

**AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, OCTOBER 9, 2025, 6:00 P.M.**

1. Call to Order
2. Silent Prayer and Pledge of Allegiance
3. Police Chief Robbie Brown will recognize and honor retired Asheboro Master Police Officer Leah Marie Burnette.
4. Public Comment Period
5. Consent Agenda Items
 - (a) Approval of the meeting minutes for the regular city council meeting on September 4, 2025.
 - (b) Approval of the dates, along with the associated rules, for the 2025-2026 Canada Geese (also includes White-Fronted Geese) and Duck Hunting Season at Lake Reese.
 - (c) Approval of a temporary street closure order in effect from 7:00 a.m. to 7:00 p.m. for the Trick or Treat Downtown special event on Saturday, October 25, 2025.
 - (d) Approval of a temporary street closure order in effect from 2:30 p.m. to 6:30 p.m. for the Asheboro Latinx Services special event on Sunday, November 2, 2025.
 - (e) Approval of a temporary street closure order in effect from 10:00 a.m. to 6:00 p.m. for the Rhinoleap Gala on Sunday, November 9, 2025.
 - (f) Approval of a temporary street closure order in effect from 3:00 p.m. to 5:30 p.m. for the Veterans Day parade on Tuesday, November 11, 2025.
 - (g) Approval of ordinances to amend (i) the General Fund and (ii) the McCrary Ballpark Project Fund to account for batting tunnels/nets and pitching mounds.
 - (h) Approval of an ordinance to amend the General Fund to account for the proposed purchase of a fire apparatus.

- (i) Approval of an ordinance to amend the General Fund to account for the purchase of self-contained breathing apparatuses and cylinders.
 - (j) Approval of a project ordinance to account for grant funding received for the water intake valve at Lake Lucas.
 - (k) Approval of the Community Development Division's request to schedule for the city council meeting on November 6, 2025, and to advertise legislative hearings on the following applications:
 - (i) Case No. RZ-25-18: A request to rezone property at the eastern corner of West Balfour Avenue and Canoy Drive (Randolph County Parcel Identification No. 7752886353) from R10 Medium-Density Residential to I1 (CZ) Light Industrial Conditional Zoning for warehouse, professional service, and parking lot uses; and
 - (ii) Case No. RZ-25-19: A request to rezone properties at 113, 115, and 159 North Street and 151 North Fayetteville Street (including Randolph County Parcel Identification Nos. 7751738393, 7751831208, and 7751831290) from OA6 Office-Apartment and B2 General Commercial to OA6 (CZ) Office-Apartment Conditional Zoning for a multi-family residential development.
 - (l) Acknowledgment of the receipt of the monthly report detailing major subdivisions administratively approved. **(There have been none approved.)**
 - (m) Adoption of a resolution recognizing the celebration of America's 250th Anniversary.
6. Planning & Zoning Director Justin Luck will present the initial testimony pertaining to the cases listed below.
- (a) **Legislative Hearing** (Case No. RZ-25-15): An application to rezone property located east of 223 Rich Avenue (including Randolph County Parcel Identification Nos. 7750897210, 7750898289, and a portion of 7750896108) from R7.5 Medium-Density Residential and RA6 High-Density Residential to RA6 (CZ) High-Density Residential Conditional Zoning for a multi-family development.

- (b) **Legislative Hearing** (Case No. RZ-25-16): An application to rezone property at 2753, 2761, and 2785 US 220 Business South (Randolph County Parcel Identification Nos. 7659598033 and 7659587873) from B2 General Commercial to B2 (CZ) General Commercial Conditional Zoning for Printing & Publishing, and Manufacturing, Processing, and Assembly-Light.
- 7. Community Development Director John Evans will present the initial testimony pertaining to the cases listed below.
 - (a) **Legislative Hearing** (Case No. RZ-25-17): An application to apply initial city zoning [R10 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development] to property identified by Randolph County Parcel Identification No. 7762721029 and located at the eastern terminus of Windsor Trail and the west side of Gold Hill Road, south of Randolph Tabernacle Road.
 - (b) **Quasi-Judicial Hearing** (Case No. SUP-25-03): An application for a Special Use Permit for property at 1518 South Fayetteville Street (Randolph County Parcel Identification No. 7750754411) to authorize a new land use classified as “Signs, Off premise Billboard & Poster Panel, etc.”
 - (c) **Quasi-Judicial Hearing** (Case No. SUP-25-04): An application for a Special Use Permit for property located on the western side of New Century Drive (a portion of Randolph County Parcel Identification No. 7659283217) to authorize a new land use classified as Combustible & Flammable Liquid Storage >100,000 gallons aggregate.
- 8. Annexation petition submitted by KSQUARE GOLDHILL LLC requesting the annexation into Asheboro of a parcel of land owned by the limited liability company, identified by Randolph County Parcel Identification No. 7762721029, and located between Windsor Trail and Gold Hill Road.
 - (a) **Public Hearing** – City Engineer Michael Leonard, PE will present the initial testimony and then members of the public will be invited to provide their testimony.
 - (b) Council action on a proposed ordinance to extend the corporate limits.
- 9. Annexation petitions submitted by JRE Asheboro, LLC requesting the annexation into Asheboro of three parcels of land owned by the limited liability company, located at the intersection of United States Highway 64 and East

Presnell Street, and identified by Randolph County Parcel Identification Nos. 7771260145, 7771164698, and 7771263341.

- (a) **Public Hearing** – City Engineer Michael Leonard, PE will present the initial testimony and then members of the public will be invited to provide their testimony.
 - (b) Council action on a proposed ordinance to extend the corporate limits.
- 10. Water Resources Director Michael Rhoney, PE will request council action on a proposal for the city to enter into an Agreement for Professional Services for a PFAS Evaluation and Assessment Study for the W.L. Brown Water Treatment Plant.
- 11. City Manager Office Intern Nate Marsh will summarize the policy framework that will be used to initiate the City of Asheboro Small Business Investment Grant program.
- 12. The city attorney will request council authorization to proceed with the following real estate related transactions.
 - (a) The execution by city officials of an instrument granting a temporary non-exclusive access easement over an identified section of city-owned property that will eventually be used for the development of an emergency operations center/third fire station.
 - (b) Advertising the intent of the city council to lease space for electronic communications equipment on the city-owned elevated water tank located along North Carolina Highway 49 South.
 - (c) Advertising the intent of the city council to continue to lease hangar space at the Asheboro Regional Airport to the Civil Air Patrol.
 - (d) The acquisition of a parcel of land (Randolph County Parcel Identification No. 7762102823) near the City of Asheboro Public Works Facility.
 - (i) The city attorney will specifically request authorization for city officials to execute an Offer to Purchase and Contract.
 - (ii) The finance director will request approval of an ordinance amending the General Fund to account for the cost of the proposed land transaction.

13. Mayor Pro Tempore Moffitt will lead a discussion of upcoming events and items not on the agenda.
14. Mayor Pro Tempore Moffitt will request a motion to go into closed session to consult with the city attorney about pending litigation.
15. Return to open session and consider any items not on the agenda.
16. Adjournment



TO: Donald E. Duncan, Jr. *City Manager*

FROM: Jonathan Sermon, *Recreation Services Director*

DATE: October 1, 2025

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

The Cultural & Recreation Services Department is requesting to be placed on the consent agenda for the October 9th City Council meeting. The request is for the annual approval of the Canada Geese (also includes White-Fronted Geese) & Duck hunting dates at Lake Reese.

The Recreation Services Department has offered Geese/Duck Hunting at Lake Reese for the last seventeen years after a short hiatus due to low interest. After a successful past seventeen years, the department would like to offer this activity at Lake Reese again in 2025.

Listed below are the proposed dates for the **2025 - 2026 Canada Geese** (also includes White-Fronted Geese) **& Duck** hunting season at Lake Reese.

NOVEMBER 18th, 20th, 22nd, 24th
DECEMBER 20th, 22nd, 30th
JANUARY 12th, 15th, 20th, 24th

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

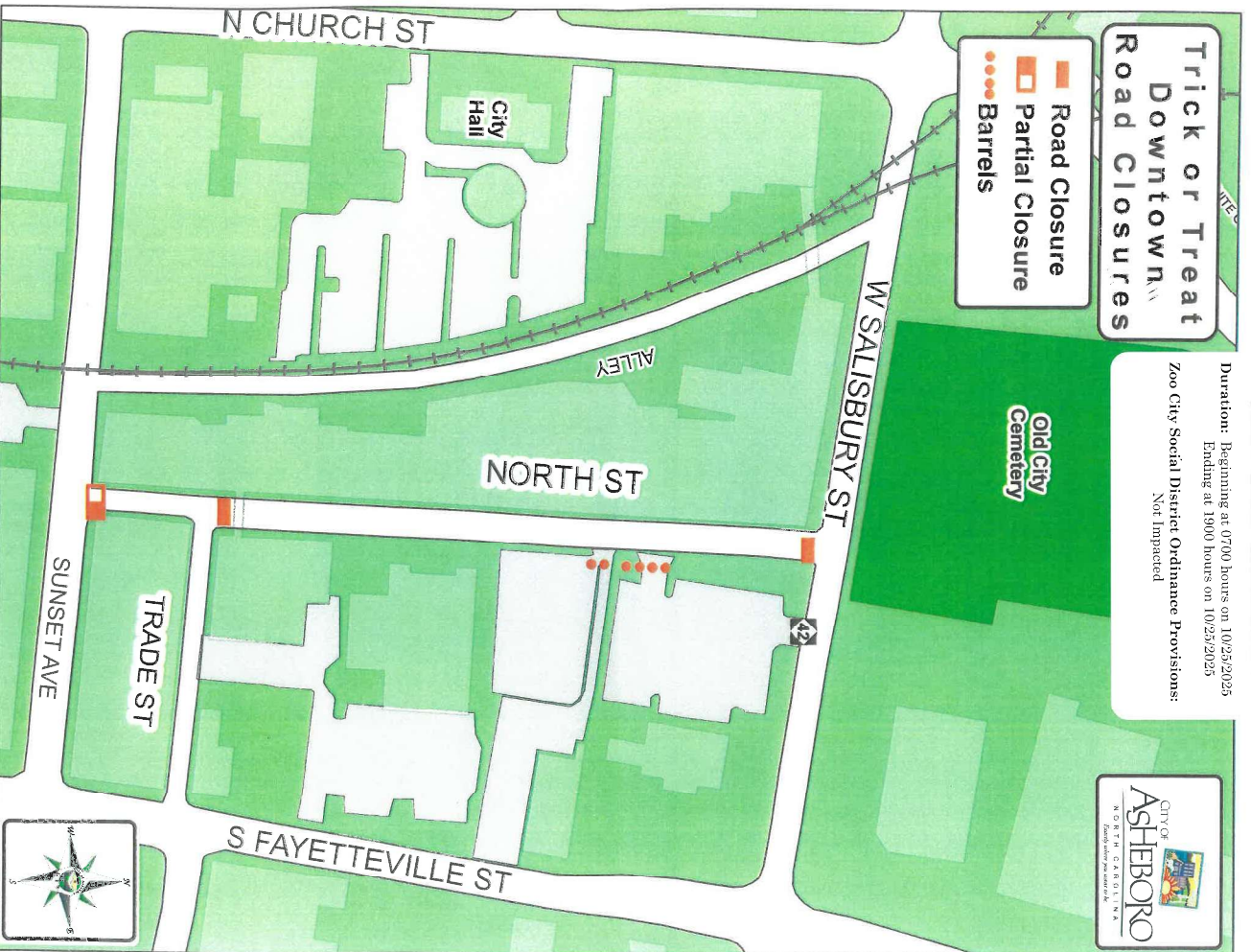
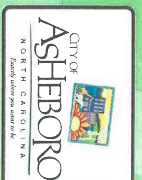
SPECIAL EVENT CLOSURE ORDER

**Trick or Treat
Downtown
Road Closures**

-  Road Closure
-  Partial Closure
-  Barrels

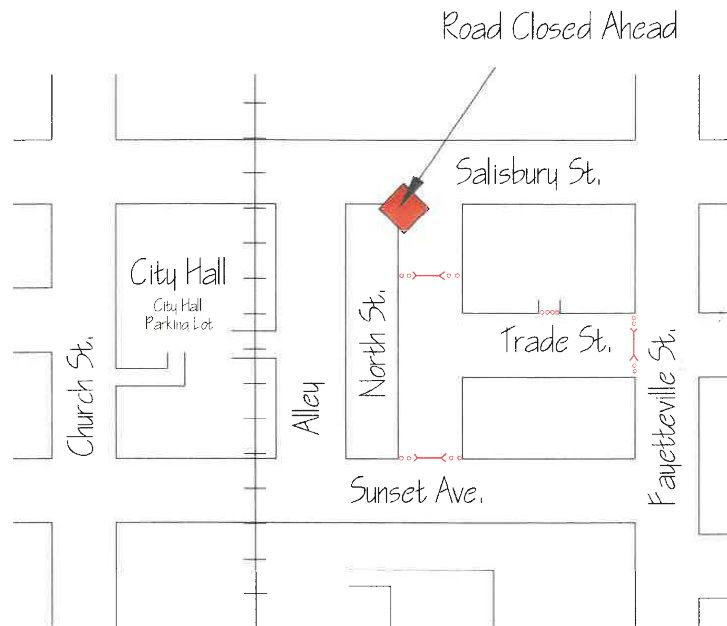
Duration: Beginning at 0700 hours on 10/25/2025
Ending at 1900 hours on 10/25/2025
Zoo City Social District Ordinance Provisions:
Not Impacted

**Old City
Cemetery**





Consent Agenda Item 5(e)

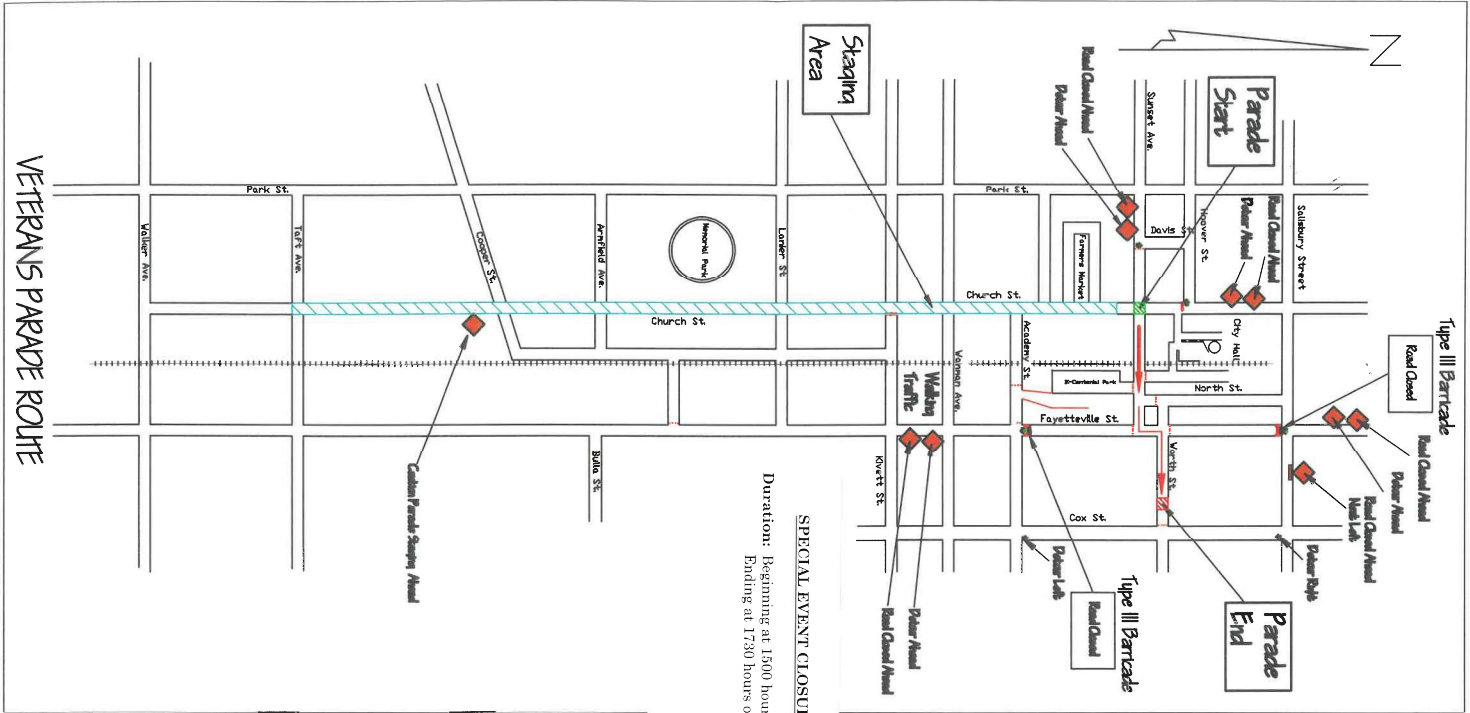


SPECIAL EVENT CLOSURE ORDER

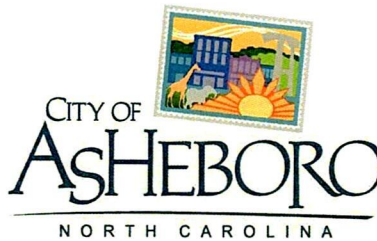
RhinoLeap Gala

Duration: Beginning at 1000 hours on 11/09/2025
Ending at 1800 hours on 11/09/2025

RhinoLeap Gala



Facilities Maintenance Dept.
319 Country Club Dr.
PO Box 1106
Asheboro, NC 27204-1106



Tel: 336-626-1277

Fax: 336-626-2440

MEMORANDUM

TO: Donald E. Duncan, Jr., City Manager
FROM: Jimmy L. Cagle, Facilities Maintenance Director
DATE: October 2, 2025
RE: Request for Funding for McCrary Park Batting Cages and Portable Pitching Mounds

The purpose of this memorandum is to provide a complete budget summary for the purchase and installation of batting cages and portable pitching mounds. This breakdown is intended to give Council full transparency of the proposed costs and serve as supporting documentation for the budget amendment request. This budget provides the necessary equipment and installation to ensure high-quality, durable, and safe facilities that will support both player development and overall facility use

Double Batting Tunnel

- Materials & Installation (Sportsfield Specialties) – **\$175,433.23**
- Freight – **\$3,940.00**
- Rock Clause – **\$9,550.00**

Other Materials

- Collegiate Portable Pitching Mound (2) – **\$2,835.00**
- Collegiate Batter's Box Mat (2) – **\$1,098.00**
- Collegiate Pitcher's L-Screen (2) – **\$1,758.00**
- Freight – **\$1,000.00**
- Relocate Umpire Facility – **\$2,500.00**
- Electrical Service – **\$5,000.00**
- Water Service – **\$2,500.00**
- Sewer Service – **\$2,500.00**
- Storm Sewer – **\$3,500.00**
- Landscaping – **\$4,000.00**
- Fencing & Gate – **\$7,500.00**
- Miscellaneous – **\$7,500.00**
- 10% Contingency – **\$23,061.42**

Total Project Cost: \$253,675.65

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

WHEREAS, The City of Asheboro is ready to proceed with the purchase and installation of batting cages and portable pitching mounds at McCrary Baseball Park..

WHEREAS, the budgeted cost for equipment and installation is \$253,676.

WHEREAS, the City of Asheboro wishes amend the current adopted budget to account for changes in revenues and expenses as required by law.

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

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

That the following revenue line item be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase/ Decrease</u>
10-000-399.0000	Fund Balance Allocation	\$253,676

That the following expense line item be increased / decreased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase/ Decrease</u>
10-620-574.6500	Contribution to McCrary BallPark Improvement Fund	\$253,676

Adopted this 9th day of October 2025.

Walker B. Moffitt Mayor Pro Tempore

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE MCCRARY BASEBALLPARK IMPROVEMENTS FUND
FY 2025-2026

WHEREAS, The City of Asheboro is ready to proceed with the purchase and installation of batting cages and portable pitching mounds at McCrary Baseball Park.

WHEREAS, the budgeted cost for equipment and installation is \$253,676.

WHEREAS, the McCrary Ballpark Improvements fund needs to be amended to recognize changes in revenue and expenses that have changed since the budget was last adopted.

WHEREAS, the City Council of the City of Asheboro desires to be in compliance with all generally accepted accounting principles to incorporate new expenditures outline above, and

THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro, North Carolina that the following revenue and expense line items are changed as follows:

Section 1: That the following revenue line items be increased:

<u>Account #</u>	<u>Revenue Description</u>	<u>Increase</u>
65-000-300.0001-65	GF Contributions	\$253,676

Section 2: That the following expense line items be increased

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
65-000-409.0001	Phase II, Batting Facility	\$253,676

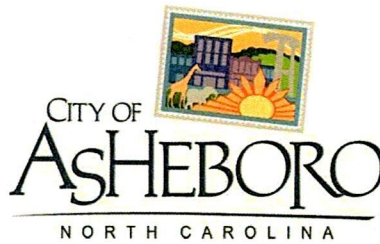
Adopted this 9th day of October 2025.

Walker B. Moffitt, Mayor Pro Tempore

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

Asheboro Fire Department
401 South Church Street
PO Box 1106
Asheboro, NC 27204-1106



Tel: 336-625-4224

MEMORANDUM

TO: Donald E. Duncan, Jr., City Manager

FROM: Eddie Cockman, Fire Chief, Matthew Needham, Assistant Chief of Operations, Asheboro Fire Department

DATE: October 2, 2025

RE: Proposal for the Purchase and Refurbishment of a used Tractor Drawn Aerial

The purpose of this proposal is to obtain approval for the purchase and refurbishment of a used Tractor Drawn Aerial (TDA) apparatus. This unit will provide an immediate training platform for firefighters while awaiting delivery of a new TDA and will serve as a reserve apparatus once the new aerial truck is placed in frontline service.

Background

The Asheboro Fire Department is committed to maintaining reliable aerial apparatus to ensure the safety of our community. A new TDA has been ordered; however, manufacturing delays place delivery years away. This delay creates a gap in both training capabilities and operational readiness.

A used TDA provides an immediate and cost-effective solution. Once the new apparatus is delivered, the refurbished TDA will remain in service as a reserve unit, ensuring continued coverage when frontline trucks are out of service.

Proposal Details

1. Purchase of Used TDA - Estimated Cost: \$50,000
 - Source: Certified used apparatus dealer or municipal surplus auction
 2. Refurbishment - Estimated Cost: Up to \$150,000
 - Scope: Mechanical upgrades, NFPA compliance, pump and ladder testing, electrical updates, and cosmetic improvements
- Total Estimated Investment: \$50,000 – \$200,000

This investment ensures the Asheboro Fire Department remains operationally ready, supports firefighter training, and strengthens long-term resiliency.

Financial Considerations

The proposed project offers a cost-conscious solution compared to the purchase of a new aerial apparatus.

Cost Comparison:

- Used TDA (Purchase + Refurbishment): \$50,000 – \$200,000 - Available immediately - Provides training now and transitions to reserve unit later
- New TDA: \$2,000,000+ - 2 to 3-year delivery timeline - Frontline apparatus only, with no immediate training benefit

Savings: Approximately \$1.8 million by securing a used TDA as a training and reserve unit.

Benefits

- Immediate training resource for aerial operations and fireground tactics
- Bridges operational gap until new TDA delivery
- Adds depth to fleet as a reserve apparatus
- Cost-effective compared to an additional new purchase
- Enhances community safety through continuity of aerial capabilities

Justification

Other municipal fire departments across the state and nation have successfully utilized the strategy of purchasing and refurbishing used aerial apparatus. This approach allows departments to:

- Maintain aerial capabilities while waiting for long-delayed new apparatus deliveries.
- Train new tiller drivers and operators without putting excess mileage or wear on new frontline trucks.
- Extend fleet depth by repurposing refurbished units as reserve apparatus, reducing service disruptions during maintenance or unexpected breakdowns.

By adopting this proven strategy, Asheboro Fire Department will be aligning with best practices already in use by comparable fire agencies while also demonstrating responsible financial stewardship of city resources.

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

WHEREAS, The City of Asheboro wishes to proceed with the purchase of a used fire apparatus.

WHEREAS, the estimated cost of the apparatus is \$50,000 and estimated refurbishment cost is \$150,000.

WHEREAS, the City of Asheboro wishes to amend the current adopted budget to account for changes in revenues and expenses as required by law.

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

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

That the following revenue line be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
10-000-399-0000	Fund Balance Allocation	\$200,000

That the following expense line be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
10-530-574.0000	Capital Outlay	200,000

Adopted this 9th day of October 2025.

Walker B. Moffitt, Mayor Pro Tempore

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

Asheboro Fire Department
401 South Church Street
PO Box 1106
Asheboro, NC 27204-1106



Tel: 336-625-4224

MEMORANDUM

TO: Donald E. Duncan, Jr., City Manager

FROM: Eddie Cockman, Fire Chief, Asheboro Fire Department
Matthew Needham, Assistant Chief of Operations, Asheboro Fire Department

DATE: September 22, 2025

RE: Request approval to purchase 18 Used SCBAs and 35 Bottles for \$30,000

Key Points of Justification:

Cost Savings

- New SCBAs: ~\$9,000 each x 18 = \$162,000+ (excluding extra bottles).
- Proposed purchase: \$30,000 total for 18 used SCBAs and 35 bottles compatible with existing equipment.
- Over \$130,000 saved, freeing resources for other critical needs.

Interoperability & Compatibility

- Used SCBAs match our current make and model, fully compatible with existing bottles, buddy breathers, and RIT equipment.
- New SCBAs would not be interoperable, creating safety and operational challenges on multi-company incidents.

Operational Readiness

- Immediate ability to equip additional apparatus and personnel.
- Enhances firefighter safety and ensures consistent equipment across the department.

Fiscal Responsibility

- Maximizes use of available funds while maintaining compliance with current safety standards.
- Delays the need for a full-system upgrade until necessary, ensuring strategic and responsible capital planning.

Conclusion

The purchase of 18 used SCBAs and 35 bottles for \$30,000 is the most cost-effective and operationally sound option for the City of Asheboro Fire Department. This investment ensures firefighter safety, maintains full interoperability, and provides substantial savings compared to the purchase of new SCBAs.

