

**AMENDED AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, APRIL 4, 2024, 7:00 PM**

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Mayor Smith and Police Chief Robbie Brown will recognize and honor retired Master Police Officer Paul Maness.
4. Mayor Smith will present the Asheboro Pride Award to Ms. Amy Rudisill for her outstanding service to the citizens of Asheboro and the members of the Asheboro/Randolph Chamber of Commerce.
5. Downtown Asheboro Inc. Executive Director Addie Corder will lead the recognition of the award winners announced at the annual North Carolina Main Street Conference Award Ceremony held in Goldsboro, North Carolina:
 - (a) Mayor Smith will accept the City of Asheboro's Award of Excellence in Downtown Revitalization 'Best Adaptive Reuse' category for the Church Street Lofts Project; and
 - (b) City Manager John Ogburn will receive the Downtown Champion Award.
6. Randolph County Tourism Development Executive Director Amber Scarlett will present the 2022 Annual Report and discuss the role the TDA performs in supporting and promoting the Sunset Theatre, Zoo City Sportsplex, Bicentennial Park/Downtown events, and the Southeastern Regional American Legion Baseball Tournament.
7. Randolph County Assistant Manager Joey Johnson will provide an update on the Eastern Randolph Water and Sewer District and request the Council appoint a member to the District's Advisory Board.
8. Mayor Smith will present for council approval a resolution recognizing April 18, 2024, as National Lineman Appreciation Day.
9. Public comment period.

10. Consent Agenda:

- (a) Approval of the meeting minutes for the special city council meeting on February 23, 2024.
- (b) Approval of the meeting minutes for the regular city council meeting on March 7, 2024.
- (c) Approval of the general account of the city council's closed session held during the regular meeting on March 7, 2024.
- (d) Approval of a resolution sealing the general account of the closed session held during the regular meeting on March 7, 2024.
- (e) Acknowledgement of the receipt from the Asheboro ABC Board of its meeting minutes for February 5, 2024.
- (f) Approval of an ordinance to amend the General Fund to account for pass-through funding from the state in connection with a Building Reuse grant.
- (g) Approval of the community development division's request to schedule for the regular city council meeting on May 9, 2024, and to advertise, legislative hearings on the following applications:
 - (i) An application to rezone property at 919 Draper Street (Randolph County Parcel Identification Number 7762573909) from B2, I1, and R10 zoning to R15 zoning; and
 - (ii) An application to rezone property at 947 East Salisbury Street (Randolph County Parcel Identification Number 7761324663) from R7.5 to B2 zoning.
- (h) Approval of the reappointment of the following members to 5-year terms of office (April 1, 2024, to April 1, 2029) on the Asheboro Redevelopment Commission:
 - (i) David Jarrell;
 - (ii) Ann McGlohon;
 - (iii) Delilah P. Warner; and
 - (iv) Gene Isom.

- (i) Acknowledgement of the receipt of the monthly report detailing major subdivisions administratively approved. *(There have been none approved.)*
 - (j) Authorization to reject all chemical bids initially received by the city's water resources division and to readvertise this year's chemical bid solicitation.
 - (k) Acknowledgement of the receipt and acceptance of the list provided by the recreation services director with the 2024 Downtown Farmers' Market operational days, including special events.
 - (l) Acknowledgement of the receipt and acceptance of the list of operational hours proposed by the recreation services director for the city-owned outdoor pools during the 2024 season.
11. Community Development Director Trevor Nuttall will provide the initial testimony for the following legislative hearings.
- (a) Legislative Hearing (Case No. RZ-24-03): An application to rezone property located at the western intersection of East Central Avenue and Willow Road (Randolph County Parcel Identification Number 7762297740) from R10 zoning to R7.5 zoning.
 - (b) Legislative Hearing (Case No. RZ-24-04): An application to rezone property at 853 East Salisbury Street (Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, and 7761227703) to an amended OA6 (CZ) conditional zoning district for a residential development with multiple family dwellings.
 - (c) Legislative Hearing (Case No. RZ-24-05): An application to rezone property at 801 and 817 Sunset Avenue (Randolph County Parcel Identification Number 7751426889) from M (CZ) and OA6 zoning to OA6 (CZ) conditional zoning for a residential development with multiple family dwellings for the elderly. *The applicant has requested a continuance of this item to the May 9, 2024, city council meeting.*
 - (d) Legislative Hearing (Case No. RZ-24-06): An application to rezone property located on the east side of Clover Street, approximately 115 feet south of Plummer Street, (Randolph County Parcel Identification Number 7751971892) from B2 to I1 (CZ) conditional zoning for a vehicle storage facility.

12. Legislative Hearing: Community Development Director Trevor Nuttall will introduce Ross Holt of the Randolph County Historic Landmark Preservation Commission to present a request to designate as a Local Historic Landmark the real property identified as the Randolph Savings and Loan Bank Branch located at 115 South Fayetteville Street (Randolph County Parcel Identification Number 7751823582).
13. Community Development Director Trevor Nuttall will request council authorization to proceed with certain municipal infrastructure improvements in downtown Asheboro.
14. Recreation Services Director Jonathan Sermon will provide an update on the process to finalize a leasing agreement with ZooKeepers Baseball LLC. *This item was continued from the March 7, 2024, meeting.*
15. City Attorney Jeff Sugg will present for council action a resolution to initiate the annexation process for the city-owned property acquired for a future emergency operations center/third fire station.
16. Mayor Smith will announce the proposed schedule of upcoming city council meetings.
 - (a) *Special Meeting* – Friday, April 12 at 1:00 p.m. in the Asheboro Recreation Center. UNC School of Government Adjunct Professor Rebecca Jackson will lead the council in the planning process - ***Defining Strategic Priorities.***
 - (b) *Special Meeting* – Thursday, May 2 at 7:00 p.m. in the City Council Chambers. Budget workshop for the Water and Sewer Fund.
 - (c) *Special Meeting* – Saturday, May 4 at 11:00 a.m. for the Grand opening of the Zoo City Sportsplex.
 - (d) *Regular City Council Meeting* – Thursday, May 9 at 7:00 p.m. in the City Council Chambers.
 - (e) *Special Meeting* – Thursday, May 16 at 7:00 p.m. in the City Council Chambers. Budget workshop for the General Fund.

(f) *Regular City Council Meeting* – Thursday, June 6 at 7:00 p.m. in the City Council Chambers.

(g) *Special Meeting* – Thursday, June 27 at 7:00 p.m. in the City Council Chambers. Final meeting for budget adoption and year end budget amendments.

17. Mayor Smith will announce upcoming events.

18. Adjournment.

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on February 5, 2024

The Asheboro ABC Board met on Monday, February 5, 2024, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the meeting were Chairman Steve Knight, Board Member Bob Morrison, and General Manager Rodney Johnson (GM). Board Member Curtis Shipley attended by phone. A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

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

Board Minutes from the January 8, 2024, meeting were reviewed and approved by the Board.

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

The Board wrote a letter to State ABC Chairman Bauer on January 8, 2024, expressing its concern the Commission was not following the statute concerning distribution of limited or allocated products as directed by NCGS 18B-204. The Board reviewed the response from the ABC Commission concerning the issue (written by Assistant General Counsel Renee Metz). Bob Morrison moved the Board write a letter to the Governor and Attorney General concerning the issues and ask for their assistance in the matter. The Board approved the motion.

The GM is going to contact landlord about whether the Board or landlord has the responsibility to refresh the brick chips (mulch) around the store.

The Board decided to make final decisions concerning grant applications at its March 5, 2024, meeting.

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

1. Asheboro ABC sales statistics comparing:
 - January 2024 sales with the previous month indicate:
 - An overall -38.1% change (all sales and tax collections)
 - January 2024 sales with sales from the same month last year indicate:
 - Retail Sales 5.5%
 - Mixed Beverage Sales: +33.5%
 - Sales Tax Collections: 5.4%
 - Overall Collections: 9.29%
 - January 2024 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: 3.0%

Asheboro ABC Board Minutes February 5, 2024

- Mixed Beverage Bottle Sales: +18.4%
- Overall Bottle Sales: 4.1%

The next regular Asheboro ABC Board meeting will be held Monday, March 4, 2024, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board 3-4-24 
GM

Stephen R Knight
Christy Sm
Robert E. Moore

ORDINANCE TO AMEND THE GENERAL FUND
FY 2023-2024

WHEREAS, Sedia Systems Inc. received a building reuse grant from the North Carolina Department of Commerce, Rural Development Division.

WHEREAS, the City of Asheboro is expecting \$100,000 in pass-thru funds from the Department of Commerce in April 2024 to Sedia System Inc.

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

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

Section 1: The following revenue line item be increased:

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
10-000-350.0000	State Grants	100,000

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>
10-490-532.0000	Grants- Sedia Systems Inc Pass-Thru	100,000

Adopted this the 4th day of April 2024.

ATTEST:

David H. Smith, Mayor

Holly H. Doerr, CMC, NCCMC, City Clerk

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



Tel: 336-626-1201 Ext. 2358

Fax: 336-626-1218

MEMORANDUM

TO: John N. Ogburn, III, City Manager

CC: David H. Smith and City Council Members

FROM: Michael D. Rhoney, PE, Water Resources Director *MDR*

DATE: April 3, 2024

RE: Consideration of Bids Received for Chemicals for the Water/Wastewater Treatment Plant
Chemicals Received on March 12, 2024

Per North Carolina statutes requiring formal bidding procedures for materials costing more than \$90,000.00 and informal bidding for purchase of materials costing more than \$30,000.00, the City of Asheboro formally advertised "CHEMICAL BIDS FOR CITY OF ASHEBORO WATER/WASTEWATER TREATMENT PLANTS" on February 20, 2024. Although not all chemical expenditures exceed the formal bidding threshold, the formal bidding process is used for purchasing seven chemicals purchased on a continual basis throughout the year that are required for normal treatment plant operations.

Bids were received and publicly opened and read on March 12, 2024. However, there was an error in the bid opening process.

It is recommended that the Council takes action at the regularly scheduled meeting on Thursday, April 4, 2024 to reject all bids.

It is also recommended that the Council authorize readvertising "CHEMICAL BIDS FOR CITY OF ASHEBORO WATER/WASTEWATER TREATMENT PLANTS" to be opened and approved at the next regularly scheduled Council meeting.



TO: John Ogburn, *City Manager*

FROM: Jonathan Sermon, *Recreation Services Director*

DATE: March 26, 2024

SUBJECT: **Written notice to Council of proposed operational hours at the Downtown Farmers' Market and Outdoor City Swimming Pools.**

The Cultural & Recreation Services Department is requesting to be placed on the council's consent agenda for the April 4th city council meeting to address the proposed operational hours at the Downtown Farmers' Market and outdoor city-owned swimming pools for the 2024 season. Please allow this letter and any attached documentation to serve as the formal written notice to the Asheboro City Council as required each year by the Cultural & Recreation Services Department policy manual.

Downtown Farmers' Market

The normal hours of operation for the Downtown Farmers' Market are Tuesday, Thursday, and Saturday each week during the months of May – October. The market also typically holds "pre-market" days on the final two Saturdays of April each year. This year that translates to the official opening of the 2024 season being Saturday, May 4th with pre-market days of Saturday, April 20th and 27th. However, if the availability of certain seasonal agricultural goods, namely strawberries, comes in earlier than expected the Market will forgo the pre-market days and begin normal full-time operations on Saturday, April 20th.

Swimming Pools

Attached please find the proposed 2024 operational hours for both Memorial and North Asheboro Swimming Pools. The normal hours of operation each season for the outdoor swimming pools are to open for weekends beginning on Memorial Day weekend in May. Then, beginning the weekend after the last day of school, the swimming pools are open daily until the second Sunday of August. The attached proposed schedule mirrors those traditional hours of operation again this season.

Should there be any questions concerning the proposed 2024 schedules for the Downtown Farmers' Market or the Outdoor City Swimming Pools, either Recreation Services Director, Jonathan Sermon or Assistant Recreation Services Director, Jody Maness can be present at the council meeting to provide any additional information that may be requested.

Memorial Pool Schedule 2024

Sunday:

1:00pm – 6:00pm Public Open Swim

Monday:

1:00pm – 6:00pm CLOSED TO THE PUBLIC

Tuesday:

²1:00pm – 6:00pm CLOSED TO THE PUBLIC

Wednesday:

1:00pm – 6:00pm Public Open Swim

Thursday:

1:00pm – 6:00pm Public Open Swim

Friday:

1:00pm – 6:00pm Public Open Swim

Saturday:

12:00pm – 6:00pm Public Open Swim

North Pool Schedule 2024

Sunday:

1:00pm – 6:00pm Public Open Swim

Monday:

¹11:30am – 12:30pm Water Aerobics

1:00pm – 6:00pm Public Open Swim

Tuesday:

¹11:30am – 12:30pm Water Aerobics

1:00pm – 6:00pm Public Open Swim

Wednesday:

1:00pm – 6:00pm CLOSED TO THE PUBLIC

Thursday:

¹11:30am – 12:30pm Water Aerobics

1:00pm – 6:00pm Public Open Swim

7:00pm – Dark Public Night Swim

Friday:

¹11:30am – 12:30pm Water Aerobics

1:00pm – 6:00pm Public Open Swim

Saturday:

12:00pm – 6:00pm Public Open Swim

NOTES:

¹ Moving the start of Water Aerobics class back a half hour gives the staff the ability to make any chemical adjustments needed prior to opening to the public without interference, as well as allowing those that came in early time to grab lunch before opening to the public.

² With the reopening of North Asheboro Pool, the concurrent indoor pool schedule, and a general shortage of lifeguards, budgeting for an additional closure day will both aid in payroll expenditure and strain on the existing staff's schedule. While staff can work an "unlimited" number of hours as seasonal staff, it is important for the safety of both staff and the public to avoid lifeguard burnout.



RZ-24-03: Request to rezone property located at the western intersection of East Central Avenue and Willow Road (Randolph County Parcel Identification Number 7762297740) from R10 Medium-Density Residential to R7.5 Medium Density Residential zoning

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-24-03**

Date 3/4/2024

Applicant Brian Lucas

Legal Description

The property of BLL Holdings LLC, located at the western corner of East Central Avenue and Willow Road, totaling approximately 42,626 square feet and more specifically identified by Randolph County Parcel Identification Number 7762297740.

Requested Action Rezone from R10 Medium-Density Residential to R7.5 Medium-Density Residential

Existing Zone R10

Land Development Plan See Rezoning Staff Report

Planning Board Recommendation

The Planning Board recommended approval of the request.

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-24-03

Date 4-4-2024 City Council

General Information

Applicant Brian Lucas

Address PO Box 2021

City Asheboro NC 27204

Phone 336-465-0947

Location East Central Avenue and Willow Road

Requested Action Rezone from R10 Medium-Density Residential to R7.5 Medium-Density Residential

Existing Zone R10

Existing Land Use Undeveloped

Size 0.98 acres +/-

Pin # 7762297740

Applicant's Reasons as stated on application

R10 and R7.5 both allow for single family and duplex. Both zonings are for neighborhood residential use. The zoning now is R10 which allows for duplexes and single family homes. Would not have much change going from the allowed 5 units to the requested rezone to R7.5 for 6 units. The zoning of R10 now allows for 2 duplexes and 1 single family home on this property. With the current R10 zoning, the single family would have to go between 2 duplexes. If changed to R7.5, zoning the single family home could become a duplex because of a little less land, square feet requirements, and 5' less front yard setbacks. There is a trailer park across the street and a small business.

Surrounding Land Use

North Single-family res., Commercial & MH Park

East Single-family residential (SFR)

South Single-family residential

West Single family residential/manufactured home (MH) park

Zoning History N/A

Legal Description

The property of BLL Holdings LLC, located at the western corner of East Central Avenue and Willow Road, totaling approximately 42,626 square feet and more specifically identified by Randolph County Parcel Identification Number 7762297740.

Analysis

1. The property is inside the city limits.
2. East Central Avenue is a state-maintained minor thoroughfare. Willow Road is a local city-maintained street.
3. The request is for a general district R7.5 district. This district permits both single-family and two-family dwellings if zoning ordinance requirements are met. No specific use or site plan can be considered with this application.
4. The zoning ordinance describes the existing R10 and required R7.5 designations as follows:
R10: To provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
R7.5: 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.
5. The primary differences between the R10 and R7.5 districts relate to minimum lot sizes and setbacks. A detailed comparison is attached to this report.
6. The surrounding area includes a mix of single-family residential uses, including two legal-nonconforming manufactured home parks; one of the parks is commercially zoned.
7. 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."
8. With the current R10 zoning, it may be possible to divide the property into three lots, two of which would be adequately sized for a two-family dwelling for a total of 5 dwellings. If rezoned to R7.5, it is likely that the size and configuration of the property could support three lots for two-family dwellings for a total of 6 dwellings.

Rezoning Staff Report

RZ Case # RZ-24-03

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 Northeast

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 5: Complies with Growth Strategy Map

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

Checklist Items 12-14: Property is located outside of the watershed area, Special Hazard Flood Area, and area with steep slopes

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

Rezoning Staff Report

RZ Case # RZ-24-03

LDP Goals/Policies Which Do Not Support Request

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

Checklist Item 10: Rezoning is not consistent with land category descriptions

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

Both the current and requested zoning districts could allow construction of single-family and two-family dwellings. development The application seeks a modest increase of potential density and reduced setbacks. Given the property's location on a minor thoroughfare and proximity to two legal non-conforming manufactured home parks, one of which could be redeveloped for commercial uses, an R7.5 district is a reasonable designation for the property. The presence of High Density RA6 zoning within 500 feet of the subject property and Land Development Plan's Proposed Land Use Map recommending neighborhood (medium-density) residential development also lends a degree of validity to the request.

Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment is reasonable and in the public interest and recommends approval of the request.

Comparison of existing R10 Medium-Density Residential District (current zoning) and R7.5 Medium-Density Residential (requested zoning)

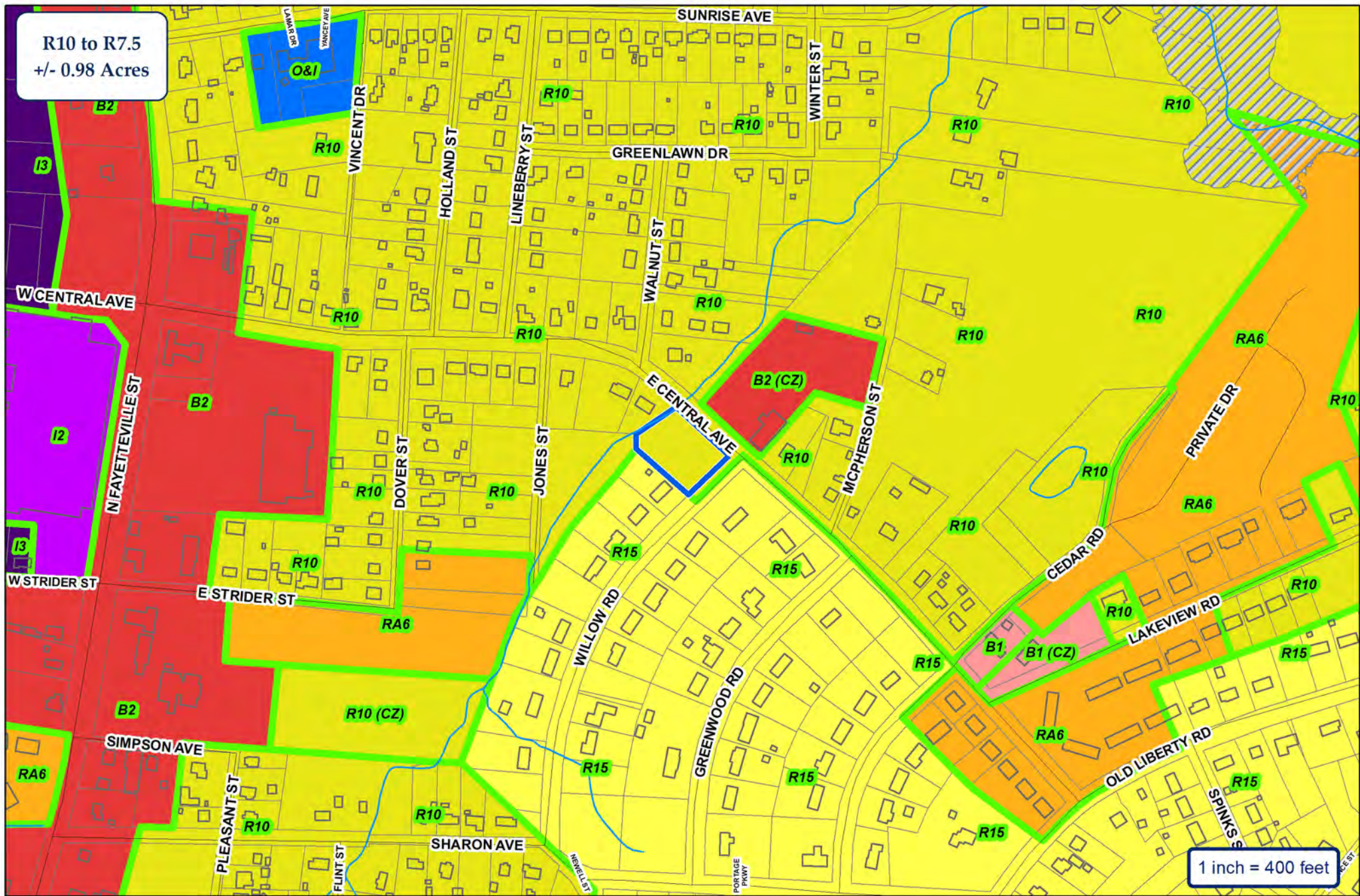
Table 4-1									
Table of Area, Height, Bulk and Placement Regulations									
District	Minimum Lot Size in Sq. Ft.	Lot Width (Frontage) In Feet*	Front Required Yard in Feet*	Side Required Yard In Feet*	Rear Required Yard in Feet*	Maximum Height in Feet*	Maximum Floor Area Ratio*	Open Space Ratio*	Recreation Ratio*
R10	10,000 SF	75	30	10	25	35	22%		
	15,000 Duplex		1 Single Family or 1 Duplex Only				22%		
	10,000 NonRes						22%		
R7.5	7,500 SF	60	25	10	20	35	22%		
	11,500 Duplex		1 Single Family or 1 Duplex Only				22%		
	7,500 NonRes						22%		
*Except as specifically modified by this Ordinance								Revised 07/2021	

Zoning Ordinance Statement of Intent for each district (Section 4.04):

R10 Medium-Density Residential (existing zoning): The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.

R7.5 Medium-Density Residential (current request): The R-7.5 Residential District is intended 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.

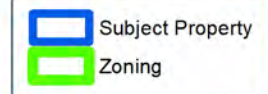
R10 to R7.5
+/- 0.98 Acres



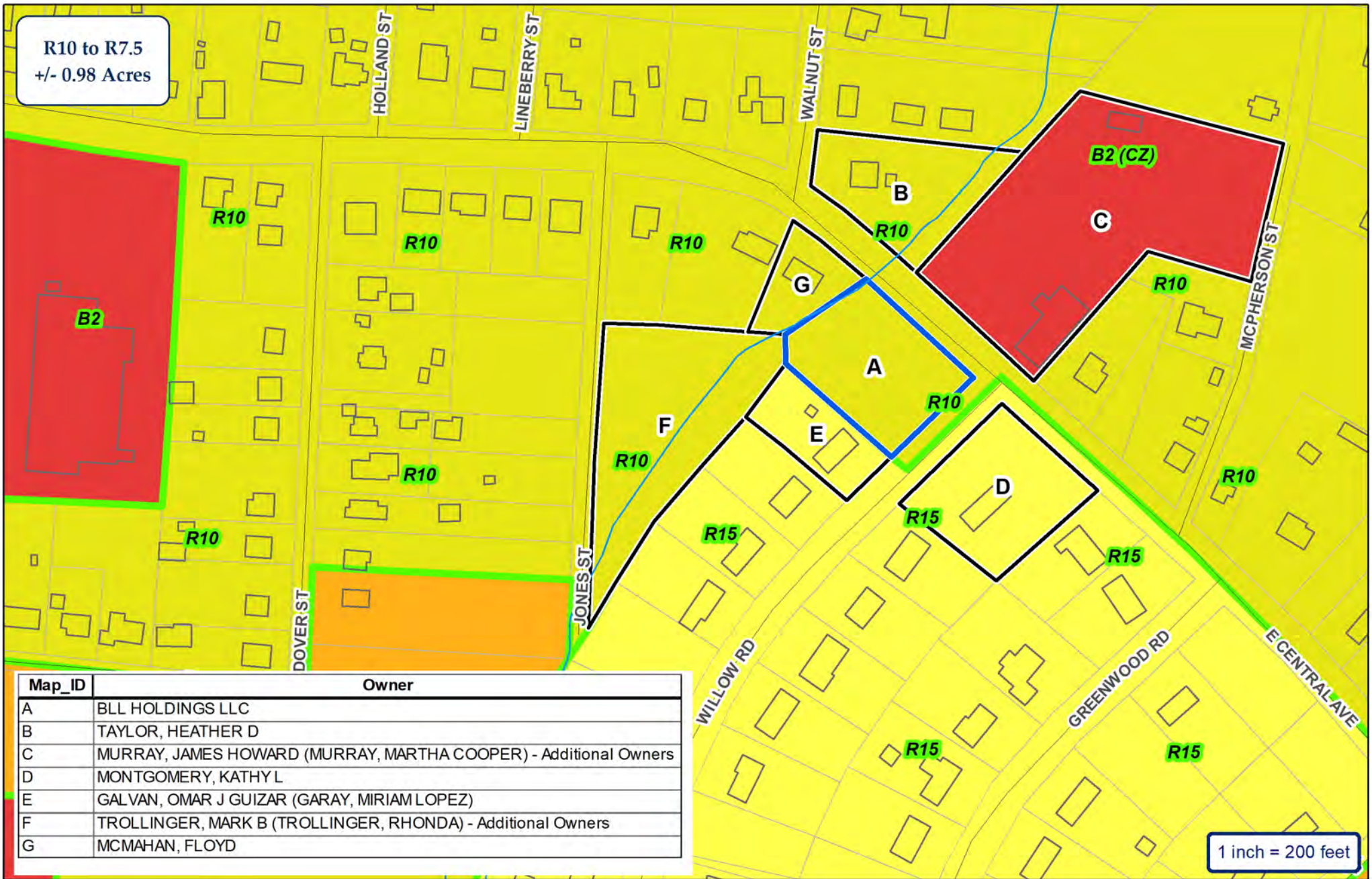
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-03

Parcels: 7762297740



R10 to R7.5
+/- 0.98 Acres



Map_ID	Owner
A	BLL HOLDINGS LLC
B	TAYLOR, HEATHER D
C	MURRAY, JAMES HOWARD (MURRAY, MARTHA COOPER) - Additional Owners
D	MONTGOMERY, KATHY L
E	GALVAN, OMAR J GUIZAR (GARAY, MIRIAM LOPEZ)
F	TROLLINGER, MARK B (TROLLINGER, RHONDA) - Additional Owners
G	MCPHILLIPS, FLOYD



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-03

Parcels: 7762297740

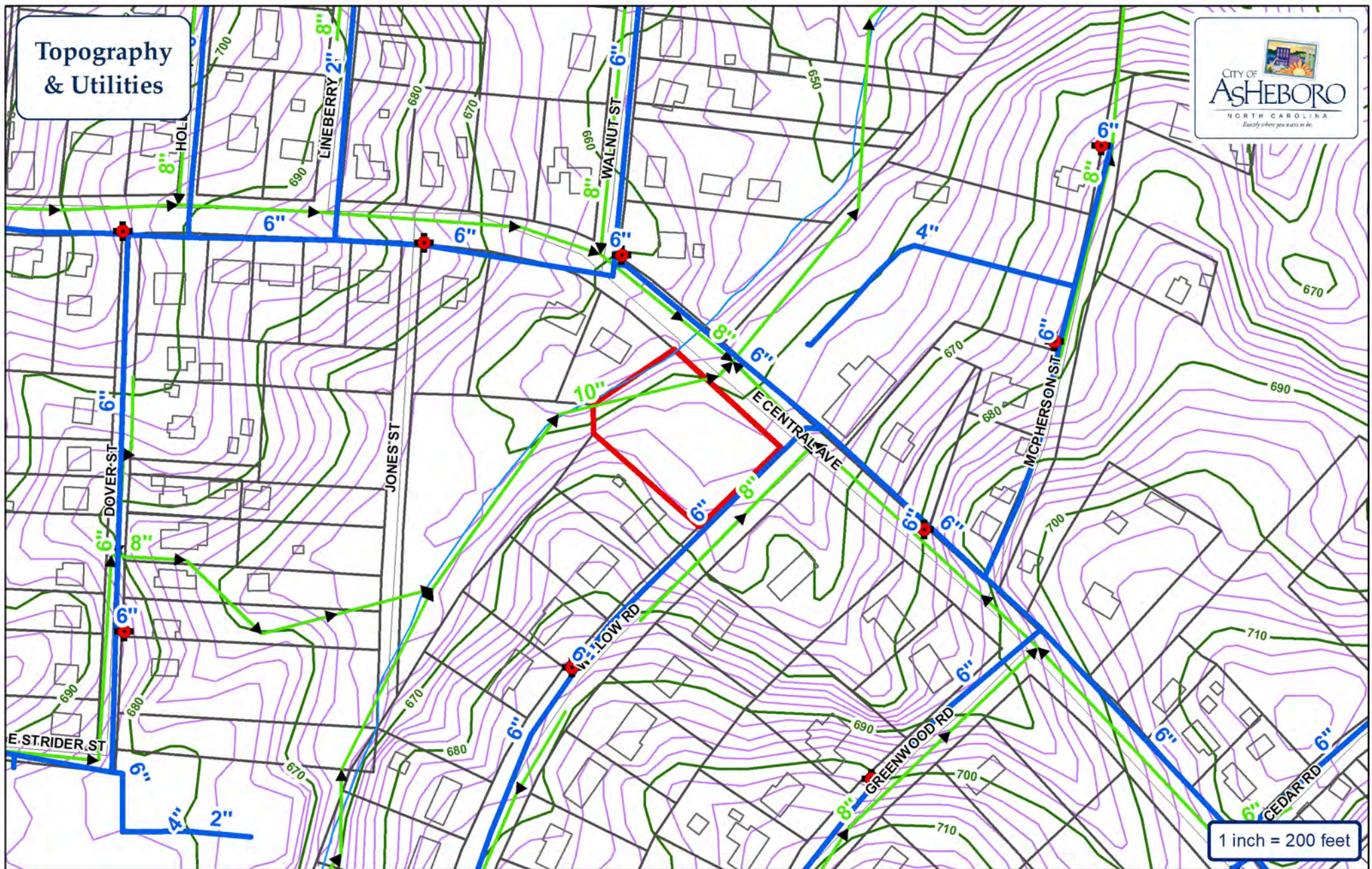
Subject Property

Adjoining Properties

City Zoning



Topography & Utilities



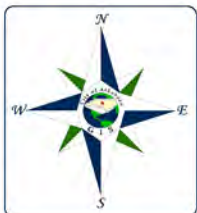
- Water Main
- Sewer Main
- Force Main
- Fire Hydrant
- PS Pump Station
- Watershed

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-03

Parcels: 7762297740

Subject Property





Aerial

HOLLADAY ST

LINEBERRY ST

WALNUT ST

DOVER ST

JONES ST

E CENTRAL AVE

MCPHERSON ST

WILLOW RD

GREENWOOD RD

CEDAR RD

E STRIDER ST

1 inch = 200 feet

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-03

Parcels: 7762297740



 Subject Property



APPLICANT INFORMATION

Applicant Brian Lucas
Applicant's Phone # 336-465-0947
Applicant's Address PO Box 2021
Ashboro, NC 27204
Applicant Email Address blucas13@gmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name BLL Holdings LLC
Location of Property Lot 53-54 E. Central Avenue 27203
Property Size (ac. or s.f.) 42,626 Sq Ft
Randolph County Property Identification Number (PIN#) 7762297740
Current Zoning District R10
Requested Zoning District R7.5
Date Property Title Acquired December 12, 2023
Deed Book 2888 Page 353
Subdivision _____ Section _____ Lot # _____
Plat Book 10 Page 77

ORDINANCE AMENDMENT INFORMATION

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

R10 and R7.5 both allow for single family and duplex.
Both zoning's are for Neighborhood Residential use.

For questions (2) and (3), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

2. 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.

The zoning now is R10 which allows for duplexes
and single family homes.

Does not apply ☐

3. 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?

would not have much change going from the allowed 5 units to the requested rezone to R7.5 for 6 units.

Does not apply ☐

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

The zoning of R10 now allows for 2 duplexes and 1 single family home on this property. With the current R10 zoning the single family would have to go between 2 duplexes. If changed to R7.5 zoning the single family home could become a duplex because of a little less land square foot requirements and 5' less front yard setbacks. There is a trailer park across the street and a small business.

APPLICATION SIGNATURES

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

Applicant Signature

B. L. Hume

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

*Position/Relationship of Authorized
Signatory to Applicant*

Owner Signature (if different than Applicant)

Owner Address

PO Box 2021

Asheboro, NC 27204

Telephone Number

336-465-0947

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

*Position/Relationship of Authorized
Signatory to Owner*

STAFF USE

Received by: JLE *Date:* 2-5-24 *Case Number:* R2-24-03



RZ-24-04: Request to rezone property currently addressed as 853 East Salisbury Street (Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, and 7761227703) to an amended OA6 (CZ) Office-Apartment Conditional Zoning for a development with multiple family dwellings

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-24**
 -04

Date 3/4/2024

Applicant Solstice Partners, LLC

Legal Description

The properties of Davidson Builders and Properties, Inc., located at 853 East Salisbury St., totaling approximately 5.4 acres and more specifically identified by Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, 7761227703.

Requested Action Rezone to an amended OA6 (CZ) Office-Apartment Conditional Zoning for a Development with Multiple family dwellings of up to 22 percent.

Existing Zone RA6 (CZ)

Land Development Plan See Rezoning Staff
 Report

Planning Board Recommendation

The Planning Board recommended approval of the request, subject to staff's suggested conditions.

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-24-04

Date 4-4-2024 City Council

General Information

Applicant Solstice Partners, LLC

Address 324 Sunstone Drive

City Cary NC 27619

Phone 201-951-1213

Location 853 East Salisbury Street

Requested Action Rezone to an amended OA6 (CZ) Office-Apartment Conditional Zoning for a Development with Multiple family dwellings of up to 22 percent.

Existing Zone OA6

Existing Land Use Undeveloped (formerly single-family dwelling)

Size 5.4 acres +/-

Pin # 7761229556, 7761229618, 7761229996, 7761227703

Applicant's Reasons as stated on application

See attachment on application

Surrounding Land Use

North Single-family/Commercial (cultural facility)

East Single-family residential/Commercial

South Place of worship/Single-family residential

West Single-family residential/Public Use Facility

Zoning History Property was rezoned from 7.5 Medium-Density Residential to OA6 Office-Apartment (RZ-19-11 in 2019 and RZ-21-07 in 2021), and OA6 (CZ) for 47 dwelling units in 2023.

Legal Description

The properties of Davidson Builders and Properties, Inc., located at 853 East Salisbury St., totaling approximately 5.4 acres and more specifically identified by Randolph County Parcel Identification Numbers 7761229556, 7761229618, 7761229996, 7761227703.

