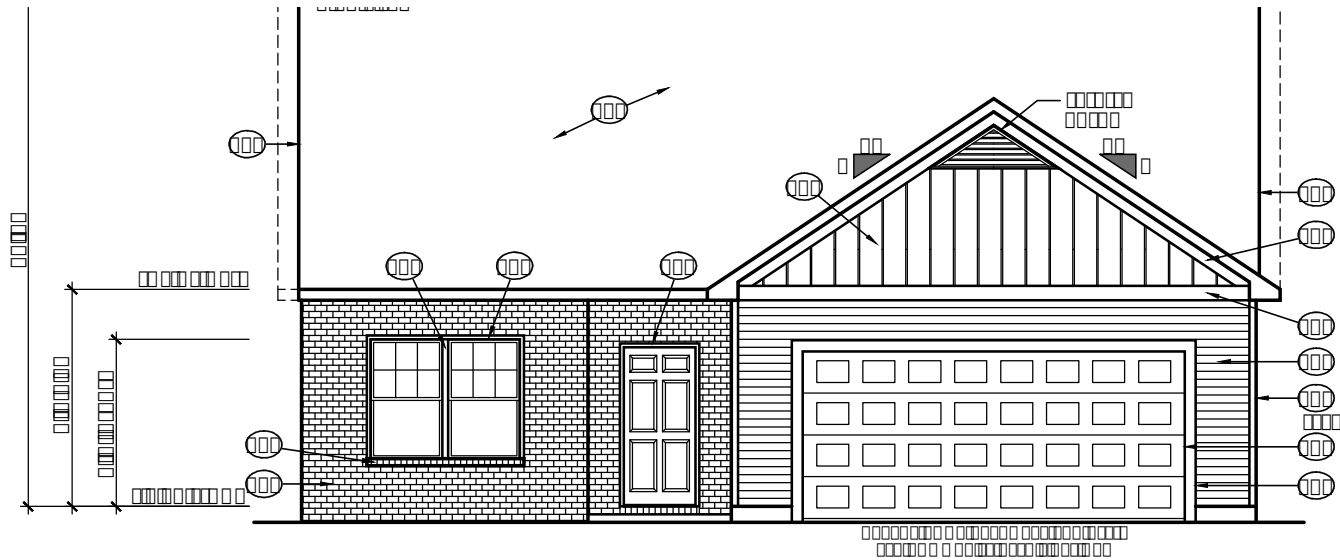
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**A3.5**

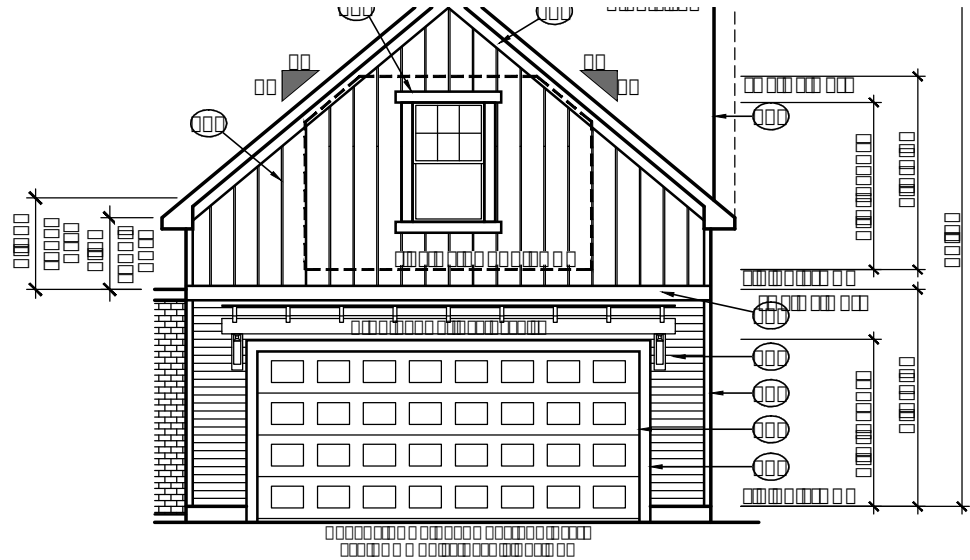
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

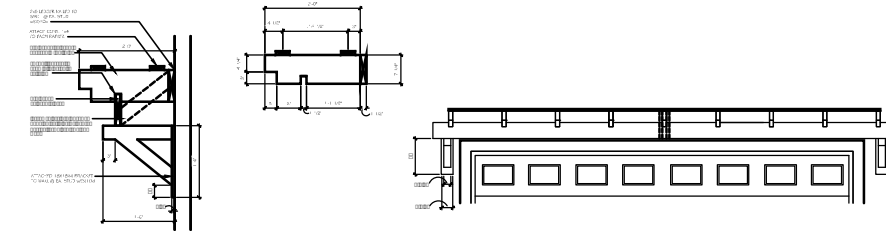
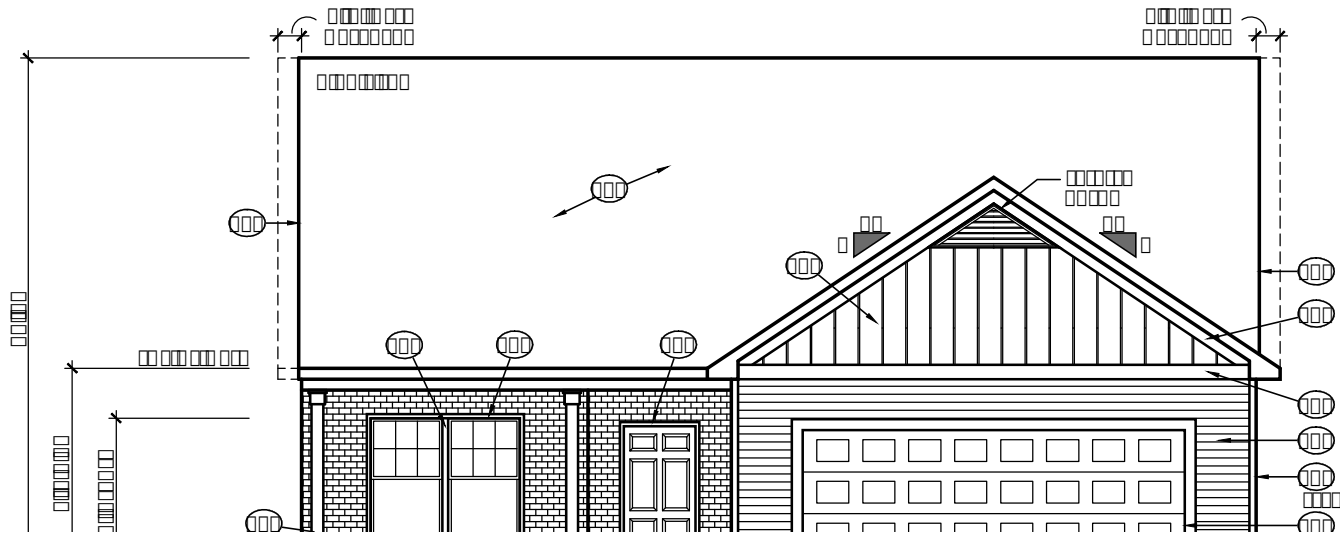
ELEVATION 'E-A3'



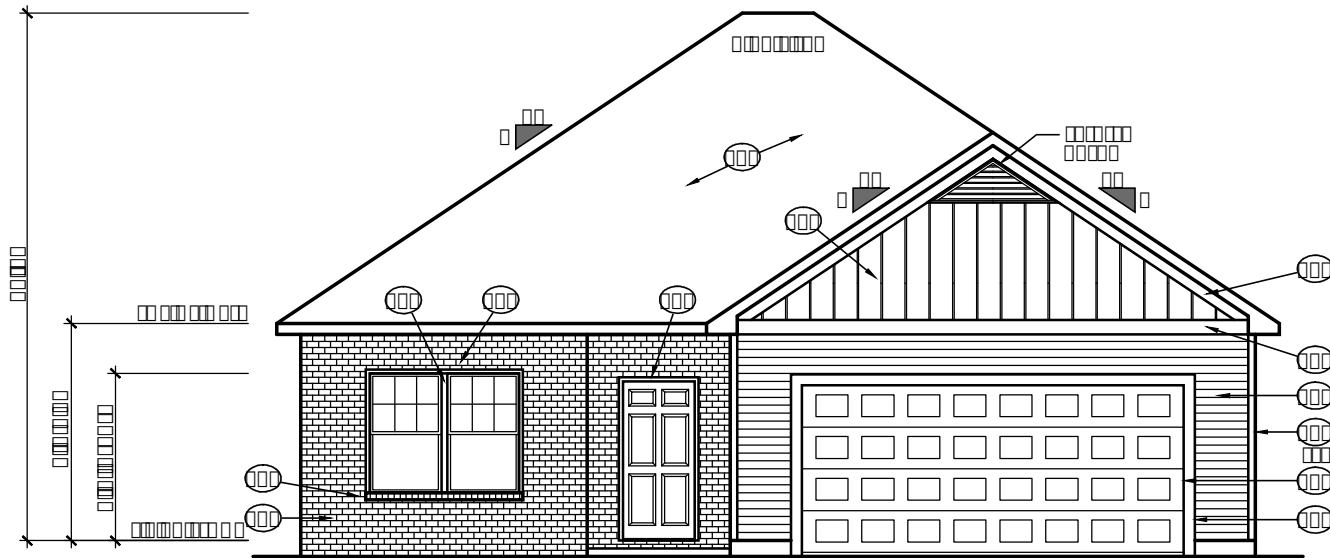
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-A3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-A3H'

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-A3

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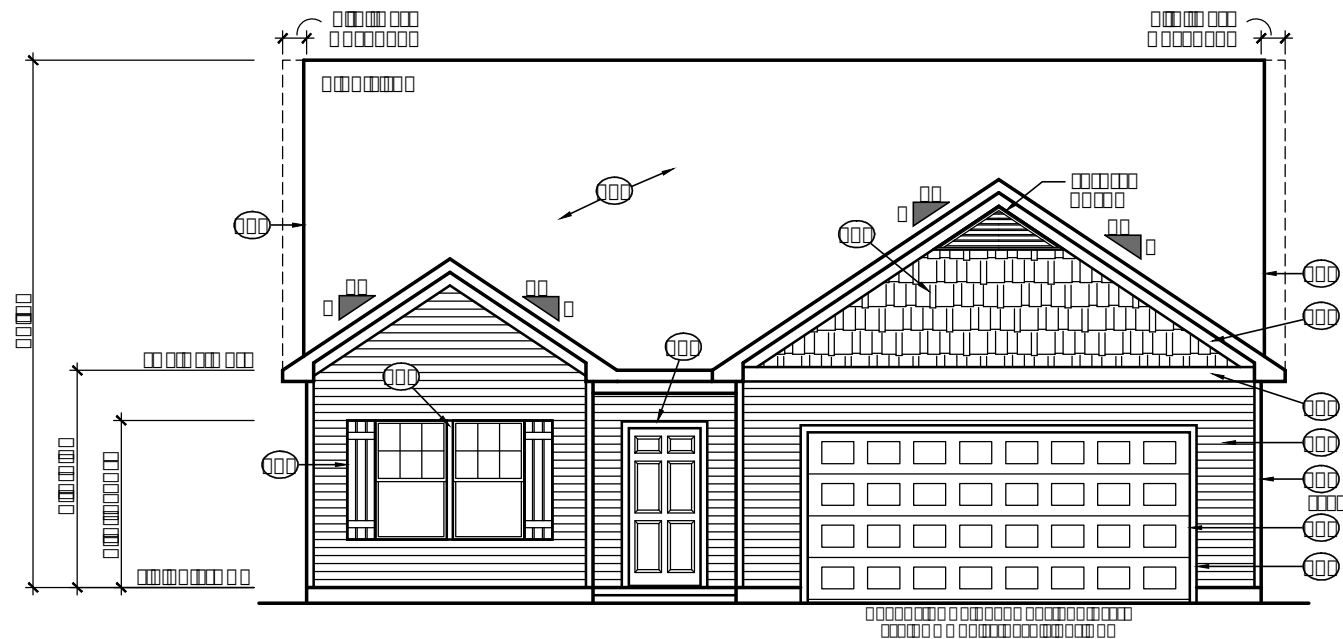
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SHEET:

A3.6

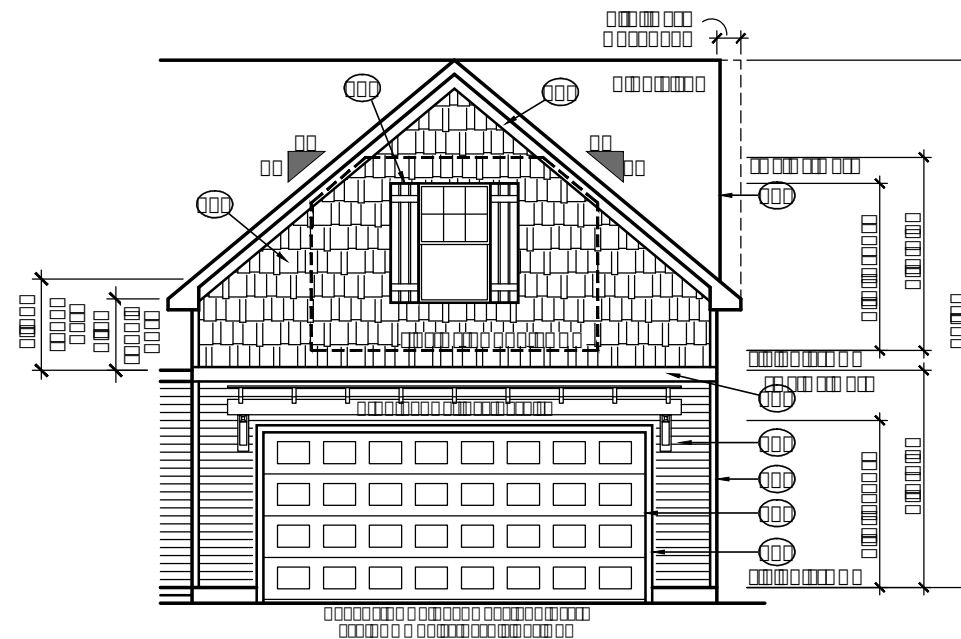
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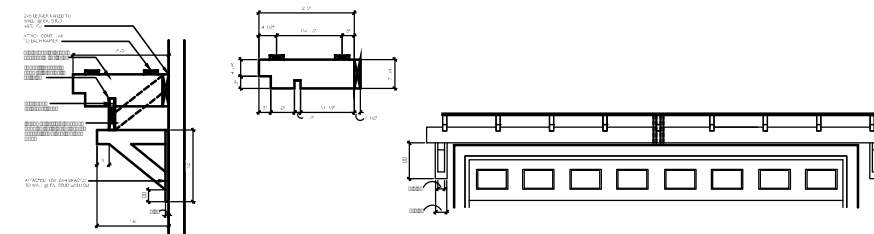
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1'

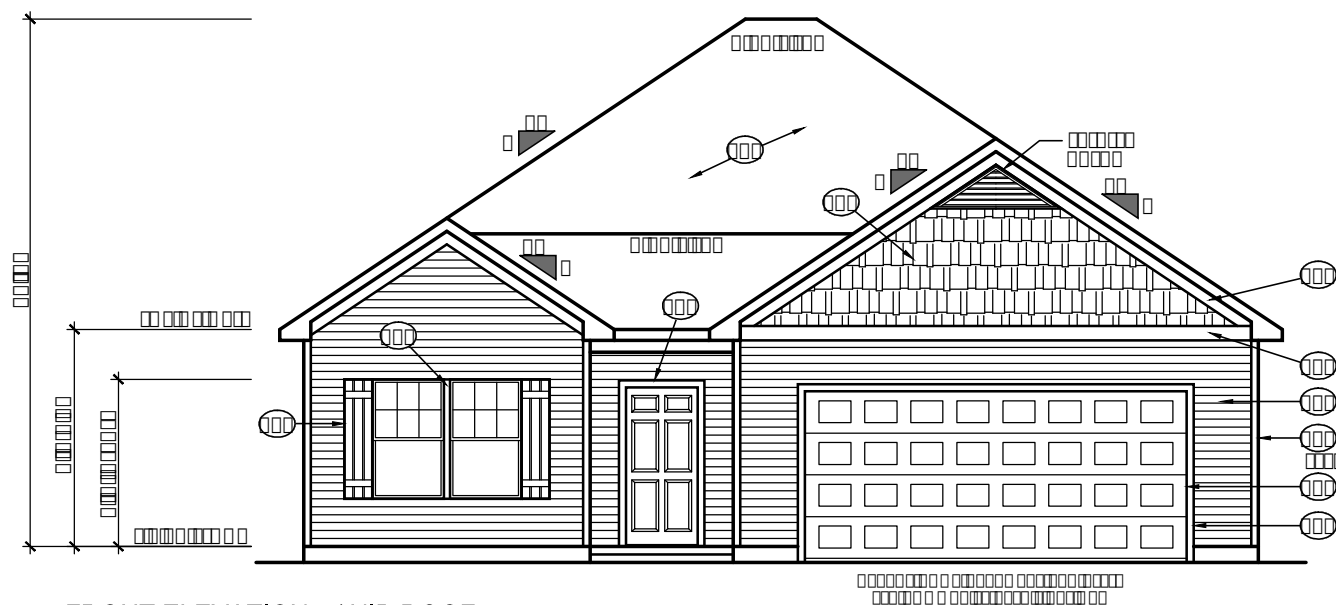


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1H'

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-C1

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SCALE:

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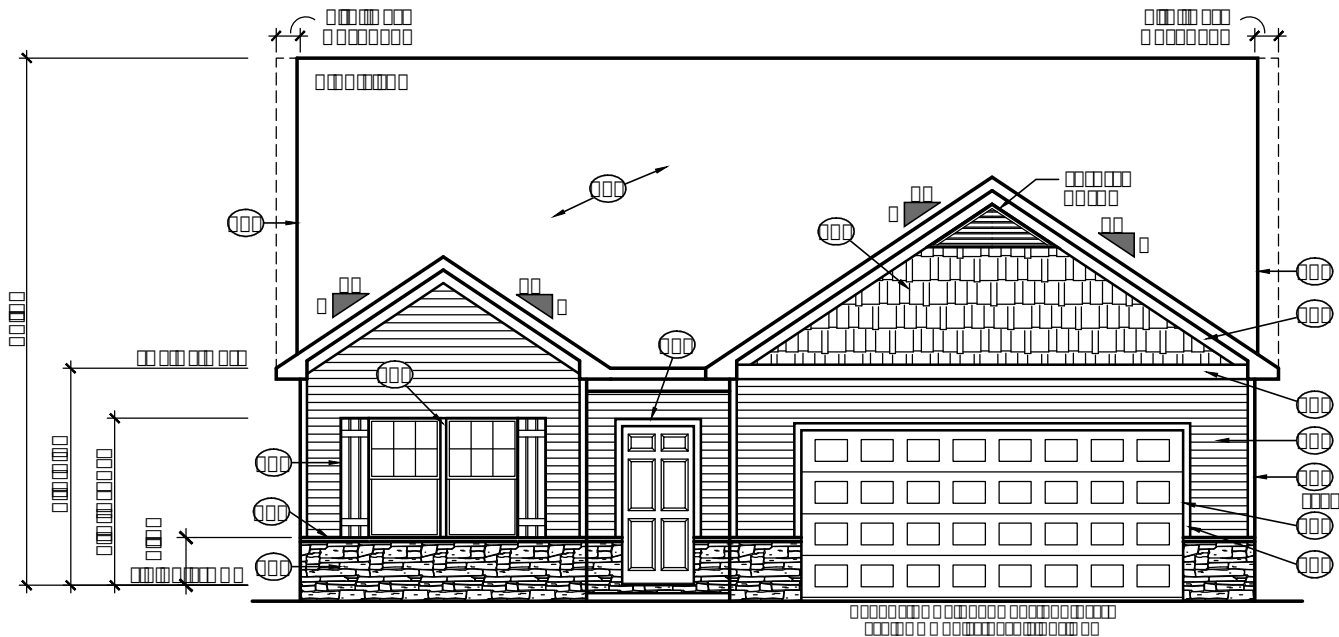
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**A3.10**

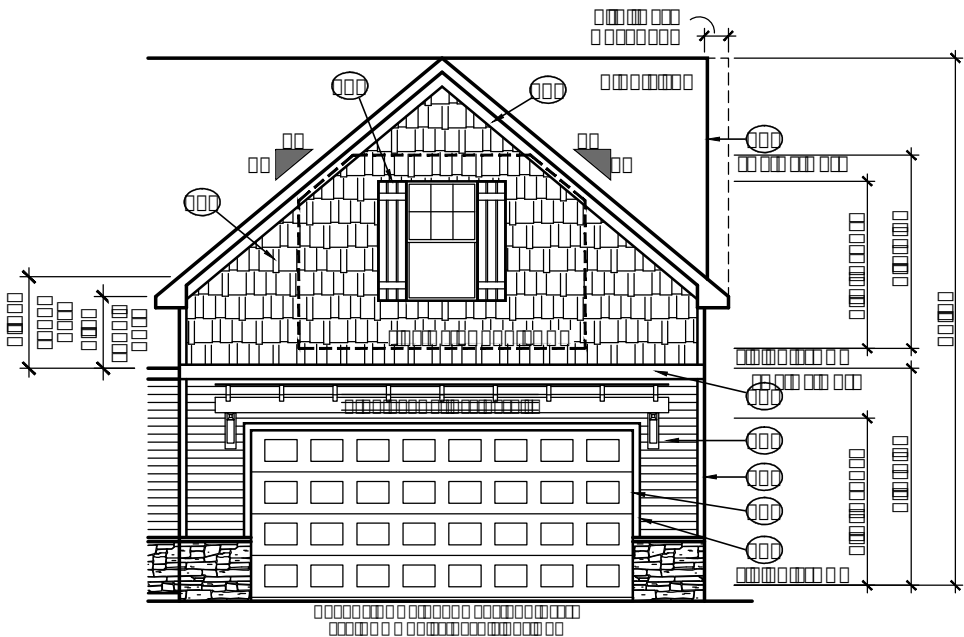
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

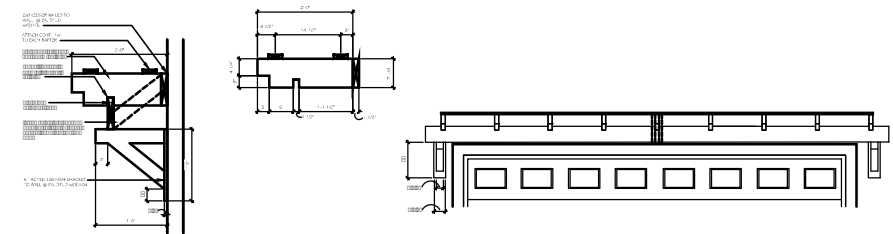
ELEVATION 'E-C2'



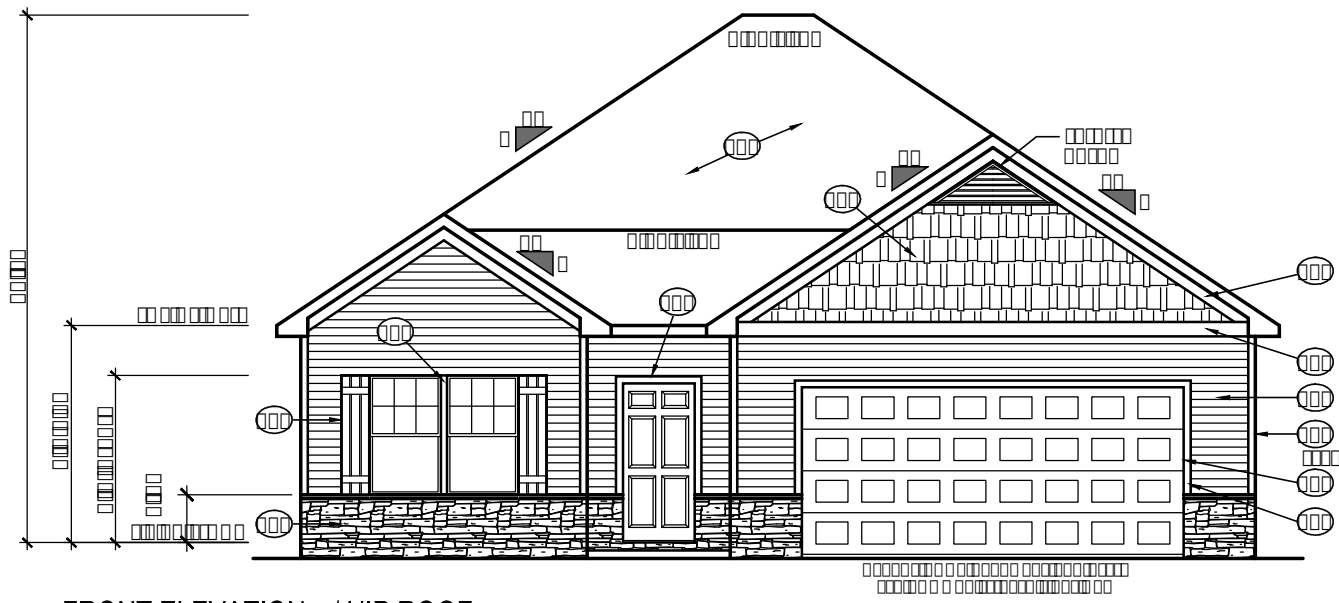
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-C2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-C2H'

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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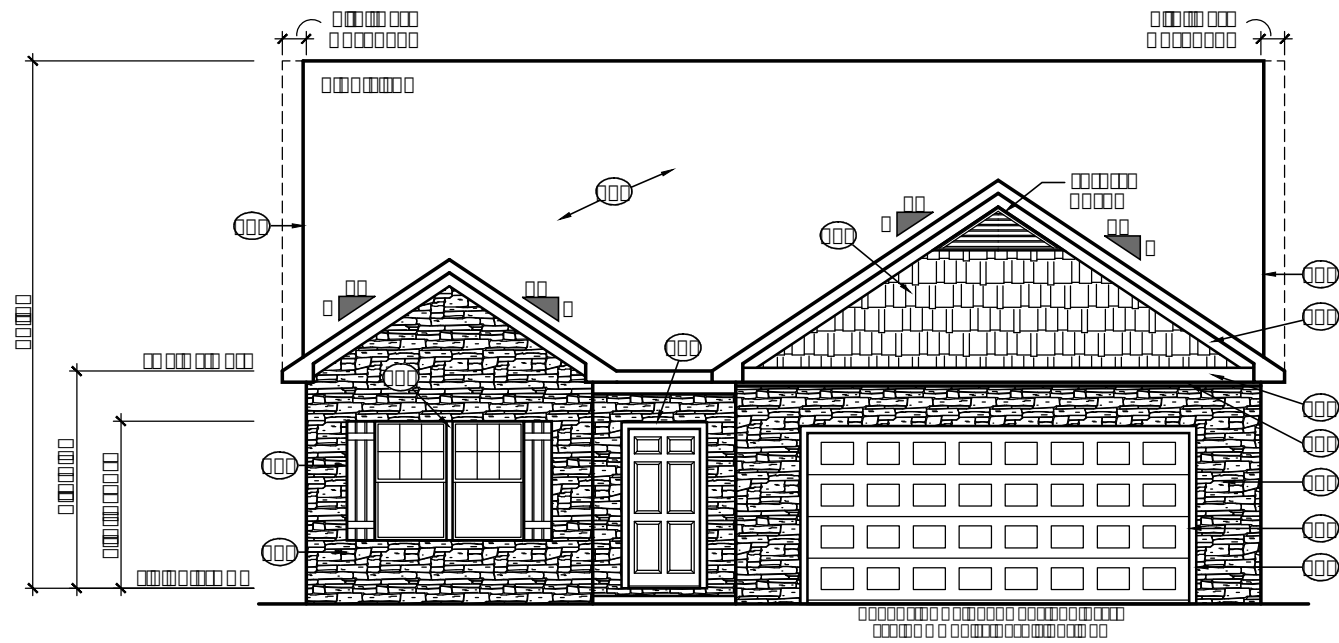
ELEVATION OPTIONS  
ELEVATION E-C2

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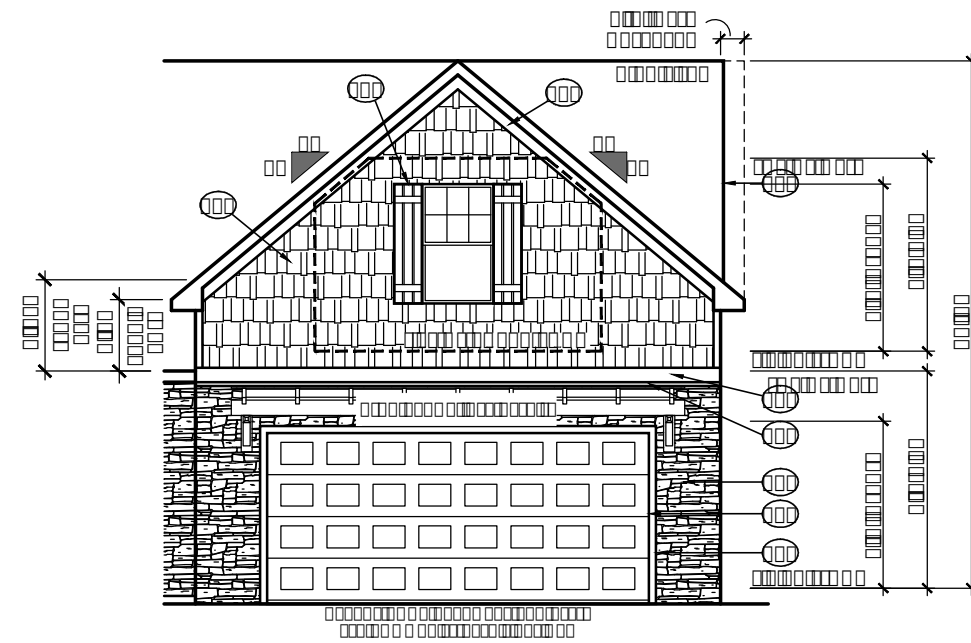
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**A3.11**  
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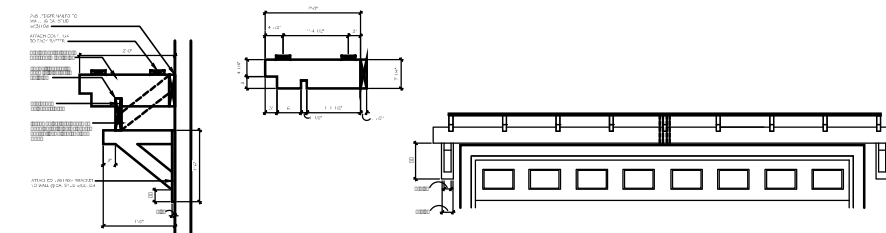
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'

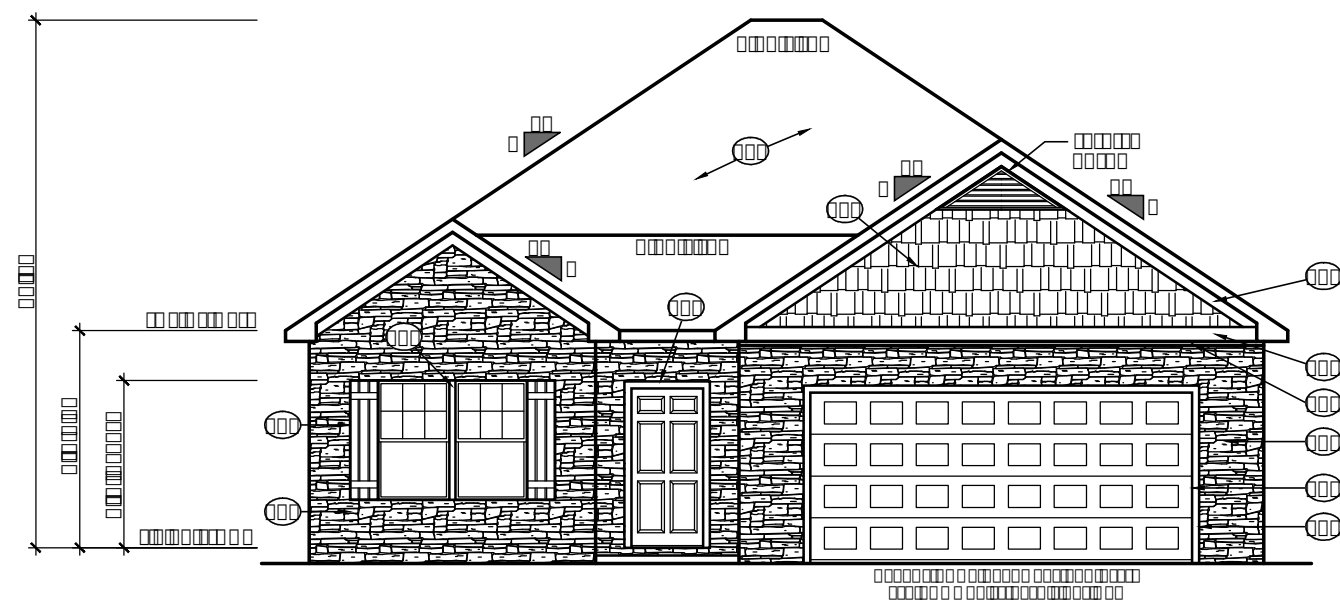


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3H'  
GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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FRONT & REAR ELEVATIONS  
ELEVATION E-C3

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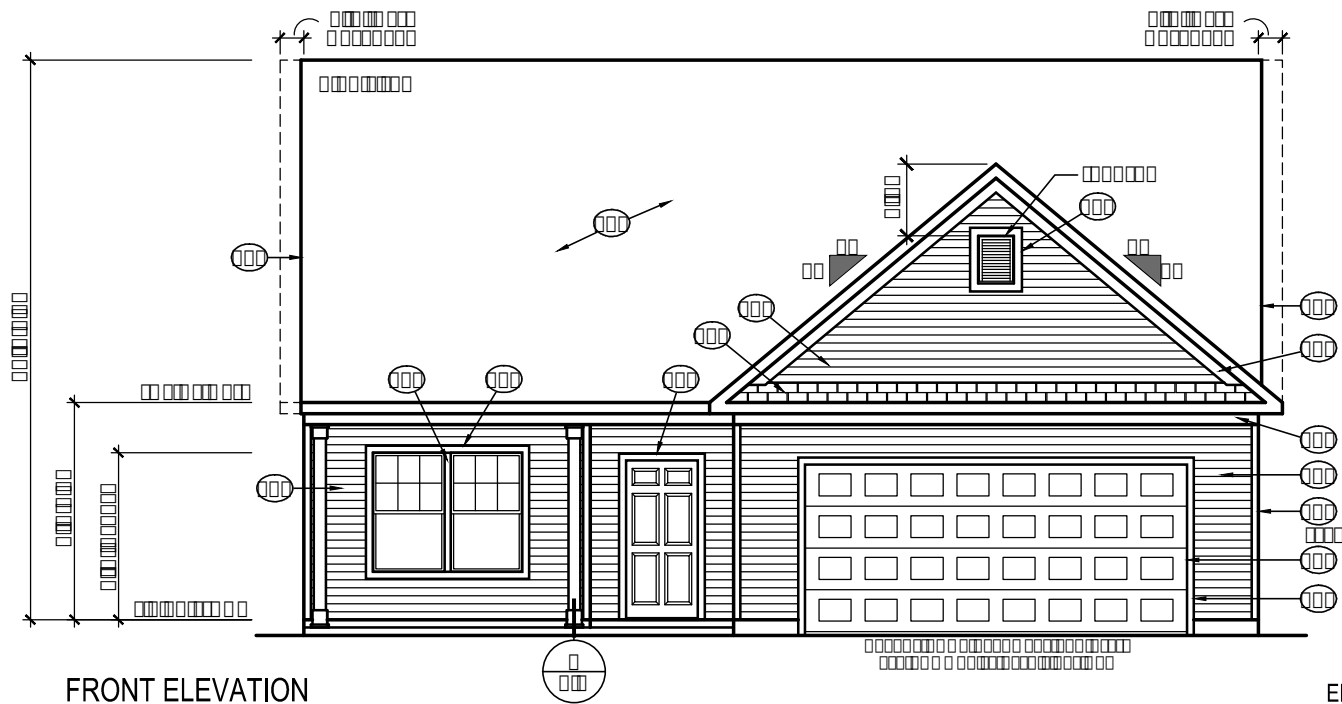
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**A3.12**

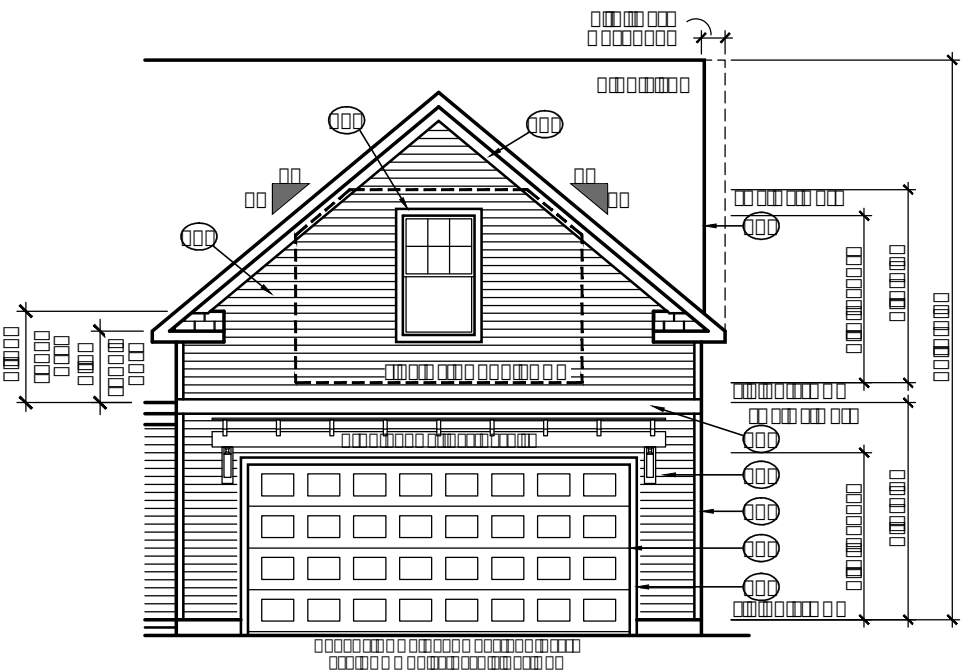
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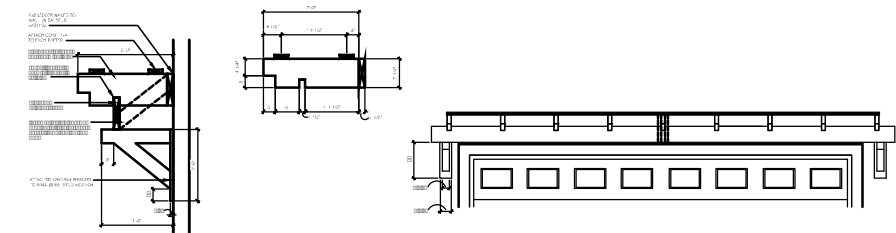
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D1'

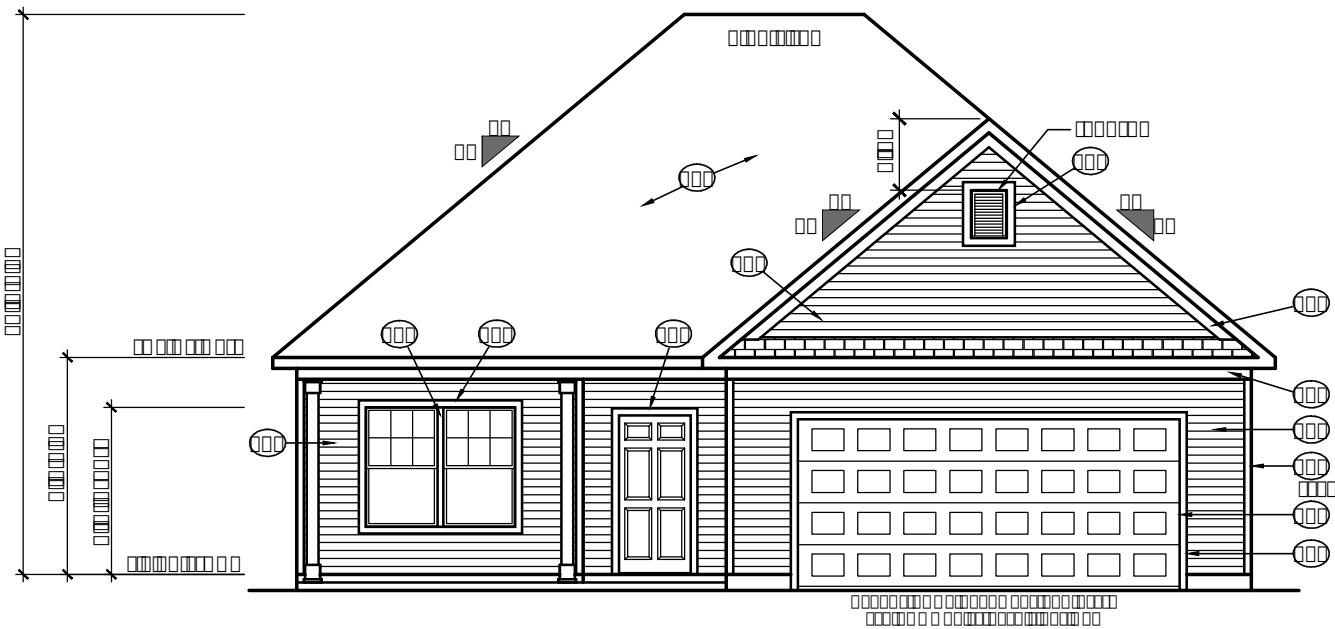


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D1H'  
GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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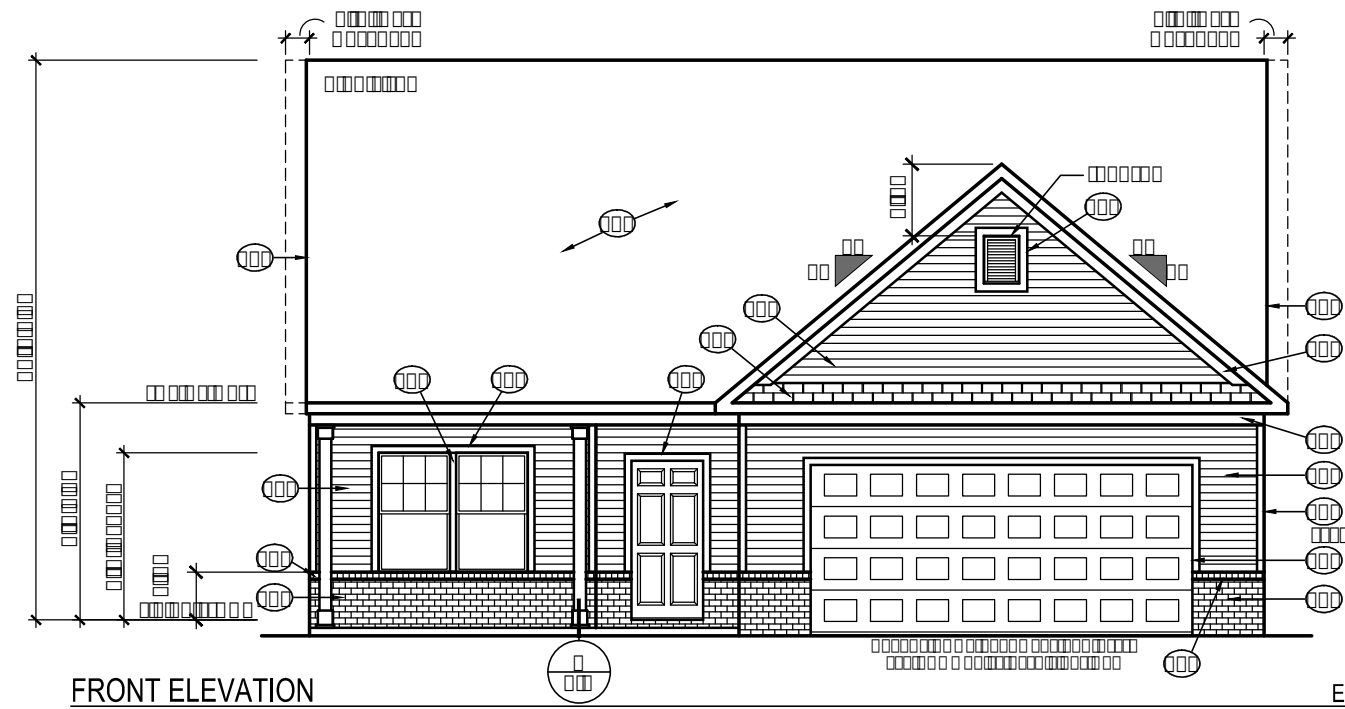
ELEVATION OPTIONS  
ELEVATION E-D1

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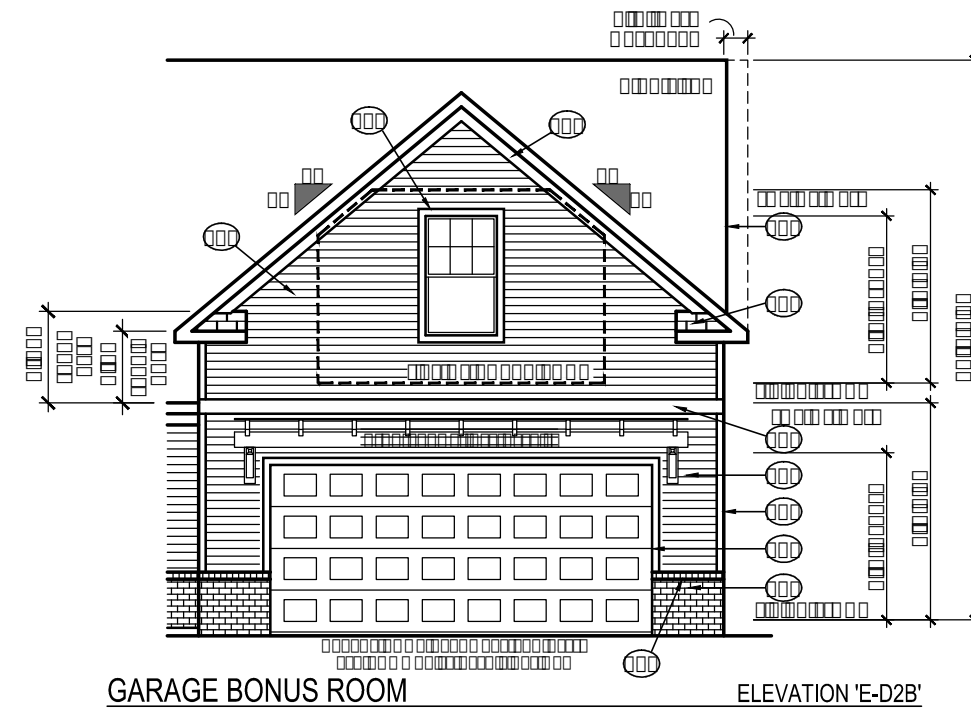
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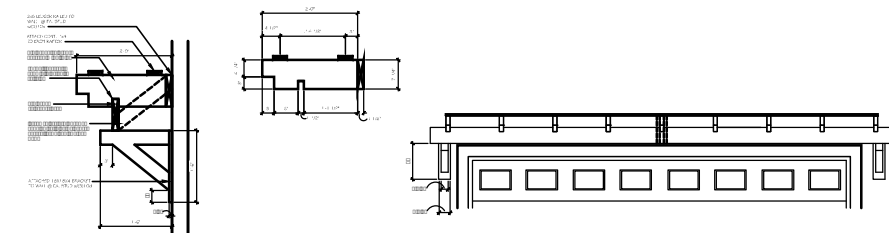
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2'

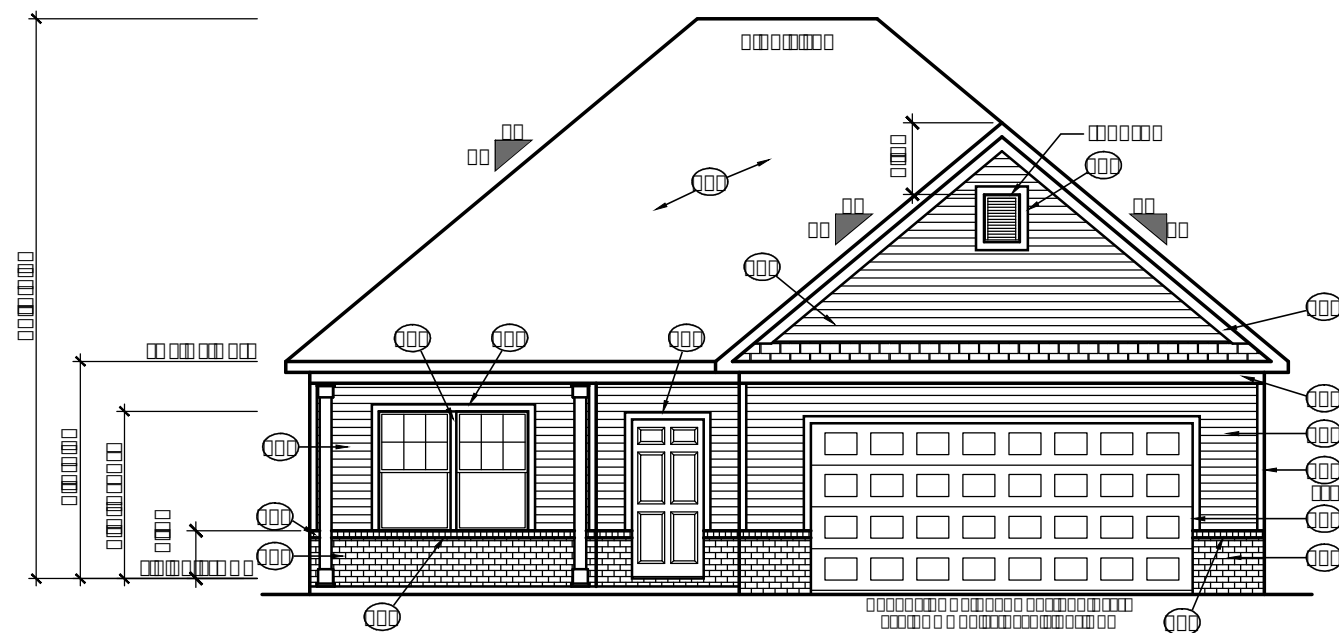


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2H'  
GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-D2

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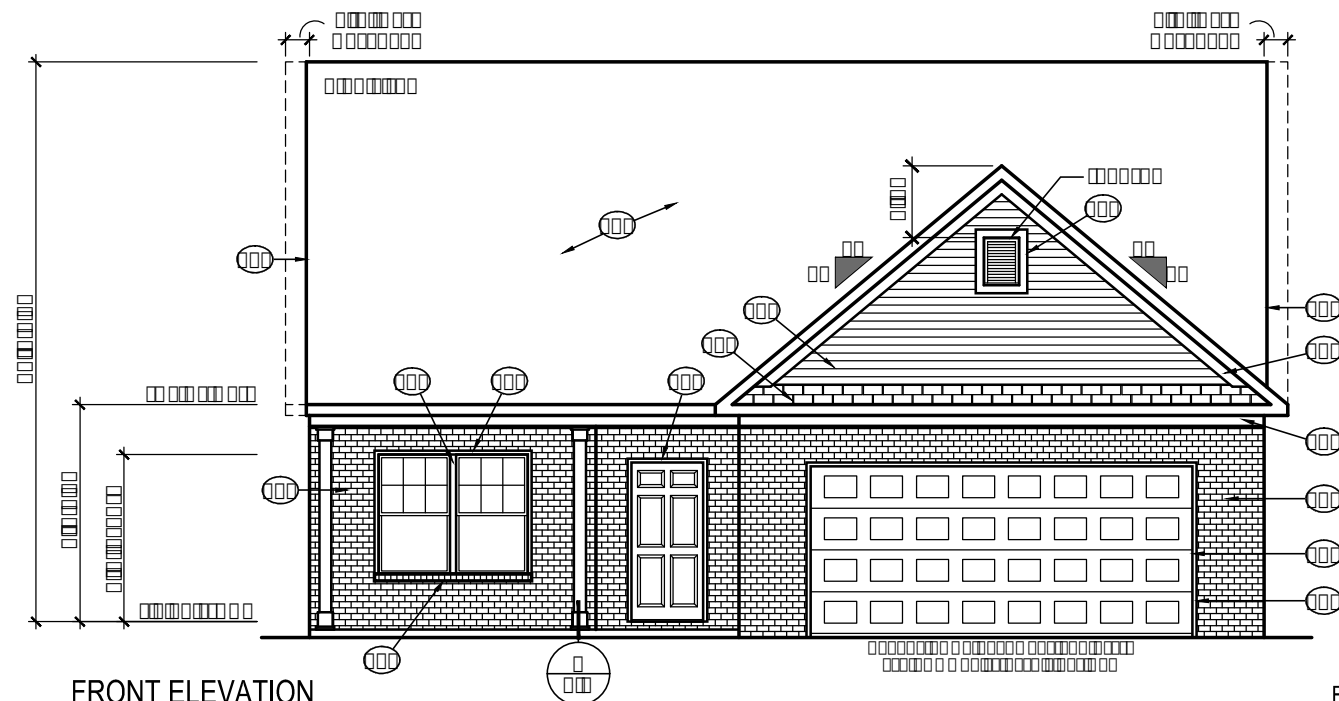
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A3.14

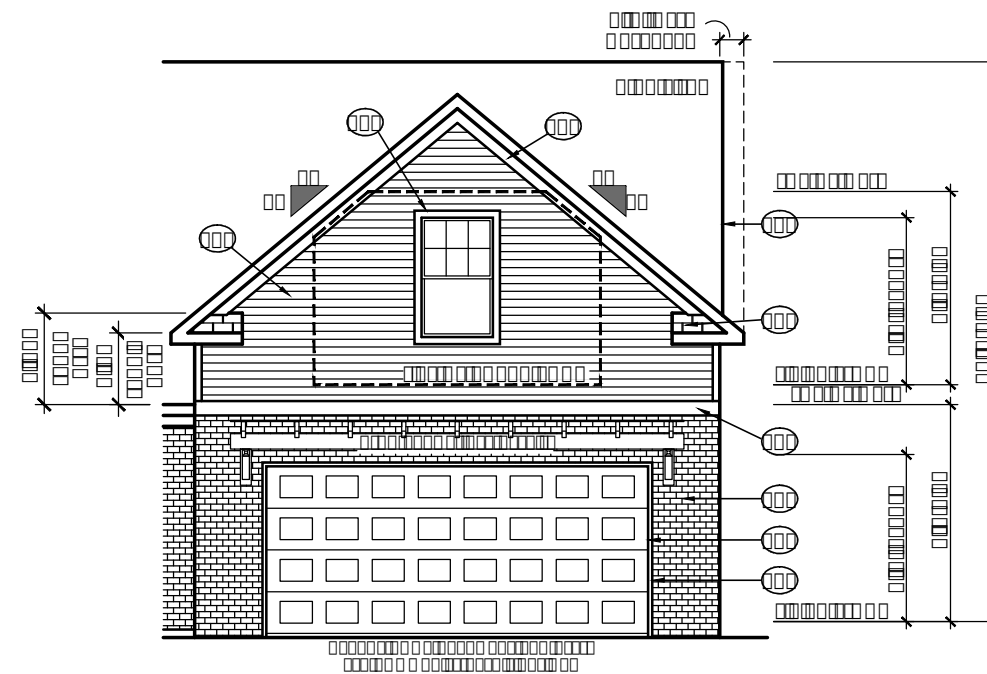
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

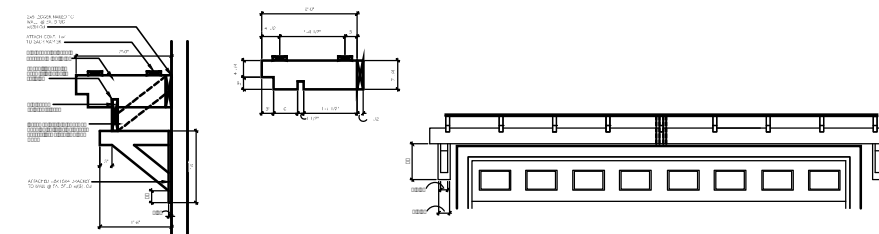
ELEVATION 'E-D3'



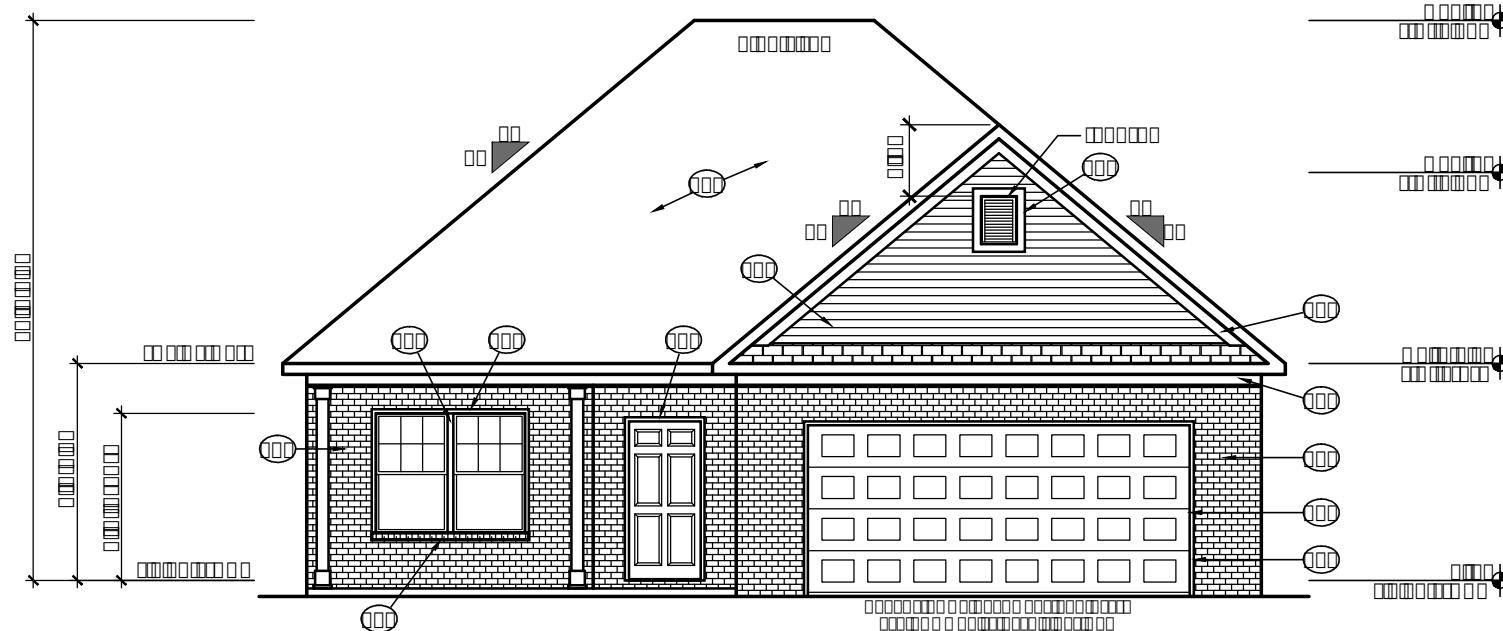
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D3H'

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-D3

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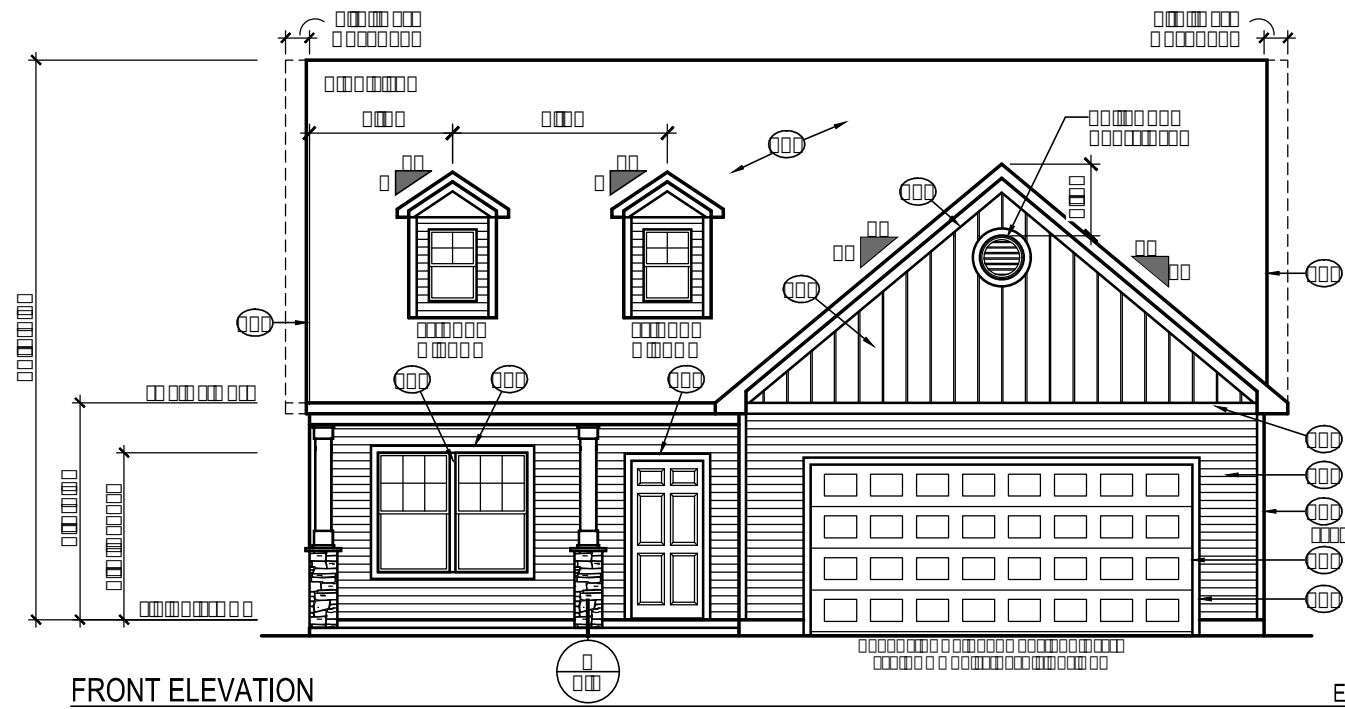
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**A3.15**