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

WHEREAS, The City of Asheboro wishes to proceed with the purchase of 11 used Self-Contained Breathing Apparatus and 35 bottles

WHEREAS, the estimated cost to the City of Asheboro is \$30,000.

WHEREAS, the City of Asheboro wishes to amend the current adopted budget to account for changes in revenues and expenses as required by law.

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

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

That the following revenue line be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
10-000-399-0000	Fund Balance Allocation	\$30,000

That the following expense line be increased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
10-530-534.0000	Other Supplies & Materials	\$30,000

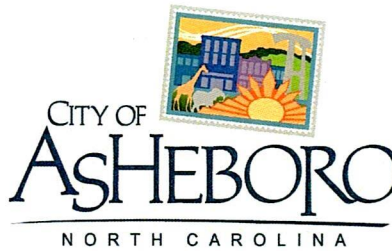
Adopted this 9th day of October 2025.

Walker B. Moffitt, Mayor Pro Tempore

ATTEST:

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. 258

Fax: 336-626-1218

MEMORANDUM

TO: Donald E. Duncan, Jr., City Manager

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

DATE: October 3, 2025

RE: Budget Ordinance to Establish Project Fund for Lake Lucas Dam Intake Replacement Project

The City of Asheboro has received a Directed Projects grant from the 2023 Appropriations act, Session Law 2023-134 and amended in S.L. 2024-1 in the amount of \$ 4,107,943 to be administered by the North Carolina Department of Environmental Quality, Division of Water Infrastructure. A resolution to accept this funding was adopted by City Council on June 5, 2025.

The allocated funds have been received and a capital projects fund needs to be established for administering the funds for this project. This correspondence is written to request the City Council adopts an ordinance creating this fund for allocation of expenses related to the project.

**PROJECT ORDINANCE
LAKE LUCAS INTAKE VALVE FUND
FY 2025-2026**

WHEREAS, On June 5, 2025, the City of Asheboro adopted "Resolution accepting a 2023 Appropriations Act Directed Project Grants (21 RES 6-2025)

WHEREAS, in September 2025, the scope of work for these funds to be used toward the replacement of the water intake valve at Lake Lucas was submitted, grant agreement executed and funds \$4,107,500 deposited with the City of Asheboro.

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

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

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

Section 1: The Lake Lucas Intake Valve Fund is hereby authorized as a project with current revenues and expenditures projected as listed below.

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

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

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
77-000-301.0000	Grant	\$4,107,500

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>
77-000-425.0000	Construction	\$4,170,500

Adopted this the 9th day of October 2025.

Walker B. Moffitt, Mayor Pro Tempore

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION RECOGNIZING THE CELEBRATION OF
AMERICA'S 250TH ANNIVERSARY**

WHEREAS, 2026 marks 250 years since the signing of the Declaration of Independence, considered the birthday of the United States of America, and

WHEREAS, to observe this momentous occasion, the U.S. Semiquincentennial Commission, established by Congress (P.L. 114-196) in 2016, and its supporting non-profit America250, will plan and commemorate on a national level the celebration of our nation's 250th Anniversary;
and

WHEREAS, Roy Cooper, Governor of North Carolina created AMERICA 250 NC to plan, encourage, develop, and coordinate the commemoration of the 250th anniversary of the United States and North Carolina's integral role in that event and the role of its people in the nation's past, present, and future; and

WHEREAS, AMERICA 250 NC has a mission to engage ALL North Carolinians and ALL 100 counties through their many officially recognized programs, projects, and events by inspiring future leaders and celebrating North Carolina's contributions to the nation over the last 250 years; and

WHEREAS, the Randolph County Board of Commissioners has officially endorsed America 250 NC and created a Randolph County 250 Committee to work with America 250 NC and to develop and coordinate activities and celebrations within the county; and

WHEREAS, Randolph County was created in the third year of American Independence and the fourth year of the Revolutionary War, the Randolph County America 250 NC Committee has combined America's 250th anniversary with the 250th anniversary of Randolph County's founding under the banner "Revolutionary Randolph"; and

WHEREAS, Randolph County and its America 250 Committee have asked every local municipality to endorse and promote the mission of *Revolutionary Randolph* to engage every citizen in the 250th anniversary of the United States by remembering the past, celebrating the present, and building a promising future.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro the goals, objectives, and mission of the Randolph County America 250 Committee and its *Revolutionary Randolph* celebration are hereby endorsed; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that:

1. The City of Asheboro recognizes and officially commemorates the 250th anniversary of the establishment of the United States as an independent Nation; and

2. The Asheboro City Council further urges all its residents to reflect upon the significance of this event and the role that our State, County, and city and its people have played in the development of our Nation; and

3. The City of Asheboro will participate in this important commemoration by supporting and promoting the stories of all those whose lives are part of our history, understanding that the revolution continues today as we uphold the ideals articulated in our founding documents.

This resolution was adopted by the Asheboro City Council in open session during a regular meeting on October 9, 2025.

Walker B. Moffitt, Mayor Pro Tempore

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk



September 30, 2025

Mayor David Smith
Asheboro City Council
146 North Church St.
Asheboro, NC 27203

Dear Mayor Smith:

I am writing as the chairman of the Randolph County America 250 NC Committee.

Sesquicentennial ("half of 500") Commissions have been established by Congress and the State of North Carolina to engage citizens in our American history. America's 250th anniversary not only celebrates the birth of our country and its fight for independence, but wants to honor the people, places and events that have built our history.

We want to work with the municipalities, schools and organizations in Randolph County to celebrate our past, present and future. The Committee wants to cooperate with your community to sponsor community projects and events which can inspire and inform local citizens. While the "Revolutionary Period" officially covers 1775-1783, our Randolph 250 focus is not limited to the 18th century, but to the whole history of Randolph County, 1779-2025. We have chosen as our theme, "Revolutionary Randolph."

Because Randolph County was created in 1779, our county's interest covers not just 2026 but onward to 2032, the 250th anniversary of the end of the war. The committee has limited local and state government funding to create its own events, so we want to promote and market designated activities and sites that will grow tourism over the next 7 years.

We realize that there are almost no standing structures left in Randolph that date to this period, but there are many sites and individuals to recognize and promote. The Continental Army marched through the county in 1780, camping at Cox's Mill and Buffalo Ford. Forces under Cornwallis and Greene followed each other through New Market township after the Battle of Guilford Courthouse. Loyalist David Fanning terrorized much of the county, killed militia leader Andrew Balfour and chased Andrew Hunter and Bay Doe down Faith Rock in Franklinville.



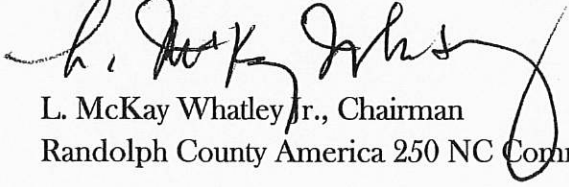
Randolph County America 250 NC Committee
c/o Randolph County Public Libraries
201 Worth Street, Asheboro NC 27203
336-316-6815

There are numerous other annual events and festivals which can be used to remind our local citizens of their history. What are the important milestones in your community? What significant people and places could you highlight for residents and visitors?

This is an opportunity to put our best foot forward in many ways that can build pride in Randolph County, the heart of North Carolina. As an initial step, we respectfully request that your governing board consider adopting the accompanying resolution

We welcome everyone to build their own pieces of this celebration season. Let's put Randolph County history front and center!

Sincerely,

A handwritten signature in black ink, appearing to read "L. McKay Whatley Jr.", with a large, stylized flourish extending from the end of the signature.

L. McKay Whatley Jr., Chairman
Randolph County America 250 NC Committee



RZ-25-15

Application to rezone property located east of 223 Rich Avenue (Randolph County Parcel Identification Numbers, 7750897210, 7750898289 and a portion of 7750896108). The request is to rezone from R7.5 Medium-Density Residential and RA6 High-Density Residential to RA6 (CZ) Conditional Zoning District to allow a multi-family dwelling development.

1. Request	
Applicant: Walker B Moffitt	Property Owner: Walker B. & Joanne Moffitt
Zoning <i>Existing:</i> R7.5/RA6 <i>Proposed:</i> RA6 (CZ) High-Density Residential <i>History:</i> None	
Required Notice <i>Mailed Notice by Applicant:</i> August 14, 2025 <i>Mailed Notice by Staff:</i> 9-23-25 <i>Published Notice:</i> 9-18-25 & 9-25-25 <i>Posted Notice:</i> 9-18-25	

2. Site Information	
Location	Rich Avenue
PIN	7750897210, 7750898289, and a portion of 7750896108
Size	28,207 SF (0.65 acres +/-)
Jurisdiction	Corporate Limits
Current Land Use	Undeveloped
Overlay Districts	None
Infrastructure	City utilities are available
Transportation <i>Street Classification:</i> Local Street <i>Maintenance:</i> City Maintained <i>Other Notes:</i> None	
Surrounding Land Use <i>North:</i> Multi-family residential <i>South:</i> Multi-family residential, Single-Family Residential <i>East:</i> Single-family residential <i>West:</i> Single-family residential	

3. Staff Analysis
1) The proposed use consists of four (4) two-family dwellings located on a single zoning lot. When more than a single two-family dwelling is located on a single zoning lot, the land use is classified as multiple-family dwelling. 2) RA6 District Statement of Intent: The RA6 Residential District is intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development. Land designated RA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged. 3) Relevant Zoning Ordinance Definitions:

Dwelling/Residence Unit: A room or group of rooms forming a single independent habitable unit used for, or intended to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only; for owner occupancy or for rental, lease, or other occupancy.

- 4) The site plan indicates that each of the eight dwellings contains 936 SF. The overall density is 12.4 dwellings per acre. The buildings are two-story (with one upstairs and one downstairs unit) with board and batten or shakes and lap siding proposed as primary building materials.
- 5) The site plan shows a recreation area consisting of a passive picnic area.
- 6) The site plan shows stormwater control measures in the center of the parking area, including a Grass Velocity Reduction Area with a Storm Drain Drop Inlet. While this location is outside the Center City Planning Area and does not have a specific maximum impervious area, information provided by the applicant indicates that the built-upon area is 49.2%, which is consistent with requirements in the nearby Center City Planning Area Tier 3.
- 7) While sidewalks do not currently exist along Rich Avenue, they are along both sides of nearby South Cox Street.
- 8) The area has a mix of uses, with office and some limited commercial uses along South Cox Street to the west, and a mix of single-family, two-family and multi-family uses in the area. Within 500 feet of the subject property, there are four multi-family developments, including two that abut the subject property and have comparable density.

4. Modifications to Ordinance Regulations

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

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

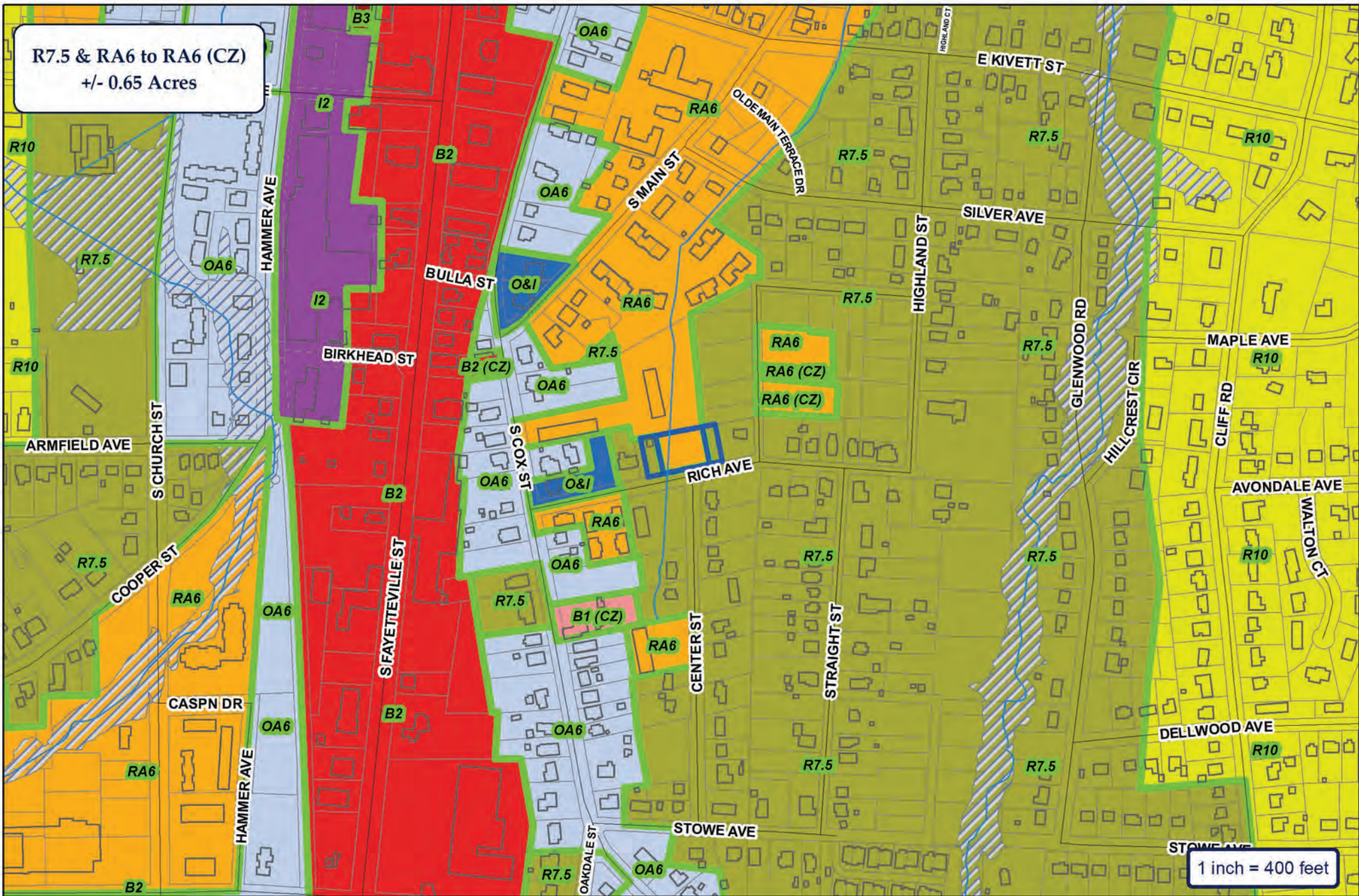
- A) The approved use shall be Dwelling, Multiple Family with no more than eight (8) units.
- B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C) A sidewalk shall be installed along the frontage of the property parallel to Rich Avenue, either within the public right-of-way, or between the front property line and the parking area.
- D) No outdoor recreational vehicle parking or storage shall be permitted on the property.
- E) Prior to the issuance of a zoning compliance permit, a site plan and building elevations demonstrating compliance with all applicable zoning regulations, city policies, and conditions, as well as the applicable permit fee, shall be submitted.

- F) Pole mounted and/or wall mounted outdoor lighting shall comply with city ordinances and information on such lighting shall be provided to staff for review and approval prior to installation of this outdoor lighting.
- G) The hedgerow buffer identified on the western side of the property shall consist of plantings that, at a minimum, are consistent with a Type A screen.
- 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.

6. Land Development Plan Consistency and Reasonableness	
Proposed Land Use Map	Neighborhood Residential
Growth Strategy Map	Primary Growth
Small Area Map	Central
LDP Goals/Policies Supporting Request	
• Goal 2.2: Development that is located in appropriate locations. • Goal 4.1: Identification and protection of environmentally sensitive areas (<i>specifically related to provision of stormwater control measures</i>) • Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map. • Checklist Item 6: Existing infrastructure is adequate to support the desired zone (<i>regarding existing public street access, water and sewer</i>). • Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.	
LDP Goals/Policies Not Supporting Request	
• Checklist Item 1: Does not comply with Proposed Land Use Map • Checklist Item 6: Existing infrastructure is not adequate to support the desired zone (<i>regarding lack of sidewalk typically required for multi-family development</i>).	

7. Recommendations and City Council Action Items	
Staff Recommendation	Approve, attaching conditions as summarized
Planning Board Recommendation	Approve, attaching conditions as summarized

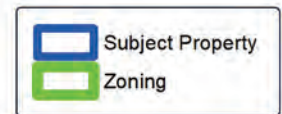
Planning Board Plan Consistency and Reasonableness Statement	While the Neighborhood Residential designation is for “limited multi-family residential uses”, the site plan incorporates some elements that would not otherwise be required for single-family or two-family dwellings in the current zoning district, including recreational amenities, street yard and perimeter landscaping, and stormwater control measures, supported by the land development plan. Staff believes the request is generally reasonable given the proximity of other higher-density residential uses contiguous or within close proximity to the property, and the need for housing close to employment and services. Staff does recommend that a sidewalk be provided along Rich Avenue to increase compliance of the request with the Land Development Plan’s Neighborhood Residential designation, and as typically required for higher-density residential uses.
City Council Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Approve or deny zoning map amendment RZ-25-15; rezone to RA6 (CZ) Conditional Zoning District to allow a multi-family dwelling development b) Attach zoning conditions as summarized or with modification.



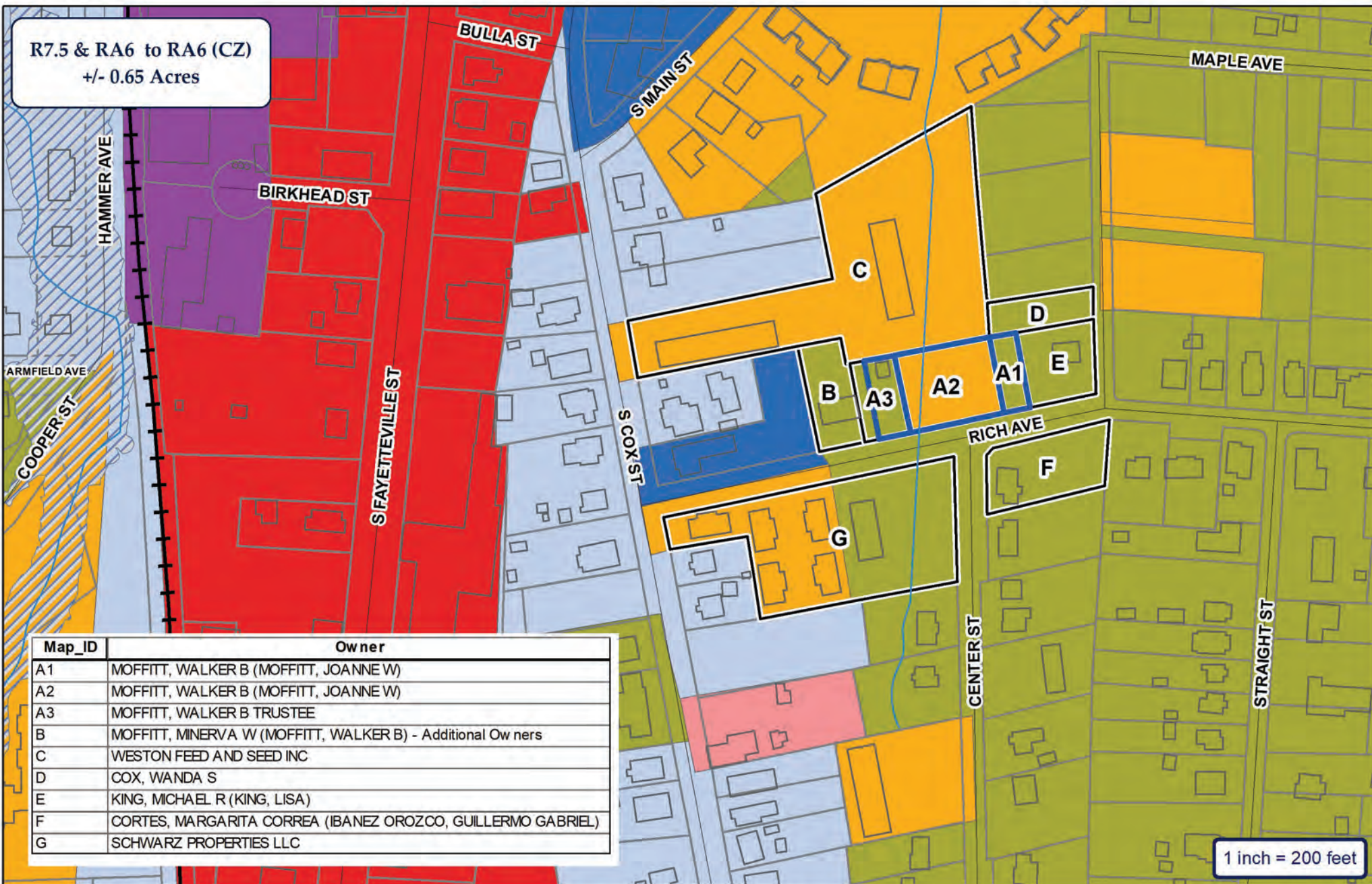
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-15

Parcels: 7750897210, 7750898289 & 7750896108 (pt.)



R7.5 & RA6 to RA6 (CZ)
+/- 0.65 Acres

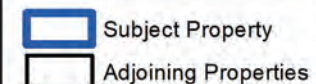


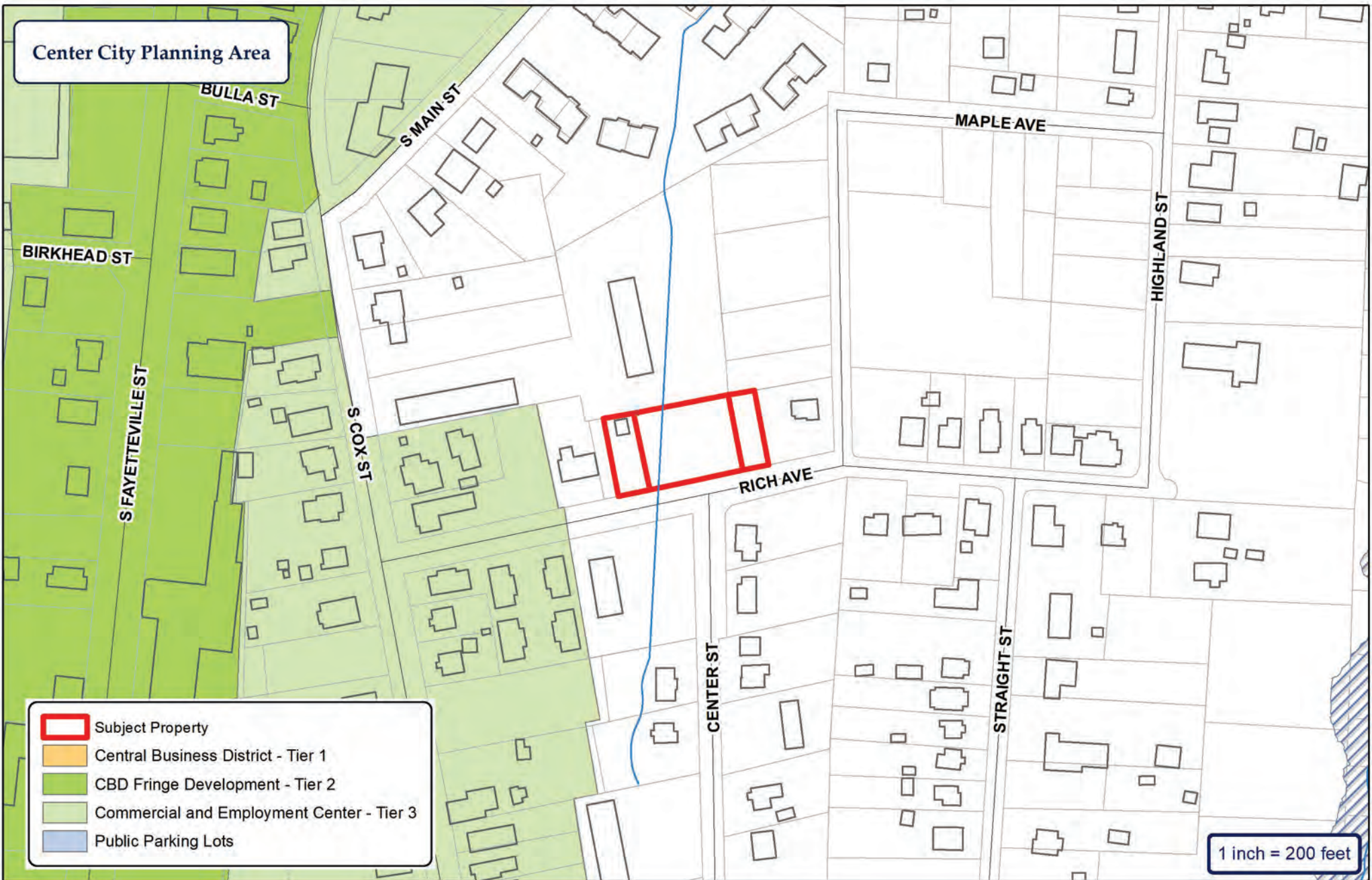
Map_ID	Owner
A1	MOFFITT, WALKER B (MOFFITT, JOANNE W)
A2	MOFFITT, WALKER B (MOFFITT, JOANNE W)
A3	MOFFITT, WALKER B TRUSTEE
B	MOFFITT, MINERVA W (MOFFITT, WALKER B) - Additional Owners
C	WESTON FEED AND SEED INC
D	COX, WANDA S
E	KING, MICHAEL R (KING, LISA)
F	CORTES, MARGARITA CORREA (IBANEZ OROZCO, GUILLERMO GABRIEL)
G	SCHWARZ PROPERTIES LLC

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-15

Parcels: 7750897210, 7750898289 & 7750896108 (pt.)