Analysis

See Attachment 1

Attachment 1: RZ-24-04 (Uwharrie Park Apartments rezoning request): Staff analysis as of 3-4-2024

1. This application requests changes to the zoning district and site plan approved by City Council in 2023. The addition of significant parking area north of the proposed building location is viewed as a modification requiring re-review by Council. The application states that this change is necessitated by an NCDOT drainage and utility easement along the frontage of the property. One less apartment unit is proposed with this application.
2. The property is inside the City limits.
3. The 2014 Comprehensive Transportation Plan identifies this segment of East Salisbury Street/ NC Hwy. 42 (a state-maintained major thoroughfare) as over capacity. 2023 volumes indicated an average annual daily vehicles/day of 15,000, an increase from 14,500 in 2021. Current capacity is 11,600 vehicles.
4. In order to relieve congestion on NC Hwy. 42 North, the NCDOT Transportation Improvement Program is funding road improvements (Project No. U-5743) extending between the E. Salisbury St. intersection and US Hwy. 64 (E. Dixie Drive). Proposed improvements include the addition of a center turn lane, sidewalks, curbing, and guttering. The latest available NCDOT State Transportation Improvement Plan information indicates that right-of-way acquisition is currently in progress and construction is now anticipated in 2025.
5. The plan proposes two three-story buildings clad primarily in brick and vinyl siding. One building contains 22 units and a community room while the second building contains 24 units. The units are described as one, two and three bedrooms. There also is a recreation area with a tot lot/play area, child play area, and covered picnic area. The plan shows construction of a sidewalk along the frontage.
6. The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes approval conditions and site development requirements. The project-specific zoning district is allowed to diverge from the zoning ordinance's predetermined land use requirements. The following deviation from the city's predetermined land use regulations is noted: no separate designated and screened area for recreational vehicles is provided (at least 3,312 square feet of such area typically would be required). However, the plan does include 3 more parking spaces than the code would otherwise require for the project.
7. The Land Development Plan's "Urban Residential" designation for the property is described as intended to provide for "medium to high density single- and multi-family residential uses" and its intent is to "accommodate existing & encourage new medium-high density residential uses in & around Activity Centers, and around Employment Centers." The Urban Residential description also includes design elements such as building placement close to the street, interconnectivity between neighborhoods, sidewalks, street trees, and recreational amenities such as pocket parks to create a sense of place.
8. The site plan was also routed to NCDOT, Asheboro City Schools, and US Postal Service. NCDOT initially responded stating that driveway permitting would be required, and that the need for turning lanes would be analyzed at the time of permitting. At the request of the applicant, NCDOT further evaluated the preliminary plans and on March 1, provided additional comments summarized below:

- The development entrance may need to shift approximately 100 feet to the east due to sight distance considerations. Additional engineering information could also be submitted to DOT demonstrating that adequate site distance is provided;
- Left and right turning lanes should be anticipated due to traffic volumes and to promote safety

Staff has proposed a condition to address changes to the project that could result due to NCDOT requirements; no city compliance issues are anticipated based on the DOT feedback and ultimately, the state is responsible for access requirements to NC 42.

Rezoning Staff Report

RZ Case # RZ-24-04

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 Urban Residential

Small Area Plan

Growth Strategy Map Designation	Primary Growth
---------------------------------	----------------

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

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

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

Checklist Items 12 and 13: 12.) Property is located outside of watershed 13.) The property is located outside of Special Hazard Flood Area.

Rezoning Staff Report

RZ Case # RZ-24-04

LDP Goals/Policies Which Do Not Support Request

Checklist Item 6: Existing infrastructure is adequate to support the desired zone (*water, sewer, roads, schools, etc.*). *Related to existing roadway without proposed roadway and pedestrian improvements*

Checklist Item 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

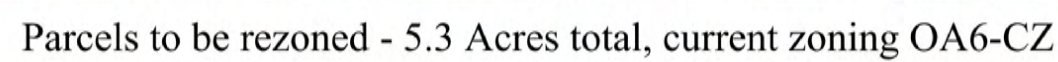
With council previously having zoned the property OA6 (CZ), the request should be evaluated on the basis of the site plan's alignment with land use objectives established by the Land Development Plan and zoning ordinance. This application, like the prior request, proposes preservation of ample open space, includes various types of recreational and community amenities, pedestrian improvements, adequate parking, building design that incorporates masonry and decorative architectural elements, and stormwater controls. Project intensity, meanwhile, has been slightly reduced, with Floor Area Ratio (and overall density) now slightly less than what the current OA6 (CZ) district would permit. Staff, therefore, believes that the requested modified conditional district, with incorporation of reasonable conditions, is consistent with the city's adopted plans and approval would permit a reasonable use of the property.

Recommendation Considering the aforementioned analysis, staff believes that the proposed zoning map amendment generally 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)

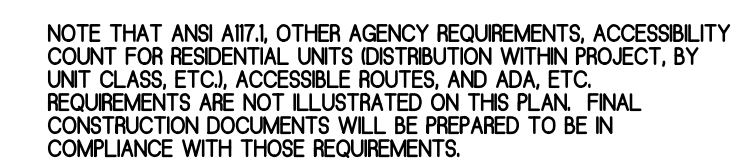
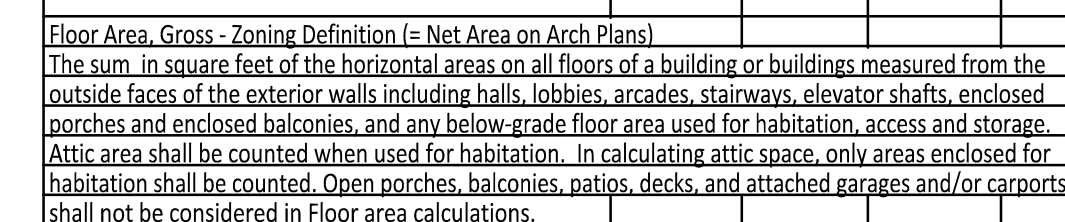
- (A) The use approved shall be a Development with Multiple Family Dwellings, consisting of a total of 46 dwelling units with a floor area of up to 22 percent.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- (D) Mail delivery shall be provided on the final site plan. If the postal service and/or NCDOT require a different facility(s) or location for mail delivery, such a change will not be considered a modification of the Conditional Zoning district requiring Council action.
- (E) The sidewalk as shown on the site plan, shall be extended along the entire frontage of East Salisbury Street, and shall be built to NCDOT standards. The applicant shall obtain any required encroachment authorization from NCDOT for the construction of the sidewalk.
- (F) No outdoor recreational vehicle parking or storage shall be permitted on the property.
- (G) Prior to the issuance of a zoning compliance permit, construction plans concerning water, including provisions for fire hydrants determined to be required by Asheboro Fire and Rescue, and sanitary sewage that complies with city policies, shall be submitted. Surveying and permitting of any required public utility lines and the associated easements that may be necessary shall be the responsibility of the property owner.
- (H) 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.
- (I) The exact placement of front yard landscaping shall be located in a manner that does not conflict with the NCDOT drainage and utility easement. If it is determined to be necessary to relocate such front yard plantings to a location, this may be done as long as such front yard landscaping is consistent with the number and types of plantings required by Section 6.10 (D) of the zoning ordinance.
- (J) If NCDOT requires relocating the development's entrance and/or turning lanes for access and/or maneuvering, resulting changes to the placement of the buildings and/or parking areas shall not be considered modifications requiring a new Conditional Zoning approval, as long as the number of parking spaces, front yard landscaping, and buffering/screening against adjacent property remains consistent with ordinance requirements. In such case, the revised site plan shall be submitted, along with the application for the zoning permit, to City staff for review, approval, and inclusion into the file without further review by City Council.
- (K) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation showing approval from NC Department of Transportation and NC Department of Environmental Quality.
- (L) Prior to the issuance of a zoning compliance permit, the applicant shall submit a final site plan with information necessary to determine compliance with all city codes, and the applicable permit fee.
- (M) 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 the conditional zoning district in the chain of title for the Zoning Lot.



	PROTECTIVE YARD TYPE D IN ACCORDANCE WITH SECTION 6.06
	FRONT YARD LANDSCAPING BUFFER trees per 20LF and 1 shrub per 10LF. Footprint to be designed in coordination DOT's DUE per project U-5743
	PARKING LOT LANDSCAPING IN ACCORDANCE WITH 6.13. MIN. 5 LOCATIONS.



GRAPHIC SCALE 24X36 SHEET PRINTS AT 1:40 - CONFIRM BY MEASURING WITH SCALE



NOTE THAT THIS IS A PRELIMINARY SITE PLAN, AND IS AN APPROXIMATION OF EXISTING CONDITIONS BASED ON LIMITED INFORMATION AND IS NOT INTENDED TO REPRESENT THE PRACTICE OF PROFESSIONAL ENGINEERING.

THE PROPERTY BOUNDARY, AND OTHER EXISTING SITE INFORMATION, MAY HAVE BEEN APPROXIMATED FROM GIS OR SKETCH INFORMATION PROVIDED BY OTHERS, THE ACCURACY OF WHICH IS UNKNOWN. THIS DOCUMENT IS NOT INTENDED FOR THE CONVEYANCE OF PROPERTY RIGHTS.

THIS IS A PRELIMINARY PLAN TO ILLUSTRATE A DESIGN CONCEPT ONLY. EXISTING BOUNDARY, RIGHTS OF WAY, EASEMENTS, ZONING CONDITIONS, SETBACKS, PARKING REQUIREMENTS, STORMWATER REQUIREMENTS, UTILITY ACCESS, SEWER ACCESS, WETLANDS, RETAINING WALLS, EXTENT AND COST OF GRADING, ROAD DESIGN, AND OTHER FACTORS AFFECTING THIS PROJECT MUST BE VERIFIED BY OTHERS.

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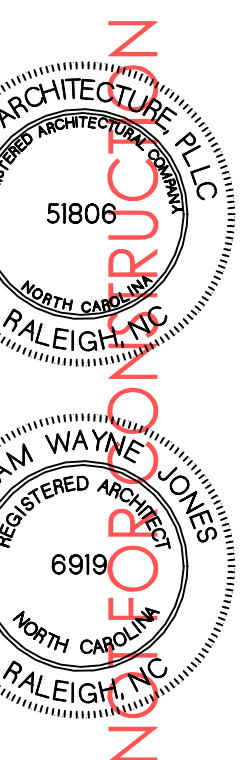
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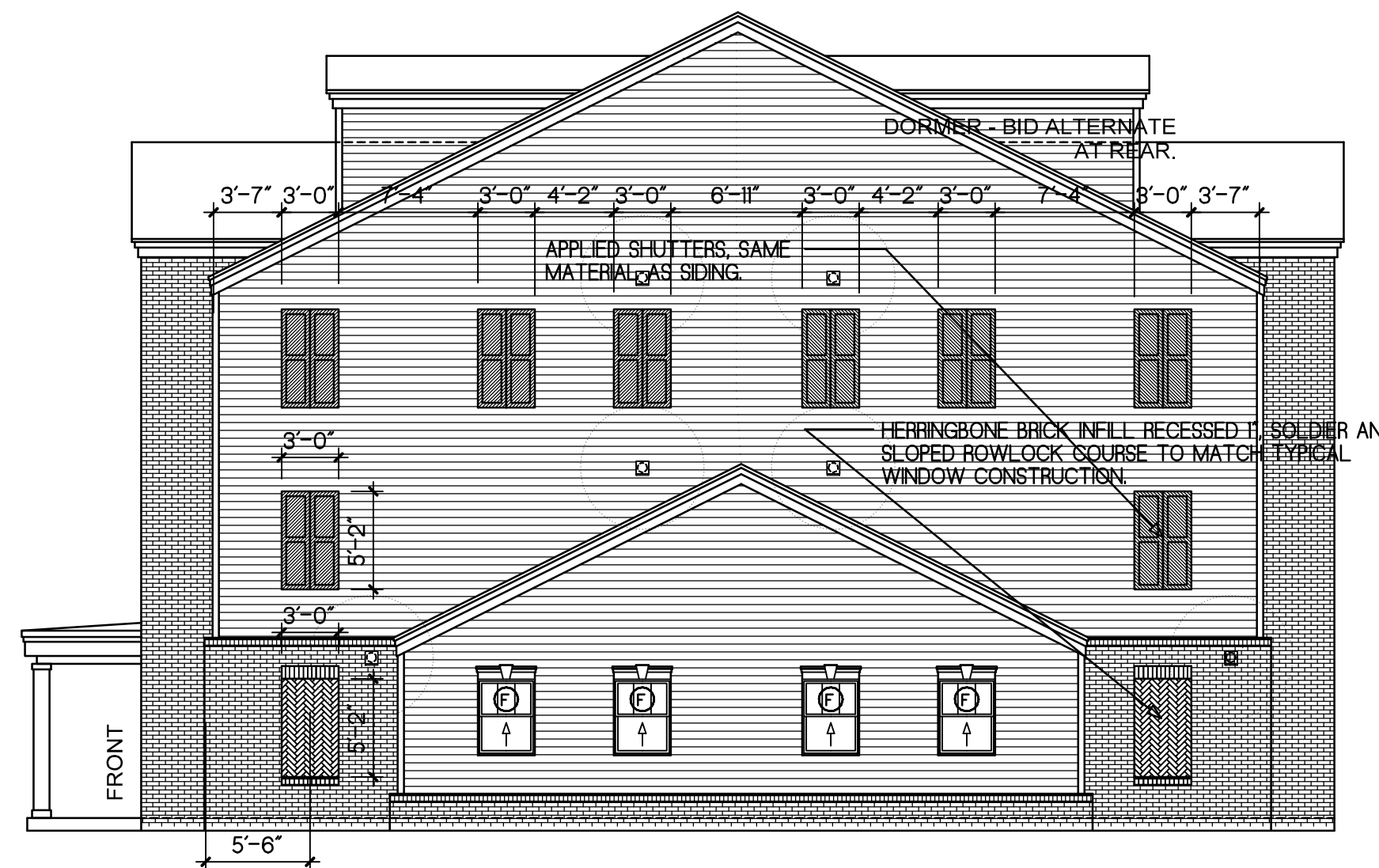
JA JOB#: 2302 04
DATE: 02-22-2024
FILE:
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REL. APPLICATION
R CONSTRUCTIONARCHITECTURAL
SITE PLAN

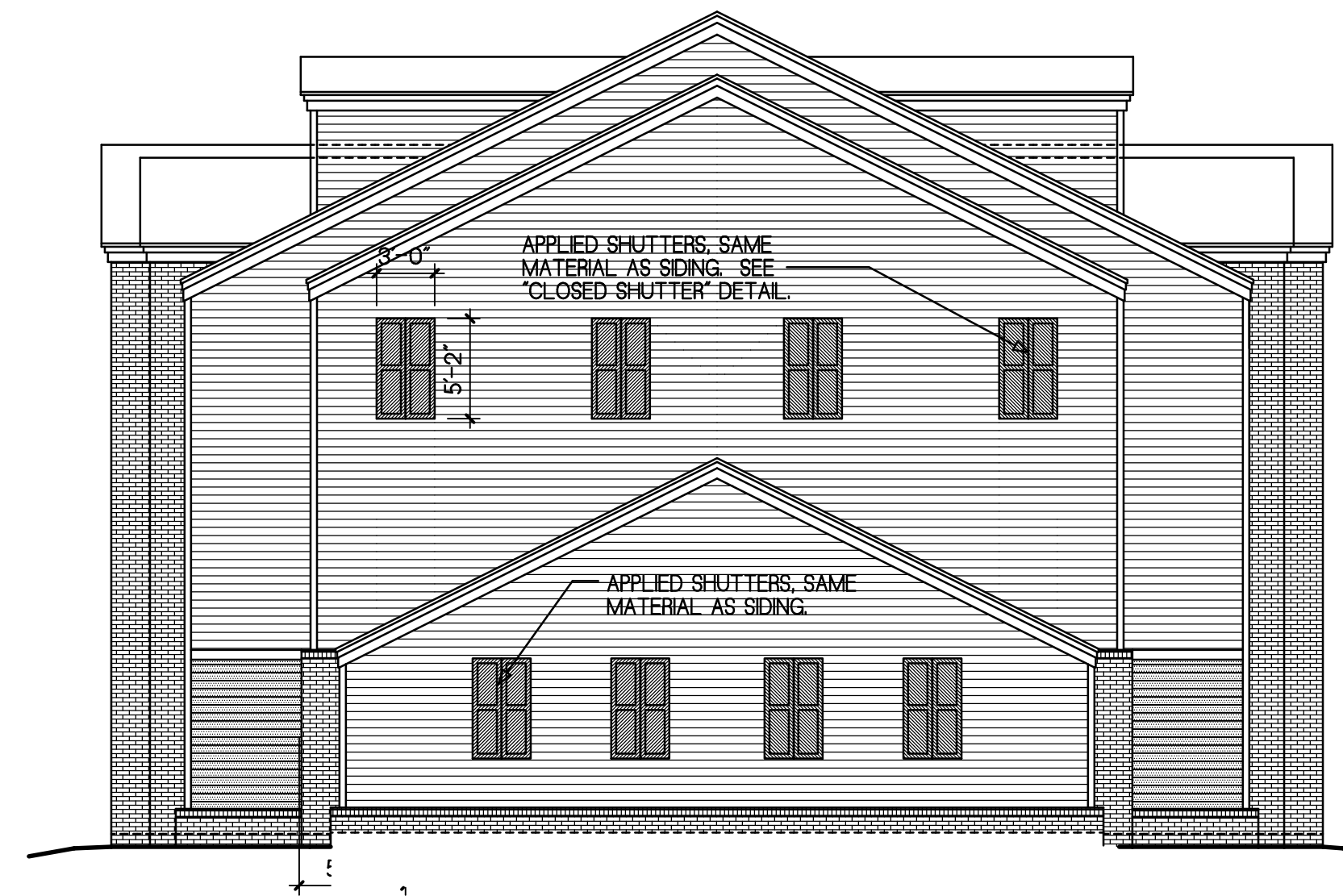
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JA
Jones Architecture, PLLC
2005 Beecham Circle
Raleigh, NC 27607
Tel (919) 302-0404

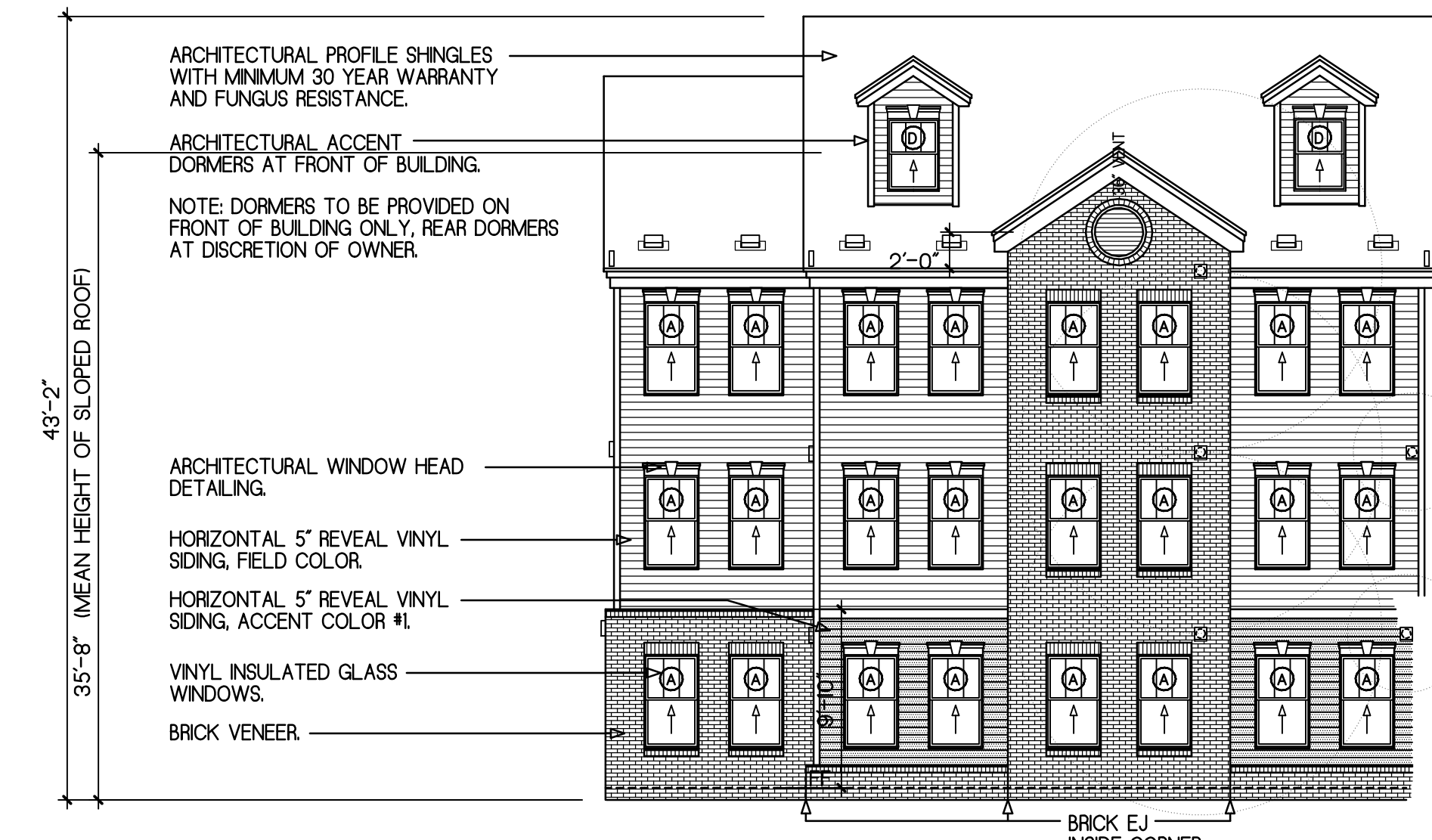




BUILDING X3-MGMT END ELEVATION
SCALE: 1/8" = 1'-0"



3 BEDROOM SIDE ELEVATION - 3 STORY
SCALE: 1/8" = 1'-0"



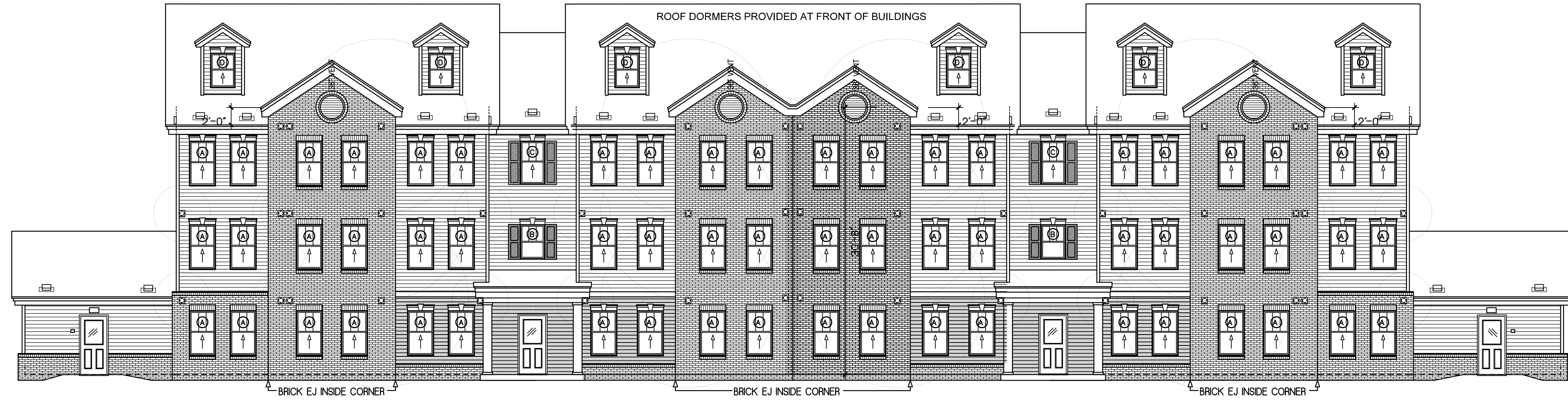
TYPICAL ELEVATION - 3BR UNIT SHOWN



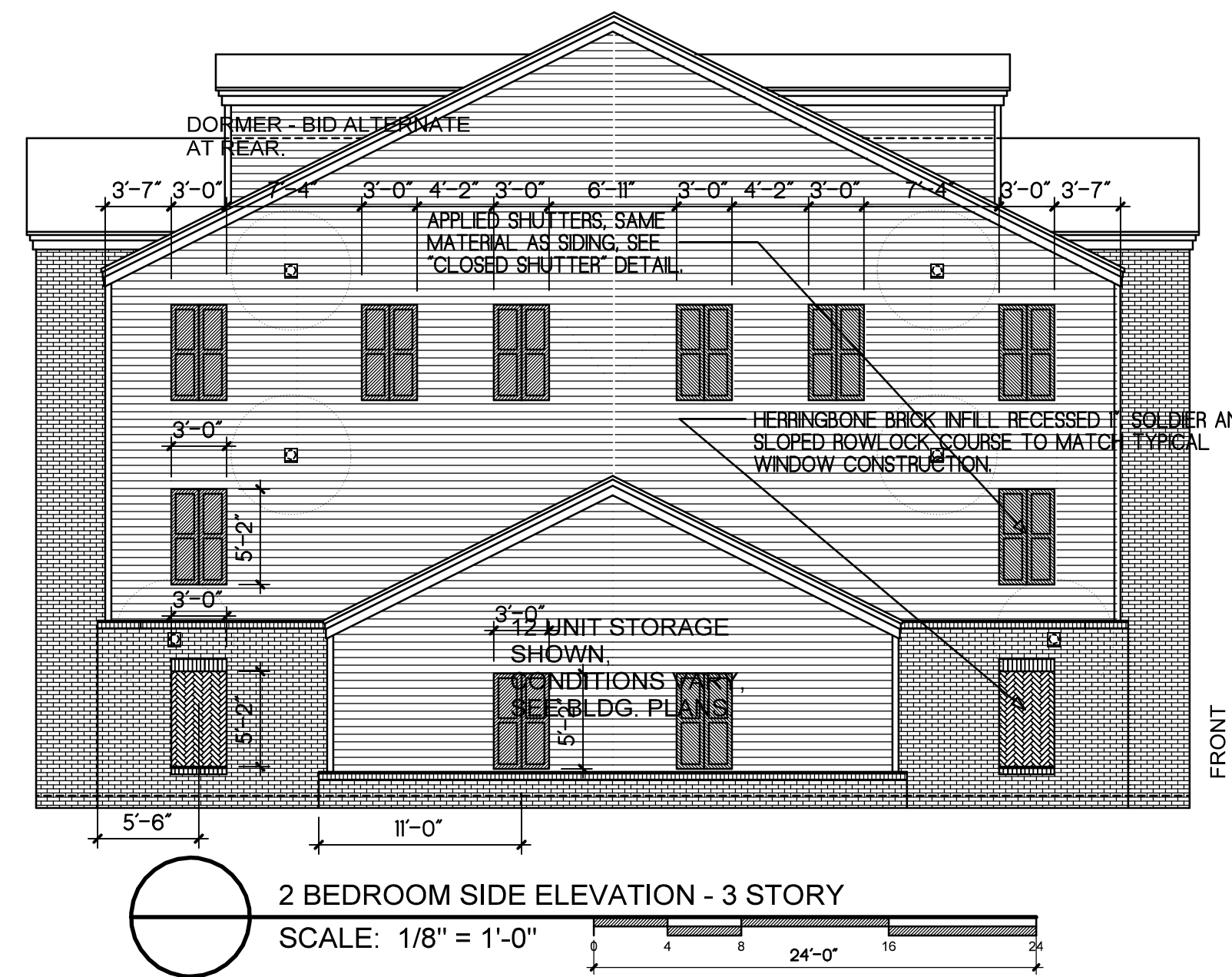
BUILDING TYPE X3-MGMT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



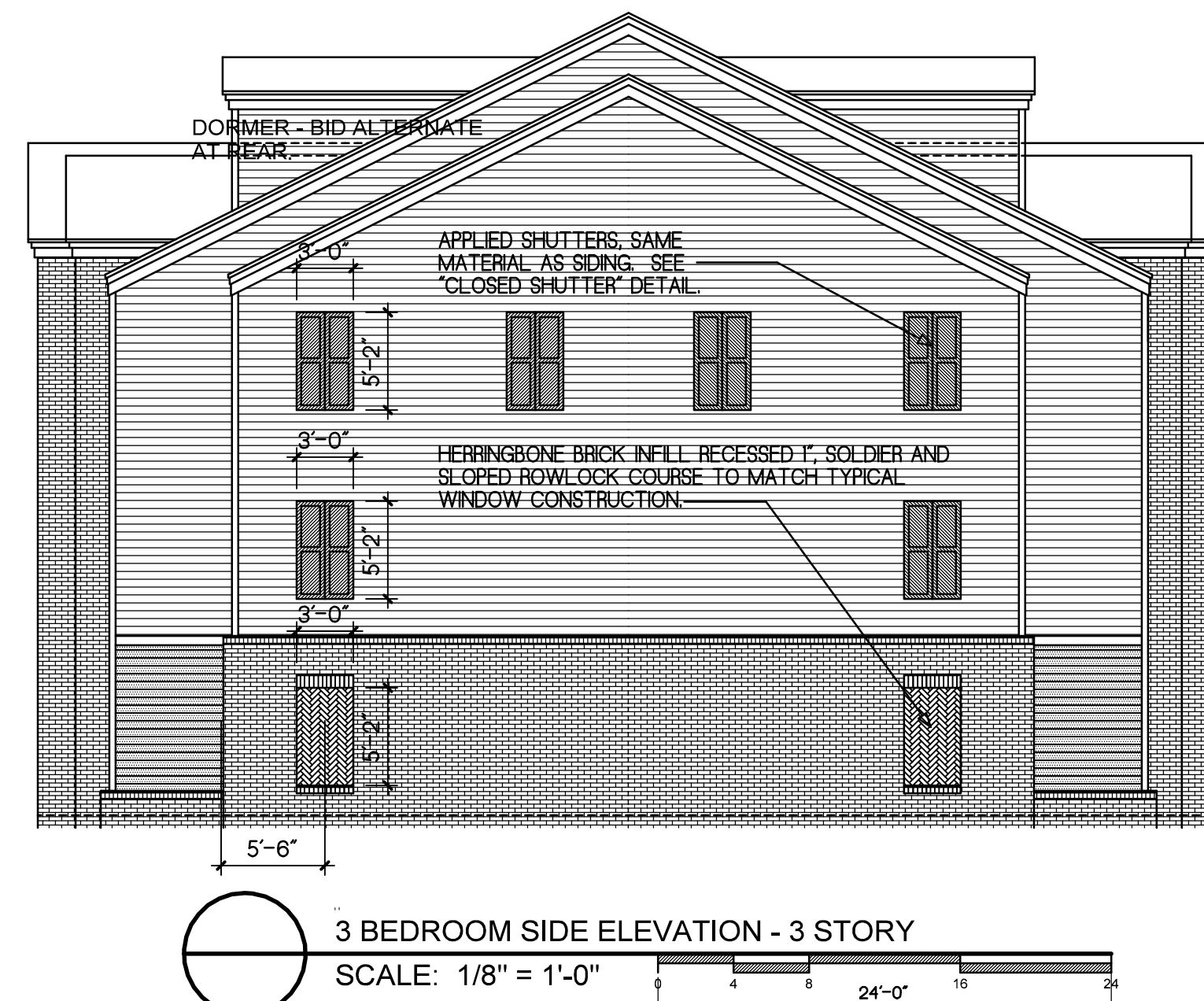
BUILDING TYPE X3-MGMT REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING TYPE H3 FRONT AND REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 BEDROOM SIDE ELEVATION - 3 STORY
SCALE: 1/8" = 1'-0"



3 BEDROOM SIDE ELEVATION - 3 STORY
SCALE: 1/8" = 1'-0"



UWHARRIE PARK
APARTMENTS
ASHEBORO
NORTH CAROLINA
46 RESIDENTIAL UNITS

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JA JOB# 2302 03
DATE: 01-12-2024
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NCHFA PREL. APPLICATION
NOT FOR CONSTRUCTION

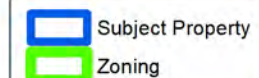
BUILDING ELEVATIONS

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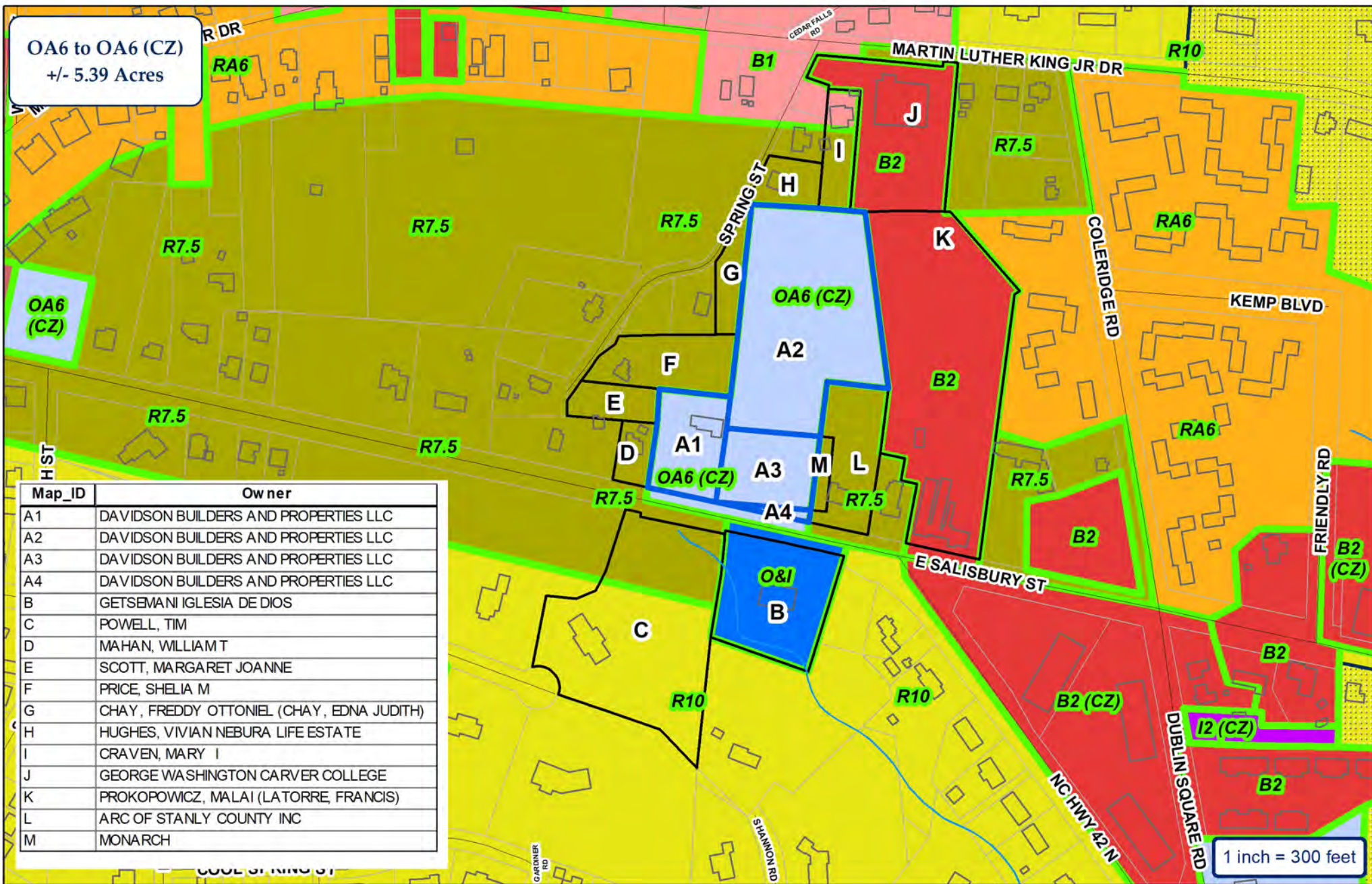