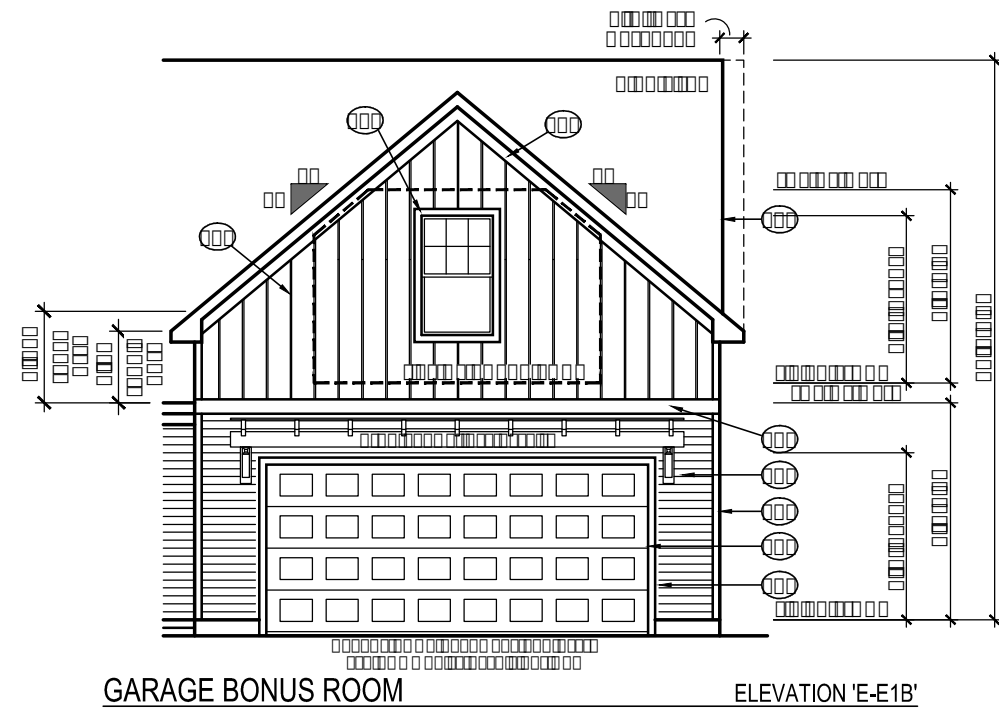
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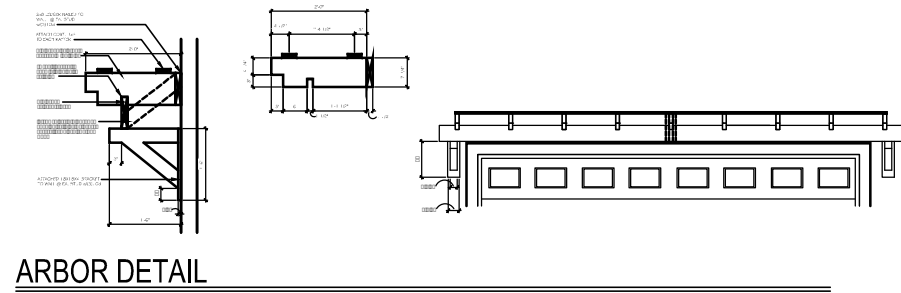
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SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1'

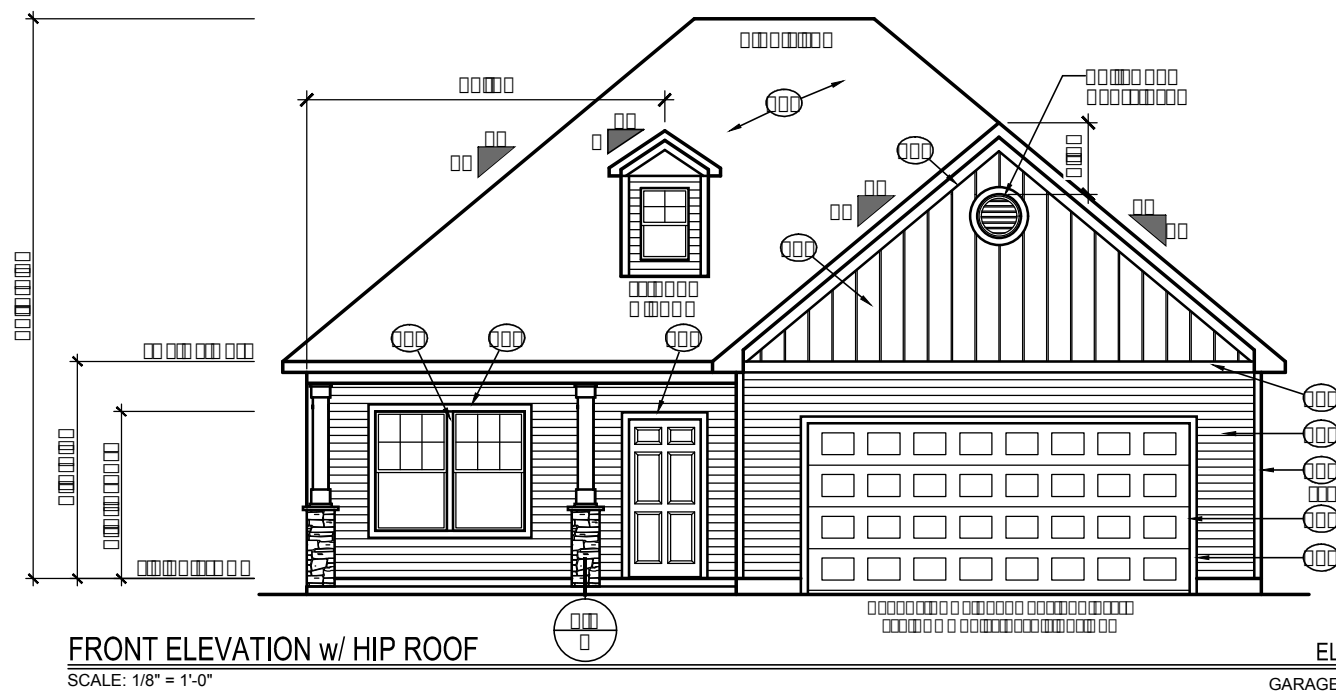


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1H'  
GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-E1

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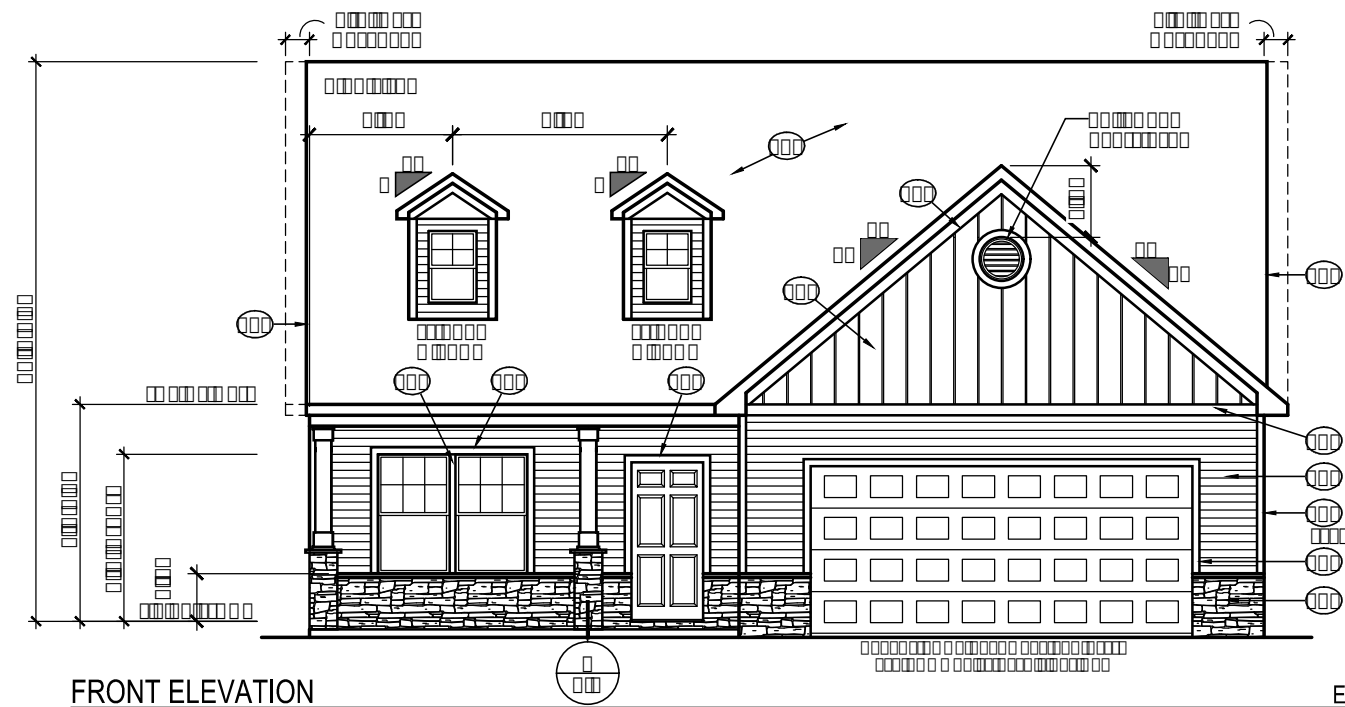
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SCALE:

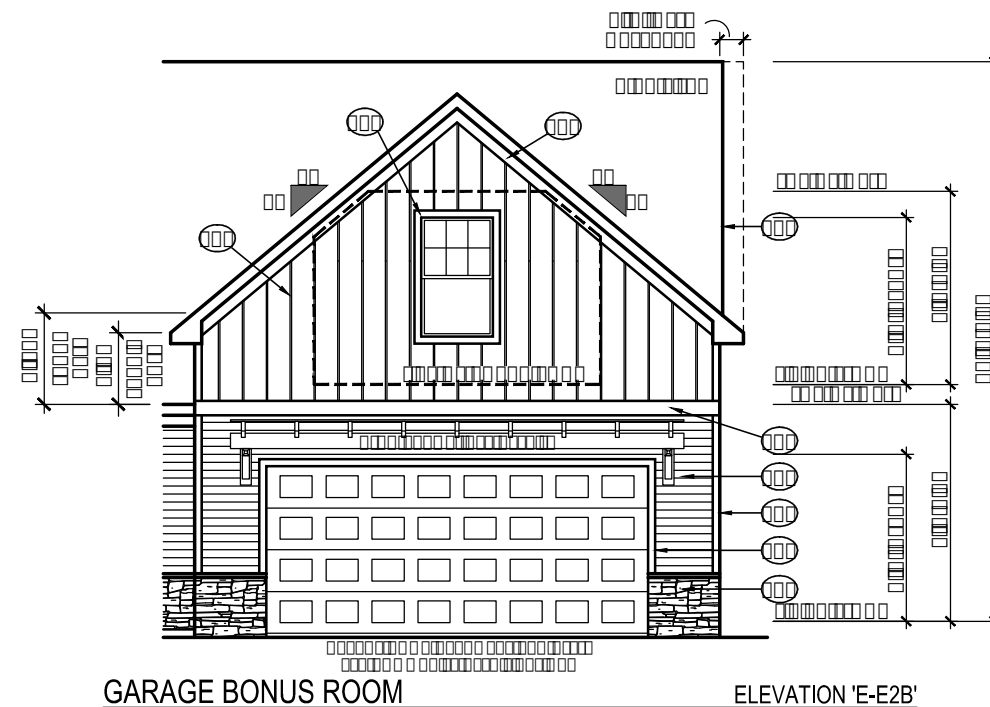
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**A3.16**



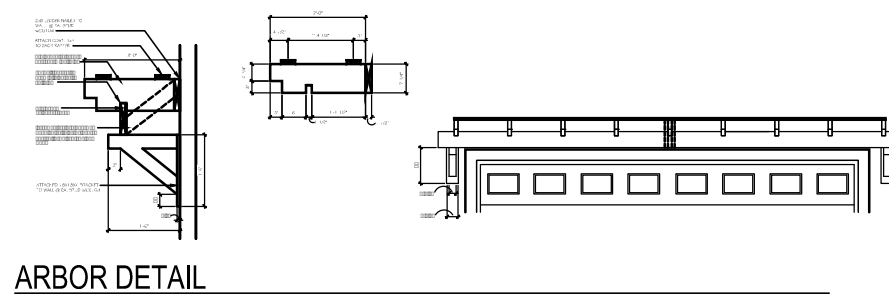
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2'

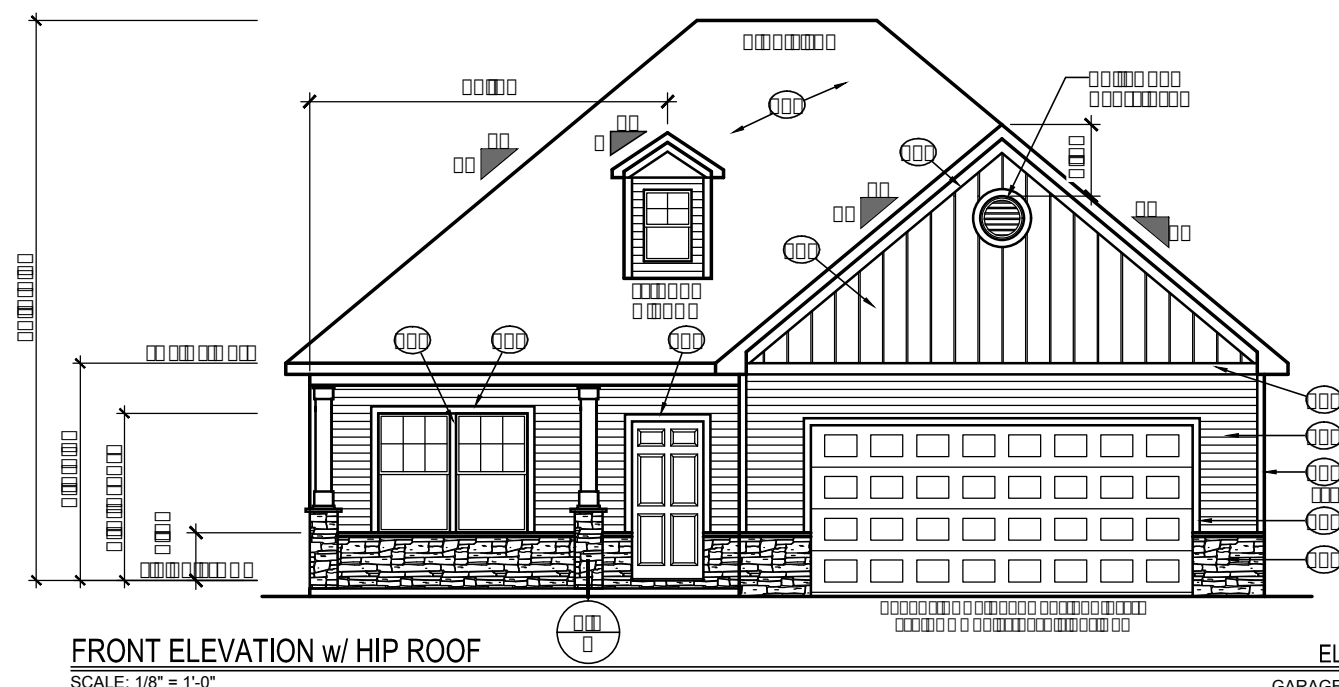


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2H'

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-E2

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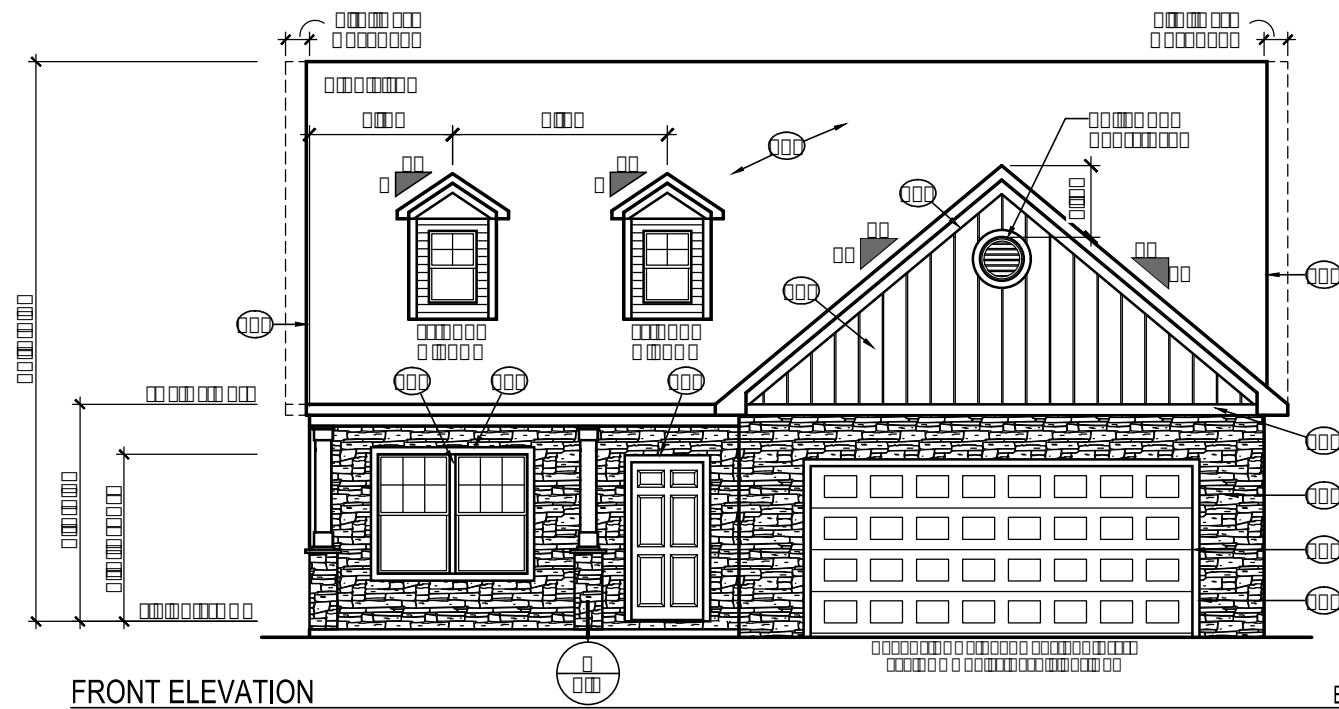
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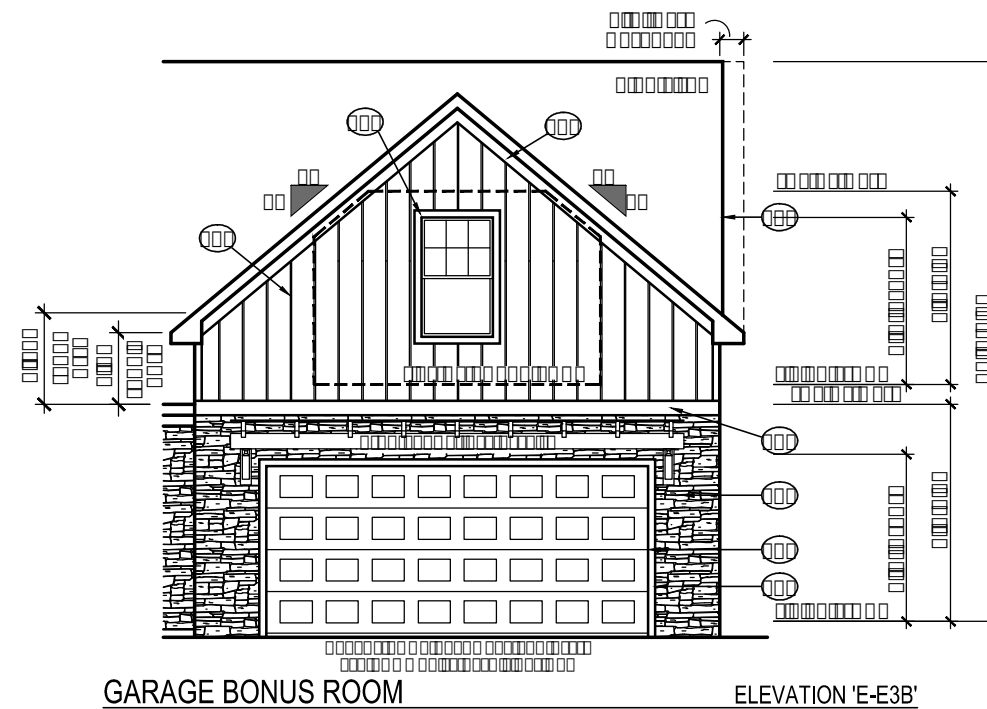
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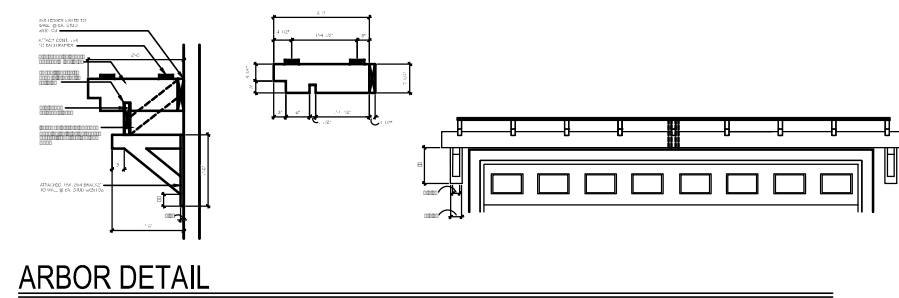
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

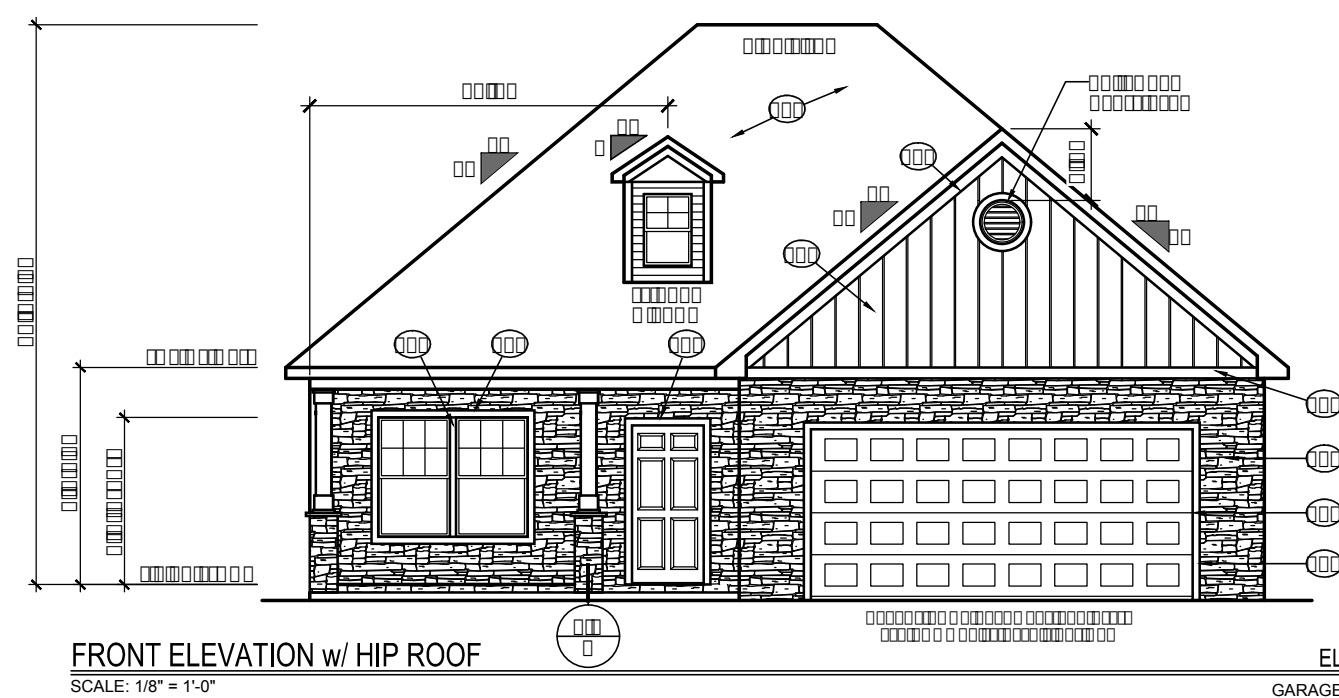


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3H'  
GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-E3

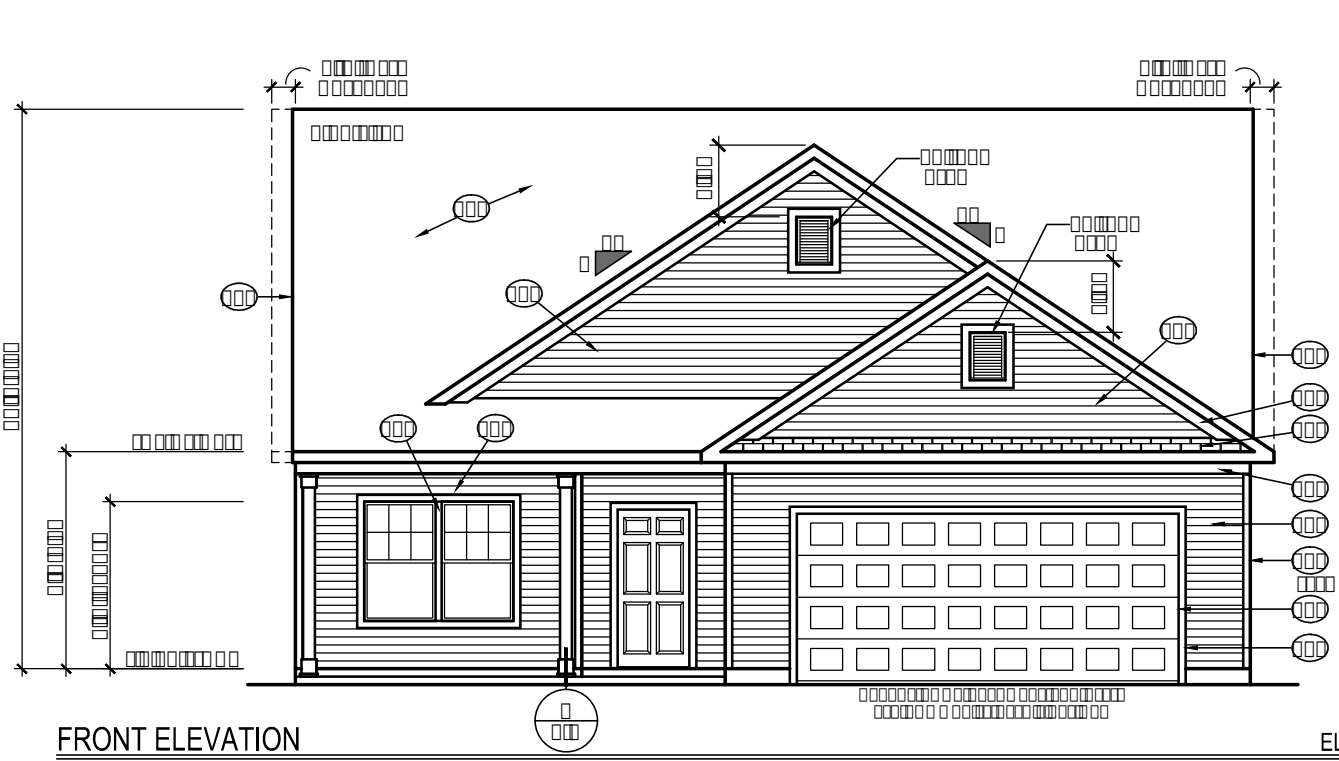
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A3.18

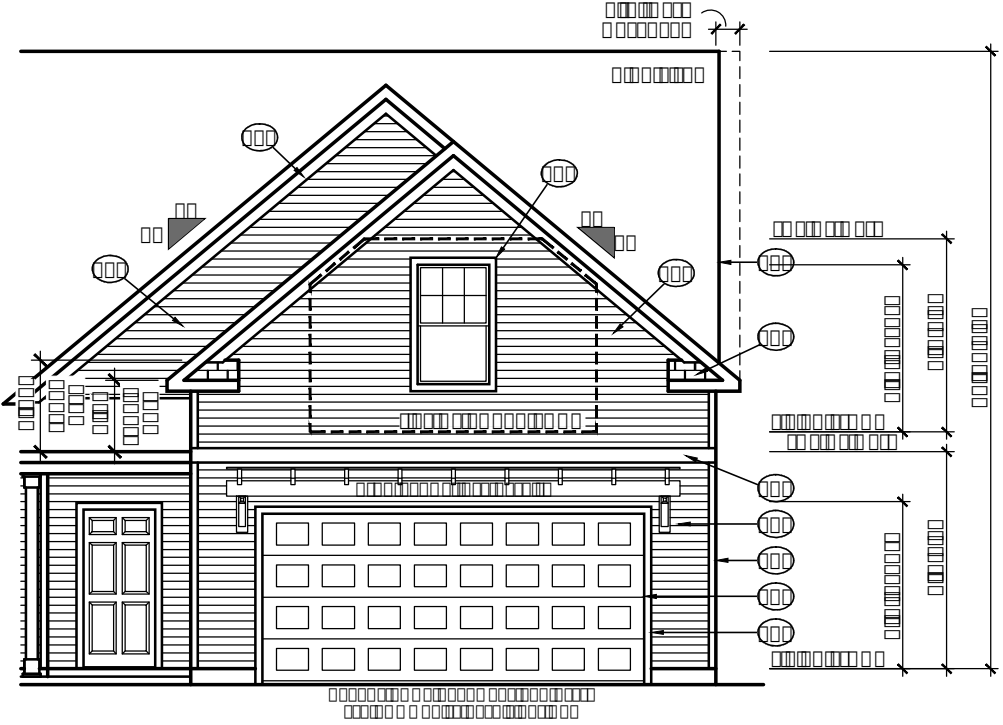




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

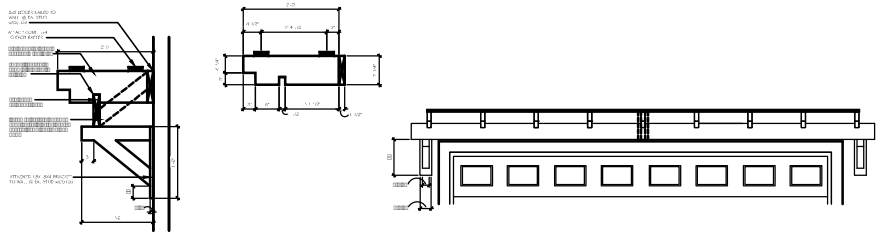
ELEVATION 'E-F1'



GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F1B'



ARBOR DETAIL

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ELEVATION OPTIONS  
ELEVATION E-F1

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SCALE:

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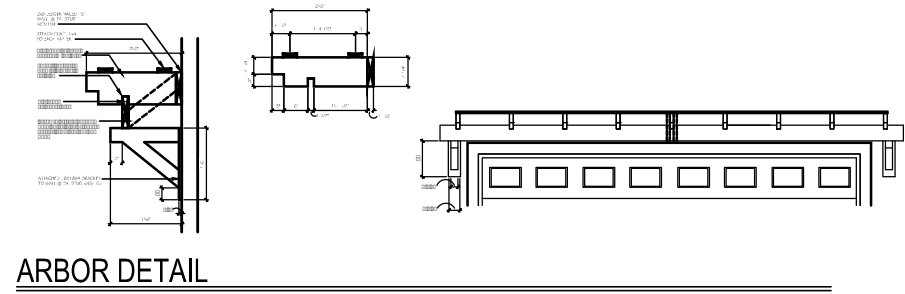
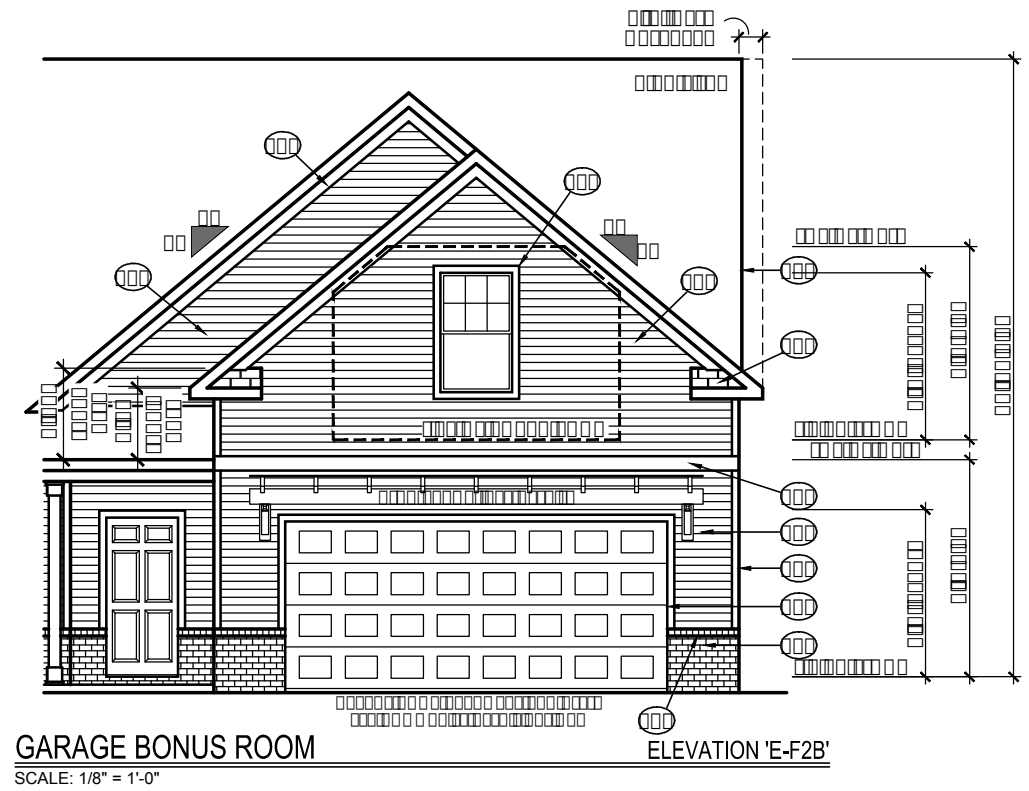
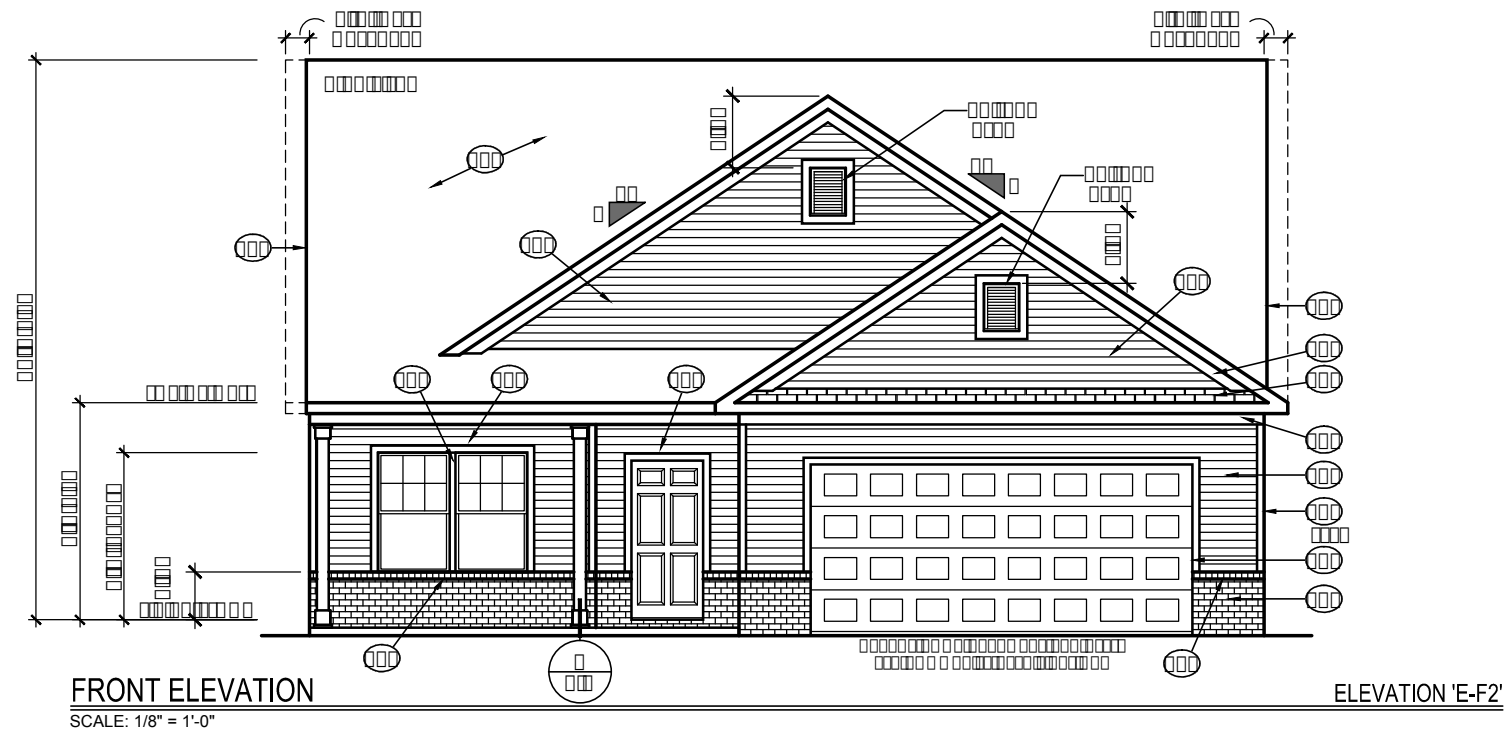
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SHEET:

A3.19

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ELEVATION OPTIONS  
ELEVATION E-F2

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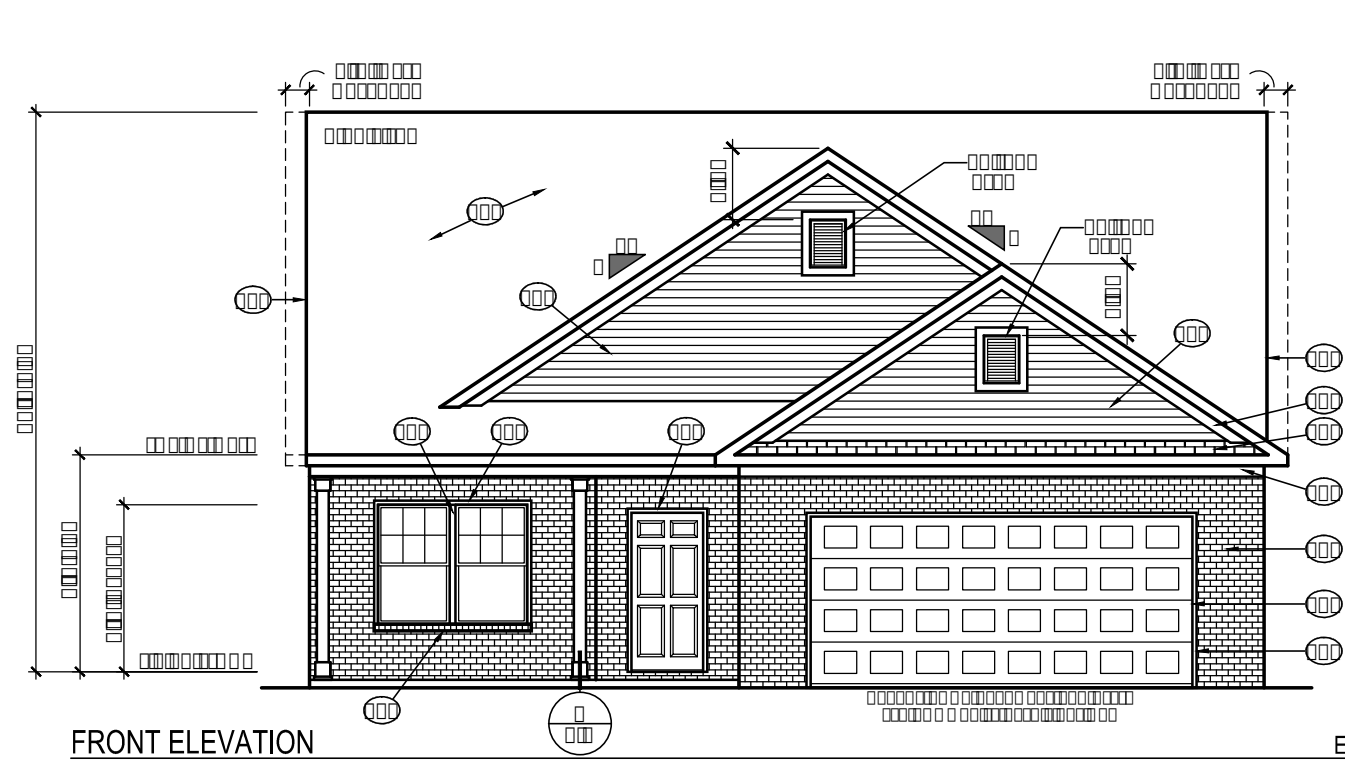
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DATE: [Date]

SCALE: [Scale]

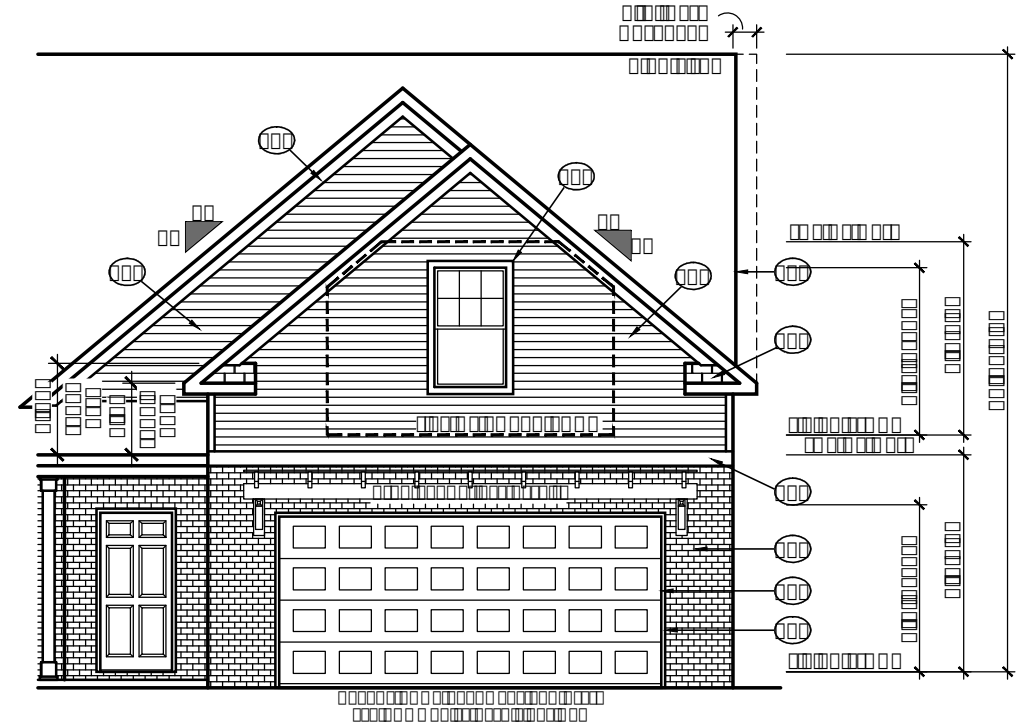
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

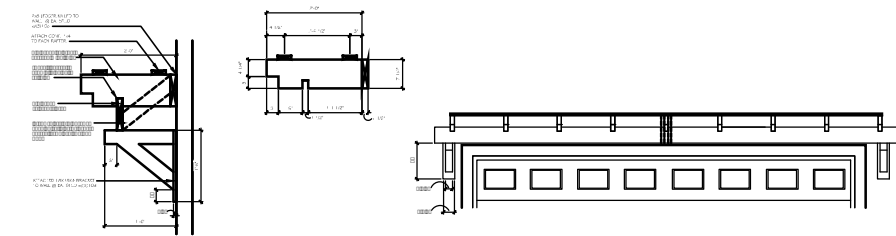
ELEVATION 'E-F3'



GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F3B'



ARBOR DETAIL

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ELEVATION OPTIONS  
ELEVATION E-F3

THE BAYSIDE

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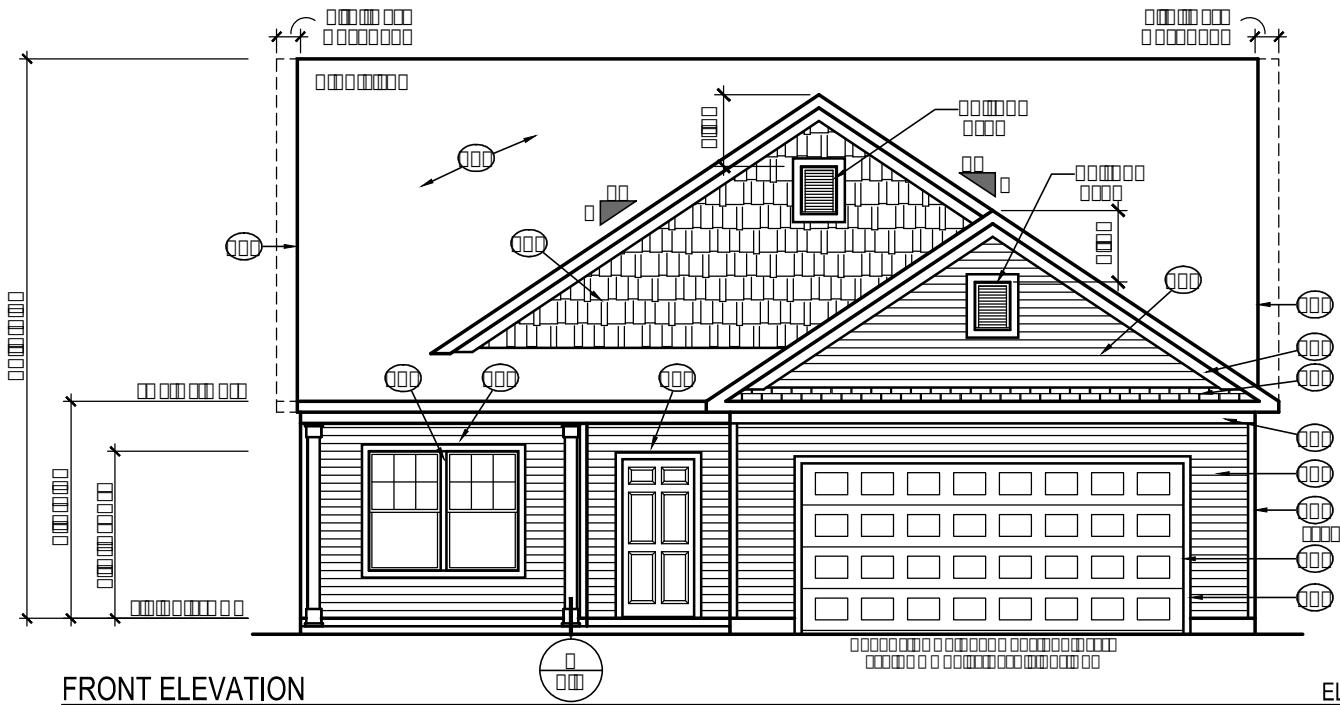
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SHEET:

**A3.21**

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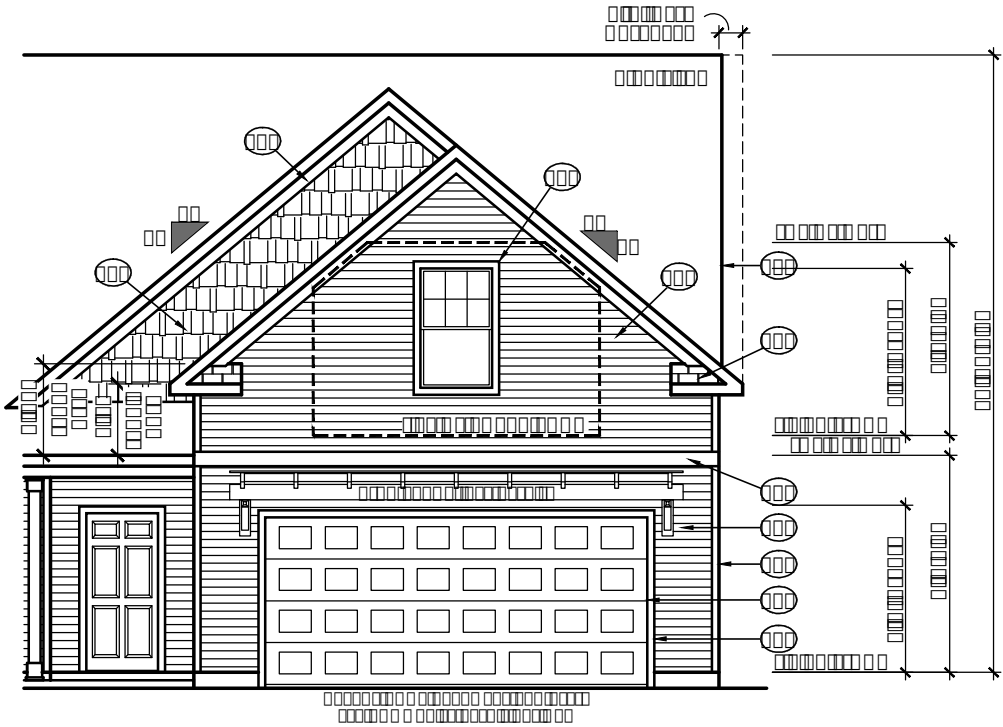




FRONT ELEVATION

SCALE: 1/8" = 1'-0"

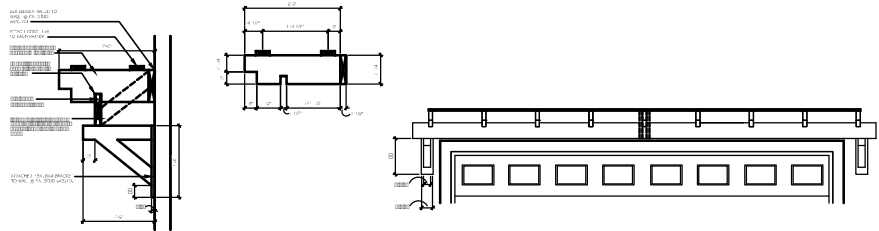
ELEVATION 'E-G1'



GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G1B'



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ELEVATION OPTIONS  
ELEVATION E-G1

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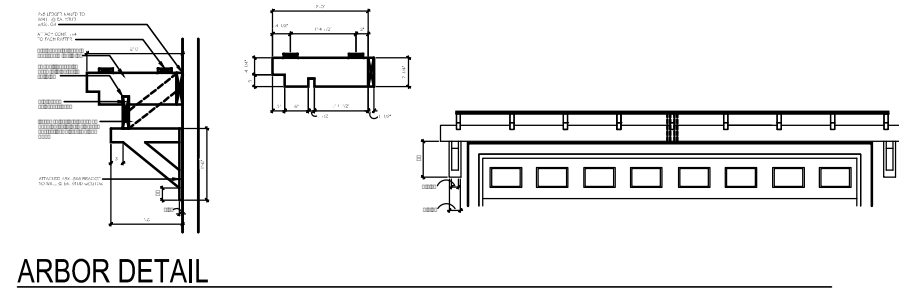
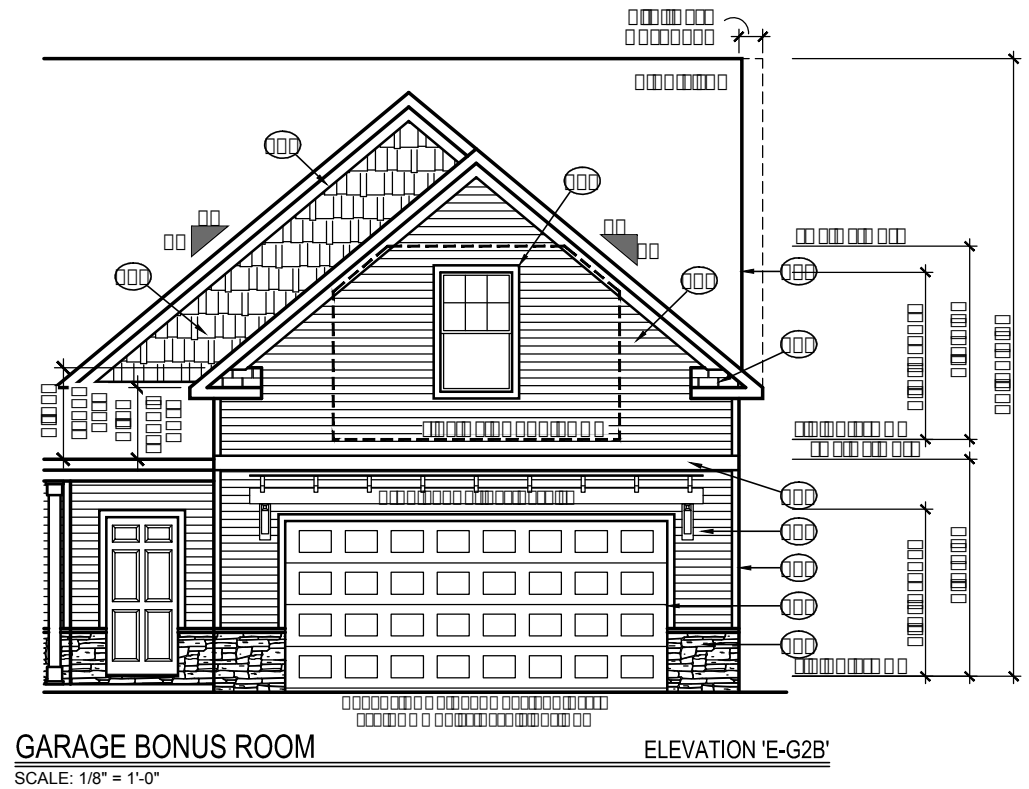
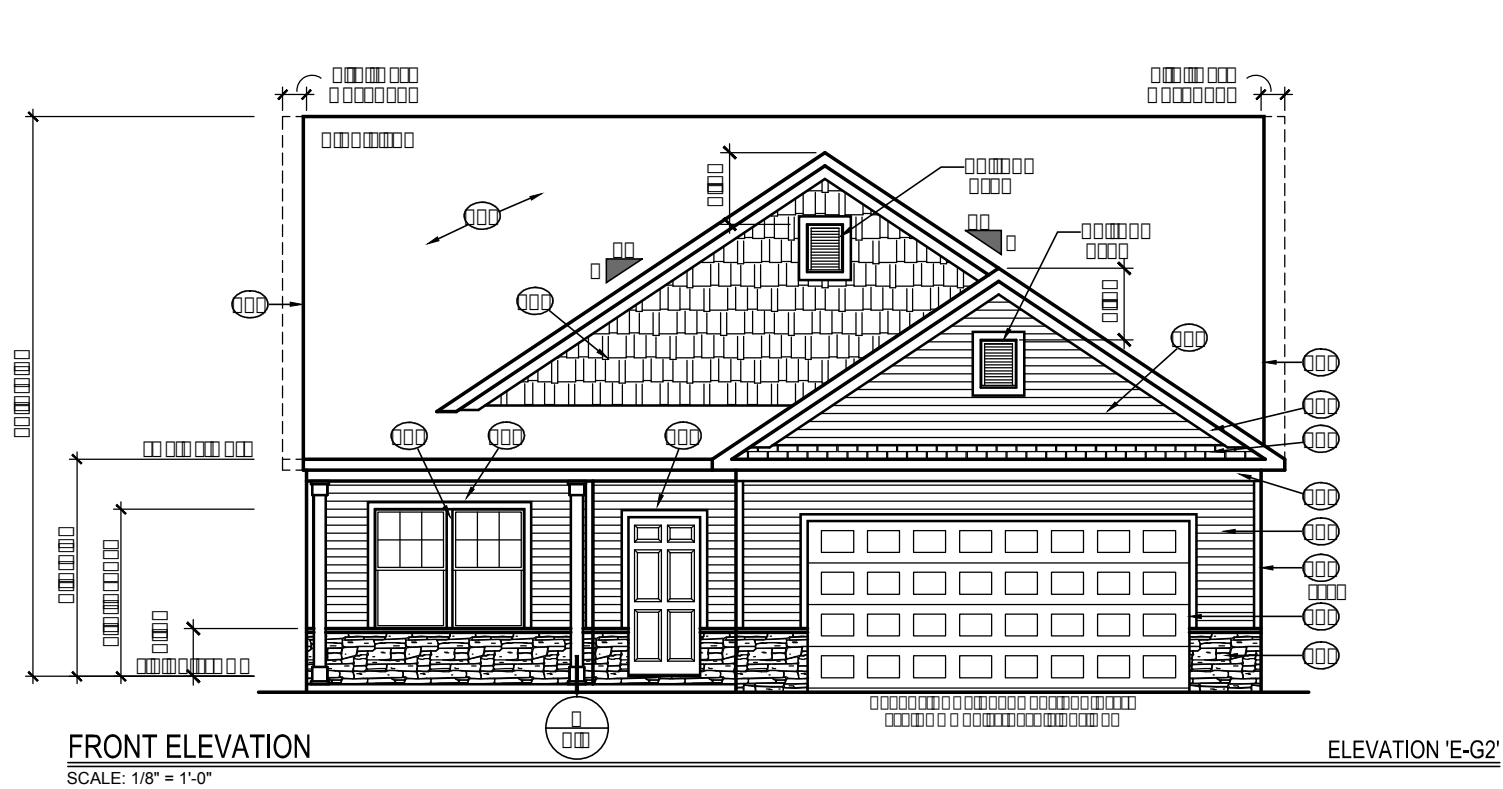
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ELEVATION OPTIONS  
ELEVATION E-G2