ETJ

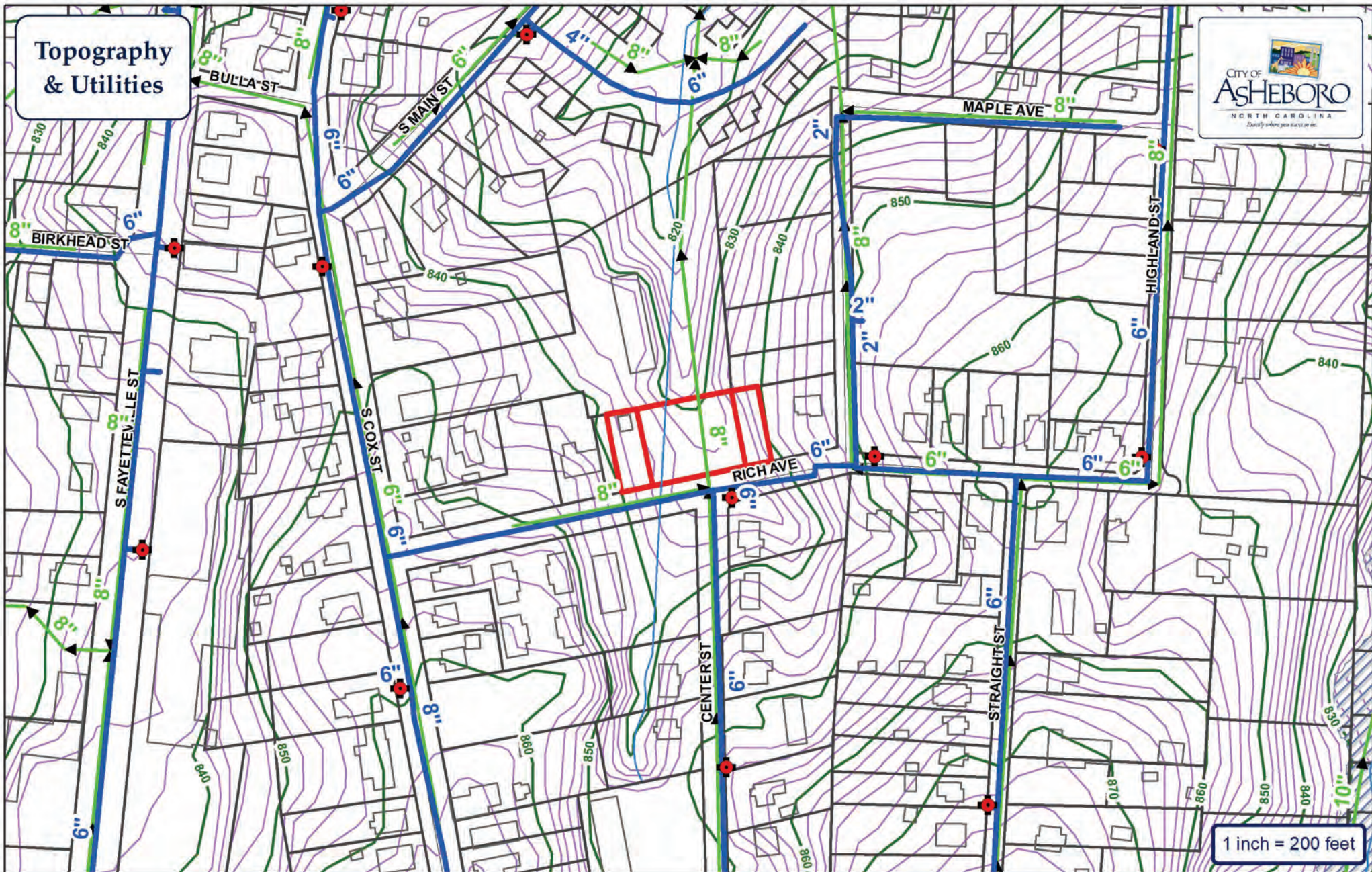
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-15

Parcels: 7750897210, 7750898289 & 7750896108 (pt.)



Topography & Utilities



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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-15

Parcels: 7750897210, 7750898289 & 7750896108 (pt.)

 Subject Property

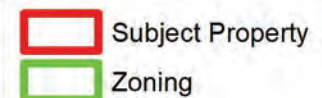




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-15

Parcels: 7750897210, 7750898289 & 7750896108 (pt.)



Four Corner Apartments

Landscaping Notes:

Hedge row and shrubs are shown for illustration purposes only. Final selection of plantings and General landscaping will be installed according to COA requirements.

NOTES:

Total Area = 28,207 sf = .6475 Ac

Existing Zoning - RA6 & RA7.5
Requested CZ - RA6

Total Number of Units: 8
(4 ea. Duplex Units - Over/Under Style)
Units/Acre: 12.35

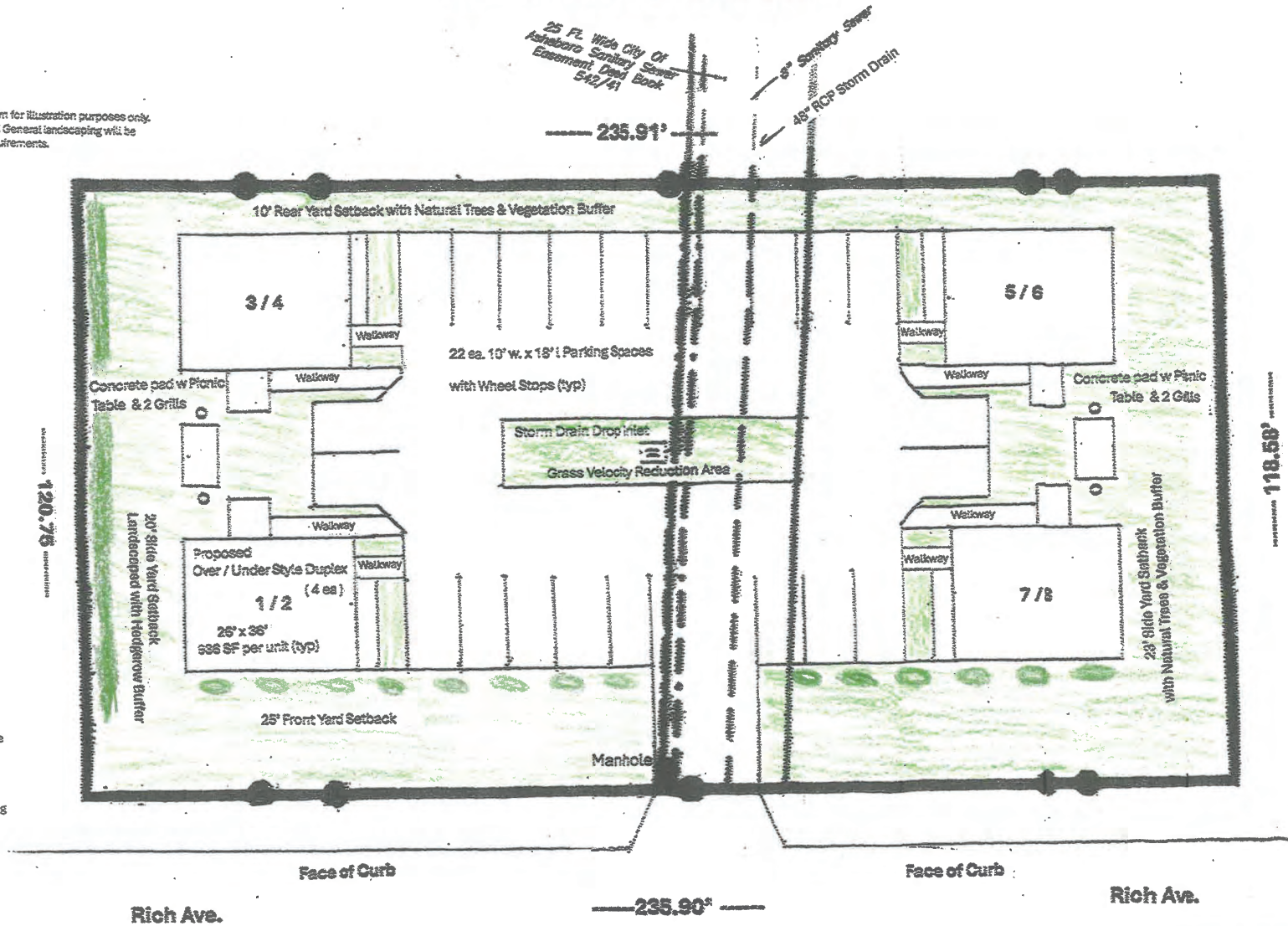
Proposed % Impervious Surface: 49.24%
(13890 sf of 28207 sf Tot.)

Parking Spaces Required:
2sp / 2 bdrm unit = 16
Overflow: 1sp / 10 sp Req'd = 1.6
Total Required: 18
Total Parking Proposed: 22

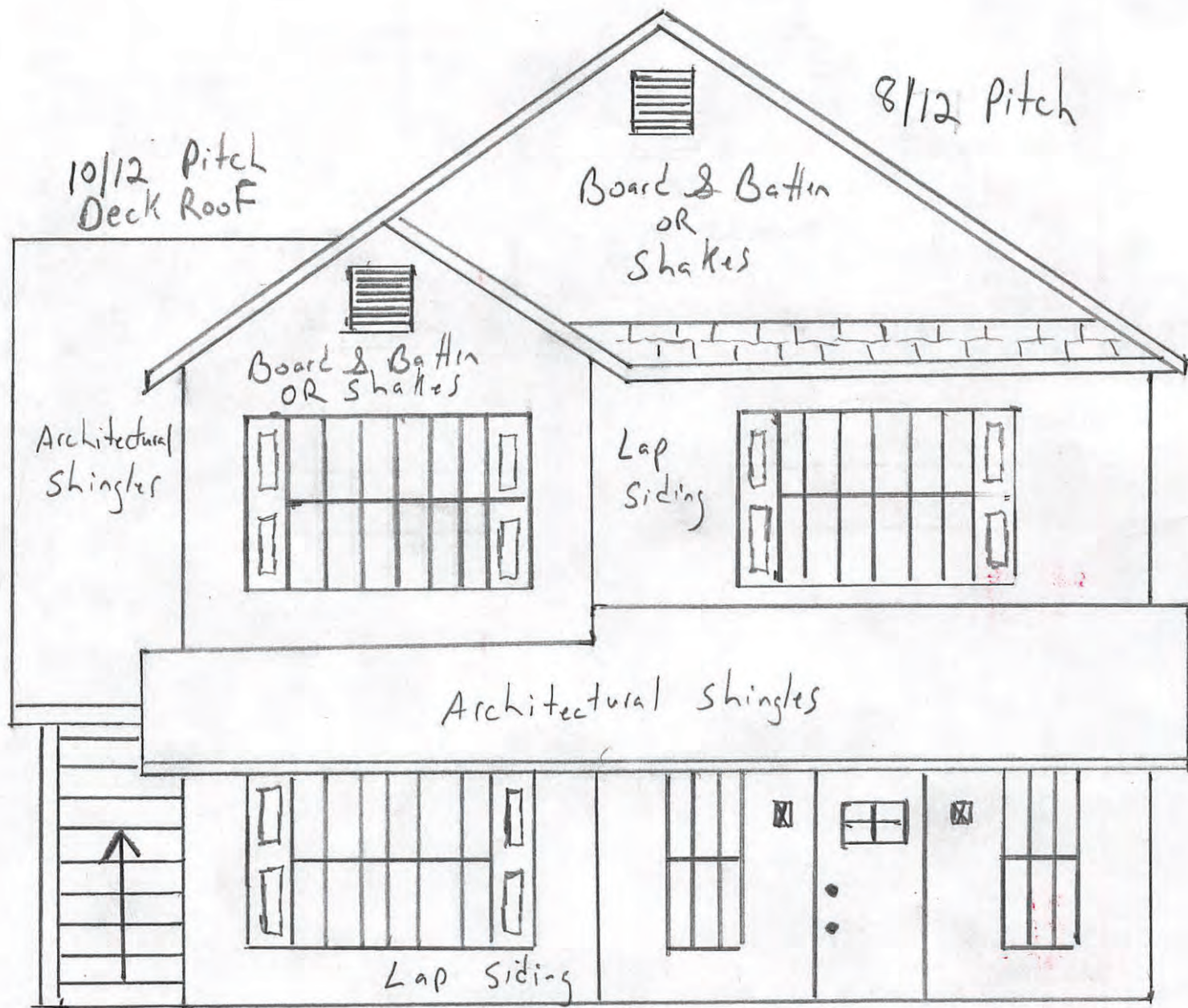
On-Site Lighting will be per COA Ordinance

Solid Waste disposal will be by
COA streetside collection

SCM is provided by VRA in center of Parking
SDO via existing Storm Drainage on site



Scale 1 inch = 20 feet



APPLICANT INFORMATION

Applicant WALKER B MOFFITT Applicant's Phone # 336 465-1299

Applicant's Address 1 RICHLAND PL
ASHEBORO NC 27205

Applicant email address _____

PROPERTY INFORMATION

Property Owner's Name WALKER B & JOANNE W MOFFITT

Location of Property EAST OF ADJACENT TO 223 RICH AVE Property Size (ac. or s.f.) 28207 SF

Randolph County Property Identification Number (PIN#) 7750896108 - 7750895129

Current Zoning District RA7.5 & RA6 Requested Zoning District CZ RA6

Date Property Title Acquired _____ Deed Book _____ Page _____

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

Staff Note: After filing the application, the applicant indicated that Parcel 7750895129 is not intended to be included, and only a portion on 7750896108 is included.

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:

4 DUPLEX APARTMENTS

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

COMPATIBLE WITH THE SURROUNDING AREA

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

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

Does not apply ☒

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

Does not apply ☒

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

APPLICATION SIGNATURES

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

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

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

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JE Date: 8-4-25 Case Number: RZ-25-15
~~Fee Paid~~



REID	41517	OWNER	
PIN	7750895129	ADDRESS2	
TAXED ACREAGE	0.27	OWNER CITY	ASHEBORO
PROPERTY DESCRIPTION	RICH AVE;N	OWNER STATE	NC
DEED BOOK & PAGE	002664/01759	OWNER ZIP	27203
PLAT BOOK & PAGE		LOCATION ADDRESS	223 RICH AVE
OWNER	MOFFITT, MINERVA W (MOFFITT, WALKER B) - Additional Owners	LOCATION ZIP	ASHEBORO,27203
OWNER ADDRESS	223 RICH AVE	DATA REFRESHED	3/2/2025

Four Corner Apartments

Area Calculations

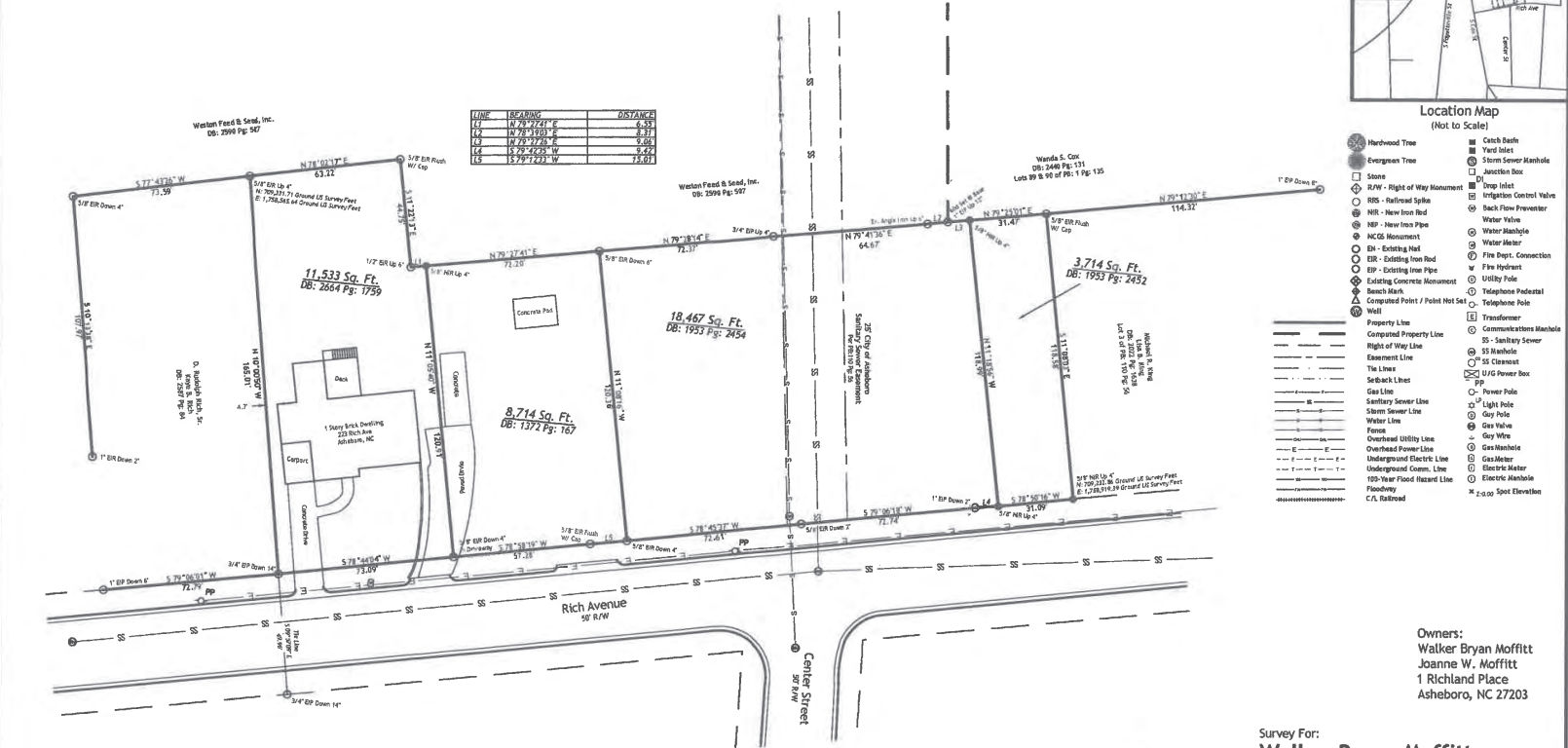
8/3/25

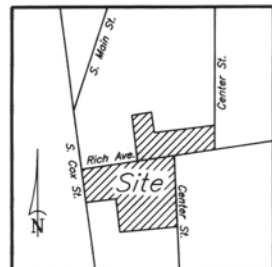
Impervious Area

1 Building	26	36		936	4	3744
2 Front Porch	4	18		72	4	288
3 Walkway	4	8		32	4	128
4 Walkway	4	24.5		98	4	392
5 Deck	8	8		64	4	256
						4808 Building Total
6 Picnic	8	12		96	2	192 Picnic
7 Parking	100	84		8400	1	8400
8 Parking	5	5	0.5	12.5	4	50
9 Parking	20	25		500	1	500
10 Parking	20	18		360	2	720
						9670
minus						
11 Center Island	60	13		780	1	780
						8890 Parking Total
Total Area	28207 SF			Impervious Total	13890 SF	
% Impervious	49.24%					

Notes:

1. This project is not located within a special flood hazard area per NCFRIS.
2. Map # 371077300J Effective Date: 1/2/2008
3. Area calculated by coordinate geometry.
4. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
5. No attempt was made by this survey to locate all underground utilities nor any other elements that would be revealed by a title search.
6. Tax PIN: 7750895129; 7750896108; 7750897210; 7750898289





Vicinity Map - Not To Scale

LEGEND

EIP	Existing Iron Pipe Or Pin
R/W	Right Of Way
1-S-Brk-D	One Story Brick Dwelling
MH	Manhole
NIP	New Iron Pin
C.I.	Curb Inlet
Dup.	Duplex
F	Frame
Conc.	Concrete
PNS	Point Not Set
RCP	Reinforced Concrete Pipe
MH	Manhole
Ac.	Acres
Sq.Ft.	Square Feet
SR	State Road

East Court Apartments Corporation
Deed Book
1827/2137
Zoned RA 6

25 Ft. Wide City Of
Asheboro Sanitary Sewer
Easement Deed Book
542/41

State Of North Carolina
City Of Asheboro

Kevin D. Neely
Review Officer for Randolph
County, N.C. certify that the map or plot to which this
certification is affixed meets all statutory requirements for
recording.

Date 1-10-07



RANDOLPH COUNTY
NORTH CAROLINA

I, STEVE D. BROWN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED BY BROKEN LINES; DEED DESCRIPTIONS AND OTHER
INFORMATION ON RECORD ARE (AS SHOWN ON THIS PLAT.)
THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 15,000.
(COMPASS RULE). PREPARED IN ACCORDANCE WITH G.S. 47-30, AS
AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER
AND SEAL THIS 10 DAY OF FEBRUARY, 2005.

Steven D. Brown
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. L-1435

I, STEVE D. BROWN, PROFESSIONAL LAND SURVEYOR NO.
L-1435, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS
INDICATED THUS: ☒

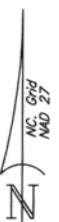
- ☐ A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND
WITHIN THE AREA OF A COUNTY OR MUNICIPALITY
THAT HAS AN ORDINANCE THAT REGULATES PARCELS
OF LAND;
- ☐ B. THAT THE SURVEY IS LOCATED IN A PORTION OF A
COUNTY OR MUNICIPALITY THAT IS UNREGULATED
AS TO AN ORDINANCE THAT REGULATES PARCELS
OF LAND;
- ☐ C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL
OR PARCELS OF LAND AND DOES NOT CREATE A
NEW STREET OR CHANGE AN EXISTING STREET;
2. THAT THE SURVEY IS OF AN EXISTING BUILDING
OR OTHER STRUCTURES, OR NATURAL FEATURE, SUCH
AS A WATERCOURSE, OR
- ☒ D. THAT THE SURVEY IS A CONTROL SURVEY;
E. 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;
- ☐ E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR
IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE
A DETERMINATION TO THE BEST OF THE SURVEYOR'S
PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED
IN (a) THROUGH (d) ABOVE.

Steven D. Brown
STEVE D. BROWN, P.L.S. NO. L-1435

RANDOLPH COUNTY, NORTH CAROLINA
Filed for registration at _____ M.

and registered in the office of the Register of
Deeds-for _____ County, N.C. in
Plot Book _____ Page _____
Register Of Deeds

By: _____
Register of Deeds



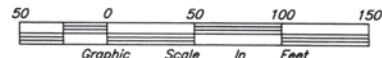
Plat Prepared For

Walker Moffitt

Asheboro Township - Randolph County - North Carolina

Scale 1" = 50'

Revised 10/27/06, 11/08/06, 1/3/07
February 10, 2005



Surveyed And Mapped By Steven D. Brown, P.L.S., Reg. No. L-1435

120-A N. Church St. - Asheboro - North Carolina - 27203

Phone 336-626-0123

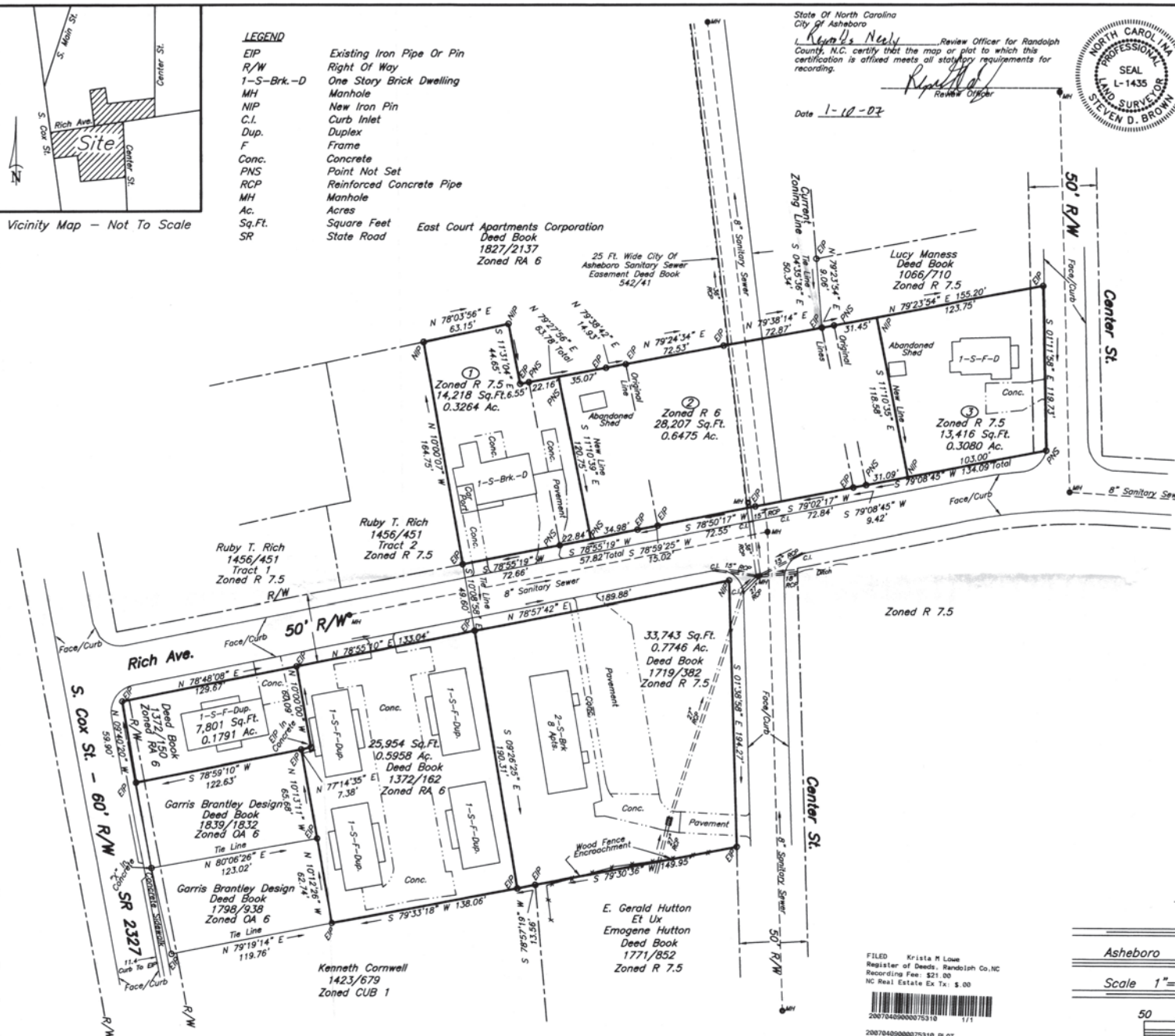
1758/2079
1699/833
1372/167
Deed Book 694/285

Job No 2005008R1-07
Book No. NA

FILED Krista M. Lowe
Register of Deeds, Randolph Co. NC
Recording Fee: \$21.00
NC Real Estate Tax: \$ 0.00



20070409000075310 PLAT
Bk: PL110 Pg: 56
04/09/2007 03:57:21 PM 1/1



This document presented and filed:

08/25/2025 02:54:33 PM

DEED

Fee \$26.00 Excise Tax \$0.00



20206020

 Randolph County North Carolina
 Krista M. Lowe, Register of Deeds

 ✓
 AFTER RECORDING: P/U Taylor Callicutt

THIS IS THE PRIMARY RESIDENCE OF THE GRANTOR.