Rezoning Case: RZ-24-04

Parcels: 7761227703, 7761229618, 7761229556 & 7762229996



OA6 to OA6 (CZ)
+/- 5.39 Acres



Map_ID	Owner
A1	DAVIDSON BUILDERS AND PROPERTIES LLC
A2	DAVIDSON BUILDERS AND PROPERTIES LLC
A3	DAVIDSON BUILDERS AND PROPERTIES LLC
A4	DAVIDSON BUILDERS AND PROPERTIES LLC
B	GETSEMANI IGLESIA DE DIOS
C	POWELL, TIM
D	MAHAN, WILLIAM T
E	SCOTT, MARGARET JOANNE
F	PRICE, SHELIA M
G	CHAY, FREDDY OTTONIEL (CHAY, EDNA JUDITH)
H	HUGHES, VIVIAN NEBURA LIFE ESTATE
I	CRAVEN, MARY I
J	GEORGE WASHINGTON CARVER COLLEGE
K	PROKOPOWICZ, MALAI (LATORRE, FRANCIS)
L	ARC OF STANLY COUNTY INC
M	MONARCH



City of Asheboro Planning & Zoning Department

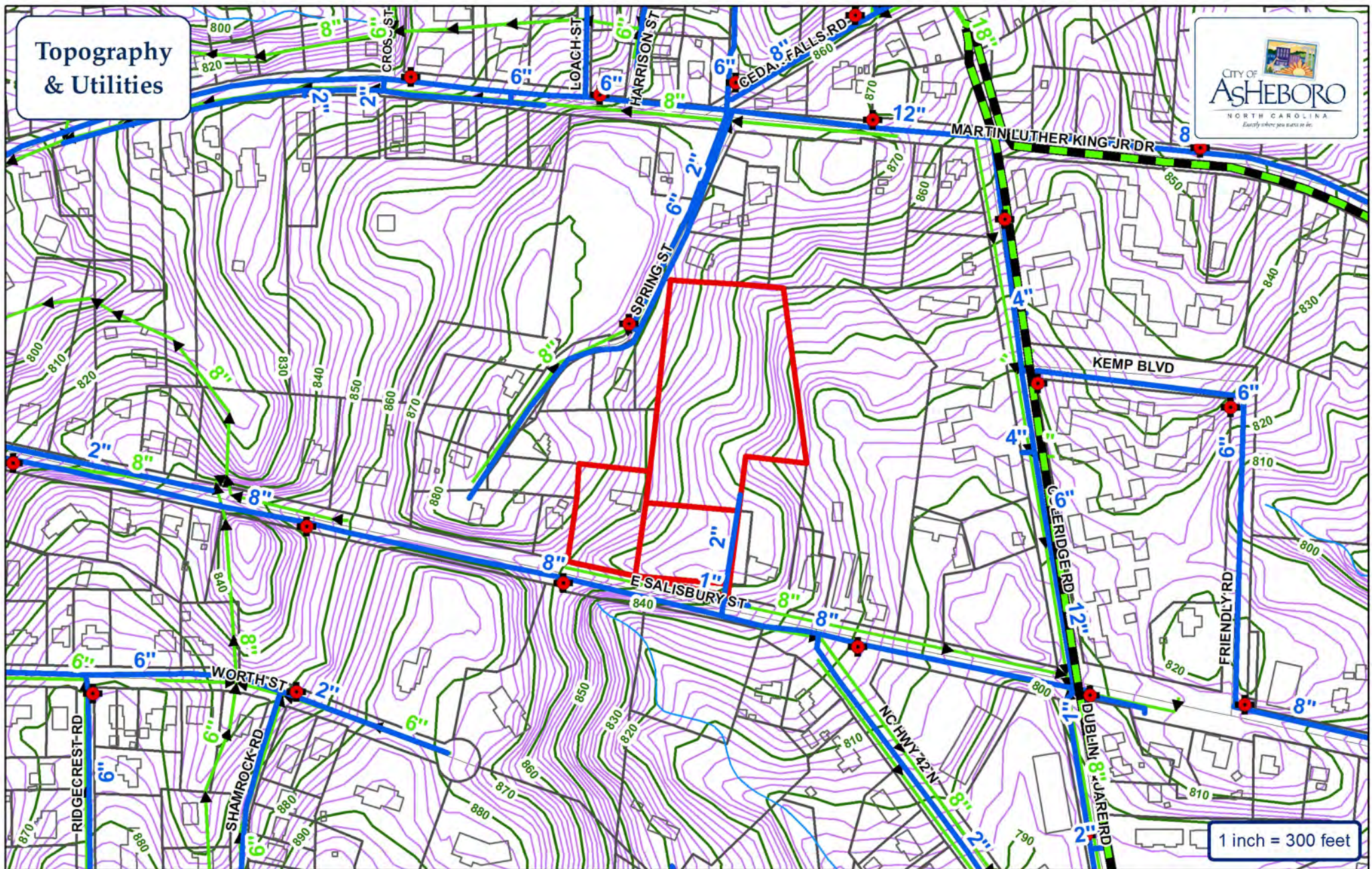
Rezoning Case: RZ-24-04

Parcels: 7761227703, 7761229618, 7761229556 & 7762229996

- Subject Property
- Adjoining Properties
- City Zoning
- Parcels



Topography & Utilities



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

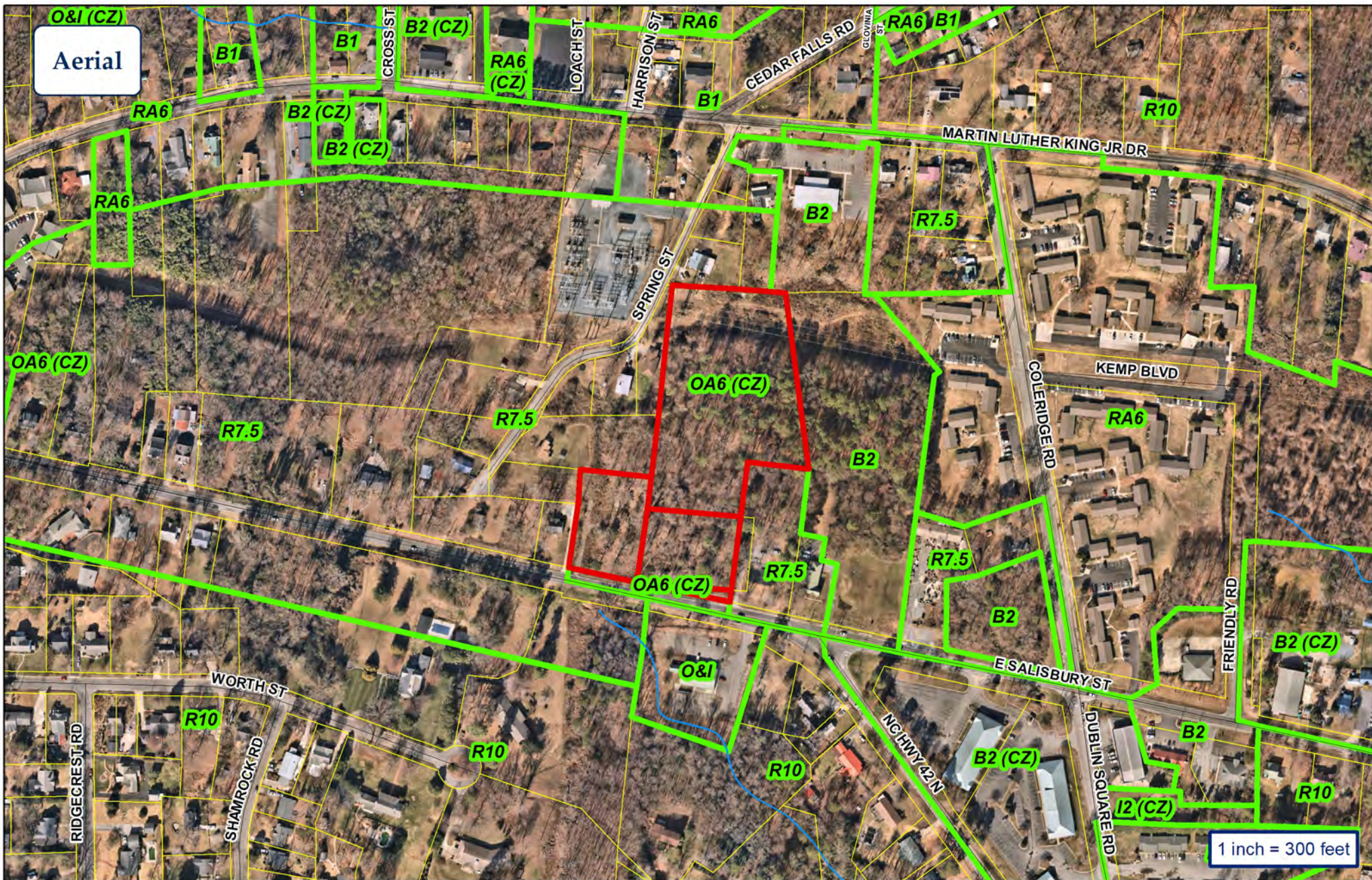
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-04

Parcels: 7761227703, 7761229618, 7761229556
& 7762229996

 Subject Property





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-04

Parcels: 7761227703, 7761229618, 7761229556 & 7762229996

- Subject Property
- Zoning



John Evans

Subject: FW: [External Sender] RE: [External] Two multifamily development proposals going to Planning Board on March 4, 2024
Attachments: 2302 04 Uwharrie Park NCHFA Conditional Zoning Set.pdf; CSP.1 Revision 2 2-8-2024.pdf

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Tuesday, February 20, 2024 11:05 AM
To: John Evans <jevans@ci.asheboro.nc.us>
Cc: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>; Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Britt, Jennifer L <jlbritt@ncdot.gov>
Subject: [External Sender] RE: [External] Two multifamily development proposals going to Planning Board on March 4, 2024

Good afternoon John,

Please see our preliminary review comments below:

- **Uwharrie Park Apartments:** This is also within STIP R-5957. A driveway permit application will be needed along with the driveway fee. Turn lane warrants will be analyzed during driveway permit review process.
- McCrary Village: Limit the number of driveways connecting to Sunset Ave to one (or two at the most). A driveway permit application will be needed along with the driveway fee.

Thanks!

Tyler Kimes
Assistant District Supervisor
NCDOT Highway Division 8
District 1 - District Office

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

300 DOT Drive
Asheboro, NC 27205



From: [Kimes, Tyler J](#)
To: [Tammy Stern](#)
Cc: [John Evans](#); [Trevor Nuttall](#); [Britt, Jennifer L](#)
Subject: [External Sender] RE: [External] NC DOT project on E Salisbury
Date: Friday, March 1, 2024 11:20:24 AM
Attachments: [image001.png](#)
[20-051_SIGHT_DISTANCE_EXHIBIT-REV.pdf](#)
[2302 04 Uwharrie Park NCHFA Conditional Zoning Set.pdf](#)

Tammy,

We took a deeper look at this proposed development off NC 42 and have the following comments:

1. It does not appear adequate site distance is met looking right out of the proposed site driveway due to the existing vertical curve. It will need to be shifted roughly 100' to the east so 400' of site distance is achieved. This can be waived if your engineer can provide a line of sight and line of sight profile showing that 400' of sight distance can be obtained at this current driveway location (see attached for example).
2. Due to the heavy volume of traffic on this road (15,000 vehicles per day), left and right turn lanes will be warranted to safely accommodate vehicles turning into this site and to keep traffic on NC 42 flowing.
3. We will need your construction drawings overlayed onto our project plans so us and our project team for STIP R-5957 can check for conflicts. I do anticipate conflicts when your driveway is shifted down the hill, but we will need to see the plans to know for sure.

I hope this helps clarify some of the concerns we have for this development. Most of these items are typically "hashed out" during the driveway permit review process but I went ahead and mentioned them now so you/your design team can get a jump on this.

Please let me know if you have any questions or would like to discuss this further.

Thank you,

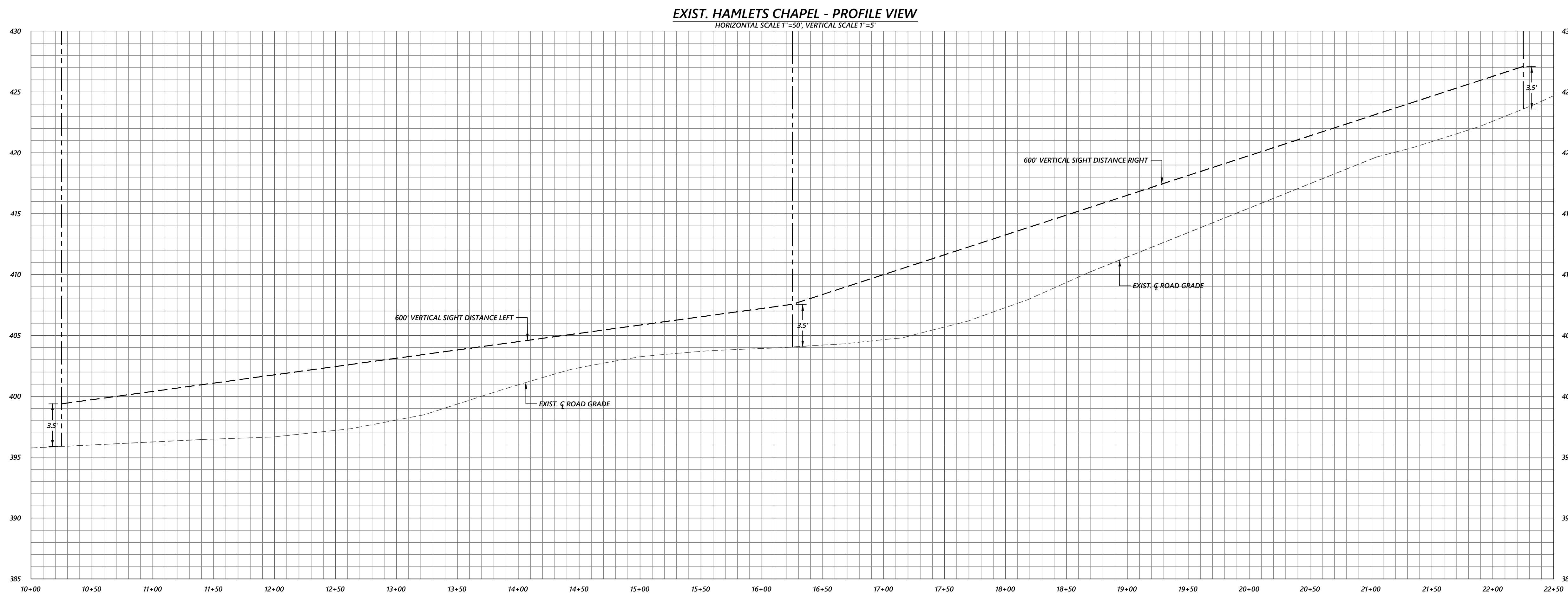
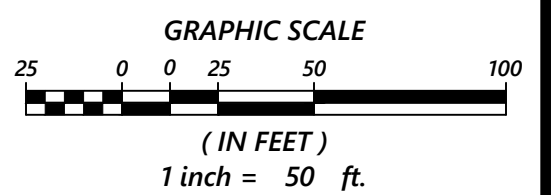
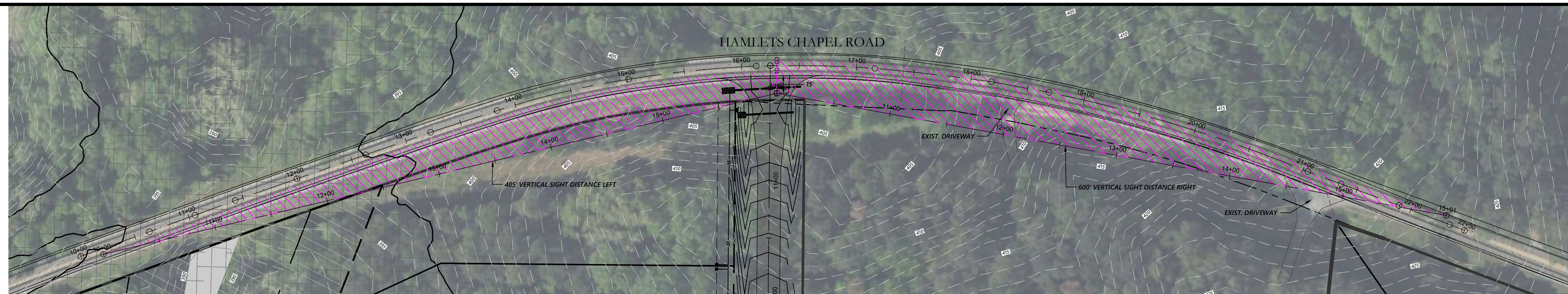
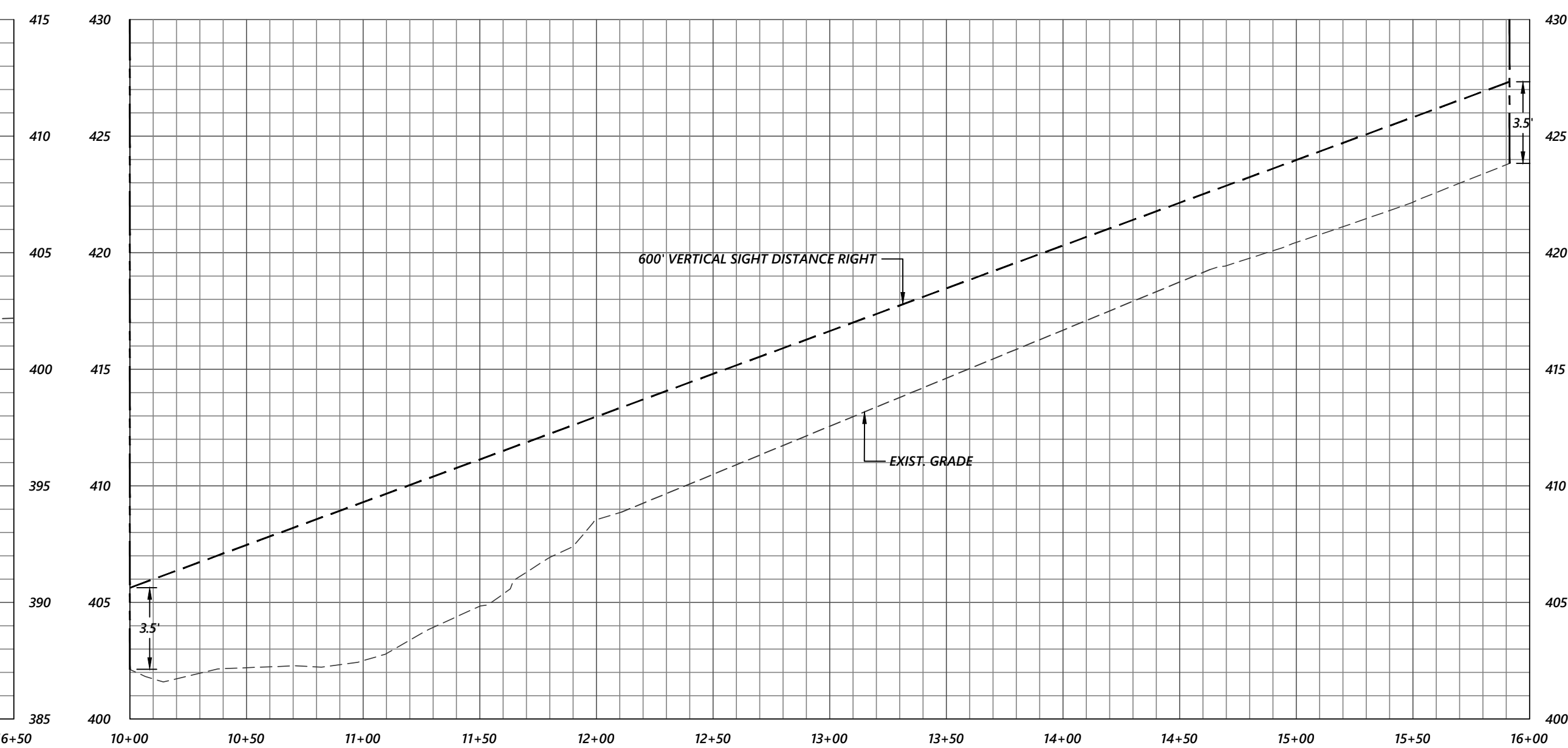
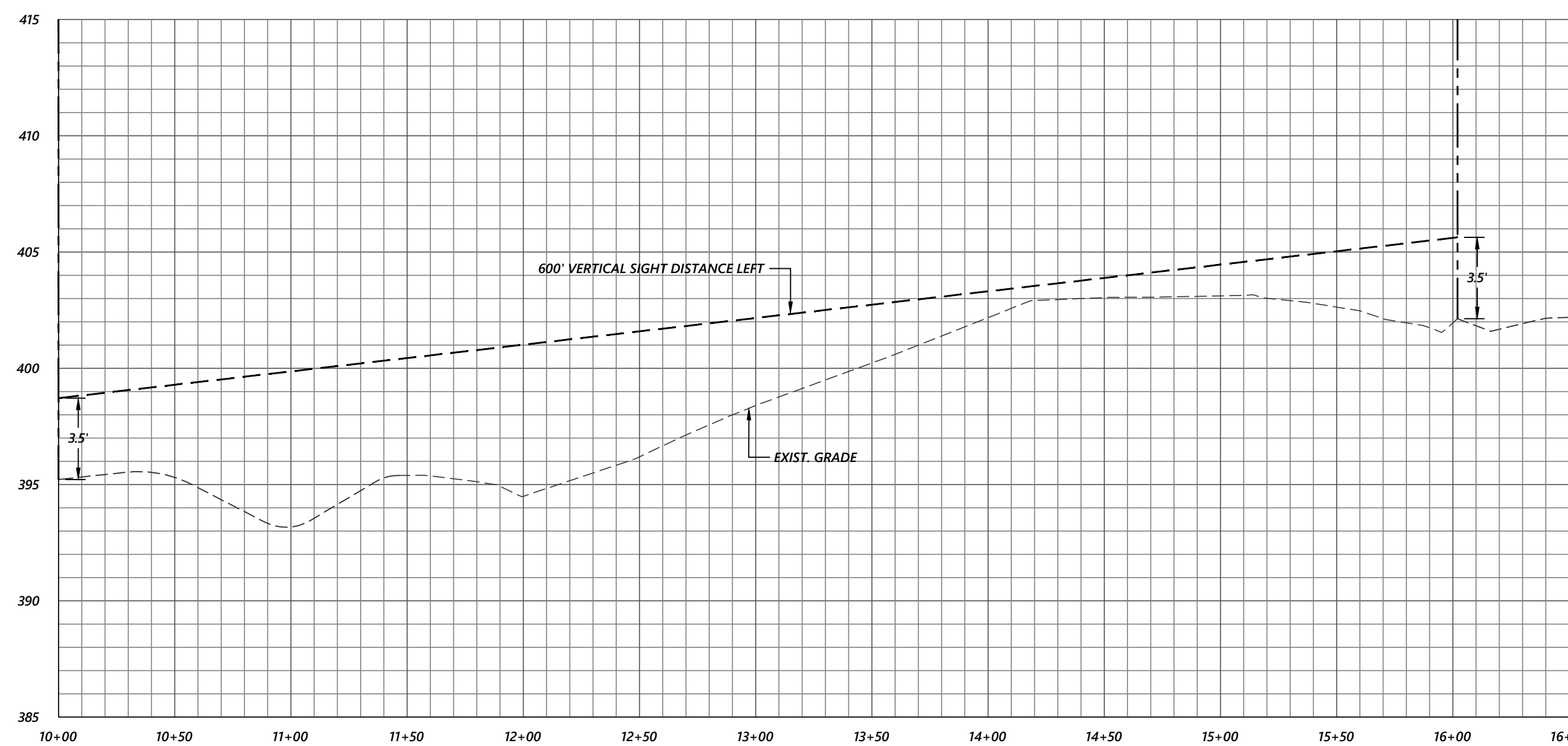
Tyler Kimes

Assistant District Supervisor
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office

336-318-4005 – Direct

Tjkimes@ncdot.gov



Know what's **below**.
Call before you dig.

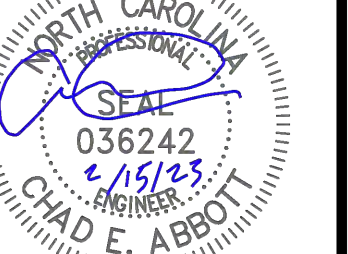
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

APPLICANT:
PETER GRIFFIN
2 TOMAC CT
OLD GREENWICH, CT 06870
pgriff13@gmail.com
646.236.8055

CE DESIGN & ENGINEERING, P.LLC

NC Firm License #: P-1764
2537 E LYON STATION RD, STE 102(PHYSICAL)
P.O. Box 367(MAILING)
Creedmoor, NC 27522-0367
chad@c3designeng.com
919.625.7368

NOT	FOR
-----	-----



CONSTRUCTION		
	REVISIONS	DATE
2	CHATHAM COUNTY REVIEW COMMENTS	1/9/2023
1	FIRST ISSUED	KSW
		BY
5		
4		
3		

RIDGECREST ESTATES
130 MANNS CHAPEL ROAD, PITTSBORO, NC 27312
CHATHAM COUNTY

HAMLEIS CHAPEL ROAD SIGHT DISTANCE PLAN & PROFILE

PROJECT #:

20-051

VIEW PROJECT #:

XX-XXX

BET #:

C-1.XX

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

APPLICANT INFORMATION

Applicant Solstice Partners LLC *Applicant's Phone #* 201-951-1213

Applicant's Address 324 Sunstone Drive
Cary, NC 27619

Applicant email address tammy.stern@solsticepartners.net

PROPERTY INFORMATION

Property Owner's Name Davidson Builders and Properties LLC

Location of Property 853 E Salisbury St *Property Size (ac. or s.f.)* 5.3

Randolph County Property Identification Number (PIN#) 7761229996, 7761229618, 7761229556, 7761227703

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

Date Property Title Acquired 4/12/18 + 7/31/19 *Deed Book* See attchmt *Page* _____

Subdivision _____ *Section* _____ *Lot #* _____

Plat Book n/a *Page* n/a

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:

See attachment.

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

See attachment.

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

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?

See attachment.

Does not apply ☐

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

See attachment.

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

Catherine F. Connors

Printed Name of Authorized Signatory (if different from Applicant)

Catherine F. Connors

Position/Relationship of Authorized Signatory to Applicant

Manager

Owner Signature (if different than Applicant)

Davidson Builders and Properties LLC

Owner Address

Davidson Builders and Properties LLC

333 W WARD ST

Asheboro NC 27207

Telephone Number

336 382-1391

Printed Name of Authorized Signatory (if different from Owner)

Stephen Davidson

Position/Relationship of Authorized Signatory to Owner

Manager

STAFF USE

Received by: John Evans Date: 2-5-24 Case Number: R2-24-04

Asheboro Conditional Zoning Application Attachment

Applicant: Solstice Partners, LLC

Property Information:

Property Owner: Davidson Builders and Properties LLC

Property: 5.3 acres at 853 E Salisbury Street (4 parcels)

PID	Acreage	Date Title Acquired	Deed reference
7761229996	3.6	4/12/2018	Book 2592/ page 1198
7761229618	0.83	4/12/2018	Book 2592/ page 1198
7761229556	0.06	4/12/2018	Book 2592/ page 1198
7761227703	0.89	7/31/2019	Book 2660/ page 1559

Conditional Zoning District Information:

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

This conditional rezoning petition is being made to amend the current OA6-CZ district for a new OA6-CZ proposal. This application proposes a 46-unit multifamily development with two residential buildings, one of which will include a management office and community space with a total FAR of 0.20 and density of approximately 9 units per acre.

Due to a DOT drainage and utility easement at the ROW frontage on E Salisbury Street, the plans for this multifamily community had to be adjusted to a degree that requires a new Conditional Rezoning process.
- In what manner will the proposed amendment carry out the intent of the Land Development Plan?*

This proposal helps carry out the intent of Asheboro's LDP because this site is designated Urban Residential, which calls for medium-high density residential development. The proposal aligns with the LDP's vision for compact, interconnected development patterns (Goal 2.3), vision for quality building and landscape design as the community will be aesthetically pleasing and handsomely landscaped (Goal 3.2), and contribute to sidewalk infrastructure improvements (Goal 5.3) and will be supported by existing utility infrastructure that has adequate capacity for the development. In addition, this proposal increases the availability of housing in a location where residents have access to many services and job opportunities. This proposal aligns with the LDP's "urban residential" designation for the property.
- Does not apply.*
- 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?*

Asheboro continues to grow in population and additional housing will help support demand. Having more dense housing development near amenities gives more residents easier access to services.
- Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?*

A very similar proposal was approved for this site last year, however due to the updated encroachment plan from DOT, the plan layout requires changes beyond what could be approved administratively.



RZ-24-05: Request to rezone property currently addressed as 801 and 817 Sunset Avenue (Randolph County Parcel Identification Number 7751426889) from M (CZ) Mercantile Conditional Zoning and OA6 (Office-Apartment) to OA6 (CZ) Office-Apartment Conditional Zoning for a development with multiple family dwellings.

Planning Board Recommendation and Staff Report

The applicant has requested a continuance until the May 9, 2024 City Council meeting. During its meeting on March 4, 2024, the Planning Board granted a continuance until its May 6, 2024 meeting.

From: [Davis Ray - WynnefieldForward](#)
To: [Trevor Nuttall](#)
Cc: [John Evans](#)
Subject: [External Sender] Zoning Application
Date: Monday, March 4, 2024 1:05:26 PM

We would like to respectfully request to continue our rezoning request to the May 6th, 2024 Planning Board and May 9th, 2024 City Council. The reason for this request is to allow more time to adequately prepare our site plan and design to meet the existing neighborhood as well as the Sunset Drive corridor aesthetics. We are still working to finalize our driveway entrances, parking spaces and stormwater design to be more specific.

Thank you for your understanding and consideration!

Davis Ray
336.625.7641
davis@wynnefieldforward.com

Planning Board Recommendation & Comments to City Council

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

Case #

RZ-24
-05

Date

3-4-2024 Planning
Board

Applicant

KRP Investments, LLC

Legal Description
The property of Baybuilt Properties, LLC., located at 801 and 817 Sunset Avenue, totaling approximately 1.52 acres +/-, identified by Randolph County Parcel Identification Number 7751426889.

Requested Action Rezone from OA6 Office-Apartment and M (CZ) Mercantile Conditional Zoning to OA6 (CZ) Conditional Zoning Office-Apartment for a Development with Multiple family dwellings

Existing Zone OA6/M(CZ)

Land Development Plan See Rezoning Staff
Report

Planning Board Recommendation
At the applicant's request, the Planning Board recommended continuing this request until its May 6, 2024 meeting.

Reason for Recommendation

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-24-05

Date 4-4-2024 City Council

General Information

Applicant KRP Investments, LLC

Address 9052 Forest Drive SW

City Sunset Beach NC 28468

Phone 336-817-9400

Location 801 and 817 Sunset Avenue

Requested Action Rezone from OA6 Office-Apartment and M (CZ) Mercantile Conditional Zoning to OA6 (CZ) Conditional Zoning Office-Apartment for a Development with Multiple family dwellings

Existing Zone OA6/M(CZ)

Existing Land Use Previously Place of Assembly-Non Commercial (church)

Size 1.52 acres +/-

Pin # 7751426889

Applicant's Reasons as stated on application

Development of 48 senior apartment units. Providing affordable housing on the Sunset Avenue corridor.

Staff note: The initial plan submitted with the application proposed 48 dwelling units. The plan has since been revised to include 44 units.

Surrounding Land Use

North Single-Family/Multi-Family residential

East Undeveloped property

South Single-family residential

West Personal Services (tattoo)

Zoning History RZ-20-06 (2020): A portion of the property was rezoned from OA6 to M (CZ) for a Banquet Facility
BOA-20-01 (2020): Variances were granted for impervious area and parking setbacks (see Analysis)

Legal Description

The property of Baybuilt Properties, LLC., located at 801 and 817 Sunset Avenue, totaling approximately 1.52 acres +/-, identified by Randolph County Parcel Identification Number 7751426889.

Analysis

See attachment 1.

Rezoning Staff Report

RZ Case # RZ-24-05

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 City Activity Center

Small Area Plan

Growth Strategy Map Designation Primary Growth

LDP Goals/Policies Which Support Request

Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map.

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

Checklist Item 5: Complies with Growth Strategy Map

Checklist Items 12-14: 12.) Property is located outside of the watershed area, Special Hazard Flood Area, and area with steep slopes

Rezoning Staff Report

RZ Case # RZ-24-05

LDP Goals/Policies Which Do Not Support Request

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

This area of the city has long been zoned for both office and higher-density residential uses. The Center City Planning Area lends further support to more dense residential development through its regulation of intensity based on built-upon area building height limits instead of the amount of building square footage.

With higher density, however, comes expectations that projects are designed in a manner that will complement and not detract from existing development. The manner in which a project would be landscaped, both along the street and adjacent to existing homes, provisions for stormwater management, and considerations related to safe pedestrian access should be closely evaluated. Attractive building design, as well as recreational and other site amenities, also are important factors.

Staff believes the proposal can strike the right balance, offering a reasonable redevelopment of the property while advancing other development objectives of the city's adopted plans and codes. But, additional information on the project is needed before providing a final consistency statement and recommendation.

Recommendation Pending.

Rezoning Staff Report

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

- (A) The use approved shall be a Development with Multiple Family Dwellings for the Elderly, consisting of a total of 44 dwelling units.
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- (D) Mail delivery shall be provided on the final site plan, subject to postal service and/or NCDOT requirements. Any changes on the site plan necessary to comply with requirements for mail delivery will not be considered a modification of the Conditional Zoning district requiring Council action.
- (E) The sidewalk as shown on the site plan, shall be extended along the entire frontage of South Cherry Street, and shall be built to NCDOT standards. The applicant shall obtain any required encroachment authorization from NCDOT for the construction of the sidewalk.
- (F) No outdoor recreational vehicle parking or storage shall be permitted on the property.
- (G) If a review of building plans submitted for permitting results in the requirement for an additional sidewalk on the southern side of the building for egress, such sidewalk may encroach into the 20' setback that is shown no more than 10 feet. If constructed, the minimum 10'-wide Type C protective screening yard shall contain a 6' tall solid fence or wall with materials consistent with Section 6.06(G)(1)(b) or 6.06(G)(1)(c) installed between the sidewalk and the southern property line, extending at a minimum the length of the sidewalk, and the requisite number of evergreen trees. Existing vegetation, if adequate under the terms of the Ordinance, may be preserved as part of the protective yard.
- (H) Stormwater control measures designed by a licensed professional shall be provided. Measures shall control, at minimum, the ten-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.
- (I) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation showing approval from NC Department of Transportation and NC Department of Environmental Quality.
- (J) Prior to the issuance of a zoning compliance permit, the applicant shall submit a site plan reflecting any revisions necessary to comply with city codes and conditions of approval.
- (K) 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 the conditional zoning district in the chain of title for the Zoning Lot.

Attachment 1: RZ-24-05 (McCrary Village Apartments rezoning request): Staff analysis as of 2-29-24

1. The property is within the city limits.
2. Sunset Avenue and South Cherry Street are both state-maintained minor thoroughfares at this location.
3. The property is located within Tier 3 of the Center City Planning Area.
4. The site plan proposes one three-story building clad primarily in brick and fiber cement siding. There are 44 dwelling units proposed, with 20 one-bedroom and 24 two-bedroom units, intended for seniors.
5. In the Center City Planning Area, development intensity is regulated by permissible built-upon area (55%) instead of Floor-Area Ratio and generally applicable maximum building height (35'). Staff has requested details on existing and proposed built-upon area. In terms of density, the project proposes approximately 28.9 dwellings per acre. In comparison, Sunset Place Apartments, adjacent to the development, has a density of about 25.2 dwellings per acre.
6. The site plan includes indoor/outdoor seating areas with a minimum of 1 bench in 3 locations, multipurpose room, gazebo, a covered patio with seating, a resident computer room, and a covered drive through at entry. In addition, an underground stormwater detention structure is proposed in the parking area.
7. The conditional zoning process allows an applicant to propose a project-specific zoning district that establishes approval conditions and site development requirements. The project-specific zoning district is allowed to diverge from the zoning ordinance's predetermined land use requirements. Two deviations from the city's predetermined land use regulations are noted:
 - a. No separate designated and screened area for recreational vehicles is provided (at least 3,168 square feet of such area typically would be required). In response, staff has offered a condition prohibiting parking of RVs.
 - b. Encroachment of parking into the standard 25' front yard setback along Sunset Avenue. Note that variances were granted in 2020 to allow a parking setback of 3.5 feet on Sunset Avenue and 18.9 feet when the property was proposed for a banquet facility.
 - c. Staff is awaiting information on the amount of existing and proposed built-upon area, along with other information, identified in 10. below, to determine if there may be other deviations sought.
8. The property's existing OA6 zoning district allows residential (single-family, two-family, multiple-family) uses, office & institutional uses, and limited commercial uses. The M (CZ) portion of the property would permit the repurposing of the former church fellowship hall into a banquet facility.
9. The site plan was routed to NCDOT, Asheboro City Schools, and the US Postal Service. NCDOT noted the need for a driveway permit and stipulated that no more than two driveways on Sunset Avenue likely were to be approved. The current version of the applicant's site plan is consistent with that directive.
10. Staff returned comments to the applicant on February 23, 2024. The comments requested additional landscaping detail, clarification on the amount of pervious area, and information on outdoor lighting, the proposed sidewalk along Cherry Street, recreation space calculation, labeling of various dimensions, and other technical details.