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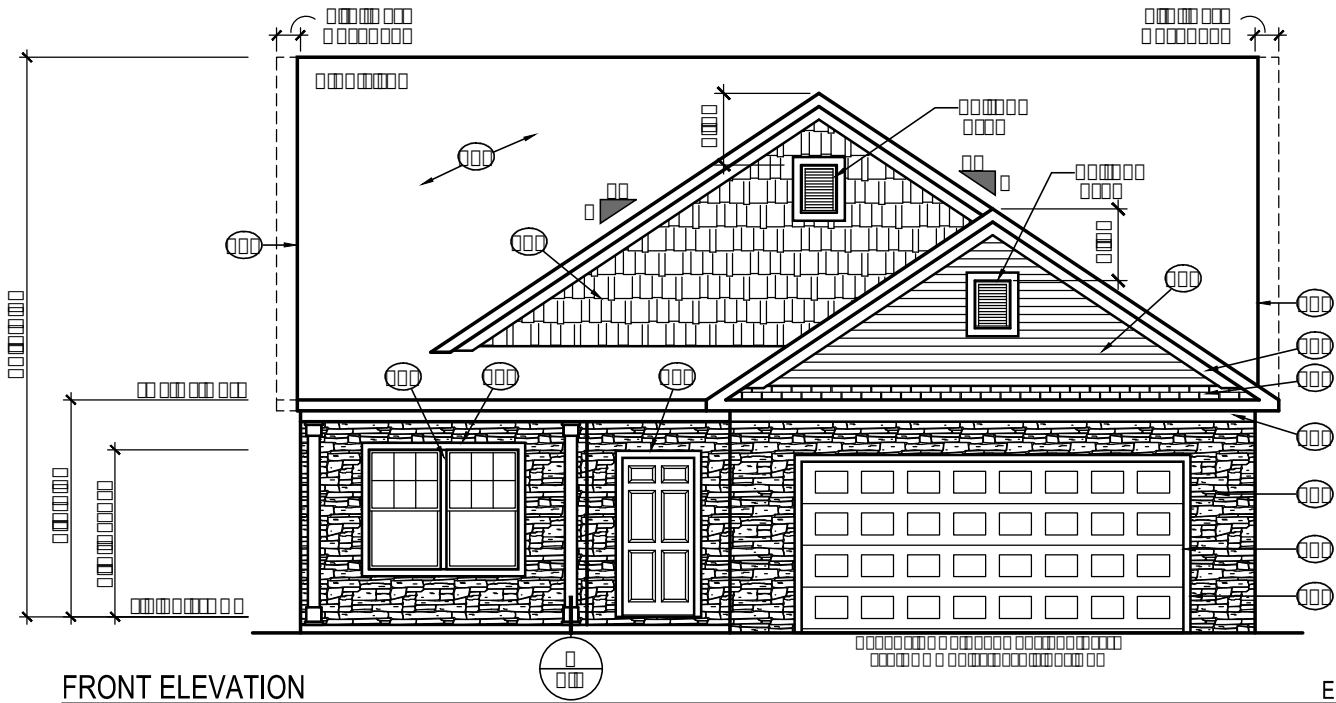
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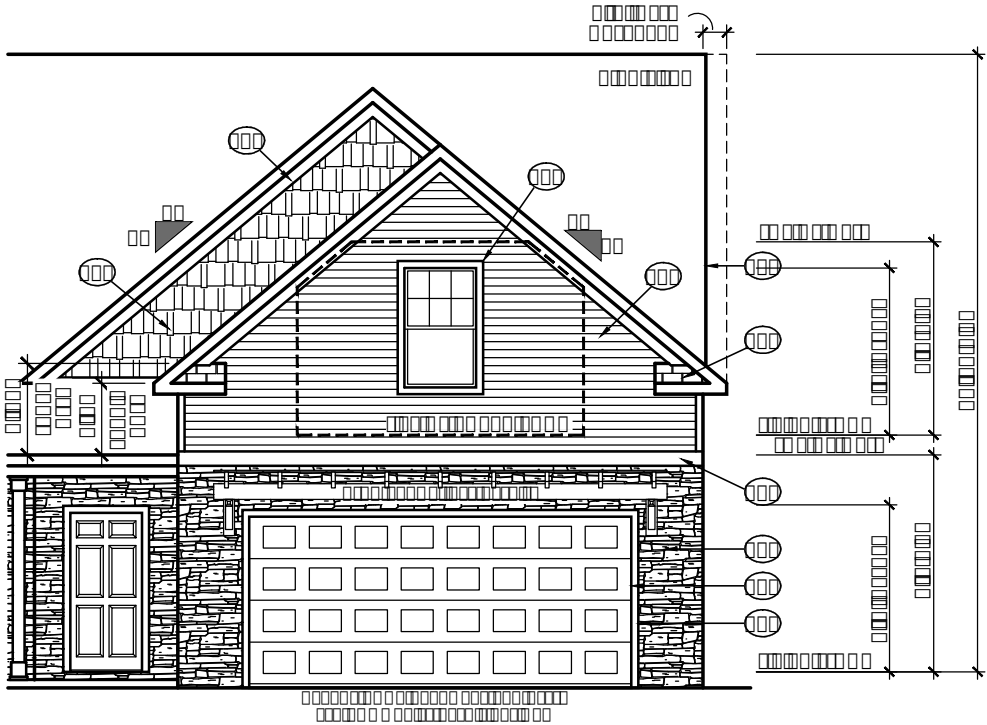
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

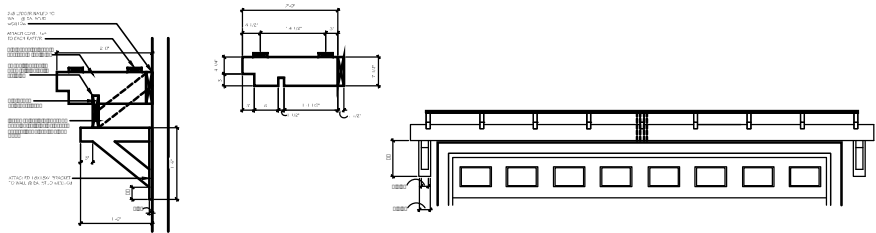
ELEVATION 'E-G3'



GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-G3B'



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ELEVATION OPTIONS  
ELEVATION E-G3

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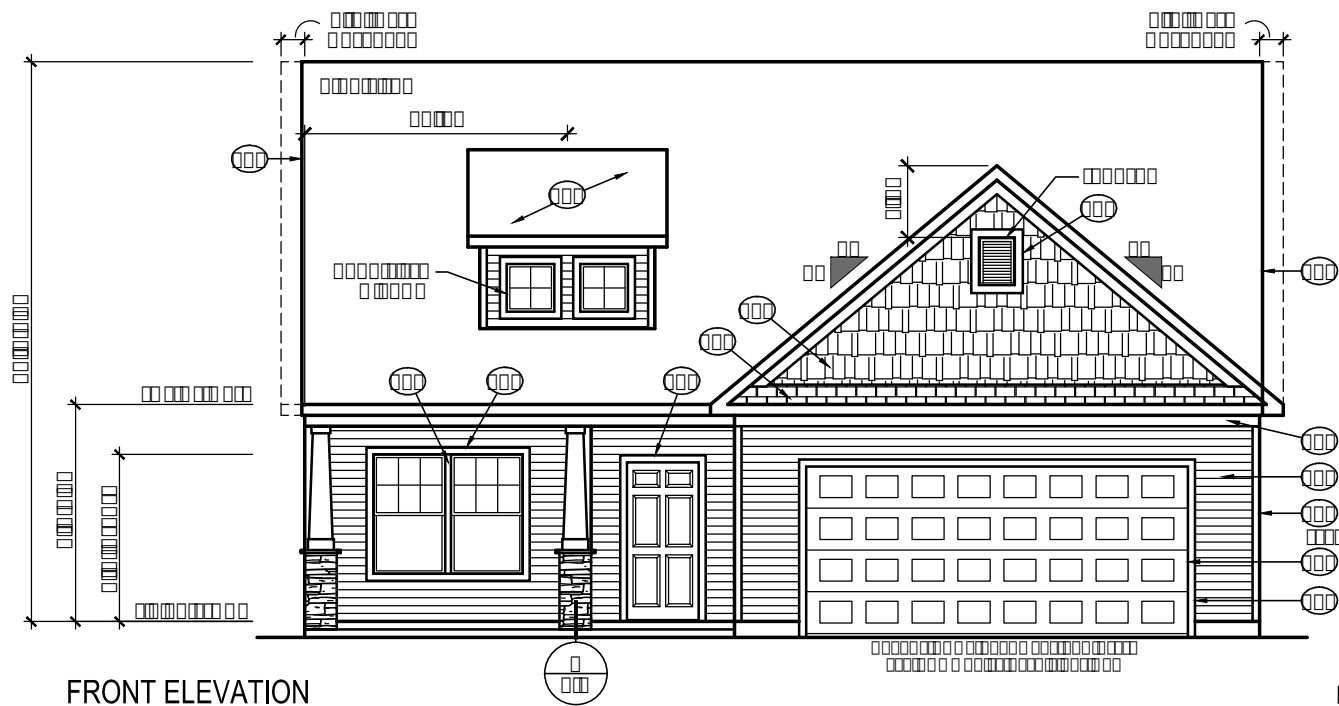
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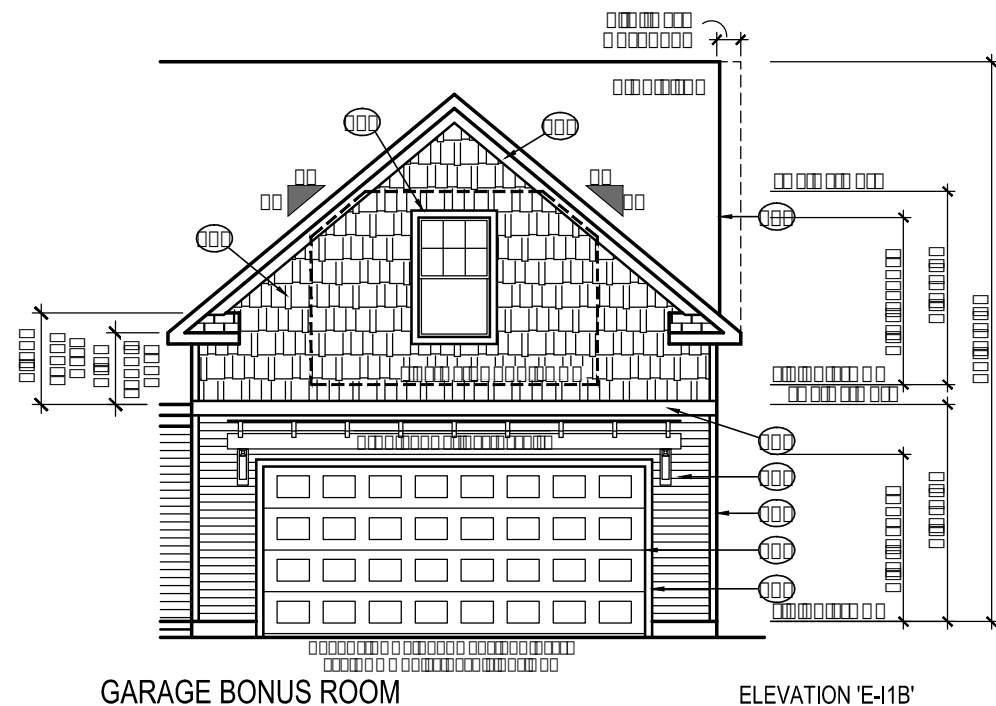
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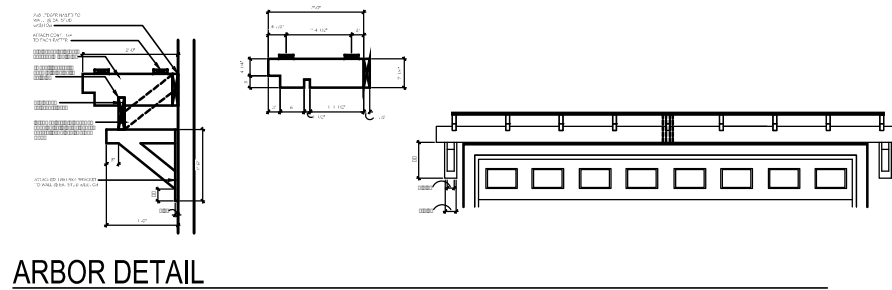
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I1'

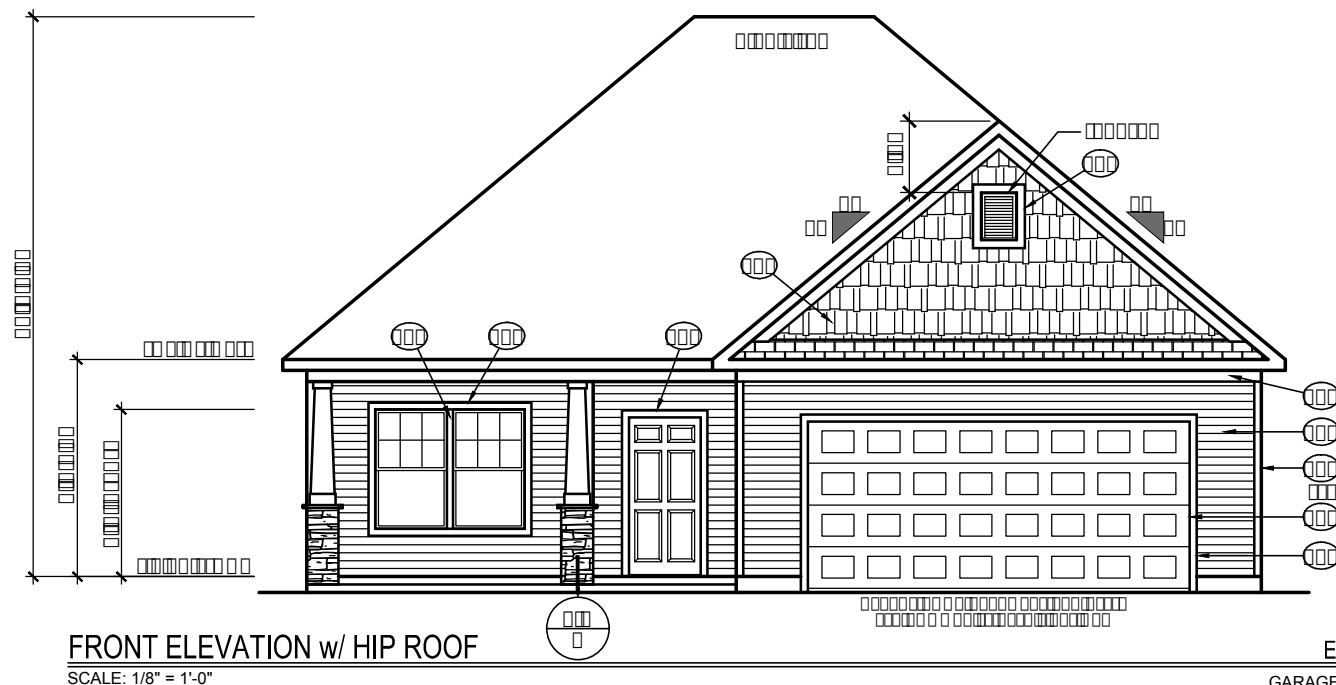


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I1B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I1H'

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-I1

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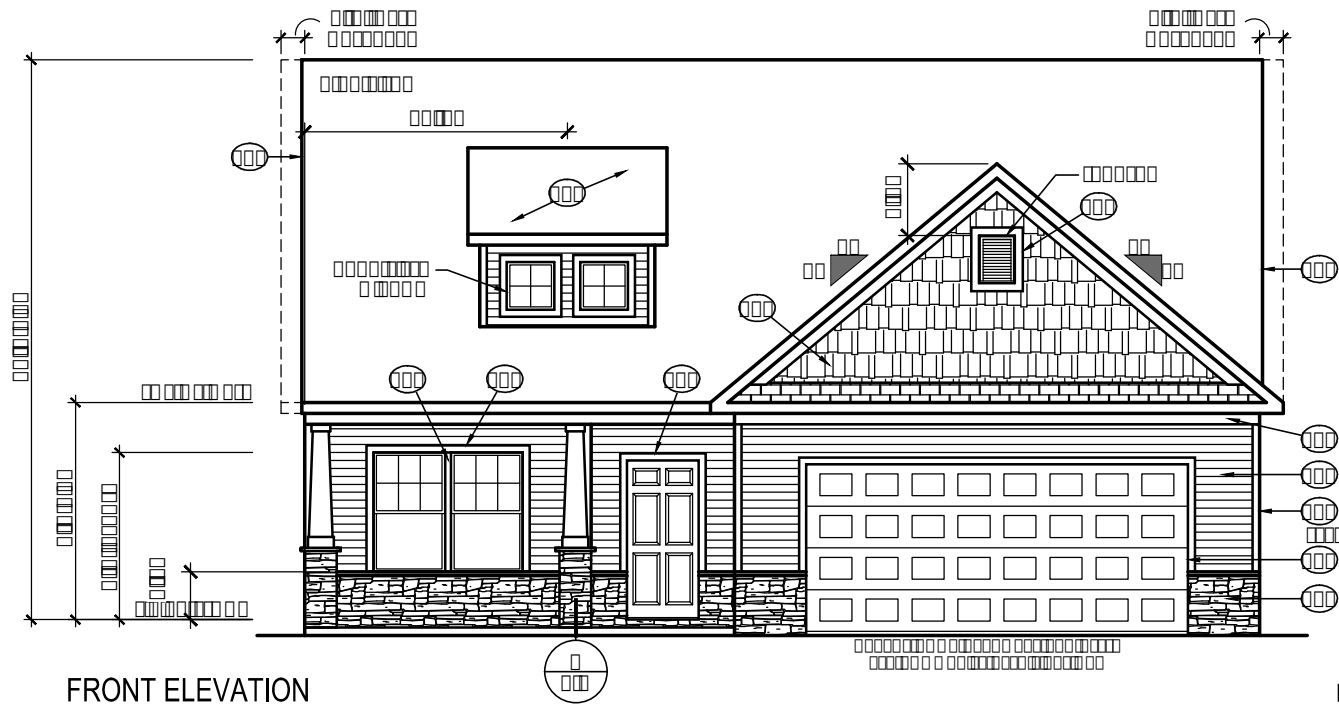
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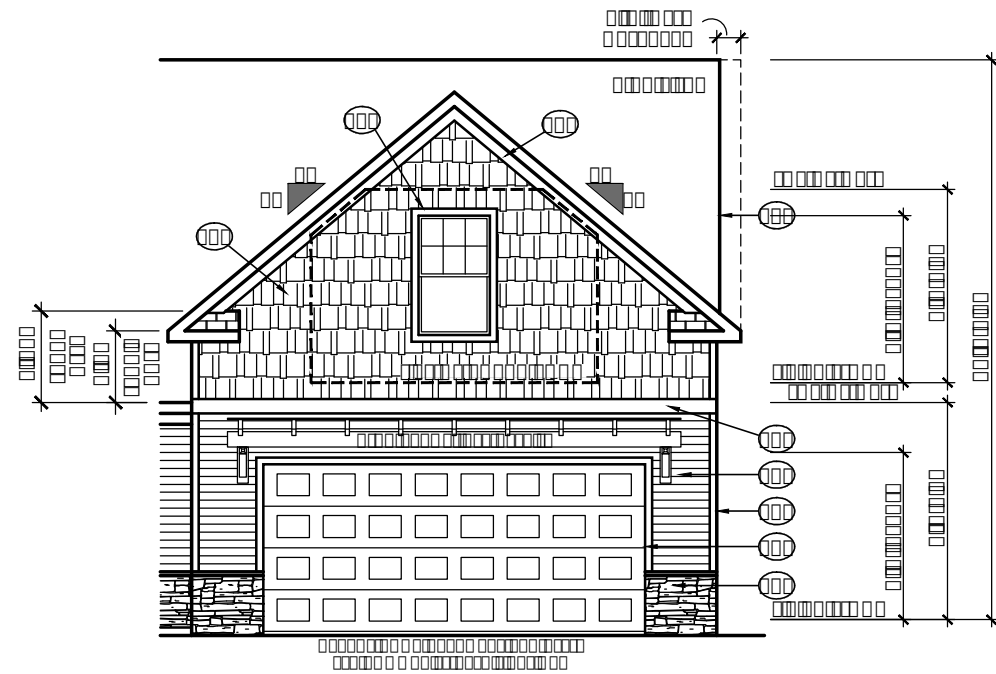
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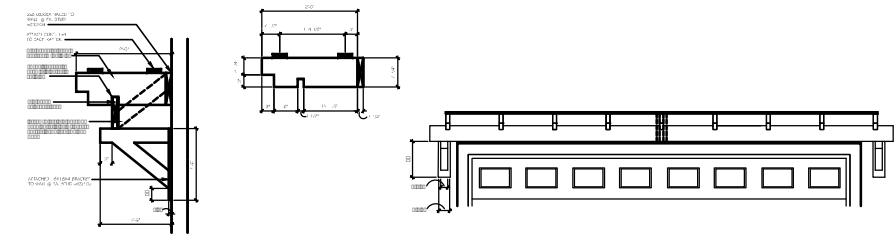
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2'

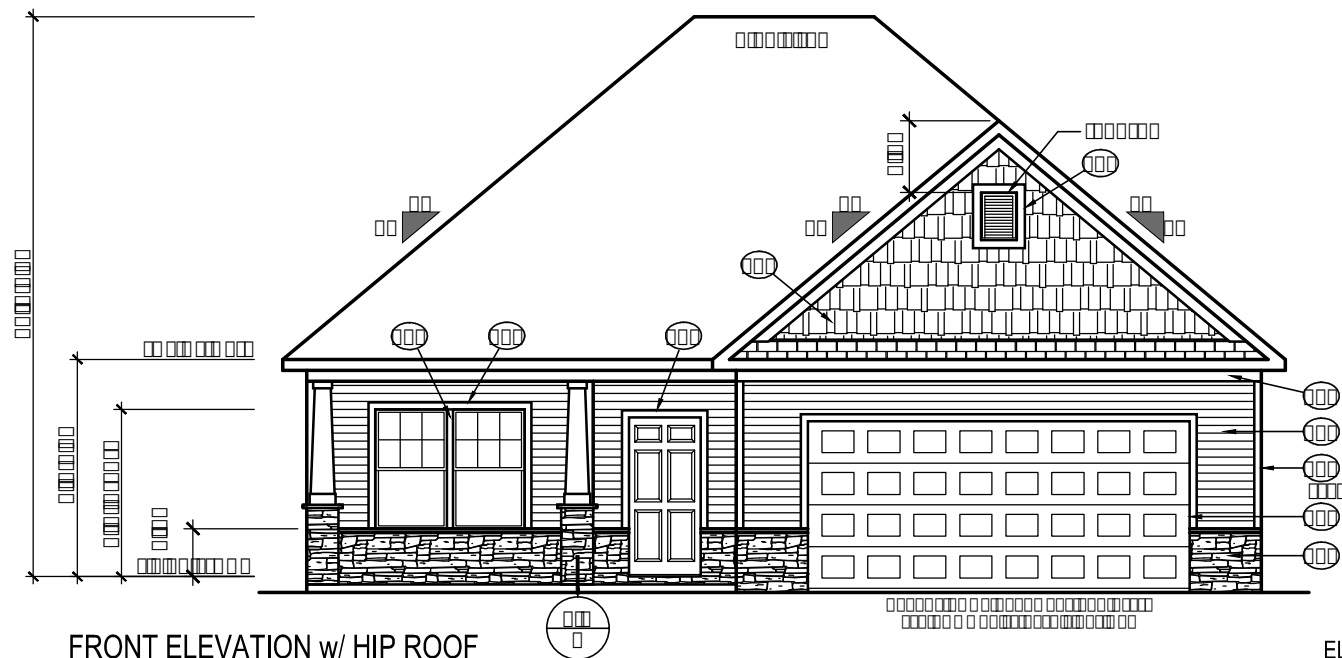


GARAGE BONUS ROOM  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-I2H'

GARAGE BONUS ROOM NOT  
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ELEVATION OPTIONS  
ELEVATION E-I2

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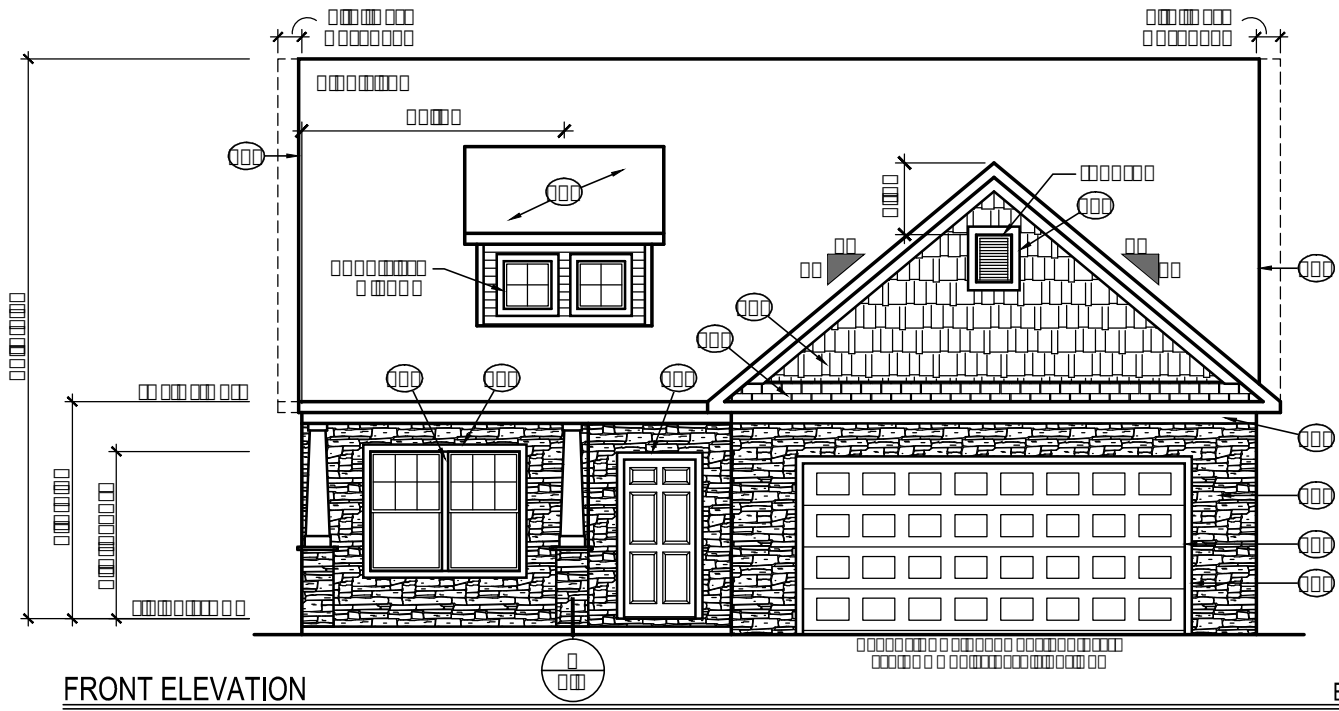
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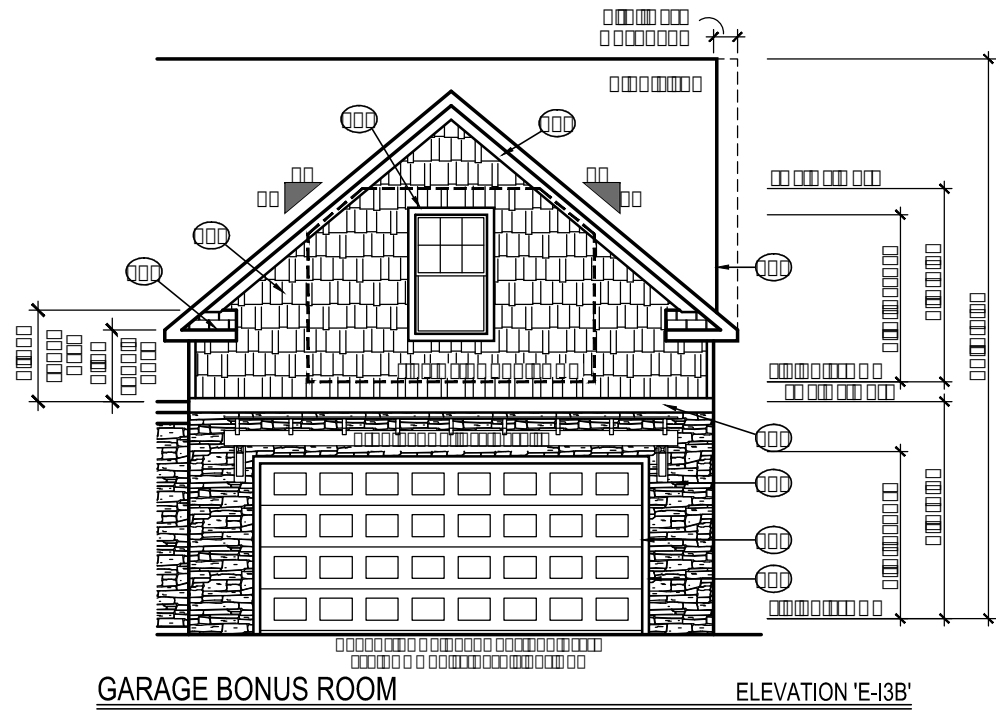
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"

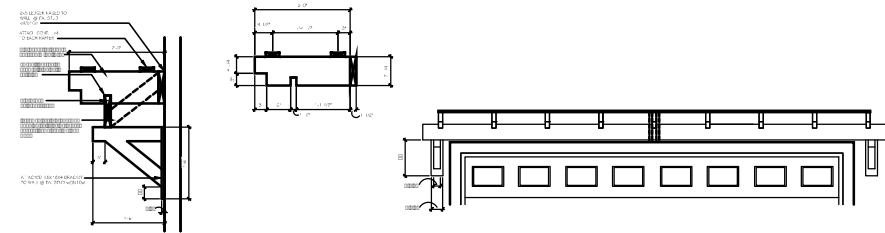
ELEVATION 'E-I3'



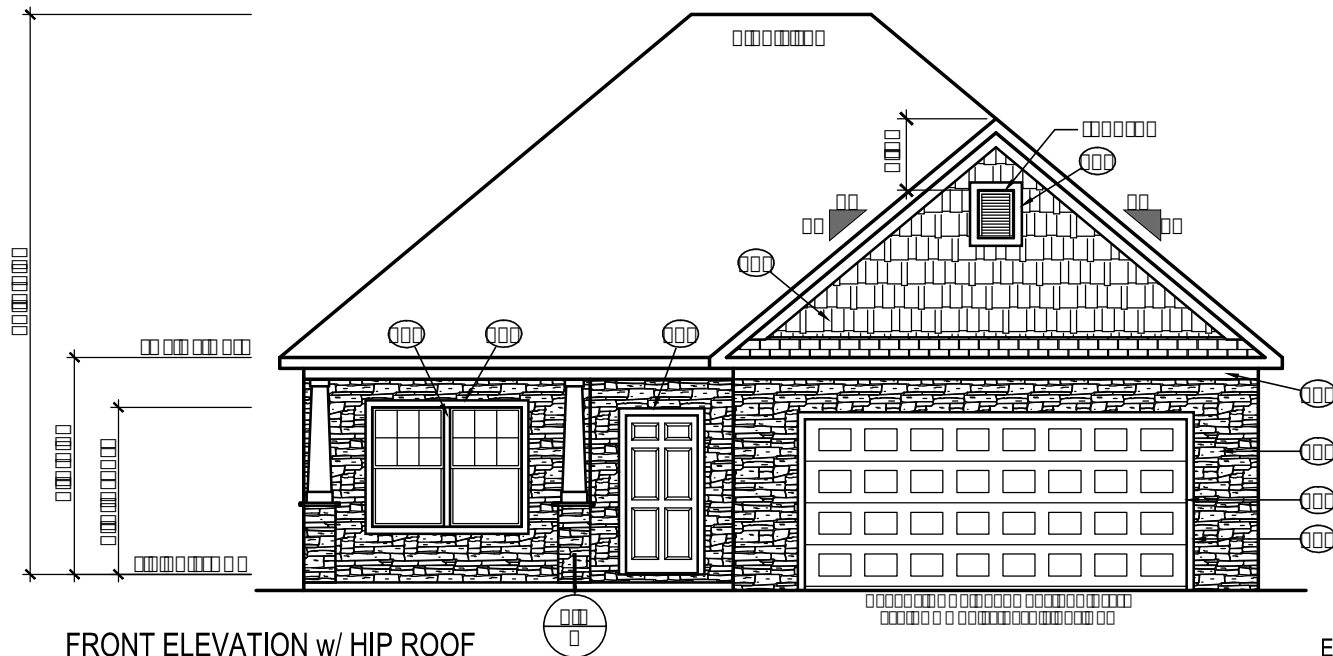
GARAGE BONUS ROOM

SCALE: 1/8" = 1'-0"

ELEVATION 'E-I3B'



ARBOR DETAIL



FRONT ELEVATION w/ HIP ROOF

SCALE: 1/8" = 1'-0"

ELEVATION 'E-I3H'

GARAGE BONUS ROOM NOT  
AVAILABLE WITH HIP ROOFS

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ELEVATION OPTIONS  
ELEVATION E-I3

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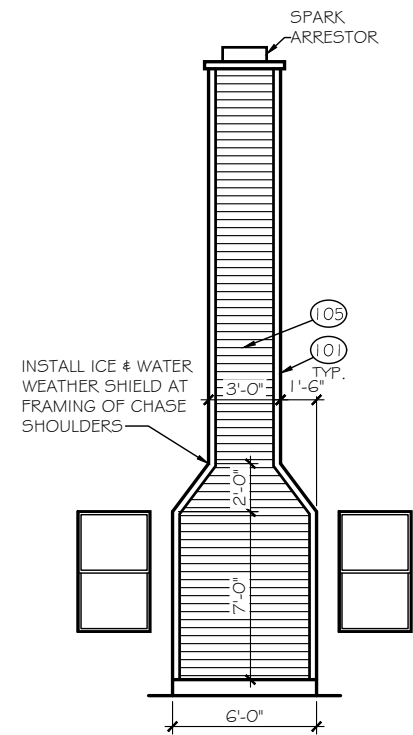
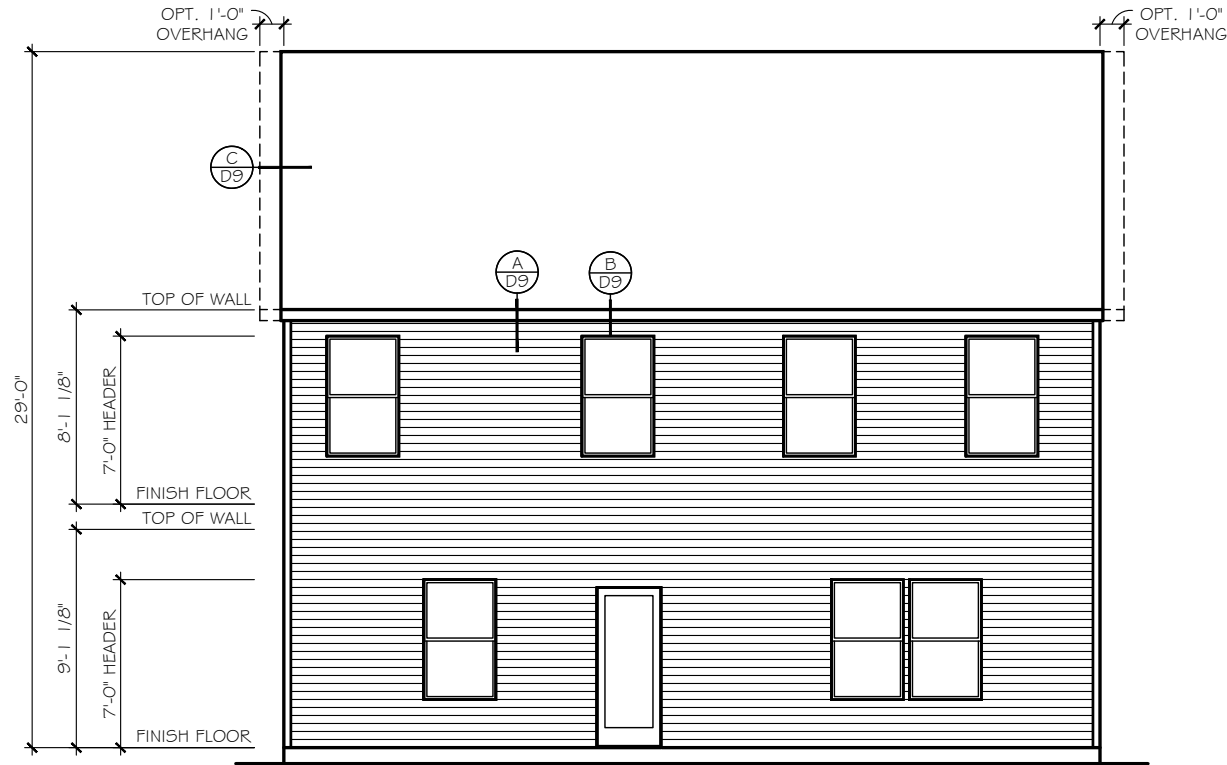
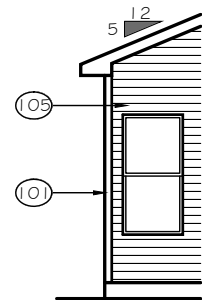
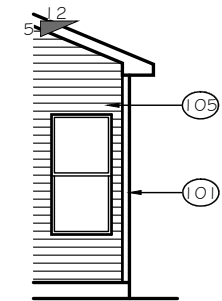
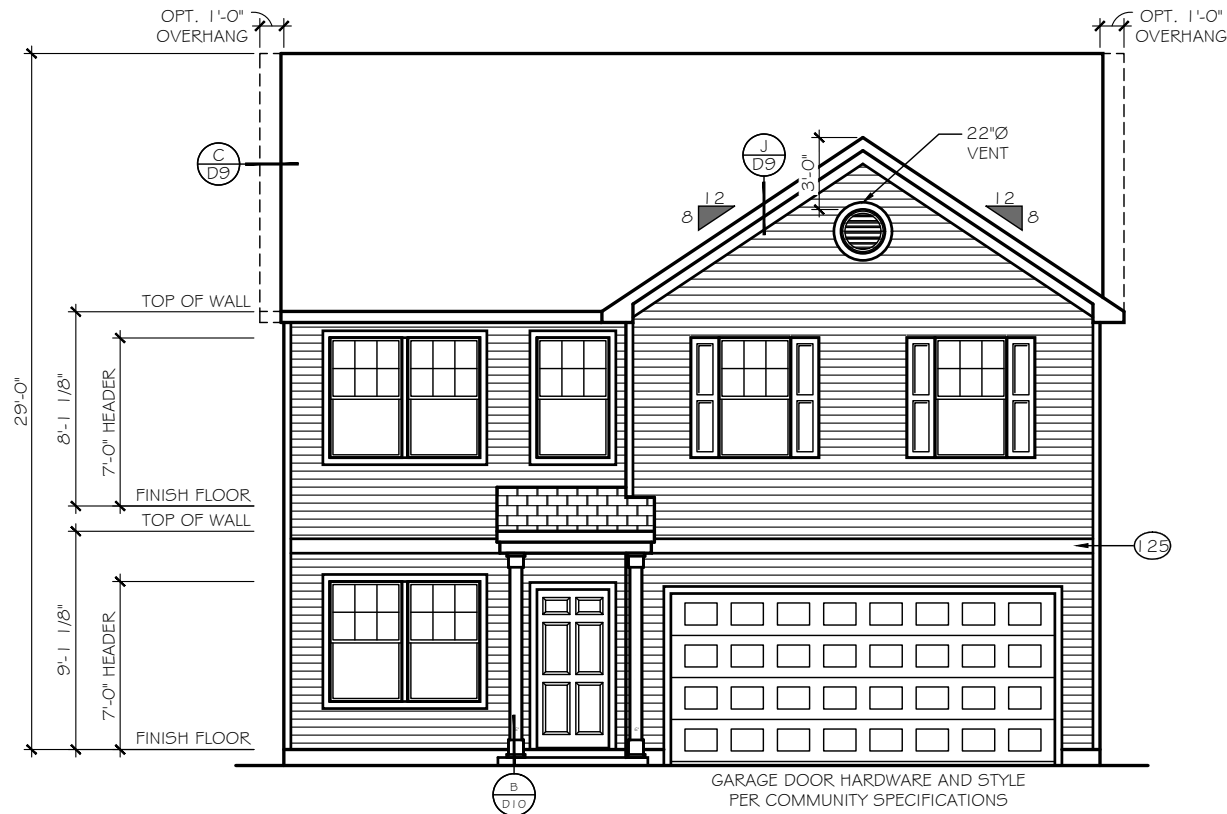
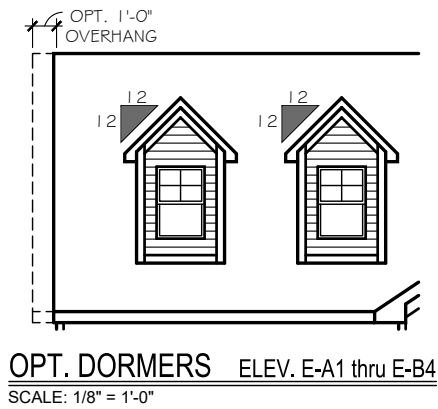
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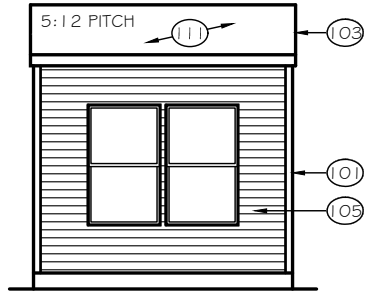


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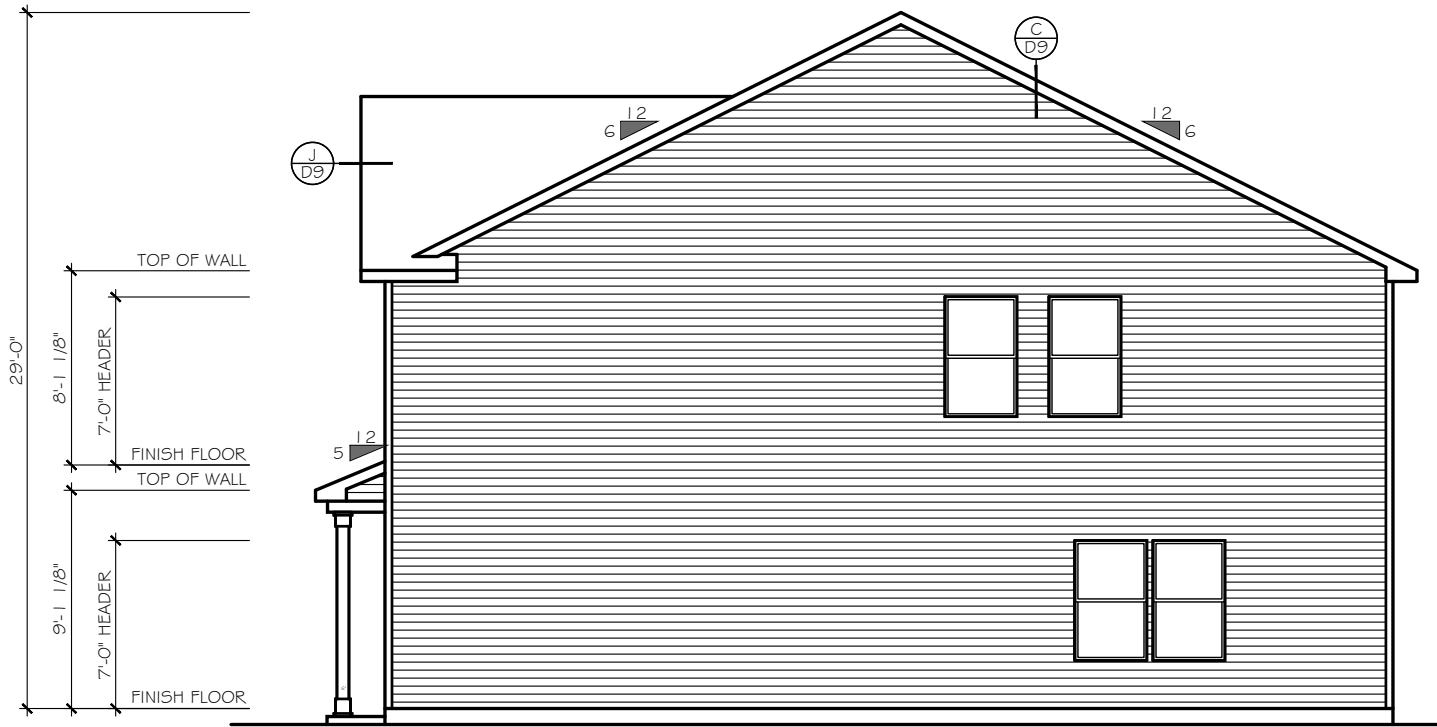
FRONT & REAR ELEVATIONS  
ELEVATION E-01  
THE LENOX - OPEN

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SCALE: 3/16" = 1'-0"  
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**A4.01**  
v. 5.4

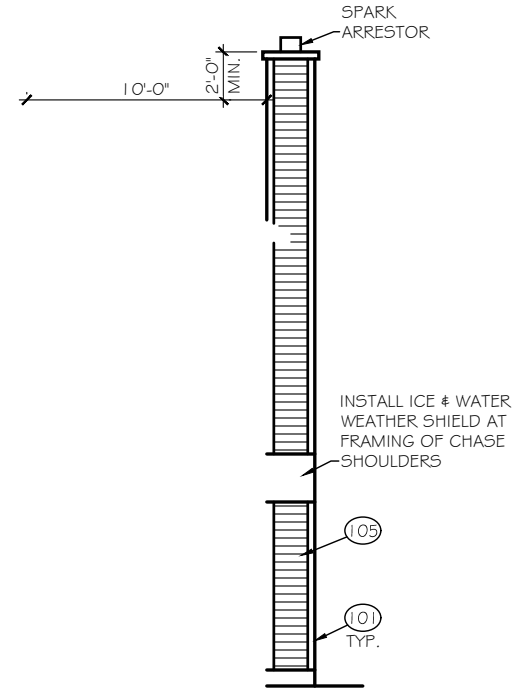


OPT. NOOK ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"

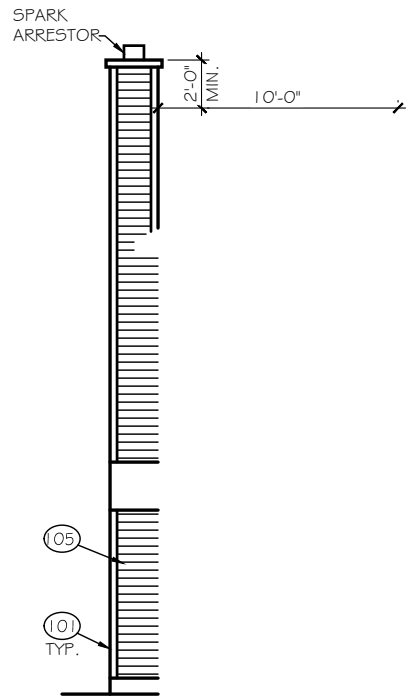


RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

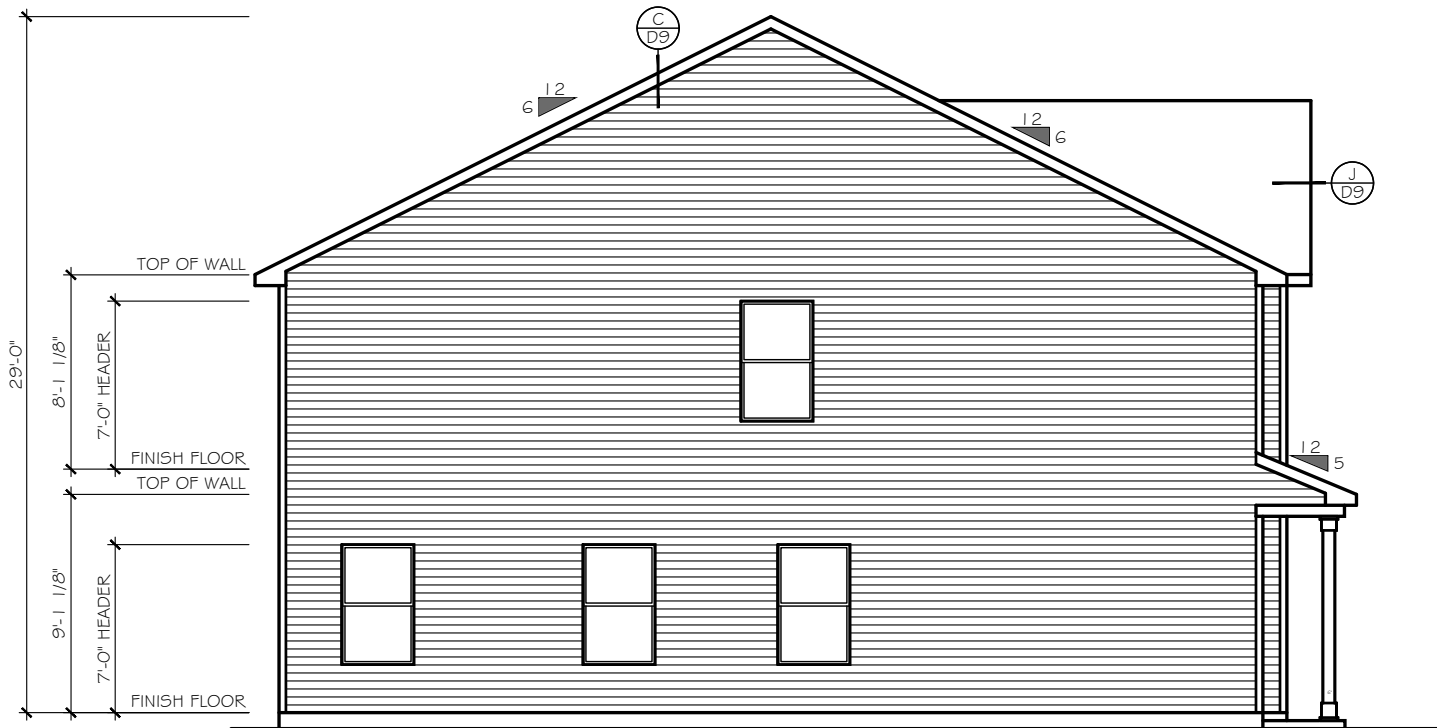
ELEVATION 'E-01 thru E-04'



OPT. WOOD FIREPLACE ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"

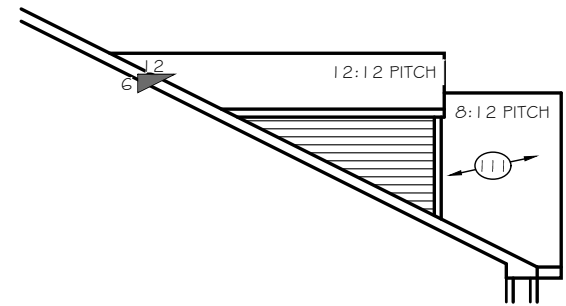


OPT. WOOD FIREPLACE ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-01 thru E-04'



OPT. DORMERS ELEV. E-A1 thru E-B4  
SCALE: 1/8" = 1'-0"

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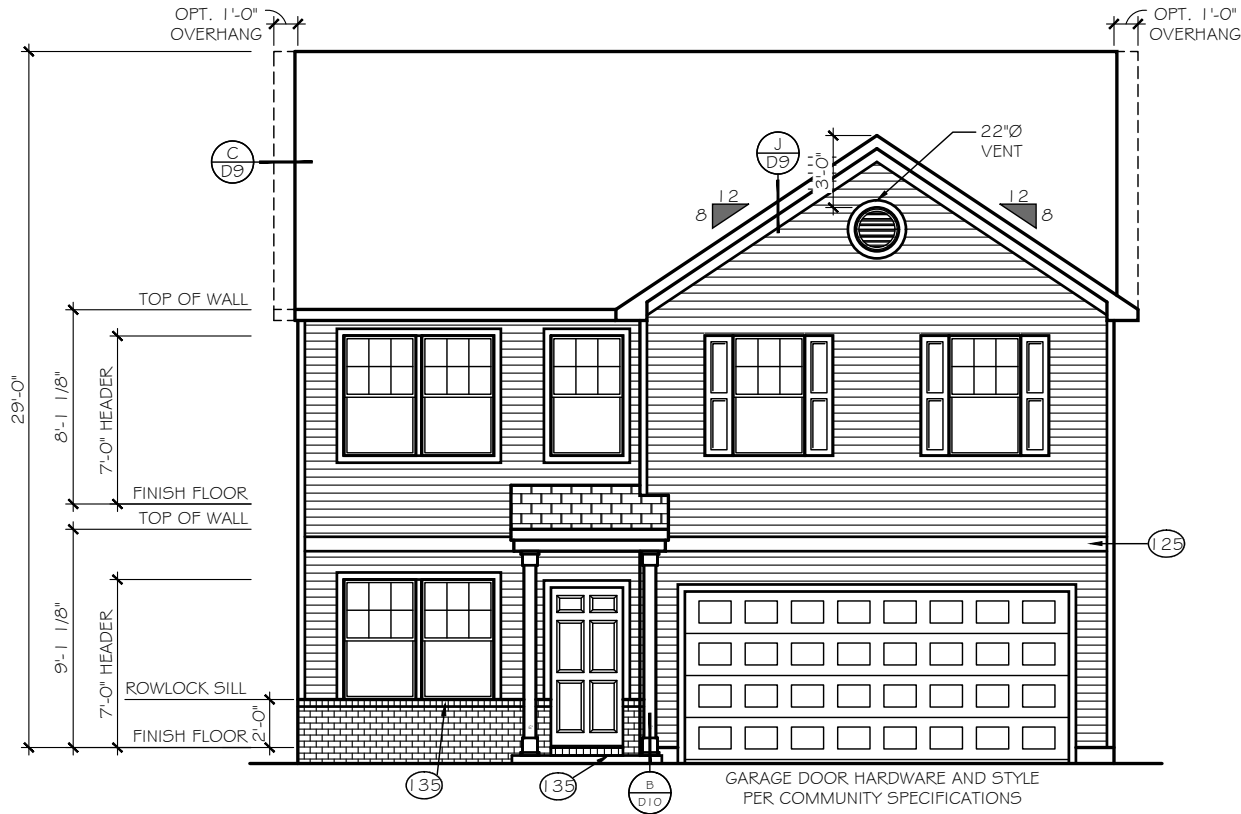
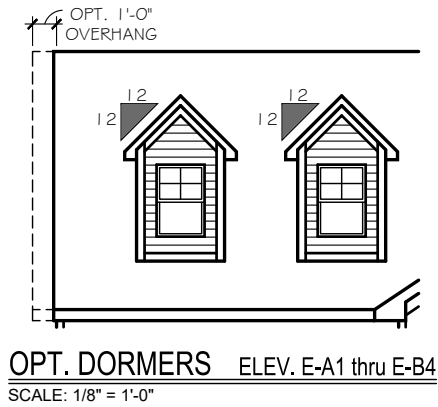
RIGHT & LEFT ELEVATIONS  
ELEVATION E-01-04

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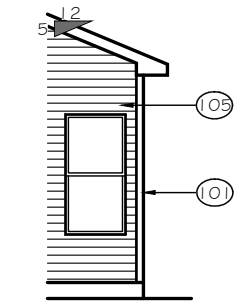
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v. 5.4

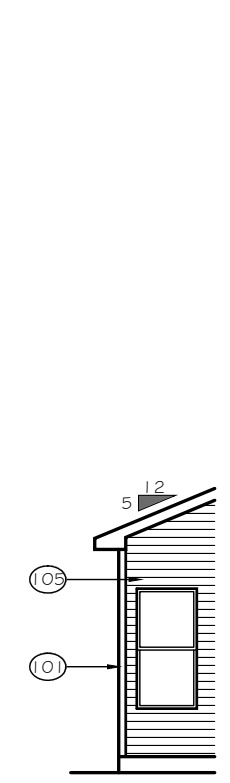


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SCALE: 1/8" = 1'-0"

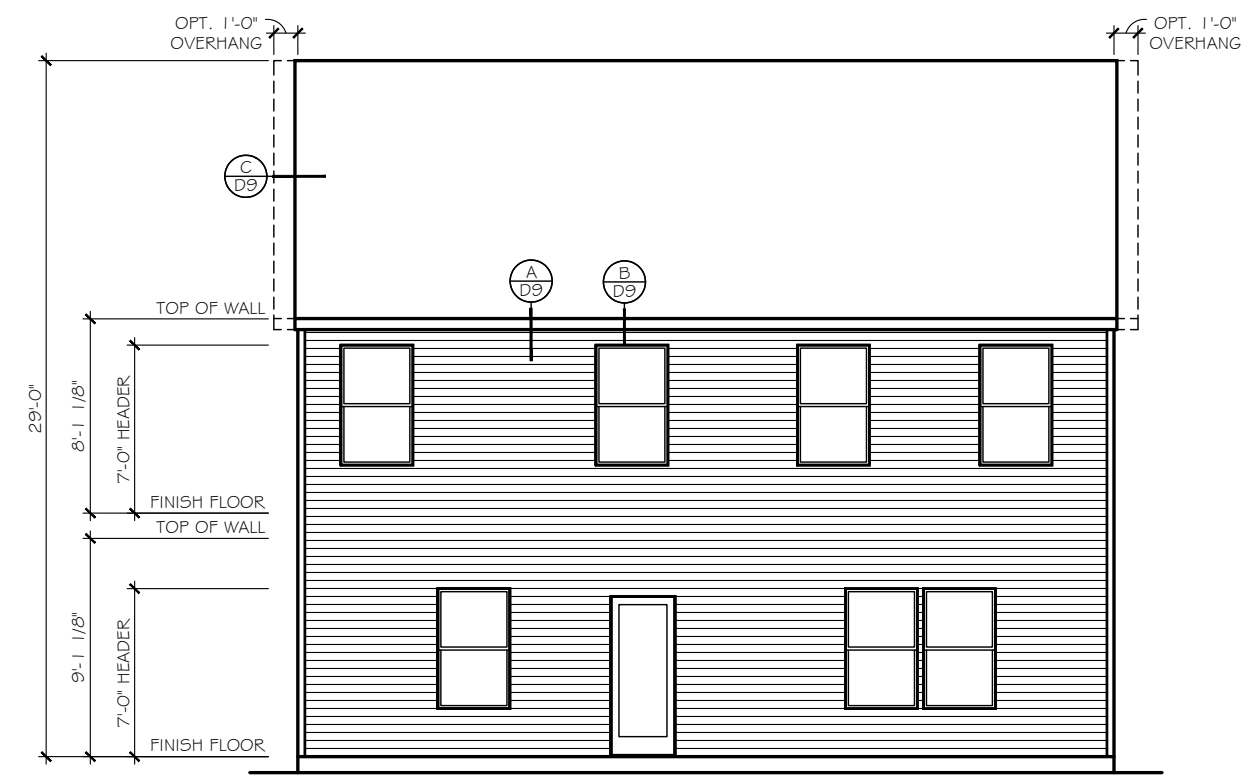
ELEVATION 'E-02'  
3'-5" DEEP PORCH



OPT. NOOK ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"

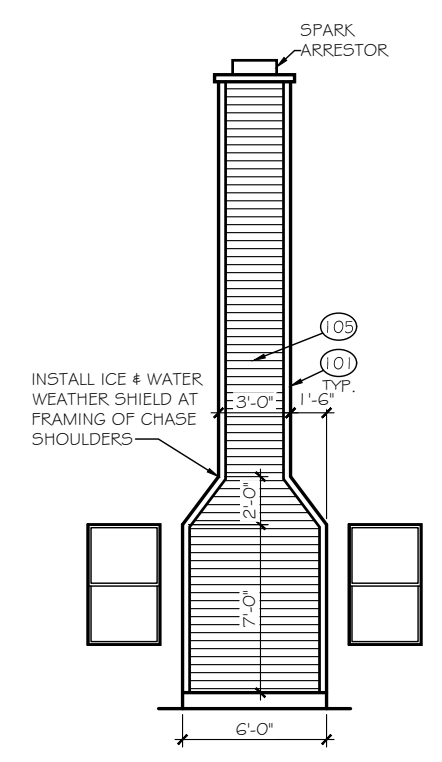


NOOK OPT. ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-01 thru E-04'



OPT. WOOD FIREPLACE ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"

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FRONT & REAR ELEVATIONS  
ELEVATION E-02