PREPARED BY: TBC/abh: Taylor B. Callicutt Attorney at Law, PO Box 2445, Asheboro, NC 27204

Parcel ID# Portion(s): 7750.89.5129; 7750.89.6108; 7750.89.7210 & 7750.89.8289

Revenue: \$0.00

NORTH CAROLINA

)

RANDOLPH COUNTY

)

WARRANTY DEEDTHIS DEED, made this the 5th day of August, 2025 by and between

WALKER B. MOFFITT, Trustee of THE HAROLD V. MOFFITT IRREVOCABLE TRUST DATED AUGUST 20, 1993, whose mailing address is PO Box 4805, Asheboro, NC 27204; **WALKER B. MOFFITT and wife, JOANNE W. MOFFITT**, whose mailing address is PO Box 4805, Asheboro, NC 27204, and **WALKER BRYAN MOFFITT and wife CHRISTEN HARGETT MOFFITT**, whose address is 6104 Kloss Lane, Indian Trail, NC 28079, parties of the first part, hereinafter referred to as "GRANTORS" and

WALKER B. MOFFITT and wife, JOANNE W. MOFFITT whose mailing address is PO Box 4805, Asheboro, NC 27204, and property address is "0" Rich Avenue, Asheboro, NC 27203, parties of the second part, hereinafter referred to as "GRANTEES"

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

ASHEBORO TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA:

BEING ALL of Tract 2, containing 0.6475 acres, more or less, as shown on plat entitled "Plat Prepared for Walker Moffitt", prepared by Steven D. Brown, PLS, designated as Job No. 2005008R1-07, recorded on April 9, 2007, in Plat Book 110, Page 56, in the Office of the Register of Deeds for Randolph County, North Carolina.

It is noted that Minerva Moffitt passed away on July 21, 2025.

In connection with the preparation of this instrument, drafting attorney has not examined any public records, as they may pertain to the above-described premises, and does not certify title.

For back reference see Deed Book 2664, Page 1759; Book 1372, Page 167; Book 1953, Page 2454 and Book 1953, Page 2452, Randolph County Registry. A map of which is recorded in Plat Book 110, Page 56, Randolph County Registry.

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

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

IN TESTIMONY WHEREOF, the said GRANTORS by these presents has hereunto set her hand and seal, the day and year first above written.

[SIGNATURE PAGES TO FOLLOW]

WALKER B. MOFFITT, Trustee of THE HAROLD V. MOFFITT
IRREVOCABLE TRUST DATED AUGUST 20, 1993

Walker B. Moffitt (SEAL)
By: WALKER B. MOFFITT, Trustee
of THE HAROLD V. MOFFITT IRREVOCABLE TRUST
DATED AUGUST 20, 1993

NORTH CAROLINA
RANDOLPH COUNTY

I, Aubrey B Hoag, a Notary Public for
RAND County, North Carolina, do hereby certify that WALKER B.
MOFFITT, Trustee of THE HAROLD V. MOFFITT IRREVOCABLE TRUST DATED AUGUST
20, 1993, personally appeared before me this day and acknowledged the due execution of the foregoing
document.

WITNESS my hand and notarial seal, this the 5 day of August, 2025.

Aubrey B Hoag
Notary Public

My Commission Expires: 7.7.27



Walker B. Moffitt (SEAL)
WALKER B. MOFFITT

Joanne W. Moffitt (SEAL)
JOANNE W. MOFFITT

NORTH CAROLINA

RANDOLPH COUNTY

I, AUBREY B. HOAG, a Notary Public in and for said county and state, do hereby certify that **WALKER B. MOFFITT and wife, JOANNE W. MOFFITT** personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal this 5 day of August, 2025.

Aubrey B. Hoag
Notary Public

My Commission Expires: 7.7.29



Walker Bryan Moffitt (SEAL)
WALKER BRYAN MOFFITT

Christen Hargett Moffitt (SEAL)
CHRISTEN HARGETT MOFFITT

NORTH CAROLINA

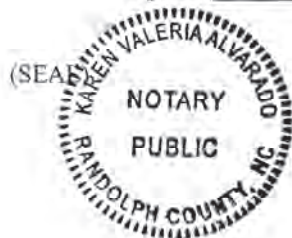
Randolph COUNTY

I, Karen Valeria Alvarado, a Notary Public in and for said county and state, do hereby certify that **WALKER BRYAN MOFFITT and wife CHRISTEN HARGETT MOFFITT**, personally appeared before me and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal this 18th day of August, 2025.

Karen Valeria Alvarado
Notary Public

My Commission Expires: 12-14-2027





RZ-25-16

Application to rezone properties located at 2753, 2761, and 2785 US Hwy 220 Bus S (Randolph County Parcel Identification Numbers 7659598033 and 7659587873). The request is to rezone from B2 General Commercial to B2 (CZ) conditional zoning district to add a Manufacturing, Processing, and Assembly – Light land use, specifically agricultural food processing and manufacture of athletic equipment.

1. Request	
Applicant: Asheboro Piedmont Printing	Property Owner: Asheboro Piedmont Printing
Zoning <i>Existing:</i> B2 General Commercial <i>Proposed:</i> B2 (CZ) General Commercial Conditional Zoning <i>History:</i> Most recent zoning permits issued in 1997, 1999, and 2004 for Printing and Publishing land use	
Required Notice <i>Mailed Notice by Applicant:</i> 8-15-25 <i>Mailed Notice by Staff:</i> 9-23-25 <i>Published Notice:</i> 9-18-25 & 9-25-25 <i>Posted Notice:</i> 9-18-25	

2. Site Information	
Location	2753, 2761, and 2785 US Hwy 220 Bus S
PIN	7659598033 and 7659587873
Size	1.9 acres +/-
Jurisdiction	ETJ
Current Land Use	Printing and Publishing
Overlay Districts	None
Infrastructure	City Water Only
Transportation <i>Street Classification:</i> Major Thoroughfare <i>Maintenance:</i> State maintained <i>Other Notes:</i> 2023 Average Annual Daily Traffic: 6,900; 2012 Capacity: 13,800	
Surrounding Land Use <i>North:</i> Commercial <i>South:</i> Residential and Commercial <i>East:</i> Correctional Facility <i>West:</i> Residential	

3. Staff Analysis
1) Proposed uses are Printing & Publishing and Manufacturing, Processing, and Assembly – Light (MPA-Light) land use, specifically agricultural food processing and manufacture of athletic equipment. 2) B2 General Commercial District Statement of Intent: The B2 General Commercial District is intended to serve the convenience goods, shoppers' goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets.

3) **Relevant Zoning Ordinance Definitions:**

Manufacturing, Processing and Assembly, Light: Activities described in Manufacturing, Processing and Assembling, Heavy conducted wholly within an enclosed structure and not employing more than 10 persons and utilizing no more than a total of 25 horsepower in power driven machines and material handling equipment.

Printing & Publishing: An establishment primarily engaged in preparing, publishing, and printing of newspapers, periodicals, books and pamphlets, reports, advertisements, etc.

4) Printing & Publishing is permitted by right in the B2 district; MPA – Light is permitted by Special Use Permit in the B2 district subject to the following standards:

(1) Off-street parking and loading spaces provided in accordance with Chapter 6.

(2) The applicant shall have adequate utilities (water, sewerage, etc.,) so that the proposed operation shall meet the requirements of the City Fire, Building Inspection, and Engineering Departments.

(3) The activity shall not endanger, damage, or have any other undesirable effects upon nearby non-industrial development by reason of its existence and operation.

(4) Buffering and screening shall be required as set forth in Chapter 6.

(5) Approvals granted under this section shall be for one specific use, to be identified by the applicant at the time of application, and shall not be transferable to other light industrial uses. Requests for such changes in use shall be covered by the submission of a separate Special Use Permit Application.

(6) Light Manufacturing, Processing and Assembly as permitted by this SUP shall mean activities which are conducted within a fully enclosed structure, require no outdoor storage, utilizes no boilers or other equipment in excess of 25 HP individually, and employ a total of 10 or fewer employees.

5) The site plan provided was approved in 1999 and reflects current site conditions with an update showing the location of a proposed sign. Other than the sign (discussed further below in 7), the applicant proposes no site or building changes as part of this request and none are required; however, any existing deficiencies from the active approved site plan and permit will require correction as part of the permitting process.

6) With 6,000 square feet of existing building area changing from Printing & Publishing to MPA – Light, there is a reduction of six required parking spaces to a total of 44 required. This calculation is based on a maximum number of 20 employees for the MPA-Light use. Parking for Printing & Publishing is based on gross floor area.

7) The applicant proposes one 20-foot-tall, 150 square foot digital freestanding sign and agrees to a condition limiting freestanding and monument signs to one sign only. Due to the property configuration, there is potential to construct four freestanding or monument style signs under ordinance standards.

4. Modifications to Ordinance Regulations

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

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

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

6. Land Development Plan Consistency and Reasonableness

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

LDP Goals/Policies Not Supporting Request

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

7. Recommendations and City Council Action Items	
Staff Recommendation	Approve, attaching conditions as summarized
Planning Board Recommendation	Approve, attaching conditions as summarized
Planning Board Plan Consistency and Reasonableness Statement	The Land Development Plan map designates these properties and the surrounding properties as suitable for the proposed conditional commercial zoning district. The Central Small Area plan provides goals for the accommodation and expansion of existing commercial and industrial uses. Although there are ideally transitional land uses such as office or institutional uses between commercial and residential uses, the zoning map amendment is reasonable given the size and physical conditions of the property with an existing buffer/screen proposed to be preserved, the impact of the proposed use being no more intensive than the existing use and uses typically permitted in a B2 zoning district, the benefit of the proposed use to the public through continued investment into the property, the benefit to the property owner by continued use of the existing site and buildings, the amount of commercial/industrial uses in the immediate area, and the protections offered to adjoining property owners, through the approved site plan and conditions.
City Council Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Approve or deny zoning map amendment RZ-25-16; rezone to B2 (CZ) conditional zoning district to add a Manufacturing, Processing, and Assembly – Light land use, specifically agricultural food processing and manufacture of athletic equipment b) Attach zoning conditions as summarized or with modification.

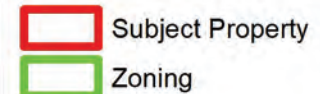


Aerial

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-16

Parcels: 7659598033 & 7659587873



B2 to B2 (CZ)
+/- 1.90 Acres

MCDOWELL RD

D

D

SPARTANVILLE ST

C

US HWY 220 BUS S

E

A1

F

A2

G

H

B

J

K

MCDERMOTT ST

HOWARD AVE

CROOMCREST RD

SOUTHMONT DR

Map_ID	Owner
A1	ASHEBORO PIEDMONT PRINTING INC
A2	ASHEBORO PIEDMONT PRINTING INC
B	SHELTON, STEPHEN L
C	STATE HWY & PUBLIC WORKS COMMISSION
D	STATE HWY & PUBLIC WORKS COMMISSION
E	PRIVATE PRESERVE PROPERTIES LLC
F	PRESNELL, LARRY
G	GONZALEZ, CARMELA CASTANO
H	R AND R VACATION RENTALS LLC
I	FRYE, SHERRY ANN LIFE ESTATE
J	BLANCO, ELIZABETH SUE (BLANCO, RAZIEL)
K	GARNER, JAMES DOUGLAS

1 inch = 200 feet

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-16

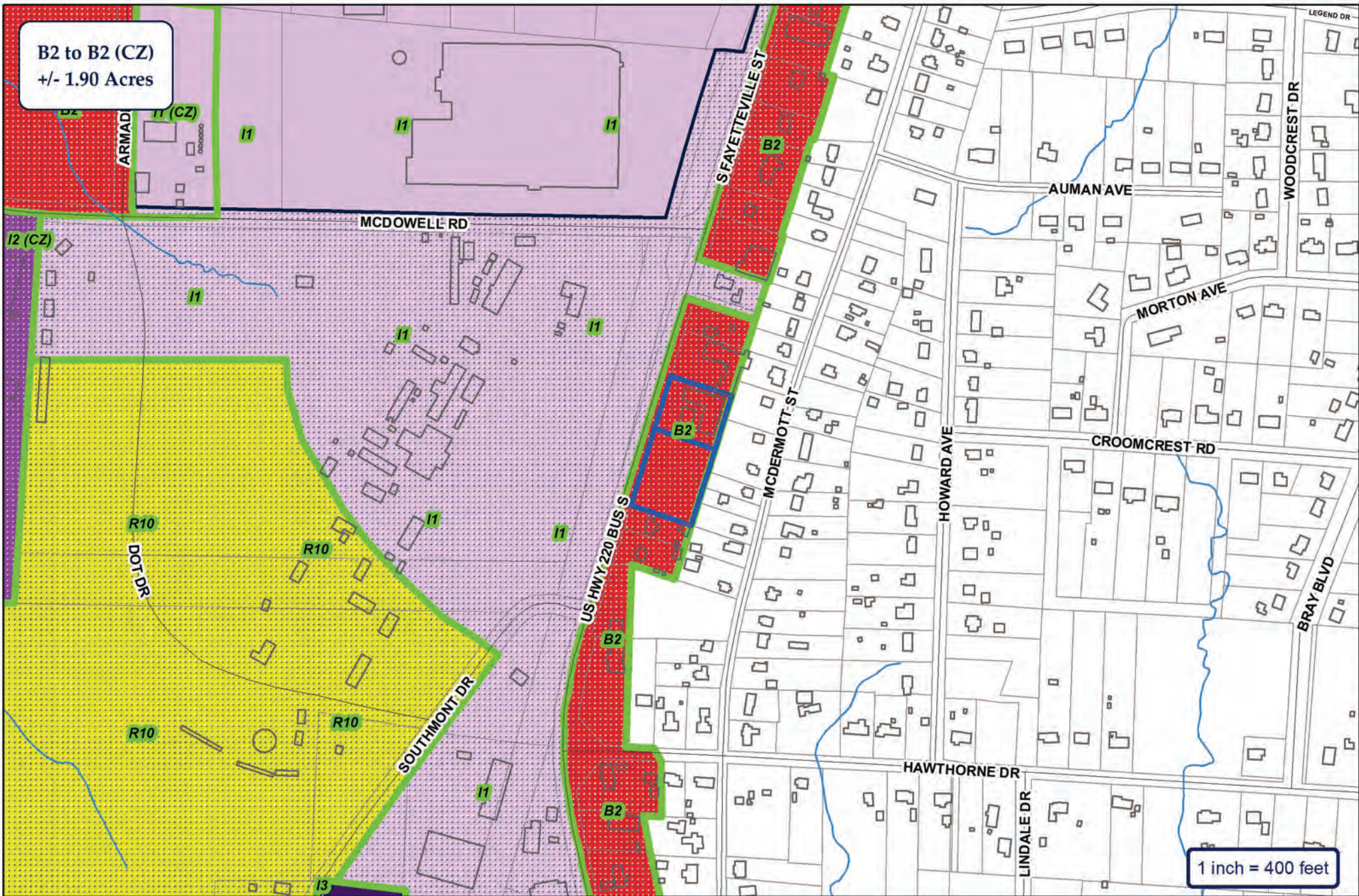
Parcels: 7659598033 & 7659587873



ETJ

Subject Property
Adjoining Properties

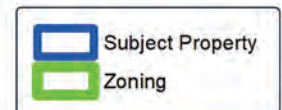




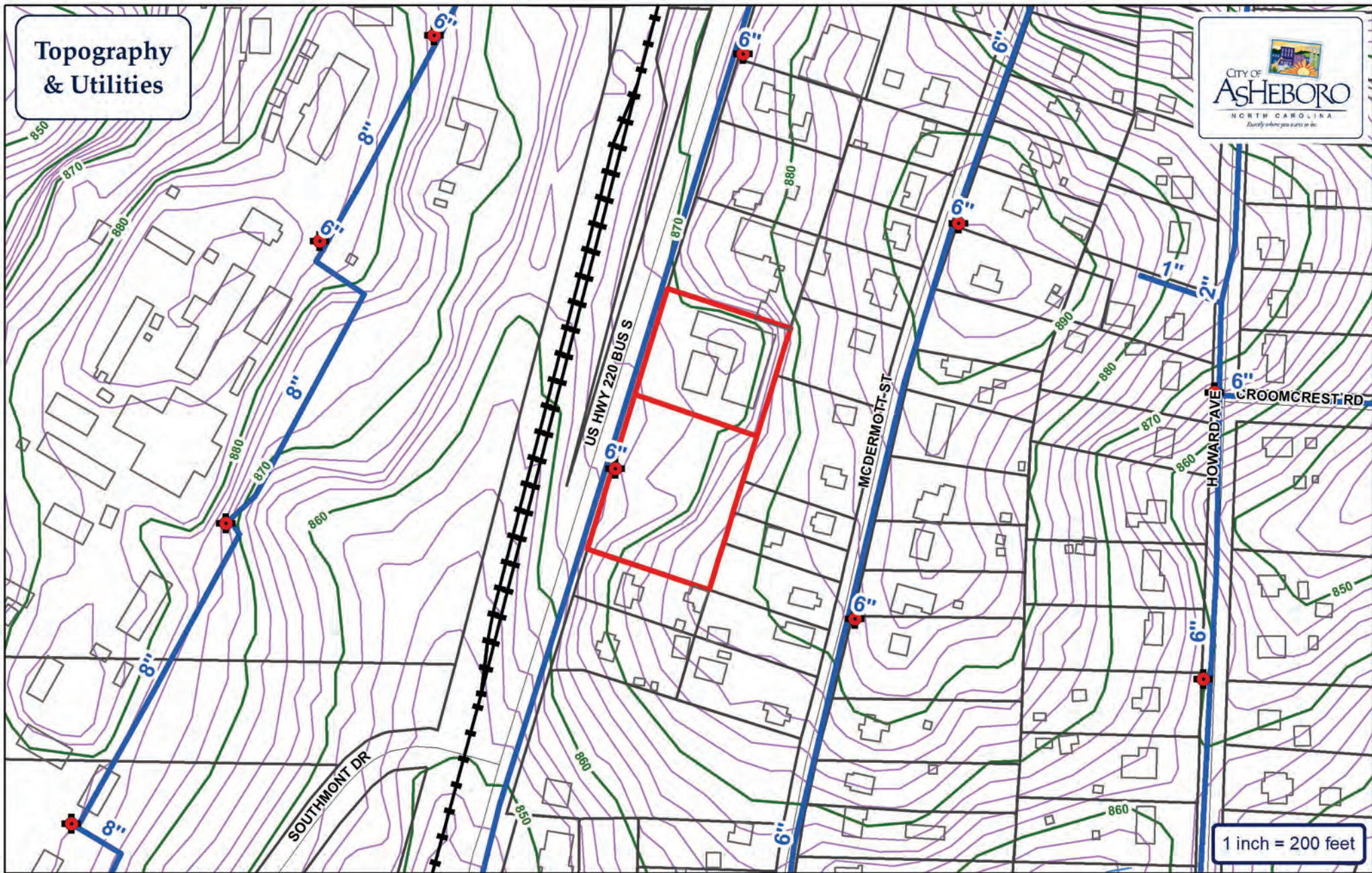
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-16

Parcels: 7659598033 & 7659587873



Topography & Utilities



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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-16

Parcels: 7659598033 & 7659587873

 Subject Property









APPLICANT INFORMATION

Applicant Asheboro Piedmont Printing Applicant's Phone # 336.465.2059

Applicant's Address 368 Brantley Drive, Asheboro, NC 27205

Applicant email address [REDACTED]

PROPERTY INFORMATION

Property Owner's Name Asheboro Piedmont Printing / Larry Presnell

Location of Property 2753 US Hwy 220 Bus South Property Size (ac. or s.f.) 1.9 ac.

Randolph County Property Identification Number (PIN#) 7659598033 and 7659587873

Current Zoning District B2 Requested Zoning District B2 (CZ)

Date Property Title Acquired 8/21/1996 Deed Book 001466 Page 00110

Subdivision 9/07/1995 Section 001432 Lot # 01382

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:

Good Stuff Inc. - peanut butter manufacturing. Move operation into larger facility for expansion.

We have been in business for about 3 years and our current facility has us capped in the amount of product we can make and sell.

We need additional power access, especially 3 phase.

We need access to a loading dock.

Dill Crew Inc. - Early planning stages to produce from raw materials the following;

pickleball grips, tacky towels and paddles. Timeline to start is Q1-Q2 2026.

Products sell via online store and wholesalers.

**See attached page A for additional details*

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

CZ requests should be in harmony with LDP to help achieve local economic goals.

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?

None of the existing or proposed businesses create any new public safety concerns,

environmental changes, hazardous materials or increase in traffic. No additional outside noise.

Does not apply ☐

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

My CZ requests should hopefully align with LDP plans in that I want to use existing B2 property

to expand and grow my current and future businesses. Asheboro has always been my home

town. Adding value and opportunity to the community is the objective.

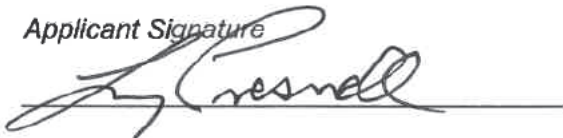
APPLICATION SIGNATURES

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

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

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

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

368 Brantley Dr.
Asheboro, NC 27205

Telephone Number

336.465.2059

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JTL Date: 8-11-25 Case Number: 25-16

Attachment A:

Freestanding Digital Sign – Addition of one freestanding 100% digital sign. 2 sided. 10' x 15' dimensions for a total of 150 square feet.

Total height would be 20' tall.

Currently there is no signage on either parcel.

Between both parcels, under current zoning rules, I would be permitted to erect up to four freestanding signs at 150 sq. ft. each, with a 50/50 split between digital and static. This is 600 sq. ft. of total signage. I am willing to give up permissible rights to erect these four freestanding signs in exchange for the one 150 sq. ft. freestanding 100% digital sign as described above.

(see included images for location details)

Existing businesses on the property:

- Piedmont Printing (commercial printing)
Serving corporate and banking clients in the Asheboro and central North Carolina area. Operating since 1998.

- Lumber Legs LLC
Makers and designers for gym and athletics wear apparel. Products include; gym shorts, swim trunks, hoodies, sweat pants

Mail to: Grantee / 2611 S. Fayetteville St., Asheville

PREPARED BY O'BRIANT, O'BRIANT, BUNCH, WHATLEY & ROBINS, ATTORNEYS AND COUNSELORS AT LAW, ASHEBORO, NORTH CAROLINA

This Deed, Made this the 21st day of August, A.D., 1996...

by Lowell D. Presnell and wife, Betty N. Presnell;

of Randolph County, North Carolina, parties of the first part (whether one or more persons) to

Asheboro Piedmont Printing Inc., a North Carolina corporation

of Randolph County, North Carolina, parties of the second part (whether one or more persons). Witnesseth: That the said parties of the first part in consideration of \$10.00 and other good and valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto the said parties of the second part and their heirs a tract or parcel of land, in Asheboro Township, Randolph County, North Carolina, described as follows:

BEGINNING at an iron stake in the Eastern right of way line of U. S. Highway 220 Business, known locally as South Fayetteville Street, corner of Lots 31 and 32 of Allred Park Subdivision at a point 483 feet South of the centerline of State Road 1150; running thence along the line between Lots 31 and 32 South 71 degrees 26 minutes 24 seconds East 200 feet to an iron stake; thence South 19 degrees West 175 feet to an iron stake; thence along the line of Lot 39 North 71 degrees 26 minutes 24 seconds West 200 feet to an iron stake in the Eastern right of way line of U. S. Highway 220 Business; thence along said right of way line North 19 degrees East 175 feet to the beginning and being Lots 32 through 38 of Allred Park Subdivision as shown on plat recorded in Plat Book 4, Page 17, containing 0.505 acres, more or less.

The above land was conveyed to grantor(s) by See Book No. 1190, Page 328

On this day and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns forever.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from incumbrances; and that they will warrant and defend the said title to same against the claims of all persons whomsoever.

In Testimony Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Witness:

Lowell D. Presnell (SEAL)
Lowell D. Presnell (SEAL)
Betty N. Presnell (SEAL)
Betty N. Presnell (SEAL)

NORTH CAROLINA — Randolph County

I, *Mary H. Edwards*, a Notary Public of said County, do hereby certify that *Lowell D. Presnell and wife, Betty N. Presnell* granters personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and seal, this the 21st day of August, 1996
My commission expires 3/14/2000 XXXXX *Mary H. Edwards* (SEAL)
NOTARY PUBLIC

NORTH CAROLINA — Randolph County

I, a Notary Public of said County, do hereby certify that

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of *Mary H. Edwards* Notary Public

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1466
Page 110, This 21 day of August, 1996 at 3:01 o'clock P.M.

Ann Shaw, Register of Deeds
By *Ann Shaw*, Register of Deeds
O'Clock M.

By Register of Deeds

Mail to: Charlottesville
2753 US Hwy 220 Business South,
Asheboro, NC 27203

100-970

PREPARED BY O'BRIANT, O'BRIANT, BUNCH, WHATLEY & ROBINS, ATTORNEYS AND COUNSELORS AT LAW, ASHEBORO, NORTH CAROLINA

This Deed. Made this the 22nd day of August, A.D., 1995, by Keith Harrison Wright and wife, Shirley Bruton Wright; Larry Gregory Wright and wife, Judy Mabe Wright; and Virginia Austin Wright;

of Randolph County, North Carolina, parties of the first part (whether one or more persons) to

Asheboro Piedmont Printing, Inc.

of Randolph County, North Carolina, parties of the second part (whether one or more persons). Witnesseth: That the said parties of the first part in consideration of \$10.00 and other good and valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto the said parties of the second part and their heirs a tract or parcel of land, in Asheboro Township, Randolph County, North Carolina, described as follows:

BEING LOTS NOS. 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48 of the Howard Auman Subdivision (also know as "Allred Park Subdivision") as shown on plat recorded in Plat Book 4, page 17, Randolph County Registry.