McCRARY VILLAGE

ASHEBORO, NC

REQUIRED AMENITIES:

- A. INDOOR/OUTDOOR SITTING AREAS - (W/ MIN. 1 BENCH, 3 LOCATIONS)
- B. MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- C. GAZEBO

ADDITIONAL AMENITIES:

- D. COVERED DRIVE-THRU AT ENTRY
- E. COVERED PATIO WITH SEATING - (MIN. 150 SQ. FT.)
- F. RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

SITE INFORMATION:

SITE: 1.52 +/- ACRES
DENSITY: 28.94 UNITS/ACRES
BUILDINGS: (1) 3-STORY SENIOR APARTMENT BUILDING
SPRINKLERS: 13R
PARKING SPACES: 44 SPACES REQUIRED @ 1.0 PER UNIT PLUS
ADDITIONAL 10% VISITOR SPACES (5)
49 SPACES PROVIDED
SETBACKS: FRONT = 25'
SIDE = 10'
REAR = 20'

SITE NOTES:

- NO FLOOD PLAIN
- NO RETAINING WALLS ANTICIPATED

UNIT INFORMATION:

UNIT MIX	SPCS/UNIT	PAINT TO PAINT SQ. FT.
1-BR (A UNITS)	= 20	668 SQ. FT.
2-BR (B UNITS)	= 24	925 SQ. FT.
TOTAL	=44 UNITS	

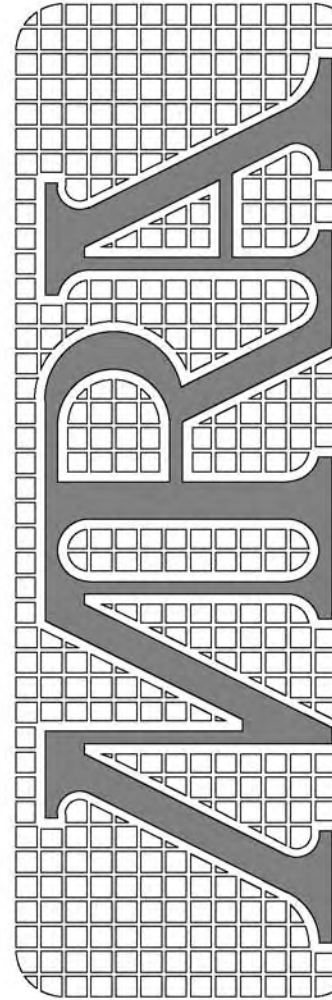
ACCESSIBLE UNITS "(a)" AND "(as)": TOTAL OF (6) UNITS
(1) ONE BEDROOM WITH TUB
(1) ONE BEDROOM WITH ROLL-IN SHOWER
(2) TWO BEDROOM WITH TUB
(2) TWO BEDROOM WITH ROLL-IN SHOWER

BUILDING INFORMATION:

TOTAL HEATED RENTAL (PAINT TO PAINT): = 38,392 SQ. FT.
TOTAL BUILDING GROSS SQUARE FOOTAGE: = 53,135 SQ. FT.



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTER PARKWAY SUITE 220 TUCKER GEORGIA 30084 404-373-2800
MCCRARY VILLAGE
ASHEBORO, NC

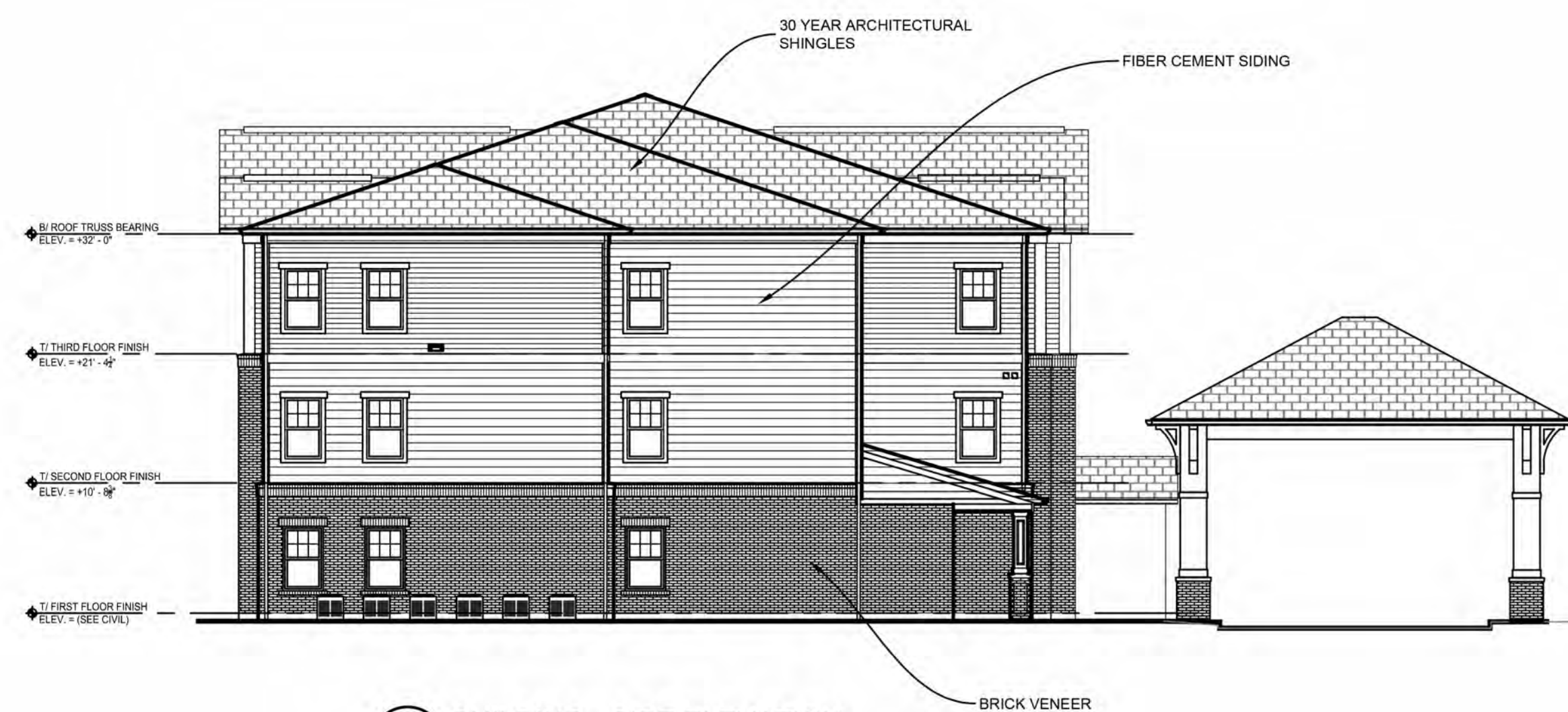


CSP.1

PROJECT NUMBER	DATE	DATE	DATE	DATE
2022-106	2-8-2024	2-20-2024	1-8-2024	JAR
DATE	DATE	DATE	DATE	CHECKED BY
1-8-2024	2-8-2024	2-20-2024	1-8-2024	MRL
DATE	DATE	DATE	DATE	CHECKED BY
1-8-2024	2-8-2024	2-20-2024	1-8-2024	MRL



4 BUILDING - REAR ELEVATION
3/32" = 1'-0"



3 BUILDING - SIDE ELEVATION
3/32" = 1'-0"



2 BUILDING - SIDE ELEVATION
3/32" = 1'-0"

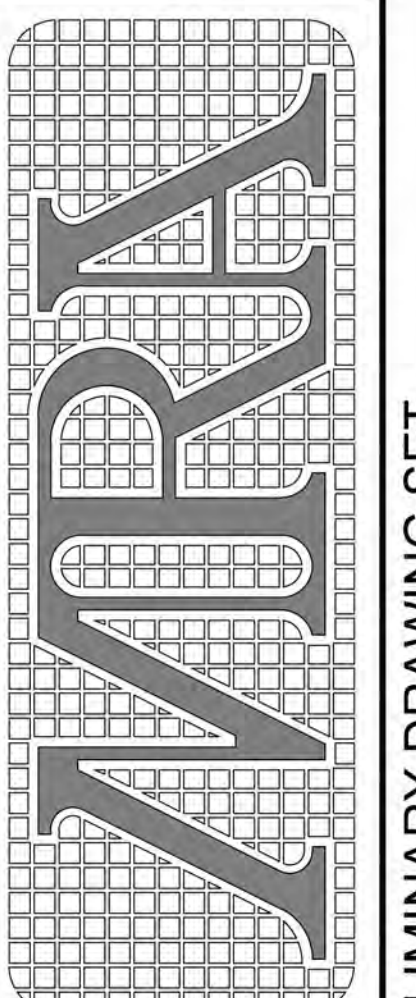


1 BUILDING - FRONT ELEVATION
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

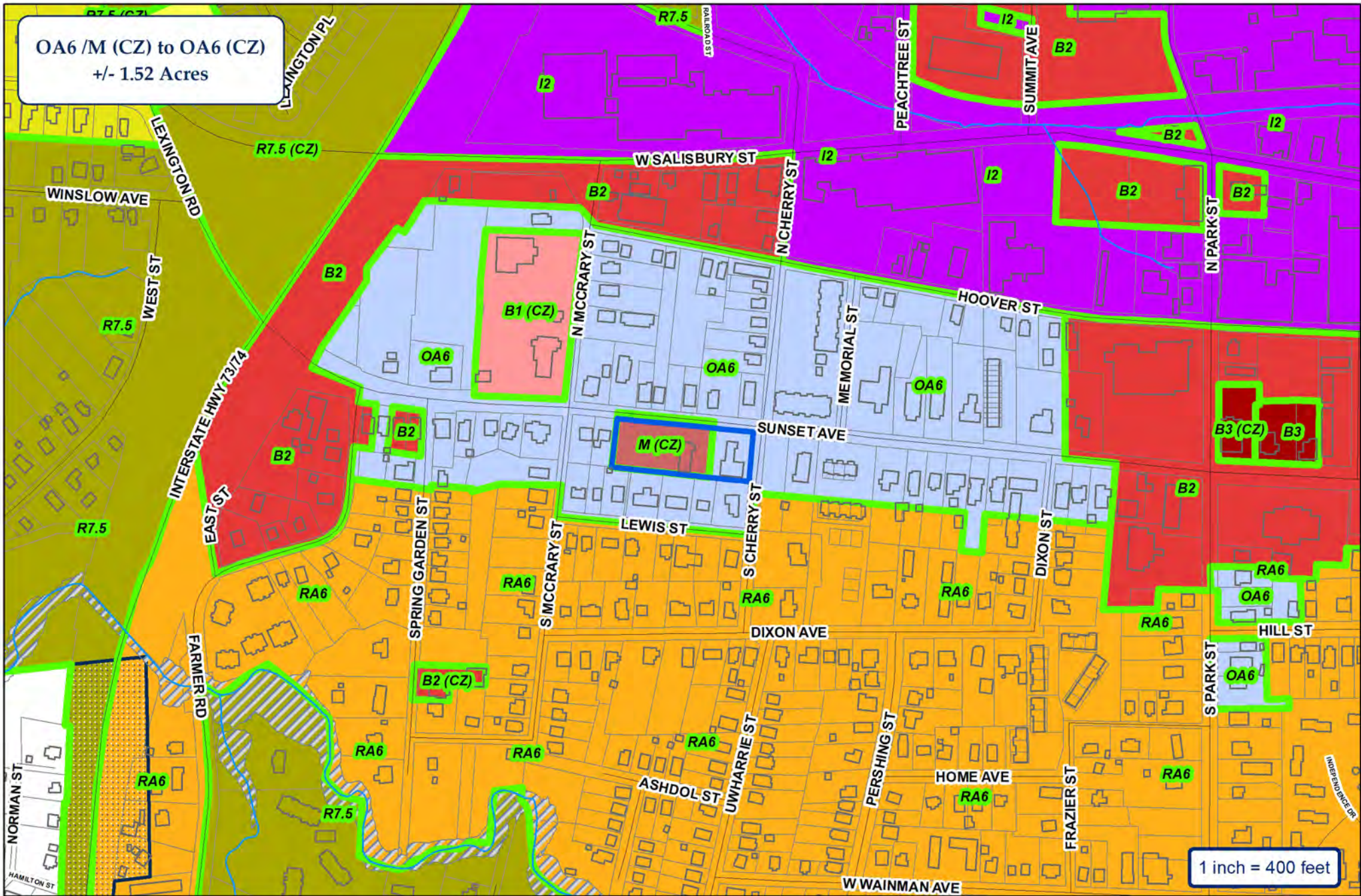
REVISIONS			
PROJECT NUMBER	2022-106	DATE	2-16-2024
DATE ISSUED	1-8-2024	DRAWN BY	EJ
CHECKED BY	MRL		

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTER PARKWAY SUITE 220 TUCKER GEORGIA 30084 404-373-2800
MCCRARY VILLAGE
ASHEBORO, NC



A3.1

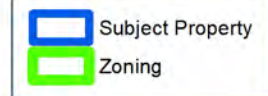
OA6 /M (CZ) to OA6 (CZ)
+/- 1.52 Acres



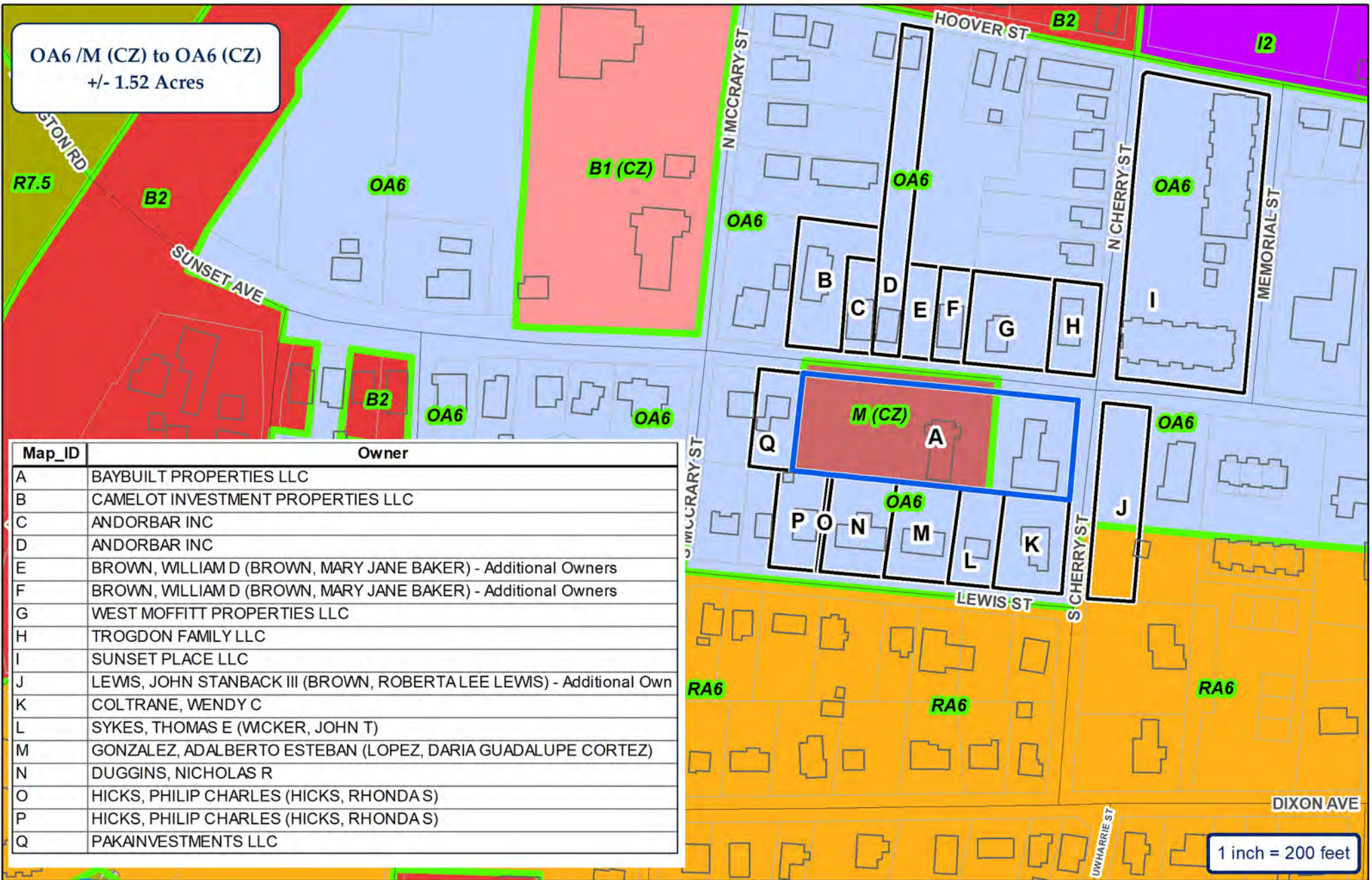
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-05

Parcels: 7751426889



OA6 /M (CZ) to OA6 (CZ)
+/- 1.52 Acres



Map_ID	Owner
A	BAYBUILT PROPERTIES LLC
B	CAMELOT INVESTMENT PROPERTIES LLC
C	ANDORBAR INC
D	ANDORBAR INC
E	BROWN, WILLIAM D (BROWN, MARY JANE BAKER) - Additional Owners
F	BROWN, WILLIAM D (BROWN, MARY JANE BAKER) - Additional Owners
G	WEST MOFFITT PROPERTIES LLC
H	TROGDON FAMILY LLC
I	SUNSET PLACE LLC
J	LEWIS, JOHN STANBACK III (BROWN, ROBERTA LEE LEWIS) - Additional Own
K	COLTRANE, WENDY C
L	SYKES, THOMAS E (WICKER, JOHN T)
M	GONZALEZ, ADALBERTO ESTEBAN (LOPEZ, DARIA GUADALUPE CORTEZ)
N	DUGGINS, NICHOLAS R
O	HICKS, PHILIP CHARLES (HICKS, RHONDA S)
P	HICKS, PHILIP CHARLES (HICKS, RHONDA S)
Q	PAKAINVESTMENTS LLC

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-05

Parcels: 7751426889

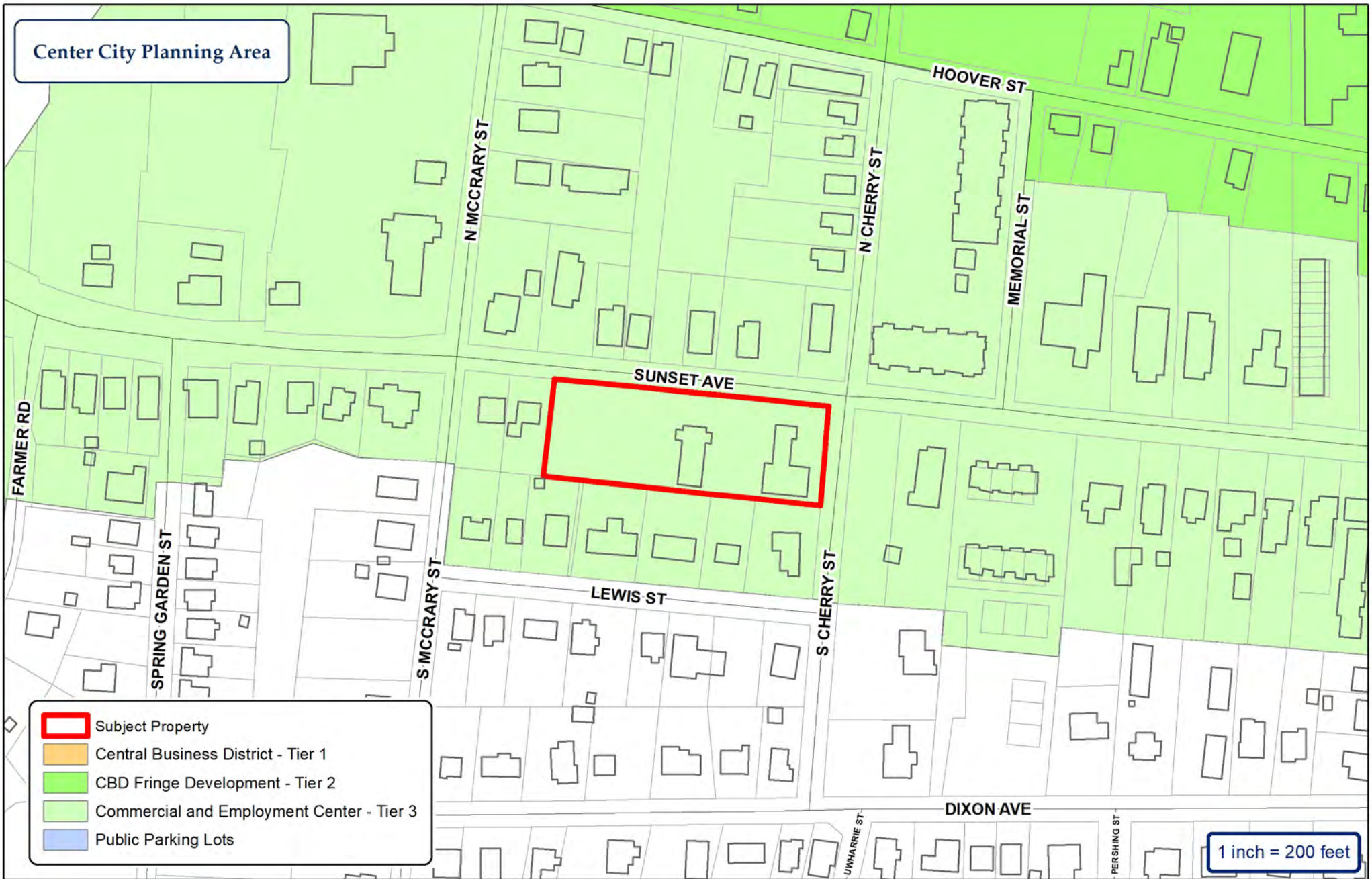


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Center City Planning Area



ETJ

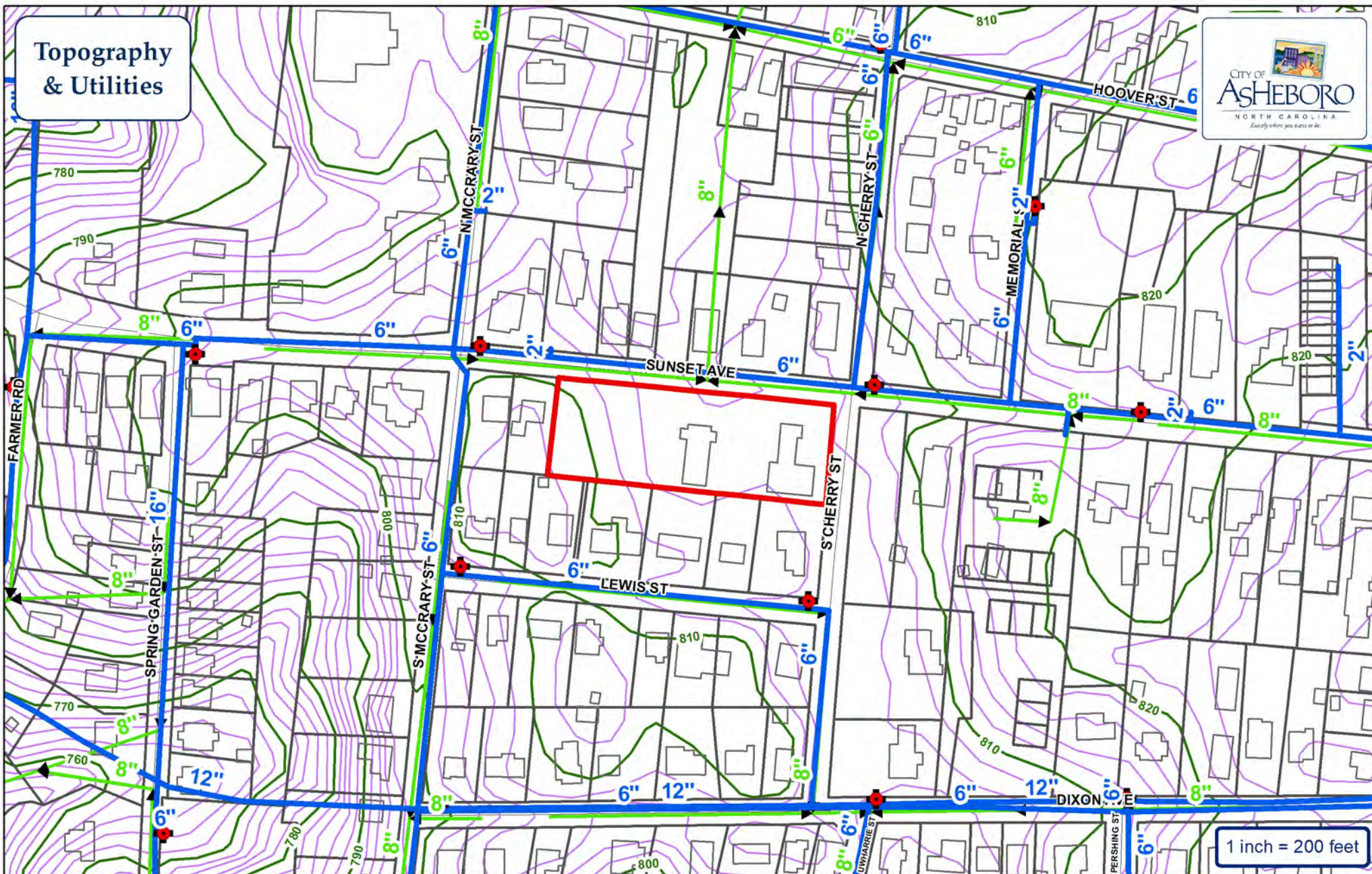
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-05

Parcels: 7751426889



Topography & Utilities



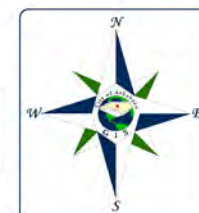
- | | | | |
|--|------------|---|--------------|
|  | Water Main |  | Fire Hydrant |
|  | Sewer Main |  | Pump Station |
|  | Force Main |  | Watershed |

City of Asheboro Planning & Zoning Department

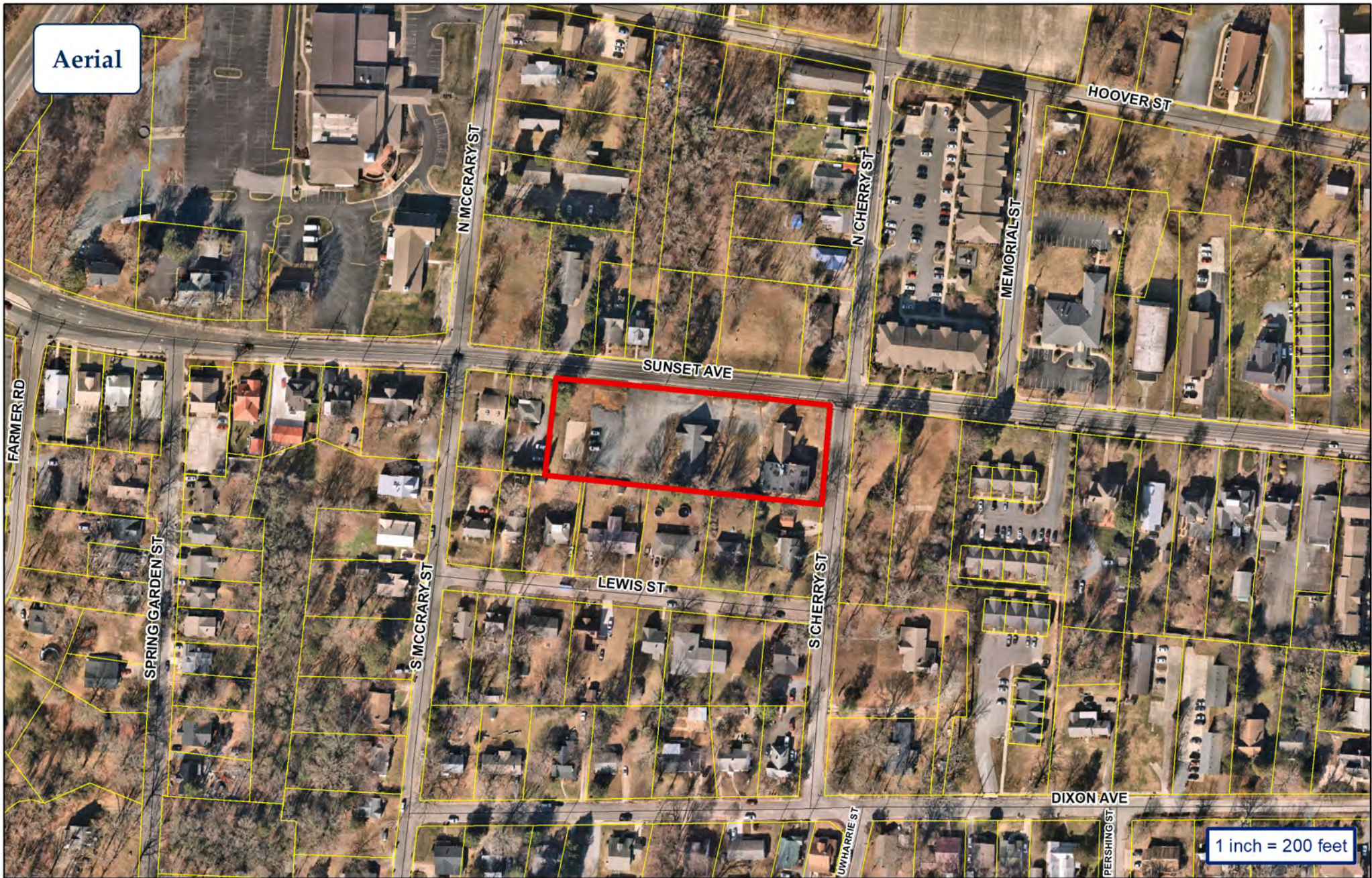
Rezoning Case: RZ-24-05

Parcels: 7751426889

 Subject Property



Aerial



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-05

Parcels: 7751426889



 Subject Property



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

APPLICANT INFORMATION

Applicant KRP Investments, LLC Applicant's Phone # 336.817.9400

Applicant's Address 9052 Forest Drive, SW
Sunset Beach, NC 28468

Applicant email address davis@wynnefieldforward.com

PROPERTY INFORMATION

Property Owner's Name BAYBUILT PROPERTIES, LLC

Location of Property 801 Sunset Avenue Property Size (ac. or s.f.) 1.52 +/- acres

Randolph County Property Identification Number (PIN#) 7751426889

Current Zoning District OA6 Requested Zoning District OA 6 Conditional

Date Property Title Acquired 07/17/2020 Deed Book 2710 Page 2029

Subdivision J S Lewis Section L1-17 Lot # PT L18

Plat Book 1 Page 287

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:

Development of 48 senior apartment units

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

Providing affordable housing on the Sunset Avenue corridor

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

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

Does not apply ☐

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

Does not apply ☐

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

APPLICATION SIGNATURES

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

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

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

Applicant Signature

Karen R. Perry

Printed Name of Authorized Signatory (if different from Applicant)

Karen R. Perry

Position/Relationship of Authorized Signatory to Applicant

Potential Buyer

Owner Signature (if different than Applicant)

BARBUET PROPERTIES, LLC by: [Signature]

Owner Address

929 SUNSET AVE.
ASHEBORO, NC 27203

Telephone Number

336-625-1200

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE	
Received by: <u>John</u>	Date: <u>2-9-24</u>
Case Number: <u>R2-24-05</u>	



RZ-24-06: Request to rezone property located on the east side of Clover Street, approximately 115 feet south of Plummer Street Randolph County Parcel Identification Number 7751971892) from B2 General Commercial to I1 (CZ) Light Industrial Conditional Zoning for a Vehicle Storage Facility

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-24
-06 Date 3/4/2024

Applicant Gary Lee
Morris

Legal Description
The property of Gary Lee Morris and Lori Byerly Morris, located on the east side of Clover St.
approximately 155 feet south of the intersection of Plummer St, identified by Randolph County PIN
7751971892 and totaling approximately 0.31 acres +/-

Requested Action Rezone to an amended OA6 (CZ) Office-Apartment Conditional Zoning for a
Development with Multiple family dwellings of up to 22 percent.

Existing Zone RA6 (CZ)

Land Development Plan See Rezoning Staff
Report

Planning Board Recommendation
The Planning Board recommended approval of the request, subject to staff's suggested conditions.

Reason for Recommendation
The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # RZ-24-06

Date 4-4-2024 City Council

General Information

Applicant Gary Lee Morris

Address 1755 Benton Road

City Sophia NC 27305

Phone 336-302-2359

Location East side of Clover Street

Requested Action Rezone from B2 General Commercial to I1 (CZ) Light Industrial Conditional Zoning for a vehicle towing and storage facility

Existing Zone B2

Existing Land Use Undeveloped

Size 0.31 acres +/-

Pin # 7751971892

Applicant's Reasons as stated on application

Towing and storage lot

Surrounding Land Use

North Undeveloped Commercial

East Commercial

South Non commercial place of assembly (Church)

West Single-family residential and industrial

Zoning History N/A

Legal Description

The property of Gary Lee Morris and Lori Byerly Morris, located on the east side of Clover St. approximately 155 feet south of the intersection of Plummer St, identified by Randolph County PIN 7751971892 and totaling approximately 0.31 acres +/-

Analysis

See Attachment 1.

Attachment 1: RZ-24-06 (Gary Morris, vehicle towing storage facility): Staff analysis as of 2-29-24

1. The property is within the city limits.
2. Clover Street is a state-maintained road for approximately 100 feet from the Plummer Street intersection, after which there is no public maintenance of the platted street. There is other property utilizing the street and the subject property is viewed as abutting a street for zoning compliance purposes. NCDOT has indicated that it will not require a driveway permit for the use.
3. The proposed use is a vehicle towing storage facility, which is defined as *“the use of land or buildings to park, store and maintain vehicles associated with vehicle towing. This includes storage of towed vehicles while awaiting proper disposition of these vehicles and storage of vehicles engaged in vehicle towing (i.e. tow trucks). A vehicle towing yard does not include a vehicle towing operation.”* The application does not include a vehicle towing operation, which is a separate use defined as *“solely designated for administrative activities associated with vehicle towing.”*
4. The site plan shows a fenced storage yard for towed vehicles. A 10 ft. setback from all property lines is proposed; per the application, the fence will be 7' in height and include black privacy slats, evergreen trees no more than 10 feet apart and 15 shrubs along the southern and western sides of the property. Along the northern and eastern property lines, a 10' natural vegetative buffer is to be retained. The storage yard will be illuminated by a pole light. While some vehicle storage yards include an office as part of the operation, one is not proposed as part of this application. Staff has informed the applicant that the addition of any type of building, including any type of storage building, would require a new rezoning application and hearing.
5. The current B2 General Commercial zoning district is the most permissive commercial district in terms of the number of commercial uses that are allowed. It is described by the ordinance 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.”*
6. While there is a dwelling at the intersection of Plummer and Clover northwest of the subject property, the area consists primarily of non-residential uses, many of which are legal non-conforming uses or have legal non-conforming situations. In addition to uses related to repair of motor vehicles in the area, a legal, non-conforming manufacturing, processing, and assembly use is adjacent to the subject property to the west; this use also utilizes Clover Street.
7. The zoning ordinance states that the intent of the I1 district is to *“produce areas for manufacturing, processing and assembly uses, commercial uses, distribution and servicing enterprises, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.”*
8. The zoning ordinance has supplemental requirements for vehicle towing and storage facilities. These are attached to this report.
9. A text amendment to the Zoning Ordinance adopted in 2008 (Case No. RZ-08-24) specified that storage yards for vehicle towing facilities must be in an I1 or I2 zoning district. Prior to the text amendments in 2008, vehicle storage yards were allowed in the B2 zoning district.