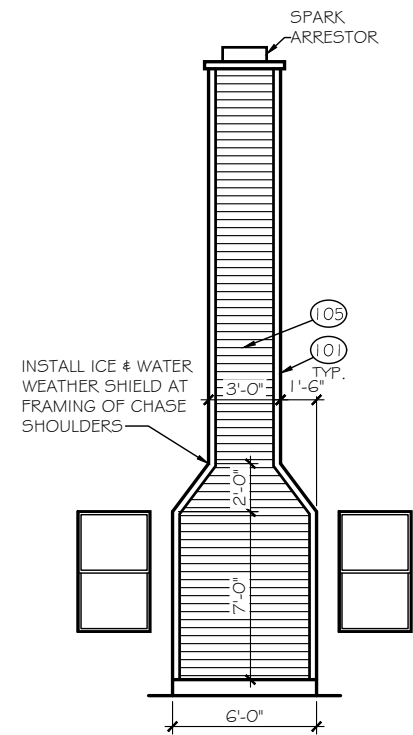
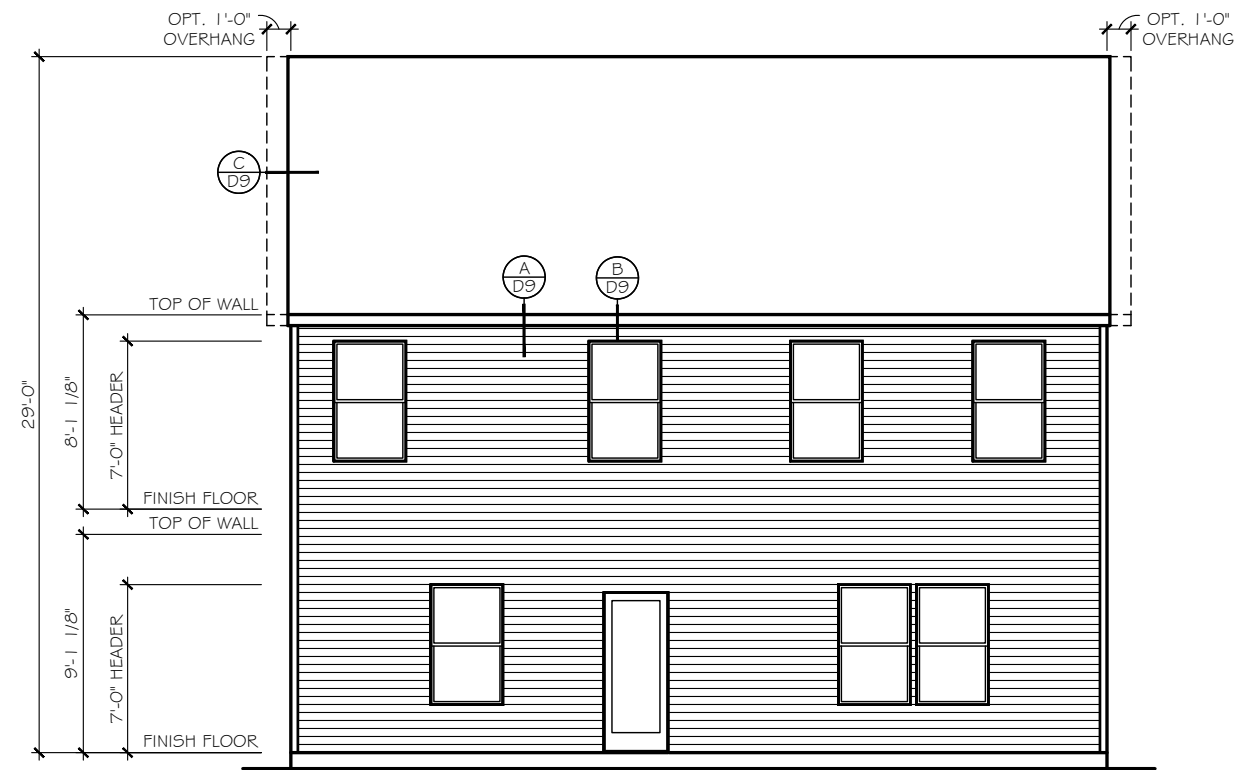
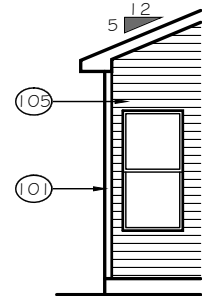
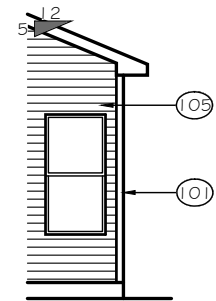
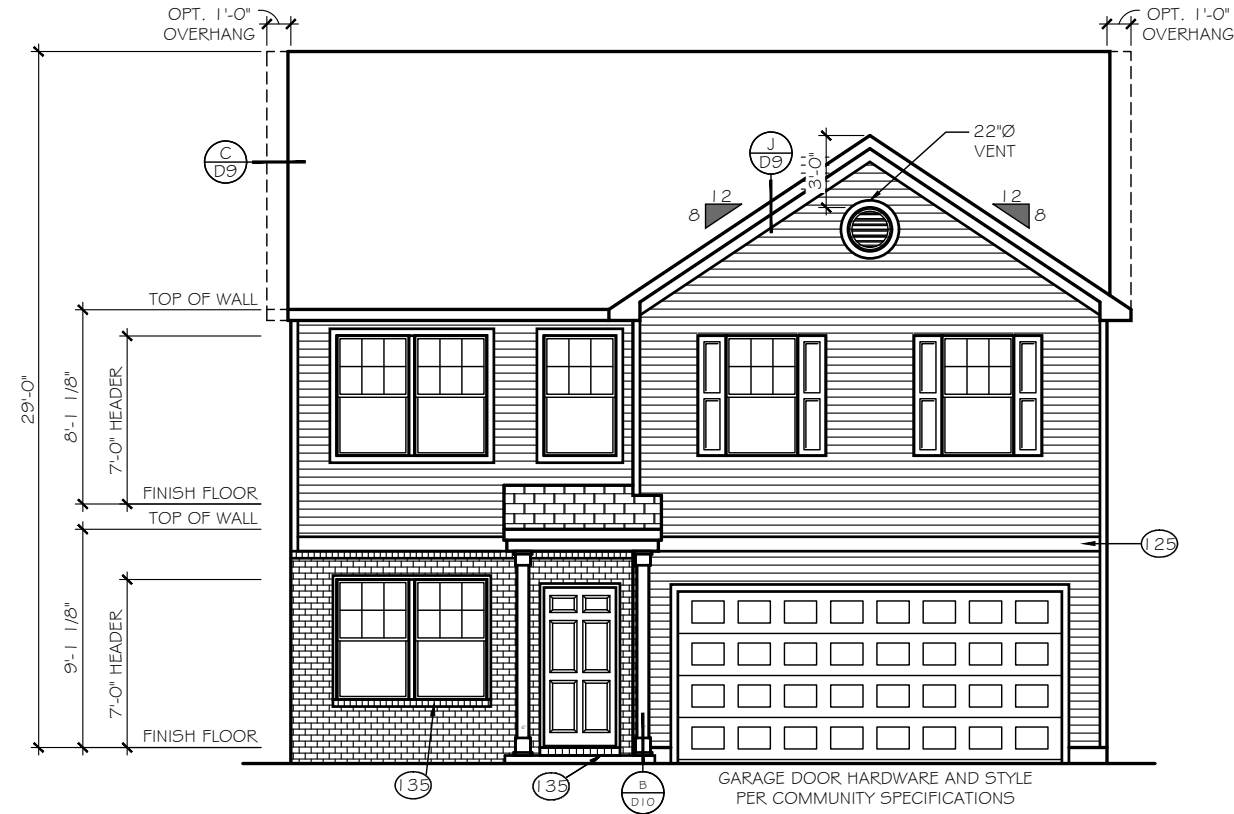
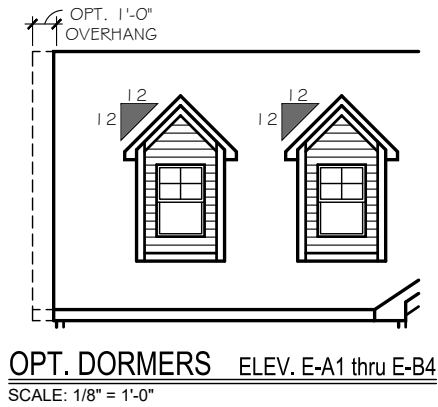
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FRONT & REAR ELEVATIONS  
ELEVATION E-03

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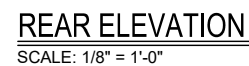
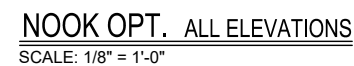
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ELEVATION 'E-04'



ELEVATION 'E-01 thru E-04'



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FRONT & REAR ELEVATIONS  
ELEVATION E-04

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SCALE:

$$3/16" = 1'-0"$$

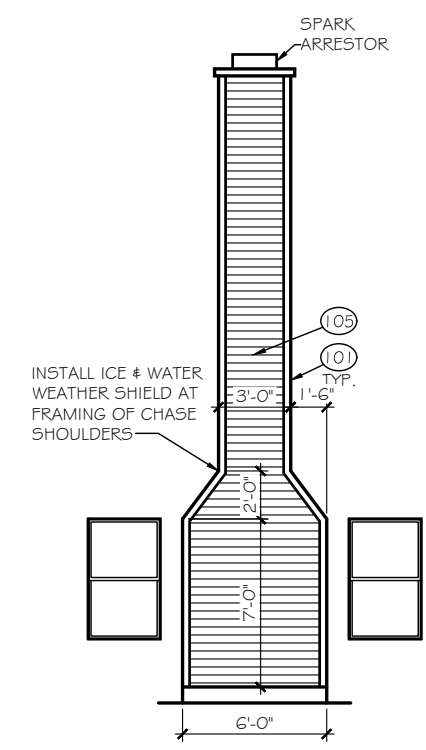
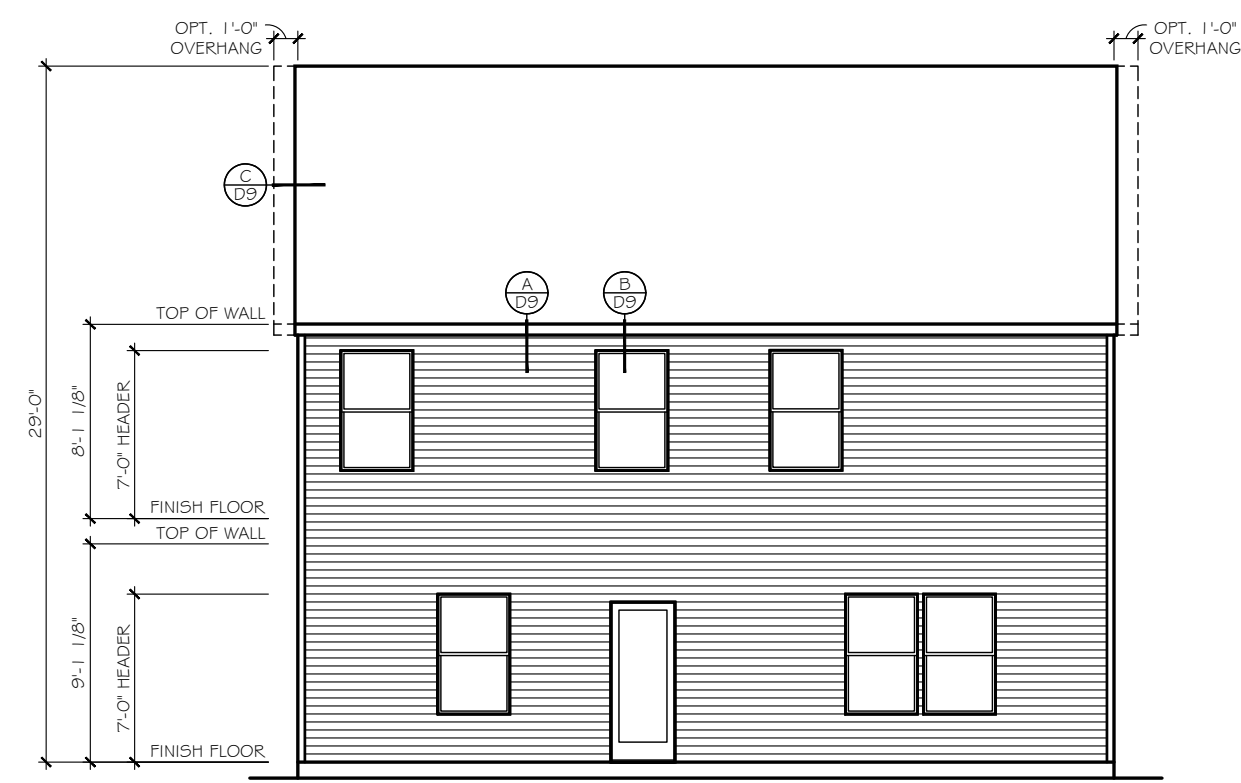
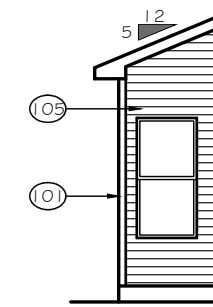
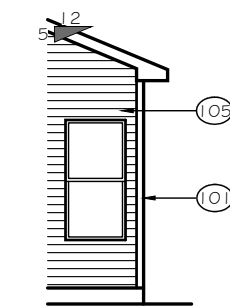
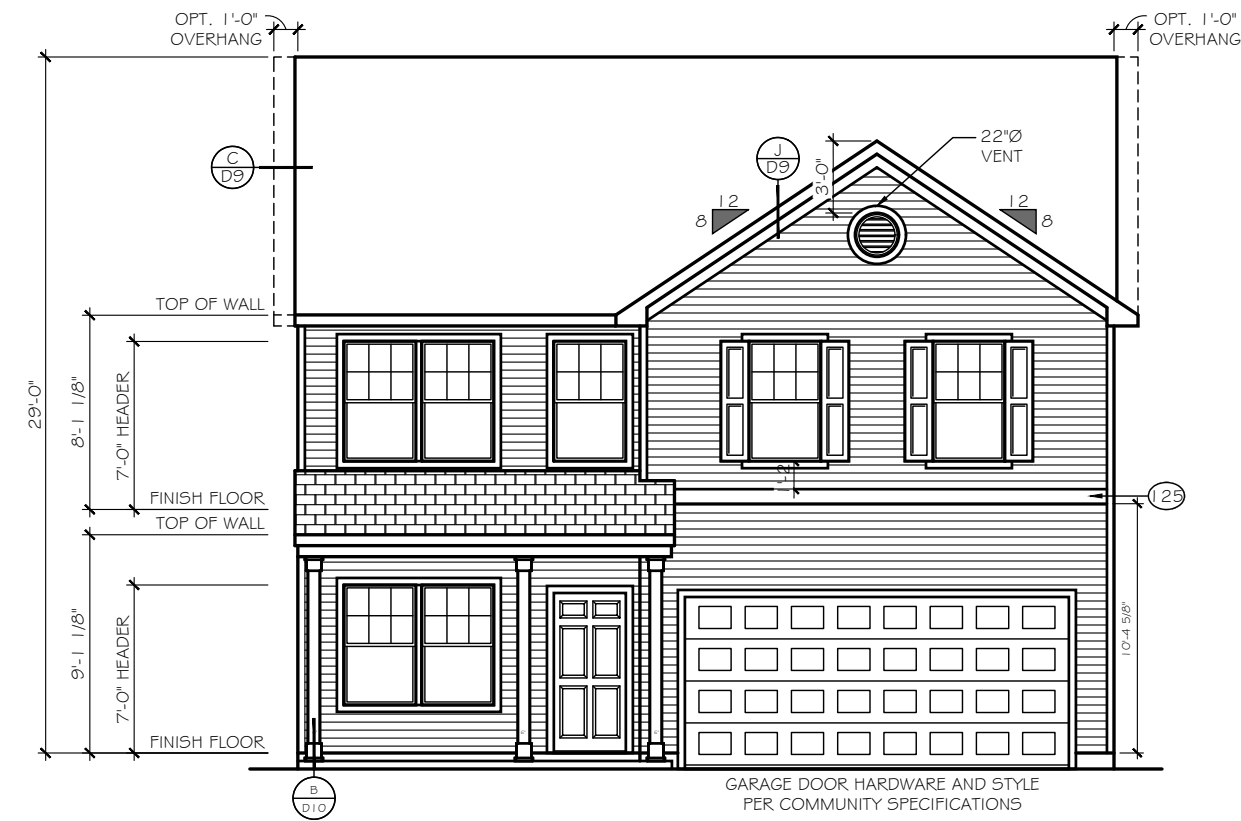
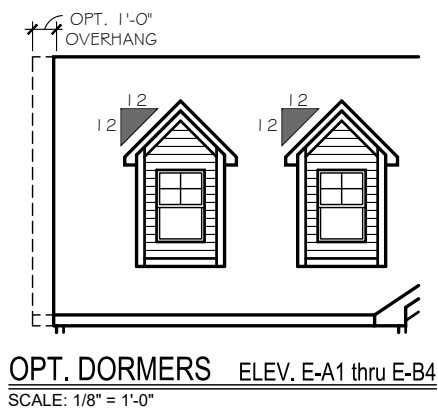
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v. 5.4



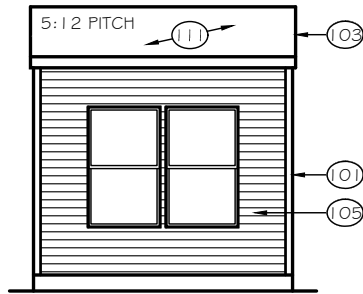
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FRONT & REAR ELEVATIONS  
ELEVATION E-A1  
THE LENOX - OPEN

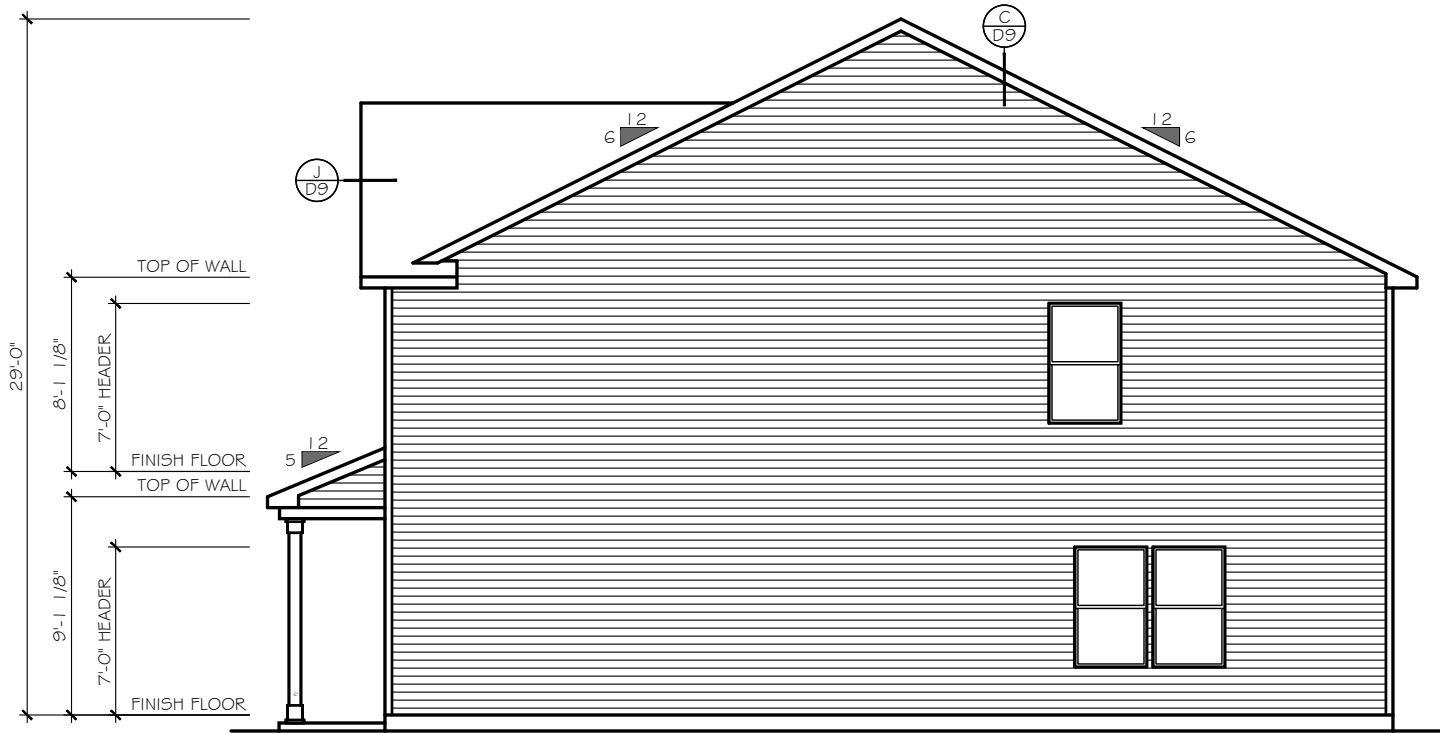
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**A4.1**  
v. 5.4

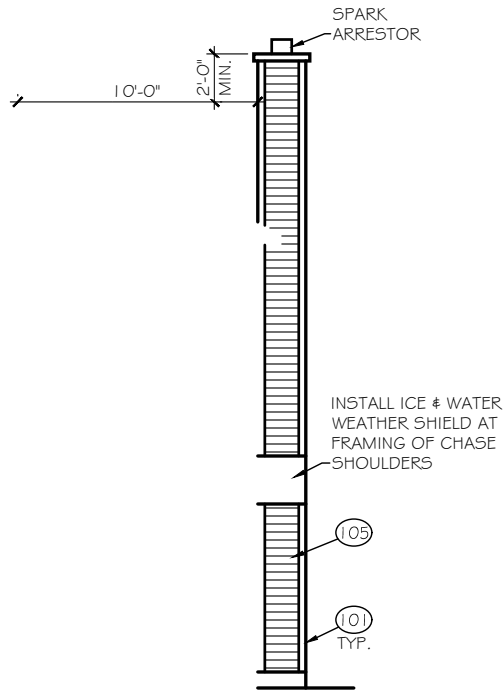




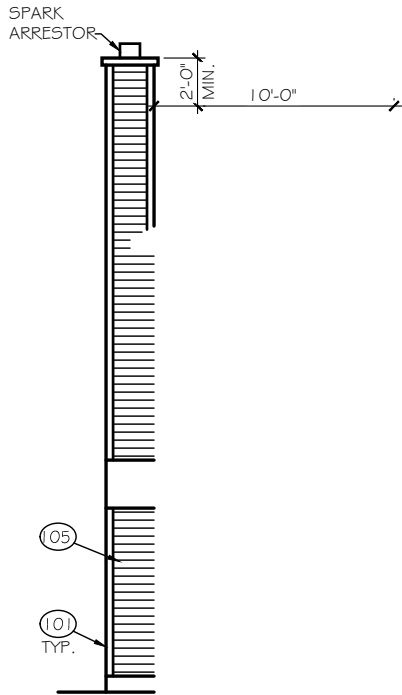
OPT. NOOK ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"



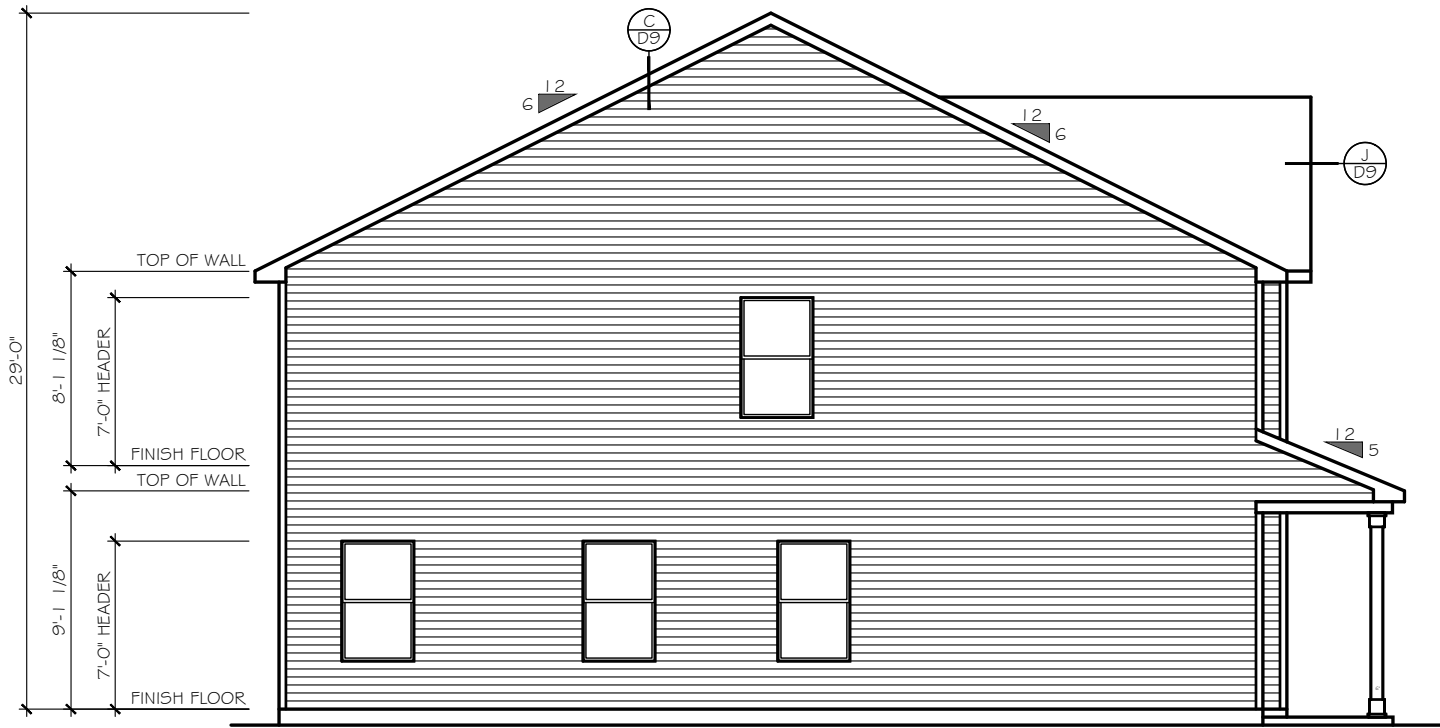
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



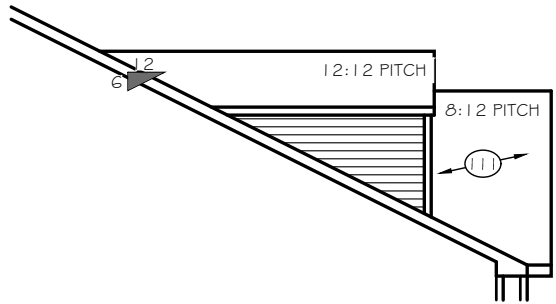
OPT. WOOD FIREPLACE ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"



OPT. WOOD FIREPLACE ALL ELEVATIONS  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0" ELEVATION 'E-A1 thru E-B4'



OPT. DORMERS ELEV. E-A1 thru E-B4  
SCALE: 1/8" = 1'-0"

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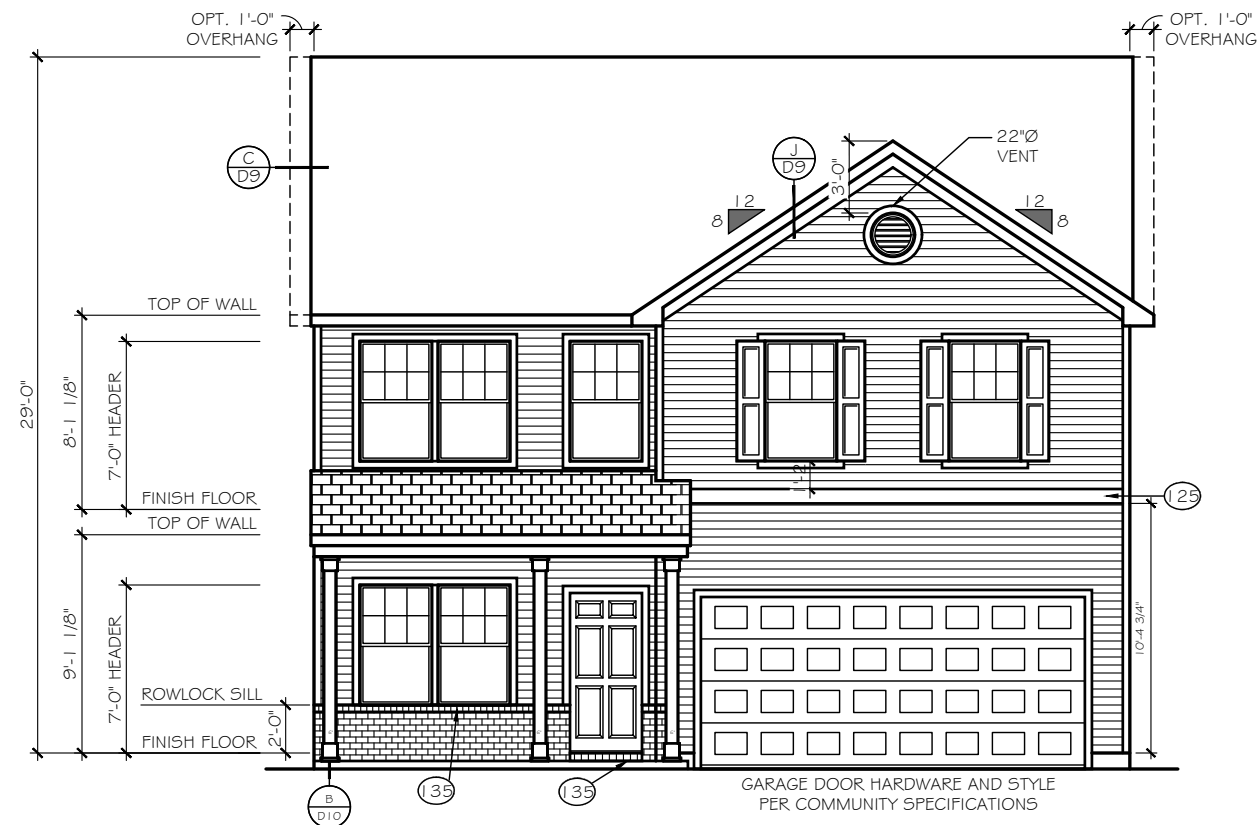
RIGHT & LEFT ELEVATIONS  
ELEVATION E-A1

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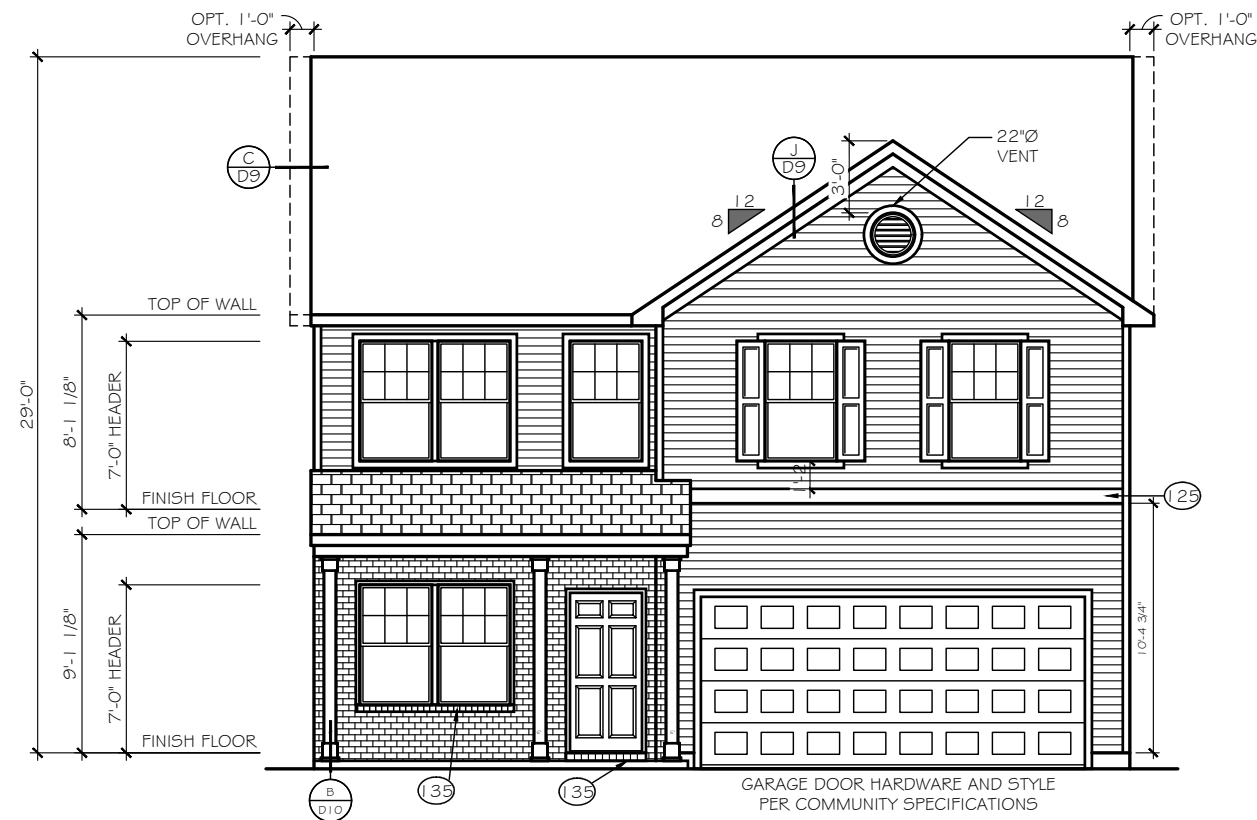
DRAWN BY:  
MLM  
DATE:  
06.22.21  
SCALE:  
3/16" = 1'-0"  
CHECKED BY:  
RS / B5

SHEET:  
**A4.2**  
v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-A3'

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ELEVATION OPTIONS  
FRONT ELEVATIONS

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SCALE:

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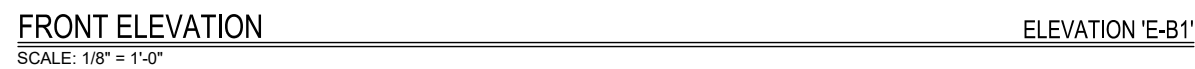
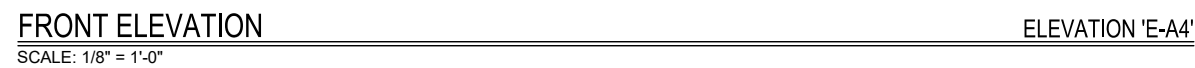
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SHEET:

**A4.3**

v. 5.4



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ELEVATION OPTIONS  
FRONT ELEVATIONS

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SCALE:

$$3/16'' = 1'-0''$$

CHECKED BY:

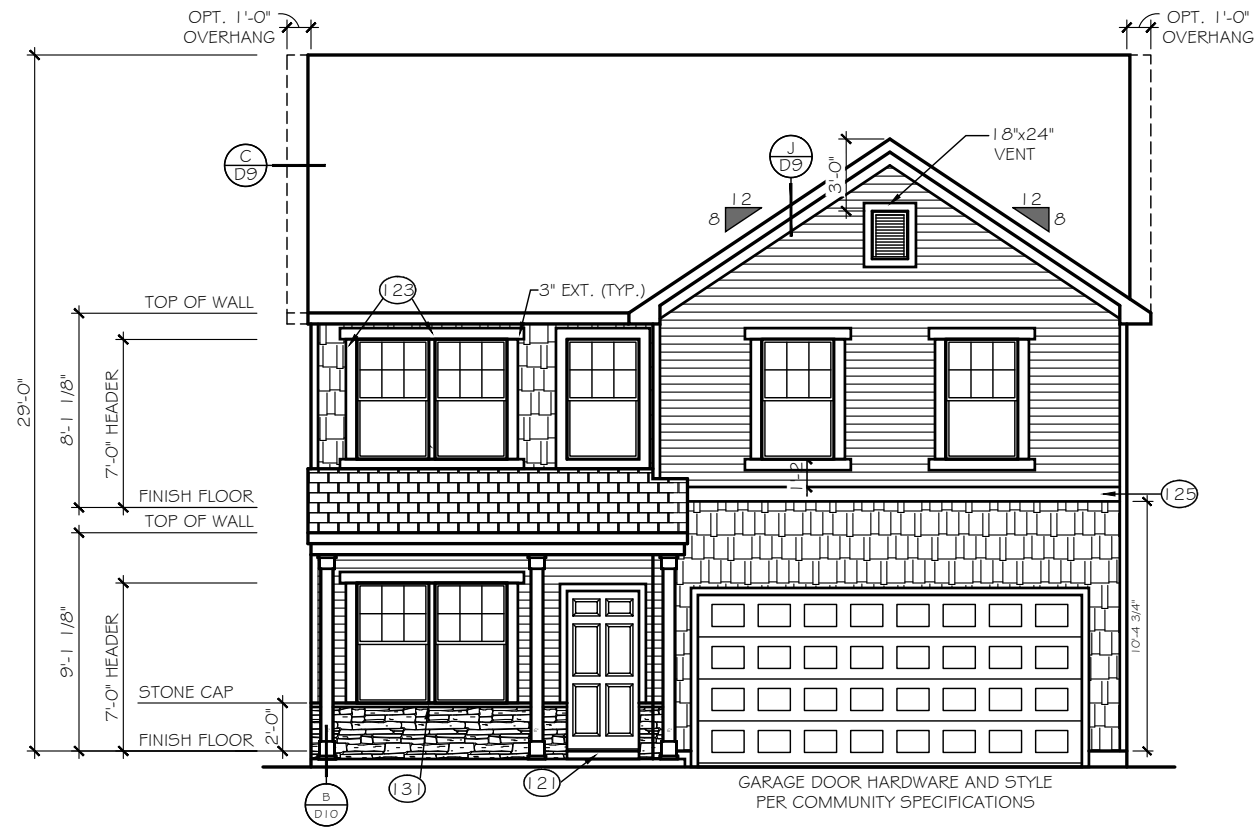
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SHEET:

## A4.4

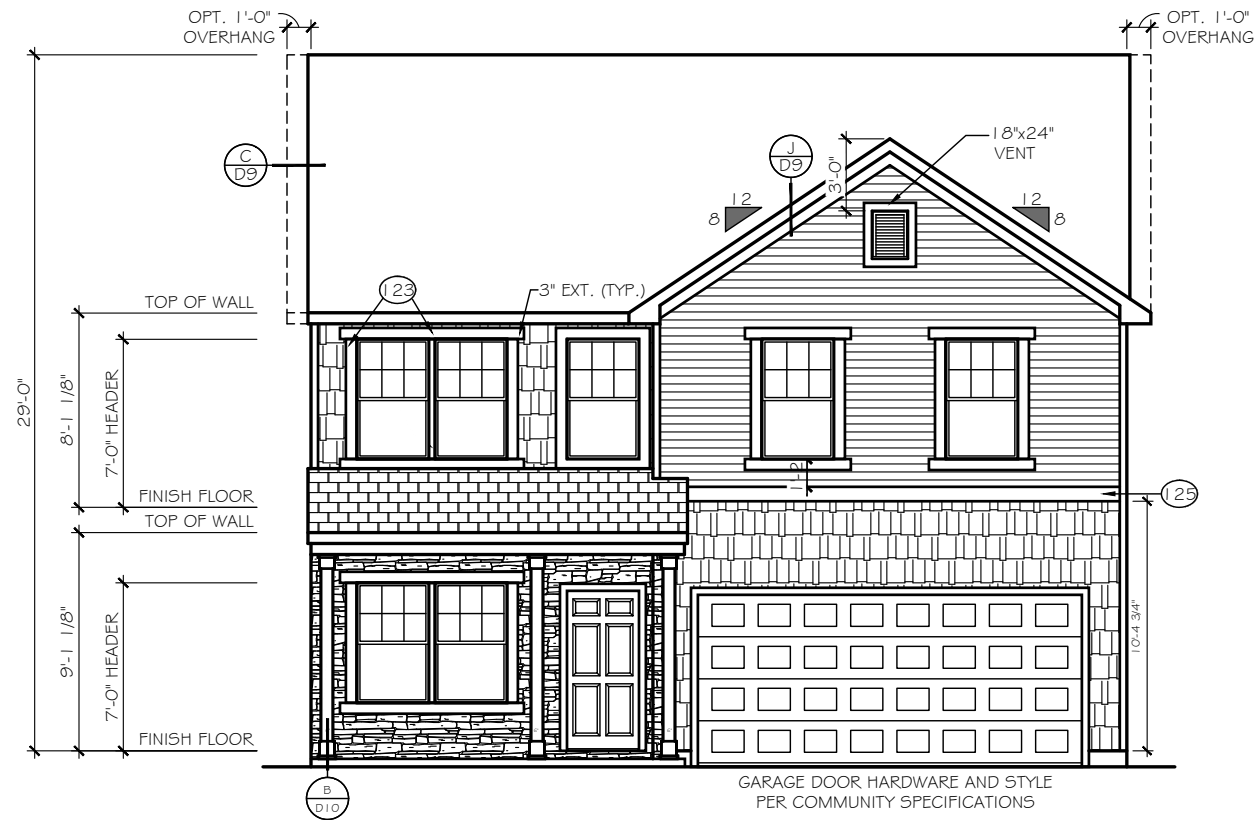
### 5.4





FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-B3'

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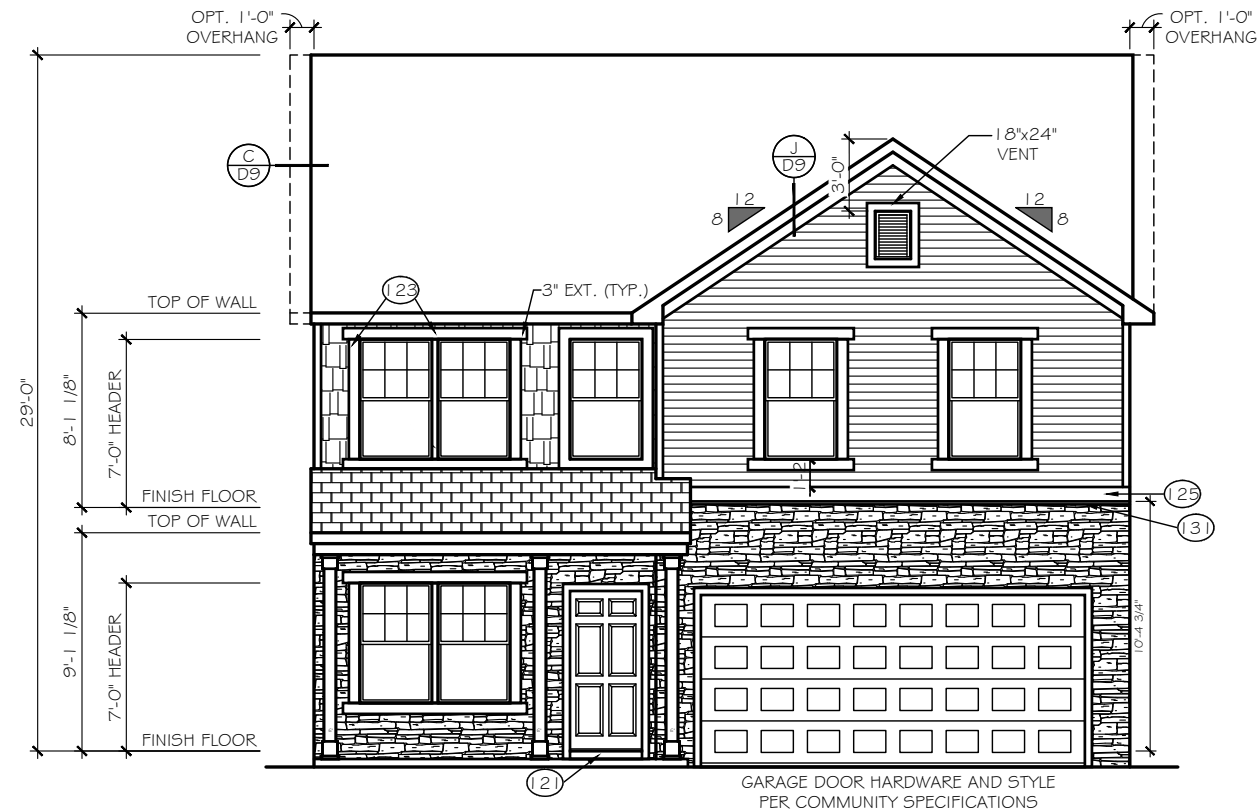
ELEVATION OPTIONS  
FRONT ELEVATIONS

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CHECKED BY:  
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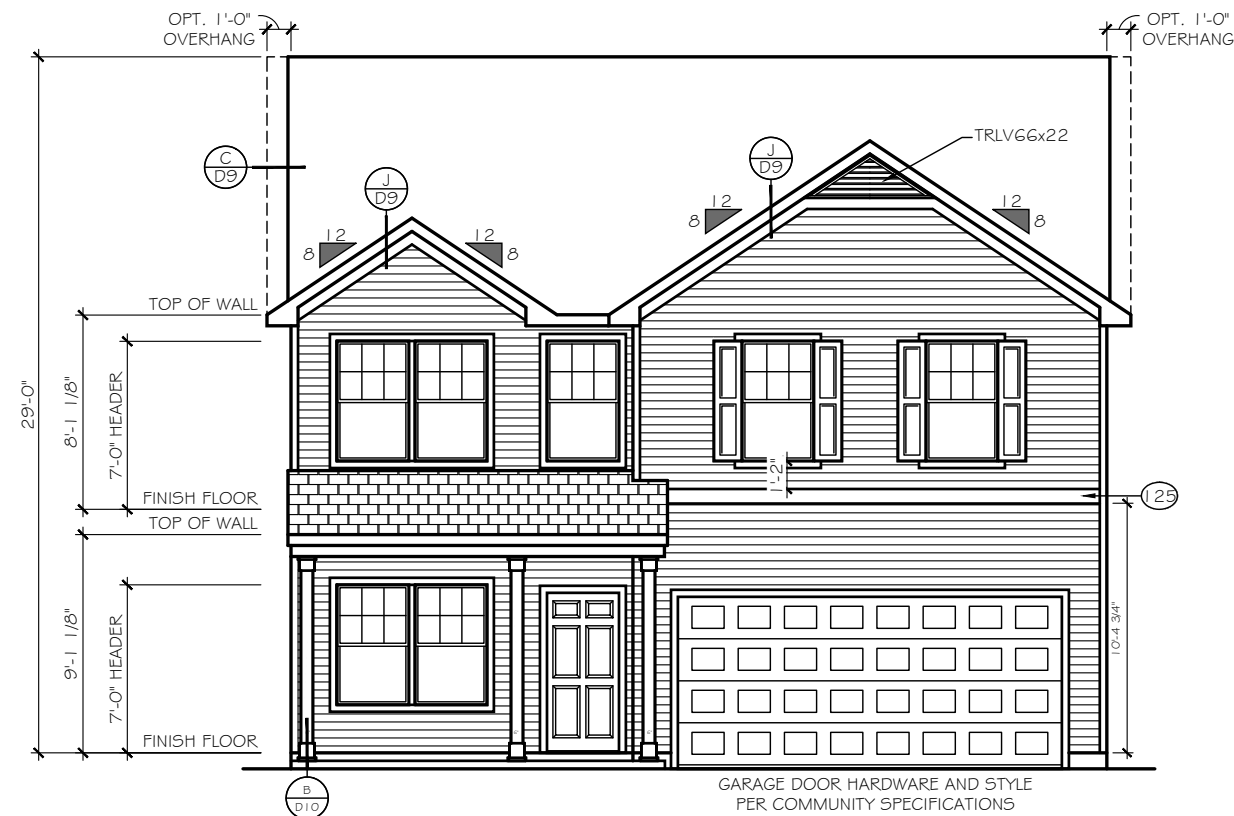
SHEET:  
**A4.5**  
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-B4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-C1'

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ELEVATION OPTIONS  
FRONT ELEVATIONS

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SCALE:

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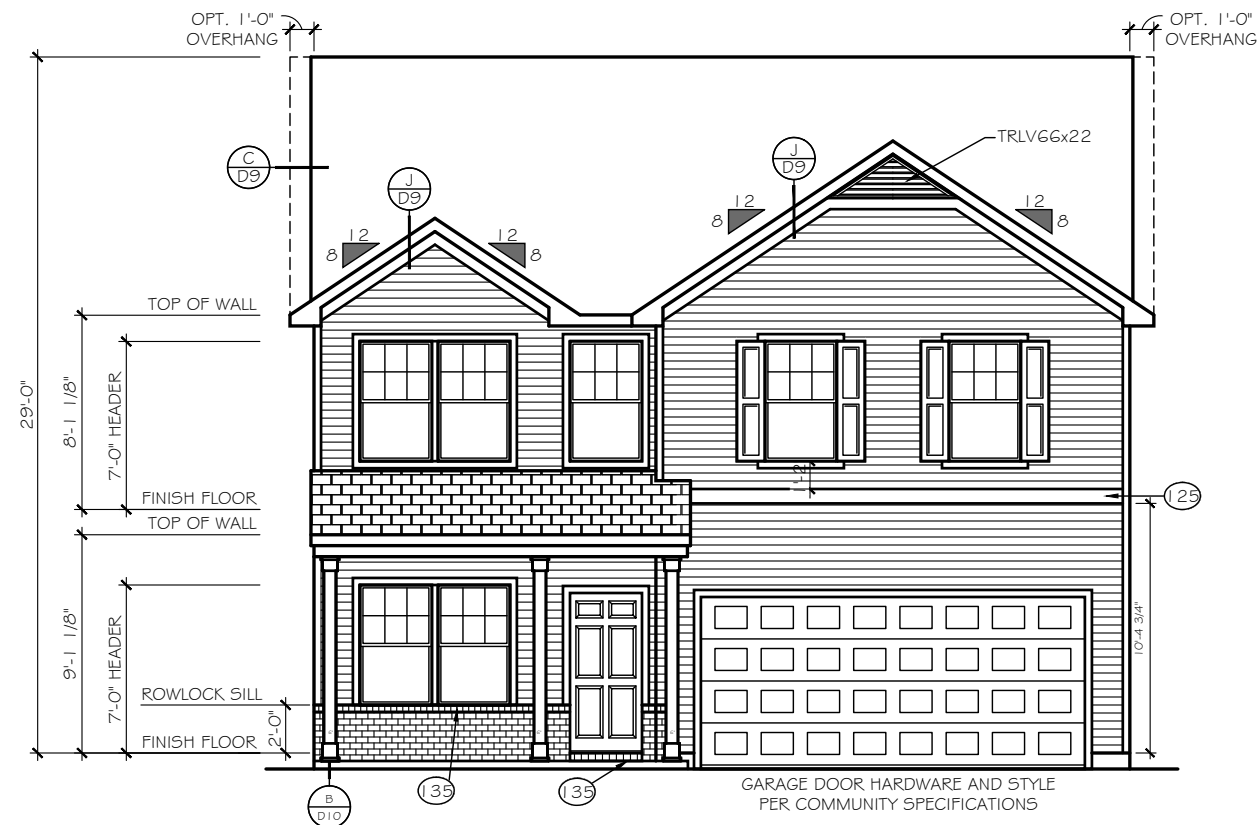
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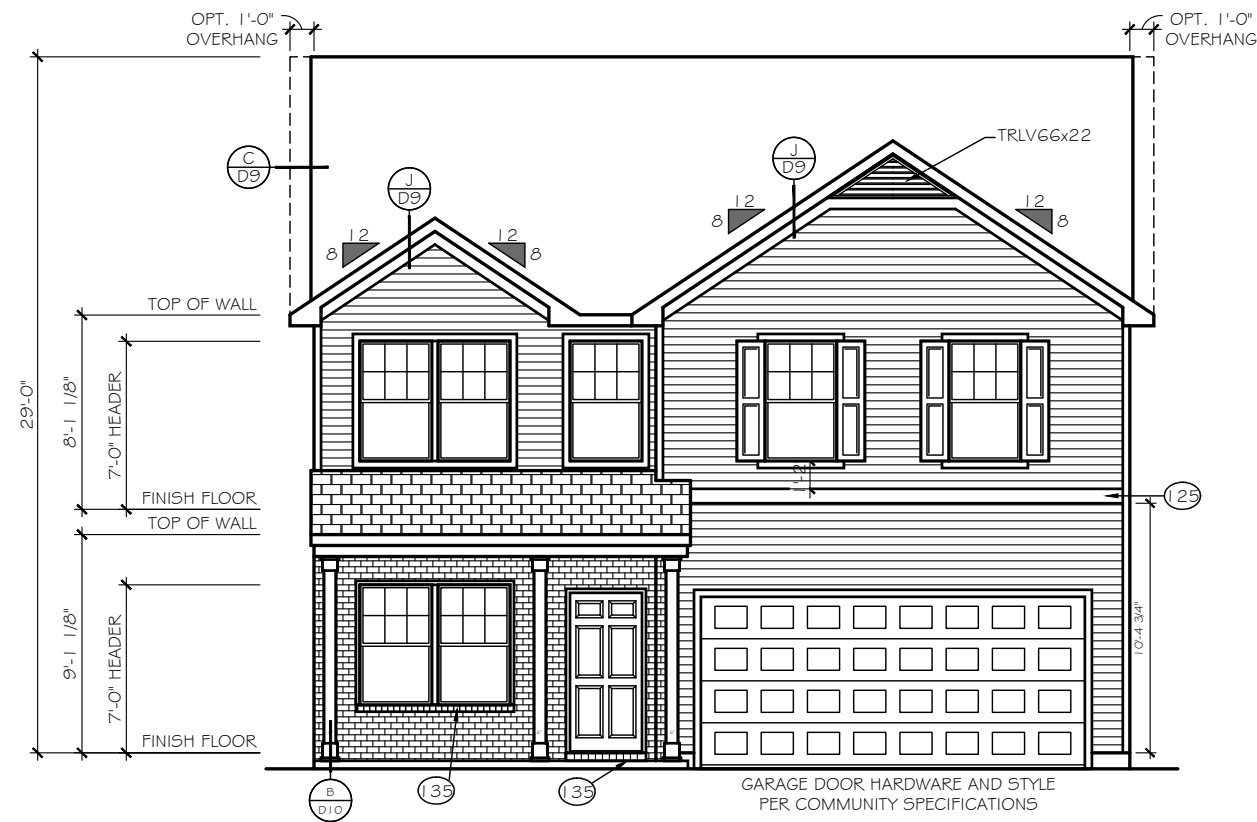
**A4.6**

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C3'

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ELEVATION OPTIONS  
FRONT ELEVATIONS

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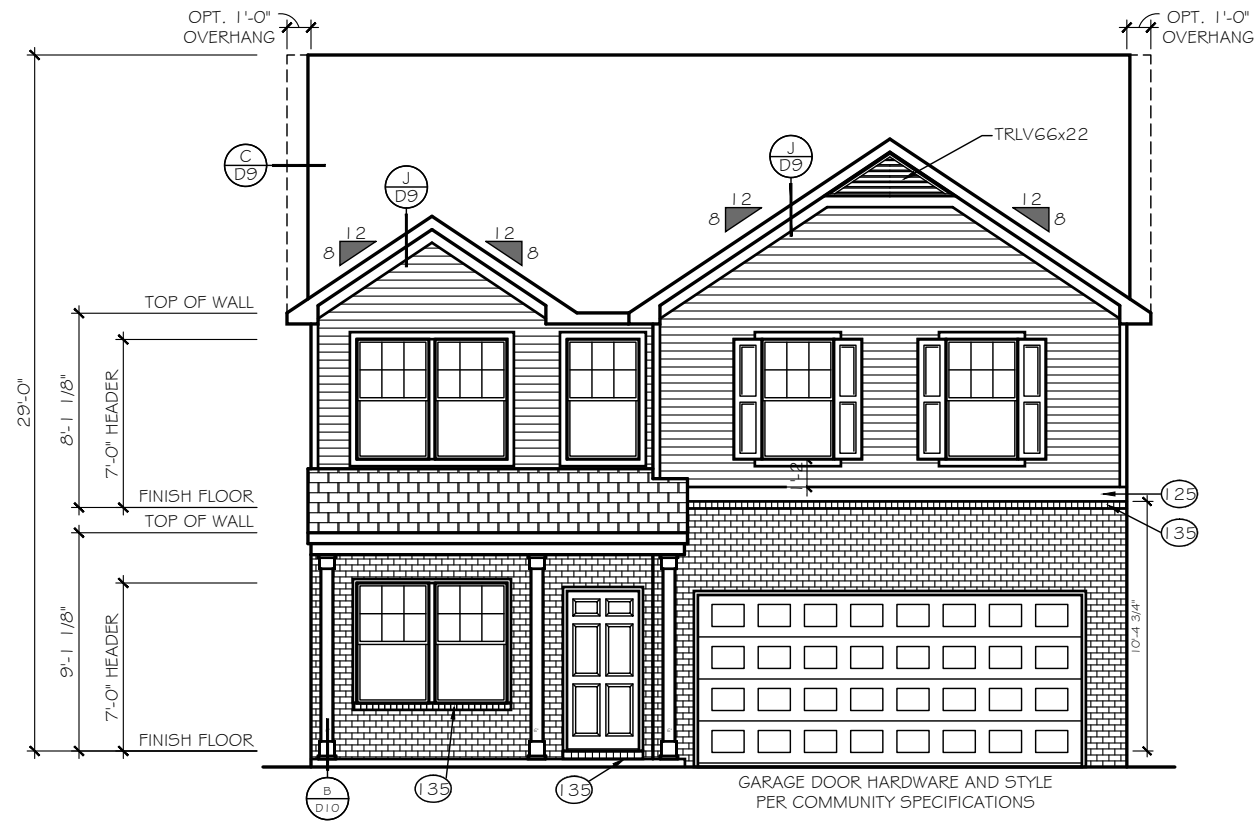
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SHEET:

A4.7

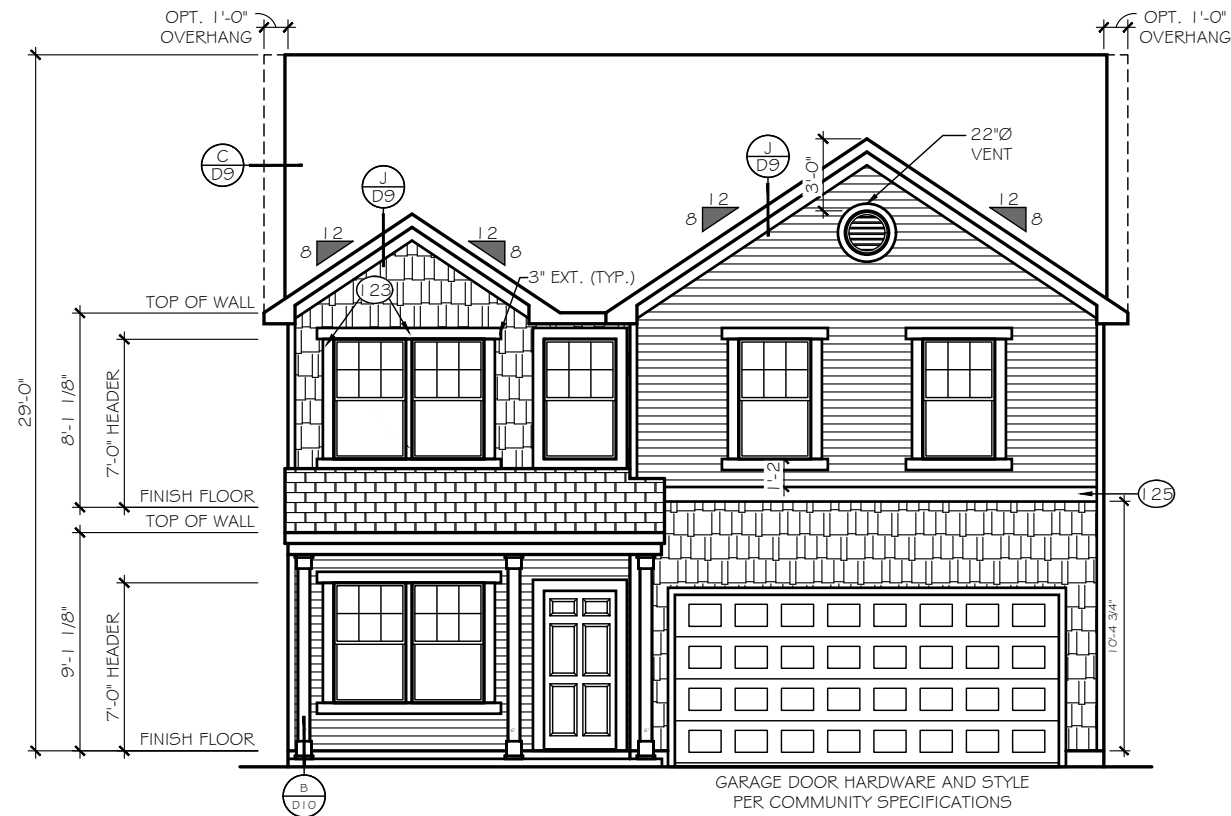
v. 5.4





FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-C4'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-D1'

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ELEVATION OPTIONS  
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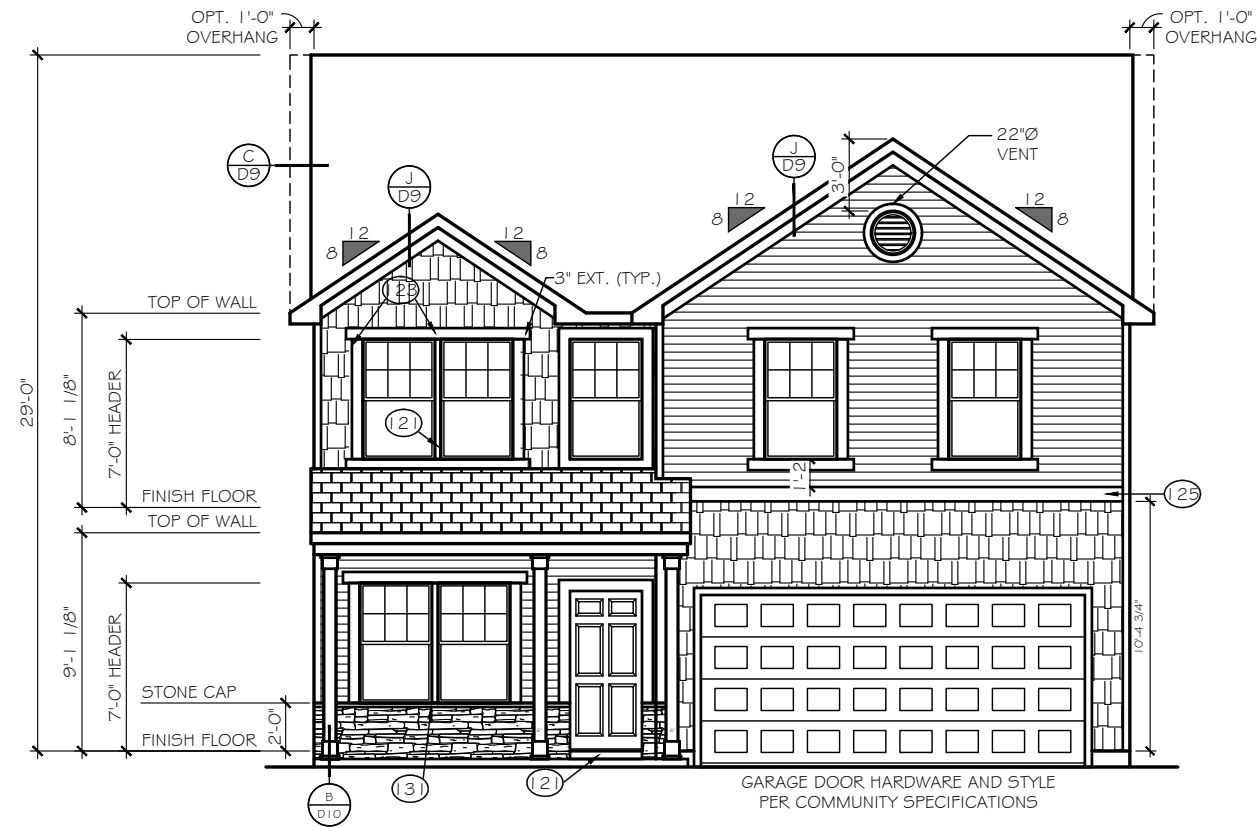
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CHECKED BY:  
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SHEET:

A4.8

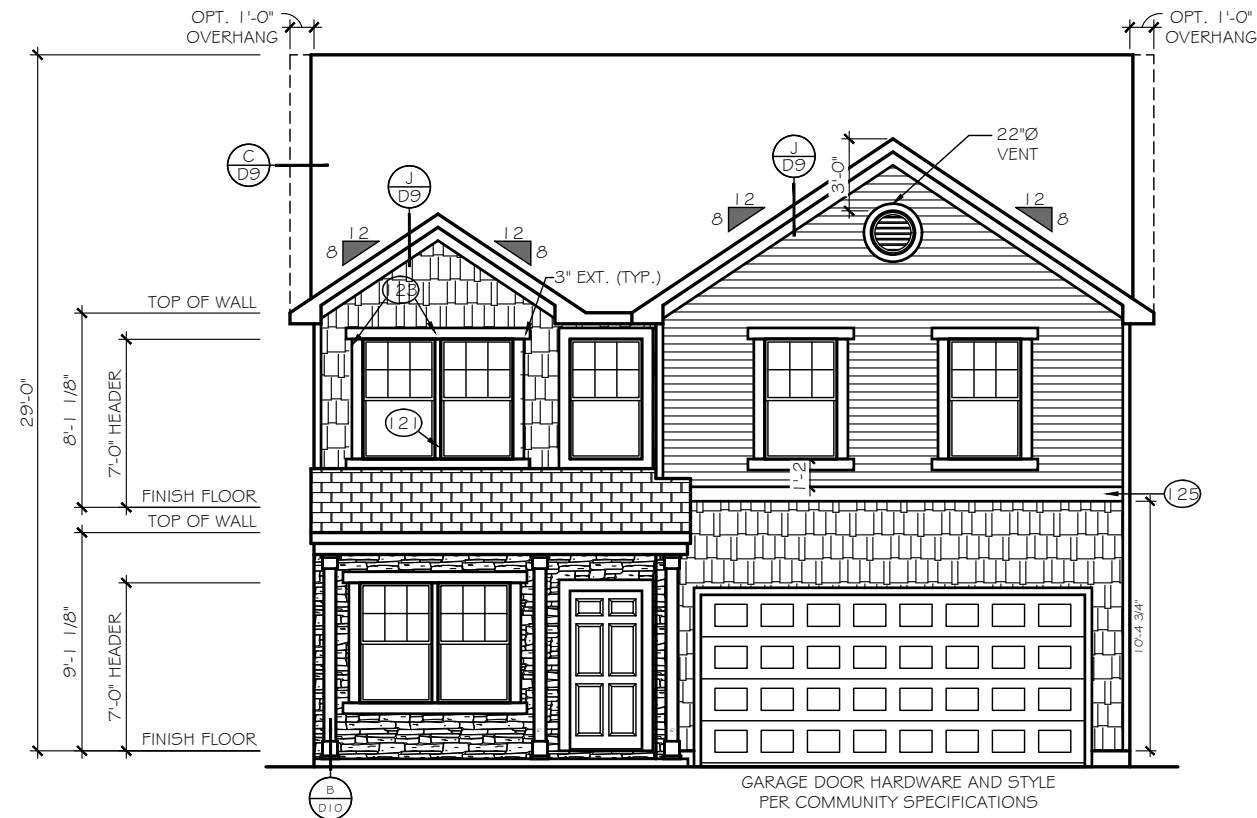
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D3'

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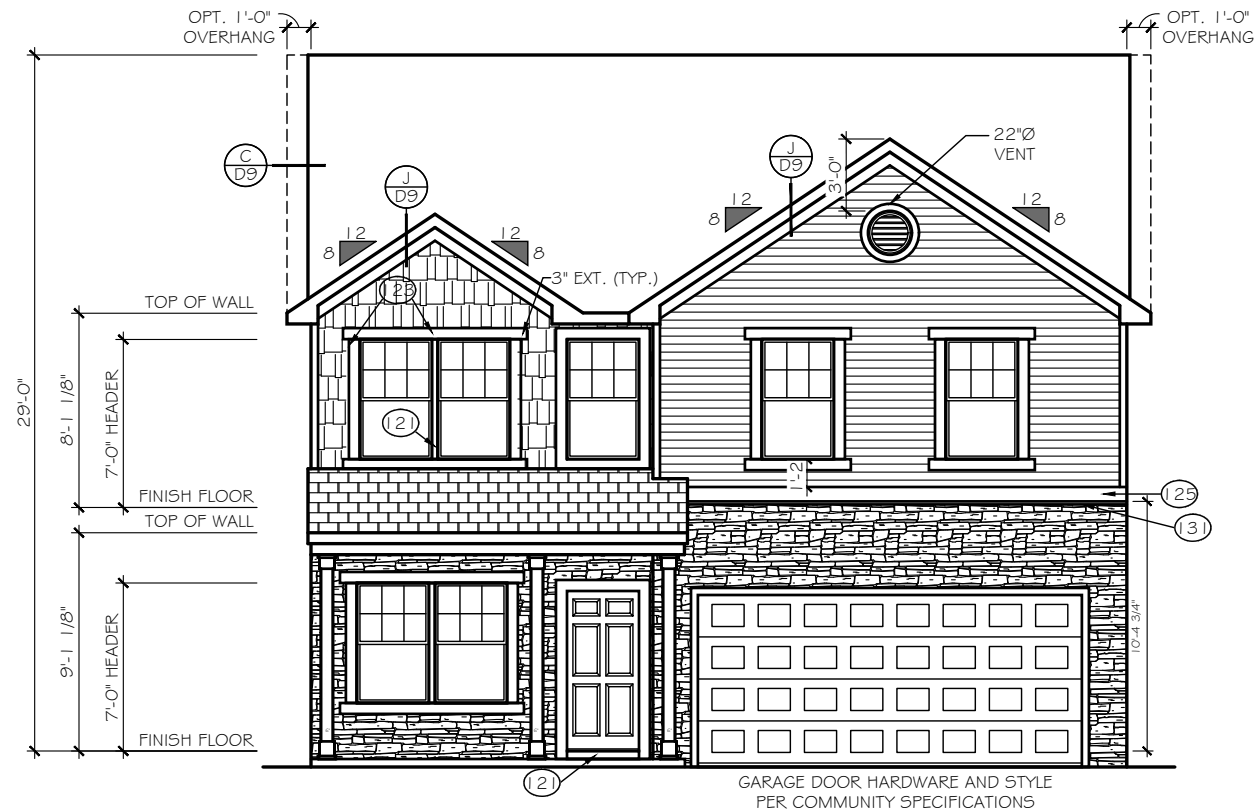
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SHEET:

**A4.9**

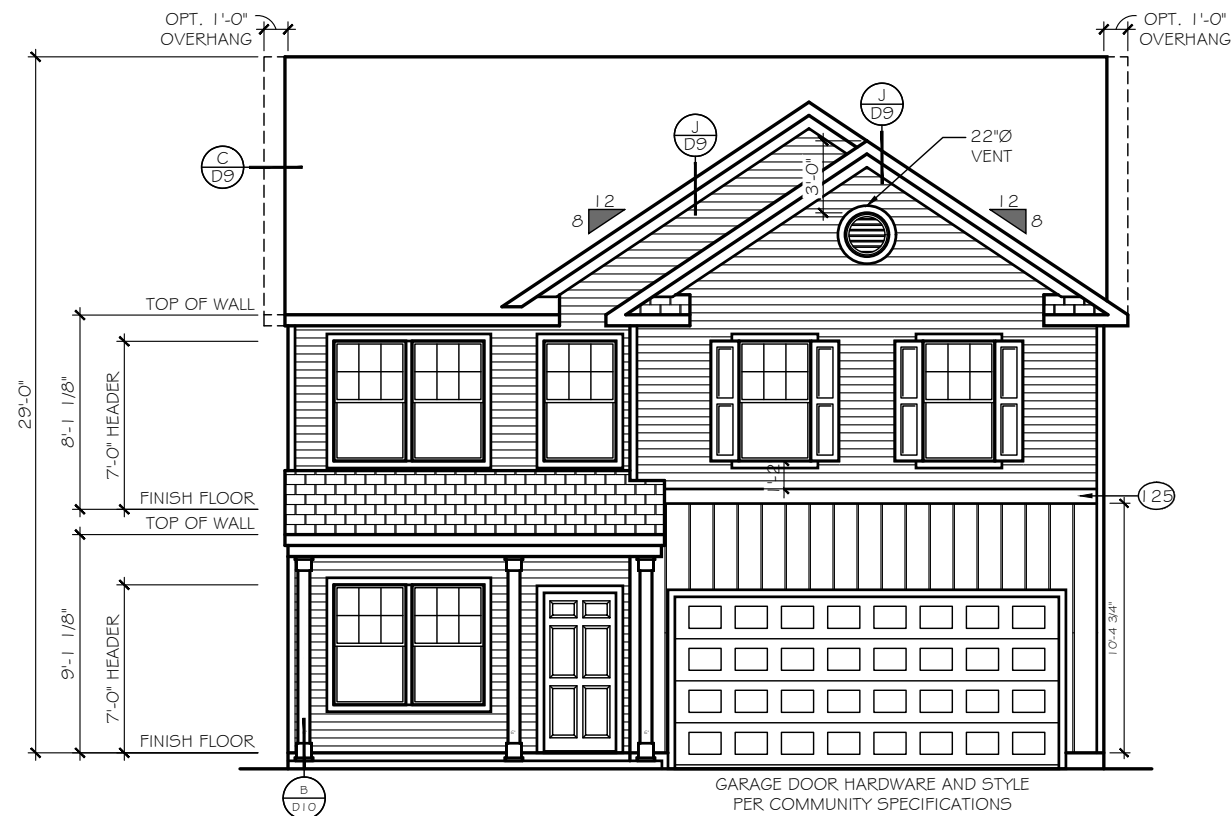
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-D4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E1'

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SCALE:

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CHECKED BY:

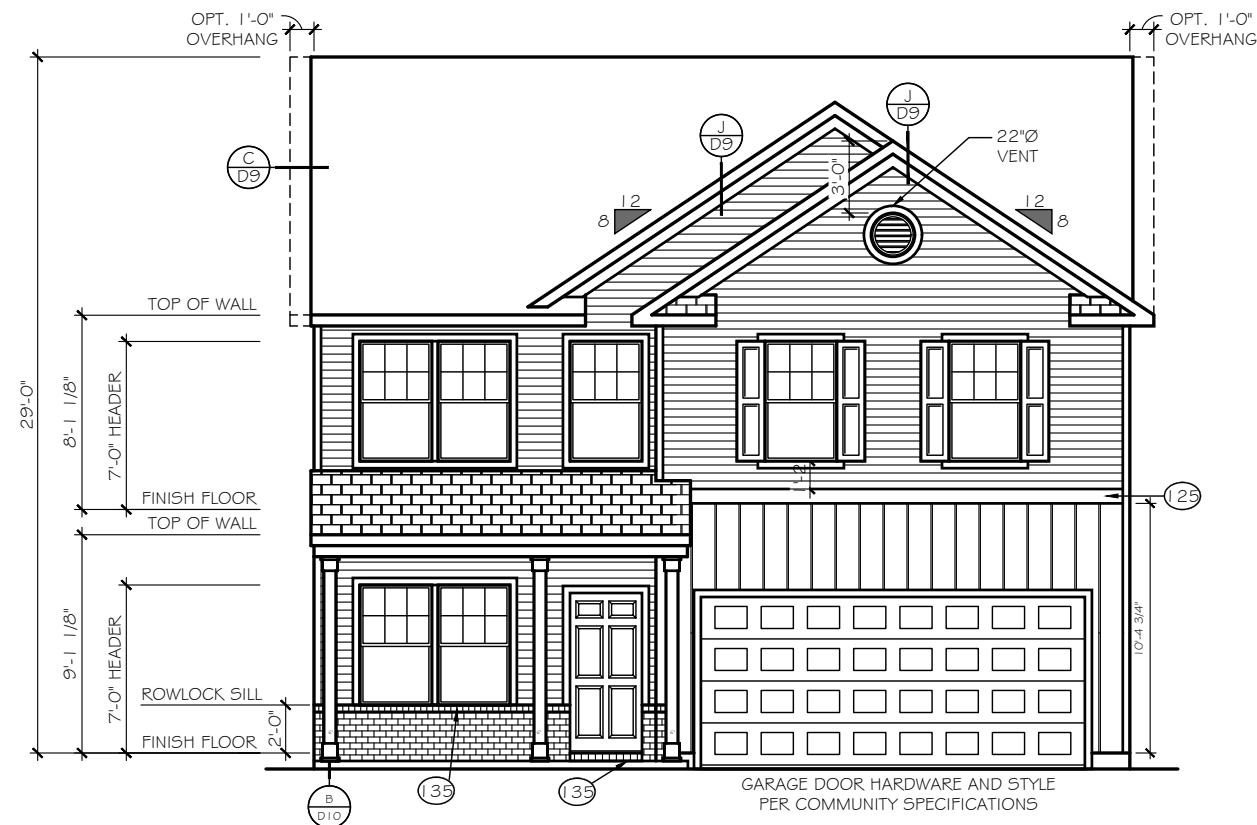
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SHEET:

**A4.10**

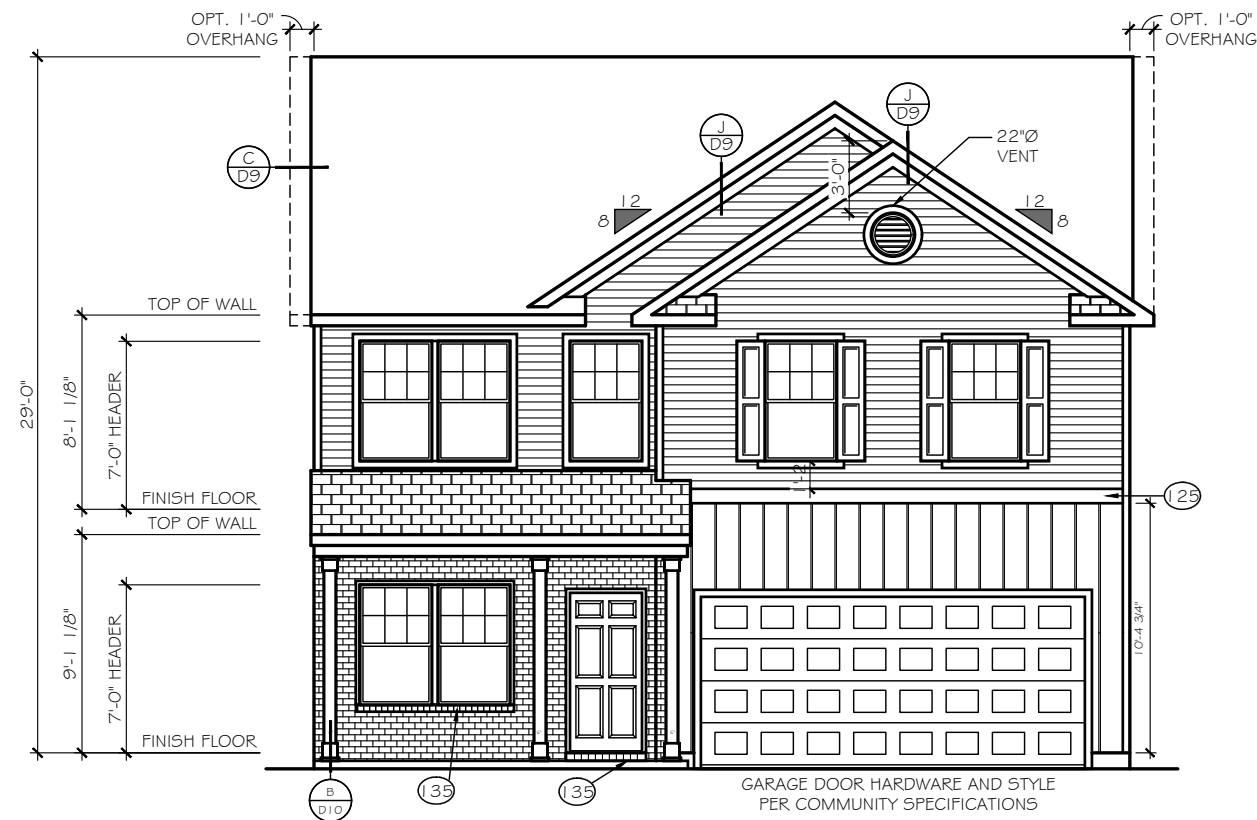
v. 5.4





FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-E3'

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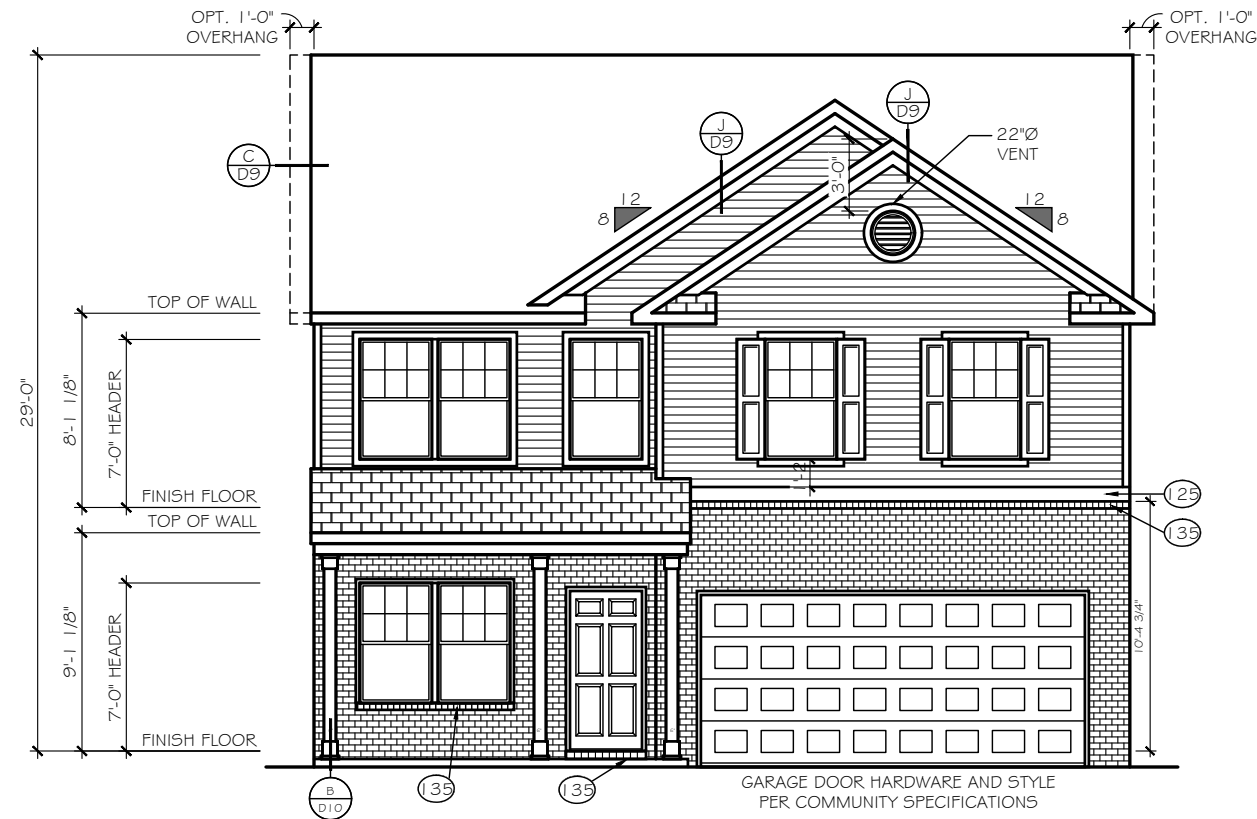
ELEVATION OPTIONS  
FRONT ELEVATIONS

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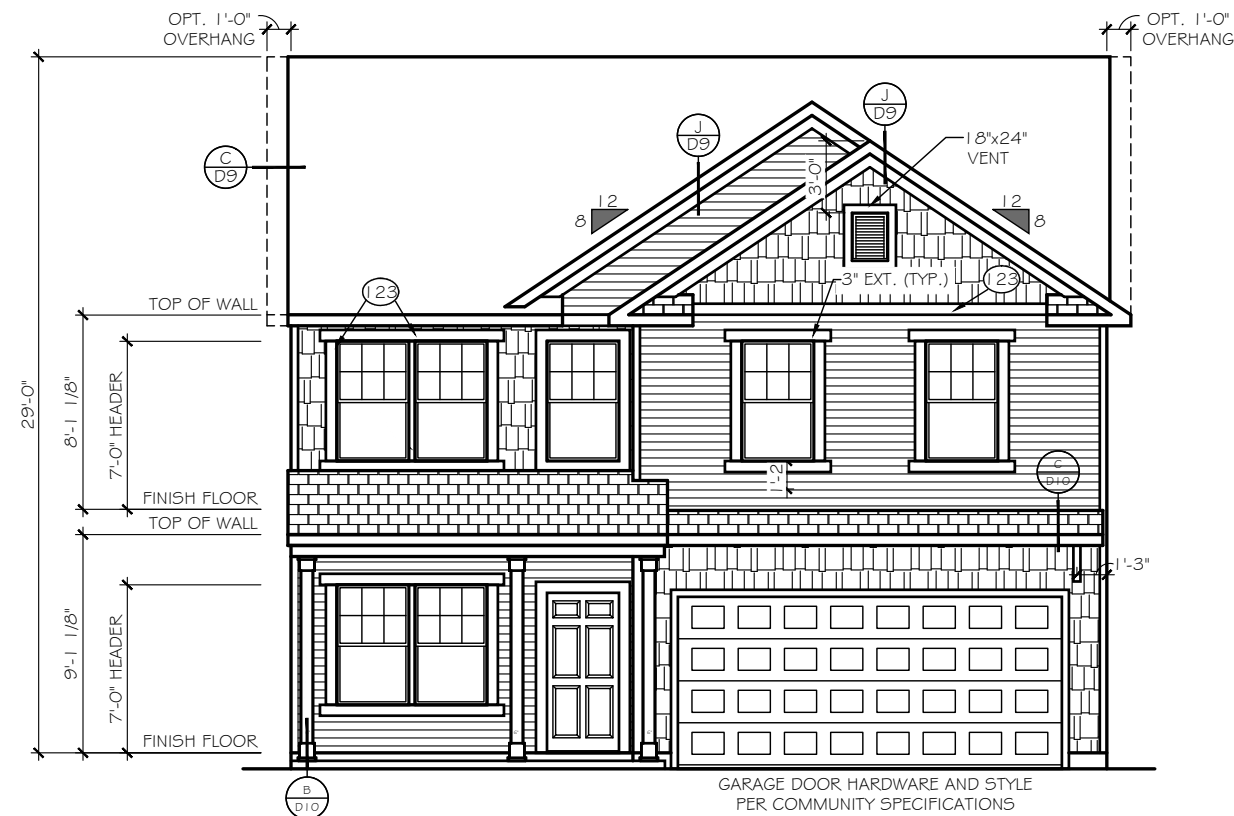
SHEET:  
**A4.11**  
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-E4'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F1'

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SCALE:

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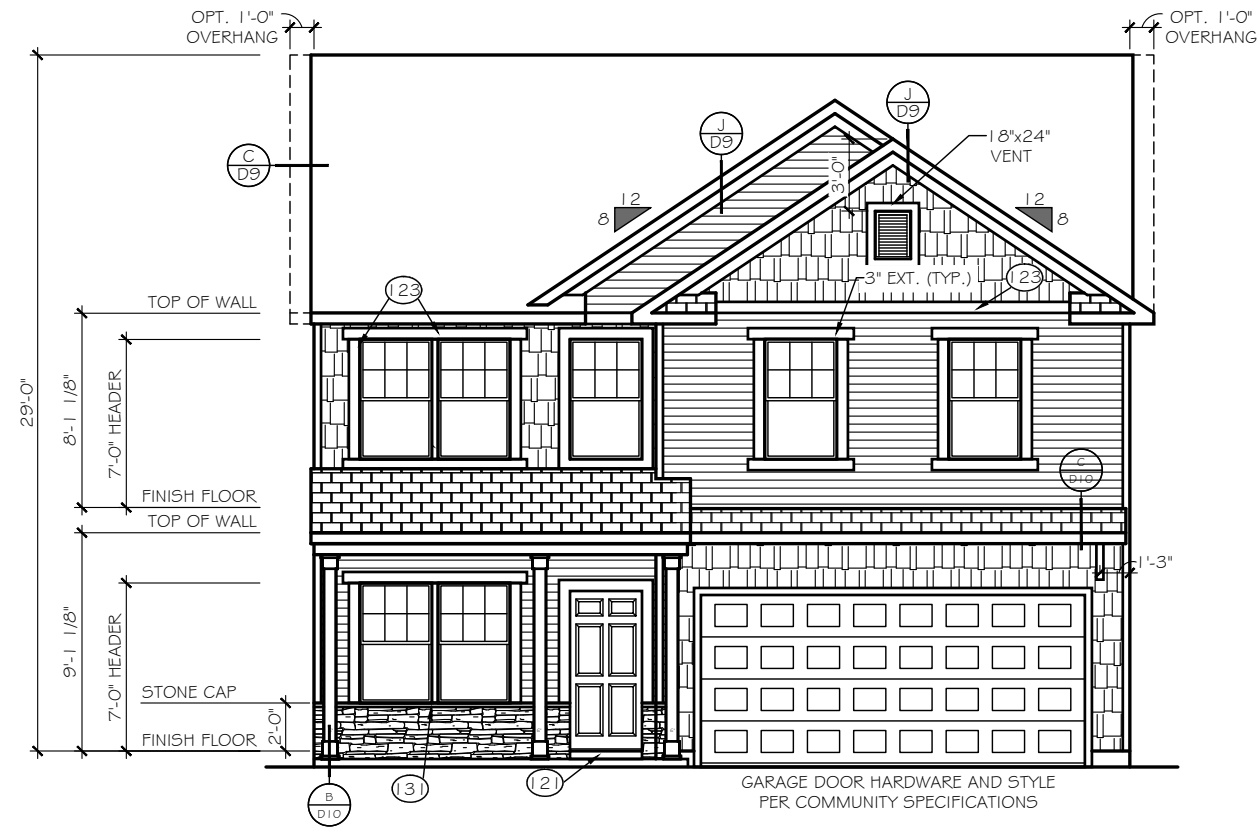
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SHEET:

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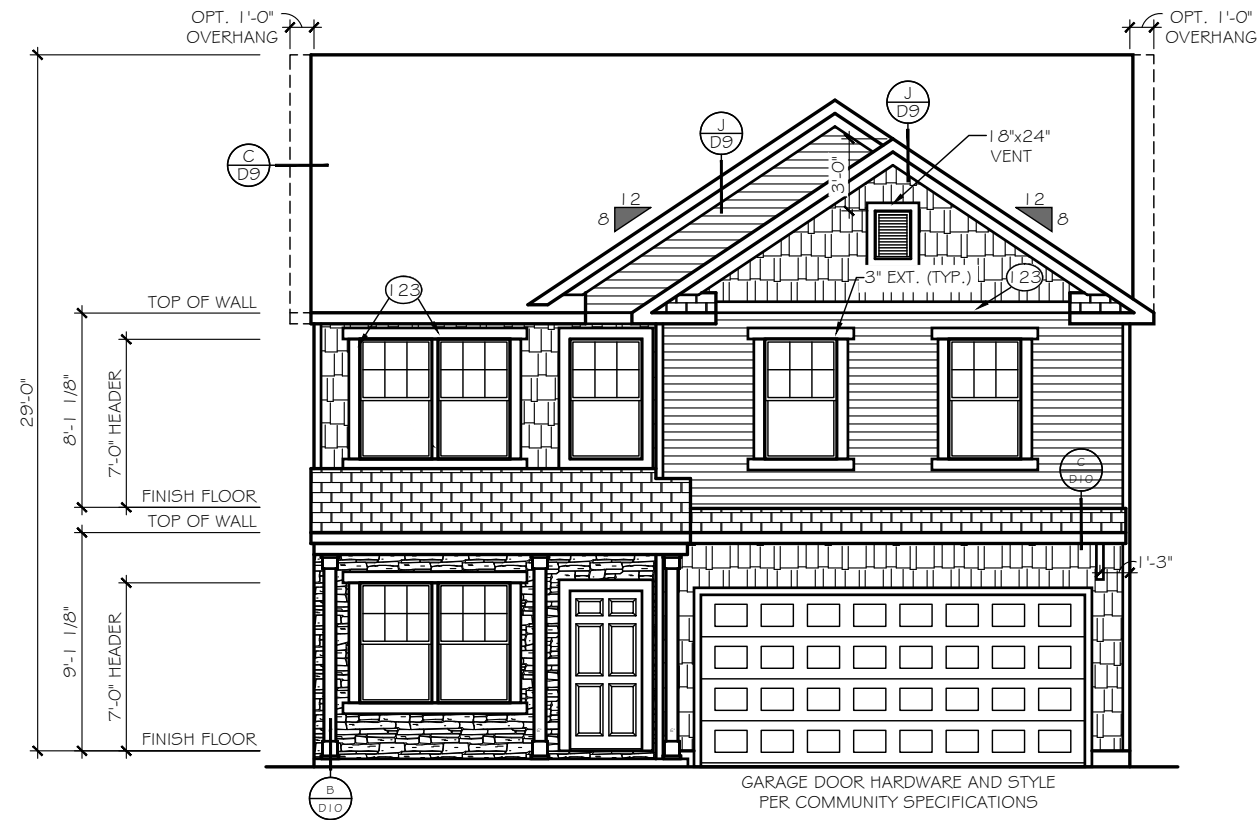
v. 5.4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F2'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-F3'

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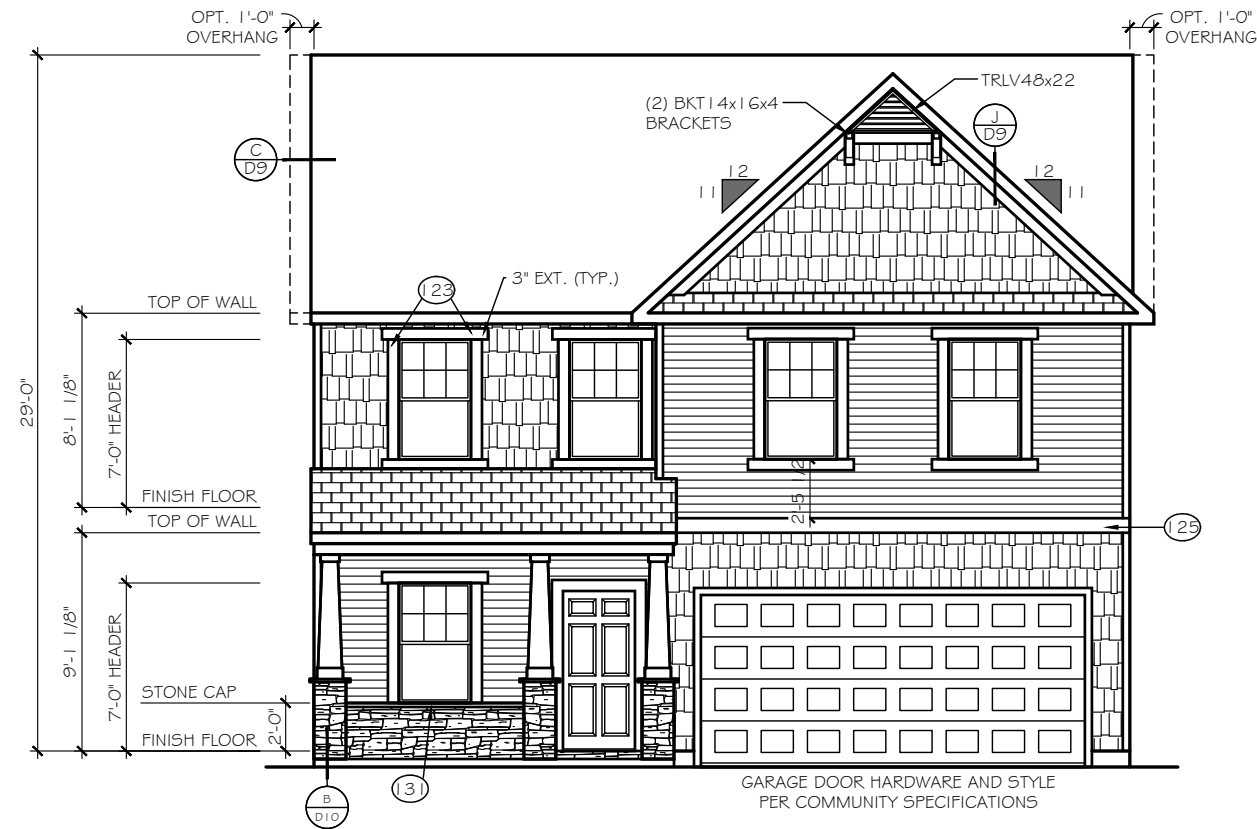
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**A4.13**

v. 5.4

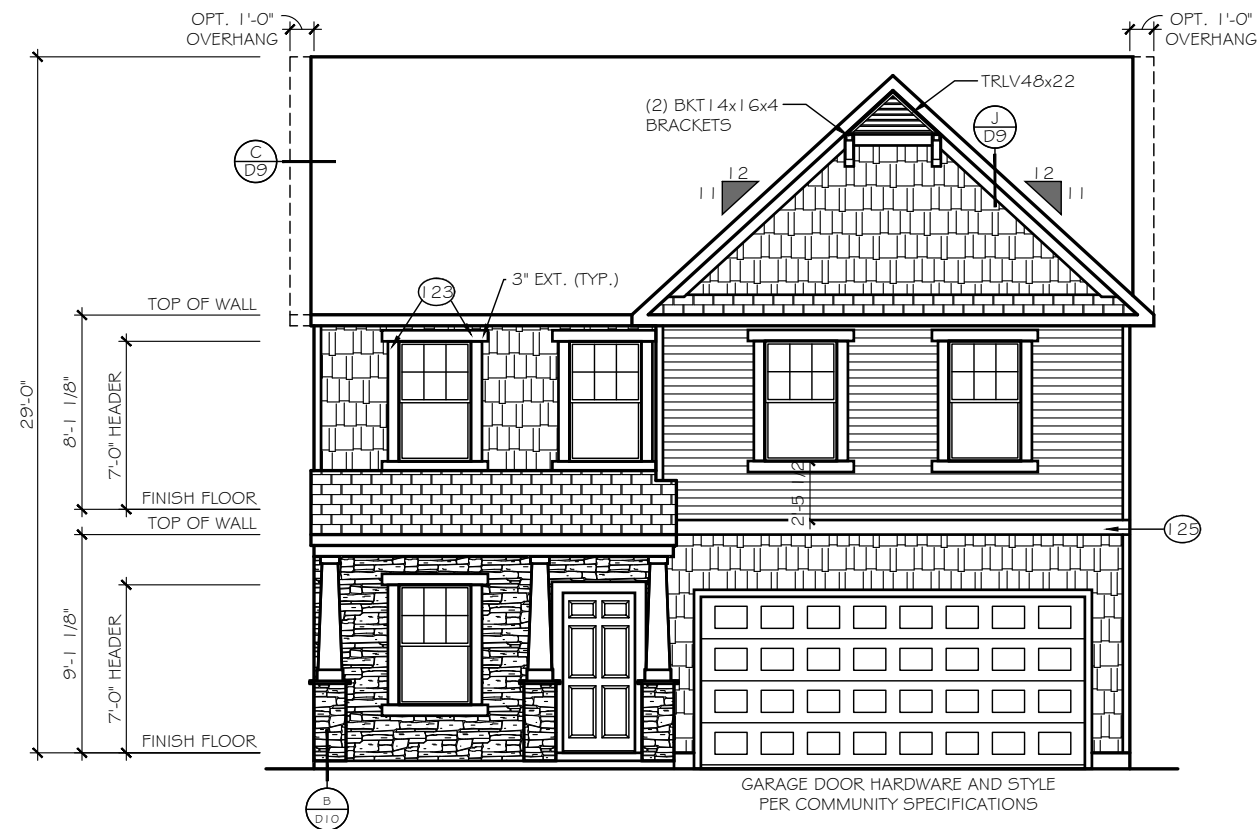






FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-G2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-G3'

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SHEET:

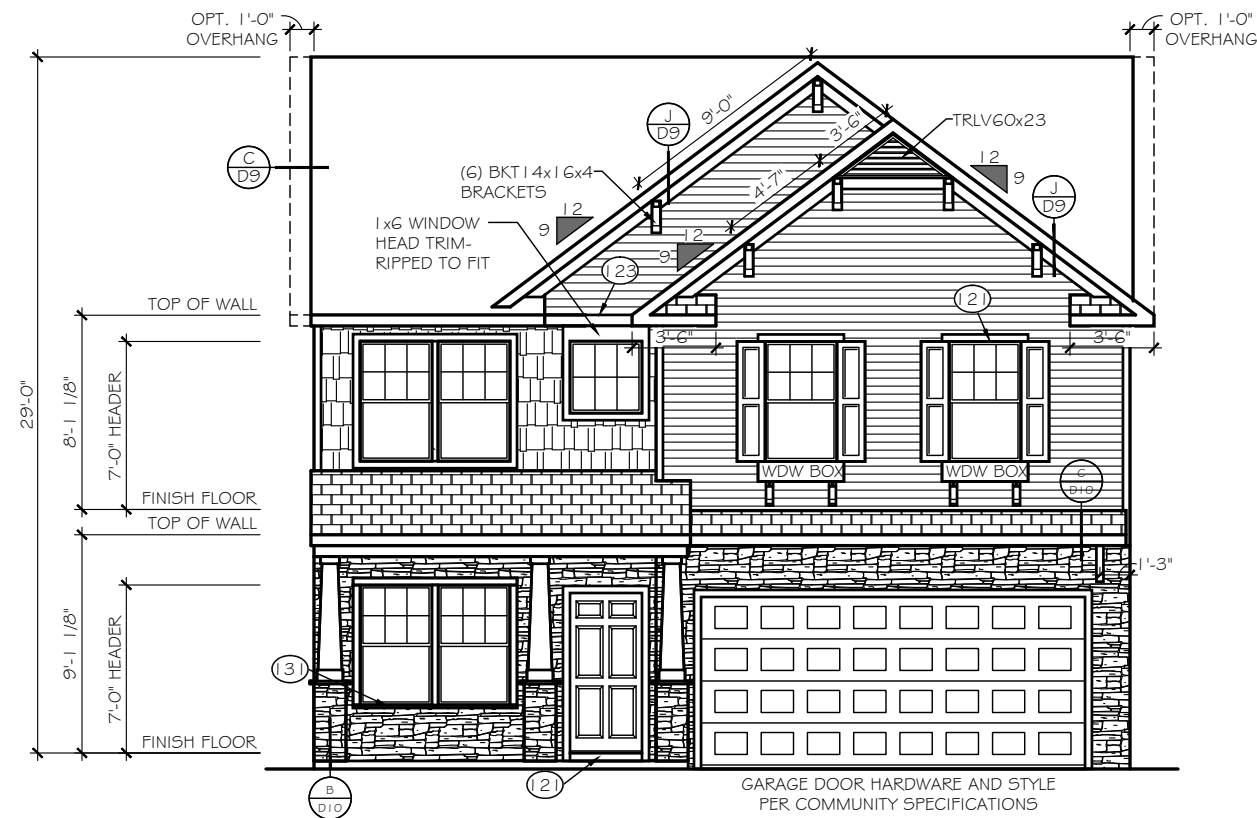
**A4.15**

v. 5.4









FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-H4'

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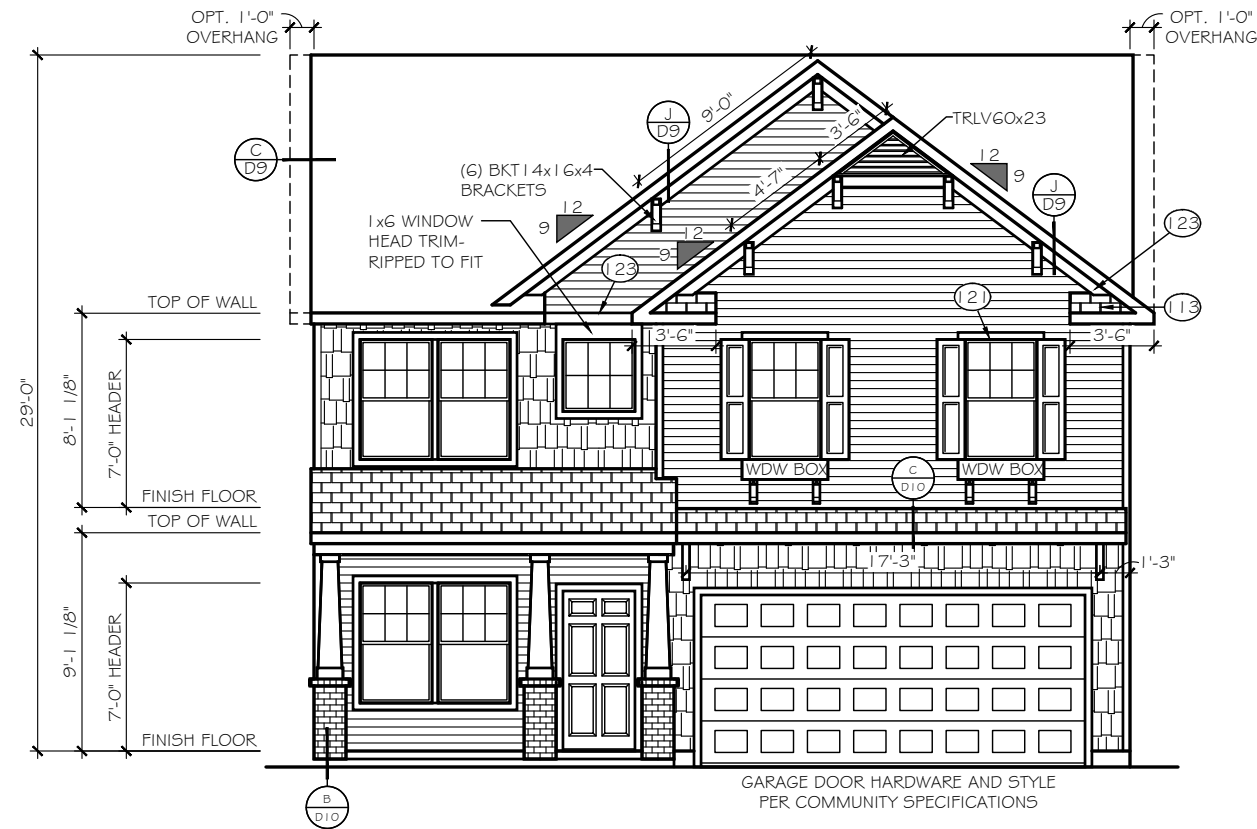
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CHECKED BY:	RS / BS

SHEET:

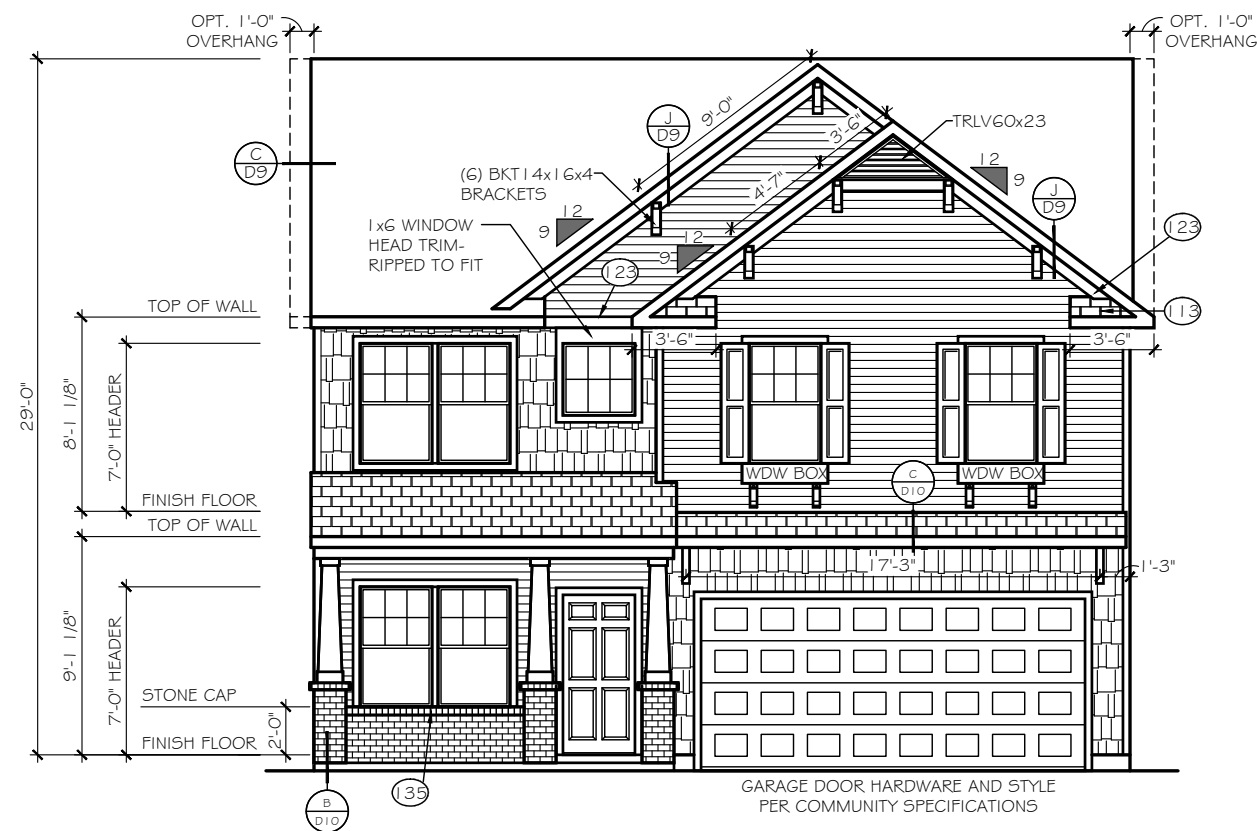
A4.18

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-H5'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-H6'

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SCALE:

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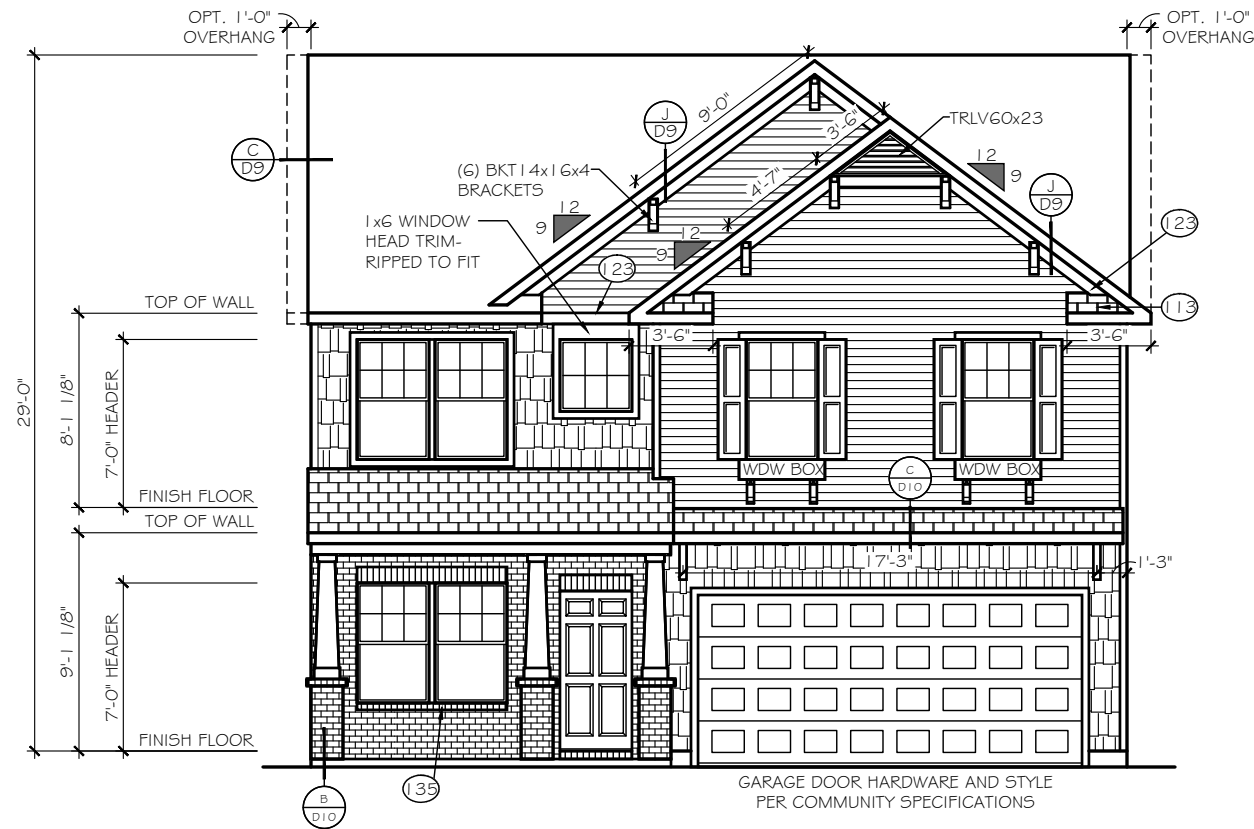
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**A4.19**

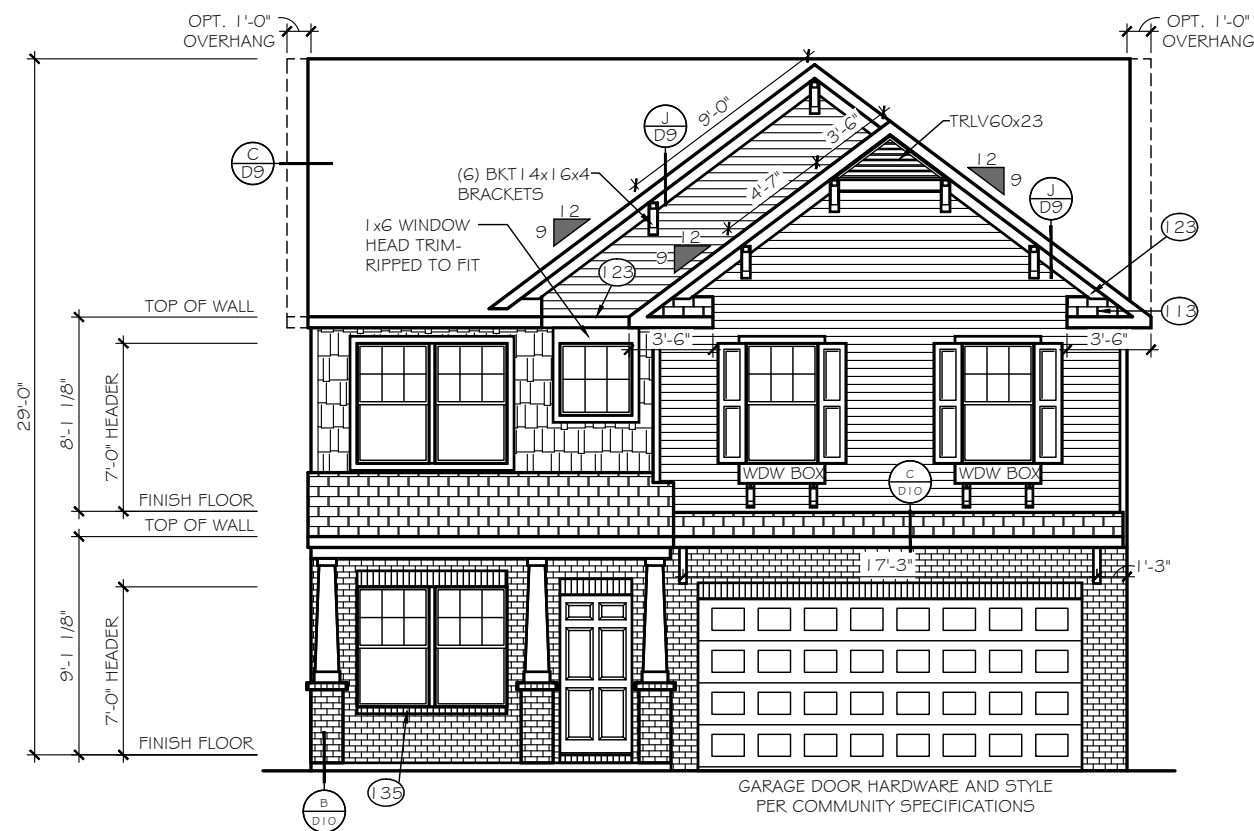
v. 5.4





FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-H7



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION E-H8

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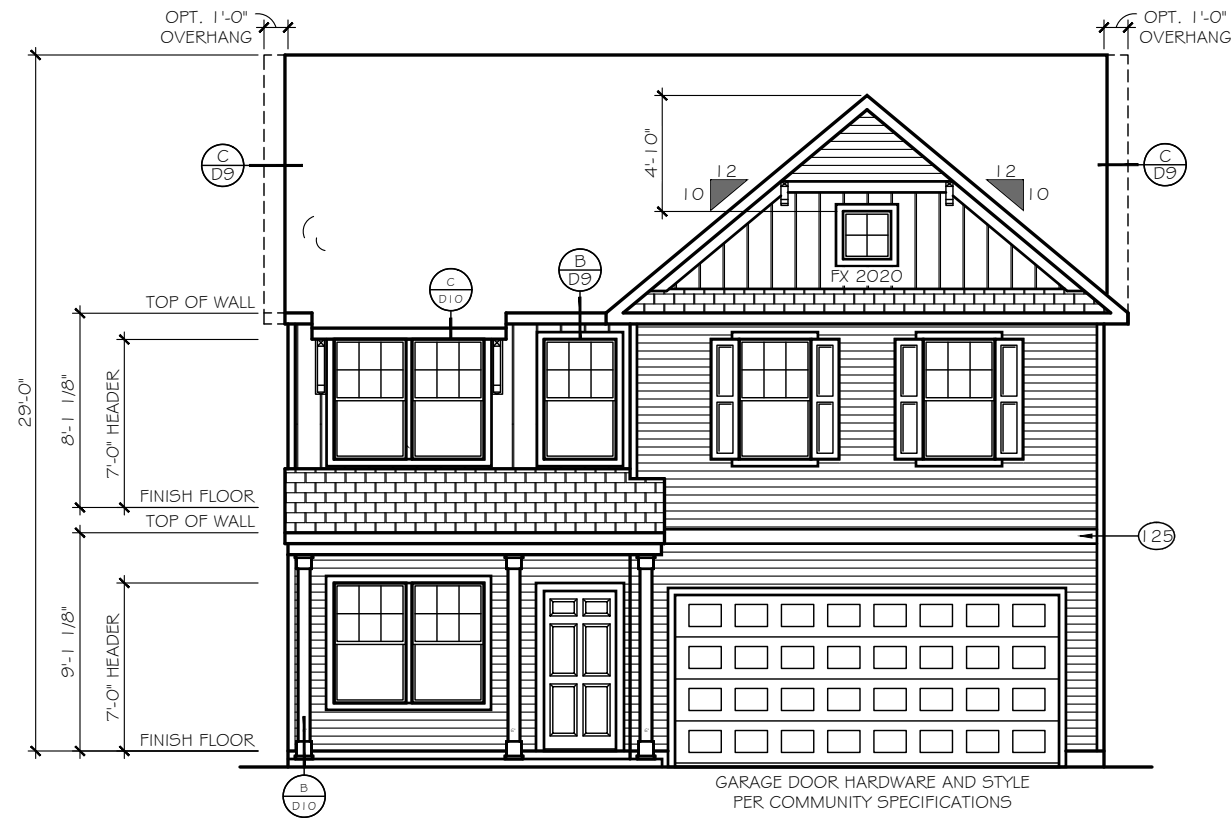
SCALE:  
3/16"= 1'-0"

CHECKED BY:  
RS / B5

SHEET:

A4.20

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'

EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

- (15) FLASHING
- (17) VINYL SHUTTER
- (20) BRICKMOLD TRIM
- (21) 1X4 TRIM BOARD
- (23) 1X6 TRIM BOARD
- (25) 1X8 TRIM BOARD
- (28) 1X10 FRIEZE BOARD
- (31) 1-1/2" THICK STONE CAP
- (35) ROWLOCK SILL
- (37) BRICK JACK ARCH
- (39) SOLDIER COURSE
- (41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS  
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS  
FOR OVERHANG DIMENSIONS  
AND DORMER LOCATIONS

ELEVATION 'J'  
FRONT ELEVATION

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SHEET:  
A4.21  
v. 5.4

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EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS  
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS  
FOR OVERHANG DIMENSIONS  
AND DORMER LOCATIONS

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ELEVATION 'J'  
RIGHT ELEVATION

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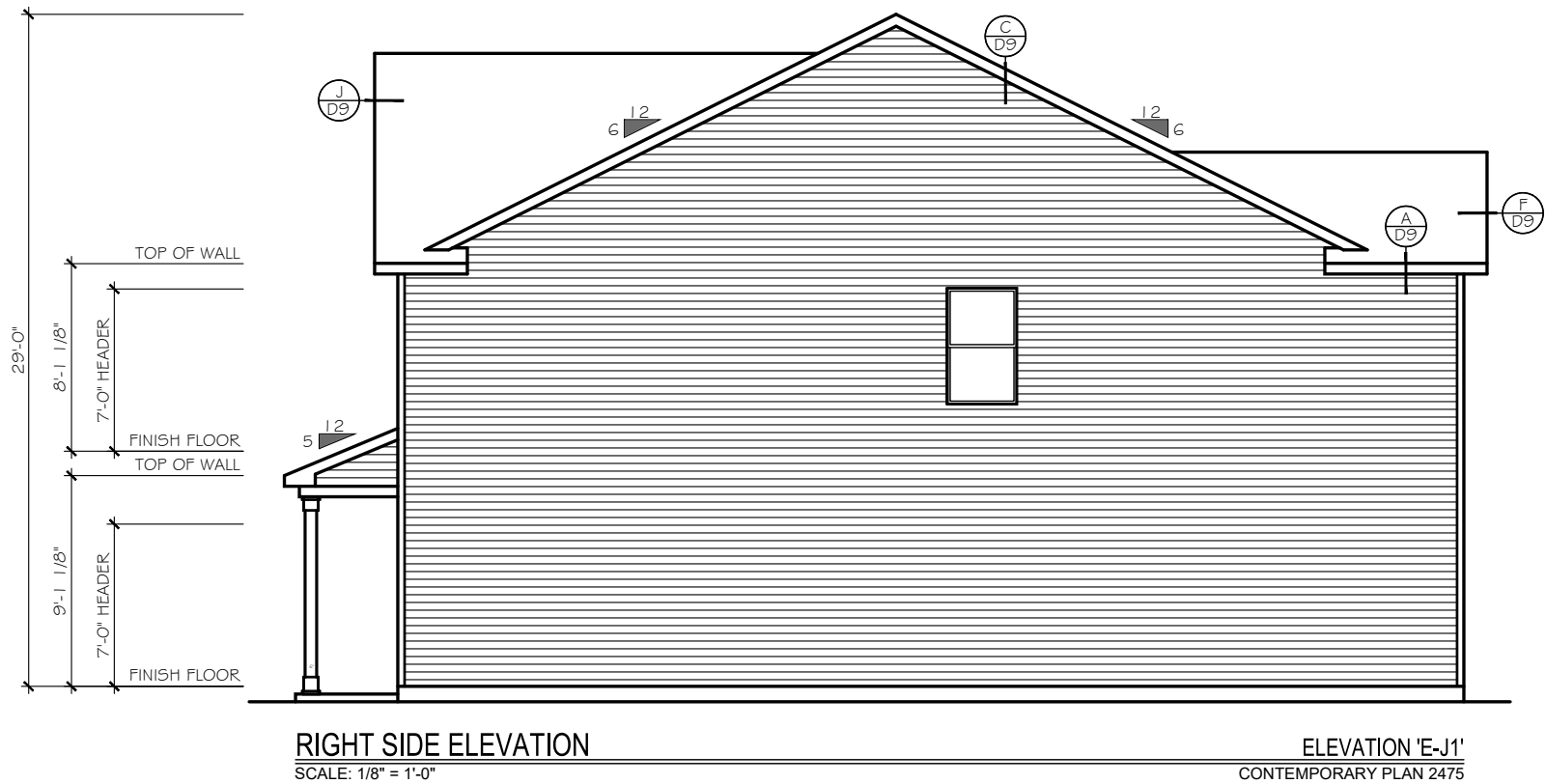
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SHEET:

A4.22

v. 5.4





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ELEVATION 'J'  
RIGHT ELEVATION