The above Grantors Keith Harrison Wright and Larry Gregory Wright are the sons and heirs at law of Luther Wade Wright and Wife Aubra H. Wright; Virginia A. Wright is the widow of Howard E. Wright.

RANDOLPH COUNTY

89-87-95

\$100.00



Real Estate
Excise Tax

The above land was conveyed to grantor(s) by See Book No. , Page

On have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns forever.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from incumbrances; and that they will warrant and defend the said title to same against the claims of all persons whomsoever.

In Testimony Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Witness:

Debbie Small (SEAL)
Charles B. Butler (SEAL)
Judy Mabe Wright (SEAL)
Virginia Austin Wright (SEAL)

NORTH CAROLINA - STATE OF - COUNTY OF Asheboro

I, Debbie Small, a Notary Public of said County, do hereby certify that Keith Harrison Wright and wife, Shirley Bruton Wright

grantors, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and seal, this the 28 day of August, 1995

My commission expires October 10, 2000

NORTH CAROLINA - STATE OF North Carolina - COUNTY OF Forrest

I, Charles B. Butler, a Notary Public of said County, do hereby certify that Larry Gregory Wright and wife, Judy Mabe Wright

grantors, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and seal, this the 5 day of September, 1995

My commission expires 6-25-99

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Debbie Small + Charles B. Butler, NP's is (are) certified to be correct. This instrument was presented for registration and recorded in this office in Book W32, Page 1382 This 7 day of September, 19 95, at 8:18 o'clock P. M.

By Debbie Small Register of Deeds
Charles B. Butler
7514211
 Register of Deeds

STATE OF North Carolina - COUNTY OF Carter ^{OK 4532 pg 1582a}

I, Richard C. Johnson, a Notary Public of said County, do hereby certify that Virginia Austin Wright, widow, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and seal, this the 31 day of August, 1995.

My commission expires:

My Commission Expires June 18, 1997

Richard C. Johnson
Notary Public Signature



DEED

FROM

TO

Consideration..... \$10.00 etc.

Date, 19

Book No. Page

Revenue Stamps

Record Fee

PREPARED BY
O'BRIEN, O'BRIEN, BUNCH, WHITLEY & ROBINS
ATTORNEYS AND COMMISSIONERS AT LAW
ASHEBORO, N.C.



RZ-25-17

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

1. Request	
Applicant: Phaneendra Koneru	Property Owner: KSquare GoldHill, LLC
Zoning Existing: RR Residential Randolph County Zoning Proposed: R10 (CZ) Residential Conditional Zoning History: None	
Required Notice Mailed Notice by Applicant: 8-22-25 Mailed Notice by Staff: 9-23-25 Published Notice: 9-18-25 & 9-25-25 Posted Notice: 9-18-25	

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

3. Staff Analysis
1) Proposed use is a Residential Planned Unit Development for Single Family Dwellings (196 dwellings total on 196 lots). 2) R10 Residential District Statement of Intent: The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage

disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.

3) **Relevant Zoning Ordinance Definitions:**

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

Dwelling/Residence, Detached Single Family

An individual dwelling unit for one family located on an independent lot containing no other dwelling units.

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

stormwater in a manner incorporated into the project's landscaping design, so that a wet pond and fence would not be necessary.

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

4. Modifications to Ordinance Regulations

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

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

- A) The uses approved shall be a Residential Planned Unit Development for Single Family Dwellings, not to exceed 196 dwellings on 196 lots.
- B) All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- C) Within the street yard and perimeter buffer areas identified on the site plan, existing vegetation shall be retained where present except as necessary for required streets serving the development and built to adjacent property, and utilities; where no vegetation is present or if vegetation is removed, a minimum of 1 evergreen shrub per 10 linear feet and 1 canopy tree per 20 linear feet shall be provided.
- D) Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be the responsibility of the property owner.
- E) Changes related to locations of cluster box units (CBU) for mail delivery as required by USPS or NCDOT shall not be considered a modification of the conditional zoning district requiring council action.
- F) Accessory structures shall not be located within front yard setbacks indicated, but may be located 10 feet from side and rear lot lines, and located outside of required buffers, or city easements.
- G) Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, streetlights, street and paving details, and sanitary sewage that comply with city policies shall be submitted and approved.
- H) All dwellings shall be located on a subdivided lot that is recorded in the public registry in accordance with the city's land development requirements.

- I) Open space shall be created and recorded consistent with the conditional zoning district site plan.
- J) Maintenance of all recreation areas, any utilities not publicly maintained, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the responsibility of the property owner and any successors in interest including, but not limited to, the homeowners association (HOA).
- K) Landscaping, including street trees, front yard landscaping, and preservation of existing vegetation, shall be installed or retained consistent with the details and specifications shown on the site plan and as modified by these conditions.
- L) Solid waste disposal for the project shall be consistent with city policies and codes.
- M) No new driveways or roadway connections not shown on the site plan shall be made to Gold Hill Road except for those shown on the submitted site plan unless determined by city staff and NCDOT to be necessary for public or emergency service response(s).
- N) Public infrastructure to be maintained by the city must be constructed to City of Asheboro standards and specifications and receive the appropriate approvals from the NCDOT and NCDEQ. Maintenance easements shall be granted to the city for such infrastructure, including hydrants and meters. A lot containing the lift station shall be platted and conveyed to the city along with an access and maintenance easement. Surveying and construction drawings for state permitting and necessary legal instruments will be the developer's responsibility.
- O) Front yard averaging shall not apply within the development.
- P) Stormwater control measures designed by a licensed professional shall be provided. Measures shall control, at minimum, the ten-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the storm water control measures were built according to the plans. Any open water retention or drainage areas shall be managed to control mosquitos. The maintenance of all runoff control measures shall be the responsibility of the property owner.
- Q) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering area.
- R) The recreation area shall be constructed and available for use prior to platting of the first phase of the development.
- S) Final roadway names shall be subject to city and Randolph County approval.
- T) The subdivision shall be developed in a manner consistent with the following:
 - 1. The only construction entrance built shall be on Gold Hill Road and permitted by NCDOT. Entry, including delivery, of all construction machinery involved with land clearing and land development activities shall occur from the Gold Hill Road construction entrance. Land clearing and land development activities shall be permitted, subject to NCDEQ approval, on the property irrespective of phasing, but entry of all construction machinery involved in such activities shall use only Gold Hill Road construction entrance. Machinery involved with land clearing and land development activities shall include backhoes, loaders, graders, excavators, bulldozers, dump trucks, compactors, rollers, and similar equipment. Entry, including delivery, of all construction machinery involved with land clearing and land development activities from Windsor Trail

shall be prohibited. This condition shall expire upon the City of Asheboro accepting for maintenance all public rights-of-way shown on the approved conditional zoning site plan.

2. The first phase recorded shall contain the entrance to Gold Hill Road.

- U) Prior to the issuance of a Zoning Compliance Permit for the proposed land use, documentation shall be submitted detailing the following:
 - (i) Driveway permit approval from North Carolina Department of Transportation
 - (ii) Permitting from the North Carolina Department of Environmental Quality; and
 - (iii) Subdivision sketch design and preliminary plat (and applicable fees) showing compliance with zoning and subdivision ordinance requirements, compliance with all applicable city policies, such as but not limited to utilities and required easements, solid waste disposal, permanent and temporary turnarounds, addressing, and on street parking, and submittal of required review fees.
- V) Prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions consistent with the terms of the adopted conditional zoning ordinance, shall be recorded in the Office of the Randolph County Register of Deeds and shall include, but not be limited to, maintenance responsibilities of the association and a release of the City of Asheboro from liability due to utility maintenance on any streets.
- W) The owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

6. Land Development Plan Consistency and Reasonableness

Proposed Land Use Map	Not Designated
Growth Strategy Map	Not Designated
Small Area Map	Not Designated
LDP Goals/Policies Supporting Request	
• Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance • Goal 4.1: Identification and protection of environmentally sensitive areas (<i>specifically related to provision of stormwater control measures</i>) • Goal 5.3: Interconnected and multi-modal transportation networks • Checklist Items 12-14: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area; 14.) Rezoning is not located on steep slopes of greater than 20%.	
LDP Goals/Policies Not Supporting Request	
• Checklist Item 6: Existing infrastructure is adequate to support the desired zone	

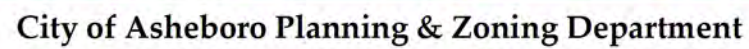
7. Recommendations and City Council Action Items

Staff Recommendation	Staff's recommendation is to approve the request, subject to conditions.
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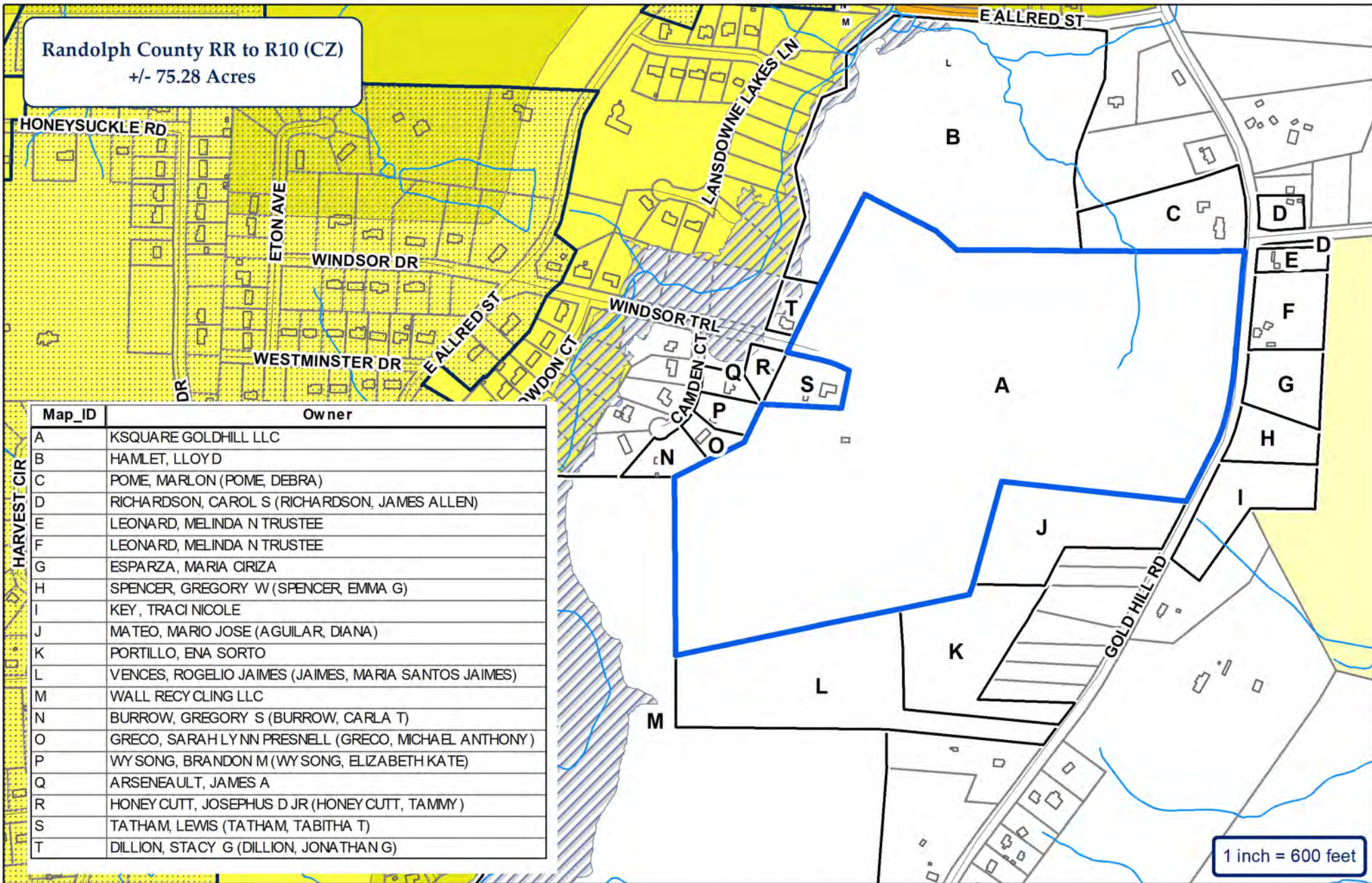
Planning Board Recommendation	During its meeting on September 2, 2025, the Planning Board recommended continuing this item until its next meeting on October 6, 2025. The Planning Board did request a list of those at the meeting in opposition to the request which is attached. At the October meeting, the Planning Board recommended approval of the request, subject to conditions as summarized. There was robust participation in the meeting by those in opposition to the request and the Planning Board asked that the names of those speaking in opposition to the request be noted. Those speaking in opposition to the request included: Stacy Dillion, Barbara Ward, John Cowan, Lance Wilkie, Larry Ward, Traci Key, Marlon Pome, Jonathan Dillion, Angela Nelson, and Marsha Nelson.
Planning Board Plan Consistency and Reasonableness Statement	Although the Land Development Plan does not provide specific growth strategy and land use recommendations for the property and surrounding area, the request can be reviewed against general goals and policies, which advocate for sidewalks, open/recreation space/and tree preservation and landscaping, and environmentally protective features such as stormwater control measures that may not be required in a conventional subdivision. The request achieves many of these goals, and given the size and topography of the property, benefit to the property owner, protections to the neighboring properties that would not be required with a conventional subdivision, provision of additional housing opportunities, and the ability of the Conditional Zoning process to ensure important design elements are provided to help achieve city-adopted goals and policies, these factors help make the request reasonable.
City Council Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) a) Recommend approval or denial of zoning map amendment RZ-25-17; apply initial city zoning of R10 (CZ) Medium-Density Residential Conditional Zoning, authorizing a Residential Planned Unit Development consisting of single-family dwellings a) Attach zoning conditions as summarized or with modification.

Randolph County RR to R10 (CZ)
+/- 75.28 Acres

1 inch = 1,200 feet

**Parcels: 7762721029**

Randolph County RR to R10 (CZ)
 +/- 75.28 Acres



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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-17

Parcels: 7762721029

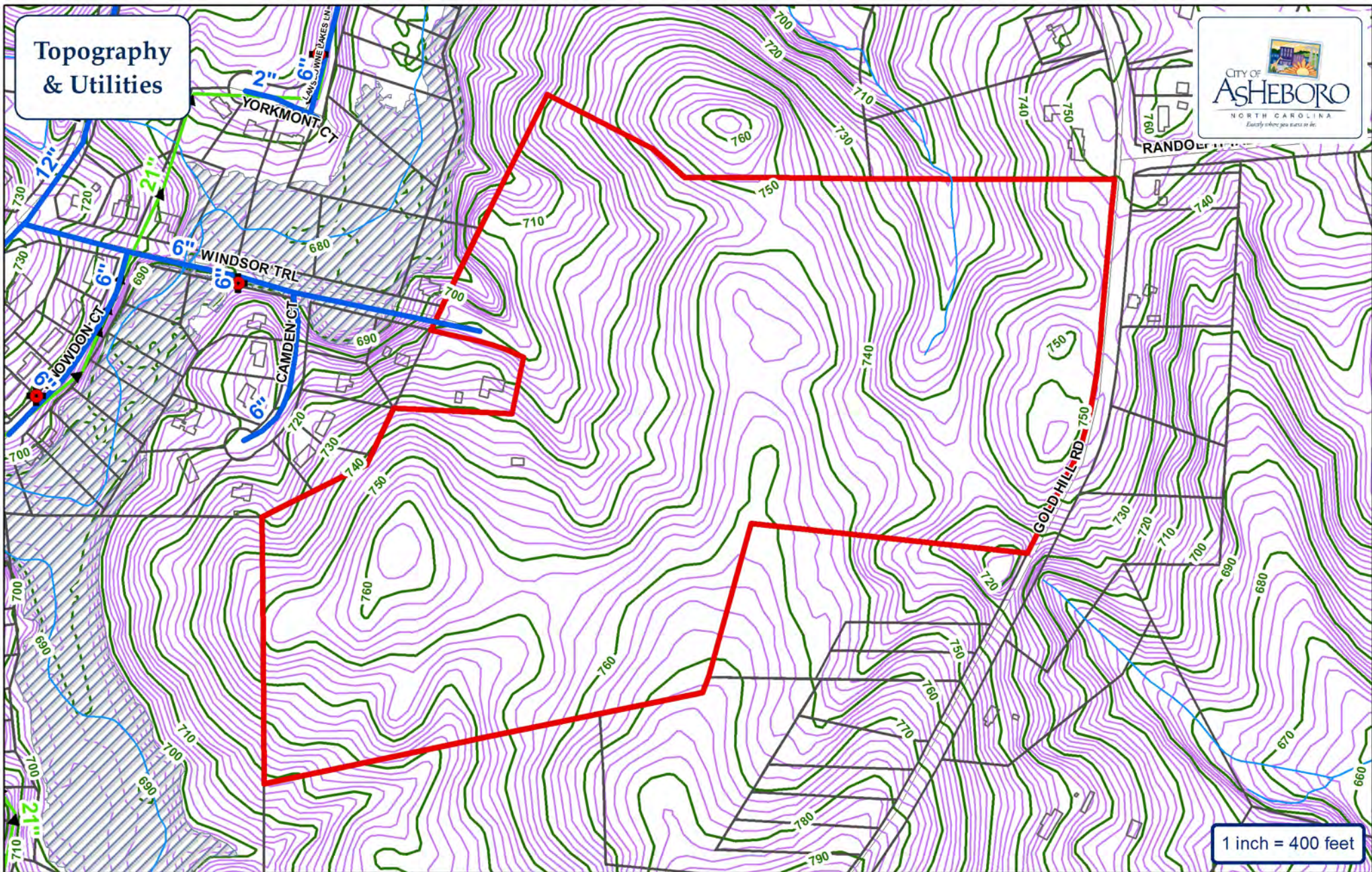


ETJ

 Subject Property
 Adjoining Properties



Topography & Utilities



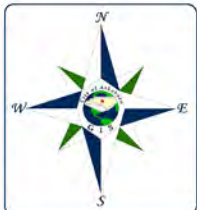
- | | | | |
|--|------------|---|--------------|
|  | Water Main |  | Fire Hydrant |
|  | Sewer Main |  | Pump Station |
|  | Force Main |  | Watershed |

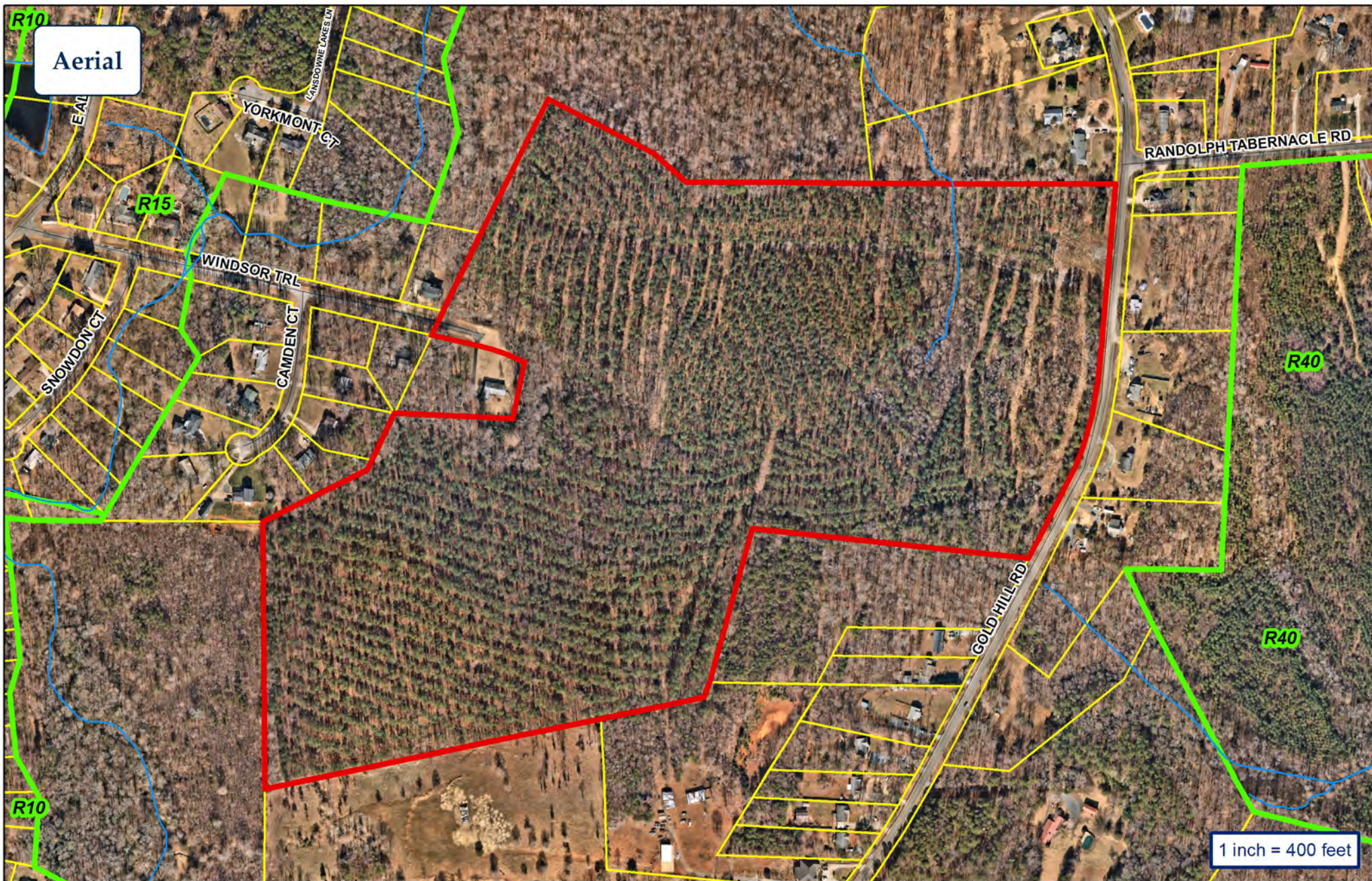
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-17

Parcels: 7762721029

 Subject Property

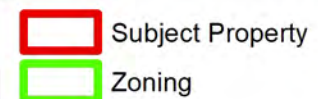




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-17

Parcels: 7762721029









John Evans

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

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Thanks for the input. The only reason for the study would have been to eliminate the need for the turn lane at Windsor.

I do believe a 50' radius can be added fairly easily if required.



Christian Vestal
Summey Engineering Associates, PLLC

P.O. Box 968 | Asheboro, NC 27204
Office: 336.328.0902 | Fax: 336.328.0922
Email: [REDACTED]

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

Christian,

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

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

Thanks,

Tyler Kimes, E.I.

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

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

300 DOT Drive
Asheboro, NC 27205



From: Christian Vesta'

Sent: Sunday, August 3, 2025 1:21 PM

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

Cc: Mack Summey

Zachariah Rich

, Richardson,

Justin T <jtrichardsc@ncdot.gov>

Subject: RE: [External] Gold Hill Subdivision Sketch Plan

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

Thanks for the response Tyler.

I will share the below with the developer. We agree with the improvements needed at Gold Hill Rd and new development. Also the improvements Windsor Trail will be needed in certain places.

Would DOT consider reviewing a TIA to see the need of the 3rd turn lane at E Allred and Windsor Trail? The TIA has not been performed, but if there was a possibility of the study showing this was not warranted, we would like to have it reviewed.

Thank you.

Christian Vestal

Summey Engineering Associates, PLLC

P.O. Box 968 | Asheboro, NC 27204

Office: 336.328.0902 | Fax: 336.328.0922

Email: [REDACTED]

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

Sent: Tuesday, July 29, 2025 4:32 PM

To: Christian Vestal

Cc: Mack Summey

>; Zachariah Rich <[REDACTED]>

Richardson,

Justin T <jtrichardson@ncdot.gov>

Subject: RE: [External] Gold Hill Subdivision Sketch Plan

Christian,

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

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

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

Thanks,

Tyler Kimes, E.I.

Assistant District Engineer

NCDOT Highway Division 8

District 1 - District Office

336-318-4000 – Office

336-318-4005 – Direct

Tjkimes@ncdot.gov

300 DOT Drive

Asheboro, NC 27205



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

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Tyler,

See attached prelim sketch we have submitted to the city of Asheboro for rezoning.

Part of the rezoning submittal requires the DOT review. Can you have your team look over this 200 lot subdivision access from Gold Hill Rd and Windsor Trail.

Let us know of any tentative improvements that will be necessary at Gold Hill Rd.- I understand this is subject to a complete review, but we would like your initial feedback before we go to zoning meetings.

Thank you

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (7) How is stormwater proposed to be controlled?

REVISED PLAN TO INCLUDE STORMWATER CONTROL MEASURES

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

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

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

20' BUFFER ADDED TO FRONTAGE ALONG GOLD HILL ROAD.

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

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

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

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

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

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

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

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

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

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

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

STREET NAMES AND SUBDIVISION NAME ARE STILL TBD

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

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

John Evans

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

Sketch plan attached.