Rezoning Staff Report

RZ Case # RZ-24-06

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	Commercial
Small Area Plan	Central
Growth Strategy Map Designation	Primary Growth

LDP Goals/Policies Which Support Request

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

Checklist Item 4: The proposed rezoning is compatible with surrounding land uses.

Checklist Items 12-14: Property is located outside of the watershed area, Special Hazard Flood Area, and area with steep slopes

Rezoning Staff Report

RZ Case # RZ-24-06

LDP Goals/Policies Which Do Not Support Request

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

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

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

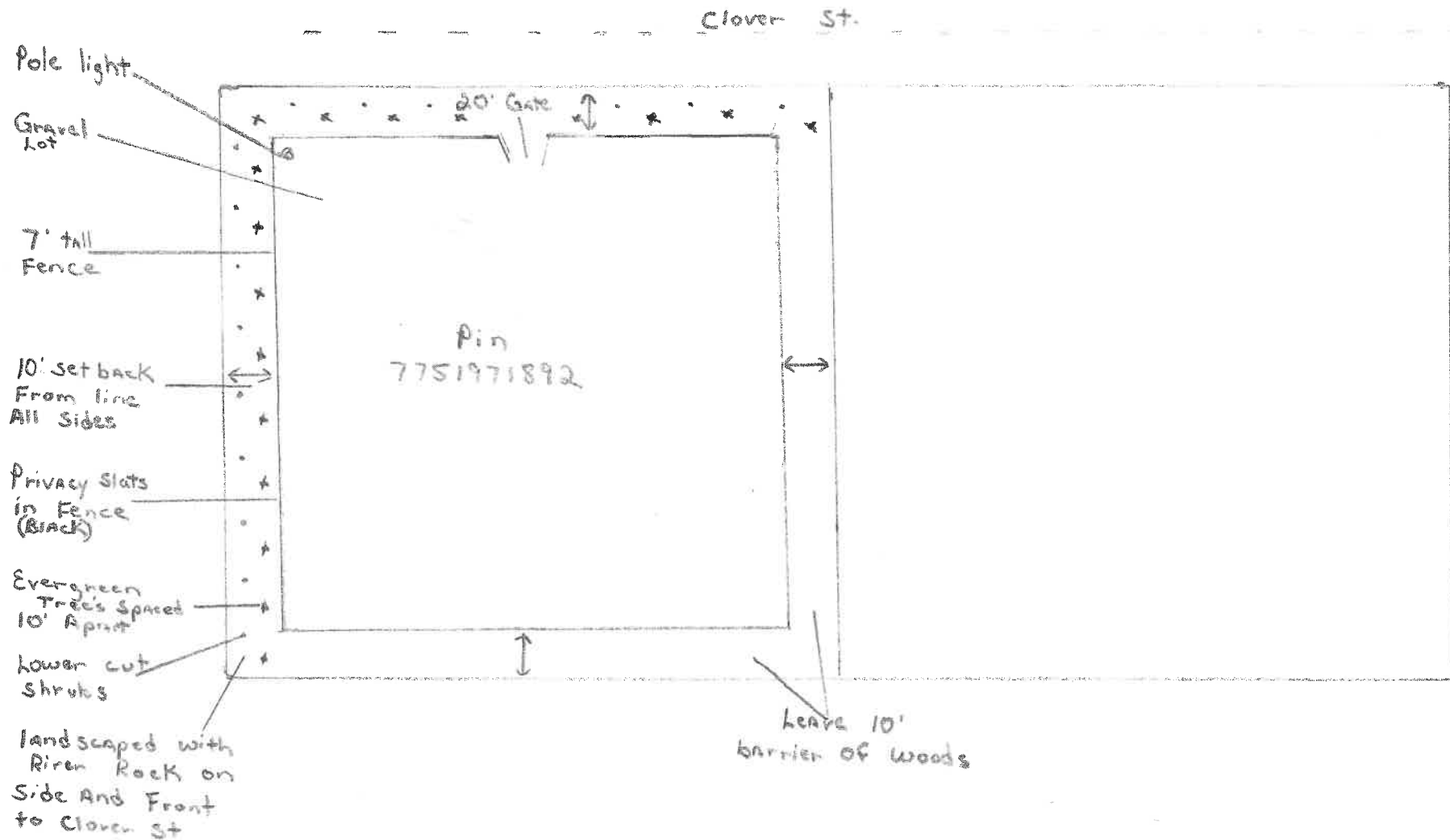
Although the Land Development Plan designates the property for commercial use, given the surrounding land uses, the light industrial conditional zoning designation is reasonable for the property. Further, the existing general commercial zoning district could result in a land use that would generate much higher trip volumes that could be problematic light of how the property is accessed and maintained and the condition of the street.

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)

- (A) The use approved shall be a Vehicle Towing Storage Facility
- (B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan.
- (C) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- (D) Storage of towed vehicles must be contained completely within the screened and fenced area.
- (E) Prior to the issuance of a zoning compliance permit, a final site plan and the applicable permit fee shall be submitted.
- (F) Outdoor lighting (pole mounted) shall comply with city ordinances and information on such lighting shall be provided to staff for review and approval prior to installation of this outdoor lighting.
- (G) Evergreen trees shown on the site plan shall be a minimum of 6 feet in height at the time of planting and evergreen shrubs shall be a minimum of 12 inches at the time of planting.
- (H) 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.



Plummer St

John Evans

Subject: FW: [External Sender] [External] Question on road maintenance of Clover Street (SR 1642) in Asheboro

From: Kimes, Tyler J <tjkimes@ncdot.gov>

Sent: Wednesday, February 14, 2024 3:00 PM

To: John Evans <jevans@ci.asheboro.nc.us>; Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Britt, Jennifer L <jlbritt@ncdot.gov>

Cc: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Subject: RE: [External Sender] [External] Question on road maintenance of Clover Street (SR 1642) in Asheboro

Good afternoon John,

I hope your week is going well! Thank you for running this by us. It appears State maintenance ends just behind the "end of maintenance sign". Since they will be connecting to the non-state-maintained portion of Clover Street, and their traffic generation will be fairly low, we will not require a driveway permit on our end.

If you have any questions, please do not hesitate to ask.

Thanks!

Tyler Kimes

Assistant District Supervisor

NCDOT Highway Division 8

District 1 - District Office

336-318-4000 – Office

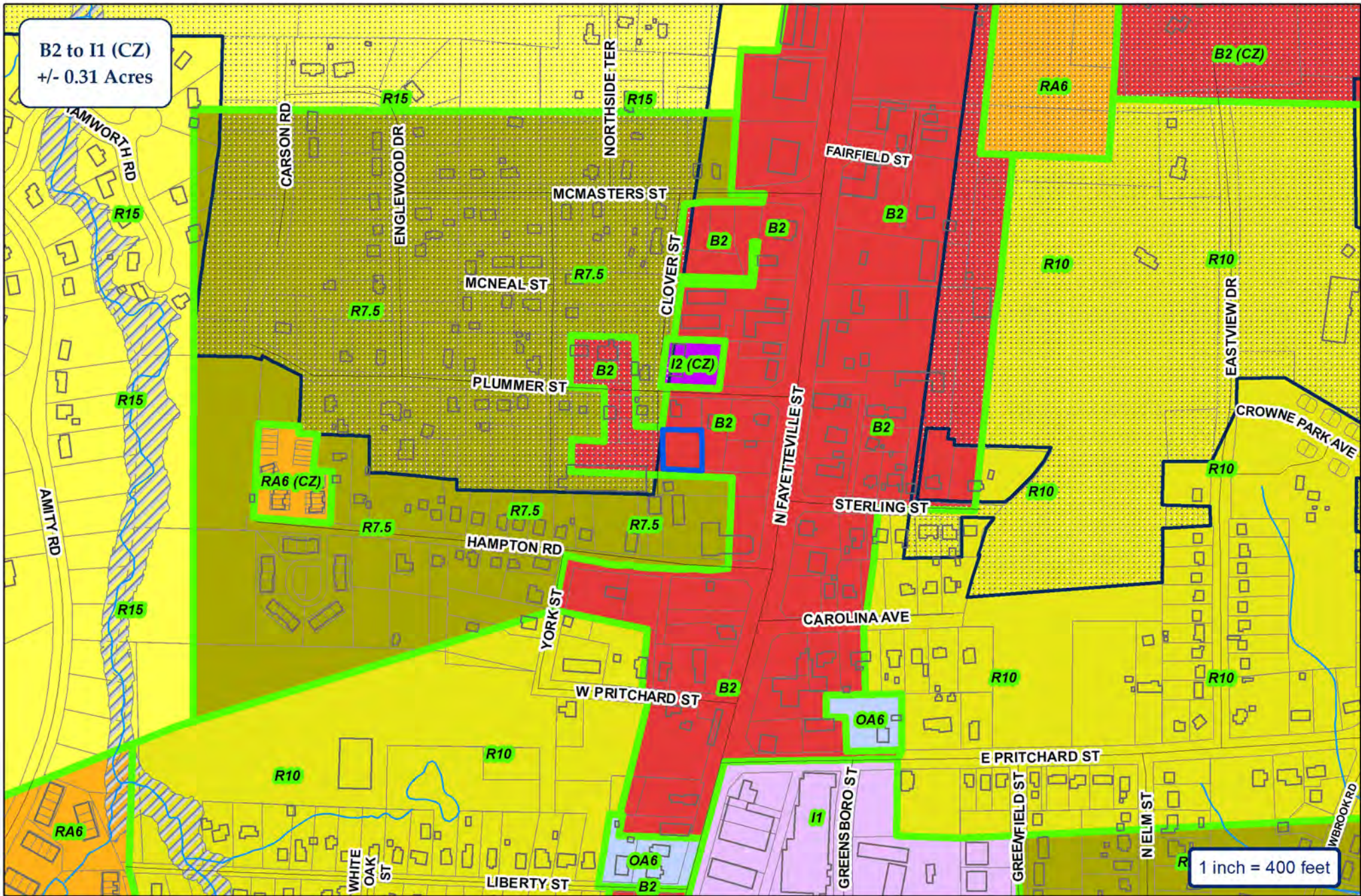
336-318-4005 – Direct

Tjkimes@ncdot.gov

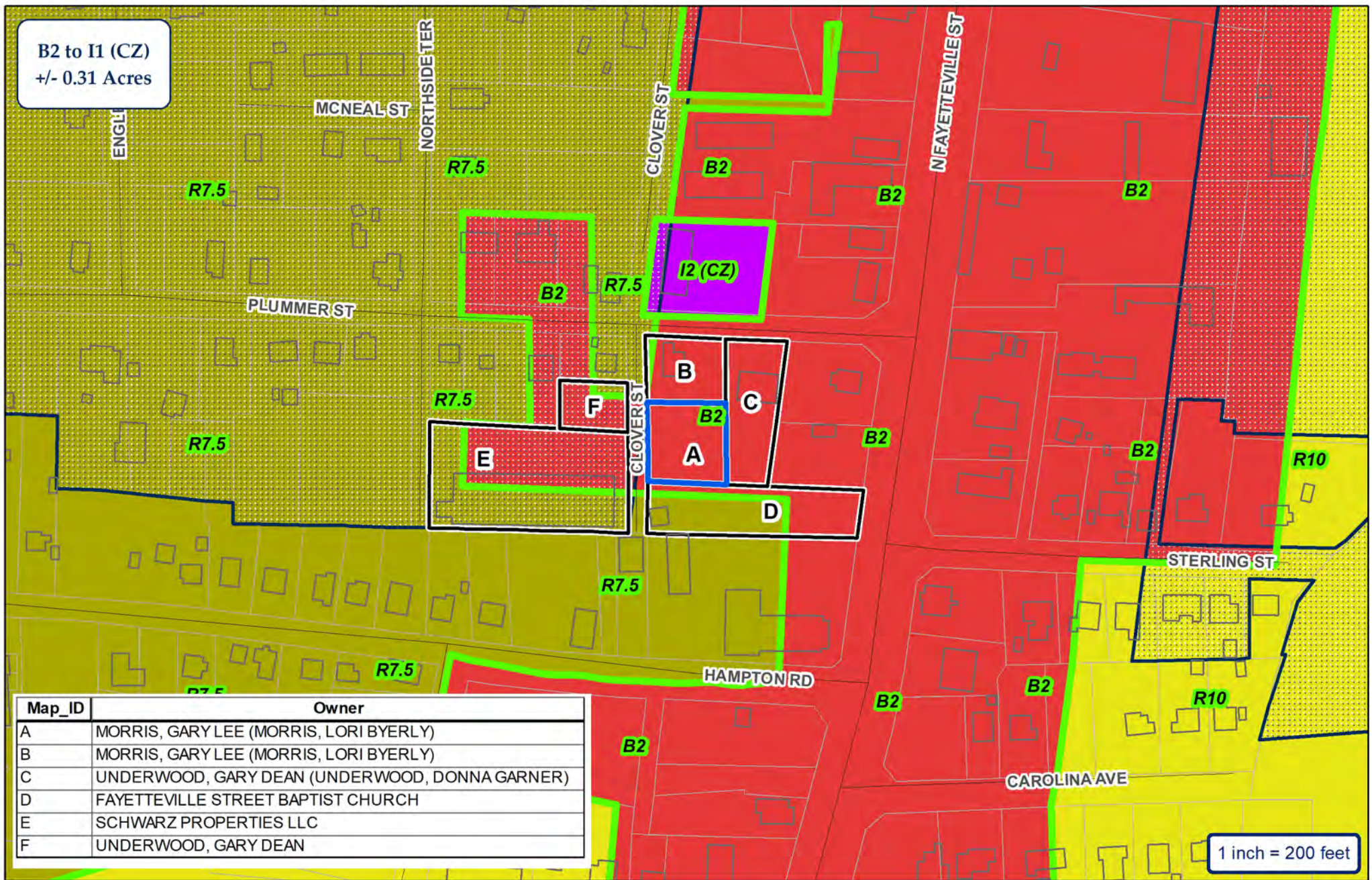
300 DOT Drive

Asheboro, NC 27205





B2 to I1 (CZ)
+/- 0.31 Acres



Map_ID	Owner
A	MORRIS, GARY LEE (MORRIS, LORI BYERLY)
B	MORRIS, GARY LEE (MORRIS, LORI BYERLY)
C	UNDERWOOD, GARY DEAN (UNDERWOOD, DONNA GARNER)
D	FAYETTEVILLE STREET BAPTIST CHURCH
E	SCHWARZ PROPERTIES LLC
F	UNDERWOOD, GARY DEAN

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-06

Parcels: 7751971892

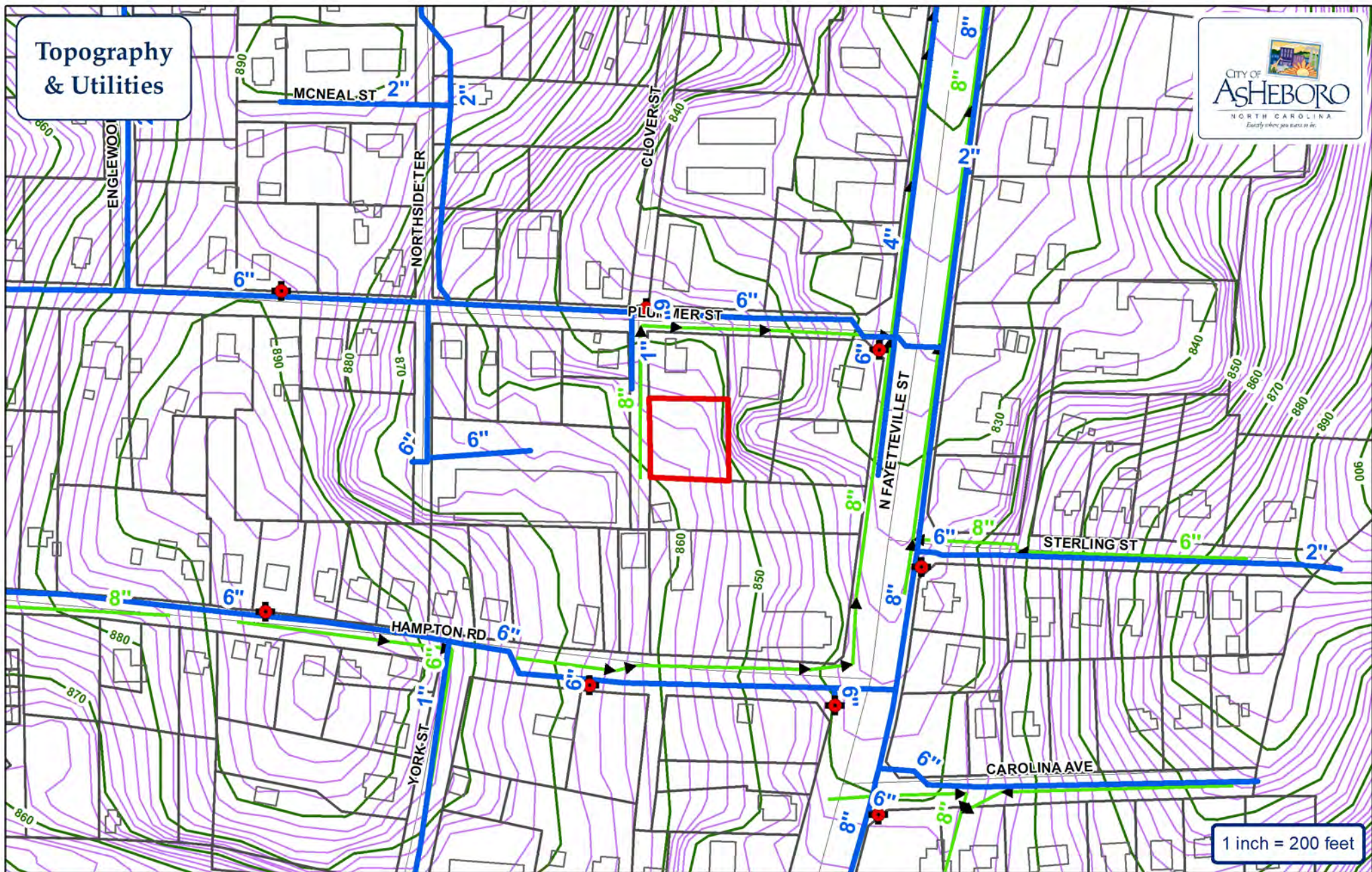


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



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

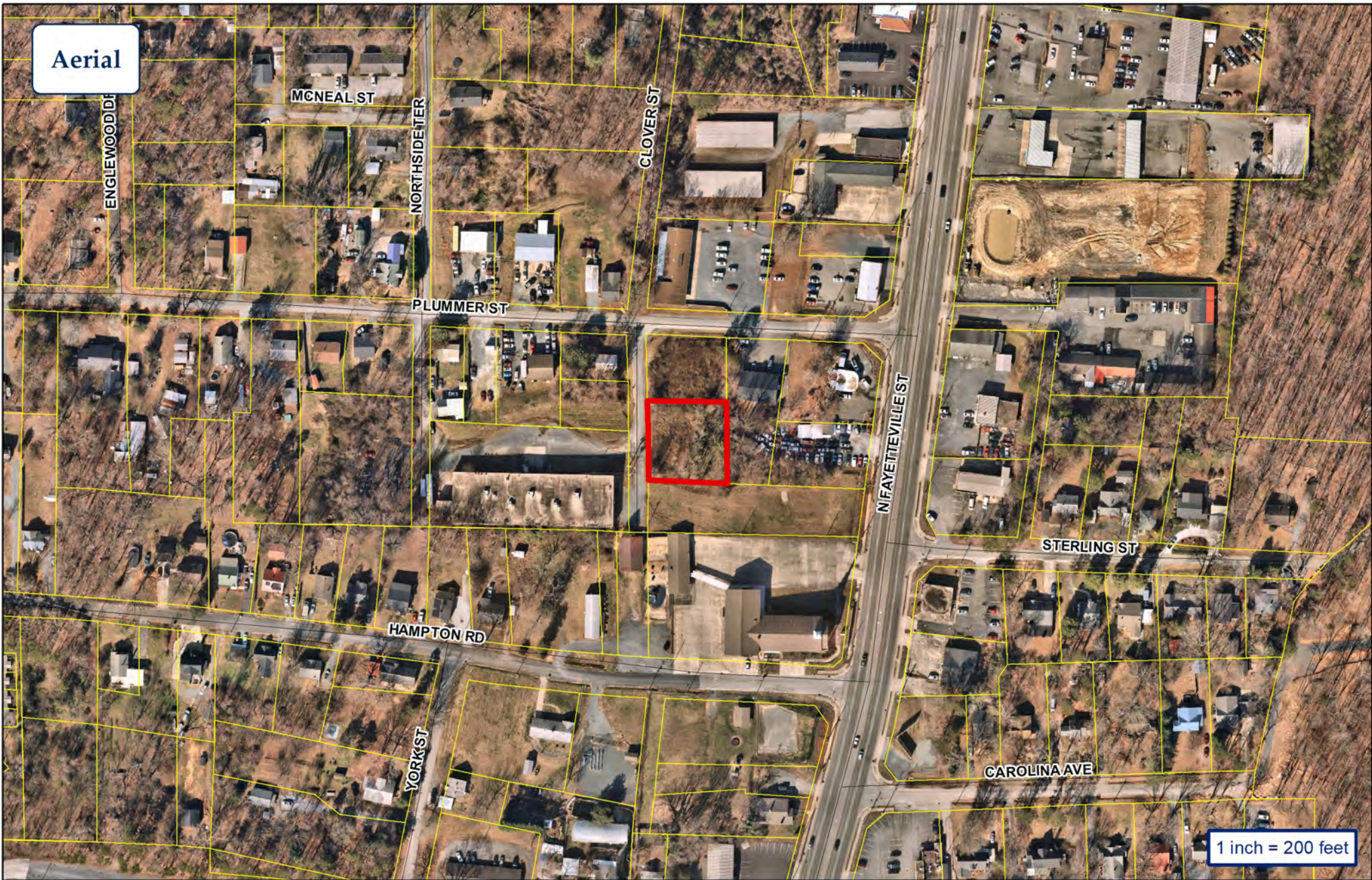
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-06

Parcels: 7751971892

 Subject Property





Aerial

MCNEAL ST

NORTHSIDER ST

CLOVER ST

PLUMMER ST

N FAYETTEVILLE ST

STERLING ST

HAMPTON RD

YORK ST

CAROLINA AVE

1 inch = 200 feet

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-24-06

Parcels: 7751971892



 Subject Property



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

APPLICANT INFORMATION

Applicant Gary Lee Morris Applicant's Phone # 336-302-2359

Applicant's Address 1755 Benton Rd Sophia NC - 27305

Applicant email address morris-towing@yahoo.com

PROPERTY INFORMATION

Property Owner's Name Gary Lee Morris

Location of Property Clover Street Property Size (ac. or s.f.) 231 acres

Randolph County Property Identification Number (PIN#) 7151971892

Current Zoning District B2 Requested Zoning District I1 (C2)

Date Property Title Acquired _____ Deed Book _____ Page _____

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:

Towing And Storage lot

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

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

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

Does not apply ☒

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

Does not apply ☐

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

APPLICATION SIGNATURES

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

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

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

Applicant Signature

Mary R. Morris, owner

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

*Position/Relationship of Authorized
Signatory to Applicant*

Owner Signature (if different than Applicant)

Owner Address

1755 Benton Rd Sophia NC

27350

Telephone Number

336-302-2359

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

*Position/Relationship of Authorized
Signatory to Owner*

STAFF USE

Received by: TW Date: 2/9/24 Case Number: 152

pre-app. on 2-9-24 TW

Ordinance Number _____
Ordinance Designating the Exterior and Certain Interior Features of the
RANDOLPH SAVINGS AND LOAN BRANCH BANK, 1963, as Local
Historic Landmarks in Asheboro, North Carolina

WHEREAS, Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes provides for the designation of local historic landmarks; and

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

WHEREAS, the Asheboro City Council has taken into consideration all information contained in the Historic Landmark Designation Application for the Randolph Savings and Loan Branch Bank, 1963, as submitted by the Randolph County Historic Landmark Preservation Commission; and

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

WHEREAS, the Randolph County Historic Landmark Preservation Commission and the Asheboro City Council conducted the require public hearings, and published legal notices; and

WHEREAS, the Randolph County Historic Landmark Preservation Commission has adopted a unanimous resolution requesting the City of Asheboro to designate the exterior and certain interior features of the Randolph Savings and Loan Branch Bank, 1963, as a local historic landmark, and

WHEREAS the Asheboro City Council finds that finds that the Randolph Savings and Loan Association Branch Bank, 1963, meets the following specific criteria outlined in the Ordinance establishing the Commission: (1) Critical part of the City of Asheboro's heritage by having value as an example of the cultural, historic and social heritage of City of Asheboro; (2) Its important architecture as an exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship; (3) Its

distinctive theme, representing an architectural, cultural, economic, historic or other theme expressed through a distinctive building; and

WHEREAS, the property is more specifically described as follows:

The Randolph Savings and Loan Association Branch Bank is located at 115 S. Fayetteville St., Asheboro, N.C., PIN 7751823582, Asheboro Township, Randolph County, N.C.

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

- 1: The property known as the exterior of the Randolph Savings and Loan Branch Bank, 115 S. Fayetteville St., Asheboro, N.C., within the planning jurisdiction of the City of Asheboro, North Carolina, is hereby designated as a Local Historic Landmark pursuant to Chapter 160D, Article 9, Part 4, of the North Carolina General Statutes, and by inter-local agreement approved September 4, 2008, between the City of Asheboro and the County of Randolph.
- 2: That certain interior features of the Randolph Savings and Loan Association Branch Bank, 1963, be incorporated in the Local Historic Landmark designation, including: gray-veined white marble veneer on the lobby's north wall, the northwest stair and elevator tower vestibule's north and east walls, and the lobby stairwell walls; terrazzo floors throughout the building; concrete and steel lobby stair with terrazzo treads that rises around a faceted-concrete post to a central landing and continues to the second-floor mezzanine; stair and mezzanine railings with wood handrails and slender painted-steel balusters; pendant light fixtures with opaque white glass shades in the stairwell; single-leaf flat-panel wood corridor doors and chrome-finished hardware in the administrative suite on the first floor, and walnut paneled walls in three offices in this location; built-in closets, a bar, and a restroom between the executive and executive assistant's offices; aluminum mail chutes, aluminum-frame directory and fire extinguisher boxes, and aluminum-frame curtain walls in elevator vestibule; elevator door surrounds, call button plates, and floor location indicators; three six-foot-long steel-frame leather-upholstered benches in elevator vestibules; reinforced-concrete and steel stairs with wall-mounted wood handrails and railings with wood handrails and slender painted-steel balusters in both stair towers; unpainted taupe-brick walls; wood-paneled walls on upper floors; and the 1963 vault with solid exterior door and interior steel-bar door manufactured by Mosler Safe Company of New York, unpainted brick walls, and gray-and-white terrazzo floor.
- 3: That the exterior and above listed interior features of the Randolph Savings and Loan Branch Bank building may be materially altered, restored, remodeled, or demolished only following issuance of a Certificate of Appropriateness from the Historic Landmark Preservation Commission.
- 4: That nothing in this Ordinance shall be construed to prevent the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material or outer appearance thereof, after obtaining the necessary permits and official approval for said stated repair. Nothing herein shall prevent the construction, alteration, restoration, demolition, or removal of such features when a building inspector or similar authorized official certifies to the Historic Landmark Preservation Commission

that such action is required for the public safety because of an unsafe condition.
Furthermore, nothing shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.

- 5: That suitable signs may be posted indicating the designation as a Local Historic Landmark and containing appropriate information.
- 6: That DLAA, LLC, owner of the Randolph Savings and Loan Branch Bank, shall be given written notice as required by the applicable law of this action, and the Asheboro City Council directs that copies of this Ordinance be filed and indexed in the office of the Asheboro City Clerk, the Randolph County Register of Deeds, the Randolph County Tax Department, and both the City and County Planning and Inspections Departments as required by applicable law.

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

**CITY OF ASHEBORO
NORTH CAROLINA**

BY: _____
David H. Smith, Mayor

Adoption Date

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

LOCAL HISTORIC LANDMARK DESIGNATION REPORT

**Randolph Savings and Loan Association Branch Bank
115 South Fayetteville Street
Asheboro, Randolph County**



**Prepared by:
Heather Fearnbach
Fearnbach History Services, Inc.
3334 Nottingham Road
Winston-Salem, NC 27104**

November 2023

TABLE OF CONTENTS

Statement of Significance	2
Setting	3
Site Plan	3
Description	4
Exterior	4
Interior	6
Parking Deck	15
Integrity Statement	16
Historical Background	17
Site Evolution	17
Randolph Savings and Loan Association	18
Architecture Context	21
Modern Architecture Context	21
Mid-twentieth-century Commercial Architecture in Asheboro	22
American Bank Architecture	25
J. Hyatt Hammond and Associates, architects	26
Boundary Description and Justification	28
Local Historic Landmark Boundary Map	28
Tax Value	28
Designation Parameters	29
Bibliography	31
Original Architectural Drawings	33
Original and Existing Conditions Floor Plans	40

Statement of Significance

Randolph Savings and Loan Association Branch Bank at 115 South Fayetteville Street in Asheboro possesses the requisite special architectural significance and integrity for local historic landmark designation due to its distinctive Modernist design. Architect Alvis O. George Jr. of J. Hyatt Hammond Associates; Kemp Mooney, an intern at the firm; and Asheboro engineer Walter Preimats led the design team for the four-story, flat-roofed, concrete, steel, and brick building, the tallest in downtown Asheboro. The building was the first of four Modernist branch banks erected between 1963 and 1972 that dramatically altered the downtown streetscape.¹ The monumental scale and cantilevered form manifested the bank's prosperity and progressive spirit and demonstrated its investment in the community. The striking edifice exhibits the era's optimism in the use of new materials, construction techniques, and spatial arrangements. The expressed structural components, expansive aluminum-frame curtain walls, open lobby and teller counter, highly visible vault, and drive-through and walk-up teller windows reflect the banking industry's increased focus on efficiency, transparency, and customer service during the mid-twentieth century. Randolph Savings and Loan Association Branch Bank maintains integrity of location, setting, feeling, association, design, materials, and workmanship from its period of construction. The bank contributes to the significance of the Downtown Asheboro Historic District listed in the National Register of Historic Places in 2021:



Southwest oblique

All photographs taken by Heather Fearnbach on June 6, 2023 unless otherwise noted

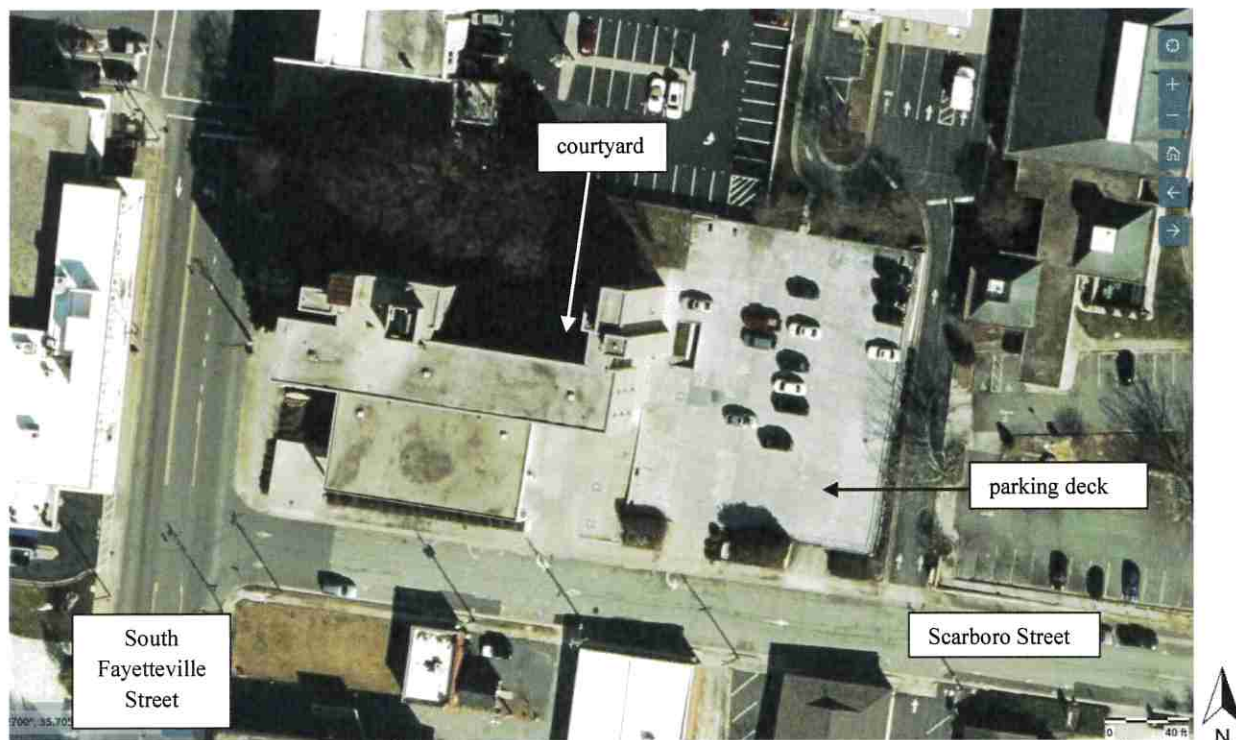
¹ The other three Modernist banks are 1968 Wachovia Bank and Trust Company Branch Bank at 15 South Fayetteville Street, 1968 First National Bank Building at 101 Sunset Avenue, and 1972 First Peoples Savings and Loan Association Headquarters and Branch Bank at 158 Worth Street.

Setting

Randolph Savings and Loan Association Branch Bank is situated on an approximately one-acre lot at the northeast corner of Fayetteville and Scarboro streets' intersection in Asheboro's central business district. The sizable corner parcel permitted construction of an expansive four-story building with a covered drive-through lane to the south as well as the two-level parking deck to the east. The west elevation's deep setback from the municipal sidewalk allows for the L-shaped terrace that wraps around an at-grade planting area. Three broad steps rise from the walkway to the terrace at the west entrance. Large square painted-concrete planters flank the steps and entrance vestibule. The terrace's south end abuts the concrete drive-through lane edged with planting beds. Original signage including aluminum capital letters spelling "Randolph Savings and Loan Association" mounted on the concrete retaining wall at the lane's west end was removed following ownership change. Subsequent signage was mounted on the running-bond taupe-brick-veneered rectangular pedestal that was erected in the central planting area.

The concrete terrace at the east entrance is one step above parking lot grade. As originally specified, pebbles fill the area between the entrance vestibule's north wall and the west bay of the administrative wing's south wall. A square painted-concrete planter is south of the vestibule.