THE LENOX - OPEN

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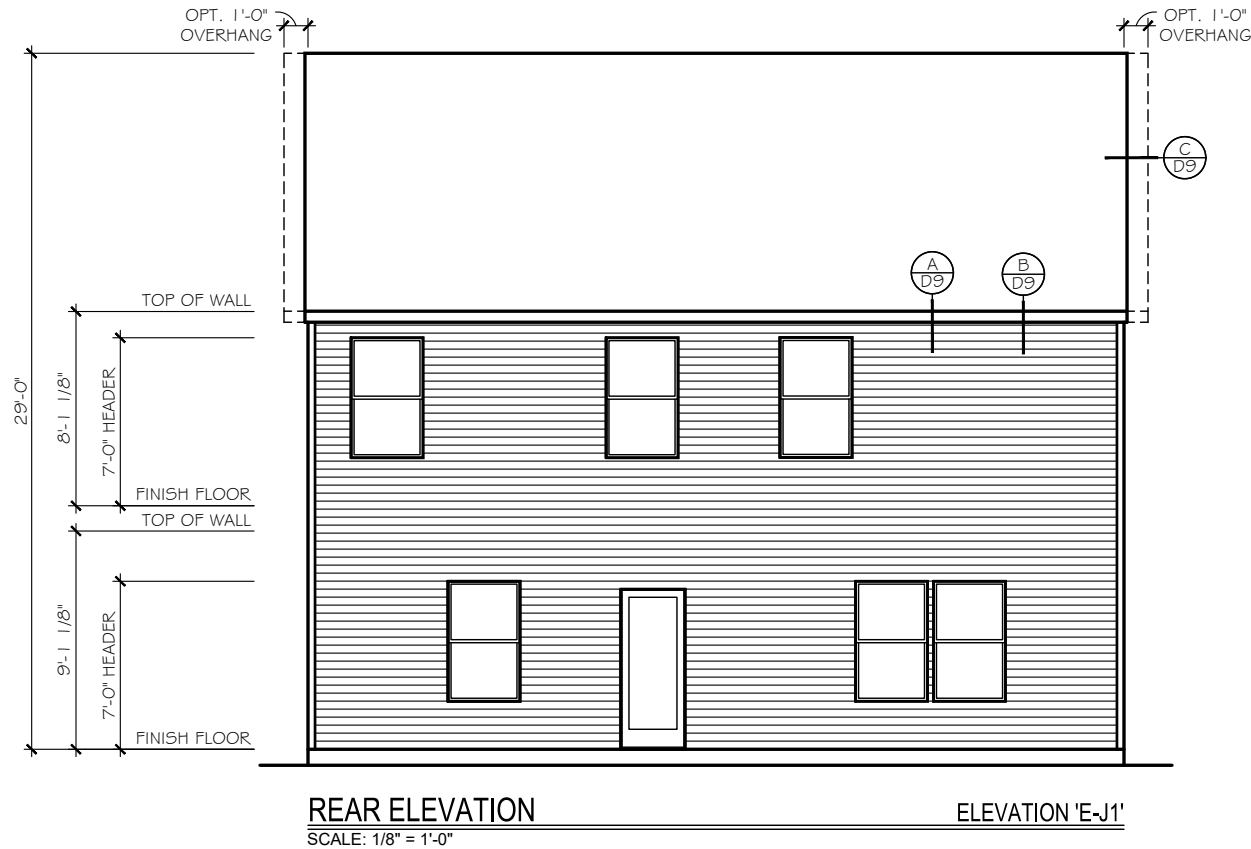
DRAWN BY:  
MLM

DATE:  
06.22.21

SCALE:  
3/16" = 1'-0"

CHECKED BY:  
RS / BS

SHEET:  
**A4.23**  
v. 5.4



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'

ELEVATION 'J'  
REAR ELEVATION

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SHEET:

A4.24

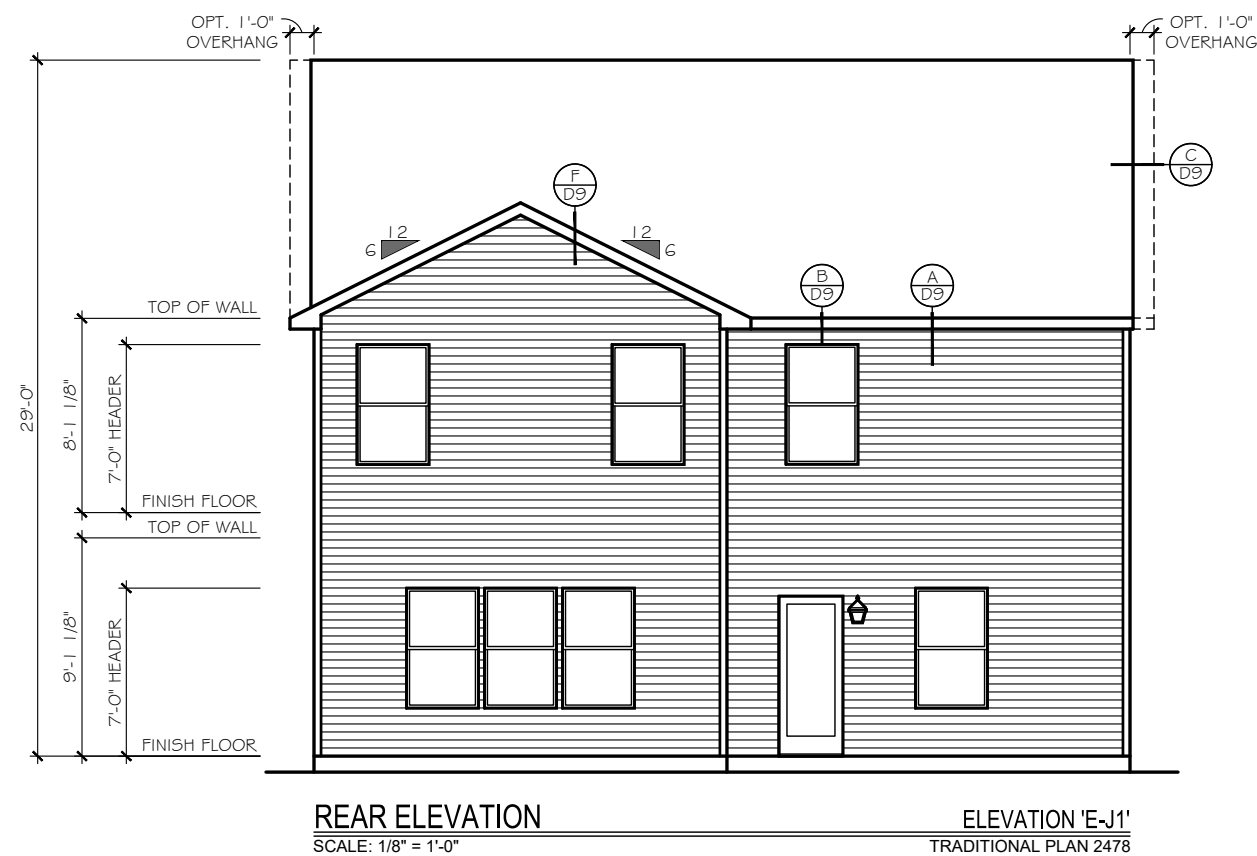
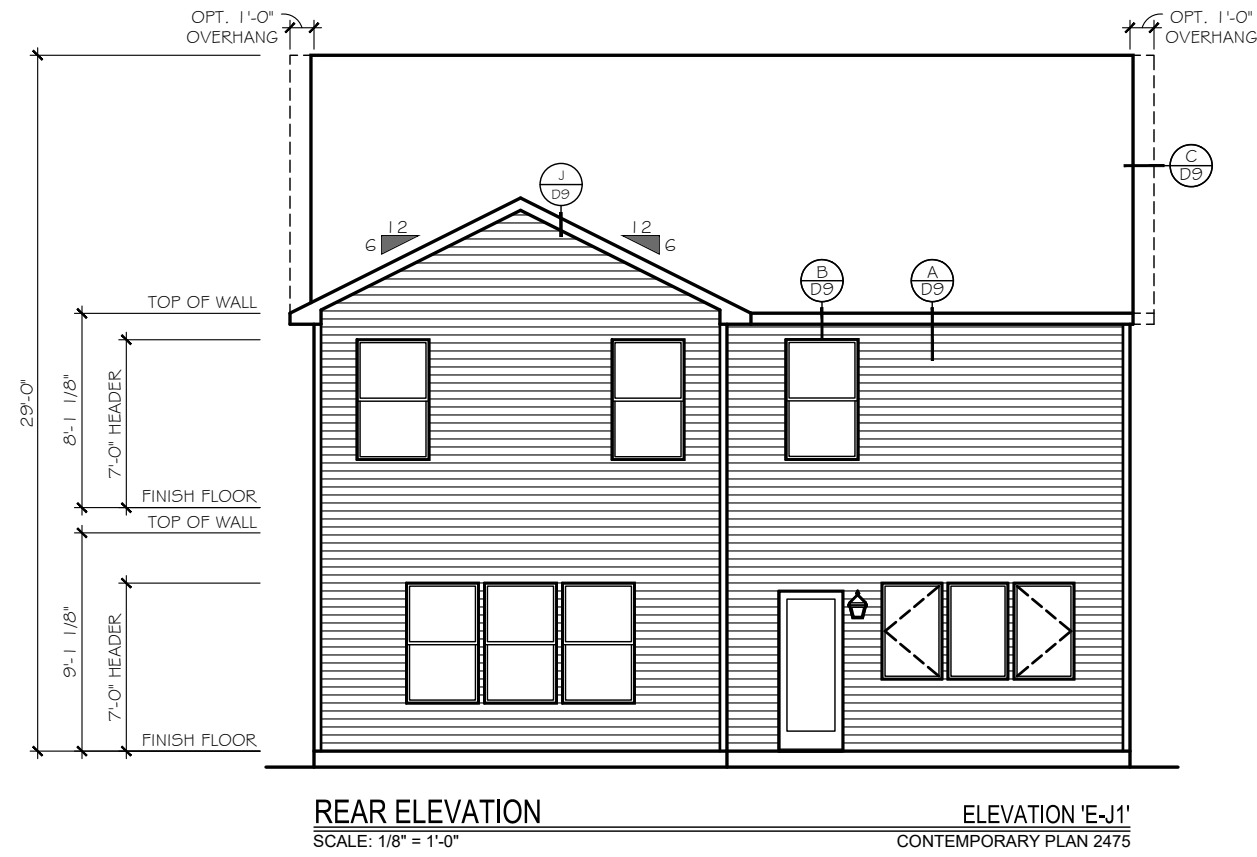
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ELEVATION 'J'  
REAR ELEVATION

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SCALE:  
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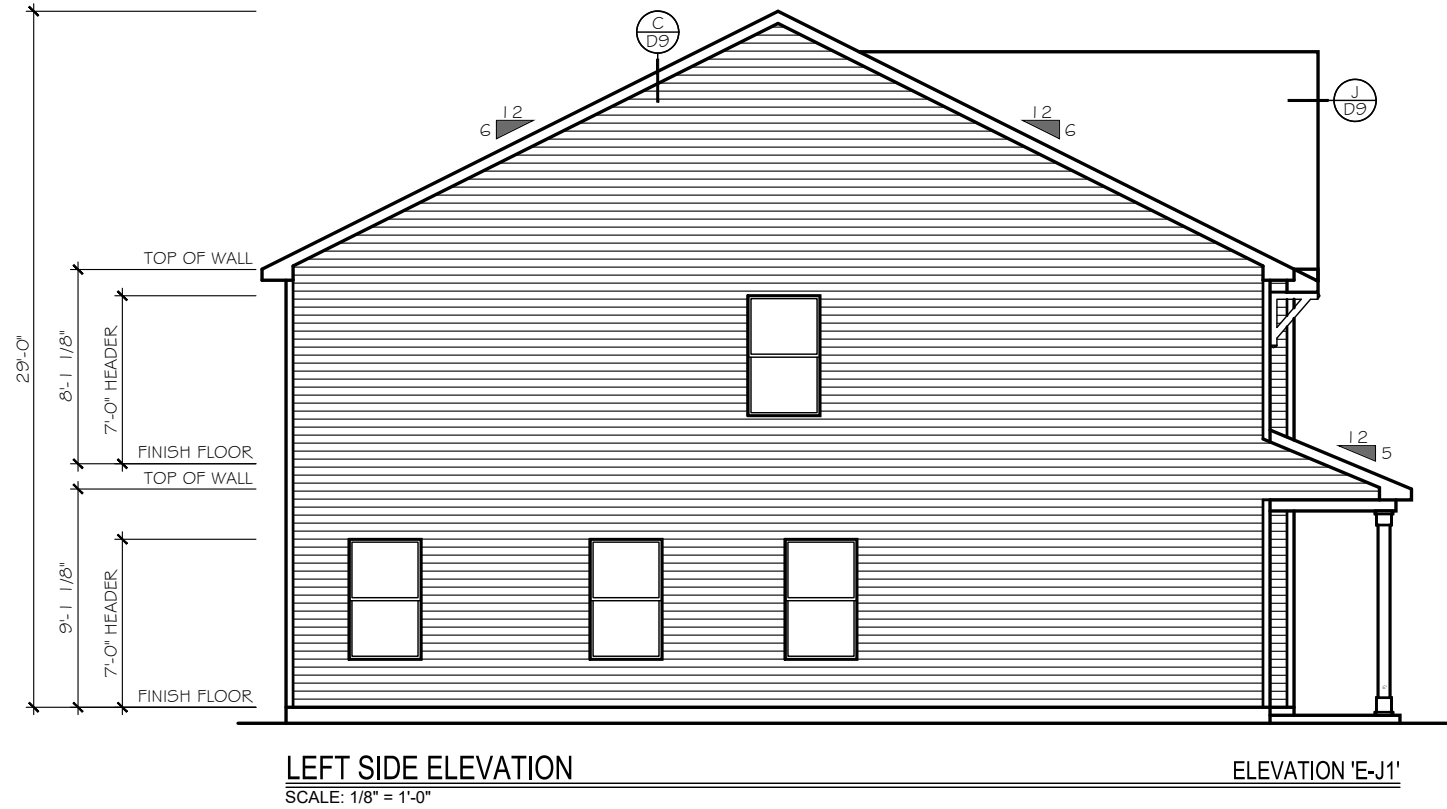
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SHEET:

A4.25

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ELEVATION 'J'  
LEFT ELEVATION

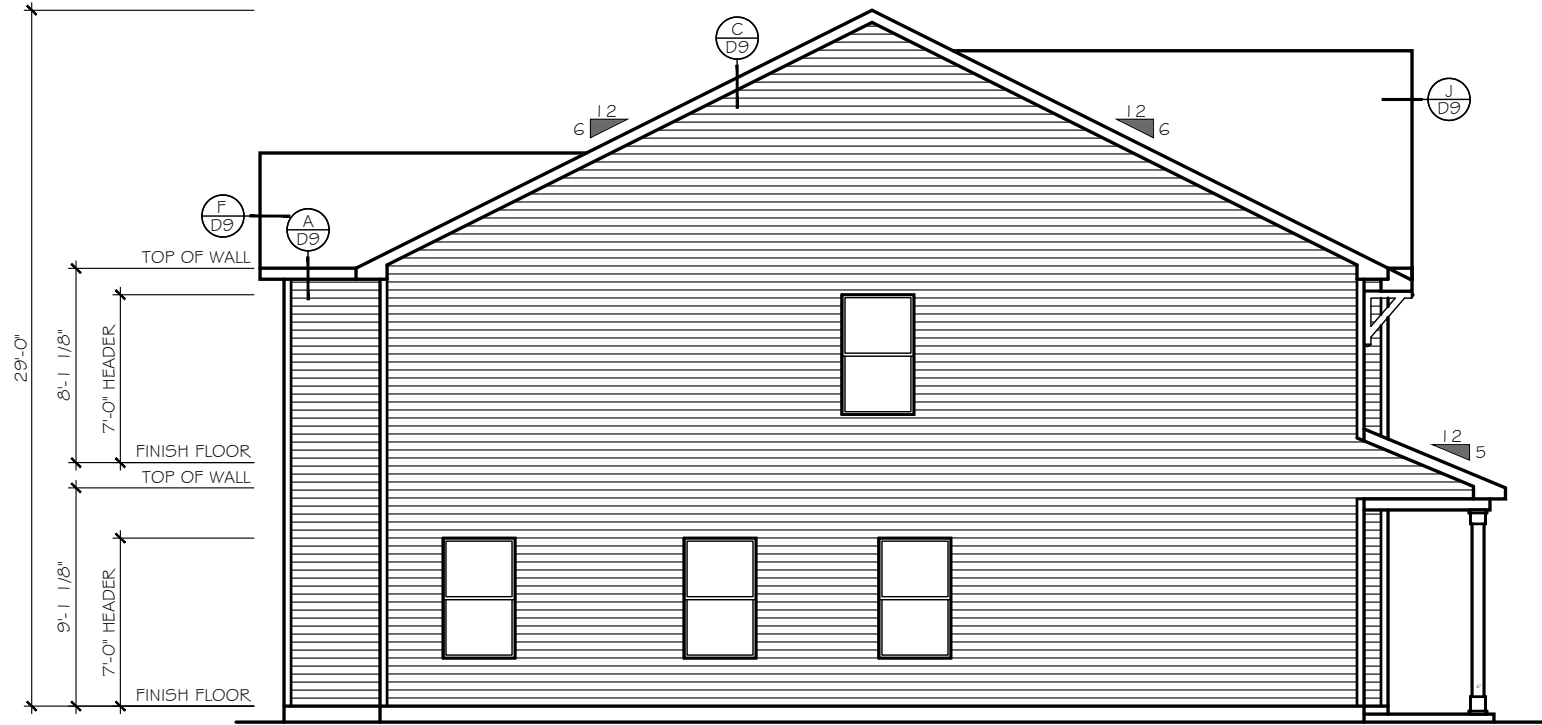
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DRAWN BY:	MLM
DATE:	06.22.21
SCALE:	3/16"= 1'-0"
CHECKED BY:	RS / BS

SHEET:

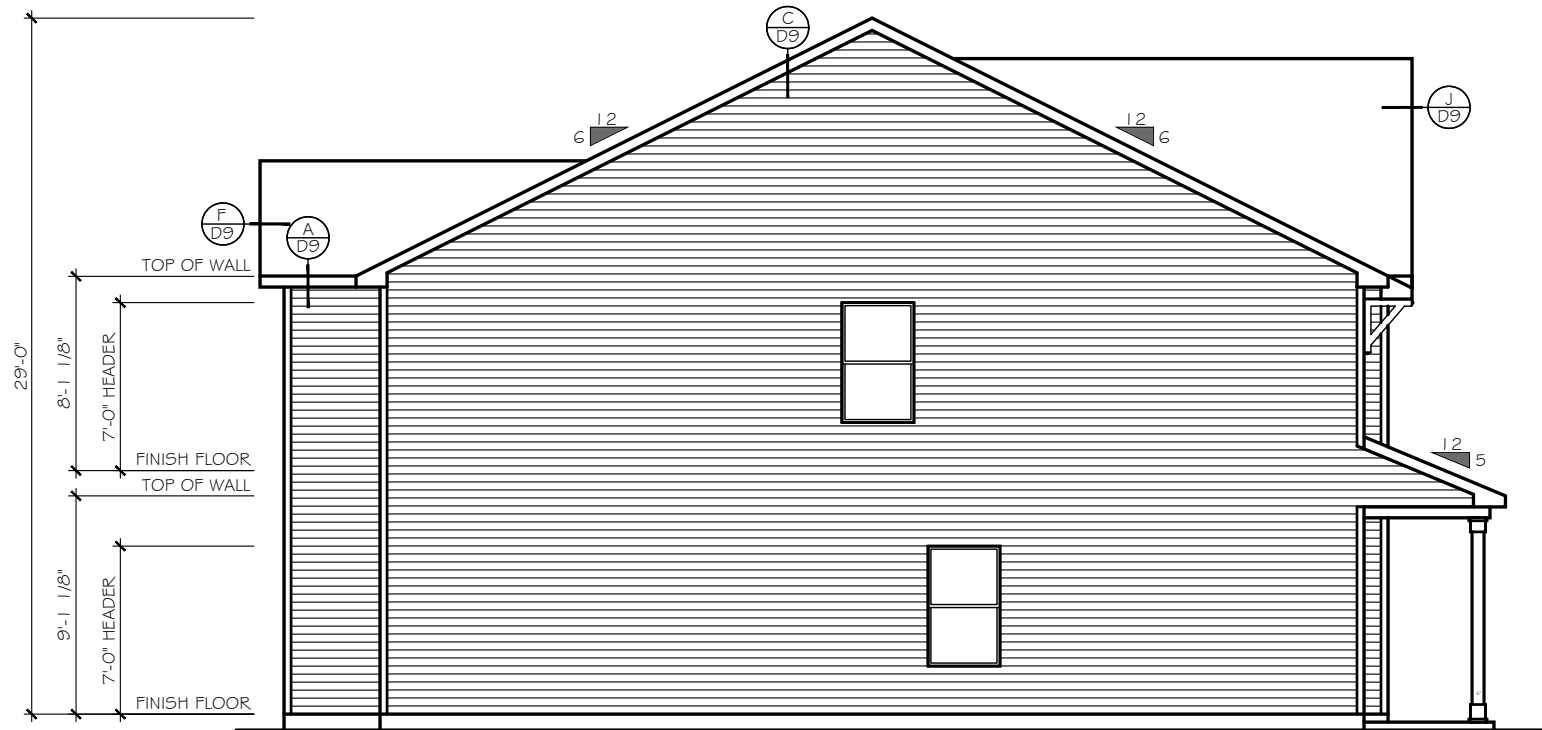
A4.26

v. 5.4



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'  
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J1'  
TRADITIONAL PLAN 2478

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ELEVATION 'J'  
LEFT ELEVATION

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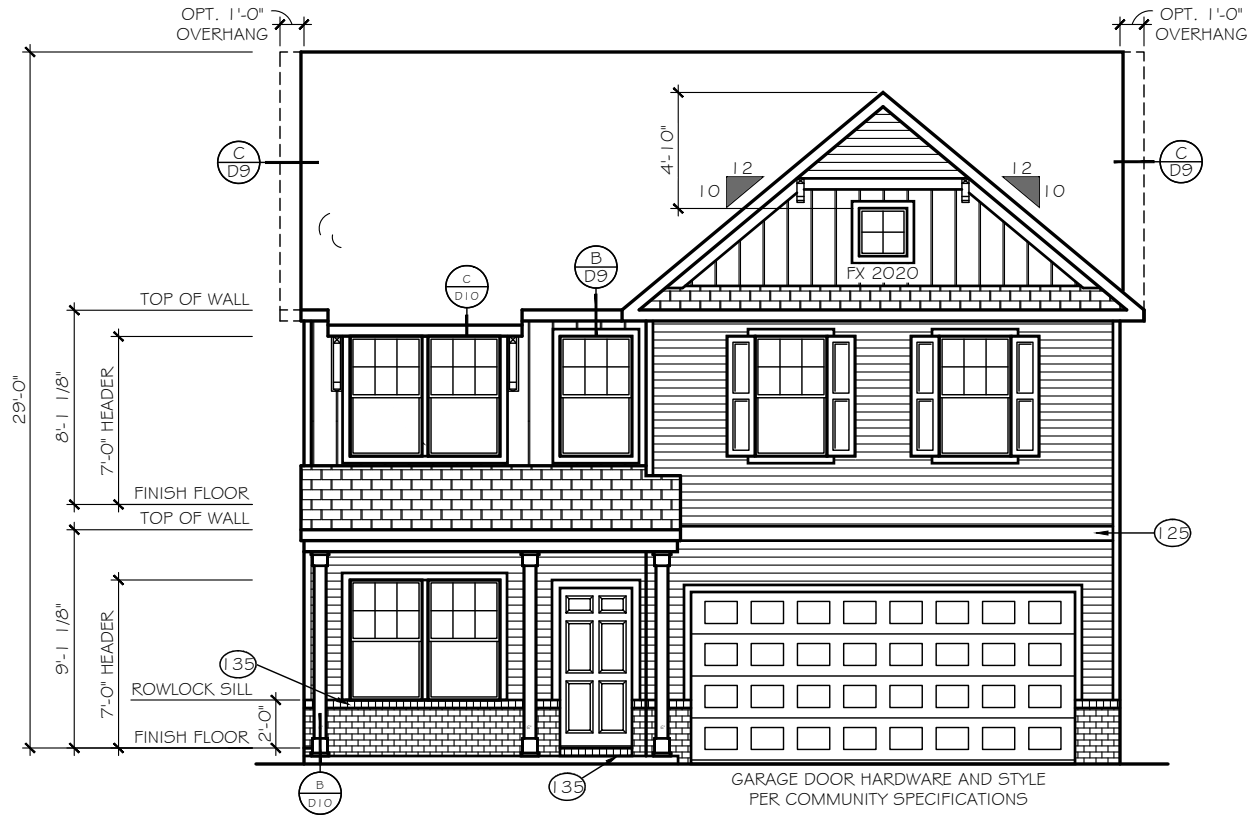
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CHECKED BY:  
RS / BS

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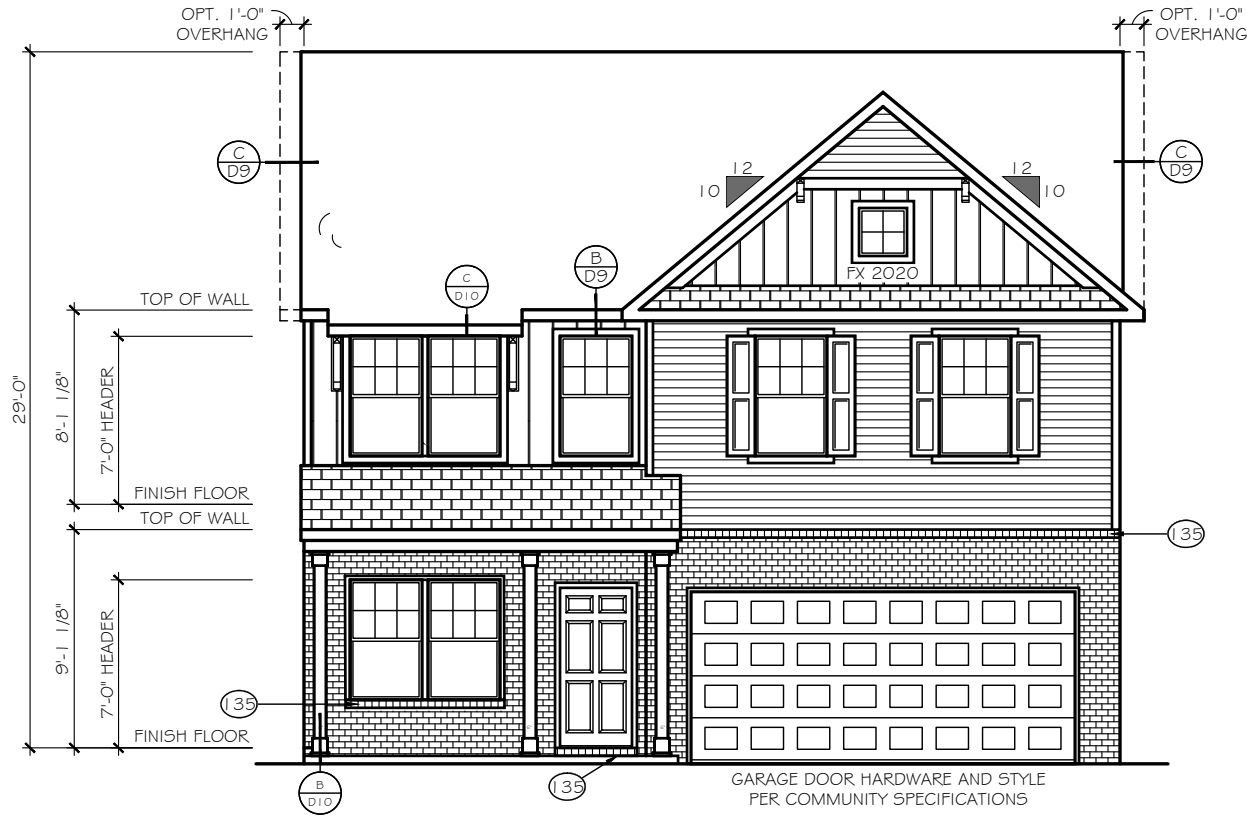
A4.27

v. 5.4



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-J3'

EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

- (15) FLASHING
- (17) VINYL SHUTTER
- (20) BRICKMOLD TRIM
- (21) 1X4 TRIM BOARD
- (23) 1X6 TRIM BOARD
- (25) 1X8 TRIM BOARD
- (28) 1X10 FRIEZE BOARD
- (31) 1-1/2" THICK STONE CAP
- (35) ROWLOCK SILL
- (37) BRICK JACK ARCH
- (39) SOLDIER COURSE
- (41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS  
UNLESS OTHERWISE NOTED

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AND DORMER LOCATIONS

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ELEVATION 'J'  
FRONT ELEVATION

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SCALE:

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CHECKED BY:

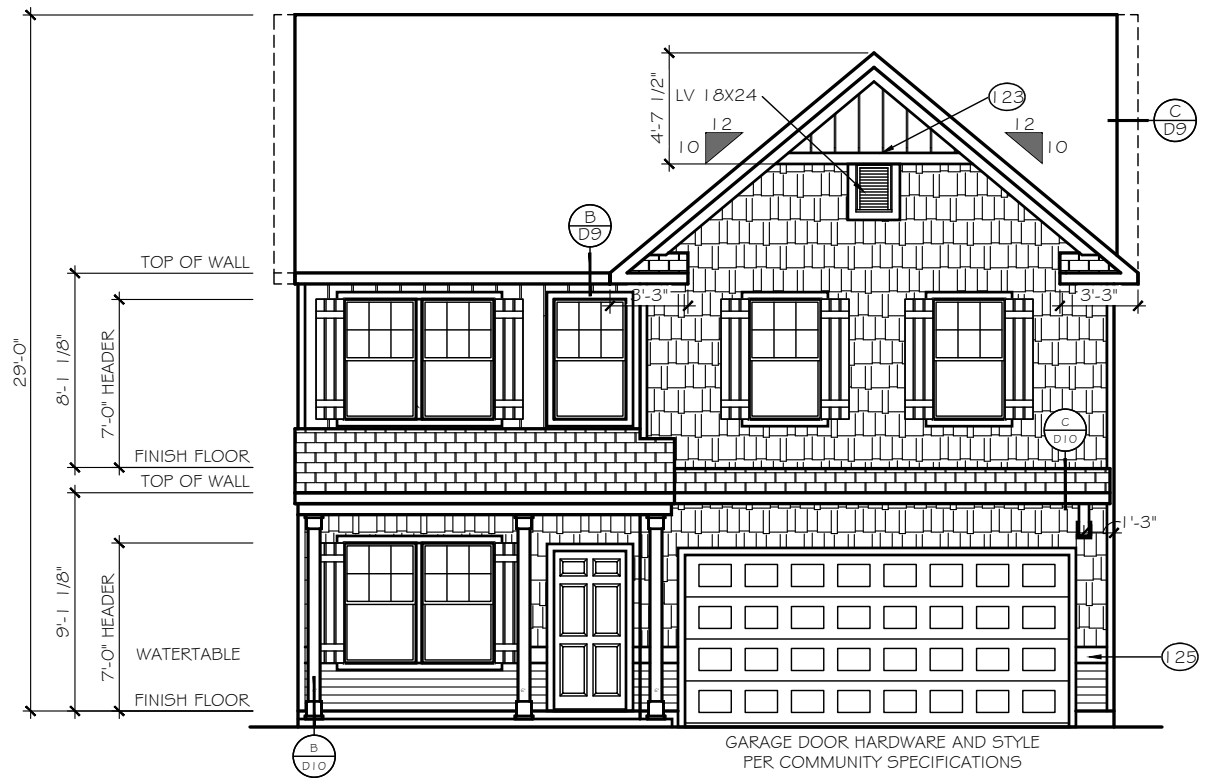
RS / BS

SHEET:

A4.28

v. 5.4





FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'

EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING  
(17) VINYL SHUTTER  
(20) BRICKMOLD TRIM  
(21) 1X4 TRIM BOARD  
(23) 1X6 TRIM BOARD  
(25) 1X8 TRIM BOARD  
(28) 1X10 FRIEZE BOARD  
(31) 1-1/2" THICK STONE CAP  
(35) ROWLOCK SILL  
(37) BRICK JACK ARCH  
(39) SOLDIER COURSE  
(41) PRECAST KEYSTONE

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ELEVATION 'K'  
FRONT ELEVATION

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SCALE:  
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SHEET:

A4.29

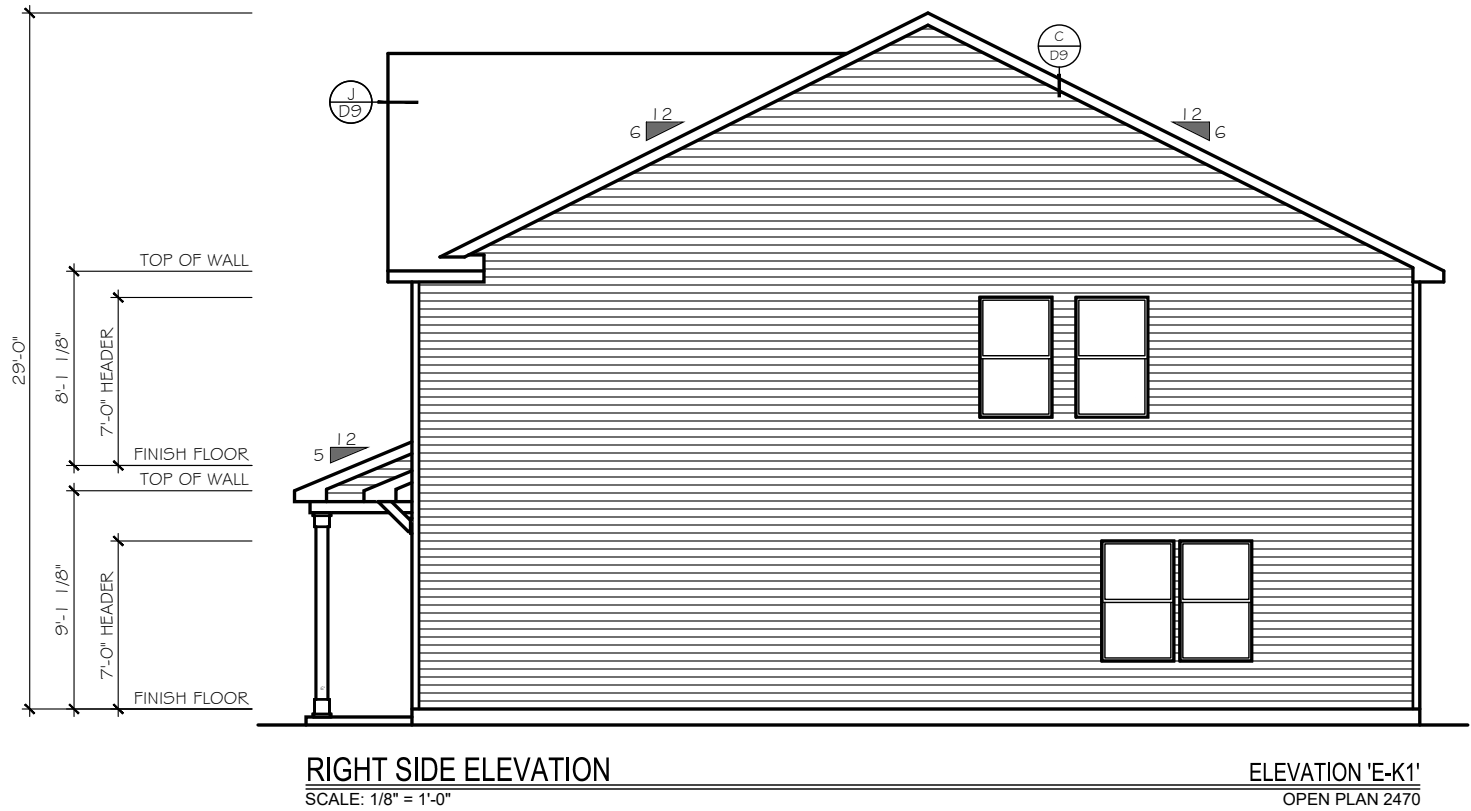
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EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

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(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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ELEVATION 'K'  
RIGHT ELEVATION

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SCALE:

3/16"= 1'-0"

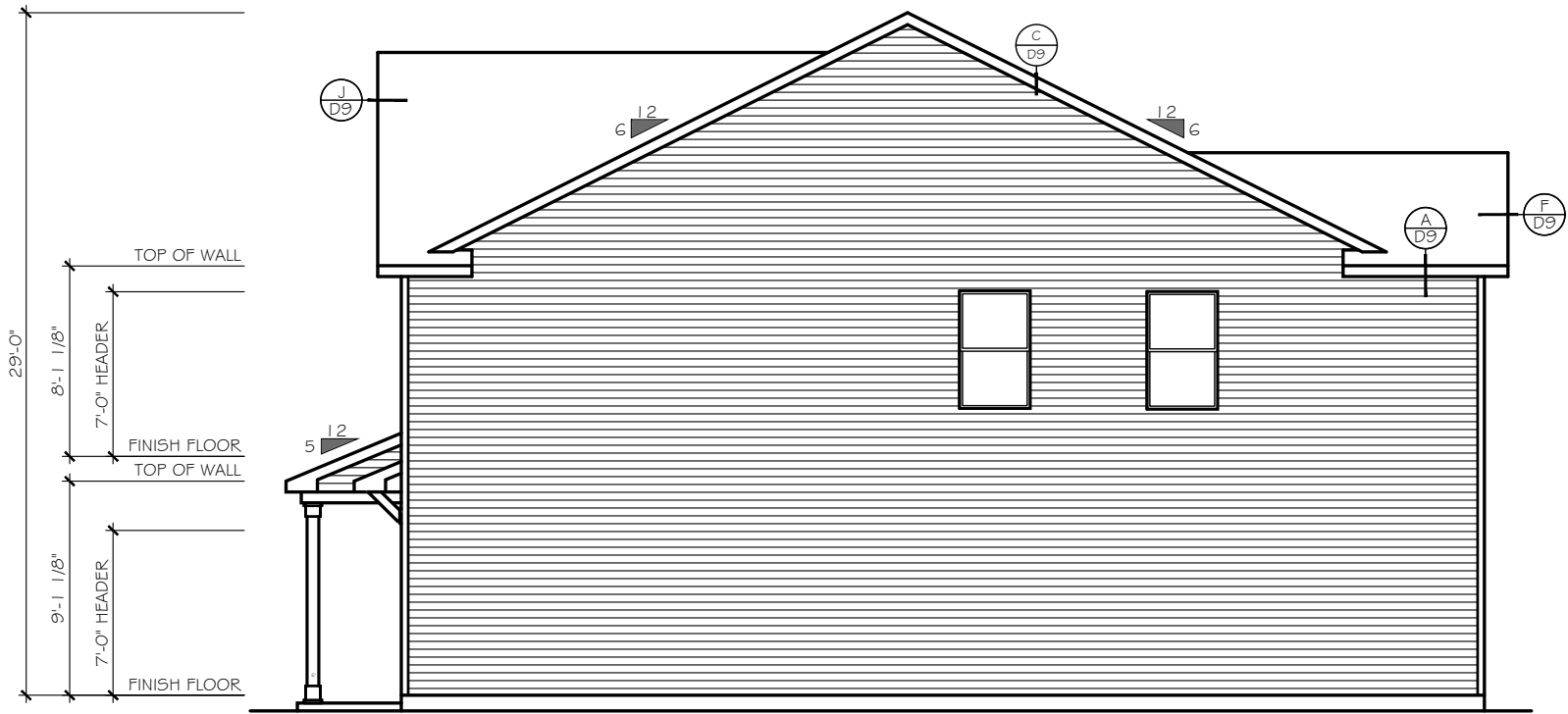
CHECKED BY:

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SHEET:

A4.30

v. 5.4



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'  
TRADITIONAL PLAN 2478  
CONTEMPORARY 2475

ELEVATION 'K'  
RIGHT ELEVATION

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SCALE:  
3/16" = 1'-0"

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SHEET:

A4.31

v. 5.4

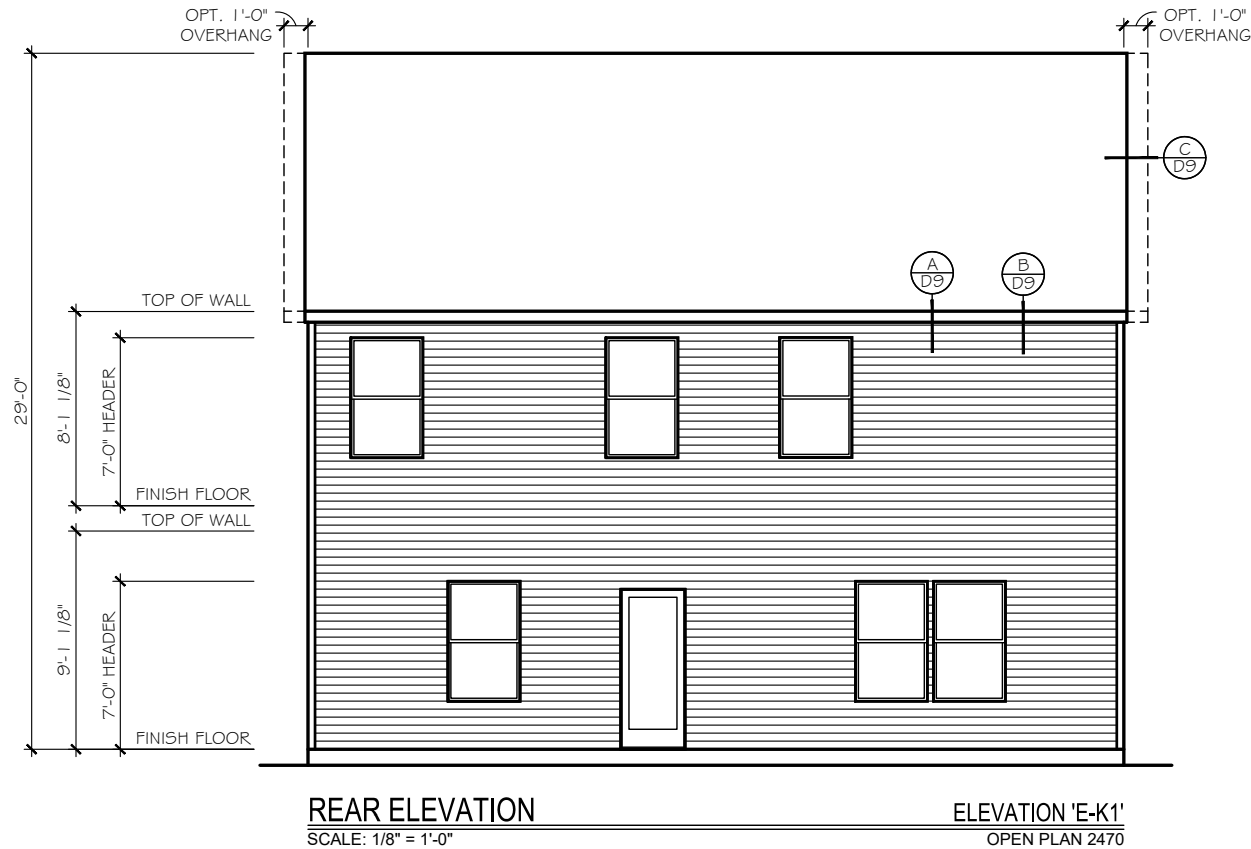
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ELEVATION 'K'  
REAR ELEVATION

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SCALE:

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CHECKED BY:

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SHEET:

A4.32

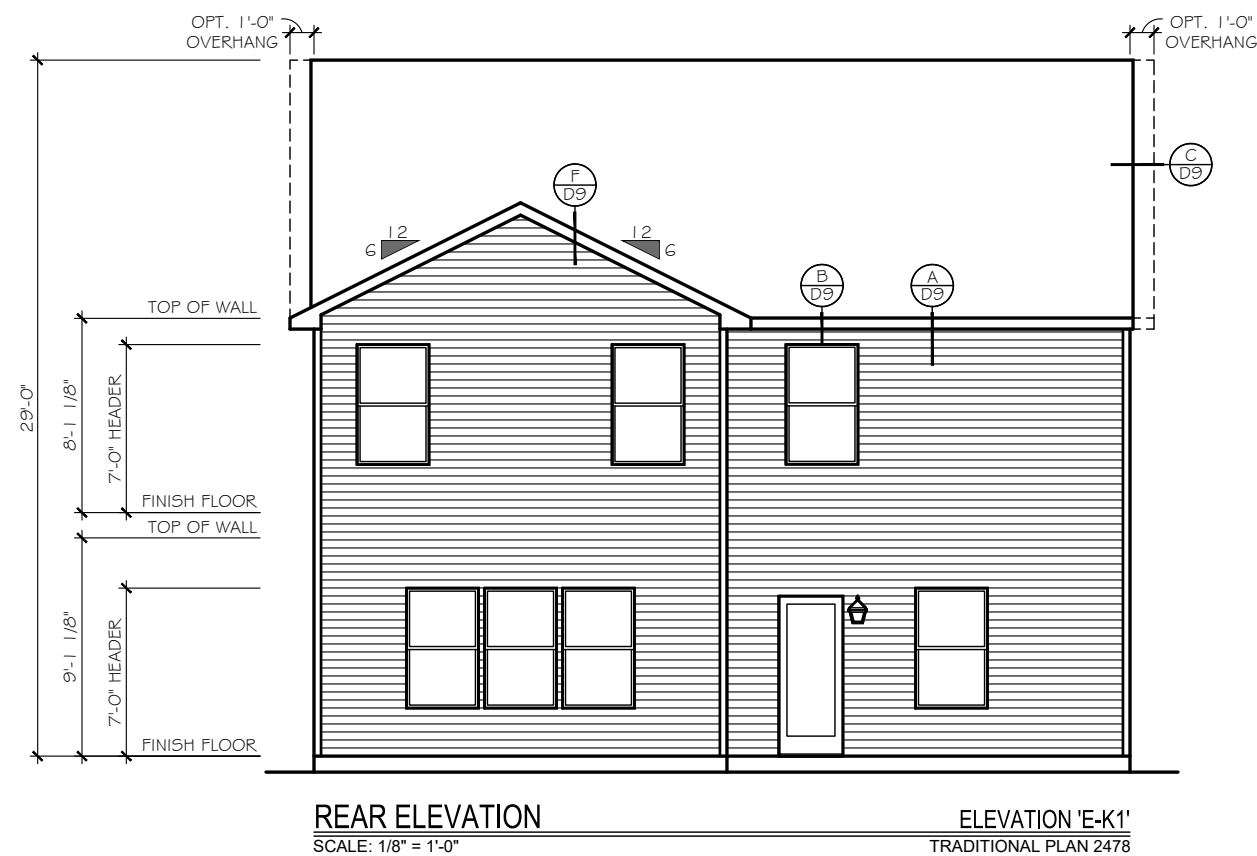
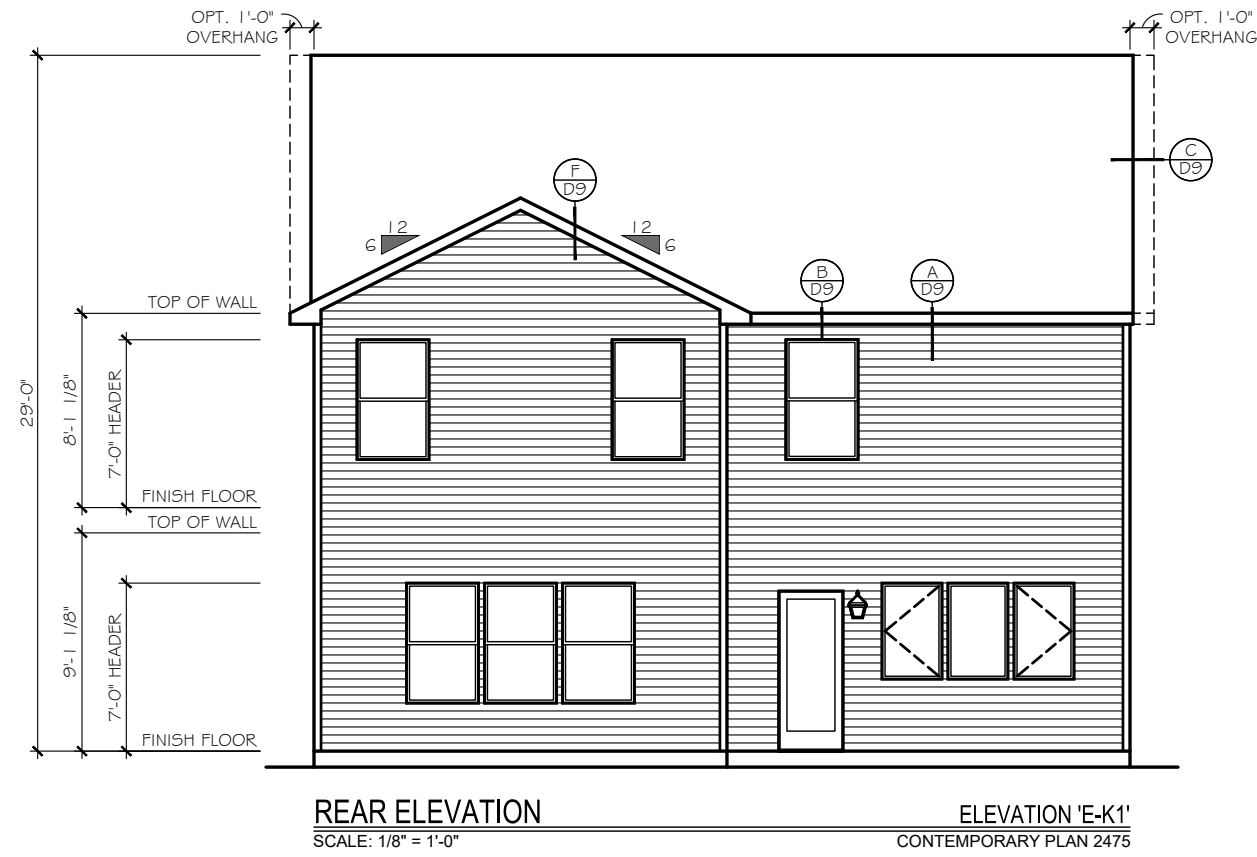
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ELEVATION 'K'  
REAR ELEVATION

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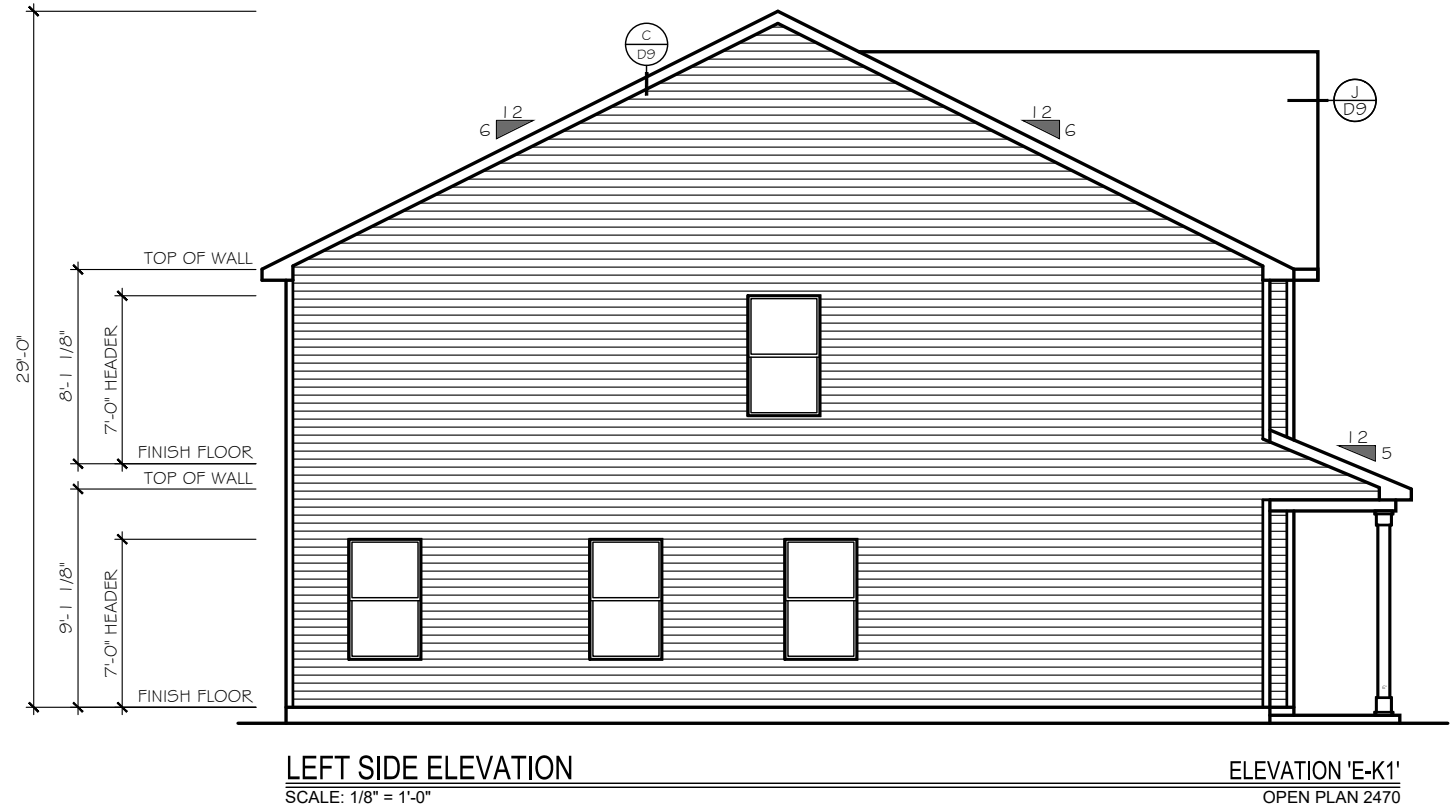
SCALE:  
3/16"= 1'-0"

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SHEET:

A4.33

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ELEVATION 'K'  
LEFT ELEVATION

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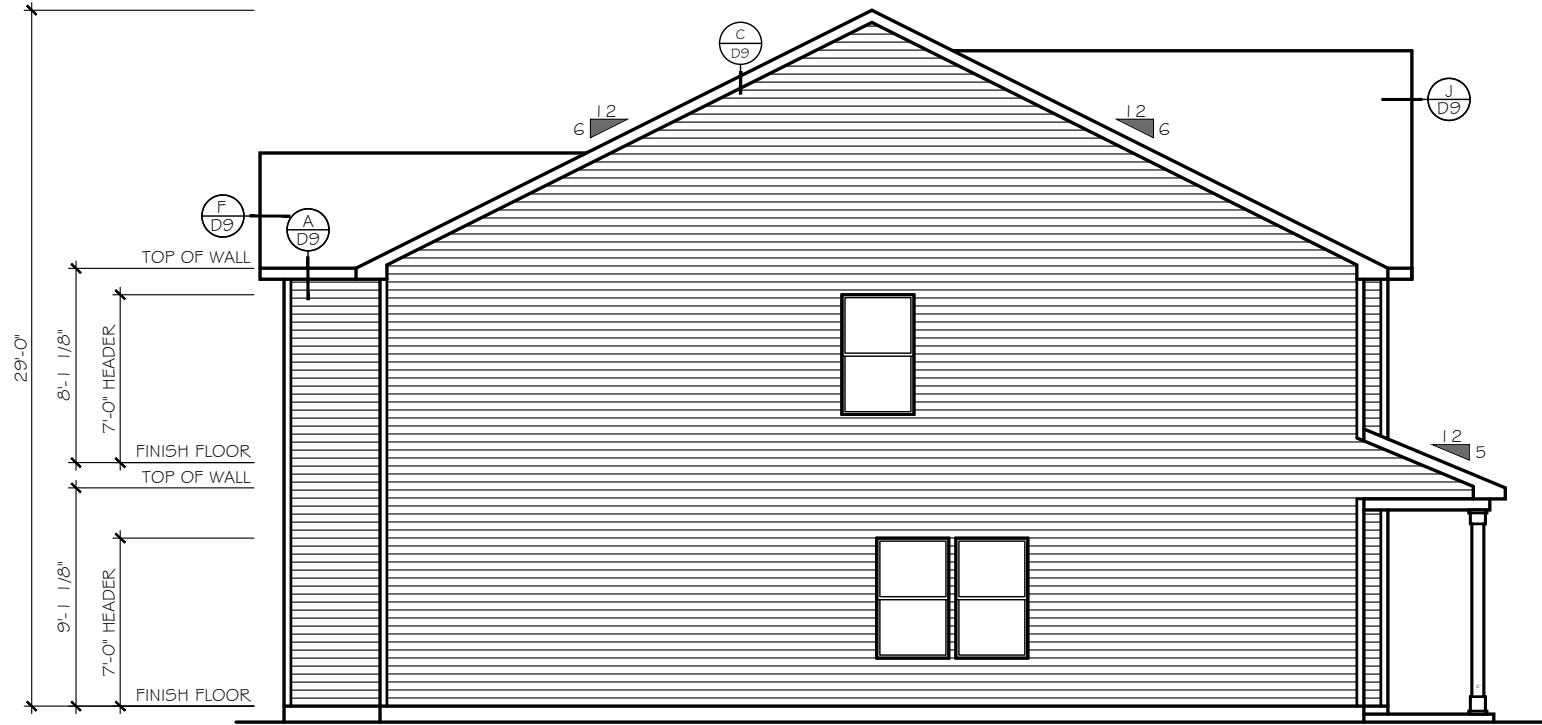
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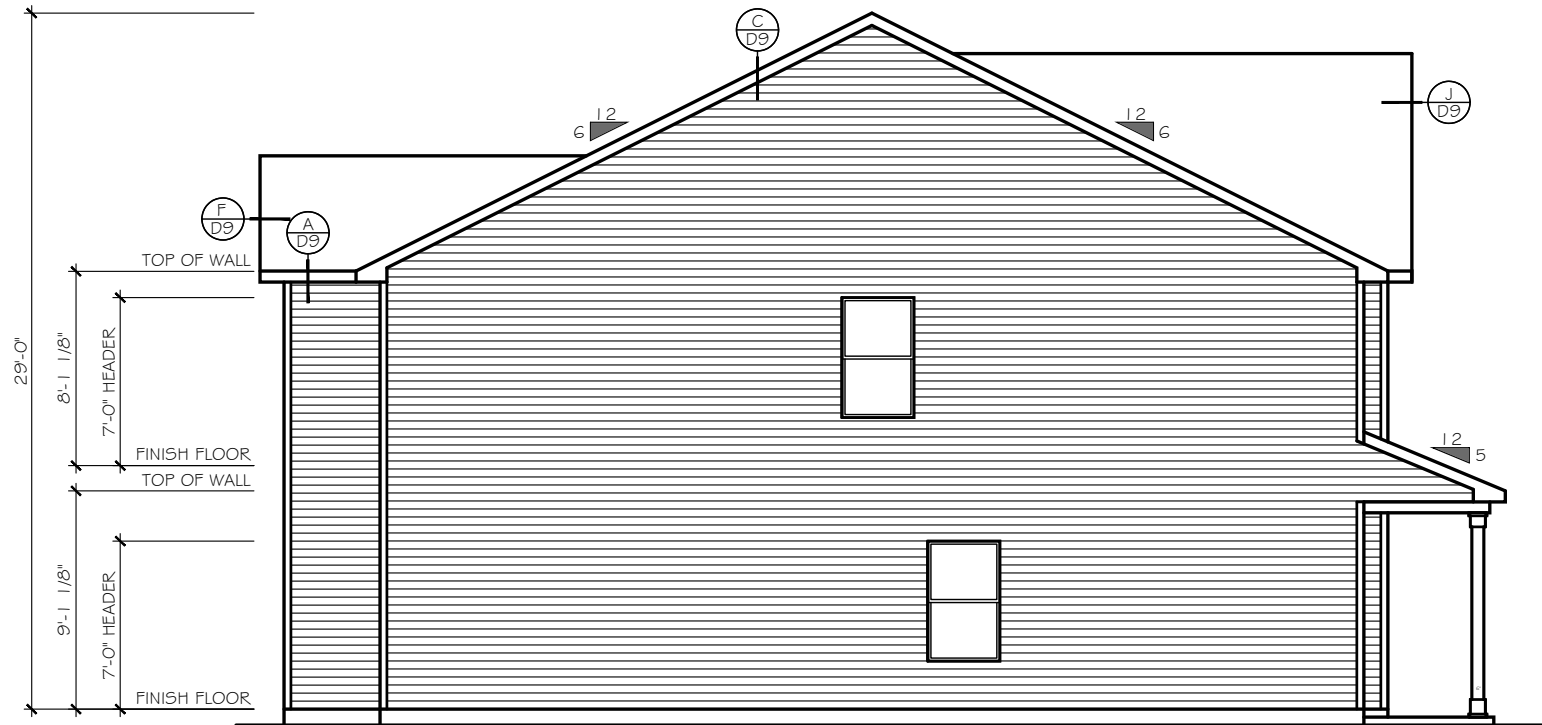
CHECKED BY:  
RS / BS

SHEET:  
**A4.34**  
v. 5.4



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'  
CONTEMPORARY PLAN 2475



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K1'  
TRADITIONAL PLAN 2478

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ELEVATION 'K'  
LEFT ELEVATION

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SCALE:

3/16" = 1'-0"

CHECKED BY:

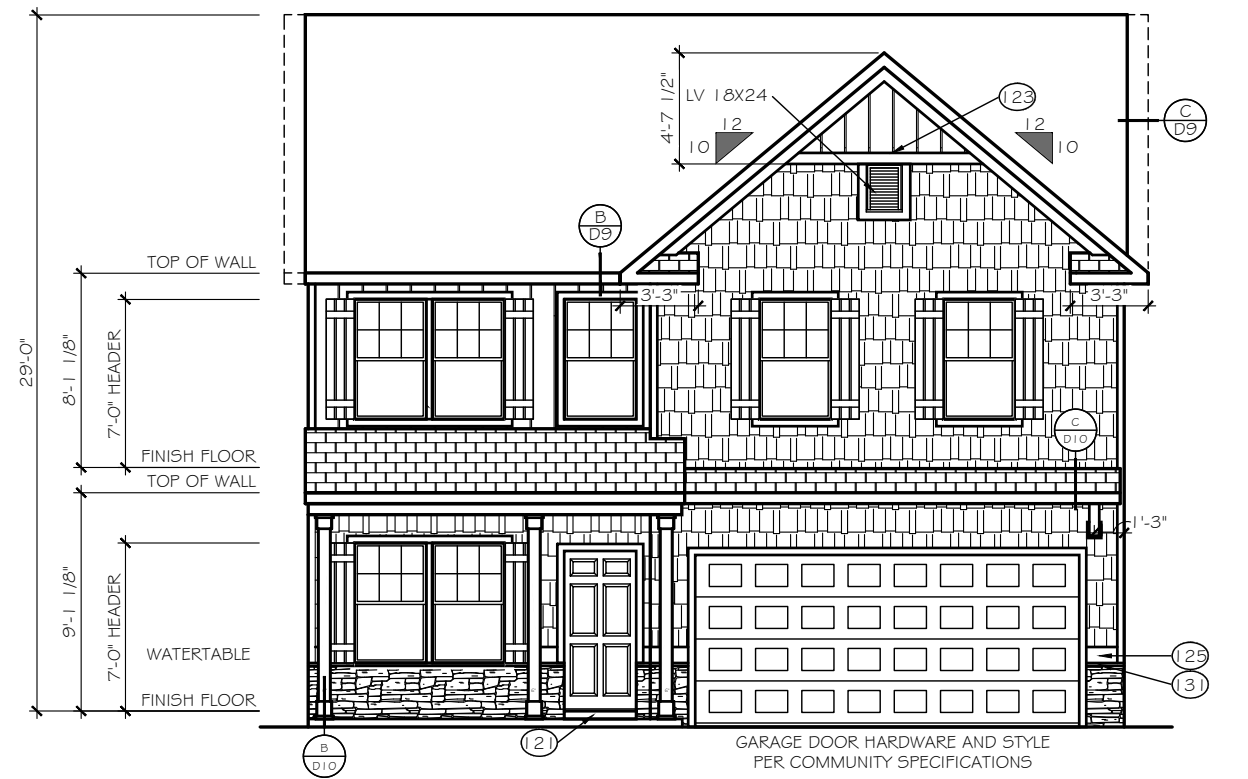
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SHEET:

**A4.35**

v. 5.4





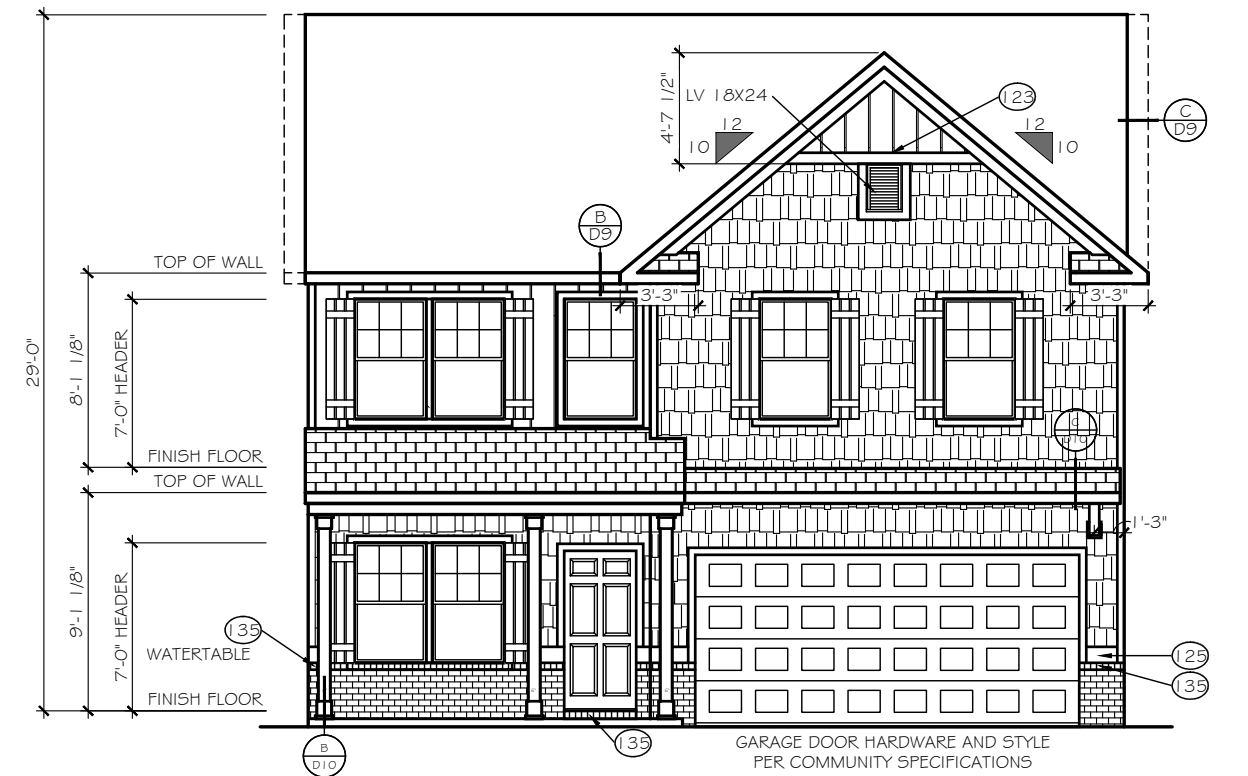
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K2'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K3'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K4'



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-K5'

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ELEVATION 'K'  
FRONT ELEVATION

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SCALE:

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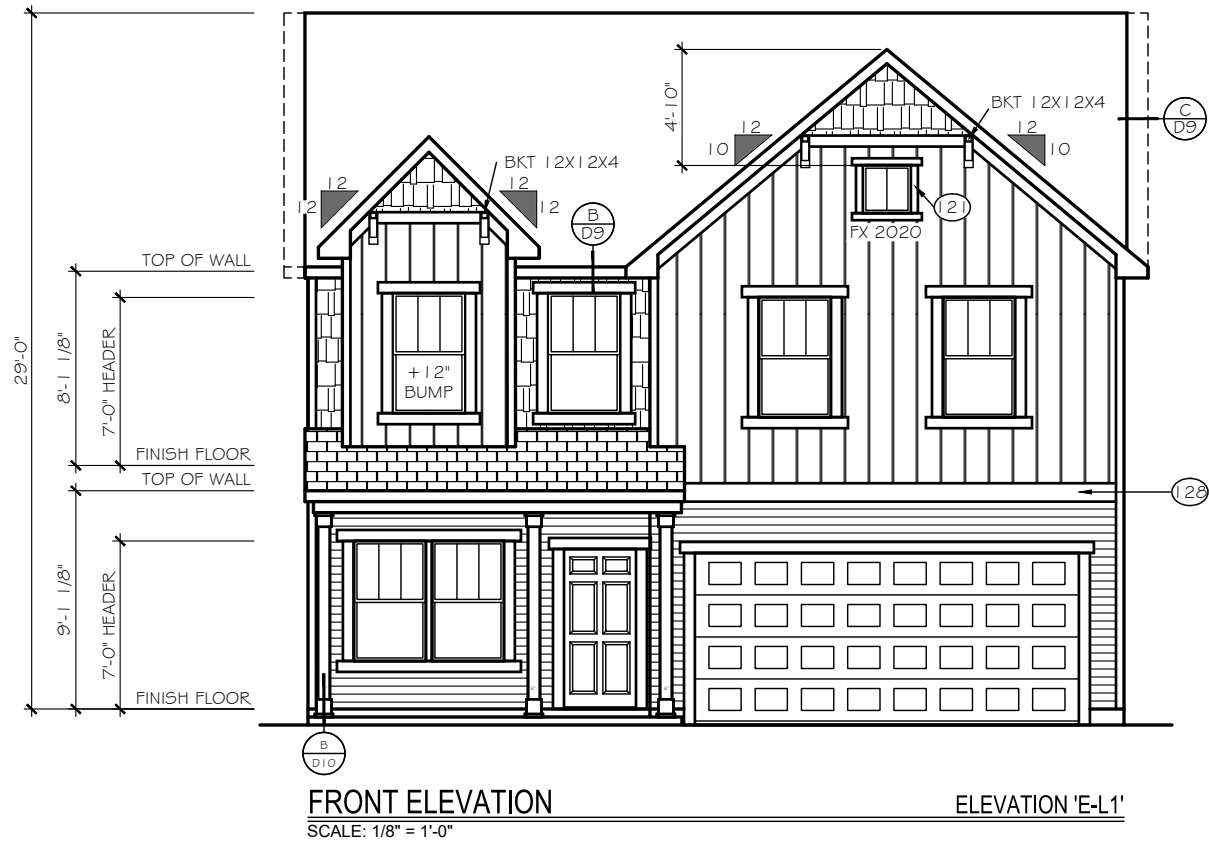
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SHEET:

**A4.36**

v. 5.4



EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING  
(17) VINYL SHUTTER  
(20) BRICKMOLD TRIM  
(21) 1X4 TRIM BOARD  
(23) 1X6 TRIM BOARD  
(25) 1X8 TRIM BOARD  
(28) 1X10 FRIEZE BOARD  
(31) 1-1/2" THICK STONE CAP  
(35) ROWLOCK SILL  
(37) BRICK JACK ARCH  
(39) SOLDIER COURSE  
(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
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UNLESS OTHERWISE NOTED

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ELEVATION 'L'  
FRONT ELEVATION

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SCALE:

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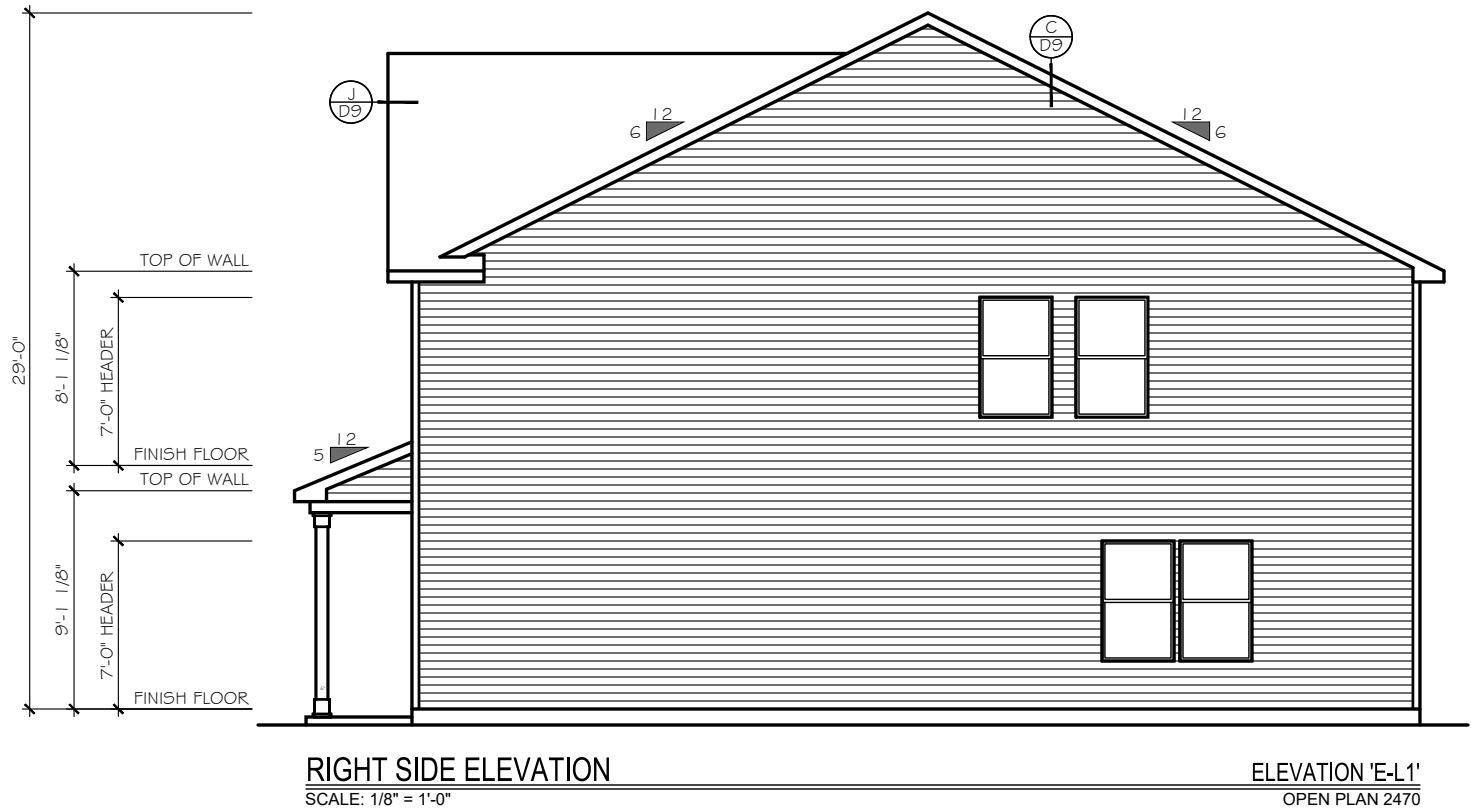
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RS / BS

SHEET:

A4.37

v. 5.4



EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

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(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

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ELEVATION 'L'  
RIGHT ELEVATION

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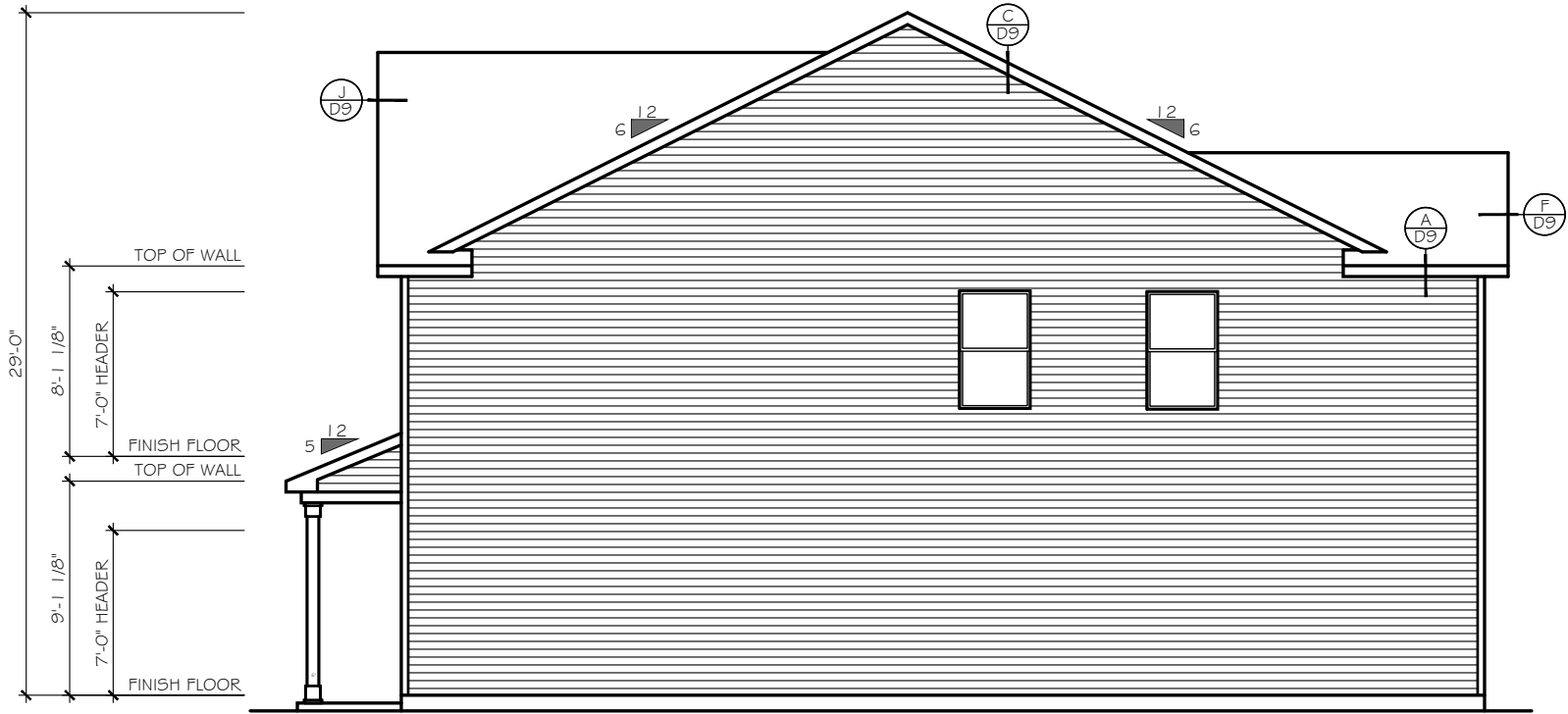
SCALE:  
3/16"= 1'-0"

CHECKED BY:  
RS / BS

SHEET:

A4.38

v. 5.4



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'  
TRADITIONAL PLAN 2478  
CONTEMPORARY 2475

ELEVATION 'L'  
RIGHT ELEVATION

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SCALE:  
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CHECKED BY:  
RS / BS

SHEET:

A4.39

v. 5.4

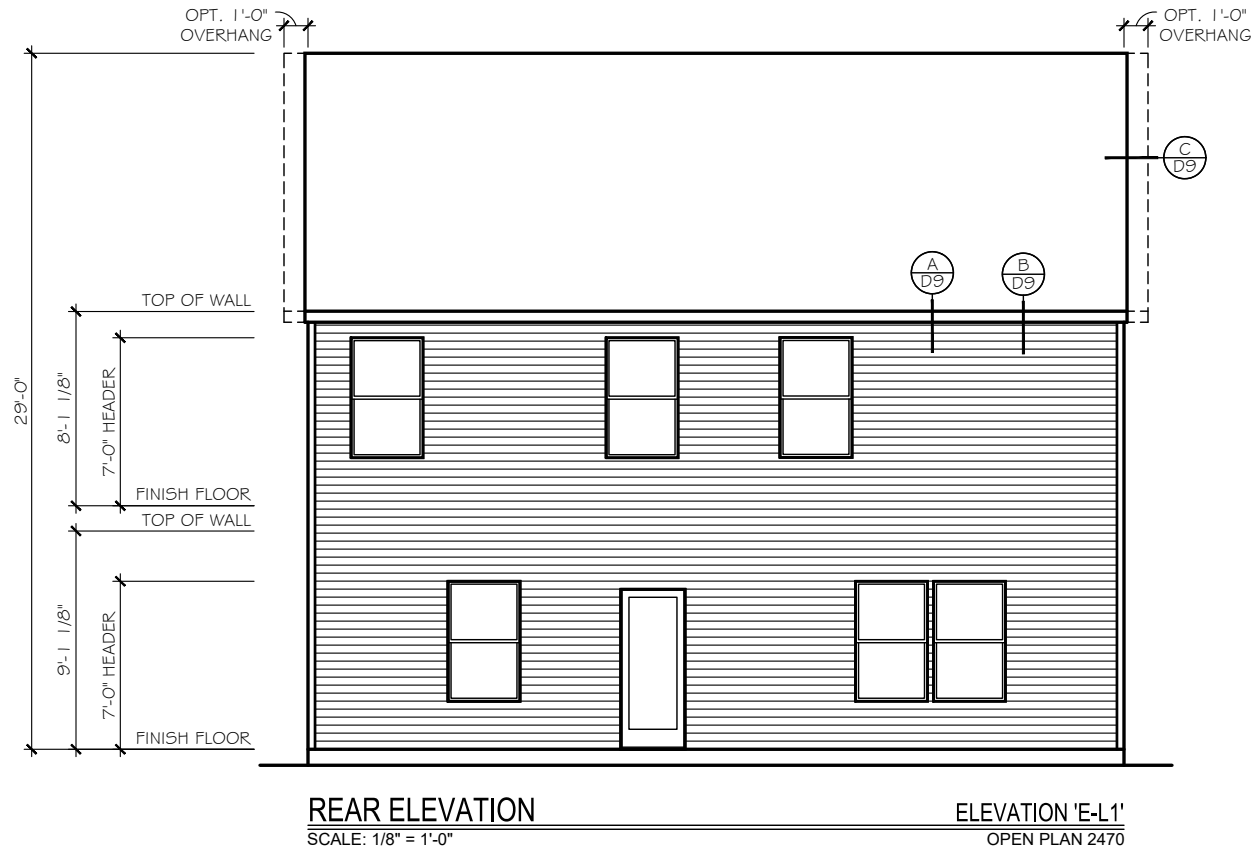
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ELEVATION 'L'  
REAR ELEVATION

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SCALE:  
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CHECKED BY:  
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SHEET:

A4.40

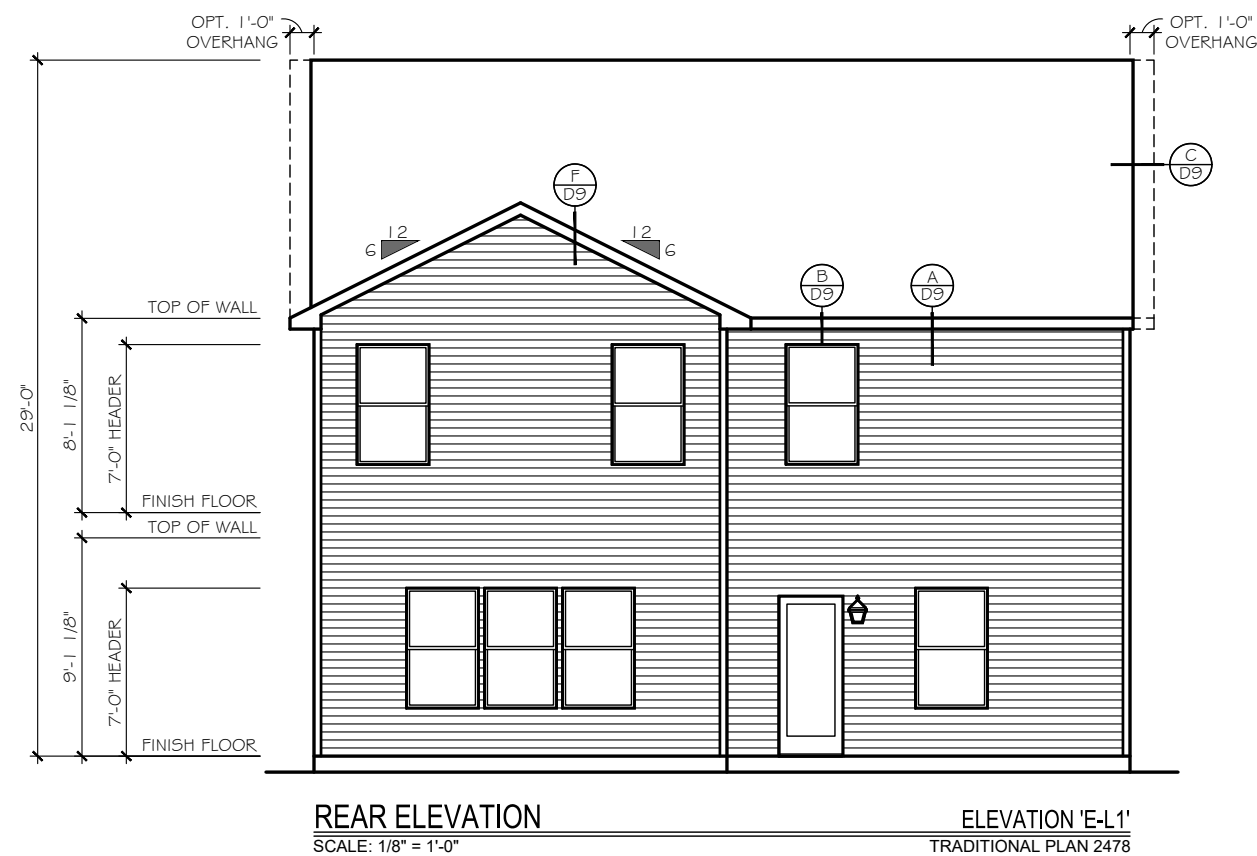
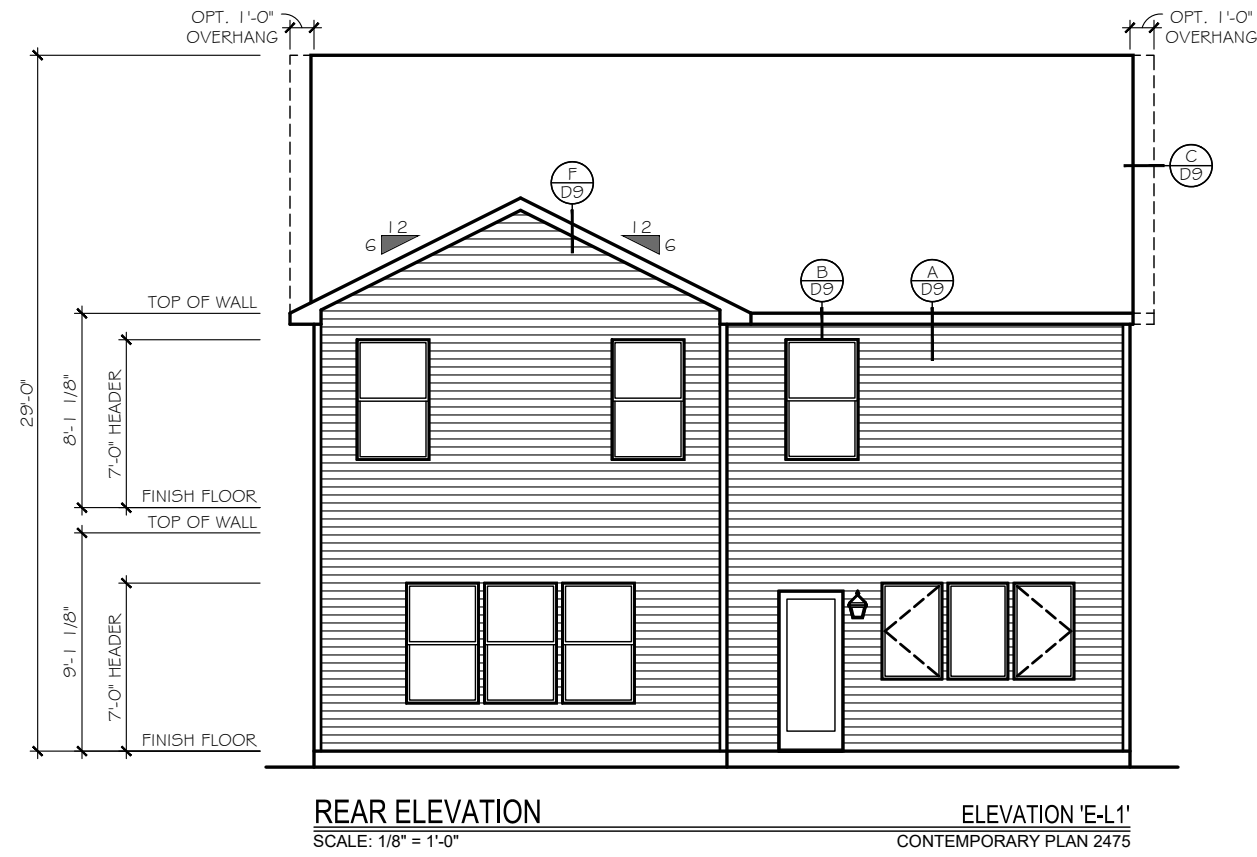
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ELEVATION 'L'  
REAR ELEVATION  
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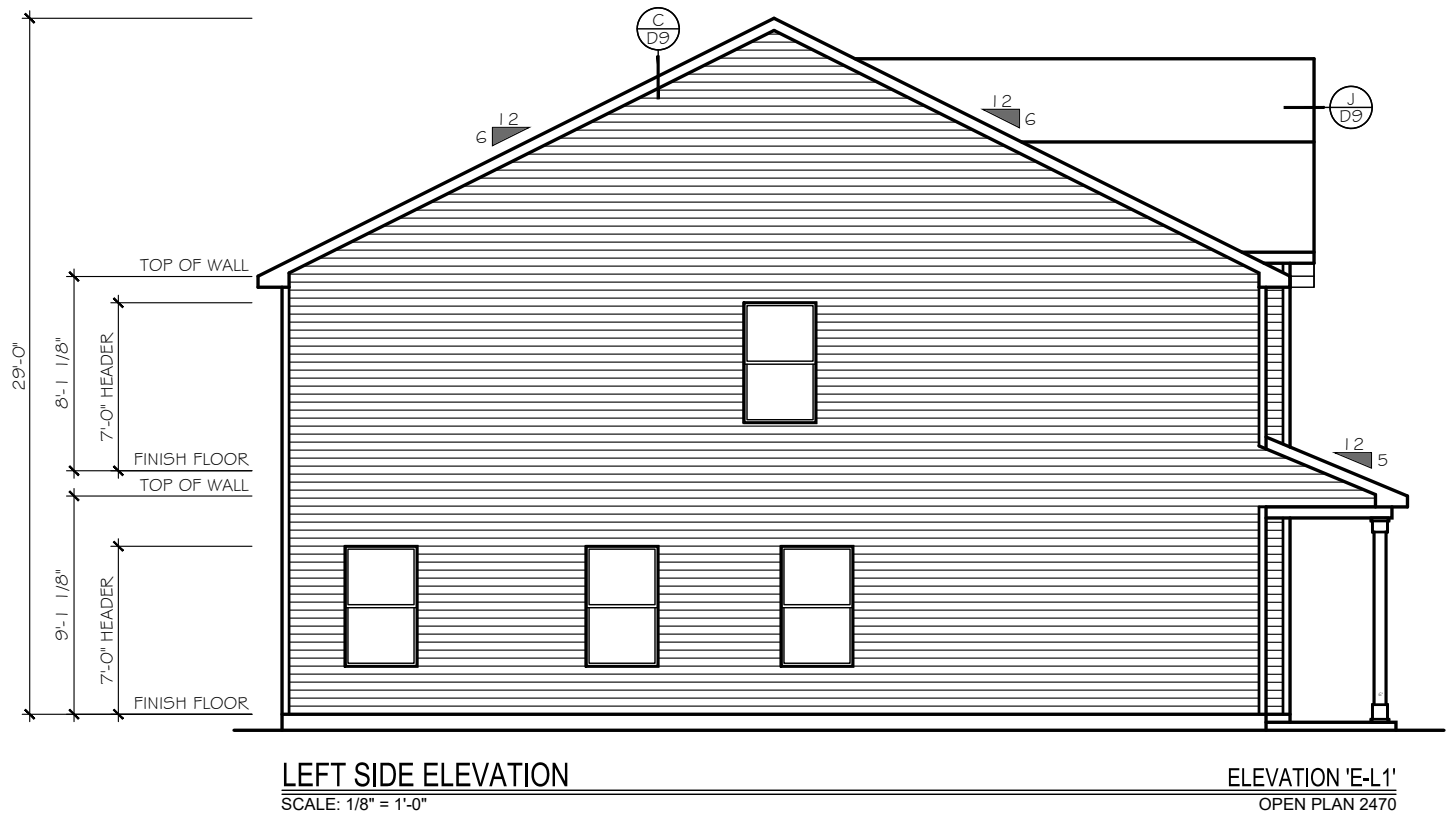
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MLM

DATE:  
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SCALE:  
3/16" = 1'-0"

CHECKED BY:  
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SHEET:  
**A4.41**  
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ELEVATION 'L'  
LEFT ELEVATION

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SCALE:  
3/16" = 1'-0"

CHECKED BY:  
RS / BS

SHEET:

**A4.42**

v. 5.4

### LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'

CONTEMPORARY PLAN 2475

### LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION 'E-L1'

TRADITIONAL PLAN 2478

**TrueHomes**

## IT'S ALL ABOUT U

2649 Brekonridge Centre Drive Suite 104  
Monroe, North Carolina 28110

Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'  
LEFT ELEVATION

THE LENOX - OPEN

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DRAWN BY:

MLM

DATE: _____

06.22.21

SCALE:

$$3/16'' = 1'-0''$$

CHECKED BY:

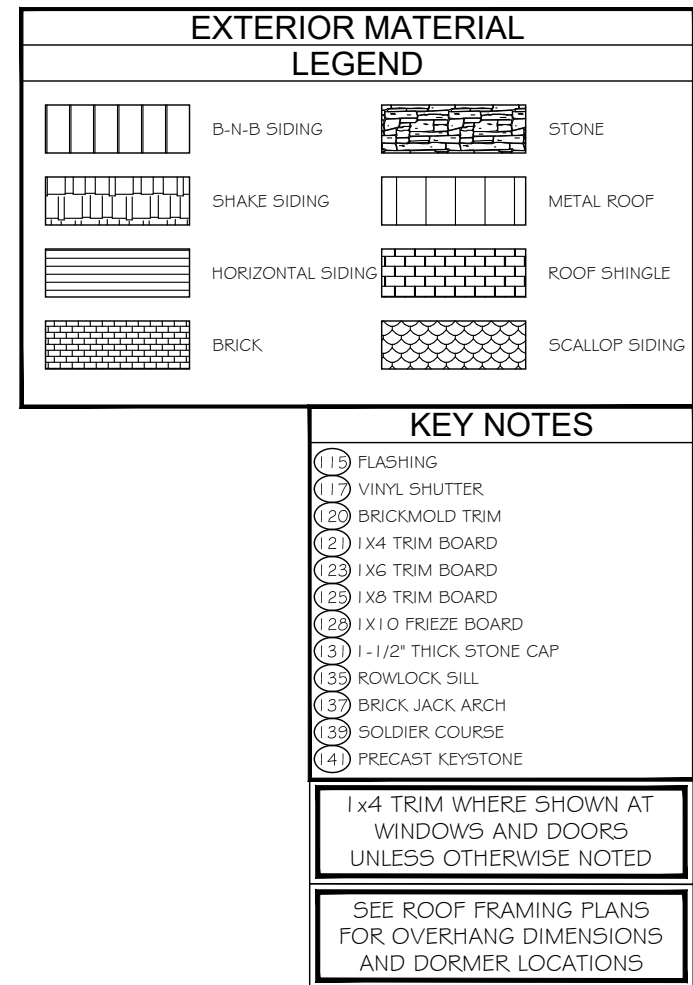
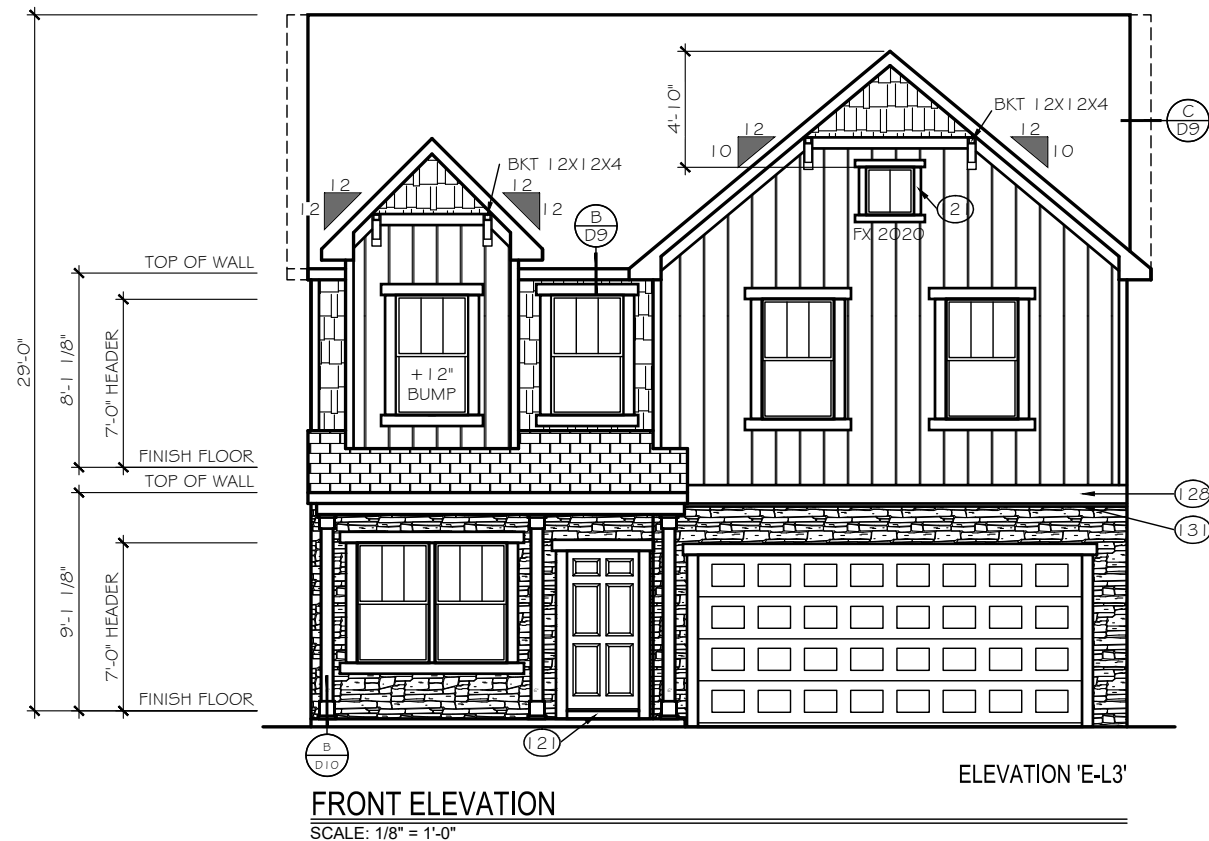
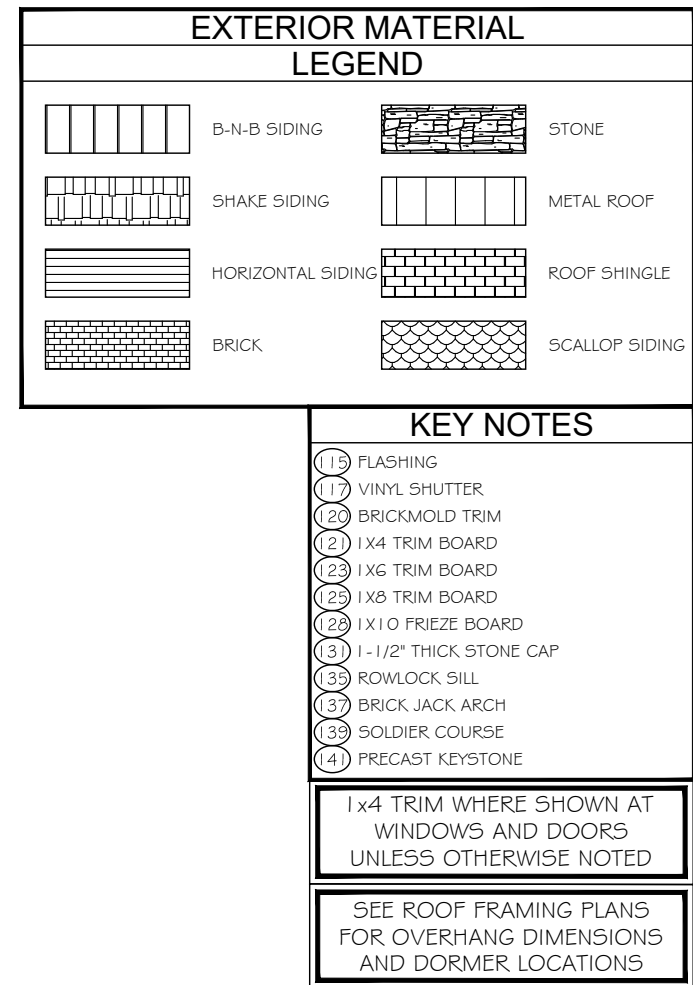
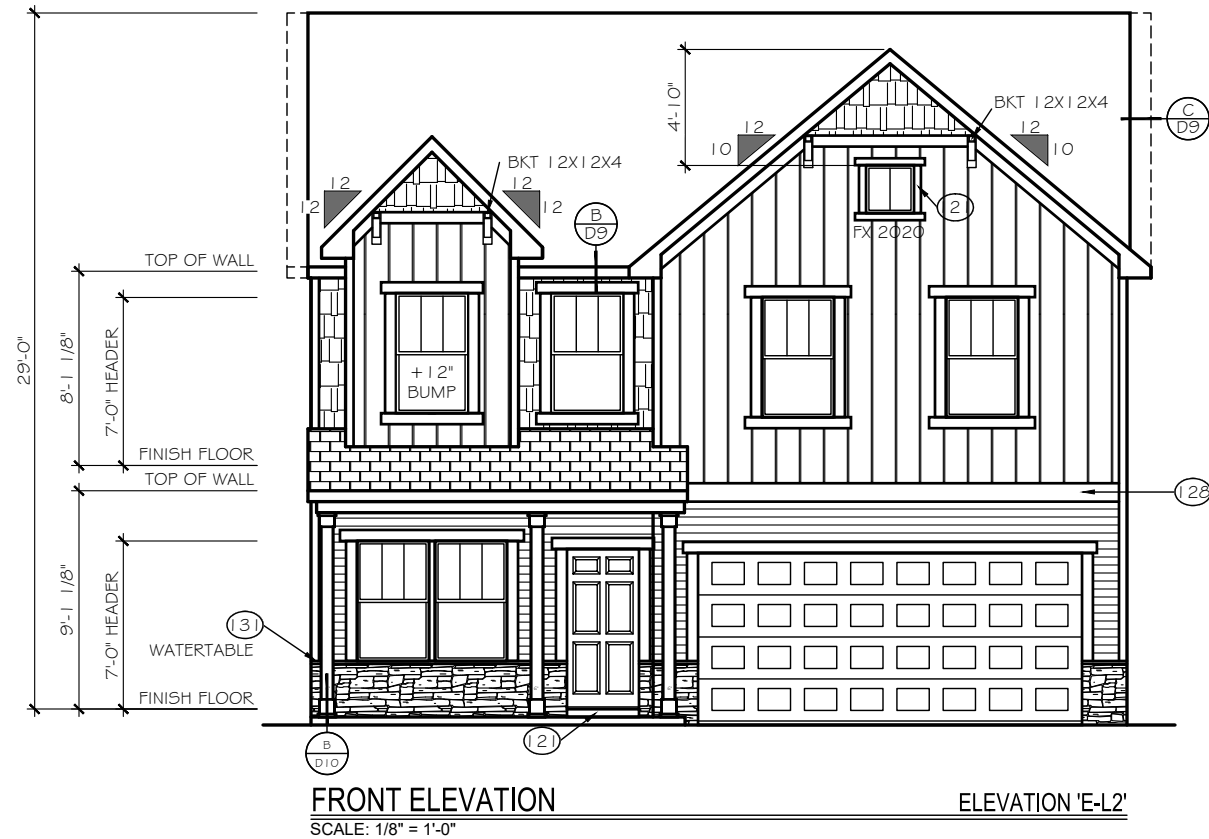
RS / BS

SHEET:

## A4.43

v. 5.4





TrueHomes

IT'S ALL ABOUT U

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Monroe, North Carolina 28110  
Phone: 704-238-1229 Fax: 704-238-1150

ELEVATION 'L'  
FRONT ELEVATION

THE LENOX - OPEN

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DRAWN BY:  
MLM

DATE:  
06.22.21

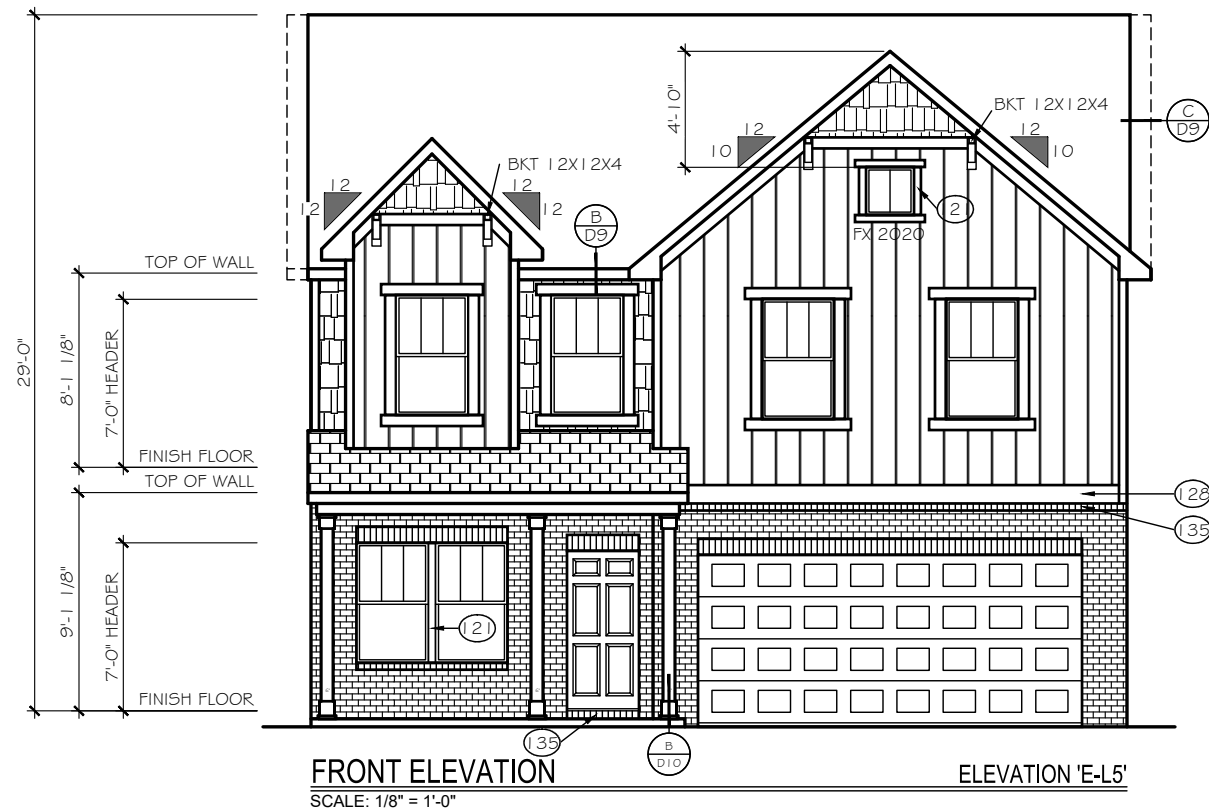
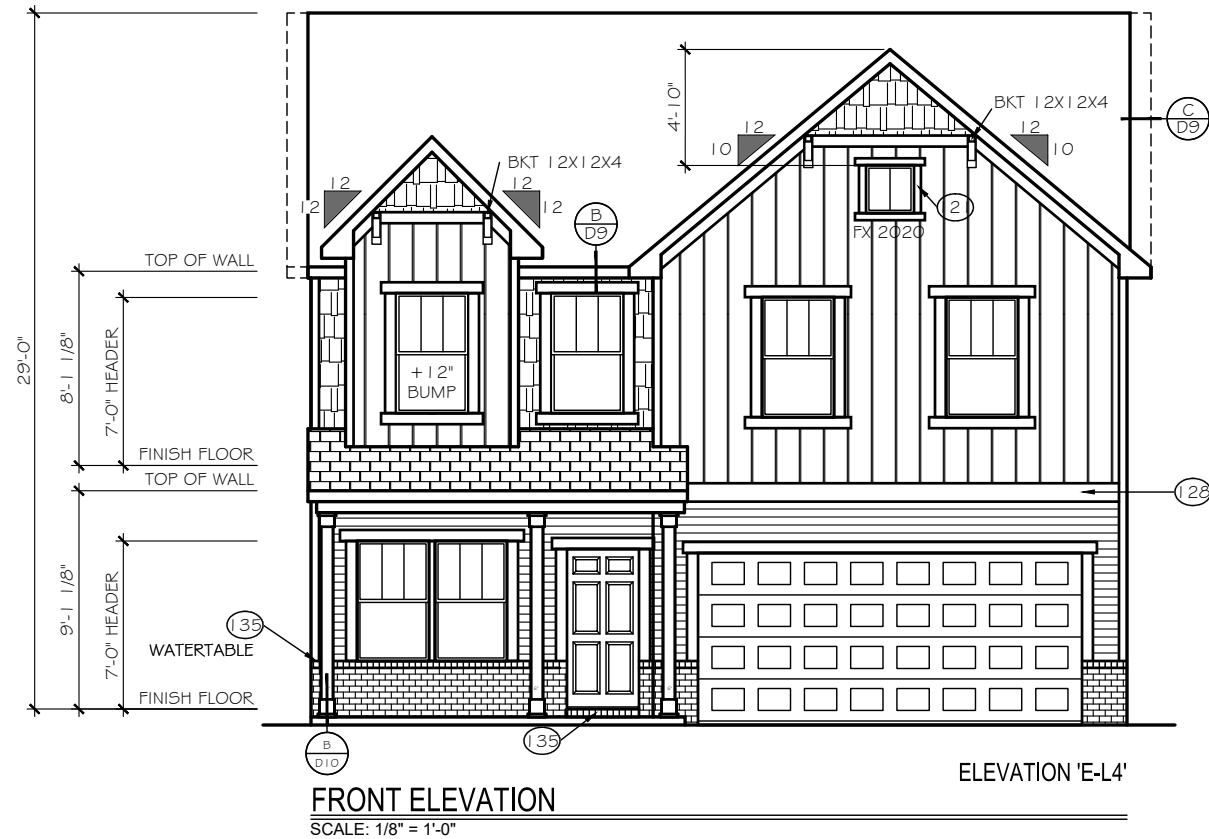
SCALE:  
3/16"= 1'-0"

CHECKED BY:  
RS / BS

SHEET:

A4.44

v. 5.4



EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

(17) VINYL SHUTTER

(20) BRICKMOLD TRIM

(21) 1X4 TRIM BOARD

(23) 1X6 TRIM BOARD

(25) 1X8 TRIM BOARD

(28) 1X10 FRIEZE BOARD

(31) 1-1/2" THICK STONE CAP

(35) ROWLOCK SILL

(37) BRICK JACK ARCH

(39) SOLDIER COURSE

(41) PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT  
WINDOWS AND DOORS  
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS  
FOR OVERHANG DIMENSIONS  
AND DORMER LOCATIONS

EXTERIOR MATERIAL  
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

(15) FLASHING

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1x4 TRIM WHERE SHOWN AT  
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SEE ROOF FRAMING PLANS  
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TrueHomes

IT'S ALL ABOUT U

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ELEVATION 'L'  
FRONT ELEVATION

THE LENOX - OPEN

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DRAWN BY:  
MLM

DATE:  
06.22.21

SCALE:  
3/16"= 1'-0"

CHECKED BY:  
RS / BS

SHEET:

A4.45

v.5.4

limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

**APPLICANT INFORMATION**

Applicant Ridge Road Partners, LLC Applicant's Phone # 980-722-1010

Applicant's Address PO Box 1609  
Monroe NC 2811

Applicant email address jerry@fitzcomm.net

**PROPERTY INFORMATION**

Property Owner's Name Hillcrest Farm Estates, LLC

Location of Property Zoo Parkway Property Size (ac. or s.f.) 102.76

Randolph County Property Identification Number (PIN#) 7760008593

Current Zoning District R10, R15, R40 Requested Zoning District R7.5 CZ

Date Property Title Acquired _____ Deed Book 2214 Page 1281

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

**CONDITIONAL ZONING DISTRICT INFORMATION** (Attach additional sheets if necessary)

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

To construct 400 new residences to help supply the growing residential needs  
of this area.

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

Residential growth using the clustering of homes in area most suitable for development.

This development balances the need for residential growth in areas that are supported by the NC zoo and city sportsplex

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

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

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Does not apply ☒

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

Coming growth from nearby industrial facilities.

Promoted neighborhood setting with nearby sportsplex and NC Zoo.

Does not apply ☐

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



**APPLICATION SIGNATURES**

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

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

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

*Applicant Signature*

Drew Boggs

*Printed Name of Authorized Signatory (if different from Applicant)*

Drew Boggs

*Position/Relationship of Authorized Signatory to Applicant*

Member-Manager

HILLCREST FARM ESTATES, LLC BY:

*Owner Signature (if different than Applicant)*

Charles C. Chandler Robert G. Chandler

EACH A MEMBER AND MANAGER 18049037AB514FB..

*Owner Address*

_____

_____

*Telephone Number*

703-628-9366

*Printed Name of Authorized Signatory (if different from Owner)*

_____

*Position/Relationship of Authorized Signatory to Owner*

Rec'd 8/11/23  
TAVITAU

## **Legal Description**

### **Application for Conditional Zoning District**

A 92.76 +/- acre portion of the 102.76 +/- acre tract, belonging to Hillcrest Farm Estates, LLC located between Zoo parkway and Newbern Ave. An eastern portion of the property runs along Zoo parkway between Rockliff Terrace and Holly Drive. A North Western portion of the property is located between 294 Newbern Ave (Teachey School) and 360 Newbern Ave. The parcel contains 102.76 acres +/- more specifically identified by Randolph County PIN 7760008593, Deed Book 2214 PG 1281. Additionally, a 1.51 +/- acre tract abutting Newborn Ave beside Teachy School and farther identified by Randolph County PIN 7760013008, Deed Book 2251 PG 896 is included in the land description.

# NORFOLK SOUTHERN CORPORATION LAND LEASE APPLICATION FORM

## APPLICANT INFORMATION

The application fee of \$500 is enclosed (mail-in applications only). Check # 171339

Legal Name of Applicant (party to agreement) City of Asheboro

Tax ID 56-6001167

Mailing Street PO Box 1106

Address

Street 146 N. Church St.

City Asheboro

State NC Zip 27204

Billing Address

Street Finance Department | PO Box 1106

Street 146 N. Church St.

City Asheboro

State NC Zip 27204

Name of Contact Trevor L. Nuttall

Title Community Development Director

Phone # (336) 626-1201 Fax # (336) 626-1218

E-Mail Address tnuttall@ci.asheboro.nc.us

Billing Contact Deborah P. Reaves

Title Finance Director

Phone # (336) 626-1201 Fax # (336) 626-1218

E-Mail Address dreaves@ci.asheboro.nc.us

Applicant is a (Provide state of formation for Corporation and Partnerships, and name of owner for Sole Proprietorship)

☐ Corporation - State: _____

☐ Limited Partnership - State: _____

☐ Limited Liability Company - State: _____

☐ Non-Profit - State: _____

☐ Individual: State: _____

☒ Government Entity: State: NC

☐ Other (specify and state of formation): _____

☐ Sole Proprietorship - State and name of owner: _____

## PROPERTY INFORMATION

Location of property Lat/Long: 35.70748 / -79.81567

Street (if applicable) r/w adjacent to and west of property addressed at 159 North Street

Nearest Town Asheboro

County Randolph

State NC

Railroad Milepost: _____

Approximate area of property to be leased (specify square feet or acres) 27,000 SQFT _____ AC

Are there railroad tracks located on the land? ☒ Yes ☐ No

How close will the leased property be to the centerline of the nearest track 5 Yds 0 Ft

On which side of the track is the leased area situated? ☐ N ☐ S ☒ E ☐ W

Your intended purpose for this property (be specific) Continue use of existing pavement encroachments within r/w

that historically have been used for vehicular access and parking as well as existing structure encroachments already covered by lease

(if storage, state commodities to be stored) none.

Do you anticipate shipping by rail at this location? ☐ Yes ☒ No

Are there any existing improvements (buildings, pavement, fences, billboards, etc.) on the property? ☒ Yes ☐ No

If yes, specify Bldg. and pavement encroachments - current lease exists for bldg. (formerly Acme-McCrary)

Who owns them? Now owned by City of Asheboro

Will you make improvements to the land? ☐ Yes ☒ No If yes, specify N/A

Are you aware of any storage tanks on the property? ☒ Yes ☐ No ☐ Above Ground ☒ Underground

How Many? 1 Owned by ☐ Railroad ☒ Applicant ☐ Other UST located on city property outside r/w

What is stored in tanks? now or formerly fuel oil

Distance from nearest track 20 Yds 1 Ft

How will property be accessed? ☒ Public road adjacent ☐ Across Railroad Property not covered by this lease

☐ Across Railroad tracks ☐ Other (specify) _____

**LAND LEASE APPLICATION FORM FOR**Legal Name of Applicant (Tenant): City of AsheboroDate: 10/05/23Will there be parking on this property? ☒ Yes ☐ NoWill this be commercial / public parking? ☒ Yes ☐ NoWill parking be for your employees and customers only? ☐ Yes ☒ NoParking Details Pavement historically has been used by the public and in association with 159 North StreetAre you aware of any existing or former agreements covering this property? ☒ Yes ☐ NoIf yes, provide licensee's name & company Acme-McCrary Corporation (Reference Number 1293563)Will any portion of property be subleased? ☒ No ☐ Yes ☐ All ☐ Part (specify) _____

Sublessee: _____

Address: _____

Phone Number: _____

Specific Use of Property by Sublessee _____

*A copy of your agreement with the Sublessee is REQUIRED, please attach to this application*

Term: _____ Rental/Purchase Price: \$ _____ Billing Frequency: _____

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***I/We understand that submission of this application does not authorize occupation of the property and that approval is contingent upon the availability of the property and the negotiation of a formal lease agreement. Exact rental rates and other requirements will be forwarded to Applicant after the application has been reviewed and approved by Norfolk Southern.***

Signed _____

Date 10/05/23[Reset Form](#)



Norfolk Southern Real Estate Department  
Attn: Land Lease Application  
650 W Peachtree Street, NW - Box 22  
Atlanta, GA 30308



## Instructions

Following are the instructions and forms for applying for a land lease or license with Norfolk Southern and its subsidiaries. **Submit your application and check for fee payment to the Real Estate address above.**

1. You must submit a fully completed **Application Form**. Please be sure you provide the complete legal name of the applicant, are explicit in the proposed use of the property, and that you sign the application. Please send the original application to NS and retain a copy for your records.
2. Any **application fees must be paid** at the time of submission of your application. All fees are non-refundable. Please **make your check payable to Norfolk Southern Corporation**.
3. An **exhibit** representing the location of the proposed lease property, with dimensions, should be attached to your application. See the Sample Exhibit provided in this section for an example of what this item should look like, and the kind of information it should include.
4. A **general location map** of the property must also accompany your application. Examples include such data as county highway maps with the location marked, USGS topographical maps with the location marked, or applicable county tax maps with the area highlighted, etc. The proposed leased or licensed property should be highlighted.
5. Please read the **insurance overview** and make certain you can comply with all requirements.
6. **Be sure to submit any attachments** specifically called for with the application such as agreement copies, sublessee agreements, legal documentation of proposed assignment, and sketches of parking lots, etc.

Processing of your application requires NS management review and approval and may involve several departments at NS. The proposed site may not be used prior to the execution of a formal agreement with NS.

## Insurance

Each tenant/licensee shall be required to obtain, at its sole cost and expense, various types of insurance coverage with various limits. These insurance coverages must be of a form and be underwritten by insurance companies that meet with the NS' approval. In addition, the tenant/licensee may be required to pay NS a risk-financing fee in certain instances. The types of insurance typically required by NS include:

Commercial General Liability Insurance

Automobile Liability Insurance

Worker's Compensation Insurance

Railroad Protective Liability Insurance (during construction or maintenance only)

Norfolk Southern generally requires a policy of Commercial General Liability Insurance with a combined single limit of not less than \$2,000,000 per occurrence for injury to or death of persons and damage to or loss or destruction of property. Specific insurance requirements will be provided to you in the agreement covering your request when it is approved by the Railroad.

## Hazardous Materials

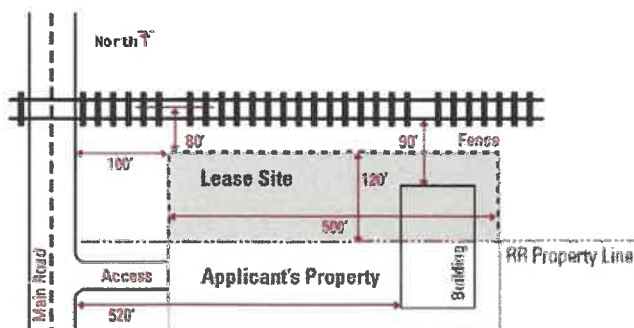
### Prohibition of Certain Potentially Environmentally Damaging Operations On Company Property:

Electronics, electrical transformer repair or reconditioning, asbestos manufacturing, blast furnaces, steel works, rolling and finishing mills, smelting and/or refining, wood treatment or tie plants, salvage operations, junk yards, scrap dealers, drum or barrel reconditioners, battery recycling, tire storage or recycling, waste disposal operations of any kind including landfills, surface impoundments and waste piles, incinerators, sewage systems, electroplating operations, fuel blending, waste or used oil recycling or reclamation, explosives disposal, manufacturing or detonation, bulk oil storage or any facility requiring a TSD hazardous waste permit or any hazardous waste transloading facility.