Comment response below in **bold**

1. *There is a gap in the sewer on portions of Street A (between Street B and Street F on the northern side of its loop and between Street B and Street C on the southern side of the loop). These segments of sewer do not appear to be connected to anything. Please confirm how sewer is connected to serve each lot. There is a gap in the sewer on portions of Street A (between Street B and Street F on the northern side of its loop and between Street B and Street C on the southern side of the loop). These segments of sewer do not appear to be connected to anything. Please confirm how sewer is connected to serve each lot.* **Addressed, Conceptual Sewer layout has been revised.**
2. There was also a comment from Michael Rhoney, Water Resources, mentioning that lots in the eastern half of Phase 1 is shown to drain to Phases 2, so that cannot be developed until Phase 2 is developed. **Phasing is conceptual and to be determined with design plans. We can not feasibly determine the routing of all sewer without plan and profiles, additional field survey, (all provided during the next phase of this project.**
3. Related to comments at the Planning Board, about additional sidewalks made at the Planning Board, particularly in the blocks around the recreation areas, leading into them. One way to help address this comment may be to provide sidewalks on both sides of the street on the blocks containing a recreation area. There are additional locations in which sidewalks can be extended, such as on Lot 82. **New comment- addressed in attached plans more sidewalk has been added at Street A entrance where Common rec area is proposed.**
4. Related to comments at the Planning Board, there was discussion on relocating the recreation area on the western side of the property. There may also be a way to reconfigure this or provide additional screening/buffering measures adjacent to existing dwellings. **Acknowledged, recreation area on western side of property has been removed and more buffering has been added to area.**

APPLICANT INFORMATION

Applicant Phaneendra Koneru Applicant's Phone # _____

Applicant's Address 709 Vine Pond Ct
Apex, NC 27523

Applicant email address _____

PROPERTY INFORMATION

Property Owner's Name KSquare GoldHill, LLC

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

Randolph County Property Identification Number (PIN#) 7762721029

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

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

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

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

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

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

It will help meet Asheboro's growing housing needs by providing quality residential opportunities that are consistent with the City's adopted Land Use Plan as medium density development.

The proposed development seeks to responsibly expand the community's housing supply while maintaining compatibility with surrounding land uses

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

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

Does not apply ☒

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

Does not apply ☒

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

APPLICATION SIGNATURES

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

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

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

Applicant Signature

Phaneendra

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Phaneendra

Owner Address

709 VINE POND CT
APEX NC 27523

Telephone Number

201-238-7345

Printed Name of Authorized Signatory (if different from Owner)

PHANEENDRA KONGRU

Position/Relationship of Authorized Signatory to Owner

MEMBER

JE		STAFF USE	
Received by: _____	Date: 8-15-25	Case Number: RZ-25-17	
PAID			

**CITY OF ASHEBORO
NOTICE OF CONDITIONAL ZONING DISTRICT HEARING**

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

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

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

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

BK 2843 PG 779 - 782 (4)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOC# 20159161
01/31/2023 04:26:29 PM
Tax: \$730.00

NORTH CAROLINA GENERAL WARRANTY DEED

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

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

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

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

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

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

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

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

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

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

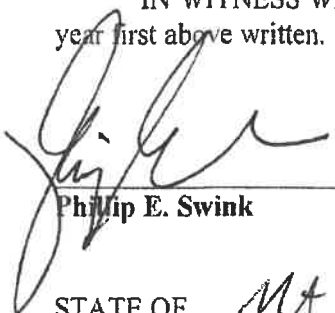
The above description was prepared from information supplied by the parties and the law firm of Ben C. Morgan has neither searched nor certifies title to the subject property.

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

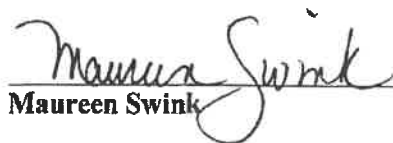
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

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

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



Phillip E. Swink (SEAL)



Maureen Swink (SEAL)

STATE OF MA
COUNTY OF ESSEX

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

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



Notary Public



My commission expires: 2/13/2026

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

Susan S. Tucker (SEAL)
Susan S. Tucker

Alvy L. Tucker (SEAL)
Alvy L. Tucker

STATE OF North Carolina

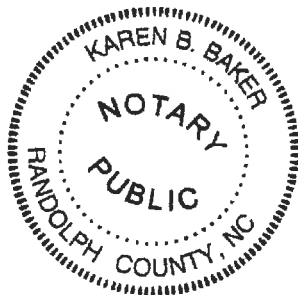
COUNTY OF Randolph

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

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

Karen B. Baker
Notary Public

(SEAL)



My commission expires: 4-15-2026

John Evans

From: Trevor Nuttall
Sent: Tuesday, September 2, 2025 8:04 AM
To: John Evans; Justin Luck
Subject: Fwd: FW: [External Sender] Windsor Trail
Attachments: IMG_2971.jpg

Fyi.

----- Forwarded message -----

From: Eddie Burks <eburks@triad.rr.com>
Date: Sep 2, 2025 7:15 AM
Subject: FW: [External Sender] Windsor Trail
To: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>, Donald Duncan <dduncan@ci.asheboro.nc.us>
Cc:

Good Morning!

After a discussion yesterday with Lloyd Hamlet, he emailed the attached letter concerning the Windsor Trail agenda item. He cannot attend our meeting, but would like his letter made available for council.

Thanks,

Eddie Burks

Sent from my Galaxy

----- Original message -----

From: Ann Hamlet <hamletann54@gmail.com>
Date: 9/1/25 4:22 PM (GMT-05:00)
To: eburks@triad.rr.com
Subject:

There are more ways than one to skin a cat. Hope you can read it.
Ann

Sent from my iPhone

1. I did not attend the meeting Sunday to have my input. This was of my choosing. I was informed by the powers to be, that it was my 90th birthday and there would be contacts from 2 daughters, five grandchildren and 10 great children in the afternoon. There was.
2. Most of our concerns are the same. But I perhaps might differ on something. I UNDERSTAND THAT YOU LIVE THERE AND WILL BE AFFECTED MORE THAN ME.
3. I do think that the proposed development has some good things. I like the Homeowners Association. Most very good developments go that route.
4. I also realize that this land has a lot of value and something will eventually happen there. I have 30 acres that border this tract and another 10 or more in smaller tracts which probably will be left for my daughters. Who knows what will happen there since they live out of town. People from other states are attempting to get land in our area. In one day recently I got 15 letters wanting my property. They ranged from California to New Jersey. So, something will happen to the 75 acres of the proposed development.
5. Do not think that I am for or against the development, but with some significant adjustments it could be the best outcome. Mainly, because I fear what might come if the wrong people get the land.
6. My concerns are: WHAT WILL BE THE SQUARE FOOTAGE OF THE HOMES, WHAT ARE THE UPGRADES OF EXISTING ROAD, WHAT ABOUT WATERSHED, SCHOOL BUSES AND TIME FRAME OF THE PROJECT.
7. At 90, I doubt that I will be affected, but all my friends that live in the vicinity will be. So, try for the best outcome for you.

Good Luck,
Lloyd Hamlet

John Evans

From: Trevor Nuttall
Sent: Friday, October 3, 2025 3:49 PM
To: Justin Luck; John Evans
Subject: FW: [External Sender] Ksquare construction on Windsor Trail

FYI.

-----Original Message-----

From: Joe Honeycutt <honeycuttjoe40@yahoo.com>
Sent: Friday, October 3, 2025 2:51 PM
To: Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Subject: [External Sender] Ksquare construction on Windsor Trail

Sent from my iPhone

Mr. Nuttall, I am Josephus Honeycutt (Joe) and live off Windsor Trail where Ksquare wants to build. As you know the concern of all residents living here is the connecting of our street to Gold Hill Road. Since the new neighborhood will be considered a separate neighborhood, would it be possible for the board on behalf of the residents to have Windsor Trail stay as is. The new neighborhood could have a new road start on the other side about 100 feet further down and connect to Gold Hill Road. This would give access to the new neighborhood and still leave Windsor Trail residents with the quiet child friendly road it is. This would go a long way to quelling the uproar of current residents to the new construction.

We feel our concerns have gone unheeded by Ksquare, and trust the board to raise our concerns. Thank you for your consideration to this matter.

Josephus Honeycutt

John Cowan
~~Brad and Tabitha Tatham~~

Barbara Ward _____

~~Debra Rich~~

Tabatha Allen

Joe and Tammy Honeycutt Joe + Tammy Honeycutt

Kristen Terry Kristen Terry

Jonathan and Stacy Dillion

Mark Hester

Pam Hester

Larry Ward

Ray B

Brenda (+Tom) Fales

Larry Rich

Debra Rich

Tabatha C Allen

Barbara Ward

Jonathan Dillion 833 Windsor Trail

Kenneth + Michelle Race 1028 Shondon ct.

Brad Tatham 856 Windsor Trail

Tabitha Tatham + 5 kids



Public Hearing (Case No. SUP-25-03): Quasi-Judicial Hearing on an application for a Special Use Permit for property located at 1518 South Fayetteville Street, identified by Randolph County Parcel Identification Number 7750754411, to authorize a new land use classified as “Signs, Off premise Billboard & Poster Panel, etc.”

SPECIAL USE PERMIT STAFF REPORT

SUP Case No. **SUP-25-03**

10/9/25 City Council

General Information

Applicant Tella Billboards LLC

Address PO Box 3207

City Asheboro NC 27203

Phone 336-963-0201

Location 1518 South Fayetteville Street

Requested Action Special Use Permit for Billboard

Existing Zone I2

Size 0.28 +/- Acres

Existing Land Use Undeveloped with existing billboard

Pin # 7750754411

Applicants Reason as stated on application

Construct painted steel monopole billboard 12' x 24' static vinyl, lighted, with future digital on both faces.

Surrounding Land Use

North Undeveloped (Industrial)

East Commercial/Industrial

South Commercial/Industrial

West Railroad/Industrial

Zoning History None

Growth Strategy Map Primary Growth

Proposed LDP Map Commercial

Legal Description

The property of Southend Market LLC, located at 2112 South Fayetteville Street, totaling approximately 0.28 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7750626365.

Analysis

1. The request is for a Billboard, classified by the zoning ordinance as "Signs, Off premise Billboard & Poster Panel, etc."
2. The applicant proposes a monopole designed billboard that includes a height of 22 feet above grade, and 12' x 24' dimensions or smaller, with the possibility for a digital LED display. An existing billboard, located approximately 160' +/- south of the proposed billboard will be removed
3. South Fayetteville St. is a state-maintained major thoroughfare.
4. Billboards are also subject to review and approval by NCDOT.
5. Billboards have certain locational and separation requirements described in Section 5.05(19) below. Staff has determined that these requirements have been met.
6. The billboard is subject to the general lighting requirements of the Asheboro Zoning Ordinance.
7. As required by the ordinance, the site plan contains landscaping around the billboard consisting of 5 Helleri Holly plants and notes, "No undo undercutting of existing vegetation."
8. The immediate area along US 220 Business South contains primarily commercial and institutional uses, although the I2 zoning would permit industrial uses.
9. Permitting of the billboard is exclusive of permitting for other signs allowed in the I2 district that are subject to general ordinance requirements.

LDP Conformity Issues

One key LDP policy related to signs is: 3.2.3 The City will require signs that blend harmoniously with the surrounding streetscape and other architectural elements of a site, such as requiring monument style signs that match building architecture, landscaping around signs, and unified sign plans for large-scale developments.

SPECIAL USE PERMIT STAFF REPORT

SUP Case No. SUP-25-03

Page 2

Staff Comments

NOTE: If any Special Use is discontinued for a period of 180 days; or the permit is not initiated within 180 days; or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and the Special Use Permit shall be null and void and of no effect.

Suggested Conditions

- (A) In addition to any use permitted by right in the I2 zoning district, the use approved shall be one off-premises billboard, classified as "Signs, Off premise Billboard & Poster Panel, etc." and consistent with the approved plan and the requirements of Section 5.05(19).
- (B) Prior to the issuance of a zoning compliance permit, the Final Decision Document authorizing the Special Use Permit must be approved by the City Council.
- (C) Prior to the issuance of a building permit for the new billboard, the existing billboard shall be removed in compliance with building permitting requirements.
- (D) The zoning compliance permit shall be issued in coordination with NC Department of Transportation permitting requirements for Outdoor Advertising.
- (E) The site plan raises a question as to whether there is an encroachment into the Zoning Lot of a driveway. This potential encroachment does not impact the analysis of the proposed use under the Asheboro Zoning Ordinance, and the issuance of this Special Use Permit is not to be construed as entering any finding, conclusion, or order as to the legal status of this potential encroachment. Any future questions of the potential encroachment will be subject to independent analysis under all of the applicable laws and ordinances.
- (F) Electronic changeable copy shall operate on a five second minimum delay.
- (G) Maximum brightness levels shall not exceed 5,000 nits during daylight hours and shall not exceed 500 nits between dusk and dawn, as measured from the sign face.

SPECIAL USE PERMIT STAFF REPORT

SUP No. SUP-25-03

Page 3

For Special Use Permit Hearings:

The following tests shall be found in favor of the applicant by the City Council.

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
2. That the use meets all required conditions and specifications of the Asheboro Zoning Ordinance.
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity, and,
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Asheboro and its environs.

SUP Requirements

Section 5.05(19) Signs, Off Premise.

Off premise signs may be permitted in I1, I2, and I3 Districts in accordance with Chapter 7: Sign Regulations, provided the following additional regulations are met.

- (1) Off premise signs may only be located along existing major thoroughfares or freeways as identified by the adopted Asheboro Thoroughfare Plan.
- (2) The zoning district shall have at least 1,000 linear feet frontage along the major thoroughfare or freeway in question.
- (3) Off premise sign structures shall be located a minimum of 1,000 linear feet apart as measured along the center line of the major thoroughfare or freeway. Only one off premise sign structure may occur every 1,000 linear feet.
- (4) Off premise signs shall not exceed thirty-five (35) feet in height.
- (5) Off premise signs shall be rectangular in shape and no part of the advertising face or copy shall extend or protrude beyond the outer limits of the rectangle.
- (6) No portion of the off premise sign supporting structure shall be visible above the rectangular sign face.
- (7) Off premise signs shall be limited to freestanding ground signs, only.
- (8) No additional signs shall be permitted on any part of the supporting structure or bracing of an off premise sign.
- (9) A billboard sign face area shall not exceed three-hundred (300) square feet in size.
- (10) Off premise signs may only be single-faced, double-faced (back to back) or multi-faced provided that:
 - (a) The total sign faces in any one direction do not exceed size requirements set forth in (9) above.
 - (b) There is a definite distinction (such as a border or trim) between the individual sign faces to separate advertising copy.
 - (c) The backs of back-to-back/double-faced signs are not separated by more than thirty-six (36) inches.
 - (d) Double-faced or multi-faced signs when constructed in the form of a "V" when viewed from above or below, shall not exceed an angle (as measured at the apex) greater than forty-five (45) degrees.
 - (e) Double-faced or multi-faced signs shall be structurally tied together to be considered as one structure.
 - (f) Multi-faced signs shall not have more than two (2) sign faces per structure.
- (11) Landscaping and screening shall be provided subject to the approval of the Planning Department. No undue undercutting of existing vegetation shall be permitted.
- (12) No billboard shall be permitted within 100 linear feet of any residential district (R40, R15, R10, R7.5, and RA6).
- (13) Off premise signs as provided for under Chapter 7 shall not be required to comply with the provisions set forth in this Section.
- (14) Off premise signs must comply with regulations established by the N. C. Board of Transportation. However, the State or city requirement that is more stringent or restrictive shall apply. It is the responsibility of the sign owner to insure compliance with State and city regulations.
- (15) An application for a Special Use Permit as required under this Section shall be accompanied by plans showing the following information:
 - (a) Location of the proposed billboard, including setback from public right-of-way.
 - (b) Location of any existing buildings or structures within 100 feet of the proposed billboard.
 - (c) Location of proposed billboard in relation to any residential district (R40, R15, R10, R7.5 and RA6) to enable a determination of compliance with this Section.
 - (d) Size of the proposed billboard including the number of sign faces and their dimensions, as well as the proposed height of said billboard.
 - (e) Proposed method of landscaping and screening.
 - (f) Proposed removal of any existing vegetation.
 - (g) Type of construction material and method of construction.



Aerial

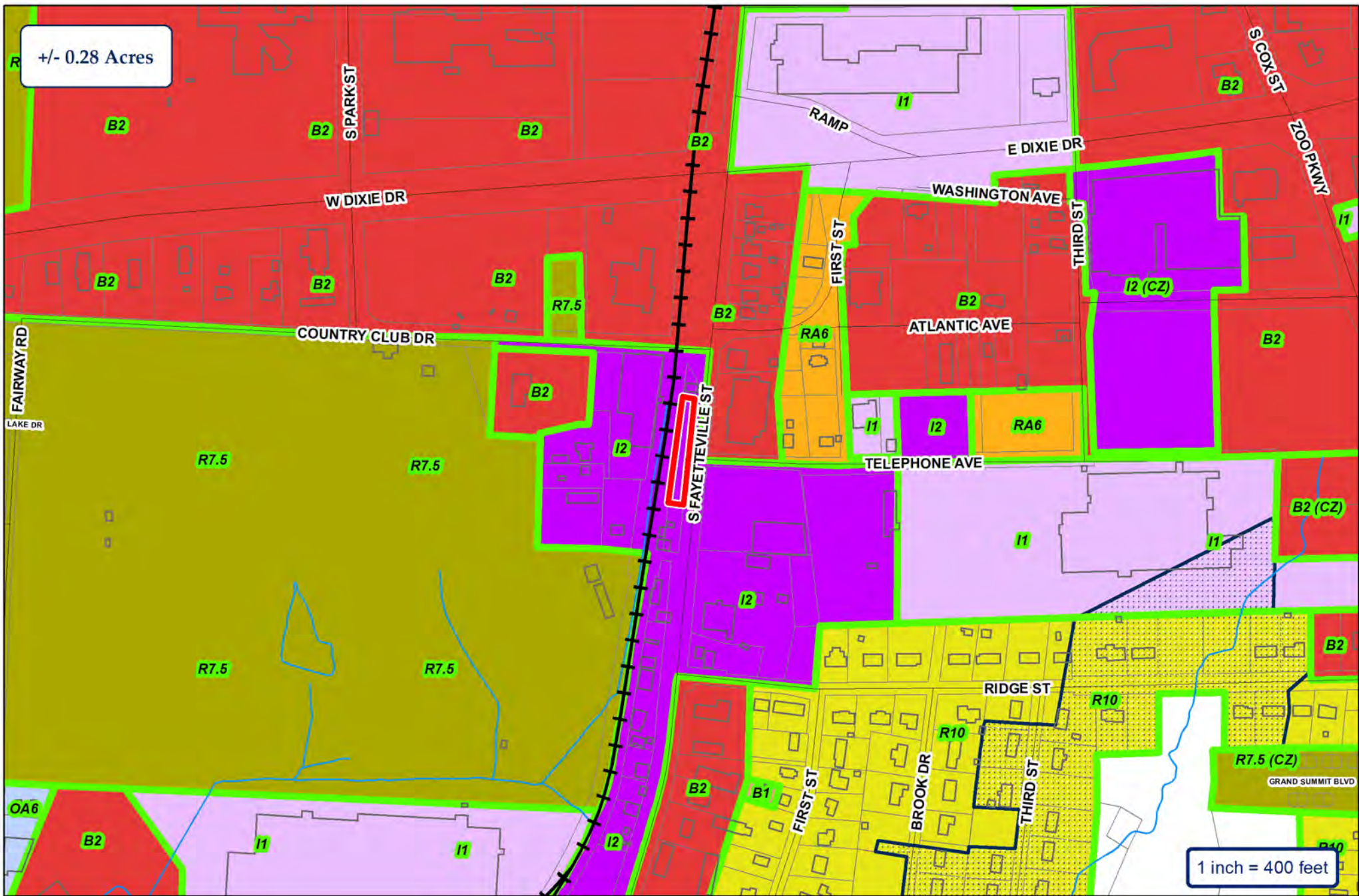
City of Asheboro Planning & Zoning Department

Special Use Permit: SUP-25-03

Parcels: 7750754411

 Subject Property

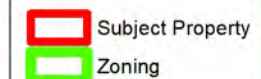


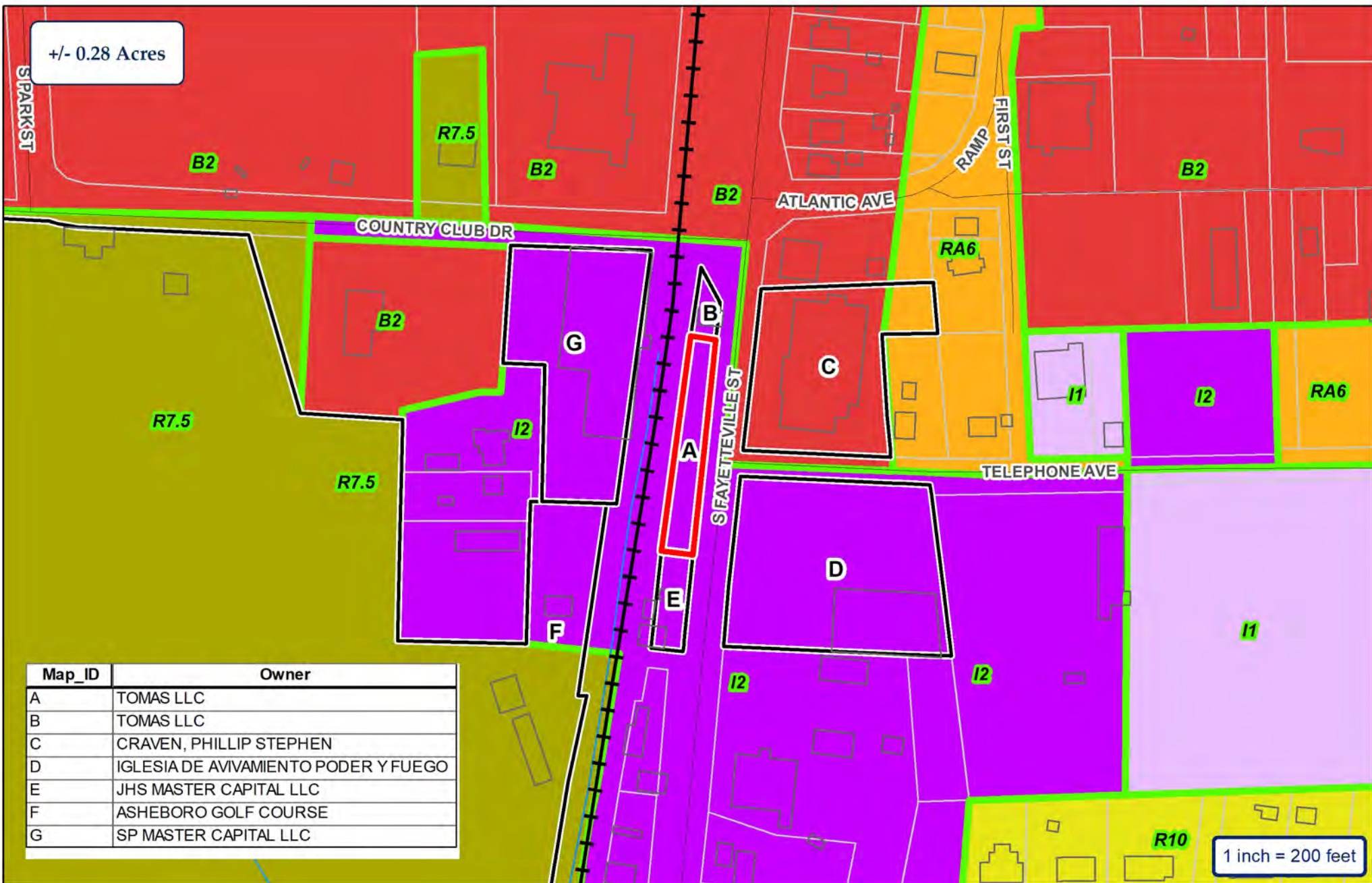


City of Asheboro Planning & Zoning Department

Special Use Permit: SUP-25-03

Parcels: 7750754411





City of Asheboro Planning & Zoning Department

Special Use Permit: SUP-25-03

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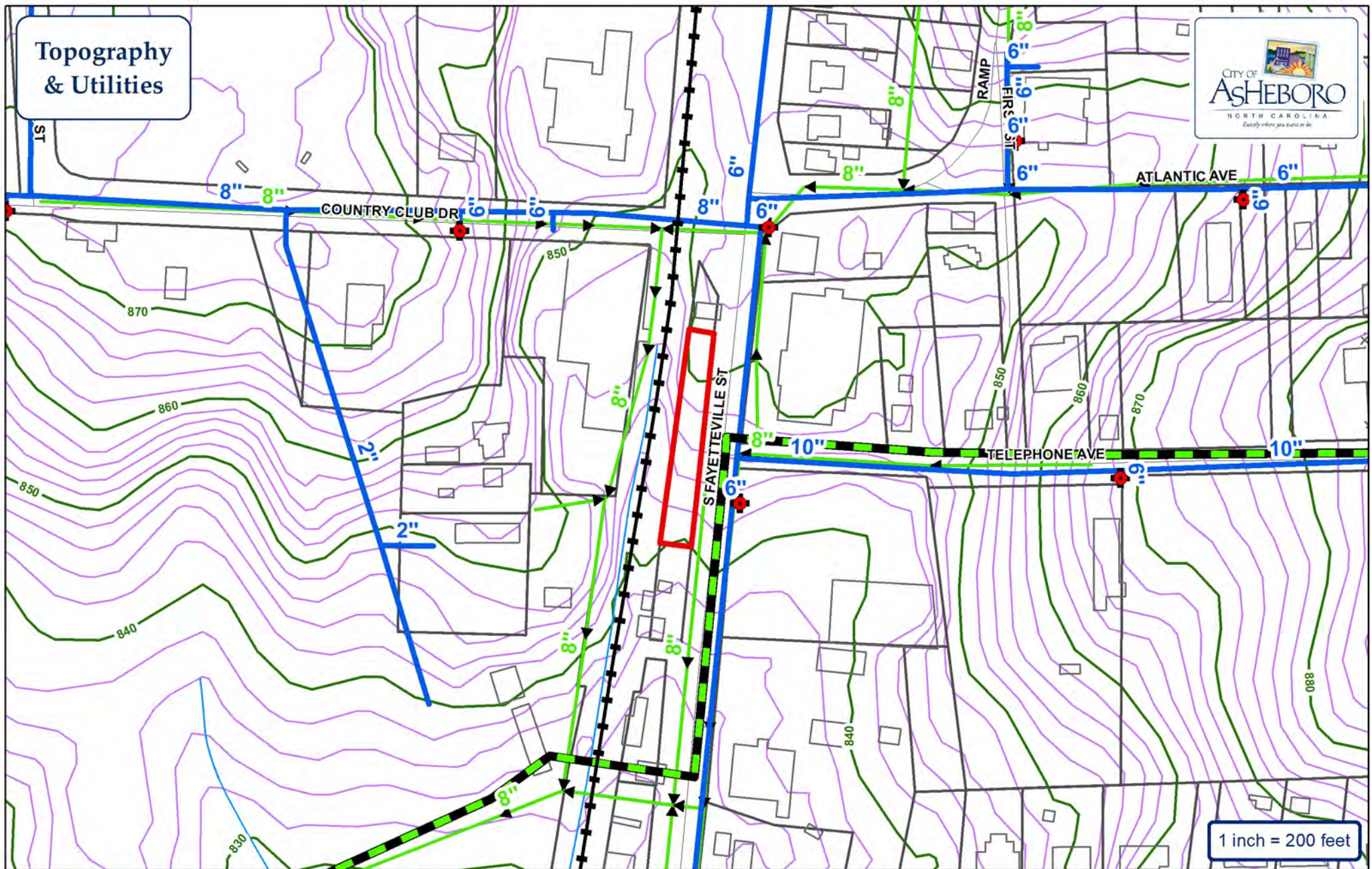


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



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

City of Asheboro Planning & Zoning Department

Special Use Permit: SUP-25-03

Parcels: 7750754411

 Subject Property



Line Table		
Line #	Direction	Length
L1	N83°59'17"W	12.62
L2	N24°56'51"W	25.40

ABBREVIATIONS

EIP = EXISTING IRON PIPE/PIN
 EIR = EXISTING IRON ROD
 IRS = NEW IRON ROD SET
 R/W = RIGHT OF WAY
 AG = ABOVE GROUND
 BG = BELOW GROUND
 FL = FLUSH WITH GROUND
 PUE = PERMANENT UTILITY EASEMENT
 ECM = EX CONCRETE MONUMENT
 EX = EXISTING
 DR = DRIVE

OWNER:
 TOMAS LLC
 PO BOX 3207
 ASHEBORO, NC 27204

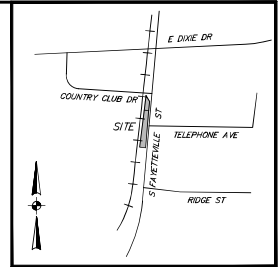
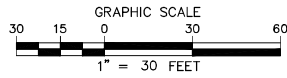
LEGEND

- EXISTING IRON PIPE/ROD
- NEW IRON ROD SET
- COMPUTED POINT (NOT SET)
- EXISTING CONCRETE MONUMENT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ TREE

ADJOINER LINE _____
 LINE SURVEYED _____
 RIGHT OF WAY _____
 EXISTING EASEMENT _____ ESMT _____
 CURB / PAVEMENT _____
 OVERHEAD POWER _____ OH _____ OH
 SANITARY SEWER _____ SS _____ SS
 GRAVEL DRIVE _____

ECM 3" AG
 N = 705,896.56
 E = 1,757,513.86

COUNTRY CLUB DRIVE
 60' PUBLIC R/W



VICINITY MAP
NOT TO SCALE

SURVEY AND ACCURACY

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2969, PAGE 1562); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS GASED; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL, THIS 7TH DAY OF AUGUST, A.D., 2022.