Six-foot-tall running-bond taupe-brick walls with header-course caps enclose the courtyard adjacent to the administrative wing's north elevation. A double-leaf gate with square painted-steel elements secures the courtyard entrance. The brick-paver terrace and planting beds are edged with concrete. North of the courtyard, a narrow strip of grass lawn spans the distance between the parking deck to the east and the landscaped area to the west currently utilized as outdoor seating for the restaurant in the commercial building to the north.



Tax parcel map from Randolph County GIS @ <https://gis.randolphcountync.gov/randolphts/> (accessed November 2023)



Southwest oblique

Description

Exterior

The distinctive Modernist, four-story, flat-roofed, concrete, steel, and brick building is the tallest in downtown Asheboro. The upper three stories of the thirty-foot-wide and 160-foot long main block, which has an east-west orientation, are cantilevered above the north bays of the one-story south lobby wing and the south portion of the northeast office wing. The south wing's projecting portion is approximately fifty feet wide and ninety feet long. Massive reinforced-concrete faceted columns support the cantilevered bays.

The main block's running-bond taupe-brick walls contrast with lighter smooth-beige-concrete framing elements. On the upper three stories, slightly projecting brick panels, wider on the east and west elevations, flank tall aluminum-frame tinted-glass windows. Panels have soldier-course upper and lower edges, while windows have header-course sills and lintels. The copper coping atop the panels is not visible from below.

The south wing's aluminum-frame tinted-glass curtain walls are buttressed with marble-veneered concrete columns. The roof extends to a deep canopy supported by square concrete posts that shelters entrances and sidewalks adjacent to the east and west elevations and the drive-through lane to the south. PNC Financial Services Group replaced the original gray-veined white marble veneer on the fascia, east and south teller window walls, and columns with taupe-colored stucco panels soon after acquiring the property in 2012. The lower third of the south wall and the east wall's west bay, which were originally glazed, were also sheathed with stucco panels. The glazing was removed. It has not been determined if any framing remains.²

² Owen George, conversation and email correspondence with Heather Fearnbach, November 2023.



South elevation (above) and east elevation (below)

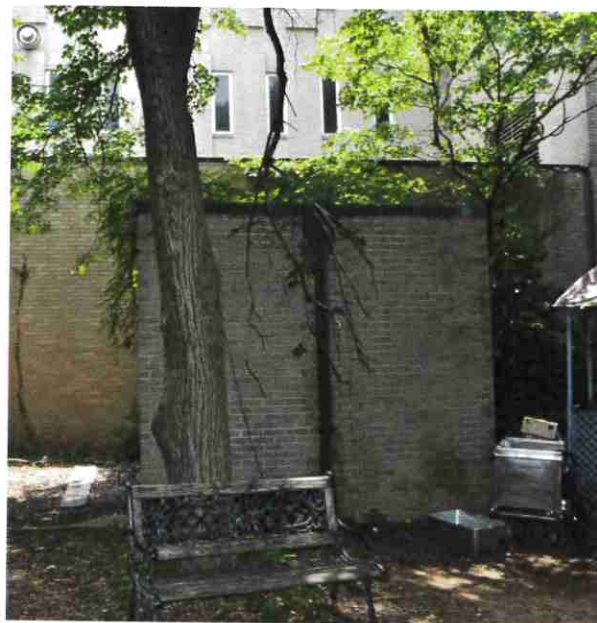


The office wing's south wall comprises a combination of aluminum-frame glazed curtain walls and tall taupe-brick kneewalls beneath a continuous band of windows. PNC Financial Services Group replaced the original gray-veined white marble fascia veneer with stucco panels in 2012. A cast-concrete cornice tops the north elevation's curtain wall.

Windowless elevator, stair, and mechanical towers project from the main block's northeast and northwest corners. Double-leaf aluminum-frame doors with a sidelight and tall transom provide exterior egress in both towers. The east and west walls of the offset hyphens between the main block and the towers are pierced by floor-to-ceiling-height aluminum-frame windows with header-course sills and soldier-course lintels. Metal-louver vents fill three wide openings on the mechanical tower's east elevation.



North elevation and courtyard (left) and
circa 1976 vault west of courtyard (below)



The taupe-brick walls of the one-story vault that projects from the north elevation west of the courtyard are the same color and texture as the original brick walls. The exact construction date is unknown. Based on paperwork for the interior door dated 1976, the vault was likely constructed that year.

Although the main block's tar-and-gravel roof is in good condition, the tar-and-gravel roofs of the one-story wings are degraded. Vent and drain covers punctuate all roofs. Aluminum coping caps low parapets. Single-leaf steel doors provide egress to the elevator and stair towers that rise above the main block's roof. The four-foot-tall digital clock at the top of the west elevator shaft's south and west walls that displayed the time and temperature is no longer functional. To the east, roof-top mechanical equipment is contained within a corrugated-metal clad enclosure. At ground level, the enclosure is only visible from the west.

Interior

Interior changes occurred in conjunction with bank ownership transition. The first alterations transpired soon after Randolph Savings and Loan Association's 1982 merger with First Southern Savings and Loan Association of Hamlet. The first and second floors have been remodeled several times to facilitate bank operation, most recently by PNC Financial Services Group in 2016. The third floor renovation commenced in January 1986, followed by fourth-floor modification in early 1988.³ Although the exact extent of alteration is unclear, carpet tile removal on the third and fourth floors in 2023 revealed evidence

³ "Bank dwells in largest city building downtown," *Courier-Tribune*, January 28, 1992, p. 6.

of walls that correspond to the 1963 configuration. The floor plans indicate that office partition walls, some of which were to be partially glazed, were “movable.” Only a few original walls remain.⁴ No historic photographs of the upper floors have been located.



Lobby looking east

First Floor

Spatial use on the first floor remains as originally intended, with the south wing containing the lobby and teller counter and the north portion encompassing administrative offices. The east and west entrance vestibules are at the lobby’s north end. Gray-veined white marble veneer covers the north wall of the lobby as well as the northwest stair and elevator tower vestibule’s north and east walls. The incised inscription on a lobby panel includes the names of the bank, executives and directors at the time of construction, architecture firm, and general contractor as well as the 1963 completion date. Near the north wall’s center, a steel door secures the entrance to the original vault, which initially remained in use after the 1976 vault’s construction, but most recently served as a storage room. The Mosler Safe Company of New York manufactured the solid exterior door and interior steel-bar door. The vault has unpainted brick walls and a gray-and-white terrazzo floor.

A dramatic concrete and steel stair rises around a faceted-concrete post to a central landing and continues to the second-floor mezzanine. The stair and mezzanine railings have wood handrails and slender painted-steel balusters. The terrazzo treads have been painted. The rectangular planting bed with low marble retaining walls that was originally beneath the stair is no longer extant. The bed was filled with pebbles and evergreen vegetation. Likewise, two centrally located customer counters with faceted-concrete bases that were south of the stair have been removed.⁵ Circa 2016 modifications include construction of partial-height wood-frame glass walls to separate the administrative wing from the lobby

⁴ J. Hyatt Hammond Associates, “Randolph Savings and Loan Association,” Sheet 6, undated (circa 1961) drawings in the possession of the owner.

⁵ Julius Blum and Company of Carlstadt, New Jersey, supplied ornamental metal components including the stair and mezzanine railings. J. Hyatt Hammond Associates, “Randolph Savings and Loan Association,” Sheet 18, undated (circa 1961) drawings in the possession of the owner; Randolph Savings and Loan Association, Grand Opening Invitation Brochure, 1963.

and create offices lining the lobby's east and west walls. The storage room and office in the southeast corner are enclosed with partial-height gypsum-board-sheathed walls. A matching low reception counter wall was erected at the base of the stairs. The gray-and-white terrazzo floors in the lobby and administrative wing were covered with carpet tiles. Throughout most of the building, ceiling heights were slightly lowered in conjunction with installation of dropped acoustical-tile ceilings with fluorescent light diffuser panels that replaced comparable original ceilings. The replacement lobby ceiling is at original height. The original ceiling included louvered acrylic panels to facilitate airflow and light distribution.



Lobby looking southwest (above), northeast corner of lobby looking into administrative wing and 1976 vault (below left), administrative wing corridor looking east (below right)



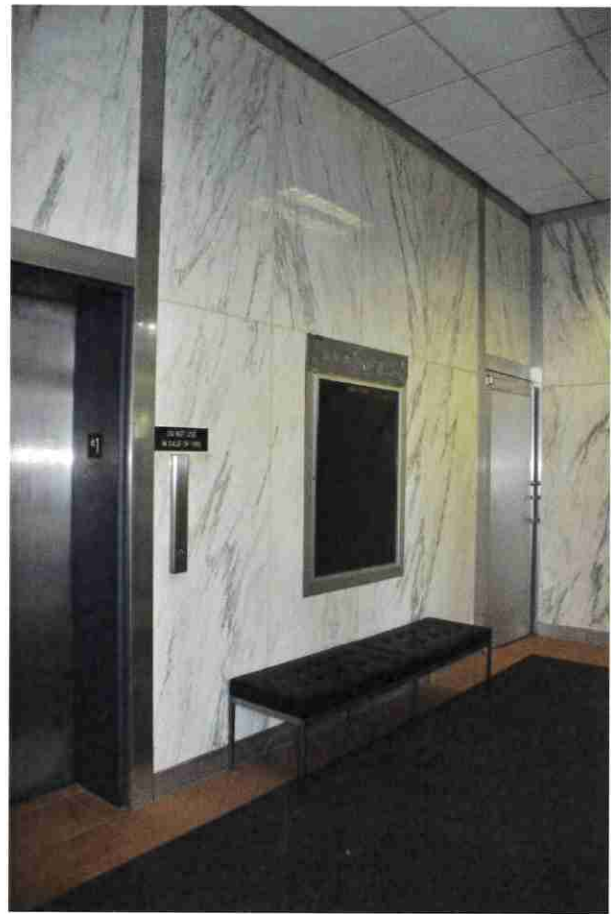
The west portion of the administrative wing originally comprised an office west of a lobby containing public seating and a secretary's desk. The office's south and west walls are fully covered with walnut paneling. The aluminum-frame curtain wall and single-leaf door at the east elevation's south end have translucent glazing. Circa 2016, partial-height gypsum-board-sheathed and wood-frame glass walls were erected in the lobby to create three rooms flanking a T-shaped corridor. The north segment terminates at the 1976 vault.



Executive office, east wall

Four offices, two restrooms, and a storage room line the corridor that extends from the lobby to the east stair and elevator tower vestibule. Original single-leaf flat-panel wood corridor doors and chrome-finished hardware are in good condition. Sophisticated finishes in the executive and executive assistant's offices north of the corridor indicate their use by bank administrators. The south and central walls of both rooms are fully sheathed with walnut paneling. Matching doors on the central walls provide egress between the offices and small shared restroom. In the west office, the north portion of the original acoustical-tile ceiling is visible above the suspended coffered-wood ceiling likely added in the early 2000s. The bar enclosed within the central wall has a white-laminate counter, stainless-steel sink, polished chrome gooseneck faucet, wood base cabinet, and mirrored wall. The restroom's floating white-laminate counter, oval white porcelain sink, and polished chrome faucet are located in the narrow corridor north of the toilet room. The closet in the east office's west wall has a double-leaf door. The north walls of both rooms are aluminum-frame glazed storefronts. The single-leaf door in the east office provides egress to the north courtyard.

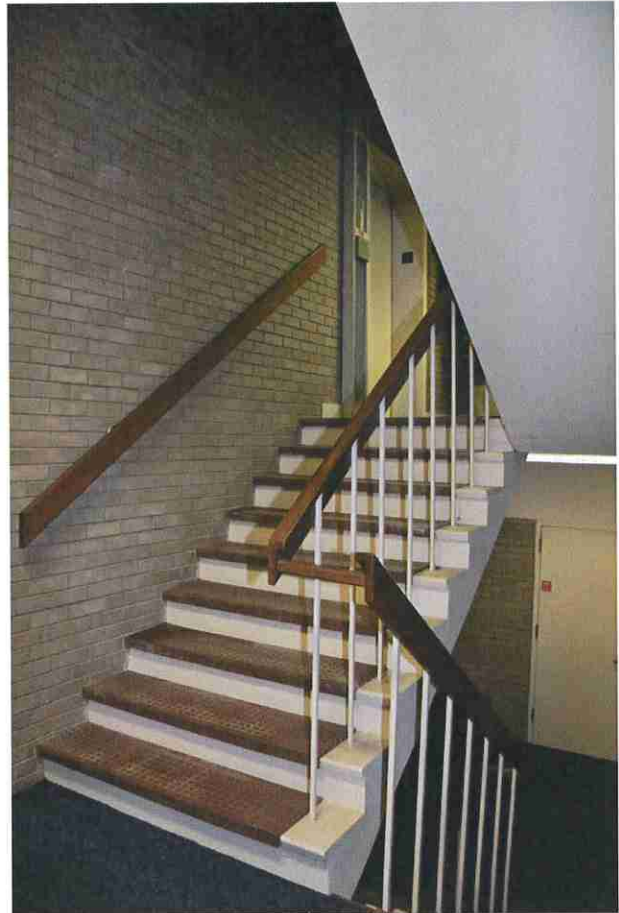
Both of the smaller offices south of the corridor have gypsum-board walls. The restroom walls are fully sheathed with square white-glazed ceramic tiles. Each has 12" x 12" vinyl-composition floor tile and original white porcelain toilets and wall-mounted sinks. Pale-blue enameled-steel stall partitions remain in the women's restroom, while the men's restroom has a white partition. The storage room has unpainted red-brick walls and 12" x 12" vinyl-composition floor tile.



East stair and elevator tower vestibule (above left) and west stair and elevator tower vestibule, looking northeast (above right)

The east stair and elevator tower vestibule has a ceramic tile floor, unpainted taupe-brick walls, and acoustical-tile ceiling. The aluminum-frame directory and fire extinguisher boxes inset in the east and west walls are original. The painted-steel elevator entrance is on the east wall. The mechanical room north of the elevator has unpainted red-brick walls and an unfinished concrete floor and ceiling.

The west stair and elevator tower vestibule, accessible from both the main lobby and the west entrance terrace, is larger and more elaborately finished. The north wall and east walls are sheathed with gray-veined white marble. The original aluminum mail chute mounted on the north wall west of the elevator entrance continues to the fourth floor. The aluminum-frame directory and fire extinguisher boxes inset in the north and west walls are also original. The six-foot-long bench with a chrome-finished steel frame and upholstered black leather seat beneath the directory was installed soon after the building's completion. The single-leaf door at the north wall's east end secures a storage room. On the unpainted taupe-brick west wall, a small square steel door beneath the fire extinguisher provides egress to the storage room beneath the stair. Reinforced-concrete and steel stairs with wall-mounted wood handrails, railings with wood handrails and slender painted-steel balusters, and textured rubber treads rise within both stair towers, which have unpainted taupe-brick walls. Carpet tiles cover the landings. In the west stair tower, a six-foot-long bench with a chrome-finished steel frame and upholstered black leather seat remains on the mezzanine landing. The bench in the third-floor vestibule has a bronze-finished frame, dark-brown leather seat, and retains an original tag dated June 16, 1972.



Mechanical and furnace room looking southeast (above left) and west stair (above right)

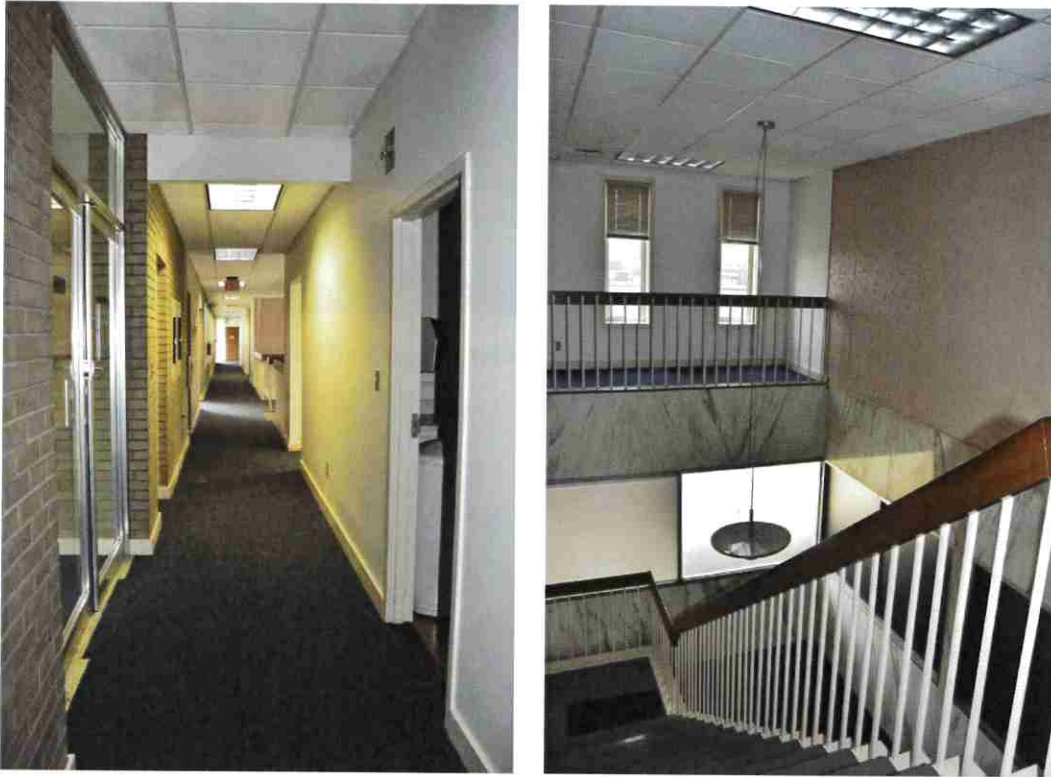
Mechanical and Furnace Room

The mechanical and furnace room is accessible from the landing between the first and second floors in the west stair and elevator tower. The room has unpainted red-brick walls and an unfinished concrete floor and ceiling. Steel steps provide egress between the concrete platform in the southwest corner and the lower level. The platform has a tubular steel railing.

Second Floor

The second floor originally featured a central mezzanine that completely surrounded the stair rising from the lobby. The approximately seven-foot-wide corridor spanned the building next to the north wall. A conference room and a community room with a lounge filled the east half of this level. Two offices and a storage room were at the west end. Two multi-stall restrooms and a women's lounge were north of the corridor between the elevator and stair vestibule and a vault. During the late-twentieth and early twenty-first centuries, most original walls were removed and gypsum-board-sheathed steel-frame walls were erected to create a narrower east-west corridor and numerous small offices with dropped acoustical-tile ceilings and carpet-tile floors. The mezzanine's east and west sections were enclosed in conjunction with this remodeling, resulting in solid walls rather than railings at the stairwell's east and west edges. Gray-veined white marble sheathes the stairwell walls around aluminum-framed openings with translucent

glazing. Original pendant light fixtures with opaque white glass shades light the stairwell. Restrooms retain square white-glazed ceramic-tile wainscoting, enameled-steel stall partitions, and some original white-porcelain toilets. The women's lounge became a restroom. All restrooms have 12" x 12" vinyl-composition floor tiles. The flat-panel wood door with original hardware remains in the men's restroom. The north taupe-brick corridor wall has not been painted.



Second-floor corridor looking east (above left), central stair looking southwest (above right), and mezzanine looking southeast (below)





Third floor conference rooms (above and below)



Third Floor

Third floor modifications began in January 1986, when many original walls were removed and gypsum-board-sheathed steel-frame walls were erected to create a narrower east-west corridor and offices and meeting rooms with dropped acoustical-tile ceilings and carpet-tile floors. A few intermediary office walls remain. Full-height wood paneling on the southwest office's west wall and matching wainscoting on the other walls has been painted. The northwest office has painted full-height wood paneling on the west wall. Unpainted full-height wood paneling sheathes the south portion of the southeast office's east wall. Matching wainscot remains on the west wall of the small room at the conference room's southeast corner. Restrooms retain flat-panel wood doors with original hardware, terrazzo floors, square white-glazed ceramic-tile wainscoting, enameled-steel stall partitions, and some original white-porcelain toilets. The women's lounge serves as a restroom. The north taupe-brick corridor wall has not been painted. A mechanical room with unpainted red-brick walls and an unfinished concrete floor and ceiling is east of the women's restroom. The storage room accessed from the east stair and elevator tower vestibule has unpainted red-brick walls, an unfinished concrete floor, and a dropped acoustical-tile ceiling.



Fourth floor, central-north section, looking west (above) and northwest room, looking west (below)



Fourth Floor

Although the central-north portion of the fourth floor is now open, some original walls remain on this level. In early 1988, many walls were removed, gypsum-board-sheathed steel-frame walls were erected to reconfigure offices, and dropped acoustical-tile ceilings and carpet-tile floors were installed. Most taupe-brick exterior walls are unpainted but those in a few offices and the east elevator and stair vestibule have been painted. Unpainted full-height wood paneling sheathes the southeast office's east wall and the northwest office's west and south walls. The full-height wood paneling on the southwest office's north, west, and east walls has been painted. A wood cabinet with a laminate countertop and stainless-steel sink spans the north wall of a small northwest room. A partial-height gypsum-board-sheathed steel-frame wall was erected in the open area to screen the restroom entrances. Restrooms retain flat-panel wood doors with original hardware, terrazzo floors, square white-glazed ceramic-tile wainscoting, enameled-steel stall partitions, and some original white-porcelain toilets. The women's lounge is intact. A mechanical room with unpainted red-brick walls and an unfinished concrete floor and ceiling is east of the women's restroom. The storage room accessed from the east stair and elevator tower vestibule has unpainted red-brick walls, an unfinished concrete floor, and a dropped acoustical-tile ceiling.



Looking west at parking deck (above) and lower level looking south (below)



Parking Deck, 1963, contributing structure

The reinforced-concrete two-level parking deck that occupies the east third of the lot contains 110 parking spaces. Concrete ramps facilitate vehicular access from Scarboro Street. The narrow stair with formed-concrete walls and steps at the deck's west end provides pedestrian egress between levels. Exposed square posts and beams and formed-concrete walls support the deck. Tubular steel railings secure the upper-level area's edges. The epoxy coating added to the upper-level concrete deck has failed. The lower-level concrete floor is in good condition. A concrete-block wall encloses the storage room in the northwest corner, accessed via a double-leaf door. Partial-height east and south retaining walls allow for natural light transference and air circulation.

Integrity Statement

The Randolph Savings and Loan Association Branch Bank possesses the seven qualities of integrity—location, setting, feeling, association, design, materials, and workmanship—necessary for local historic landmark designation. The building occupies an approximately one-acre tax parcel at the northeast corner of Fayetteville and Scarboro streets' intersection. The original site plan—encompassing terraces, walkways, a drive-through, an enclosed courtyard, and a two-level parking deck—is unchanged, maintaining integrity of setting, feeling, and association.

The building also displays integrity of design, materials, and workmanship since its form, structural components, character-defining features, and finishes are intact. The main block's upper stories are cantilevered above the north bays of the one-story south lobby wing and the south portion of the northeast office wing. Massive reinforced-concrete faceted columns support the cantilevered bays. The main block's running-bond taupe-brick walls contrast with lighter smooth-beige-concrete framing elements. On the upper three stories, slightly projecting brick panels, wider on the east and west elevations, flank tall aluminum-frame tinted-glass windows. The south wing's aluminum-frame tinted-glass curtain walls are buttressed with marble-veneered concrete columns. The roof extends to a deep canopy supported by square concrete posts that shelters entrances and sidewalks adjacent to the east and west elevations and the drive-through lane to the south. The administrative wing's south wall comprises a combination of aluminum-frame glazed curtain walls and tall taupe-brick kneewalls beneath a continuous band of windows. Six-foot-tall running-bond taupe-brick walls enclose the courtyard adjacent to the administrative wing's north elevation that features a brick-paver terrace and planting beds edged with concrete. The only significant exterior alteration—replacement of the original gray-veined white marble veneer on the fascia, east and south teller window walls, lower third of the south wall and the east wall's west bay, and columns with taupe-colored stucco panels—occurred soon after PNC Financial Services Group acquired the property in 2012. Although the marble removal was unfortunate, the stucco color complements the brick and concrete finishes and the overall design intent is still apparent.

Sophisticated interior finishes include terrazzo floors throughout the building and gray-veined white marble veneer on the lobby's north wall, the northwest stair and elevator tower vestibule's north and east walls, and the upper portion of the lobby stairwell. The dramatic concrete and steel lobby stair rises around a faceted-concrete post to a central landing and continues to the second-floor mezzanine. The stair and mezzanine railings have wood handrails and slender painted-steel balusters. Original pendant light fixtures with opaque white glass shades light the stairwell. The administrative suite on the first floor retains original single-leaf flat-panel wood corridor doors and chrome-finished hardware, walnut paneled walls in three offices, and built-in closets, a bar, and a restroom between the executive and executive assistant's offices. Aluminum mail chutes, aluminum-frame directory and fire extinguisher boxes, and three six-foot-long steel-frame leather-upholstered benches remain the elevator vestibules. Reinforced-concrete and steel stairs with wall-mounted wood handrails and railings with wood handrails and slender painted-steel balusters rise within both stair towers. Most taupe-brick walls remain unpainted.

The first and second floors have been remodeled several times to facilitate bank operation, most recently by PNC Financial Services Group in 2016. The third and fourth floors have also been altered. However, these modifications do not significantly diminish the building's overall integrity. Gypsum-board-sheathed steel-frame and partial-height wood-frame glass walls erected to reconfigure offices, dropped acoustical-tile ceilings, and carpet tile will be removed in conjunction with the building's rehabilitation to serve as a boutique hotel with a first-floor restaurant and bar.

Historical Background



Central Hotel, west elevation, 1910

image from Randolph County Public Library's photograph collection, housed in the Randolph Room

Site Evolution

Randolph Savings and Loan Association Branch Bank occupies the former site of a two-story, side-gable-roofed, weatherboarded residence that became the Central Hotel. The dwelling erected in 1837 for Cedar Falls Manufacturing Company superintendent Henry Branson Elliot was disassembled and moved approximately six miles from Cedar Falls to Asheboro in 1855. By 1880, the house had a full-width one-story porch supported by classical columns, two-story ell, and one-story shed-roofed rear wing. After purchasing the property in 1895, James Melton Millikan enlarged the building to serve as the Central Hotel. He sold it to Aaron Addison Spencer five years later. High demand for boarder and traveler accommodations precipitated construction of five rooms and remodeling in 1905. A subsequent addition resulted in a twenty-two-room hotel with gabled wings flanking the original house and a one- and two-story Colonial Revival-style porch spanning the façade. William James Scarboro purchased the hostelry from A. A. and Flora Spencer in 1913 and expanded it to forty rooms by 1924. He operated the business until his 1941 death, upon which his daughters Bera Cole and Lucille Myatt assumed management. Following the property's 1949 sale to Blalock and White Investment Company, the building suffered from deferred maintenance and served as a boarding house until sustaining extensive damage in a July 4, 1954 fire. The condemned structure was demolished later that year. Randolph Savings and Loan Association purchased the vacant lot in 1958.⁶

⁶ Laura Worth, "History of Central Hotel," 1940, and Ross A. Holt, "Notes on Asheboro's Central Hotel," 2003, typescripts in Hotels and Motels vertical file, Randolph Room, Randolph County Public Library, Asheboro, N. C.; Randolph County Deed Book 30, p. 60; Deed Book 84, p. 216; Deed Book 99, p. 276, Deed Book 150, p. 228; Deed Book 420, p. 46; Deed Book 667, p. 498; "The Central Hotel to be Enlarged," *Randolph Bulletin*, June 15, 1905, p. 3; Central Hotel Changes Hands," *Randolph Bulletin*, January 20, 1910, p. 5; "Central Hotel Condemned," *Courier-Tribune* (Asheboro), July 22, 1954, p. 1; Albert Y. Drummond, *Drummond's Pictorial Atlas of North Carolina* (Winston-Salem: Scoggin Printing Company, Inc., 1924), 28-29.

Randolph Savings and Loan Association

Union County native and Wake Forest College graduate Goodman Harmon King (1879-1951) moved in 1915 to Asheboro, where he established a law practice. He soon orchestrated the creation of Randolph County Building and Loan Association, chartered in January 1917 with three hundred shareholder members. King, who drafted the charter, constitution, and by-laws, was one of seven incorporators. He served as the association's attorney and secretary-treasurer as well as a member of the board of directors.⁷

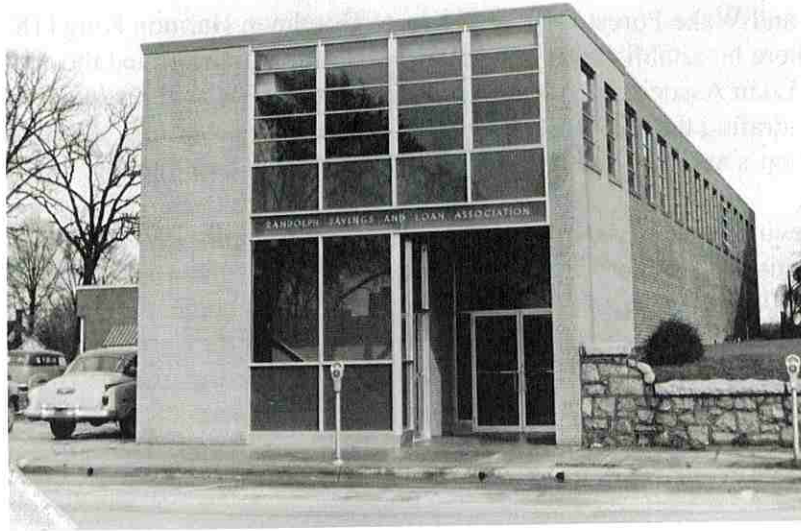
The first president, Levin Ferree Ross, headed the association until his 1970 death with the exception of a three-and-a-half year stint as secretary-treasurer. Under his leadership, assets grew from approximately \$112,360 in 1923 to \$17,724,000 in 1963. The institution enabled home ownership and maintenance for thousands of Randolph County residents. Ross, a University of North Carolina at Chapel Hill graduate, was also president of Asheboro Home Building and Material Company from 1926 until 1958, Randolph County Board of Education chair from April 1921 until July 1948, and a trustee of High Point College from 1934 until 1970 and Randolph Hospital, Inc. from 1948 until 1963. He served in the North Carolina State Senate during its 1953 session.⁸

Randolph County Building and Loan Association's office was initially located in the 1908 McDowell Building at 126-128 Sunset Avenue. The concern operated from the 1903 McCrary-Redding Hardware Company building at 103 Worth Street from 1925 until moving in December 1938 to the adjacent 1935 McCrary-Redding office building at 124 North Fayetteville Street. Assets doubled between 1935 and 1940 and shareholders increased to 1,131. Building materials shortages during World War II and the Korean War delayed construction of its first freestanding branch bank. However, soon after changing its name to Randolph Savings and Loan Association in 1951, the institution finalized plans for a two-story brick-veneered Modernist bank at 137 South Fayetteville Street. The building completed at a cost of \$49,000 in May 1953 facilitated more efficient and transparent customer service through features such as a glazed storefront, large second-story windows, drive-through lane, and night deposit box. Second-floor tenants included an attorney, beautician, building contractor, and dentist.⁹

⁷ "Early Experiences Laid Ground" and "Forty-Six Years of Steady Growth," *Courier-Tribune*, Special Dedication Section, November 11, 1963; "FSSB's roots grew from loan idea in city," *Courier-Tribune*, January 28, 1992, p. 6

⁸ L. Ferree Ross and his brothers Joseph Dewese and Arthur incorporated Home Building and Material Company in 1904. By 1918, the concern supplied rough and dressed lumber, doors, window sash, shutters, moldings, mantels, and other building materials to clients in North Carolina, South Carolina, and Virginia. The brothers further diversified their business by creating Asheboro Coffin and Casket Company in 1919. "Home Building and Material Company," *Courier*, January 17, 1918, p. 12; "Randolph Savings, Loan President," *Courier-Tribune*, July 6, 1970, p. 2A; "L. Ferree Ross," *Charlotte Observer*, July 7, 1970, p. 6C.

⁹ "Assets Have Been Nearly Doubled," *Randolph Tribune*, February 2, 1941, pp. 1, 3-4. "Asheboro Construction Reaches New High," *Greensboro Daily News*, September 14, 1952, p. 12; "Randolph Savings and Loan Plans 'Open House'," *Courier-Tribune*, May 14, 1953; "Forty-Six Years of Steady Growth," *Courier-Tribune*, November 11, 1963; "Randolph Savings and Loan Association," *Randolph Guide*, Bicentennial Report, 1976.



Randolph County Building and Loan Association Branch Bank at 137 South Fayetteville Street, 1953

John David, photographer, image appeared in the *Randolph Guide* newspaper
from Randolph County Public Library's photograph collection housed in the Randolph Room

Additional space to accommodate customers and staff became necessary as bank assets burgeoned. Thus in 1958 Randolph County Building and Loan Association purchased the nearby parcel upon which the Central Hotel had stood and began planning for a larger facility. The construction of the monumental branch bank at 115 South Fayetteville Street represented a considerable investment in Asheboro. The association's vice president and secretary Thomas F. Bulla Jr. asserted that the building demonstrated its faith in the community's ongoing growth and downtown vitality. A local design team—architect Alvis O. George Jr. of J. Hyatt Hammond Associates; Kemp Mooney, an intern at the firm; and Asheboro engineer Walter Preimats—rendered drawings for a four-story, flat-roofed, concrete, steel, and brick structure that exemplified the bank's prosperity, stability, and progressive spirit. General contractor Dickerson, Inc. of Monroe commenced work in February 1962. Vendors and sub-contractors included Taylor Clay Products of Salisbury (taupe brick), Carolina Marble and Tile Company of Winston-Salem (marble veneer, terrazzo stair treads, and ceramic tile), Certified Concrete Corporation of Asheboro, Binswanger Glass Company of Greensboro, Lorch Plumbing and Heating of Albemarle, Salisbury Lumber and Supply Company (wall paneling, millwork, and doors), J. D. Ross and Company and Elliot Equipment Company (furniture, accessories, and equipment), and Canoy Nurseries of Asheboro (shrubbery).¹⁰

The bank began operating at the new location on October 9, 1963. The grand opening on November 13th attracted visitors with prizes including fifty- to five-hundred-dollar savings accounts and refreshments. The main block's third- and fourth-floor offices were occupied by the Asheboro Chamber of Commerce, American Red Cross, State Board of Health, accountants, attorneys, developers, and insurance companies during the 1960s and continued to be utilized by myriad tenants until the mid-1980s. Exterior entrances to the elevator and stair vestibules allowed for access to the upper floors when the bank was closed.¹¹

¹⁰ Randolph County Deed Book 667, p. 498; "Randolph Savings and Loan Association," *Courier-Tribune*, Special Dedication Section, November 11, 1963.

¹¹ Randolph Savings and Loan Association, Grand Opening Invitation Brochure, 1963; "Randolph Savings and Loan Association," *Randolph Guide*, Bicentennial Report, 1976; "Bank dwells in largest city building downtown," *Courier-Tribune*, January 28, 1992, p. 6; Charles W. Miller, *Miller's Asheboro, N. C., City Directory* (Asheville: Southern Directory Company,



Randolph County Building and Loan Association Branch Bank at 115 South Fayetteville Street, 1963

photograph appeared in the *Randolph Guide* newspaper
from the Randolph County Public Library's photograph collection, housed in the Randolph Room

Garland P. Pritchard, Randolph Savings and Loan Association's vice president since 1945, was elected president following L. Ferree Ross's 1970 death. He was succeeded by T. Bulla Jr. in 1974. The association built a branch bank at 1425 North Fayetteville Street in 1973.¹² Assets had grown to \$90 million by its 1982 merger with First Southern Savings and Loan Association of Hamlet. The resulting entity, which served Randolph, Richmond, and Scotland counties, merged with Community Federal Savings and Loan Association of Hendersonville in July 1985. The institution reorganized as First Southern Savings Bank in March 1987, merged in 1995 with Centura Bank of Rocky Mount, and became RBC Centura Bank upon 2001 merger with Royal Bank of Canada. Pittsburgh-based PNC Financial Services Group acquired RBC Centura Bank on March 2, 2012, and operated a branch bank in the Asheboro building until selling the property to the current owner on March 31, 2023.¹³ The interior has been remodeled several times to facilitate bank operation. First Southern Savings Bank gradually assumed use of the entire building, renovating the third floor in January 1986, followed by the fourth floor in early 1988. Centura Bank leased a few upper-floor offices to tenants during the late 1990s and early 2000s. PNC Financial Services Group updated the lobby and first-floor offices in 2016.¹⁴

1964), p. 410; Mullin-Kille Company, *Asheboro, North Carolina City Directory* (Chillicothe, Ohio: Mullin-Kille Company, 1967-1979); Johnson Publishing Company, *Asheboro, North Carolina City Directory* (1980-1998).