The foregoing list of prohibited activities on company property is not exclusive. All proposed leases will be carefully evaluated to determine if the proposed activities pose an unreasonable environmental risk.

## Exhibit/Sketch

An exhibit/sketch of the proposed leased property, with dimensions, should accompany all applications. Any planned improvements on the property, with dimensions from the nearest track, should also be depicted. Below is an example of what the sketch might look like, and some of the dimensions it could include.



Try to provide as many details or landmarks that identify the premises as possible. Mileposts generally exist along every mile of the RR and are similar in appearance to the mile markers found along interstates. If you have a GPS (Global Positioning System), please include property latitude and longitude.

If milepost markers are readily accessible or visible on the property, we appreciate your including the details but your safety is our foremost concern.

## Maps

Examples include such data as county highway maps with the location marked, USGS topographical maps with the location marked, or applicable county tax maps with the area highlighted, etc. The proposed lease or licensed area should be highlighted. Please indicate which direction is north.

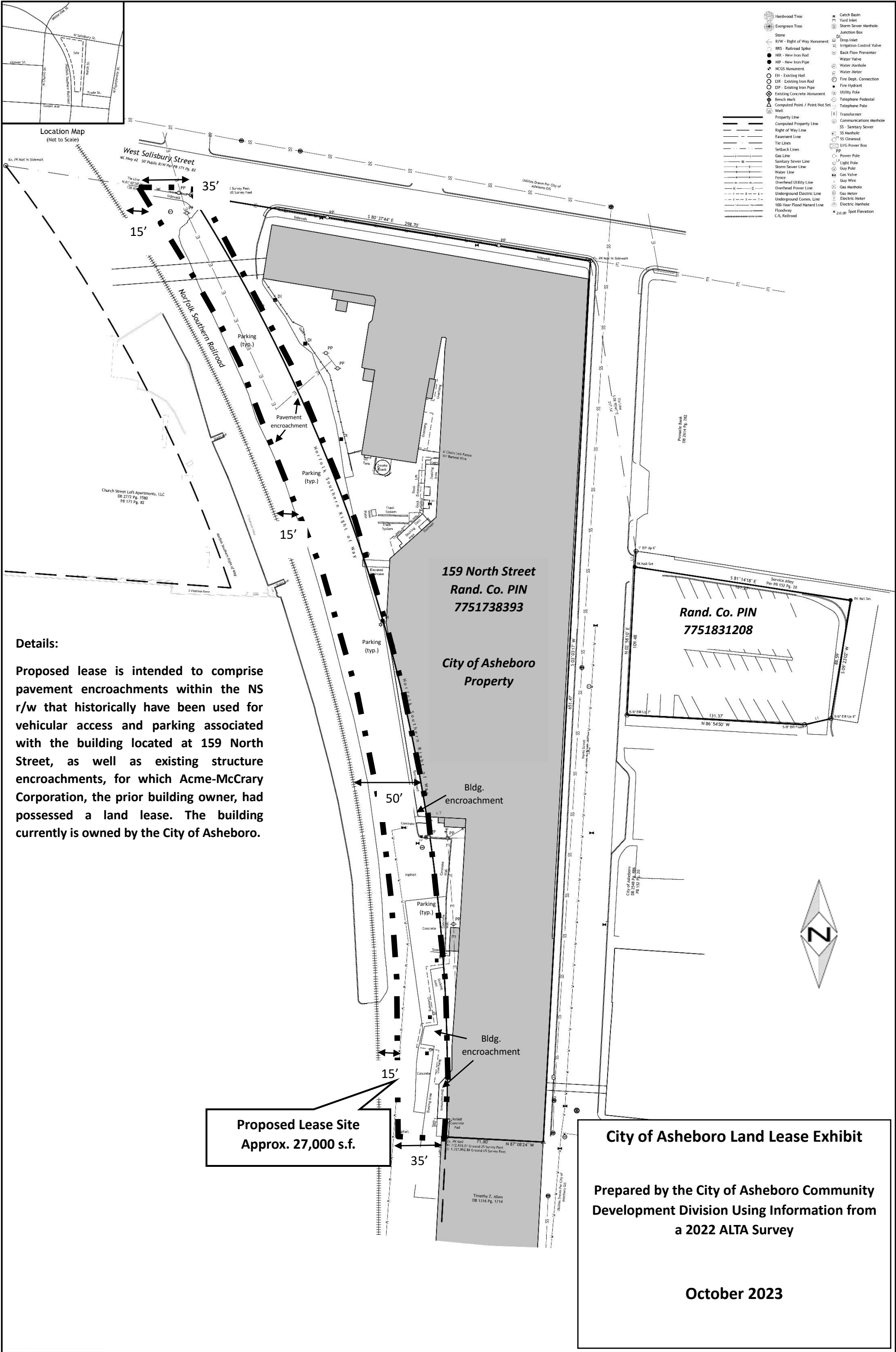
## Randolph County, NC



*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 = 200 feet**  
**8/28/2023**









## JARRELL GARDEN VISITORS CENTER STUDY

OPINION OF PROBABLE COST

10/2/2023

## EXECUTIVE SUMMARY

HH Architecture was engaged by the city of Asheboro to explore two options for a visitors center/amenity building to serve the upcoming Jarrell Center City Garden in downtown Asheboro.

The first option would renovate an existing two-story brick dwelling on site for this use. This option would require a comprehensive renovation, but would maintain the existing neighborhood character of the site.

The second option would demolish the existing structure and build a new amenity building in its place. This structure could be custom-built to respond the Jarrell Garden project, better meeting the current needs of the city, but it removes a long-standing home from this historic site.

This study includes a statement of probable costs for each option. The renovation option is projected at \$742,153, while the new construction option is projected at \$884,023. These estimates exclude sitework, which is assumed to be included in the larger garden project, as well as owner's soft costs.

While total construction cost is higher for the new construction option, it is also projected to be larger in size, providing more programmable space. At a construction cost per square foot comparison, new construction totals \$371/square foot, providing a better value than the renovation option at \$408/square foot.

In addition to the cost per square foot value, the renovation of the existing structure includes the risk of unknown liabilities. According to the existing conditions report performed by Summey Engineering Associates, PLLC dated 4/5/2023, the existing structure is in urgent need of masonry repair/replacement, foundation waterproofing, and hazardous materials abatement. The extents of these issues would require further and more invasive inspection to confirm; however, if all of these conditions are present to the extent currently believed, we estimate an additional \$165,000 to properly rectify these issues.

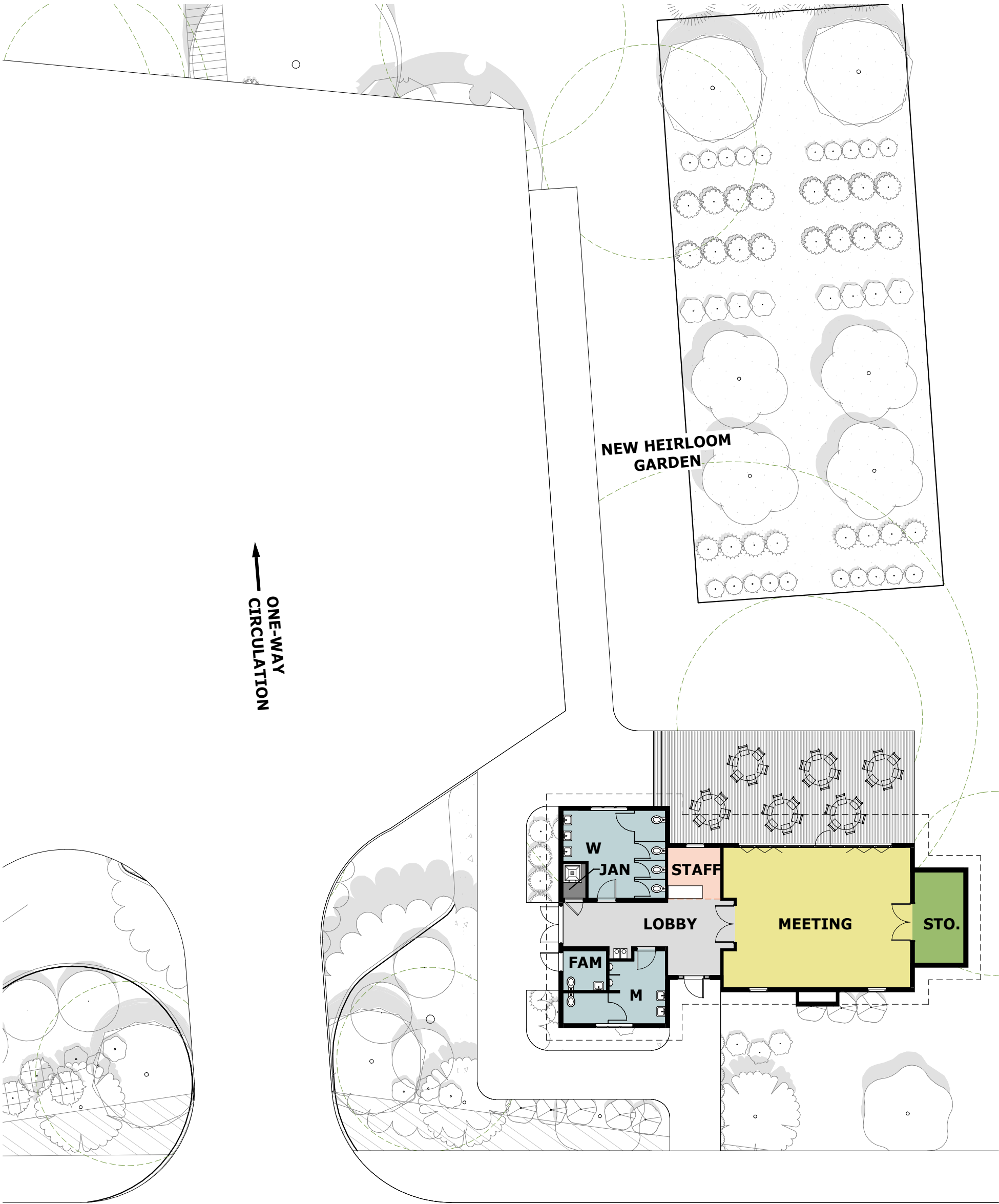
Applying these liabilities along with the general conditions and contingency multipliers would bring the total construction cost of the renovation option to \$992,413—or \$108,390 more than the new construction option at \$884,023.



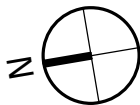








S. COX STREET

















## STATEMENT OF PROBABLE CONSTRUCTION COST

The following assumptions were made for this opinion of probable cost:

### - Renovation Option

- Renovation includes the demolition of the (2) additions to the existing structure and all existing decks.
- Renovation removes all existing plumbing, mechanical, and electrical equipment within the building footprint, and provides all-new equipment. Site utilities are excluded from this study.
- Renovation removes the second floor from the existing structure and vaults the ceiling at the meeting room. A wood tongue and groove ceiling is priced in this space. Space above the restrooms is used for mechanical equipment.
- All windows are replaced.
- The basement is retained as an employee-only storage space.
- Roof is replaced with new asphalt shingles.
- No sprinkler system is included.
- Significant repairs may or may not be required; these items are held separate and labelled "liabilities".
- Escalation is assumed as 0.5% to the midpoint of construction, currently estimated at 14 months.
- Sitework outside of the building footprint was not included in this statement of probable cost.
- Statement of probable cost does not include owner soft costs.

### - New Construction Option

- New construction is wood-framed with prefabricated wood roof trusses.
- New construction includes a basement as an employee-only space. As an alternative, a storage room may be added/expanded.
- Roof is priced as a standing seam metal roof.
- Meeting room has high ceilings with wood tongue and groove ceiling.
- New deck is included in pricing.
- All windows are priced as aluminum storefront.
- No sprinkler system is included.
- Escalation is assumed as 0.5% to the midpoint of construction, currently estimated at 14 months.
- Sitework outside of the building footprint and site utilities were not included in this statement of probable cost.
- Statement of probable cost does not include owner soft costs.



## STATEMENT OF PROBABLE CONSTRUCTION COST

New Construction (1,600 SF)

Description	Probable Cost	Cost/SF
Existing Conditions	\$32,240	\$20.15/sf
Architecture/Interiors	\$441,927	\$276.20/sf
Plumbing, HVAC, Electrical	\$110,000	\$68.75/sf
Earthwork (building footprint only)	\$10,000	\$6.25/sf
<b>Sub-total Hard Construction Cost</b>	<b>\$594,167</b>	<b>\$371.35/sf</b>
General Conditions (10%)	\$59,417	\$37.14/sf
GC Overhead and Profit (10%)	\$59,417	\$37.14/sf
Design Contingency (15%)	\$89,125	\$55.70/sf
<b>Estimated Construction Cost</b>	<b>\$802,126</b>	<b>\$501.33/sf</b>
Escalation (.5% per month for 14 months)	\$56,149	\$35.09/sf
<b>Estimated Construction Cost with Escalation</b>	<b>\$858,275</b>	<b>\$536.42/sf</b>
Construction Contingency (3%)	\$25,748	\$16.09/sf
<b>Total Estimated Construction Cost</b>	<b>\$884,023</b>	<b>\$552.51/sf</b>

## STATEMENT OF PROBABLE CONSTRUCTION COST

Renovation, No Liabilities (1,200 SF)

Description	Probable Cost	Cost/SF
Existing Conditions	\$66,555	\$55.46/sf
Architecture/Interiors	\$306,757	\$255.63/sf
Plumbing, HVAC, Electrical	\$110,000	\$91.67/sf
Earthwork (building footprint only)	\$6,000	\$5.00/sf
<b>Sub-total Hard Construction Cost</b>	<b>\$489,313</b>	<b>\$407.76/sf</b>
General Conditions (10%)	\$48,931	\$40.78/sf
GC Overhead and Profit (10%)	\$48,931	\$40.78/sf
Design Contingency (15%)	\$73,397	\$61.16/sf
<b>Estimated Construction Cost</b>	<b>\$660,572</b>	<b>\$550.48/sf</b>
Escalation (.5% per month for 14 months)	\$46,240	\$38.53/sf
<b>Estimated Construction Cost with Escalation</b>	<b>\$706,812</b>	<b>\$589.01/sf</b>
Construction Contingency (5%)	\$35,341	\$29.45/sf
<b>Total Estimated Construction Cost</b>	<b>\$742,153</b>	<b>\$618.46/sf</b>



## STATEMENT OF PROBABLE CONSTRUCTION COST

Renovation, With **Liabilities** (1,200 SF)

Description	Probable Cost	Cost/SF
Existing Conditions	\$66,555	\$55.46/sf
Architecture/Interiors	\$306,757	\$255.63/sf
Plumbing, HVAC, Electrical	\$110,000	\$91.67/sf
Earthwork (building footprint only)	\$6,000	\$5.00/sf
<b>Liabilities</b>		
Re-Bricking Veneer	\$100,000	\$83.33/sf
Below-grade Waterproofing	\$25,000	\$20.83/sf
Hazardous Materials Abatement	\$40,000	\$33.33/sf
Sub-total Hard Construction Cost	\$654,313	\$545.26/sf
General Conditions (10%)	\$65,431	\$54.53/sf
GC Overhead and Profit (10%)	\$65,431	\$54.53/sf
Design Contingency (15%)	\$98,147	\$81.79/sf
Estimated Construction Cost	\$883,323	\$736.11/sf
Escalation (.5% per month for 14 months)	\$61,833	\$51.53/sf
Estimated Construction Cost with Escalation	\$945,155	\$787.63/sf
Construction Contingency (5%)	\$47,258	\$39.38/sf
Total Estimated Construction Cost	\$992,413	\$827.01/sf

## STATEMENT OF PROBABLE CONSTRUCTION COST

### Summary

	New Construction	Renovation	Renovation w/Liabilities
<b>Estimated Construction Costs- Base</b>	<b>\$594,167</b>	<b>\$489,313</b>	<b>\$654,313</b>
Hard Construction Cost/SF	\$371	\$408	\$545
General Conditions (10%)	\$59,417	\$48,931	\$65,431
GC Overhead and Profit (10%)	\$59,417	\$48,931	\$65,431
Design Contingency (15%)	\$89,125	\$73,397	\$98,147
<b>Estimated Construction Cost</b>	<b>\$802,126</b>	<b>\$660,572</b>	<b>\$883,323</b>
Escalation (14 months at 0.5% per month)	\$56,149	\$46,240	\$61,833
<b>Estimated Construction Cost w/ Escalation</b>	<b>\$858,275</b>	<b>\$706,812</b>	<b>\$945,155</b>
Construction Contingency (3% for New Construction, 5% for Renovation)	\$25,748	\$35,341	\$47,258
<b>Estimated Construction + Contingency</b>	<b>\$884,023</b>	<b>\$742,153</b>	<b>\$992,413</b>



**City of Asheboro  
Finance Office**

**To:** Mayor & City Council, John N. Ogburn, III, City Manager  
**From:** Debbie Reaves, Finance Director   
**Date:** September 29, 2023  
**Re:** Ordinance(s) to Amend General Fund – for consideration at the October 5, 2023 council meeting

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At the August 10, 2023 council meeting, the City Council adopted a resolution of partnership with the YMCA for use / promotion / development of the Zoo City Sportsplex.

The full resolution from the minutes has been attached for reference.

This resolution says: "WHEREAS, the City of Asheboro will reimburse the Randolph-Asheboro YMCA for the Asheboro City Futbol Club management expenses so that youth player costs reflect the City of Asheboro's mission of creating meaningful opportunities to all citizens so that no one is "priced out" of participation; "

Furthermore, the resolution says: "WHEREAS, the resolution outlines that "the City of Asheboro will provide appropriate funding to the Randolph-Asheboro YMCA to market and promote these tournaments and events".

In the resolution of partnership

- 1) The definition of management expenses and "amount" to be considered is not defined.
- 2) The amount that equates to "appropriate funding" for marketing is not qualified.
- 3) The scope (vision and expectations) of what needs to happen "to market and promote these tournaments and events" is very vague.
- 4) The funding level impacts the type of marketing plan that can be developed and implemented and thus needs to be determined before the plan can be formulated.

Based on the requests from the Asheboro-Randolph YMCA, I have prepared three ordinances for consideration that relate to this resolution of partnership.

- 1) Ordinance for "Futbol Club management expenses".
- 2) Ordinance for "marketing expenses" relating to salary funding request.
- 3) Ordinance for "marketing expenses" as it relates to a marketing program.

### **Ordinance 1: Futbol Club Management Expenses- Salary request**

For management expenses, The YMCA is requesting that the City of Asheboro pay 50% of its Soccer Director's salary and benefits in conjunction with this agreement. Based on details submitted by the YMCA to the City of Asheboro Finance department, that amount is \$2,187 per month starting August 2023. \$24,057 for August 2023-June 2024.

For Council's consideration, the YMCA, at my request, has submitted the below background information:

- Biography on Joe Taureck, the YMCA's Soccer Director.
- The YMCA job description for the Soccer Director position.
- Updated job description where Joe Taureck has pulled out / highlighted detail that he feels relevant to his partnership responsibilities at ZCSP.

In discussion with the City of Asheboro Park's & Recreation Director, the City will be working with Joe and will likely refine and add responsibilities as the vision is implemented to consider other aspects of support that are needed at the ZCSP but may not have been considered by Joe when developing his Job Description.

### **Ordinance 2 – Marketing expenses - Salary request.**

The YMCA is requesting that the City of Asheboro pay 50% of its Marketing Director's salary and benefits as well as provide additional funding for a marketing program in conjunction with this agreement. Based on details submitted by the YMCA to the City of Asheboro Finance department, that amount is \$2,280 per month starting August 2023. \$25,080 for August 2023-June 2024.

For Council's consideration, the YMCA, at my request, has submitted the below background information:

- Biography on Nick McNeill, the YMCA's Marketing Director.
- The YMCA job description for the Marketing Director position.
- Updated job description where Nick McNeill has pulled out / highlighted detail that he feels relevant to his partnership responsibilities specifically at ZCSP (not YMCA).
- Marketing plan developed by Nick – very basic / minimal as funding was not determined at time submitted.

### **Ordinance 3 – Marketing expenses - Marketing Plan**

The YMCA is requesting funding for a marketing program in addition to salary allocation for their Marketing Director.

A very basic marketing plan relating to a print budget and website domain and hosting costs would likely cost under \$10,000 in a 12-month period. This level of funding will utilize the



website and local advertising opportunities to get the ZCSP name out in front of the local market. It would allow the YMCA marketing director to focus on the responsibilities of selling and managing multi-year sponsorships / "naming opportunities" for assets at the ZCSP- (see attached for list of sponsorship opportunities. The sponsorship opportunities that have been spoken for based on donations already received are noted accordingly).

This very basic level of funding will not provide for the following:

- a "strong branding campaign" for the ZCSP.
- the promotion of large events at the sportsplex.
- does not reach beyond the local market.

The YMCA partners with Octave for marketing services at the YMCA and would like to work with Octave for assistance in developing a more diverse and expansive marketing plan for the ZCSP to grow the exposure of the Zoo City Sportsplex outside of the local market.

The YMCA shares that a more diverse and expansive marketing plan would require a large budget set aside for the ability to market to a wider audience and with many more marketing platforms. A level of funding needs to be set, expectations and parameters need to be defined, and then a marketing plan can be developed. The larger the marketing budget, the wider the net to reach and attract people from outside the local market

The budget amendment submitted for consideration is set at a level of \$50,000 for the remainder of the 2023-2024 fiscal year

In summary, the ordinances for funding relating to the partnership agreement are as follows:

Ordinance 1: \$24,057

Ordinance 2: \$25,080

Ordinance 3: \$50,000

Total: \$99,137 – all paid for by an appropriation of General Fund balance.

Note:

The City of Asheboro budget allocations are adopted on an annual basis. The YMCA and the City of Asheboro staff will be reviewing and evaluating the partnership on an annual basis. City Council will have the opportunity during the annual budget process to discuss, update / modify funding as applicable.

Attachments:

Resolution of partnership- attachment 1 (2 pgs)

Ordinance 1- Agenda Item 10(a)(i)

Ordinance 1 supporting documentation attachments 1-3

Ordinance 2- Agenda Item 10(a)(ii)

Ordinance 2 supporting documentation attachments 1-3

Ordinance 3- Agenda Item 10(a)(iii)

Ordinance 3 supporting documentation – attachment 1-2

hangar. The anticipated cost to build the hangars is approximately 1.3 million. Grant funding for the construction will be available through fiscal year 2026.

**15. A Resolution of Partnership Between the City of Asheboro and the Randolph Asheboro YMCA at the Zoo City Sportsplex**

Prior to the consideration of agenda item 15 and in light of a conflict of interest, Council Member Heath moved and Council Member Bell seconded the motion to recuse Council Member Swiers from participating in any manner regarding this agenda item. Council Members Bell, Burks, Heath, McCaskill, Moffitt, and Redding voted aye. There were no dissenting votes. With this vote, Council Member Swiers were recused from participating in any manner in the meeting agenda item pertaining to the Zoo City Sportsplex.

Recreation Services Director Jonathan Sermon presented and recommended adoption, by reference of a resolution of partnership between the City of Asheboro and Randolph-Asheboro YMCA at Zoo City Sportsplex. Mr. Patrick O'Hara offered comments in support of the resolution.

Council Member Bell moved and Council Member Heath seconded the motion to approve/adopt the following resolution by reference. Council Members Bell, Burks, Heath, McCaskill, Moffitt, and Redding voted aye. There were no dissenting votes.

**28 RES 8-23**

**Resolution of Partnership between City of Asheboro and Randolph-Asheboro YMCA at Zoo City Sportsplex**

**WHEREAS**, the Zoo City Sportsplex is owned and maintained by the City of Asheboro; and

**WHEREAS**, the City of Asheboro's premiere athletic complex, Zoo City Sportsplex, is capable of hosting numerous local, community, statewide, and southeast regional athletic events and tournaments each year; and

**WHEREAS**, the Zoo City Sportsplex offers a place for the City of Asheboro's Cultural and Recreation Services athletic programs, tournaments, community sports leagues and rentals, as well as community events; and

**WHEREAS**, the City of Asheboro adopted its 20/20 Strategic Plan in May, 2007; and

**WHEREAS**, the Asheboro 20/20 Strategic Plan features four (4) initiatives, Economic Development, Growth, Annexation and Infrastructure, Quality of Life, and the North Carolina Zoo, and which has been the City of Asheboro's focus since approval; and

**WHEREAS**, the Randolph-Asheboro YMCA is the program manager and host facility for the Asheboro City Futbol Club, a competitive soccer club; and

**WHEREAS**, in order to achieve portions of the Economic Development and Quality of Life initiatives of the 20/20 Strategic Plan, the City of Asheboro and the Randolph-Asheboro YMCA will partner to sponsor, schedule, and manage their recreational Youth Soccer League and the Challenge Soccer program, currently known as the Asheboro City Futbol Club as well as youth and adult beach volleyball at the City of Asheboro's Zoo City Sportsplex; and

**WHEREAS**, the Randolph-Asheboro YMCA may sell all food and beverages at concession stand #2 for these partnership events and retain all profits to financially support these youth activities; and



**WHEREAS**, the City of Asheboro will reimburse the Randolph-Asheboro YMCA for the Asheboro City Futbol Club management expenses so that youth player costs reflect the City of Asheboro's mission of creating meaningful opportunities to all citizens and so that no one is 'priced out' of participation; and

**WHEREAS**, the City of Asheboro will provide the appropriate funding to the Randolph-Asheboro YMCA to market and promote these tournaments and events; and

**WHEREAS**, the City of Asheboro and the Randolph-Asheboro YMCA will also work with the Randolph County Tourism Development Authority to secure hotel rooms, restaurant space, advertising in non-sports venues and to coordinate local media advertising and coverage; and

**WHEREAS**, the City of Asheboro will have exclusive programming and scheduling for youth tackle football, youth and adult flag football, youth and adult pickleball, youth and adult lacrosse, adult soccer not affiliated with the Randolph-Asheboro YMCA, adult ultimate disc, rugby, the fitness court and studio, the dog park, walking trails, picnic shelters 1-5, and the all-access playground; and

**WHEREAS**, per the terms of this resolution, the recreation staff shall develop operational plans to manage the Zoo City Sportsplex.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Asheboro and the Randolph-Asheboro YMCA enter a partnership for these above-referenced items at the Zoo City Sportsplex.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting that was held on the 10th day of August, 2023.

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

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

**16. Proposed Budget Ordinance Amendment for the Acquisition of Three Tracts of Land that can be Used for Future Improvements at McCrary Ballpark**

The above-referenced agenda item was withdrawn and rescheduled for the council's regular meeting on September 6, 2023.

**17. Amendments to the Code of Asheboro and the 2023-2024 Annual Operating Budget**

Finance Director Deborah Reaves and City Attorney Jeff Sugg presented amendments to Section 51.37 of the Code of Asheboro and the 2023-2024 Annual Operating Budget to establish a tipping fee rate at the city's solid waste transfer station for the City of Randleman at \$38.00 per ton.

Mr. Greg Patton, a representative from the City of Randleman, presented comments in support of the proposed amendments. No other comments were offered from the public.

Council Member Bell moved and Council Member Moffitt seconded the motion to approve/adopt the following ordinances by reference. Council Members Bell, Burks, Heath, McCaskill, Moffitt, Redding, and Swiers voted aye. There were no dissenting votes.

ORDINANCE TO AMEND THE GENERAL FUND  
FY 2023-2024

WHEREAS, the City of Asheboro Council approved a Resolution of Partnership with the YMCA at the August 10, 2023 council meeting outlining that the "City of Asheboro and Randolph-Asheboro YMCA will partner to schedule and manage the YMCA recreational Youth Soccer League and the Challenge Soccer Program as well as youth and adult beach volleyball at the Zoo City Sportsplex (ZCSP).

WHEREAS, the resolution outlines that "the City of Asheboro will reimburse the Randolph-Asheboro YMCA for the Asheboro City Futbol Club management expenses so that youth player costs reflect the City of Asheboro's mission of creating meaningful opportunities to all citizens and so that no one is "priced" out of participation".

WHEREAS, because of this new partnership between the City of Asheboro and the YMCA, The YMCA is assigning its soccer director to take on a dual role of developing and supporting the YMCA programs that will be held at the ZCSP as well as supporting the development of ZCSP into a premier regional multi-purpose complex that highlights Soccer programs as well as other sporting programs alongside with the City of Asheboro.

WHEREAS, in alignment with budget allocations that are adopted on an annual basis, there will be a review by the City of Asheboro evaluating the partnership arrangement and the appropriate level of funding for consideration by City Council.

WHEREAS, for the fiscal year 2023-2024, the YMCA is requesting the City of Asheboro allocate funding at the equivalent level to pay one half of the Soccer Directors salary, insurance and retirement at the YMCA, an amount of approximately \$2187 per month, in exchange for the efforts to program and support programs at the ZCSP.

WHEREAS, the YMCA is requesting this payment be retroactive to August 2023 to align with the month that the resolution of partnership was approved by the City Council.

WHEREAS, the YMCA has submitted a job description that outlines responsibilities that they will perform to support the City of Asheboro.

WHEREAS, the YMCA will work with City of Asheboro Staff to update this job description to include additional duties that are seen from the City of Asheboro perspective as necessary to meet the overall needs in developing and growing the ZCSP.

WHEREAS, the City of Asheboro desires to amend the 2023-2024 budget as required by law to adjust for changes in revenues and expenditures.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.



ORDINANCE TO AMEND THE GENERAL FUND  
FY 2023-2024

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

That the following revenue line item be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-000-399.0000	Fund Balance Appropriation	\$24,057

That the following expense line item be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-623-522.0000	Professional Services	\$24,057

Adopted this the 5th day of October, 2023.

_____  
David H. Smith, Mayor

ATTEST:

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

**RANDOLPH-ASHEBORO YMCA  
JOB DESCRIPTION**

**POSITION TITLE:** Zoo City Complex/ Soccer Director

**DEPARTMENT:** Soccer/Community

**SUPERVISOR:** Executive Director

**YEAR:** 2022

**GENERAL FUNCTION:**

- Create, coordinate, develop, and run all soccer programs at the YMCA.
- Plan and develop each league.
- Keep leagues functioning while developing new leagues.
- Create opportunities for participants to become members with benefits.
- Push participation over results, while still encouraging all children to succeed.
- Develop ways to keep costs down while providing a quality product.
- Bring in new participants while retaining old ones.
- Develop community partnerships that enhance programs.
- Solicit donations, sponsorships, and contributions.
- Promote Zoo City Complex to outside entities to bring in soccer, football, lacrosse, volleyball, pickle ball tournaments and community events to the complex.
- Supervise concession stand that contains employees, supplies and equipment.
- Communicate with the City of Asheboro on any problems that have occurred at the complex.

**QUALIFICATIONS:**

- Bachelor's degree required.
- Demonstrated ability to guide, lead, and manage youth and adult programs.
- Excellent verbal and written communication skills
- Competent computer skills including but not limited to Word, Excel, and PowerPoint
- Must be trained, or willing to be trained, on company software and website software: Daxko.
- The employee is occasionally required to sit; to use hands to finger, handle, or feel.
- The employee must be able to occasionally lift and/or move up to fifty pounds.
- Specific vision capabilities required by this job include close vision, distance vision, and peripheral vision.
- Current certifications in CPR & First Aid

**PHYSICAL REQUIREMENTS:**

Walk   Run   Stand   Lift Heavy Weight   Read   Write

**PRINCIPLE RESPONSIBILITIES:**

- Make sure the area is safe for children.
- Communicate information with parents and coaches.
- Deal with unsatisfied parents/persons in a professional manner
- Communicate all information with the front desk, coaches/parents, and full-time staff.
- Promote new areas and identify major improvements/benefits.
- Assist in other facets of the YMCA (tours, front desk, helping with other projects) where needed.



- Maintaining concession stand (organizing, supervising, cleaning, and) as needed
- Lead internal and external communications as chief spokesperson for Zoo City Sports Complex
- Maintain relationship with the ACFC Board of Directors to achieve organization's mission, values,
- Confer with Executive Director, Sports Complex Management advisors and support team to discuss issues, coordinate activities, and resolve problems.
- Point person for all Zoo City Sports Complex programs
- Recruitment, retention & development of coaches for Recreation Soccer Program held at the Randolph-Asheboro YMCA.
- Provides backup for any coaching vacancies through seasons.
- Plan, develop, and execute soccer camps, leagues, clinics, and tournaments held at the Zoo City Sports Complex
- Plan, develop and execute soccer coaching and refereeing licensing and certification clinics for recreation coaches and challenge coaches.
- Develop programming to target various market segments ranging from corporate, group, adult/youth/family, and special interest groups.
- Create and develop sales initiatives and goals for leagues, tournaments, special events, etc. for all sports at the complex.
- Generate sales through networking, building relationships, and creating strategic alliances.
- While performing the duties of this job, the employee is regularly required to sit and stand and walk; to reach with hands and arms and talk and listen.
- Creating a positive relationship with client and stakeholders
- Meeting or exceeding annual growth objective.
- Manage and execute personnel and payroll tasks.
- Direct, plan and implement policies, objectives, and activities of organizations or businesses to ensure continuing operations and increase rentals and events.
- Represent the organization and promote its objectives at official functions, or delegate representatives to do so.
- Serve as liaison between organizations, shareholders, and outside organizations.
- Communicate with the City of Asheboro with any potential construction/repair needs, and cleanliness of the complex, and provision of equipment and supplies.
- With the help of the Executive Director, negotiate contracts and agreements with suppliers, distributors, and other organizational entities.
- Provide monthly reports to the Executive Director for business development and financial review.
- Provide day-to-day supervision of events.
- Maintain a safe environment for athletes and guests.
- Maintain cleanliness in the facility (courts, fields, restrooms, office areas, etc.)

**JOB RESPONSIBILITIES:**

- Youth Indoor Soccer (1 year)
- Fall and Spring Soccer programs at the Randolph-Asheboro YMCA.
- Co-Directing and hosting of Soccer, Pickleball and outdoor Volleyball tournaments at Sports Complex.
- Scheduling of practices and tournaments by outside community individuals and other associations.
- Scheduling of activities in which the community and people outside the community can attend.
- The Zoo City Complex Supervisor is responsible for the financial and operating performance of the complex.
- Prepare budgets for approval, including those for funding and implementation of programs.
- Manage the daily operations, staff, marketing, and finances of Zoo City Sports Complex to ensure long-term success and sustainability.

**EFFECT ON END RESULT**

Good planning and well-run programs will lead to a growth in participation and revenue, and the overall benefits of the programming will lead to a growth in revenue and participation at the Zoo City Sports Complex.



Joe Taureck- Resume submitted 8-28-2023

**Joe Taureck-YMCA Soccer Director and Zoo City Sportsplex Coordinator**

**Education:** I attended High Point University from 2000-2005. I majored in Sports Management, Business Management, and Physical Education. After graduation, I went back to High Point University to attend Graduate School. In 2007, I earned my Masters in Sports Studies. I work in this field and continue to use the education I received today.

**Past Employment:** During college, I worked for HPU as a hospitality worker for sporting events, helped with set up and coordination of the gymnasium and hosted both opposing teams and officials for sporting events. I also collaborated with multiple companies during the Furniture Market, where my main responsibilities included advertising and making itineraries for out-of-town guests to plot out places for them to eat, drink, sleep, and entertained.

I also worked at the Boys & Girls Club and the local YMCA. There, I helped to run all sports programs, and took over a sports program that was just starting in Archdale. I ran a soccer program out of the Guilford Sports Complex, where we hosted numerous tournaments, including the Jack Frost Classic, which brought out-of-town teams to the area. This was my first experience seeing what a tournament could do to boost the local economy.

**Current YMCA Job:** Since coming to the Randolph-Asheboro YMCA, I have run all sports programs until the Zoo City Sportsplex coordinator position came about. My past includes building the basketball program from very minimal numbers to the state it is in now, with a healthy stream of players, and a Midnight Basketball program that was highlighted in the City's run toward becoming an All-America City (I was with the group that went to Denver twice, presented our program, and helped coordinate and strategize in our plan to win the award) and also highlighted in the news 2 years ago for our partnership with local law enforcement and the City of Asheboro to bring police and local youth closer and build a bond between them.

Though this was great for my career, my soccer accomplishments overshadow this. I took a strong program, and throughout my career, grew it into one of the strongest in the state. Though not as big as our competing cities, our Rec Program has numbers that are larger than all but a handful in the state. After Covid caused recreation sports as we know them to halt, I was proud to be the first Recreation Soccer program in the State of North Carolina to resume operations. I did this by working in conjunction with the CDC, NCYSA, US Soccer, the Health Department, the Governor's Office, and outside organizations to make sure we ran a safe and efficient program that was approved and workable. We also took over the travel program in the last few years, and have grown that from a 3 team group to an 11 team group, and the program will grow to numbers far beyond that as we continue to grow in a controlled manner (starting with new teams in the youngest group every year, building those, and then retaining and sustaining them through great training, great facilities, and a well run program). Our Rec Soccer program hosts about 1500 players per year (1 fall season, one spring season), another two hundred in travel, and 250 in our indoor soccer league. These numbers will only grow with the sports complex, and will attract people from outside of our city, just as venues in Greensboro, Raleigh, and Charlotte attract players from all over living at least an hour away and going from our own city to those larger markets. Our adult soccer program also boasted more than 125 players per season at its peak, and that league was limited to players ages 30 and above, so opening up more space will attract players that live not just in this city, but also from up to cities, with groups already calling me from Charlotte, Raleigh, Greensboro, Winston-Salem, and other areas.

Tournaments are a huge part of bringing in out of town revenue, and I have hosted High School Volleyball and Basketball Tournaments. The JV Tournament that I currently am the Co-Director of holds a record of being the largest JV tournament in the Nation, as we once hosted sixty teams over a 3-day tournament, with each team playing three games. We brought in teams from multiple states, countries, and over twenty-five counties. This was a huge economic boost for our local economy.

**Work with the City of Asheboro:** I currently have a standing Friday meeting at the Cultural and Recreation Services office and am meeting or speaking daily with that department to coordinate. I also assist in coordinating at the Sportsplex, and work at least once a week as the Complex Supervisor for the facility.

I have spent the last 2 years working on additional information for the complex to develop a rule list for the complex. To do this, I looked over what eighteen other Sports complexes of comparable size and from cities of comparable size did. I also used that research to recommend rental prices for this facility. I have also toured multiple places to see firsthand how they operate.

In addition to this, I currently have been making contacts on local, regional, and national tournaments. I have a football group that wants to reserve two hundred hotel rooms for a 3-day football tournament coming out of Tennessee. I also have groups from West Virginia, Virginia, Georgia, and Florida calling. My contact list is up to forty groups right now. I can see us programming tournaments out of the complex at least thirty weekends a year to start, and honestly, I am sure we can get above 40 within a year. Of that projection, I estimate that at least a dozen of them is from groups that are over an hour away, with of those being out of state.

**Responsibilities with ACFC:** Our local soccer club has just started over, and we are currently building it, as I mentioned above. Building this takes time, money, and effort. If you look at what other clubs in the state are doing, those clubs pay coaches, have required paid positions, and spend a large amount of money. Our club prices for players to play are the cheapest in the state. With the size of our club, we will keep our prices down to both help our local players and keep them from leaving to bigger clubs. As a nice bonus to this, we have noticed an uptick in players from larger clubs deciding to join us because our club fees are lower, and the new complex is drawing new players.

To list expenses with the club, our coaches currently paid \$1,500 per year (currently with eleven coaches), our Director of Coaching paid \$10,000 per year, our Registrar paid \$2,000 per year, and our other positions currently not paid. These numbers are all well below what everyone else in the state is doing, and we will need to go up on them.

In addition to that, we must run background checks on everyone who helps with the club in any manner (coach, assistant coach, team parents, managers, officials, board members), which costs the club a good amount of money. Each player must also be registered with the state (both our Rec and Travel players, as the ACFC is not just the 200 travel players, but also the Rec Program (NCYSA requires that every travel club be tied to a Rec program, and that when those numbers are added together, the ratio must be 60/40, with at least 60% being Rec players). This means that, when you look at ACFC as a whole, you are not looking at the 11 travel teams, but the 11 travel teams (19 teams per year, as 8 of them play 2 seasons), but also the 54 (110 as Rec is also 2 seasons) Rec level teams that are counted as part of the ACFC. The players are registered through the North Carolina Youth Soccer Association and will be insured. The program requires a great deal of funding.



Joe Taureck- Resume submitted 8-28-2023

As of today, while we have been able to pay for the positions listed at a slight loss, our office and staff who manage these duties have not been paid additionally for this. The YMCA staff has put additional volunteer hours into the club.

# Updated Job Description for COA (06/20/20) attachment 3

Joe Taureck

## Zoo City Sportsplex Job Details

- Planning all soccer events, both locally, regionally, and nationally
- Assisting with all other planned events
- Contacting regional and national events to bring them to the complex, or passing their info on to Ryan
- Weekly manning of the complex for all events
- Fundraising assistance and/or solicitation
- Attending meetings with the Heart of the Carolinas Tourism Bureau, AAHPERD, NRPA, and other organizations that incorporate Recreation facilities for both networking and ideas
- Member of NCYSA and US Soccer, with direct access to hosting events such as Olympic Player Development (1400 players from across the state for 1 weekend, twice a year), State Cup (200 teams from across the state for 3 days, twice a year), and other large regional events
- Coordinating with NCYSA on regional soccer clinics
- Bringing in local college and professional teams
- Holding tournaments that will bring out of town teams and players to mix with our local players
- Running Y youth soccer while making it accessible by keeping weekends free for bigger tournaments
- Scaling local events into fewer weekends to allow the complex to be rented out more often
- Coordinate and plan on other events, like Christmas lights or Holiday events
- Hold events for residents to use the complex on weeknights
- Help with other city-planned events at the complex where needed
- Manage ACFC and its finances, coaches, and players
- Manage YMCA Rec Soccer and its finances, coaches, and players
- Coordinate, recruit, facilitate, and mediate with soccer officials and assignor to make sure there are enough local refs for both local matches and the influx of tournaments, which will need local officials
- Weekly/bi-weekly meetings with Ryan (ACRS Department) to ensure we are maximizing the facility and our scheduling is working
- Being on-site daily to assist in day-to-day events, planning, and tasks



ORDINANCE TO AMEND THE GENERAL FUND  
FY 2023-2024

WHEREAS, the City of Asheboro Council approved a Resolution of Partnership with the YMCA at the August 10, 2023 council meeting outlining that the "City of Asheboro and Randolph-Asheboro YMCA will partner to schedule and manage the YMCA recreational Youth Soccer League and the Challenge Soccer Program as well as youth and adult beach volleyball at the Zoo City Sportsplex (ZCSP).

WHEREAS, the resolution outlines that "the City of Asheboro will provide appropriate funding to the Randolph-Asheboro YMCA to market and promote these tournaments and events".

WHEREAS, because of this new partnership between the City of Asheboro and the YMCA, The YMCA is assigning its marketing director to take on a dual role of marketing for the YMCA programs as well as marketing/promoting the ZCSP into a premier regional multi-purpose sports complex.

WHEREAS, in alignment with budget allocations that are adopted on an annual basis, there will be a review by the City of Asheboro on a year-to-year basis evaluating the partnership arrangement before future appropriations will be set for consideration by City Council.

WHEREAS, for the fiscal year 2023-2024, the YMCA is requesting the City of Asheboro allocate funding to implement a marketing program as well as allocate funding to pay one half of the Marketing Directors salary, insurance, and retirement at the YMCA.

WHEREAS, the scope of the marketing program is still being discussed and developed so funding for that is not being requested at this time.

WHEREAS, the requested allocation from the YMCA for the Marketing Director's services is \$2280 per month.

WHEREAS, the YMCA is requesting this payment be retroactive to August 2023 to align with the month that the resolution of partnership was approved by the City Council.

WHEREAS, the YMCA has submitted a job description that outlines responsibilities that they will perform to support the City of Asheboro.

WHEREAS, the City of Asheboro desires to amend the 2023-2024 budget as required by law to adjust for changes in revenues and expenditures.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.

Item 10(a)(ii)  
P-2

ORDINANCE TO AMEND THE GENERAL FUND  
FY 2023-2024

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

That the following revenue line item be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-000-399.0000	Fund Balance Appropriation	\$25,080

That the following expense line item be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-623-522.0000	Professional Services	\$25,080

Adopted this the 5th day of October 2023.

_____  
David H. Smith, Mayor

ATTEST:

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



**NICK MCNEILL**  
**MARKETING DIRECTOR**  
**RANDOLPH-ASHEBORO YMCA**



(336) 625-1976 ext. 2008



10(a)(ii) attachment 1

nmcneill@asheboroymca.com



343 NC Hwy 42 N.  
Asheboro, NC 27203

I began working for the Randolph-Asheboro YMCA in November of 2019 as the Marketing and Membership Director. During my time here at the Y I have been responsible for reinventing our Corporate Partnership program, growing our presence in the community both in recruitment of new memberships as well as seeing record numbers in our youth sports programs.

In 2023 I transitioned to Marketing Director, allowing me to focus on growing the marketing of the YMCA, and to allow me to be able to assist with marketing of the Zoo City Sportsplex. During my time at the YMCA, we continue to see growth in our online presence, utilizing Facebook, Instagram, Twitter, YouTube, Google and our Website as ways to better market the services, programs and membership advantages to our community.

Before coming to the YMCA, I worked for the American Cancer Society for four years. During my time there, I managed multiple events that had a portfolio of over \$300,000 yearly and covered 5 different counties. I was responsible with leading 8 different yearly events, which involved sponsorship recruitment and relationship and marketing of these events.

In addition to my full time commitments, I have also done part time marketing work assisting with small business with their growth through using online marketing platforms and tools. These business have included credit card merchant solutions, real estate, private school, life coaching, landscaping, restaurants and a candle business.

Outside of my professional work, I also served for several years as a board member of the Randolph Youth Theater Company. My responsibilities on the board was social media marketing for the organization and overseeing all house management for all productions each season.

I am also the head varsity coach of both the men's and women's soccer teams at Asheboro Hybrid Academy. With a background in sports, both as a player and a coach, I have experience playing, coaching and working within the sports world and an understanding of what it takes to be successful.

**MARKETING DIRECTOR**  
**Randolph-Asheboro YMCA and**  
**Zoo City Sports Complex**

**POSITION SUMMARY:**

Under the direction of the Executive Director, this position supports the work of the Y, a leading nonprofit committed to strengthening community through youth development, healthy living, and social responsibility and builds the community's understanding of the YMCA's cause and impact. This position will develop and implement effective marketing and communication strategies for the YMCA and the Zoo City Sports Complex. Manages, evaluates and maintains information technologies, including network, security and controls, training and support end-users, researching and implementing new technologies, establishing "best practices". Provides support to Membership Department by helping with all aspects of membership for the branch including recruitment of new members, retention of existing members and supervision of assigned staff. Develops, plans and implements new procedures and methods to achieve strategic goals for the YMCA and the Zoo City Sports Complex. Serves as a member of the Leadership Team.

**RESPONSIBILITIES**

1. Adheres and complies with the Randolph-Asheboro YMCA Employee Manual, Policy & Procedures Manual, and Code of Conduct.
2. Provides leadership and support to the annual fundraising campaign and volunteer committees/boards as assigned. Develops and maintains effective working relationships within the community.
3. Assures compliance with state and local regulations. Ensures that program standards are met and safety procedures are followed.
4. Attends all staff meetings, in-service trainings, and other meetings as required by the Executive Director.
5. Conducts behavior at all times in a professional manner to reflect positively on the YMCA.
6. Performs other duties and tasks as requested by the Executive Director to facilitate efficient and effective operation of the YMCA.
7. Works with Membership Director and Zoo City Sports Director to develop annual operating goals, objectives and plan for the marketing and communications area. Monitors the achievement of this plan, taking appropriate action to ensure that the goals and objectives are met.
8. Develops, produces and distributes program information (printed flyers, brochures, schedules, sign-up sheets, etc.) necessary to promote assigned programs, in accordance with marketing plans.
9. Manages website and social media posts including Facebook, Twitter and Instagram for YMCA and Zoo City Sports Complex.
10. Monitors and enforces brand compliance.
11. Develops and directs advertisements, banners, flyers/registration forms, brochures, email banners, promotional items, printed materials and bulk mail for YMCA and Zoo City Sports Complex.
12. Creates and updates slides for Cirrus LED Marquee at YMCA and Zoo City Sports Complex.
13. Serve on the Membership and Marketing Committee and assist with planning, conducting, and helping implement approved ideas.
14. Assist Program Directors relevant to marketing programs.



15. In conjunction with the Executive Director and Executive Assistant, Marketing Director manages and oversees all aspects of information systems. Develops and manages system security, including back up processes.
16. Researches areas of technology that relate to the YMCAs needs and makes recommendations.
17. Ensures training and support is provided to users.
18. Serves as Daxko Operations Support.
19. Participates in the planning of the annual budget; manages and implements the approved budget for marketing and takes appropriate action to correct variances.

#### MARKETING

1. Develops annual operating goals, objectives and plan for the marketing and communications at the YMCA and Zoo City Sports complex. Monitors the achievement of this plan, taking appropriate action to ensure that the goals and objectives are met.
2. Oversee Marketing with the following and serve as a back-up:
  - a. Develops, produces and distributes program information necessary to promote assigned programs, in accordance with marketing plans, both internally and externally. Includes social media, email, text alerts, website, radio, news, TV slides, online calendars, marquee, etc.
  - b. Production of printed communications, to include flyers, brochures, schedules for the YMCA and the Zoo City Sports Complex.
3. Production of printed communications, to include specialty ads, signage, program guide, and displays.
4. Establishes contacts with media representatives and writes and submits press releases and monthly articles when appropriate. Maintains updated files of YMCA's media relations (both press and electronic).
5. Manage Marketing Committee, comprised of a diverse group of volunteers including members, non-members, board members, and community leaders, led by a Committee Chairperson. Schedule consistent meetings throughout the year to assist with membership and marketing and implement approved ideas.
6. Conduct tours responsive to the needs of prospective members; sell memberships.
7. Plan, coordinate, and facilitate Fall Community Day to promote new memberships as well as increase member retention.
8. Attends Board Meetings and provides updates on Marketing.
9. Represents the YMCA at community events to promote the YMCA and network with other business representatives to build relationships and potential collaborations.

#### ADMINISTRATION

1. Responsible for development and management of marketing budget for the YMCA and the Zoo City Sports Complex.
2. Provides and maintains timely related statistics and reports on membership, advertising, special events, etc.
3. Provides leadership to program directors relevant to marketing programs, membership services, and special events.
4. Participate in appropriate management functions and planning.
5. Assist Front Desk Staff as needed (answering phones, assisting members/guests, completing transactions, etc.).

#### QUALIFICATIONS

1. Degree in related field preferred or equivalent combination of education and experience.
2. At least five years of professional experience in membership, marketing and information technology required.
3. Ability to research and implement new technologies and solutions.
4. Skills in problem analysis and problem resolution at both a strategic and functional level.
5. Excellent personal computer skills and experience with standard business software.
6. Must have good interpersonal, public relations and communications skills, including the ability to make presentations, handle media inquiries and to train and instruct users.

#### WORK ENVIRONMENT & PHYSICAL DEMANDS:

1. The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
2. While performing the duties of this job, the employee is regularly required to use a computer for extended periods of time and be able to communicate using a computer and phone/smart device.
3. The employee frequently is required to sit and reach, and must be able to move around the work environment.
4. Physical Requirements include: walking, hearing (30 yards), stooping, lifting (25lbs.), seeing (30 yards), speaking, standing, carrying (25lbs.), kneeling, climbing, and pushing (25lbs.).
5. The employee must occasionally lift and/or move up to 10 pounds.
6. Specific vision abilities required by this job include close vision, distance vision, and the ability to adjust.
7. The noise level in the work environment is usually moderate.



# Updated Job Description for COA

10(a)(ii)

attachmat 3



## **MARKETING DIRECTOR Zoo City Sportsplex**

### **POSITION SUMMARY:**

This position supports the work of the Zoo City Sportsplex by developing and implementing effective marketing and communication strategies. Provides support to the City of Asheboro Cultural & Recreation Services. Develops, plans and implements new procedures and methods to achieve strategic goals for the Zoo City Sportsplex.

### **RESPONSIBILITIES**

1. Works with the City of Asheboro Cultural & Recreation Services and the Randolph-Asheboro YMCA to develop annual operating goals, objectives and plan for the marketing and communications of the Zoo City Sportsplex. Monitors the achievement of this plan, taking appropriate action to ensure that the goals and objectives are met.
2. Oversee Marketing with the following and serve as a back-up:
  - a. Develops, produces and distributes program information necessary to promote assigned programs, in accordance with marketing plans, both internally and externally. Includes but not limited to social media, email, text alerts, website, radio, news, online calendars, marquee, etc.
  - b. Production of printed communications, to include flyers, brochures, schedules for the Zoo City Sportsplex.
3. Create professional, quality promotional materials. To include but not limited to specialty ads, signage, program guide, and displays.
4. Manages website and social media posts including Facebook, Twitter and Instagram for Zoo City Sports Complex.
  - a. Manage, create, and publish high quality social media content to expand visibility and increase community awareness. Also includes other targeted digital advertising.
  - b. Manage and update website content
5. Establishes contacts with media representatives and writes and submits press releases and monthly articles when appropriate. Maintains updated files of Zoo City Sportsplexes's media relations (both press and electronic).
6. Monitors and enforces brand compliance.
7. Develops and directs advertisements, banners, flyers, brochures, email banners, promotional items, printed materials, and bulk mail for the Zoo City Sportsplex.
8. Oversee and coordinate internal and external communications including signage, newsletters, LED marquees, etc.
9. Participates in the planning of the annual budget; manages and implements the approved budget for marketing and takes appropriate action to correct variances.
10. Oversee and coordinate the relationship and partnership with Octave Marketing.

Ordinance 3 10(a)(iii)  
ORDINANCE TO AMEND THE GENERAL FUND  
FY 2023-2024

WHEREAS, the City of Asheboro Council approved a Resolution of Partnership with the YMCA at the August 10, 2023 council meeting outlining that "the City of Asheboro will provide appropriate funding to the Randolph-Asheboro YMCA to market and promote these tournaments and events".

WHEREAS, for the fiscal year 2023-2024, the YMCA is requesting the City of Asheboro allocate funding to implement a marketing program as well as allocate funding to pay one half of the Marketing Directors salary, insurance, and retirement at the YMCA.

WHEREAS, the scope of the marketing program cannot be developed until the funding is defined.

WHEREAS, the requested allocation for a marketing program that is diverse and multifaceted to allow the Zoo City Sportsplex to grow in exposure outside the local market is \$50,000.

WHEREAS, the City of Asheboro desires to amend the 2023-2024 budget as required by law to adjust for changes in revenues and expenditures.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.

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

That the following revenue line item be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-000-399.0000	Fund Balance Appropriation	\$50,000

That the following expense line item be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-623-535.0000	Advertising and Marketing	\$50,000

Adopted this the 5th day of October 2023.

_____  
David H. Smith, Mayor

ATTEST:

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



10(a)(i)(ii)  
attachment 1

## Zoo City Sportsplex Marketing Plan

Nick's YMCA  
Plan  
does not include  
Octave  
costs...

### **Working closely with Octave Marketing to:**

Build and maintain a dynamic and interactive website that makes it easy for those interested in utilizing the sportsplex to get the information needed and to generate excitement.

Create print marketing materials that can be used at conferences, special events, etc as handouts to draw tournaments and events to the sportsplex.

Growing our online reach through social media with the Zoo City Sportsplex Facebook, Instagram and Twitter accounts.

### **Working closely with Randolph County Tourism Department to:**

Promote the Zoo City Sportsplex as a destination location for a variety of sporting events and other special events.

Make the sportsplex a desired destination. Highlighting and promoting other attractions in our community so people will know what there is to do here when they visit for tournaments, etc.

### **Marketing locally:**

Attracting sponsors, donors and business partners as well as educate the community regarding what the sportsplex brings to this community. The goal is to make the Zoo City Sportsplex something that residents of Randolph County are proud of and excited about having here. Ensuring that we showcase how the sportsplex is being used and what it is bringing to our area as well as serving our own community as well.

Utilizing our connections and partnerships with local news, radio and print media, the Asheboro/Randolph Chamber of Commerce, etc to educate, market and promote the sportsplex to our community and surrounding area.

### **Marketing beyond local:**

Reaching out beyond our community will come from the relationships we have been building. This also includes news, radio and print media and connections and contacts with various sports organizations.

We have been cultivating a relationship with Carolina Core FC, a new Major League Soccer Next team that is coming to High Point in 2024. This professional soccer program allows us to have connections in the soccer world that could attract new opportunities and usage of the sportsplex. This could also lead to having large scale soccer camps and workouts that would attract athletes from the southeast region and potentially further.

We have been in conversations with Pfeiffer University, exploring opportunities to bring some college soccer exposure to our community.

Other opportunities that are being worked on include 2 lacrosse groups, 3 other travel soccer leagues, and 4 football organizations.

### Zoo City Sportsplex Marketing Budget

Chamber of Commerce's Ribbon Cutting/Business After Hours will be held at the Zoo City Sportsplex on Thursday, October 19, 2023

Cost from the Chamber is \$650

Estimated food cost is \$1250

Print advertising: \$3,000 yearly

3,000

This would include running ads in publications as well as cost of printing marketing material.

Website domain: \$25 yearly

Website Hosting: \$50 monthly

25 yr  
- 550 yr

3575

2023-2024 Max



Marketing Plan:

Zoo City Sportsplex Sponsorship Opportunities

Facility	QTY	Donation Level	Sponsor(s)	Sponsorship Term
Upper Park	1	\$400,000	Armfield Foundation	10 years
Lower Park	1	\$400,000		10 years
Field #1 (Championship)	1	\$100,000	Rotarians (\$150,000 raised)	10 years
Field #2	1	\$100,000		10 years
Field #3	1	\$100,000	Timken Fdn (100k)	10 years
Field #4	1	\$100,000		10 years
Field #5	1	\$100,000		10 years
Field #6	1	\$100,000		10 years
Field #7	1	\$100,000		10 years
Field #8	1	\$100,000		10 years
Playground	1	\$300,000	State of North Carolina (Grant) / Randolph-Asheboro YMCA	10 years
Playground Restrooms	1	\$10,000		5 years
Fitness Court	1	\$100,000	Timken foundation (\$105,000)	10 years
Walking Trail Main Sponsor	1	\$50,000		5 years
Walking Trail Bridges	3	\$7,500		5 years
Walking Trail Directional Signs	TBD	\$5,000		5 years
Volleyball Complex	1	\$25,000	Insurance Associates of the Triad in Memory of Laura Lisk	5 years
Volleyball Court #1	1	\$10,000	Matthew & Jennifer Charlesworth	5 years
Volleyball Court #2	1	\$10,000	Jimmy & Pam Hill	5 years
Volleyball Court #3	1	\$10,000	Stuart Fountain	5 years
Volleyball Court #4	1	\$10,000		5 years
Volleyball Court #5	1	\$10,000		5 years
Volleyball Court #6	1	\$10,000		5 years
Pickelball Complex	1	\$25,000		5 years
Pickelball Court #1	1	\$10,000		5 years
Pickelball Court #2	1	\$10,000		5 years
Pickelball Court #3	1	\$10,000		5 years
Pickelball Court #4	1	\$10,000		5 years

Marketing Plan:

Zoo City Sportsplex Sponsorship Opportunities				
Facility	QTY	Donation Level	Sponsor(s)	Sponsorship Term
Concession stand (large - upper park)	1	\$25,000	Asheboro Auto Mall	5 years
Upper Park Restrooms (@big concession stand)	1	\$10,000		5 years
Concession Stand / Restroom (lower park)	1	\$50,000	YMCA	5 years
Dog Park (Lg Dog Area)	1	\$25,000		5 years
Dog Park (Sm Dog Area)	1	\$25,000		5 years
Restroom - single (To be added later) (Picnic Shelter)	1	\$5,000		5 years
Restroom - single (to be added later) (Volleyball)	1	\$5,000		5 years
Trash Cans (one sponsor for all in Park)	TBD	\$5,000		5 years
Players Benches	24	\$2,500	Trotter's Sewing Co.(1)	3 years
Food Truck Patios (One sponsor for both)	1	\$2,500		3 years
Large Picnic Shelter	1	\$15,000		5 years
Small Shelters (VB, PB,...)	6	\$5,000		5 years



**PROJECT ORDINANCE**  
**Emergency Operating Center / Fire Station 3 Fund**  
**FY 2023-2024**

WHEREAS, the City of Asheboro has received a \$3 million grant from the Federal Government, administered by the Federal Emergency Management Agency (FEMA).

WHEREAS, the City is ready to hire an architect for the design phase of the process.

WHEREAS, the City of Asheboro desires to set up a Capital Project Fund to account for the funding and the expenses related to this project.

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 Emergency Operating Center / Fire Station 3 Fund 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>
71-000-380.0053	Federal Grant	\$3,000,000

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>
71-000-400.0000	Engineering / Design	500,000
71-000-425.0000	Construction	1,500,000
71-000-450.0000	Administration	250,000
71-000-475.0000	Contingency	750,000
	Total	<u>\$3,000,000</u>

Adopted this the 5th day of October 2023.

_____  
David H. Smith, Mayor

ATTEST:

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