AND

(11c) IS OF EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENT AND DOES NOT CREATE A NEW EASEMENT OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS MAP, THE AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS A PARCEL OR EASEMENT DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OF A PARCEL OF LAND RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY TRANSFERRED TO A NEW OWNER BY DEED IN ITS ENTIRETY.

DATE _____



I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.10'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATE OF SURVEY: 07/24/25
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 18
- (8) COMBINED GRID FACTOR(S): 0.999865327
- (9) UNITS: U.S. SURVEY FEET

GENERAL NOTES

- 1) THIS PLAT IS OF AN EXISTING PARCEL(S) OF LAND - AS SHOWN HEREON.
- 2) FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM DATED JANUARY 2, 2008. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 3710725000L.
- 3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 4) 1/2" IRON RODS SET AT ALL CORNERS, UNLESS OTHERWISE SHOWN OR NOTED.
- 5) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 6) THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION, WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO SUMMEY ENGINEERING ASSOCIATES. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- 7) COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC3200), NAD 83 (2011), AND NAD 88 (GEOID 18), AND COORDINATES WERE OBTAINED USING THE NAD 83 SYSTEM.
- 8) NO NCGS MONUMENTS FOUND WITHIN 2000' OF SUBJECT PROPERTY.

SITE PLAN FOR

TOMAS LLC

1512 & 1518 S. FAYETTEVILLE STREET
 ASHEBORO TOWNSHIP - RANDOLPH COUNTY - NORTH CAROLINA

Summey Engineering Associates, PLLC
 Engineering - Consulting - Surveying
 PO Box 914, Asheboro, NC 27203

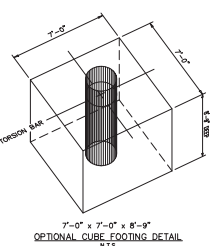
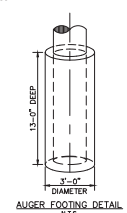
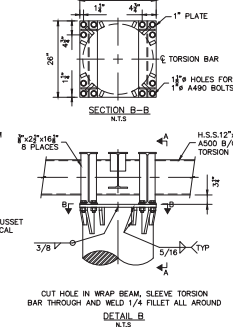
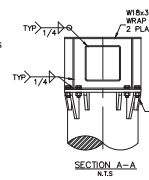
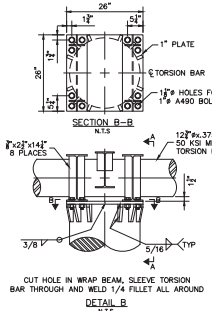
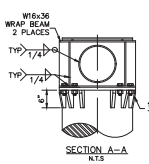
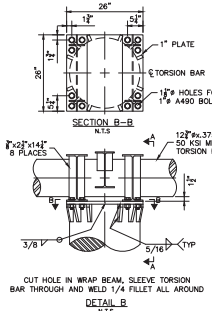
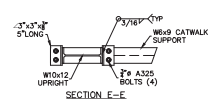
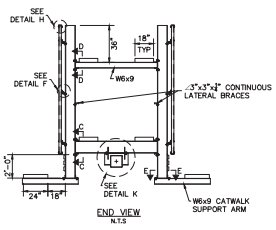
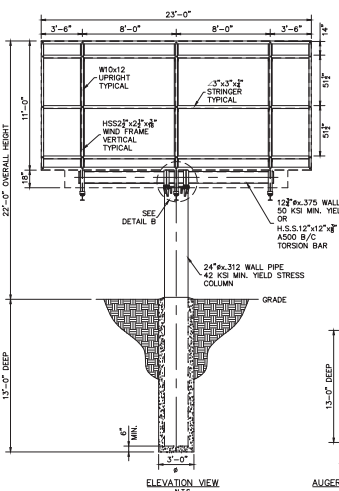
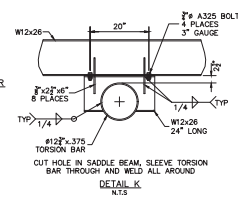
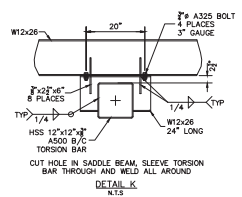
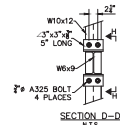
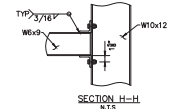
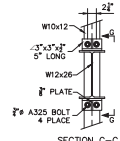
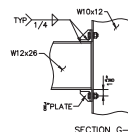
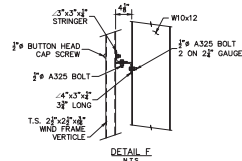
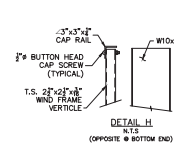
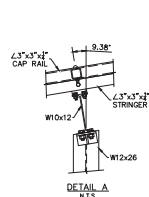
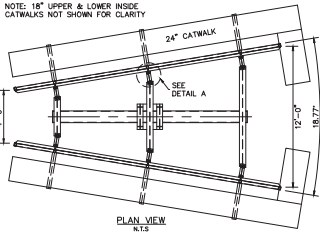


Tel: 336-528-0502, Fax: 336-528-0922, www.summyengineering.com
 NC ENGINEERING & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION P-3036

Scale: 1" = 50'
 Date: 08/04/2025
 Drawn By: SKM
 Checked By: AJC
 Job No.: 2201541

THE STRUCTURE SHOWN, AS DESIGNED, IS CAPABLE OF SUPPORTING UP TO TWO (2) POSSIBLE FUTURE DIGITAL DISPLAYS WEIGHING UP TO APPROXIMATELY 3,025# EACH.

NOTE: 18" UPPER & LOWER INSIDE CATWALKS NOT SHOWN FOR CLARITY



GENERAL NOTES:

- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
 - The International Building Code (2021 Edition), The North Carolina Building Code (2024 Edition) risk category II/Exposure C.
 - American Society of Testing and Materials (ASTM) specifications.
 - Building Code Requirements for Reinforced Concrete (ACI 318--(Current Edition))
 - Code for Welding in Building Construction of the American Welding Society (AWS) (Current Edition).
 - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings by The American Institute of Steel Construction (AISC) (Current Edition)
- Concrete shall be $f'_c=2500$ P.S.I. @ 28 days Compressive Strength, Standard Weight (150 P.C.F.)
- Reinforcing Steel (if required) shall be ASTM A-615 Grade 60.
 - All reinforcing steel shall be free from mud, oil, rust or coatings that would reduce or destroy bond.
 - All reinforcing bars shall lap 30 diameters minimum, except as noted.
 - Minimum concrete cover on ties, stirrups and main bars shall be 3/4 inch for slab, wall and surfaces not exposed to weather or in contact with ground, 3 inches for uniform surfaces deposited against the ground except as noted.
- Structural Material Specifications
 - Structural Steel and Plates shall be A-36
 - W-Shape beams shall be (F_y=50 ksi) Minimum
 - Structural tubing shall be ASTM A-500, Grade B, (F_y=46 ksi)
 - Structural piping shall be ASTM A-53, Grade B, Type E or S, (F_y=35 ksi), ASTM A572 Grade 42 (F_y=42 ksi) or ASTM A572 Grade 50 (F_y=50 ksi), unless otherwise noted. (see drawing for individual member specifications).
- Anchor Bolts (if required) shall be ASTM F-155M Grade 36, unless otherwise noted.
- High strength bolts for connections shall be ASTM A-325, unless otherwise noted.
- Welding electrodes shall comply with AWS D1.1--(Current Edition), E70xx.
- Design Wind Speed= 112 MPH (I.B.C./N.C.B.C.) Equivalent Wind Load= 27.08 PSF @ 22'-0" above the ground. (3 Sec Wind Gusts.) Exposure "C" I_w=1.0 G=0.85
- Soil Bearing Capacity Requirements:
 - Spread Footings shall be --- P.S.F.
 - Cube or Auger Footing: Minimum Lateral Soil Bearing Capacity shall be $(200 \frac{q}{ft} + 2) \times 400$ P.S.F. per foot of depth. (lines two increase per Section 106.1.4)
- Contractor shall verify all dimensions and conditions in the field before erection and notify the Engineer of any discrepancies.
- Splicing of pipes having an equal diameter, wall and yield is permitted. A full penetration weld all around (per AWS D1.1) shall be used and must be performed by a certified welder. Splices shall not be within one half of the foundation depth below grade, within 10' above grade or within 10' above telescoping splices. Unless noted otherwise.
- The structure shown, as designed, is capable of supporting up to two (2) possible future digital displays weighing up to approximately 3,025# each.

PRELIMINARY

DESCRIPTION:
11'-0" x 23'-0" CM, 12'V @ 22'-0" O.A.H.
w/up to Two (2) Poss. Fut. 3,025# Digital Displays
Located @: 1518 S. Fayetteville Street
Asheboro, NC

REVISIONS:	
R1-	
DRAWN BY:	TOS
DATE:	9/29/25
SELECTIVE#	Permitting
SCALE:	1/4"=1'-0"
PROJ.#	#####
DWG.#	MBI-163
SHEET#	1 OF 1

APPLICANT INFORMATION

Applicant Tella Billboards LLC Applicant's Phone # 336 967 0201

Applicant's Address P.O. Box 3207
Asheboro, NC 27204

Applicant email address [REDACTED]

PROPERTY INFORMATION

Property Owner's Name Tomas LLC

Location of Property 1518 S. Fayetteville St. Property Size (ac. or s.f.) .28

Randolph County Property Identification Number(s) (PIN#) 7750754411

Current Zoning District 12

Date Property Title Acquired _____ Deed Book 2969 Page 1562

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

SPECIAL USE PERMIT INFORMATION

Application is hereby made to the City of Asheboro for a Special Use Permit for the following purpose:

Construct painted steel mono pole billboard 12x24
static vinyl, lighted, with future digits on both faces.
Billboard permit will not be issued until existing billboard
indicated on site plan is removed.

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 Special Use Permit rests with the applicant.

No application for a Special Use Permit will be advertised for public hearing until the Planning and Zoning Department has received the required materials. If all required materials are not received prior to the specified deadlines, this will result in delays in the case being heard.

If any Special Use Permit is discontinued for a period of 12 months; or the permit is not initiated within 12 months; or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and the Special Use Permit shall be null and void and of no effect.

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Tom Schmitt

Position/Relationship of Authorized Signatory to Applicant

Mayor

Owner Signature (if different than Applicant)



Owner Address

P.O. Box 1207

Asheboro, NC 27204

Telephone Number

JK 953 5414

Printed Name of Authorized Signatory (if different from Owner)

Tom Schmitt

Position/Relationship of Authorized Signatory to Owner

Mayor

Received by:

JTL

STAFF USE

Date:

7-14-25

Case Number:

SuP
25-03

SPECIAL USE PERMIT PROCEDURE INFORMATION

The granting of a Special Use Permit is a quasi-judicial process requiring sworn testimony. The testimony given should be directed at providing evidence that supports the application. Such evidence shall address the following four items. Failure to address these items will result in the delay or denial of your request.

- 1) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
- 2) That the use meets all required conditions and specifications.
- 3) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity, and
- 4) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Asheboro and its environs.

The City Council shall make these general findings based upon substantial evidence contained in the proceedings. It shall be the responsibility of the applicant to present evidence in the form of testimony, exhibits, documents, models, plans, and the like to support the application for approval of a Special Use Permit.

I have read and received a copy of the above information regarding the testimony and the evidence required at the public hearing for the Special Use Permit for which I have made an application. I understand my responsibilities in this matter. I have also received the opinion of the North Carolina Bar Association regarding legal representation in quasi-judicial proceedings.

Applicant  _____

Date 7/14/15 _____

Received by staff: JTL _____

DR 2003 - 10 1002 - 1003 (4)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOCT 20200200
07/03/2025 03:09:45 P
Tax: \$30.00

NORTH CAROLINA GENERAL WARRANTY DEED

(This instrument prepared by: Ben C. Morgan, a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon
disbursement of closing proceeds.)

Mail to: Grantee: PO Box 3207, Asheboro NC 27204

Prepared by: kb/Law Office of Ben C. Morgan, 515-C W. Salisbury St., Asheboro, NC 27203

Revenue Stamps: \$30.00

Tax Parcel # 7750.75.4411

THIS DEED is made this 25th day of June, 2025, by and between the following Grantor
and Grantee:

Grantor: **DEBORAH SHOTKUS and husband, ROBERT SHOTKUS (1/2 interest)**
 FAYETTEVILLE BILLBOARD, LLC (1/2 interest)
 (a North Carolina Limited Liability Company)
 2691 Jessica Lane SW
 Supply, NC 28462

Grantee: **TOMAS, LLC**
 (a North Carolina Limited Liability Company)
 PO Box 3207
 Asheboro, NC 27204

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

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

Submitted electronically by The Law Office of Ben C Morgan in compliance with North Carolina statutes governing recordable
documents and the terms of the submitter agreement with the Randolph County Register of Deeds.

See Attached Exhibit A

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple, as joint tenants with right of survivorship.

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

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

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

Deborah Shotkus (SEAL) Robert Shotkus (SEAL)
Deborah Shotkus Robert Shotkus

STATE OF Alabama

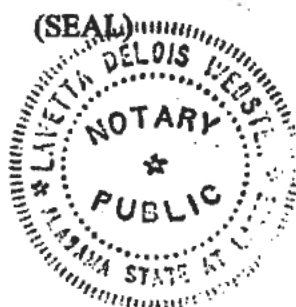
COUNTY OF Jefferson

I, Lavetta Delois Webster, a Notary Public of the above said County and State, certify that Deborah Shotkus and Robert Shotkus, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 27th day of June, 2025.

Lavetta Delois Webster
Notary Public

My commission expires: 12/31/2025



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

Fayetteville Billboard, LLC
(a North Carolina Limited Liability Company)

By: Virginia Ingram, Member/Manager (SEAL)
Name: Virginia Ingram
Title: Member/Manager

STATE OF South Carolina

COUNTY OF Horry

I, JACK A. FARR, a Notary Public of Horry County, State of South Carolina, certify that Virginia Ingram, personally appeared before me this day and acknowledged that she is the Member Manager of Fayetteville Billboard, LLC, who is a limited liability company organized under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 26th day of June, 2025.



JACK A. FARR
Notary Public

My commission expires:



Exhibit A

1518 S. Fayetteville Street, Asheboro NC 27205
Randolph County Tax Parcel # 7750.75.4411

BEGINNING AT AN IRON ROD, ENTERPRISE OIL COMPANY NORTHWEST CORNER; THENCE S 81 DEG 14 MIN E – 70.9FT ALONG the OIL COMPANY LINE TO AN IRON ROD; THENCE N 8 DEG 00 MIN E – 430FT TO AN IRON ROD; thence N 8 DEG 00 MIN 68 FT TO A POINT IN THE CENTERLINE OF COUNTRY CLUB DRIVE; THENCE WESTWARD ALONG SAID CENTERLINE TO A POINT IN THE EASTERN BOUNDARY LINE OF SAID RAILROAD AND COMMON BOUNDARY LINE, THE INGRAM WESTERN BOUNDARYLINE, THENCE S 10 DEG 34 MIN W 68FT TO AN IRON ROD; THENCE, CONTINUNING S 10 DEG 424.48 FT TO THE BEGINNING IRON ROD, NORTHWEST CORNER OF ENTERPRISE OIL COMPANY.

For a back reference see Deed Book 2373, Page 152, in the Randolph County Registry.



Public Hearing (Case No. SUP-25-04): Quasi-Judicial Hearing for an application for a Special Use Permit for property located on the western side of New Century Drive (a portion of Randolph County Parcel Identification Number 7659283217), to authorize a new land use classified as Combustible & Flammable Liquid Storage >100,000 gallons aggregate.

SPECIAL USE PERMIT STAFF REPORT

SUP Case No. **SUP-25-04**

10/9/2025 City Council

General Information

Applicant HR Gallimore

Address 231 South Fayetteville Street

City Asheboro NC 27203

Phone 336-626-5560

Location New Century Drive

Requested Action Special Use Permit for Combustible Liquids Storage, Above Ground > 100,000 gallons

Existing Zone I2 General Industrial

Existing Land Use Undeveloped

Size 1.492 acres of 2.9 acres +/-

Pin # 7659283217 (portion)

Applicants Reason as stated on application

Installation of distribution propane tanks.

Surrounding Land Use

North Public Use (county offices)/Jail

East Industrial

South Industrial

West I-73/74

Zoning History N/A

Growth Strategy Map Primary Growth

Proposed LDP Map Employment Center

Legal Description

The property of Hodge Grocery, LLC, located on the western side of New Century Drive, totaling approximately 1.492 acres +/- and more specifically identified by a portion of Randolph County Parcel Identification Number 7659283217.

Analysis

1. The request is for "Combustible & Flammable Liquid Storage >100,000 gallons aggregate". The number of gallons proposed requires a Special Use Permit. The application indicates that "distribution propane tanks" are requested.
2. The site plan shows three tanks that contain up to 34,140 gallons each, totaling 102,420 gallons. The tanks comply with setback requirements and are located outside of a 30' City of Asheboro Water and Sanitary Sewer line easement as required.
3. The adjoining properties are zoned industrial and therefore buffering is not required. However, front yard landscaping along New Century Drive (one tree per 20 linear feet) and retention of existing vegetation along I-73/74 that complies with the I-73/74 Overlay district landscaping requirements as required by the zoning ordinance are proposed.
4. The site plan indicates that no employees will regularly be located on-site. Therefore, paved off-street parking is not required.
5. The area is characterized by industrial, professional services, and public (governmental, utility) uses.
6. The property is accessible to I-73/74 via New Century Drive, and McDowell Road, No residentially zoned properties are located between the subject property and the interchange to I-73/74, designated as a freeway. Staff believes this meets the intent of Section 5.05(6)(4) on page 3.
7. Storage of Flammable and Combustible Liquids requires that evidence be presented showing that National Fire Protection Association (NFPA) standards are met.

LDP Conformity Issues

SPECIAL USE PERMIT STAFF REPORT

SUP Case No. SUP-25-04

Page 2

Staff Comments

NOTE: If any Special Use is discontinued for a period of 180 days; or the permit is not initiated within 180 days; or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and the Special Use Permit shall be null and void and of no effect.

Suggested Conditions

(A) Land use activities that do not require a Special Use Permit are permitted to the full extent permitted by the Asheboro Zoning Ordinance and shall not be deemed to be a modification requiring the issuance of a new Special Use Permit.

(B) Should a driveway be shared between the subject property identified on the site plan and the residual property on Parcel Identification Number north, such shared driveway shall not constitute a modification of the Special Use Permit.

(C) Prior to the issuance of a zoning compliance permit, the following must be completed:

- (i) The applicant shall obtain any required City of Asheboro driveway permits
- (ii) Final Decision Document authorizing the Special Use Permit must be approved by the City Council.
- (iii) Recordation of a Minor Subdivision plat complying with the requirements of the Asheboro Subdivision Ordinance and showing the boundaries of the property included in the Special Use Permit.

SPECIAL USE PERMIT STAFF REPORT

SUP No. SUP-25-04

Page 3

For Special Use Permit Hearings:

The following tests shall be found in favor of the applicant by the City Council.

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
2. That the use meets all required conditions and specifications of the Asheboro Zoning Ordinance.
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity, and,
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Asheboro and its environs.

SUP Requirements

Section 5.05 (6)

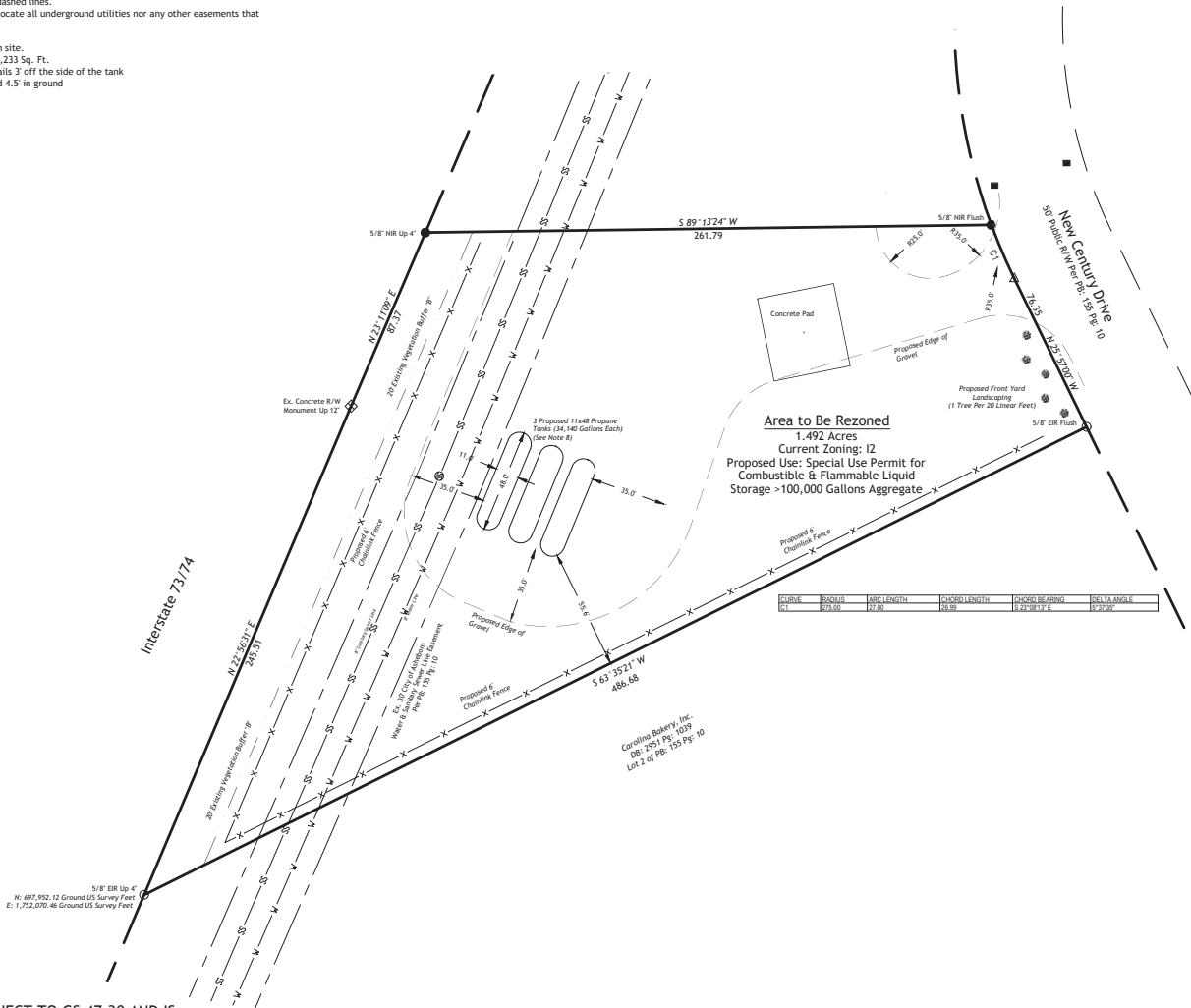
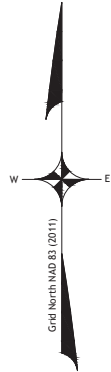
Combustible Liquid Storage in Quantities Greater than 100,000 Gallons Aggregate:

Combustible liquid storage, above ground, for wholesale or retail distribution of more than 100,000 gallons aggregate storage capacity, may be permitted in I2 Industrial Districts subject to the following requirements.