¹² "Randolph Savings and Loan Association," *Randolph Guide*, Bicentennial Report, 1976.

¹³ "Randolph S&L Plans Merger," *Greensboro Daily News*, January 6, 1982, p. B4; "FSSB's roots grew from loan idea in city," *Courier-Tribune*, January 28, 1992, p. 6; "Thrift Merger Completed," *Asheville Citizen-Times*, July 3, 1985, p. 35; "First Southern Savings Bank," <https://www.usbanklocations.com/first-southern-savings-bank-s-s-b-28188.shtml> (accessed July 2023); Randolph County Deed Book 2851, p. 1840; Charles W. Miller, *Miller's Asheboro, N. C., City Directory* (Asheville: Southern Directory Company, 1964), p. 410; Mullin-Kille Company, *Asheboro, North Carolina City Directory* (Chillicothe, Ohio: Mullin-Kille Company, 1967-1979); Johnson Publishing Company, *Asheboro, North Carolina City Directory* (1980-1998); R. L. Polk and Company, *Asheboro, North Carolina City Directory* (Livonia, MI: R. L. Polk and Company, 1999-2022).

¹⁴ "Bank dwells in largest city building downtown," *Courier-Tribune*, January 28, 1992, p. 6.

Modern Architecture Context

Modern architecture, in addition to being a predominant mid-twentieth-century design aesthetic, proved to be an affordable option in many contexts. Modernist principles such as simplicity, efficiency, affordability, and intrinsic material expression were inherently applicable to buildings that display a functionalist approach in their form, horizontal massing, articulated structures, spare detailing, and fenestration dictated by spatial use rather than symmetry. The availability of new building materials and technology allowed for structures that employ concrete, steel, and glass in innovative ways. Curtain walls containing large steel- or aluminum-frame windows replaced traditional load-bearing walls and facilitated visual connectivity between interior and exterior spaces. Such design provides large, well-ventilated, and amply lit rooms. Steel and precast-, formed-, and slab-concrete structural systems, often exposed on the exterior and interior, allow for expansive, open spaces. Concrete, terrazzo, and ceramic-tile floor and wall surfaces in a wide variety of colors, textures, patterns, and finishes are pragmatic and durable. Concrete block was often a less expensive alternative for structural walls than brick. Decorative concrete block serves myriad functions including indoor and outdoor screens and open walls.

Such elements were well-represented in the contemporary architecture exhibit in 1932 at the Museum of Modern Art in New York, which exposed the American public to Modernist architectural tenets. The exhibit catalog, authored by art historian Henry-Russell Hitchcock Jr. and architect Philip Johnson, identified principles of modern architecture that were henceforth used to describe buildings constructed in what was called the International Style given its European genesis and subsequent diffusion throughout the world. They profiled the movement's leading architects Walter Gropius and Ludwig Mies van der Rohe of Germany, Le Corbusier of France, and J. J. P. Oud of Holland, and explored the characteristics of their work.¹⁵

Walter Gropius and Mies van der Rohe were among the European architects and designers who emigrated to the United States beginning in the late 1930s and espoused Modernist principles to a new audience. Gropius, the highly influential founder of the German design school known as the Bauhaus, began teaching at Harvard's Graduate School of Design and used his personal residence in Lincoln, Massachusetts, erected in 1937, to promote the central tenets of Bauhaus philosophy—maximum efficiency and simplicity of design. The house was revolutionary at the time, as it combined traditional building materials including wood, brick, and fieldstone with streamlined modern elements rarely employed in residential construction such as glass block, acoustical plaster, and chrome banisters. Gropius employed long rectangular forms, horizontal massing, flat roofs, and sleek surfaces to create a streamlined modern aesthetic in commissions such as his 1949 design for the Harvard Graduate Center, undertaken with The Architects' Collaborative. Eight multi-story, flat-roofed, concrete and steel residential buildings exhibit modern materials such as concrete sheathing panels, taupe brick veneer, aluminum-frame curtain walls, and bands of aluminum-frame windows as central design components. Inset entrances and cantilevered upper stories add visual interest and shelter entrances.¹⁶ Despite the efforts of Gropius and others to “soften” the International Style through the use of natural materials, it proved more popular in commercial, institutional, and educational rather than residential applications in

¹⁵Henry-Russell Hitchcock Jr. and Philip Johnson, *The International Style: Architecture since 1922* (New York, W. W. Norton & Company, 1932), 20.

¹⁶Gropius's streamlined designs for the 1911 Fagus Factory and 1926 Bauhaus School in Germany, which feature steel-frame curtain walls, were internationally influential. He designed his Massachusetts house in collaboration with Marcel Breuer, his former student and Harvard School of Design colleague. Hitchcock Jr. and Johnson, *The International Style*, 20; Historic New England, “Gropius House,” <https://www.historicnewengland.org/property/gropius-house/> (accessed in October 2023).

the United States, as flat roofs, sleek surfaces, and angular lines were often perceived as being impersonal and harsh.

Near Asheville, North Carolina, Bauhaus painter Josef Albers's experimental Black Mountain College also promoted Modernist concepts during the 1930s and 1940s. Walter Gropius, R. Buckminster Fuller, and other influential architects and artists provided instruction at the secluded institution. Gropius and Marcel Breuer's 1939 design for the campus encompassed a series of white concrete International Style buildings arranged on the banks of Lake Eden. Although the master plan proved to be too expensive to execute, architect A. Lawrence Kocher incorporated elements of the concept into the 1941 Studies Building, which featured a central lobby and four radiating wings of various sizes. However, only one two-story, flat-roofed, rectangular wing was executed.¹⁷

It was not until 1948 that a public North Carolina institution of higher learning fully embraced Modernist teachings. That year, North Carolina State College (NCSC) in Raleigh hired architecture professor Henry Kamphoefner, who recruited George Matsumoto, James Walter Fitzgibbon, Edward W. Waugh, and other University of Oklahoma faculty to help him establish the NCSC School of Design. The men, all strong proponents of Modernism, employed the style in commercial, educational, industrial, religious, and residential commissions throughout the state. The design school's collaboration included a partnership with North Carolina's Office of School Construction that involved developing design standards and advocating contemporary architecture at workshops for local officials and architects in 1949 and 1950. School of Design professors and visiting lecturers such as Frank Lloyd Wright, Walter Gropius, and Mies van der Rohe had a significant impact on North Carolina's mid-century built environment, both through the buildings they designed and the students they trained. Many of the program's graduates, including Alvis Owen George Jr. and J. Hyatt Hammond, established firms that perpetuated the Modernist aesthetic for decades.¹⁸

Mid-twentieth-century Commercial Architecture in Asheboro

From the late 1940s through the 1970s, Asheboro's commercial buildings tended to incorporate elements of the Modernist style, reflecting the era's progressive thinking and optimism in the use of new materials, construction techniques, and spatial arrangements. These structures display sleek lines, smooth facades, and the aluminum-framed plate-glass windows, doors, and curtain walls that characterize the modern design aesthetic. Storefronts featured asymmetrical entrances, angled or cantilevered display windows and side walls, flat-roofed canopies, and neon or aluminum-lettered signage in an effort to project an up-to-date image that would appeal to consumers. Materials including structural and spandrel glass, glass block, porcelain-enameled steel, anodized aluminum, natural and cast stone, wood, cast concrete, and long, thin Roman brick were used to embellish facades throughout the nation during this period.¹⁹

The expansive two-story brick Modernist building encompassing three storefronts erected at 129-135 Sunset Avenue in 1949 employs contrasting material color and texture to add aesthetic interest. The two

¹⁷ Page Pless, "Black Mountain College Historic District," National Register of Historic Places nomination, 1982; Paul Venable Turner, *Campus: An American Planning Tradition* (Cambridge: MIT Press, 1985), 257.

¹⁸ Edward Waugh and Elizabeth Waugh, *The South Builds: New Architecture in the Old South* (Chapel Hill: The University of North Carolina Press, 1960), preface, 8; David R. Black, "Early Modern Architecture in Raleigh Associated with the Faculty of the North Carolina State University School of Design, Raleigh, North Carolina," National Register of Historic Places Multiple Property Documentation Form, 1994, E15-16.

¹⁹ Carol J. Dyson, "How to Work with Storefronts of the Mid-Twentieth Century," presentation for the National Main Streets Conference, Philadelphia, April 2, 2008, <http://www.illinois-history.gov/ps/midcentury.htm>.

outer storefronts—129 and 135—are distinguished by pale-gray-brick second-story veneer framed by darker gray concrete panels, while 131 Sunset Avenue features pale-pink-brick second-story veneer edged with darker pink concrete panels. At the second-story's center, a dark-pink-concrete surround borders five short rectangular translucent-glass-block windows. On either side, a large, wide, translucent-glass-block window spans a central stack-bond bay flanked by running bond panels.

The ca. 1915 commercial building at 114 Sunset Avenue was transformed in the 1950s, when it housed Rogers, Inc., a jewelry store. The original redbrick façade had a corbelled cornice and four tall second-story windows with segmental-arched lintels and corbelled hoods.²⁰ The windows were enclosed and the façade veneered with long, thin, light-red Roman brick laid in patterned horizontal-stack bond. The deeply recessed storefront features Tennessee crab orchard stone veneer on the north wall and canted kneewalls beneath aluminum-frame, flat-roofed display window boxes.

The architect of the two-story Modernist 1950 office building at 325 Sunset Avenue, likely John James Croft Jr., employed red Roman brick, stone, and glazed aluminum-frame curtain walls to elevate aesthetic appeal. The façade's blind central stack-bond first-story wall is flanked by an aluminum-frame entrance to the west and a recessed, aluminum-frame, eight-section, plate-glass curtain wall and double-leaf door to the east. Long, thin, variegated stone sheathes the raised planting bed that spans the façade's center. The aluminum-frame second-story curtain wall's seven vertical sections each contain a back-painted spandrel topped with a square central pane and two bordering short rectangular panes, all reflective glass.

The streamlined Classical Revival-style façade of Central Telephone Company's 1960 building at 334 Sunset Avenue also reflects a Modernist influence. A molded cast-stone cornice tops the variegated-redbrick wall laid in common bond with three stretcher courses followed by a course of alternating headers and stretchers. Cast-stone sills and soldier-course flat-arch lintels with cast-stone keystones frame four double-hung eight-over-twelve sash. A rectangular cast-stone panel surmounts each window. In the slightly projecting central section, a robust cast-stone surround borders the recessed entrance bay. The adjacent one-story redbrick Modernist 1960 commercial building to the west features a tripartite façade with a slightly projecting central section with a taller parapet than the flanking walls. Cast-stone panels surround the recessed central entrance bay and Modernist sconces flank the door. A tall cast-stone cornice tops the central section and shorter fluted cast-stone cornices surmount the outer sections, each of which contains two tall, narrow, fixed-pane, plate-glass windows.

The one-story blonde-brick Modernist commercial building erected at 221 S. Fayetteville Street in 1965 is distinguished by square aggregate panels that span the facade above the storefront and top the north entrance. A flat-roofed concrete canopy with a paneled frieze and square posts extends across the façade.

The five buildings in the Asheboro Downtown Historic District designed by J. Hyatt Hammond Associates, architects, are outstanding examples of the concern's commercial work, which typically displayed Modernist characteristics. The 1960 Trollinger Professional Building and 1964 Asheboro Public Library face each other on Worth Street. The completion of the 1963 Randolph Savings and Loan Branch Bank at 115 S. Fayetteville Street, 1968 Wachovia Bank and Trust Company Branch Bank at 15 S. Fayetteville Street, and 1972 First Peoples Savings and Loan Association Headquarters and Branch Bank at 158 Worth Street dramatically altered the downtown streetscape.

²⁰ Circa 1930s Bayard Wooten photograph and 1950s John David photograph, Randolph Room, Randolph County Public Library, Asheboro, N. C.

The Modernist one-story-on-basement flat-roofed Trollinger Professional Building at 200 Worth Street, a concrete and steel structure, is sheathed with variegated-redbrick stack-bond veneer and beige-stucco panels in window and door bays. Deep aluminum-edged eaves shelter aluminum-frame plate-glass windows, doors, and curtain walls. Variegated-redbrick walls, clerestory windows, and a slate-shingled flared pent canopy with deep eaves unify the one-story-on-basement 1964 Asheboro Public Library at 201 Worth Street and its two-story 1993 addition to the north. Two long rectangular raised planting beds with canted variegated-redbrick walls border the Worth Street sidewalk.

The flat-roofed concrete four-story Randolph Savings and Loan Association Branch Bank at 115 S. Fayetteville Street was the first of four distinctive Modernist banks erected downtown between 1963 and 1972. The approximately one-acre lot at the northeast corner of Fayetteville and Scarboro streets' intersection allowed for an expansive building and parking deck. The upper three stories of the thirty-foot-wide and 160-foot long main block, which has an east-west orientation, are cantilevered above the north bays of the one-story south lobby wing and the south portion of the northeast office wing. The south wing's projecting portion is approximately fifty feet wide and ninety feet long. Massive reinforced-concrete faceted columns support the cantilevered bays. The main block's running-bond taupe-brick walls contrast with lighter smooth-beige-concrete framing elements. On the upper three stories, slightly projecting brick panels, wider on the east and west elevations, flank tall aluminum-frame tinted-glass windows. The office wing's south wall comprises a combination of aluminum-frame glazed curtain walls and tall taupe-brick kneewalls beneath a continuous band of windows. The building's monumental scale, cantilevered form, and elegant finishes manifested the bank's prosperity, stability, and progressive spirit. It remains the tallest building in downtown Asheboro.

The Brutalist two-story, flat-roofed, concrete, 1968 Wachovia Bank and Trust Company Branch Bank at 15 S. Fayetteville Street is equally striking. The building exemplifies central design tenets of mid-twentieth-century Brutalism such as asymmetrical massing and fenestration, angular form, expressed structure, textured surfaces, modular elements, and few windows. The style's name—derived from the French phrase, *béton brut*, for raw or unfinished concrete—reflects its typical execution in concrete and steel, as seen in the Wachovia Bank and Trust Company Branch Bank.²¹ The structure is sheathed with precast gray-concrete aggregate panels that vary in shape and style. On the west elevation, four projecting central bays have ribbed second-story panels and black-finished-aluminum-frame tinted-glass first-story curtain walls framed by full-height pilasters. The south bay is clad with tall vertical panels above an open bay. The north section's recessed bay contains a tall narrow black-finished-aluminum-frame tinted-glass window at each level, while the windowless north bay is embellished with large paired panels framed by slightly projecting upper, central, and base panels.

The flat-roofed brick and concrete two- and three-story 1968 First National Bank Building at 101 Sunset Avenue, expanded with a north wing in 1978, is also an excellent example of Modernist institutional architecture. The steel and concrete structure is clad with brown brick veneer and precast concrete panels of various textures and colors. Deep eaves with precast-concrete-panel soffits and beige-concrete course-aggregate rectangular panels at the cornice, building corners, and between bays add aesthetic interest in both sections. The north block's north elevation contains a recessed black-finished-aluminum-frame tinted-glass first-story curtain wall. On the second story, four slightly projecting white-concrete fine-aggregate panels with canted centers and molded edges frame narrow black-finished-aluminum-frame tinted-glass windows. The three-story block's first story is brick, while the upper two stories are sheathed

²¹ Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Hanover, New Hampshire: University Press of New England, 2001), 264-265, 277.

with full-height white-concrete fine-aggregate panels, some blind and others containing two narrow black-finished-aluminum-frame tinted-glass windows. The 140-foot-long east elevation's six-bay first story encompasses a southern entrance with a recessed black-finished-aluminum-frame tinted-glass curtain wall and two matching six-section north window bays. A flat canopy wraps around the building, extending above a two-lane drive-through on the south elevation.

The unique one-story 1972 First Peoples Savings and Loan Association Headquarters and Branch Bank at 158 Worth Street's above-grade elevation necessitates broad concrete steps and walkways to reach the primary north entrance, which is sheltered by a deep canopy supported by square brick posts. Raised planting beds with canted off-white-brick walls border the concrete-paved areas. The building comprises a large north block with an asymmetrical pyramidal-hip slate roof topped with a long rectangular metal-frame monitor with square reflective-glass panes connected by flat-roofed corridor and open breezeway supported by rectangular brick posts to two small square wings with symmetrical pyramidal-hip slate roofs with monitors. The steel and concrete structure is sheathed with off-white-brick running-bond veneer beneath deep eaves and tall fluted concrete-aggregate-panel cornices. On the north elevation, projecting brick pilasters frame four central bays with bronze-finished-aluminum-frame tinted-glass curtain walls. The roof extends to create a drive-through canopy supported by a rectangular off-white brick post. To the south, a sizable shed dormer with a multi-section black-finished-aluminum-frame tinted-glass window pierces the east roof slope. A short flat-roofed corridor leading to the open breezeway spans most of the south elevation. The rear wings are offset on either side of the breezeway, resulting in the east wing being further north. The wings are executed in the same manner as the main block, with recessed entrances and tall narrow windows with canted concrete kneewalls.

American Bank Architecture

American bank architecture was rooted in the past until the mid-twentieth century. The selection of ornament drawn from classical precedents was intended to express permanence, prosperity, refinement, and economic security, thus inspiring public trust. Ancient Grecian and Roman architecture served as the archetypes for overall composition and details. Symmetry and balance are important components of the style, as seen in English architect Benjamin Henry Latrobe's design for the temple-front Bank of Pennsylvania in Philadelphia, completed in 1801, which was the first Greek Revival-style American civic building. The monumental edifice sheathed in marble with two full-height pedimented Ionic porticos flanking a central saucer-dome-topped banking hall was heralded an exemplar of democratic ideals and often emulated at a smaller scale. The 1893 World's Columbian Exposition in Chicago perpetuated a national preference for classicism that became part of the "City Beautiful" movement—the antithesis of the polluted, unhealthy, industrial city. Although neoclassicism predominated in civic and institutional architecture through the 1920s, prominent architects including Albert Kahn and Walter Gropius decried the style as pretentious and espoused a functionalist approach in their commissions. Following nationwide bank failures during the Great Depression, the financial industry sought to restore public confidence by promoting a progressive, accessible image through modern design.²²

Many banks erected during the 1930s and early 1940s had traditional features such as symmetrical façades, large multi-pane windows, and molded water tables, but were otherwise devoid of classical embellishment. Streamlined façades reflected the era's austerity as well as the growing influence of

²² Carol Dyson and Anthony Rubano, "Banking on the Future: Modernism and the Local Bank," In *Preserving the Recent Past 2*, ed. Deborah Slaton and William G. Foulks (Washington, D.C.: Historic Preservation Education Foundation, Association for Preservation Technology, and National Park Service, 2000), 2-43; Albert Kahn, *Architectural Treatment of Bank Buildings* (Detroit: Albert Kahn, 1929).

internationally popular styles such as Art Deco and Art Moderne.²³ After World War II, banks more often displayed asymmetrical forms, expressed structural components, and expansive aluminum-frame curtain walls. An increased focus on efficiency, transparency, and customer service was manifested in open floor plans, visible vaults, and drive-through windows. Wood wall and ceiling sheathing, built-in cabinetry, recessed lighting, and terrazzo, cork, and rubber-tile floors softened interiors. Sculptural staircases with open treads and slender balusters were focal points in lobbies, typically rising to mezzanine-level offices. The banking industry found that such innovative buildings attracted customers. The Manufacturer Trust Company's boxy glass-walled 1954 Midtown-Manhattan branch designed by Bordon Bunshaft of Skidmore Owings and Merrill not only garnered widespread architectural acclaim, but was credited with precipitating a significant increase in account openings. Likewise, Randolph County Building and Loan Association's assets doubled the year after the institution occupied its Modernist 1953 branch bank.²⁴

Around 1960, architects began employing even more unconventional forms and materials in bank design. Precast concrete panels facilitated construction of buildings with distinctive circular, oval, and diamond-shaped footprints and folded-plate, hyperbolic paraboloid, or dome roofs. Banks of the Expressionist Modernist style popularized by architects including Edward Durrell Stone and Minoru Yamasaki are characterized by symmetrical massing, exposed structural elements, attenuated columns, contrasting material color and texture, and deep roof overhangs with scalloped or pierced fascia. Such buildings and the four Modernist branch banks erected in downtown Asheboro between 1963 and 1972 exuberantly displayed the banking industry's embrace of progressive design.²⁵

J. Hyatt Hammond and Associates, architects; J. Hyatt Hammond, Alvis Owen George Jr.

J. Hyatt Hammond (1926-2017), a native of the small Randolph County community of Farmer, served in the United States Navy from 1941 until 1945. The following year, Hammond commenced undergraduate studies at North Carolina State College in Raleigh. He interned in the offices of Asheboro architect James Croft Jr. from 1948 until 1951 and Holloway and Reeves of Raleigh from 1951 until 1952. Hammond returned to Asheboro after graduating from NCSC's School of Design in 1953 and collaborated with Jack Croft to establish Croft and Hammond. He opened a namesake Asheboro firm in 1957 and, as commissions proliferated, added staff including architect Alvis Owen George Jr., hired in 1960 as design director. The firm opened a Greensboro office in 1962 and incorporated as J. Hyatt Hammond Associates in 1968. A member of the American Institute of Architects since 1954, Hammond served as a director of the North Carolina chapter from 1963 until 1968, when he became its president. Hammond's wife, Asheboro native Bonnie Myree Burge, an Art Institute of Chicago interior design program alumna who also studied at Sorbonne University, Paris, worked on many of the firm's projects. By 1970, J. Hyatt Hammond Associates principals included architects Alvis O. George Jr. and John G. Pappas and engineers Raymond M. Hepler and W. A. Hammond, J. Hyatt Hammond's brother. Both of the firm's offices remained active until 1988, when operations were consolidated in Greensboro. Soon after the merger, Hammond sold the firm to some of his partners and retired to Asheville, North Carolina. He died on December 4, 2017.²⁶

²³ This style is sometimes referred to as Depression, Stripped Classical, or PWA/WPA Moderne due to its prevalence in buildings subsidized by Public Works Administration (PWA) or Works Progress Administration (WPA) grants.

²⁴ Dyson and Rubano, "Banking on the Future," 2-44--2-46.

²⁵ *Ibid.*, 2-47.

²⁶ "J. Hyatt Hammond," *High Point Enterprise*, September 10, 1967, pp. 5 and 7; "J. Hyatt Hammond," *Greensboro News and Record*, December 4, 2017; "Bonnie Myree Burge Hammond," *Greensboro News and Record*, February 11, 2018; "J. Hyatt Hammond," American Institute of Architects (AIA) membership file, AIA Archives, Washington, D. C.; George S.

Roanoke Rapids native Alvis Owen George Jr. (1929-2001) and J. Hyatt Hammond were classmates at North Carolina State College. After George's 1953 graduation, he served in the U. S. Air Force and Reserves and practiced architecture in Raleigh before moving to Asheboro in 1960 as design director for Hammond's firm. His downtown Asheboro projects included the First Peoples Savings and Loan Association Headquarters, Randolph Savings and Loan Branch Bank, Wachovia Bank and Trust Company Branch Bank, and Asheboro Public Library. Beginning with South Asheboro Middle School, George designed myriad educational buildings: Farmer and Seagrove elementary schools, North Asheboro Middle School, Randleman and Trinity high schools, four Randolph Community College buildings, Weaver Career Education Center in Greensboro, and buildings at N.C. A&T State University and Blue Ridge, Central Carolina, Guilford Technical, McDowell, Stanly, and Wilkes community colleges. He also led the design team that created the North Carolina Zoological Park's 1970s master plan. Later in his career, George worked for Moore-Garner and Associates, Black and Veatch, and as an independent practitioner.²⁷

J. Hyatt Hammond Associates received commercial, educational, industrial, institutional, religious, and residential commissions throughout North Carolina. The firm's five buildings in the Asheboro Downtown Historic District are excellent examples of the concern's commercial work, which typically displayed Modernist characteristics. All are substantially intact. The 1960 Trollinger Professional Building at 200 Worth Street contained the firm's office as well as those of other professionals. The 1964 Asheboro Public Library at 201 Worth Street won a NC Chapter of the AIA award in 1964. The 1972 First Peoples Savings and Loan Association Headquarters and Branch Bank at 158 Worth Street received the same honor in 1975. The completion of the 1963 Randolph Savings and Loan Branch Bank at 115 S. Fayetteville Street and the 1968 Wachovia Bank and Trust Company Branch Bank at 15 S. Fayetteville Street dramatically altered the downtown streetscape. J. Hyatt Hammond Associates, one of the principal architecture firms in Asheboro from 1957 until 1988, had an enduring impact on the city's built environment.

Koyl, ed., *American Architects Directory*, First edition (New York: R. R. Bowker, 1956), 224; Koyl, ed., *American Architects Directory*, 1962, 282; Koyl, ed., *American Architects Directory*, 1970, 371; "J. Hyatt Hammond Associates," North Carolina Secretary of State Business Registrations.

²⁷ "Alvis Owen George Jr.," *News and Observer*, February 17, 2001, p. B8; Erik Buxton, "By George, I think he designed it," *Courier-Tribune*, August 12, 2015.

Boundary Description and Justification and Local Historic Landmark Boundary Map

The Local Historic Landmark boundary encompasses 0.94-acre Randolph County tax parcel 7751-82-3582 as indicated by the heavy solid red line on the following map. The roughly rectangular parcel is bordered by South Fayetteville Street to the west, Scarboro Street to the south, and the driveway leading north to a freestanding 1995 bank drive-through fronting Worth Street to the east. A parking lot surrounds the former Wachovia Bank and Trust Company drive-through to the north. Commercial buildings facing South Fayetteville Street are to the northwest. The surrounding area contains commercial, institutional, and governmental buildings.



Tax parcel map from Randolph County GIS @ <https://gis.randolphcountync.gov/randolphts/>
(accessed November 2023)

Tax Value

The total appraised tax value in November 2023 is \$2,082,350 (\$413,930 land, \$1,416,420 building, \$252,000 miscellaneous improvements).

Designation Parameters

Property owner DLAA LLC is seeking local historic landmark designation for the entire exterior, interior, and site, including the parking deck, to recognize the property's architectural significance. Character-defining features are enumerated below. The Historic Resources Commission's jurisdiction over interior spaces is limited to the features delineated in the following list.

Site

- Concrete terraces
- Concrete walkways
- Drive-through
- Enclosed courtyard with six-foot-tall running-bond taupe-brick walls, brick-paver terrace, and planting beds edged with concrete
- Two-level parking deck (see below)

Exterior

- Running-bond taupe-brick walls
- Slightly projecting brick panels
- Smooth-beige-concrete framing elements
- Reinforced-concrete faceted columns
- Deep south wing canopy supported by square concrete posts that shelters entrances and sidewalks adjacent to the east and west elevations and the drive-through lane to the south
- Tall aluminum-frame tinted-glass windows on the upper three stories
- Aluminum-frame tinted-glass curtain walls on the first story
- Marble-veneered concrete columns buttressing south wing's curtain walls

Interior

- Gray-veined white marble veneer on the lobby's north wall, the northwest stair and elevator tower vestibule's north and east walls, and the lobby stairwell walls
- Terrazzo floors throughout the building
- Concrete and steel lobby stair with terrazzo treads that rises around a faceted-concrete post to a central landing and continues to the second-floor mezzanine
- Stair and mezzanine railings with wood handrails and slender painted-steel balusters
- Pendant light fixtures with opaque white glass shades in the stairwell
- Elements in administrative suite on the first floor:
 - single-leaf flat-panel wood corridor doors and chrome-finished hardware
 - walnut paneled walls in three offices
 - built-in closets, a bar, and a restroom between the executive and executive assistant's offices
- Aluminum mail chutes, aluminum-frame directory and fire extinguisher boxes, and aluminum-frame curtain walls in elevator vestibule
- Elevator door surrounds, call button plates, and floor location indicators
- Three six-foot-long steel-frame leather-upholstered benches in elevator vestibules
- Reinforced-concrete and steel stairs with wall-mounted wood handrails and railings with wood handrails and slender painted-steel balusters in both stair towers
- Unpainted taupe-brick walls
- Wood-paneled walls on upper floors
- 1963 vault with solid exterior door and interior steel-bar door manufactured by Mosler Safe Company of New York, unpainted brick walls, and gray-and-white terrazzo floor

Parking Deck

- Reinforced-concrete two-level parking deck
- Concrete ramps
- Narrow stair with formed-concrete walls and steps at the deck's west end
- Exposed square posts and beams and formed-concrete and concrete-block walls
- Tubular steel railings at the upper-level area's edges

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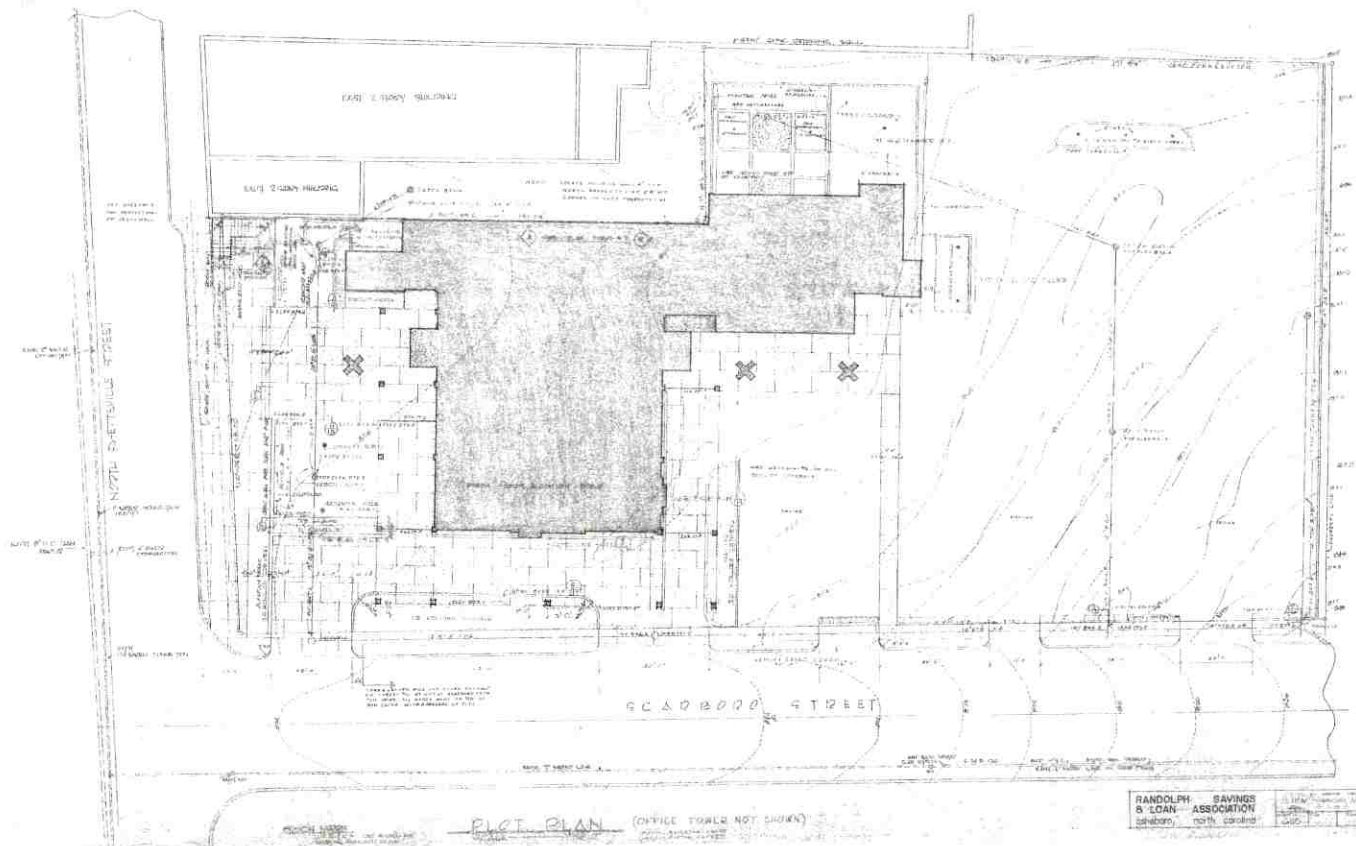
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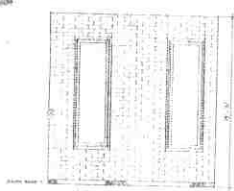
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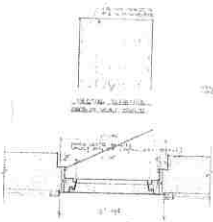
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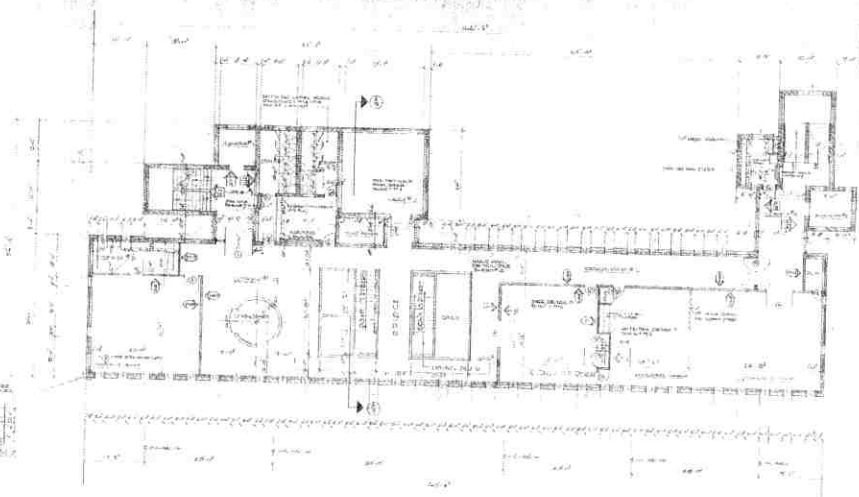




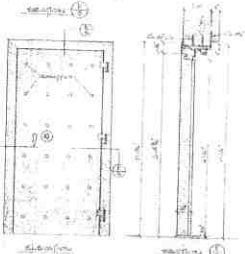
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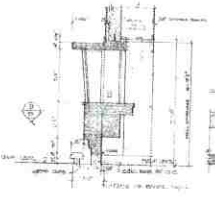
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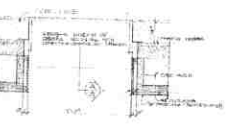
SECOND FLOOR PLAN



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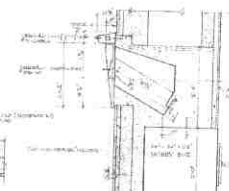
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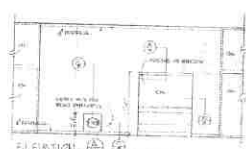
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DRIVE-IN WINDOW DETAILS

NIGHT DEPOSITORY BOX DETAILS

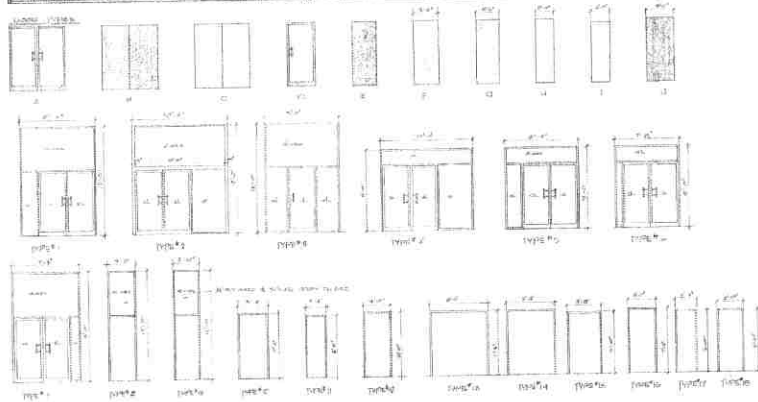
ROOM FINISH SCHEDULE

ROOMS & SPACES	FLOORS	WALLS	CEILING	BASE	WAINSCOT	REMARKS
FIRST FLOOR						
LOBBY - NO. 1						SEE SPECIAL SCHEDULE
STORAGE RM. NO. 1						SEE SPECIAL SCHEDULE
MAIN BANKING RM.						SEE SPECIAL SCHEDULE
CAUSEWAY NO. 1						SEE SPECIAL SCHEDULE
OFFICE NO. 1						SEE SPECIAL SCHEDULE
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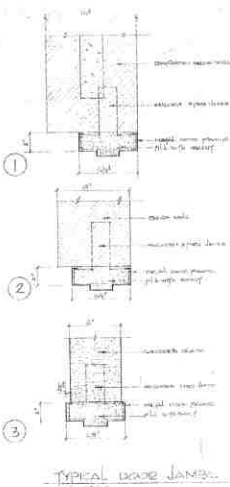
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DOOR SCHEDULE

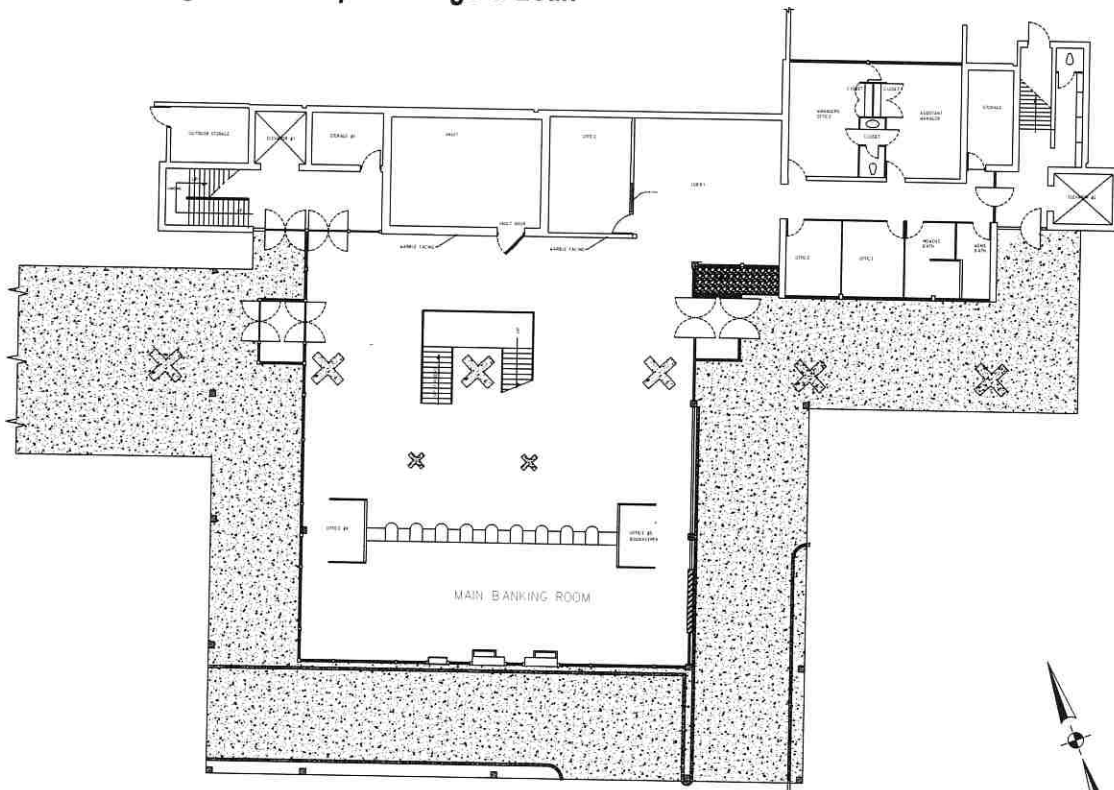
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NOTES:
1. ALL DOORS TO BE CONSTRUCTED OF 1 1/2\"/>



1st Floor Original Randolph Savings & Loan



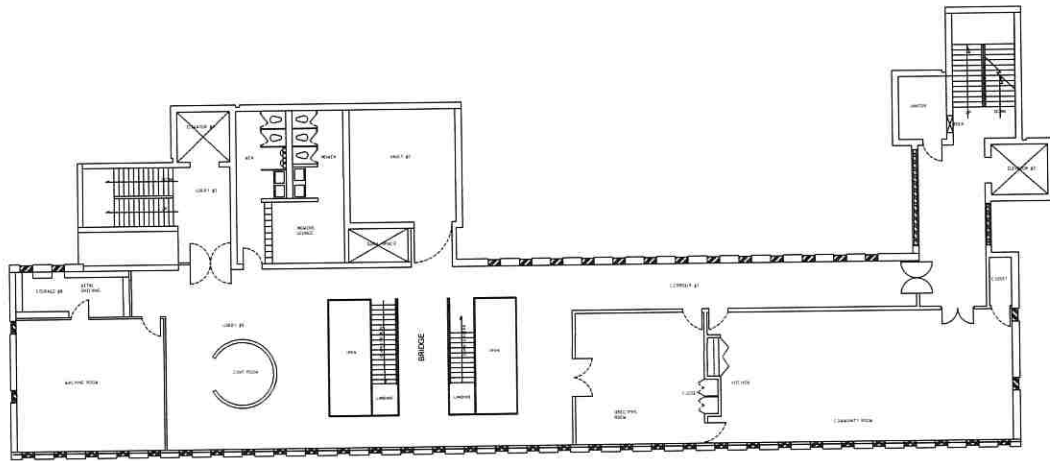
PRELIMINARY FOR REVIEW ONLY

Randolph Savings & Loan Branch Bank
115 South Fayetteville Street
Asheboro, Randolph County, North Carolina

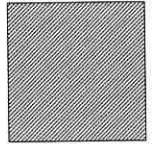
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
10 Bowdoin Avenue, NC 27207
Ph: 336.532.5002 Fax: 336.532.5022 www.summeyengineering.com
LICENSED PROFESSIONAL ENGINEER - CIVIL ENGINEER

Scale:
Date: 07/12/2023
Drawn By: EWL
Checked By: WDA
Job No.: E-8629
Sheet No.

2nd Floor Original Randolph Savings & Loan



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Randolph Savings & Loan Branch Bank

115 South Fayetteville Street
Asheboro, Randolph County, North Carolina

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying

1015 S. 5th St., Asheville, NC 28801
Tel: 828.255.1111
Fax: 828.255.1112
www.summeyengineering.com

Scale:

Date: 07/12/2025

Drawn By: EWL

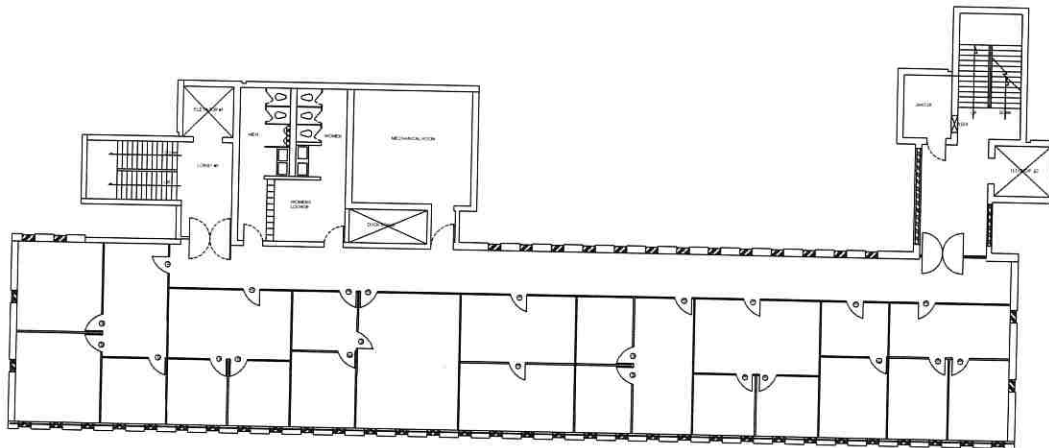
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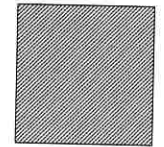
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2 of 12

3rd Floor Original Randolph Savings & Loan



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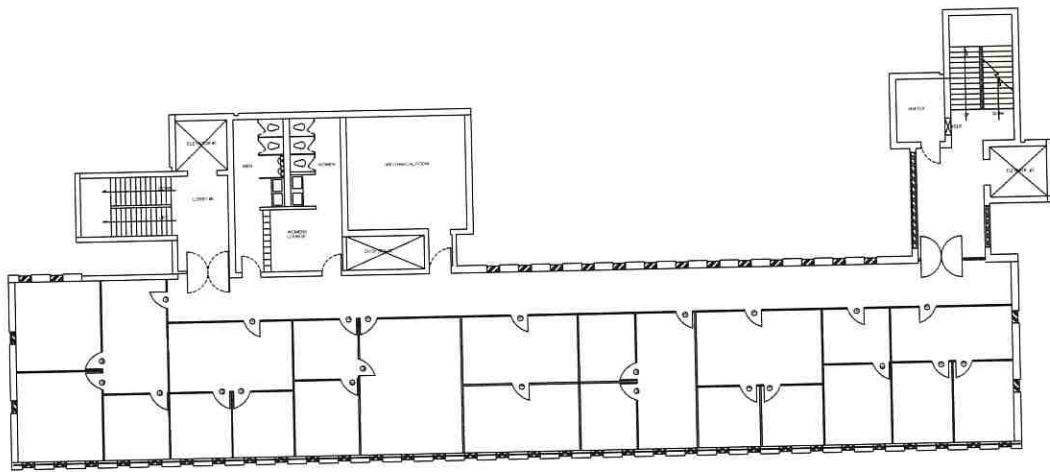


Randolph Savings & Loan Branch Bank
115 South Fayetteville Street
Asheboro, Randolph County, North Carolina

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
10 Bow-Boy-Ashdown, NC 27204
Phone: 336-525-1500 Fax: 336-525-1502
www.summeyengineering.com
NC Engineering Professional Seal of Summey Engineering, PLLC

Scale:
Date: 07/12/2023
Drawn By: EWL
Checked By: WBA
Job No.: E-8625
Sheet No.

4th Floor Original Randolph Savings & Loan



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Randolph Savings & Loan Branch Bank
 115 South Fayetteville Street
 Raleigh, Randolph County, North Carolina

Summey Engineering Associates, PLLC
 Engineering - Consulting - Surveying
 1000 West Alameda, N.C. 27604
 Phone: 919-226-0522
 Fax: 919-226-0522
 Email: info@summey-engineering.com
 License: NC Professional Engineer License No. 10000

Scale:

Date: 07/12/2025

Drawn By: EWL

Checked By: WBA

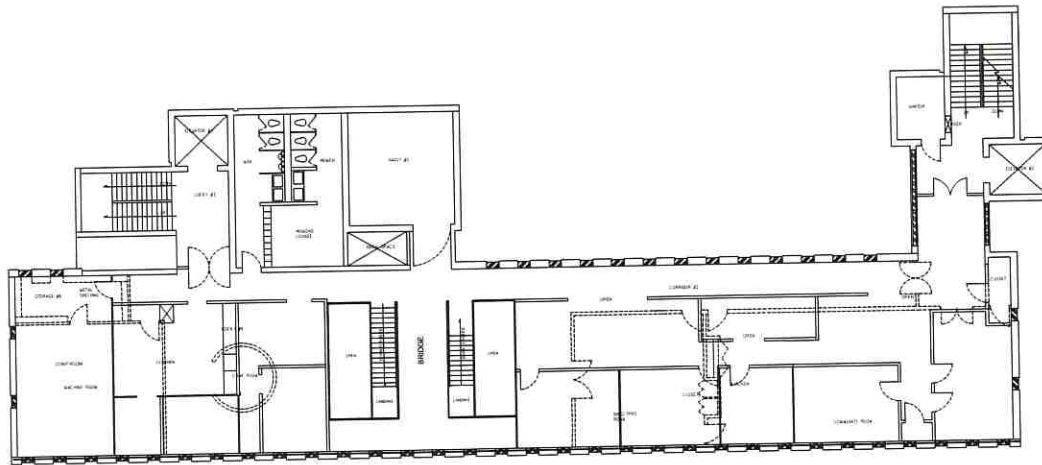
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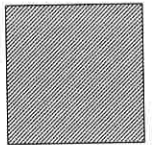
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 842 Asheville, NC 28229
PA 336-348-0052 Fx 336-348-0922 www.summeyengineering.com
NC ENGINEERING FIRM CERTIFICATE OF AUTHORIZATION P-0336

5 of 12

2nd Floor Overlay from RS&L to PNC



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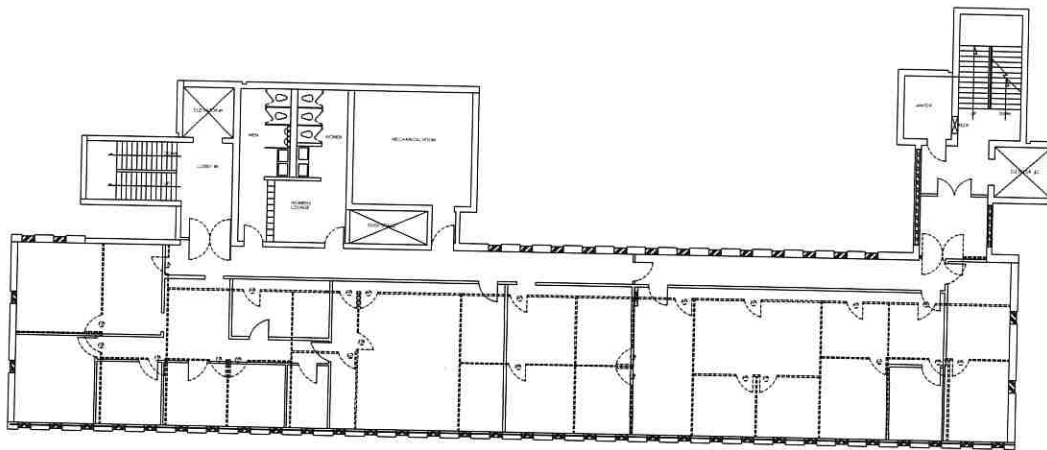


Randolph Savings & Loan Branch Bank
115 South Fayetteville Street
Asheboro, Randolph County, North Carolina

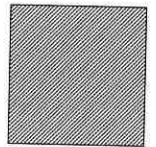
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 1000, Asheville, NC 28802
Phone: 828.252.1234
Fax: 828.252.1235
www.summeyengineering.com
E-MAIL: info@summeyengineering.com

Scale:	
Date:	07/12/2025
Drawn By:	EWA
Checked By:	WBA
Job No.:	E-8625
Sheet No.	

3rd Floor Overlay from RS&L to PNC



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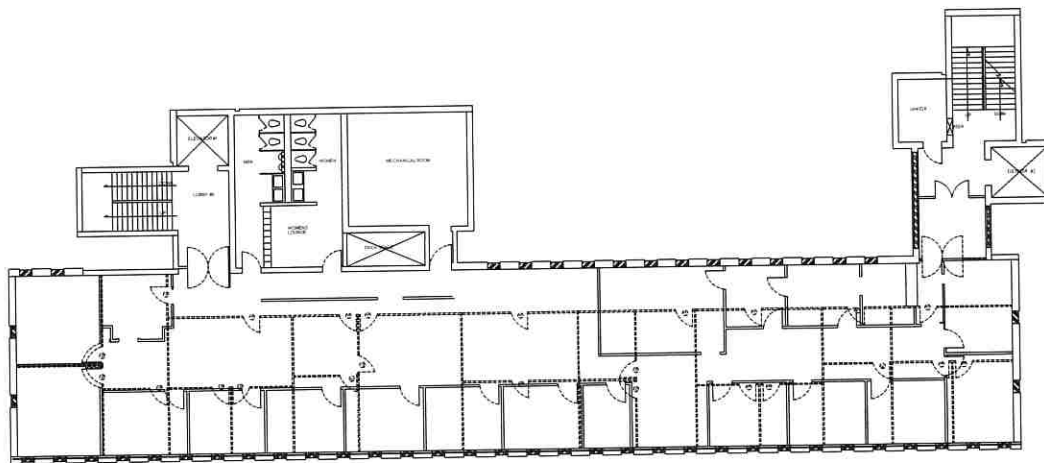


Randolph Savings & Loan Branch Bank
115 South Fayetteville Street
Asheboro, Randolph County, North Carolina

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
P.O. Box 668, Asheboro, NC 27203
PA 10-124-0002 PA 10-124-0002 www.summyengineering.com
WE CERTIFY THAT THE DATE OF APPROVAL FOR THIS

Scale:
Date: 01/12/2023
Drawn By: EWL
Checked By: WBA
Job No.: E-8623
Sheet No.

4th Floor Overlay from RS&L to PNC



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Randolph Savings & Loan Branch Bank
115 South Fayetteville Street
Asheboro, Randolph County, North Carolina

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
P.O. Box 916, Asheboro, NC 27203
PA 336-222-1111
www.summeyengineering.com
SCEA00000001

Scale:
Date: 07/12/2025
Drawn By: EWL
Checked By: WBA
Job No.: E-8626
Sheet No.

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Randolph Savings & Loan Branch Bank

115 South Fayetteville Street

Summey Engineering Associates, PLLC

Engineering Associates
Engineering - Consulting - Surveys

PO Box 968 Asheville, NC 27204

28-202 P. 96-28,022 www.summitgroup.com
Exclusionary for a reason. www.summitgroup.com

Scale:

Date: 07/12/2023

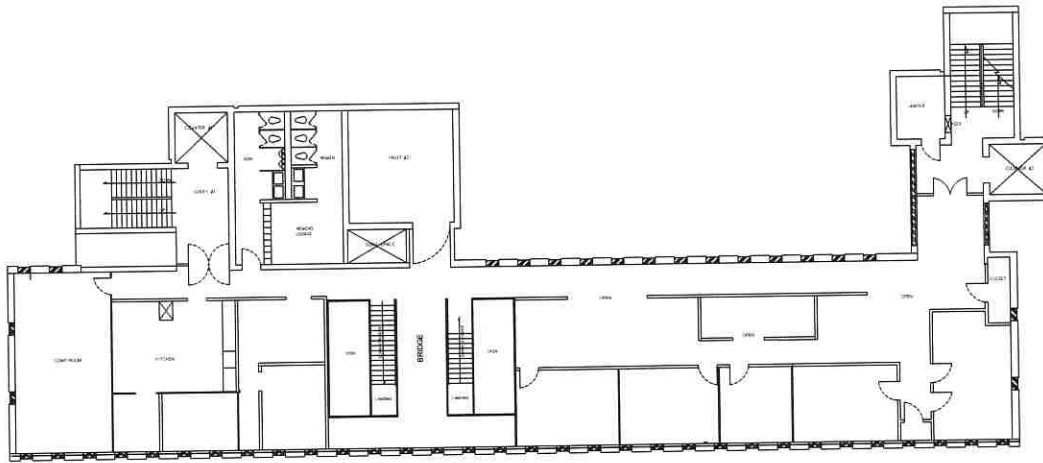
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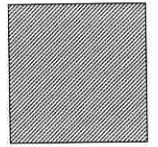
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Sheet No.

2nd Floor As Built



PRELIMINARY FOR REVIEW ONLY



Randolph Savings & Loan Branch Bank

115 South Fayetteville Street
Asheboro, Randolph County, North Carolina

Summey Engineering Associates, PLLC

Engineering - Consulting - Surveying
PO Box 101, Asheville, NC 28204
Ph 828.252.5852 Fax 828.252.5853
www.summeyengineering.com
E-8625

Scale:

Date: 07/12/2025

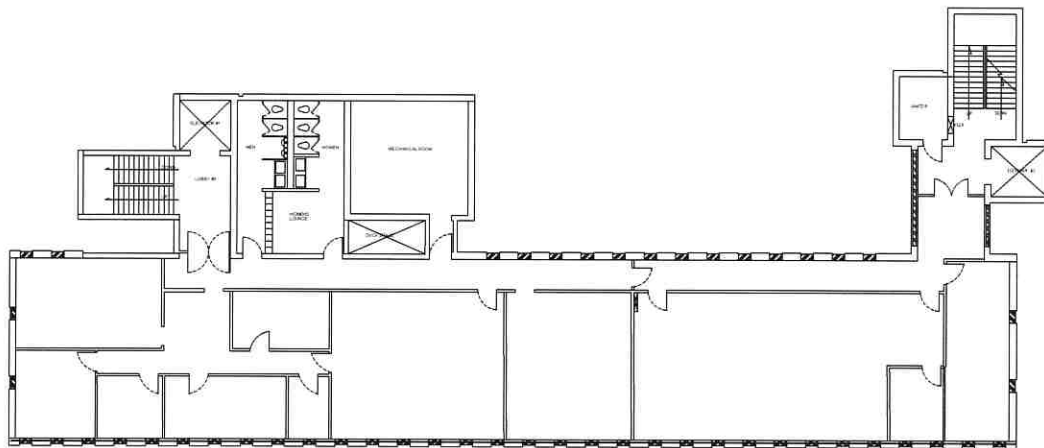
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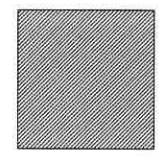
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3rd Floor As Built



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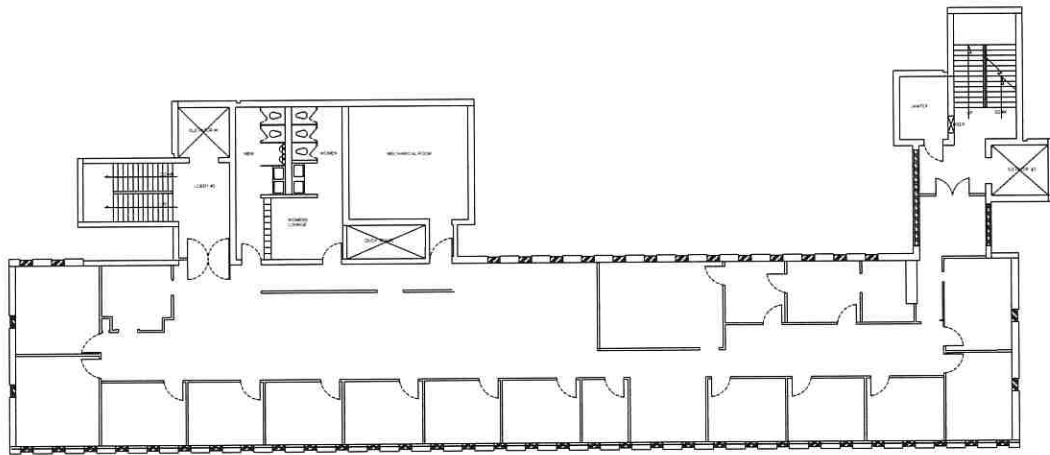


Randolph Savings & Loan Branch Bank
 115 South Fayetteville Street
 Asheville, Randolph County, North Carolina

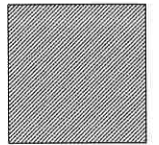
Summey Engineering Associates, PLLC
 Engineering - Consulting - Surveying
 PO Box 968 Asheville, NC 28204
 PH 336-322-0022 FX 336-322-0022 www.summeyengineering.com
 NC ENGINEERING PROFESSIONAL CERTIFICATE OF APPROVAL 00000000000000000000

Scale:
 Date: 07/12/2025
 Drawn By: EWL
 Checked By: WBA
 Job No.: E-B625
 Sheet No.

4th Floor As Built



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Randolph Savings & Loan Branch Bank
175 South Fayetteville Street
Asheboro, Randolph County, North Carolina

Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 402 Asheville, NC 28802
Phone: 828.252.4444
www.summeyengineering.com
NC ENGINEERING #10427

Scale:

Date: 07/12/2023

Drawn By: EWL

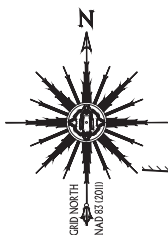
Checked By: WBA

Job No.: E-8625

Sheet No.

LEGEND

EIR Existing Iron Rod
EIP Existing Iron Pipe
NIP New Iron Pipe
CP Computed Point
R/W Right of Way
PB/PG Plat Book - Page
DB/PG Deed Book - Page
Ex. Existing
Prop.. Proposed



I (We) hereby certify that I (we) are the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of public street creation and dedicate any right-of-way or easements as shown on the plat with our free consent.

Date _____

Owner _____

Owner _____

Owner _____

Owner _____

State of North Carolina
County of Randolph

I, _____ Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____

Date _____

I, Thomas Scaramastra, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2878, Page 1018; Book 2548, Page 856.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book & Page As Shown; that the Ratio of Precision as calculated is 1:41,169; that this plat was prepared in accordance with G. S. 47-30 as amended; that this plat was prepared in accordance with G. S. 47-30 section F-11-a, (That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.).

Witness my original signature, and Seal this

_____ day of _____ A.D. 2024.

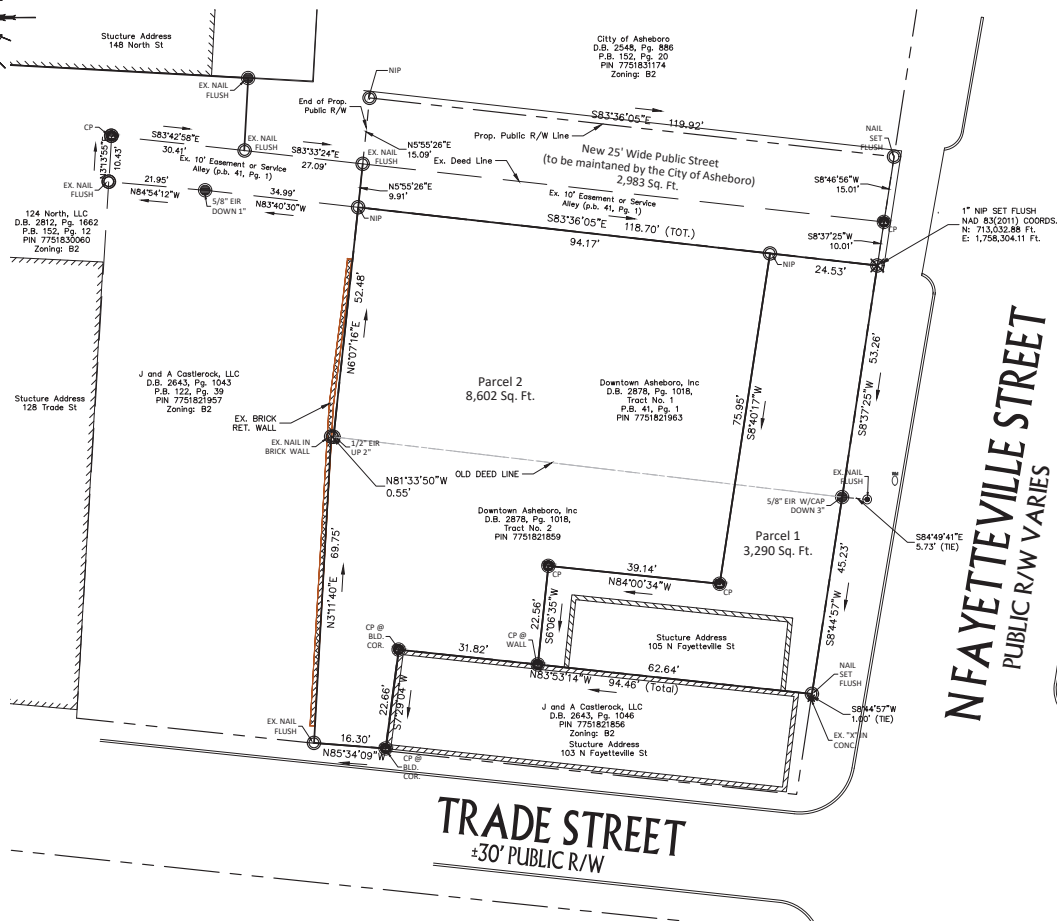
Professional Surveyor _____

License Number L-4421

City of Asheboro Resolution Accepting the
Dedication / Creation of a Public Street
Adopted on _____ and
Assigned Resolution No. _____

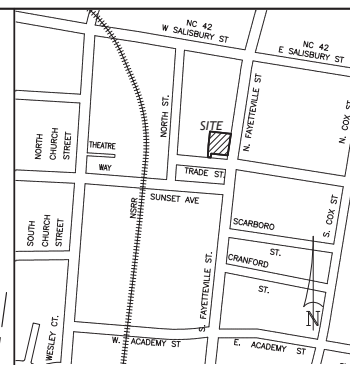
LINETYPE LEGEND

Water Main	Overhead Power
Gas Line	Underground Power
Sanitary Sewer	Underground Phone
Storm Sewer	TV Cable
Fence	Fiber Optic Cable



N FAYETTEVILLE STREET
PUBLIC R/W VARIES

TRADE STREET
±30' PUBLIC R/W



Vicinity Map Not To Scale

NOTES

- Total Area in Parcels = 11,892 Sq. Ft.
Area in Proposed Street R/W = 2,983 Sq. Ft.
- Total Number of Lots - 2
- Deed Reference - D.B. 2878, Pg. 1018
- Plat Reference - P.B. 41, Pg. 1
- Zoned - B3
- Grid tie information based on monumentation and datum as shown. All distances shown are ground unless otherwise indicated.
- Location work shown hereon was derived by above ground indicators only unless otherwise noted.
- This property is subject to any Easements, Agreements, or Rights-of-Way of record prior to this date and not visible at the time of inspection.
- All points labeled NIP are 1" Iron Pipes set flush.
- This survey was prepared without the benefit of a legal title search, and is subject to any facts an accurate title search may disclose.
- The southern 10' of the new street dedication is the eastern portion of the area (1,184 Sq. Ft.) described as "10' Easement or Service Alley" in P.B. 41, Pg. 1. The balance (1,799 Sq. Ft.) of the new dedication is property of the City of Asheboro (D.B. 2548, Pg. 856). The purpose of the new street dedication is to provide clear & practical legal access to N Fayetteville St. for all of the adjoining parcels.
- Property Owner: Downtown Asheboro, Inc.
137 S. Fayetteville Street
Asheboro, NC 27203
(336) 610-2628

(P/U:) City of Asheboro

City of Asheboro Trade Street Improvements And City of Asheboro Street Creation Plan

Asheboro Township, City of Asheboro
Randolph County, North Carolina
Scale : 1"=20' January 30, 2024



Surveyed and Mapped By
Thomas Scaramastra, PLS
City of Asheboro Engineering Dept.
146 N. Church St.
Asheboro, North Carolina 27203
Ph : (336) 626-1200

Job # 23-001

LEGEND

EIR Existing Iron Rod
EIP Existing Iron Pipe
NIP New Iron Pipe
CP Computed Point
R/W Right of Way
PB/Pg Plat Book / Page
DB/Pg Deed Book / Page
Ac. Acre

LEGEND

Iron Pipe
Iron Rod
Stone
Computed Point
New Iron Pipe
Water Valve
Water Meter
Fire Hydrant
Secondary Manhole
Secondary Channel
Catch Basin
Grate Inlet
Tie Inlet
Storm Manhole
Power Pole
Light Pole
Day Wire
Tolerance: Footcandle

W Water Line
G Gas Line
SS Sanitary Sewer
ST Storm Sewer
X-X Power
E Overhead Power
UGR Underground Power
UGT Underground Phone
TV TV Cable
FO Fiber Optic Cable

Point #	Description
1	1" EIP Down 2"
2	1" EIR Up 2"
3	1" EIP Down 2"
4	1" EIP Down 2"
5	1" EIP Down 2"
6	1" EIP Down 2"
7 - 19	Remaining Area Boundary Points - Not Shown
20	1" EIP (Bent) Up 6"
21	1" EIR Up 4"
22	1" EIP Down 8"
23	Computed Point
24	Set 1" EIP Up 2"
25	Set 2" EIP Up 2"
26	Set 2" EIP Up 2"
27	Set 2" EIP Up 2"
28	Set 1" EIP Up 2"
29 - 33	Computed Points

I, Thomas Scaramastra, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book & Page as shown hereon); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2888, Page 4637; that the Ratio of Precision as calculated is 1:10,000+; that this plat was prepared in accordance with G. S. 47-30 as amended; that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Witness my original signature, License Number and Seal this
____ day of _____ A.D. 2024.

Professional Surveyor
License Number L-4421



EXISTING CITY OF ASHEBORO PRIMARY CITY LIMITS
PROPOSED CITY OF ASHEBORO PRIMARY CITY LIMITS

Annexation Ordinance Adopted by
the Asheboro City Council On:

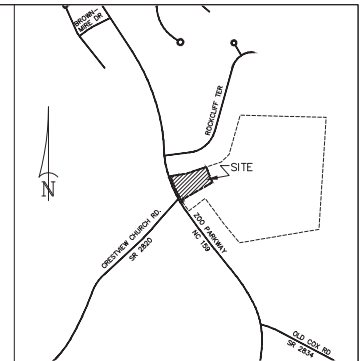
To Be Effective On:

State of North Carolina
County of Randolph

I, _____, Review Officer of Randolph
County, certify that the map or plat to which this
certification is affixed meets all statutory requirements for
recording.

Review Officer

Date



Vicinity Map Not To Scale

NOTES

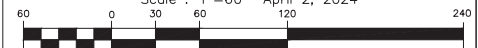
- Total Area: Parcel Area: 3.250 Acres (141,570 Sq. Ft.)
Annexation Area: 3.817 Acres (166,221 Sq. Ft.)
- Deed Reference - D.B. 2888, Pg. 0637
- Plat Reference - P.B. 183, Pg. 22
- Parcel ID No. - 7669395087
- City of Asheboro Zoning - R15
- Setbacks - 30' Front (Subject to Averaging), 15' Side, 25' Rear
- Grid Tie Information based on P.B. 181, Pg. 35. Metadata per plot as follows:
 - Class of survey: Class A
 - Positional accuracy: <0.10'
 - Type of GNSS field procedure: Real-Time Kinematic Networks
 - Dates of survey: June 19, 2023
 - Datum/Epoch: NAD83(2011) / 2010.00
 - Published/Fixed-control use: North Carolina Real Time Network
 - Geoid model: Geoid 12A
 - Combined grid factor(s): 0.99986601
 - GPS/GNSS Scale Point: N:700,829.43 E:1,764,424.42 Z:590.10
 - Units: US Survey Feet
- The purpose of this plat is to define the Annexation Area shown. It is not a full property survey and no locations were performed on any other improvements on this property.
- Location work shown hereon was derived by above ground indicators only, unless otherwise noted.
- This property is subject to any Easements, Agreements, or Rights-of-Way of record prior to this date and not visible at the time of inspection.
- This survey was prepared without the benefit of a legal title search, and is subject to any facts an accurate title search may disclose.

Owner: City of Asheboro
146 N Church Street
Asheboro, NC 27203
Phone: (336) 626-1201

P/U: City of Asheboro

ANNEXATION SURVEY CITY OF ASHEBORO PROPERTY ANNEXATION

Grant Township, City of Asheboro
Randolph County, North Carolina
Scale : 1"=60' April 2, 2024



Surveyed and Mapped By
Thomas Scaramastra, PLS
City of Asheboro Engineering Dept.
146 N. Church St.
Asheboro, North Carolina 27203
Ph : (336) 626-1200

Job # 23-002