- (1) The requirements of the NFPA Standards shall be met.
- (2) All storage tanks and loading facilities shall be located at least fifty (50) feet from any exterior property line.
- (3) All storage tanks and loading facilities shall be located at least one hundred fifty (150) feet from any exterior property line bordering a residential district.
- (4) As a prerequisite to the approval of a Special Use Permit, the City Council shall find that the use of the proposed site for petroleum storage will not endanger the safety of residential or other properties in the area, and that vehicular access to the storage facility will be provided from major thoroughfares and will not require the use of residential streets for access to the site.
- (5) Off-street parking and loading shall be provided in accordance with Chapter 6.
- (6) Buffers and screening shall be installed as required by Chapter 6.

Notes:

1. This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710765900J Effective Date: 1/2/2008
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Tax PIN: 7659283217
6. No employees to be regularly working on site.
7. Area of Disturbance is Approximately 31,233 Sq. Ft.
8. 2 - 30k gal tanks with appropriate guardrails 3' off the side of the tank
Pier 14" wide at the top 4' above ground 4.5' in ground
Tanks 11' diameter and 50' L



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	833.00	27.00	14.99	S 12° 08' 17\"	12° 37' 39\"



**Location Map
(Not to Scale)**

- | | |
|--------------------------------|----------------------------|
| Hardwood Tree | ■ Catch Basin |
| Evergreen Tree | ⊙ Yard Inlet |
| R/W - Right of Way Monument | ⊙ Storm Sewer Manhole |
| RRS - Railroad Spike | ⊙ Junction Box |
| NIR - New Iron Rod | ⊙ Drop Inlet |
| NIP - New Iron Pipe | ⊙ Irrigation Control Valve |
| NCGS Monument | ⊙ Back Flow Preventer |
| EN - Existing Nail | ⊙ Water Valve |
| EIR - Existing Iron Rod | ⊙ Water Manhole |
| EIP - Existing Iron Pipe | ⊙ Water Meter |
| Existing Concrete Monument | ⊙ Fire Dept. Connection |
| Bench Mark | ⊙ Fire Hydrant |
| Computed Point / Point Not Set | ⊙ Utility Pole |
| | ⊙ Telephone Pedestal |
| | ⊙ Telephone Pole |
| Property Line | ⊙ Transformer |
| Computed Property Line | ⊙ Communications Manhole |
| Right of Way Line | SS - Sanitary Sewer |
| Easement Line | ⊙ SS Manhole |
| | ⊙ SS Cleanout |
| Setback Lines | ⊙ U/G Power Box |
| | ⊙ Power Pole |
| Sanitary Sewer Line | ⊙ Light Pole |
| Storm Sewer Line | ⊙ Guy Pole |
| Water Line | ⊙ Gas Valve |
| Overhead Utility Line | ⊙ Guy Wire |
| Overhead Power Line | ⊙ Gas Manhole |
| Underground Electric Line | ⊙ Gas Meter |
| Underground Comm. Line | ⊙ Electric Meter |
| 100-Year Flood Hazard Line | ⊙ Electric Manhole |
| C/L Railroad | × 2.0, 0.0 Spot Elevation |

Owners:
Hodge Grocery, LLC
230 E Salisbury Street
Asheboro, NC 27203

Special Use Permit Survey For:
Holtzman Properties, LLC
City of Asheboro
Cedar Grove Township and Randolph County
Asheboro Township August 8, 2025
North Carolina
Deed Book:2809 Pg:747
Plat Book:155 Pg:10
Scale: 1" = 40 US Survey Feet



SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787
© 2025 Survey Carolina, Plc
Drawn By: HRM Checked By: DWT Job #: 18016

THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING

I, Dan W Tanner II, Professional Land Surveyor, certify that:

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I Dan W Tanner II certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2809, page 747; that the boundaries not surveyed are indicated as drawn from information in Book See, page Notes or other reference source; that the ratio of precision or positional accuracy is 1:10,000 +; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
This 8th day of August 2025.
Seal

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor



Role

1. This project is not located within a special flood hazard area per MCEIR.
Map #: 37107659001 File Name: 1/7/2008

2. Area calculated by coordinate geometry.

3. All area surveyed by surveyor/contractor. PLEs are indicated by cool lines. All lines are surveyed by Survey Company. PLEs are indicated by dashed lines.

4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.

5. File Name: 7/25/2012 11:11

6. Zones: 1/2 and Subject to 1/3/74 Ordinance Requirements.

7. From Side and Rear Setbacks are 10' Subject to Alameda zoning ordinance requirements

8. Total Acreage: 2.899

9. Total Relative to 1/2/11

10. Available: 4/1/2012

STATE OF NORTH CAROLINA

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

10/02/2025

Date _____ Review

I hereby certify that the water and sewer facilities are available as shown on the plat.

10/02/2025 (Date) *S* Seal of the Institution / Engineer

This subdivision plat has been found to comply with the provisions of the Subdivision Ordinance of the City of Ashburn, provided that it is recorded in the Office of the Register of Deeds within every 10th day of the final approval of the Community Development Director.

10/02/2025 John L. Evans
(Date) _____ Community Development Director

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby agree this plan of subdivision with my (our) free consent.

10/02/2025

Date: _____



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	20.00	115.35	114.47	S 01.1470° E	143.034°
2	27.50	47.00	26.99	S 13.9133° E	5.913°



Location Map
(Not to Scale)

- [illegible]

BK 193 PG 85 - 85 (1)
This Document eRecorded:
Fee: \$21.00 DocType: PLAT
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOC# 20208169
10/02/2025 02:09:28 PM
Tax: \$0.00

Survey For:
Hodge Grocery, LLC

City of Asheboro
Cedar Grove Township and
Asheboro Township Randolph County
North Carolina August 8, 2025
Deed Book:2809 Pg:747
Plat Book:155 Pg:10
Scale: 1" = 50 US Survey Feet

Owners:
Hodge Grocery, LLC
230 E Salisbury Street
Asheboro, NC 27203
540-877-7137

1. Dan W. Tanner II, Professional Land Surveyor, JNTTYC

That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 2809 page 747 :

that the boundaries not surveyed are clearly indicated as drawn from information found in Book 506, page Notes; that the ratio of precision or positional accuracy as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 8th day of August, A.D., 2025.



- I, John W. Tanner, do hereby certify that this data was drawn under my supervision from
the actual GPS/GNSS survey made under my supervision and the following
information was used to produce this survey:
- (1) Name of Survey: Class A
(2) Positional accuracy: ±0.10m
(3) Type of GNSS field procedure: Real-Time Kinematic (RTK)
(4) Dates of survey: July 21, 2025
(5) Datum/Epoch: North Carolina 17 2010.00
(6) Method/Fixed/control area: North Carolina Real Time Network
(7) Result/total: Good
(8) Combined grid factor(s): 0.0000000
(9) GPS/GNSS Scale Factor: 1.0000000
(10) Units: US Survey Feet

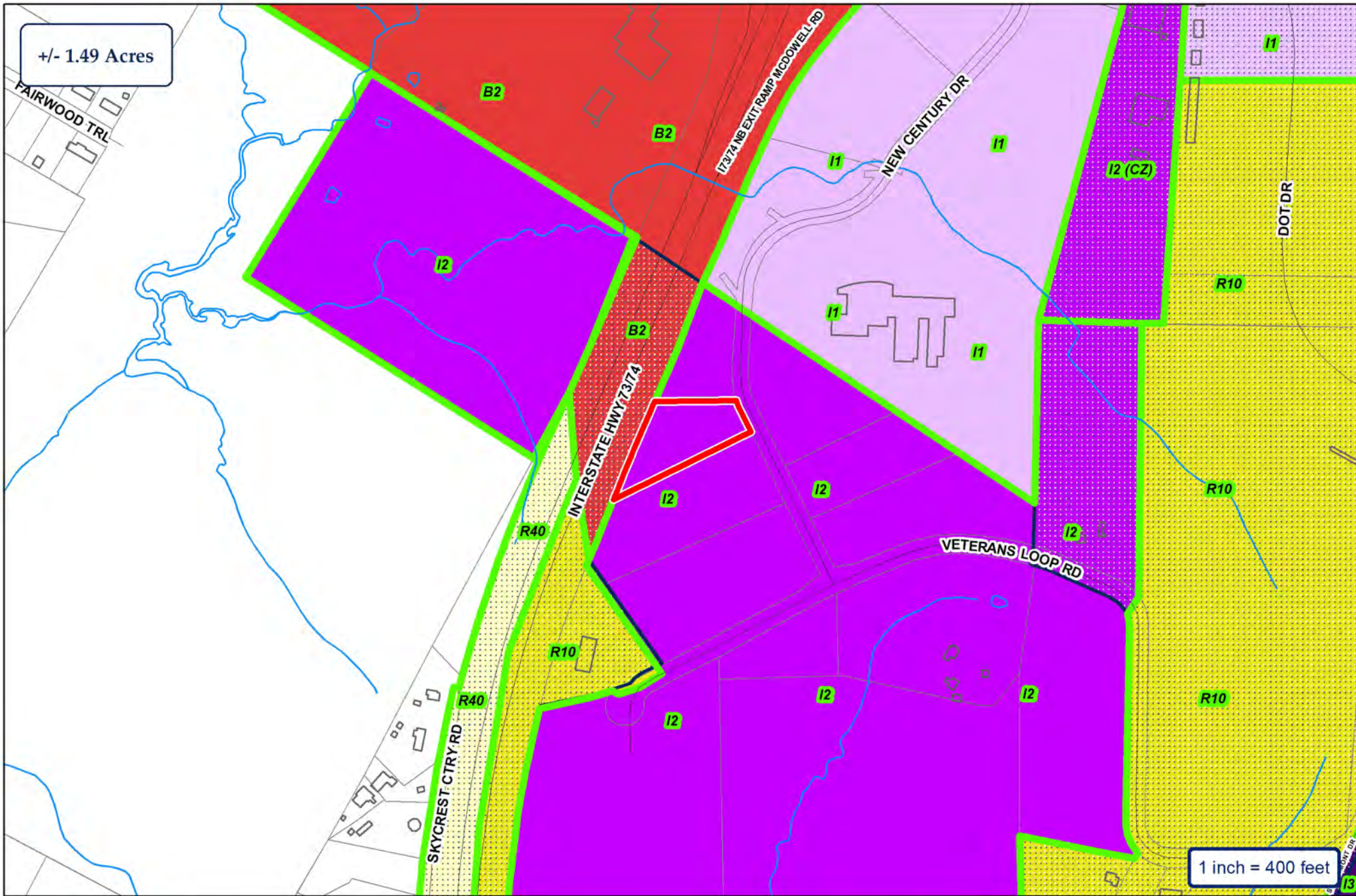
Bar Scale:



SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheville, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
 Dan W. Tanner II L-4787
 © 2025 Survey Carolina, LLC
 Drawn By: HRM Checked By: DWT Job #: 18016

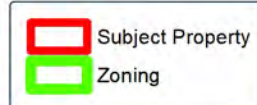
+/- 1.49 Acres



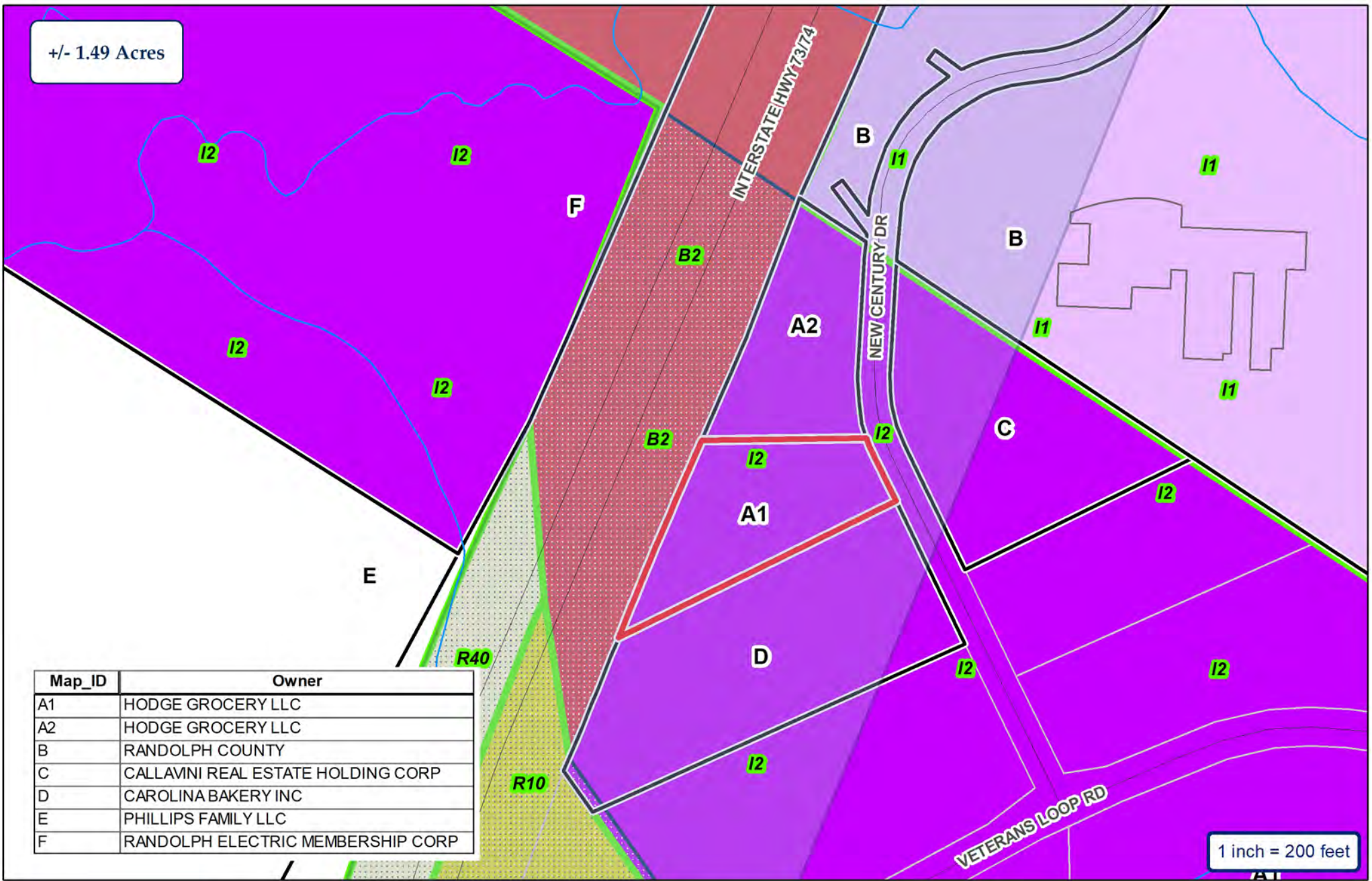
City of Asheboro Planning & Zoning Department

Special Use Permit: SUP-25-04

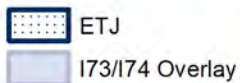
Parcels: 7659283217 (pt.)



+/- 1.49 Acres



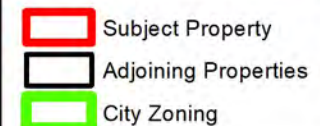
Map_ID	Owner
A1	HODGE GROCERY LLC
A2	HODGE GROCERY LLC
B	RANDOLPH COUNTY
C	CALLAVINI REAL ESTATE HOLDING CORP
D	CAROLINA BAKERY INC
E	PHILLIPS FAMILY LLC
F	RANDOLPH ELECTRIC MEMBERSHIP CORP



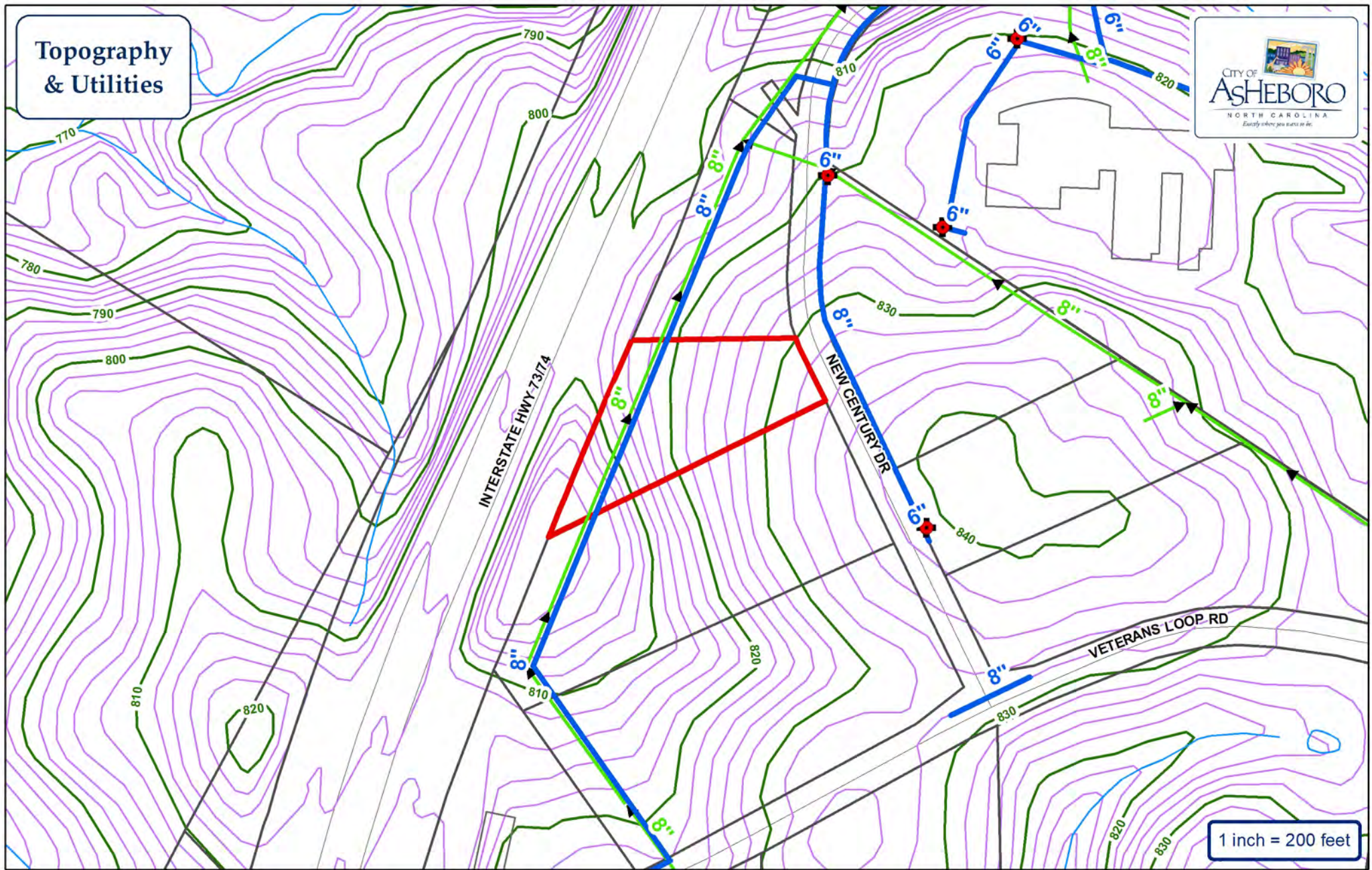
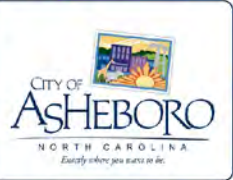
City of Asheboro Planning & Zoning Department

Special Use Permit: SUP-25-04

Parcels: 7659283217 (pt.)



Topography & Utilities



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

City of Asheboro Planning & Zoning Department

Special Use Permit: SUP-25-04

Parcels: 7659283217 (pt.)

 Subject Property



Aerial



City of Asheboro Planning & Zoning Department

Special Use Permit: SUP-25-04

Parcels: 7659283217 (pt.)



 Subject Property



*Hodge
New Century Dr.*

Application for Special Use Permit

APPLICATION FEE

A \$350 filing fee is required for any Special Use Permit application for property less than 2 acres. A filing fee of \$500 is required for permit applications for 2 to 10 acres, and a filing fee of \$750 + \$15/acre will be required for permit applications for over 10 acres.

APPLICATION INSTRUCTIONS:

The Special Use permitting process can be complex. It is strongly recommended that the applicant speak with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Contact staff at (336) 626-1201 ext. 2392 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

- 1) A legal description/deed reference of such land.
- 2) Two (2) draft copies of a site plan drawn to scale that has will be reviewed by staff for conformity with zoning ordinance requirements, with revisions due as noted below. Once the final draft is submitted by the site plan cutoff date, staff will also require six (6) copies of the site plan to be submitted. See pages 3 and 4 for required site plan information.
- 3) In addition to staff's notification of the request to adjoining property owners, it is recommended that the applicant also notify adjoining property owners of the request. A template of the notification is in this application and staff can assist the applicant with creating the list of property owners to be notified of the request.

APPLICATION DEADLINES AND MEETING DATES

The application is to be filed with the Zoning Administrator by 5:00 pm on the day which is at least 55 days prior to the City Council meeting at which the request will be considered. No changes may be made to any site plan fifteen (15) days prior to a City Council hearing. At no time shall the city council hear more than five (5) cases per month. If five applications have been received prior to the cut-off date, the request will be heard the following month. Site plans must conform to the ordinance by the site plan cutoff date. No revisions to site plans can be accepted after 15 days prior to the scheduled City Council meeting. Failure to submit a conforming site plan by the cutoff date will result in the case being delayed.

<i>Application Deadline</i>	<i>Site Plan Cutoff</i>	<i>City Council Meeting</i>
December 13, 2024	January 22, 2025	Thursday, February 6, 2025
January 10, 2025	February 19, 2025	Thursday, March 6, 2025
February 14, 2025	March 26, 2025	Thursday, April 10, 2024
March 14, 2025	April 23, 2025	Thursday, May 8, 2025
April 11, 2025	May 21, 2025	Thursday, June 5, 2025
May 16, 2025	June 25, 2025	Thursday, July 10, 2025
June 13, 2025	July 23, 2025	Thursday, August 7, 2025
July 11, 2025	August 20, 2025	Thursday, September 4, 2025
August 15, 2025	September 24, 2025	Thursday, October 9, 2025
September 12, 2025	October 22, 2025	Thursday, November 6, 2025
October 10, 2025	November 19, 2025	Thursday, December 4, 2025
*November, 2025: Confirm application deadline with staff	*Confirm site plan deadline with staff.	*January, 2026: Confirm meeting date with staff

*January, 2026 Council meeting date is not set by Council until December, 2025.

APPLICANT INFORMATION

Applicant H. R. Gallimore Applicant's Phone # (336) 626-5560

Applicant's Address 231 S Fayetteville Street, Asheboro NC 27203

Applicant email address [REDACTED]

PROPERTY INFORMATION

Property Owner's Name Hodge Grocery, LLC

Location of Property New Century Drive Property Size (ac. or s.f.) 1.492

Randolph County Property Identification Number(s) (PIN#) 7659283217

Current Zoning District I2

Date Property Title Acquired 6/3/2022 Deed Book 2809 Page 747

Subdivision William F. Tyler, Janet A. Tyler; Mc-mc Properties, LLC Section Lot # 3

Plat Book 155 Page 10

SPECIAL USE PERMIT INFORMATION

Application is hereby made to the City of Asheboro for a Special Use Permit for the following purpose:

Installation of distribution propane tanks.

SPECIAL USE PERMIT REQUIRED SITE PLAN INFORMATION

The application for a Special Use Permit shall include a site plan, which must be drawn to scale, with supporting information and text that specifies the actual use or uses intended for the Zoning Lot and any rules, regulations, and conditions that, in addition to all predetermined Ordinance requirements, will govern the development and use of the Zoning Lot. The following information must be provided, if applicable. In addition to sections of the zoning ordinance referenced below, there may be other provisions listed in Table 5-1 (Table of Permitted Uses) and Section 5.05. The checklist below is intended for general reference, however, there may be other provisions that apply to the specific request.

- 1) The actual shape, location, dimensions, and total acreage of the Zoning Lot; its zoning classification; the general location of the Zoning Lot in relation to major streets, railroads, and/or waterways; a north arrow; and, if the Zoning Lot is not of record, sufficient data to locate the lot on the ground;
- 2) All existing rights-of-way, easements, and reservations;
- 3) In addition to providing the shape, size, and location of any structure(s) already located on the Zoning Lot, the site plan must show the shape, size, and location of all structures to be erected, altered, or moved on the Zoning Lot;
- 4) Building elevations of all exterior facades at a minimum scale of 1/8" = 1'; (Section 6.11)
- 5) The existing and intended use(s) of the Zoning Lot, specifically including the number of residential units and the total square footage of any nonresidential development;
- 6) The location and size of all yards, buffers, screening, and landscaping, including by way of illustration and not limitation front yard and parking lot landscaping, required by the Ordinance's predetermined standards for the general zoning classification applicable to the Zoning Lot or as otherwise proposed by the applicant (Section 6.06);
- 7) All existing and proposed points of access to public streets;
- 8) Proposed phasing, if any;
- 9) The location and type of screening used to screen mechanical equipment (Section 6.07);
- 10) The location, access to, and screening of a central solid waste area (Section 6.08);
- 11) Traffic, parking, and circulation plans, specifically including the location and dimensions of off-street parking areas and loading spaces;
- 12) The grade separation of structure(s) and parking areas (Section 6.13);
- 13) The paving material for parking areas (Section 6.13);
- 14) Curb cuts;
- 15) The compliance of the proposed development with the Ordinance's predetermined sign regulations (Chapter 7);

- 16) The level of compliance of the land use(s) proposed for the Zoning Lot with the Ordinance's predetermined performance standards for the general zoning classification assigned to the Zoning Lot, including by way of illustration and not limitation performance standards pertaining to light, noise, and vibration (Chapter 6);
- 17) If applicable, the location of any flood zones;
- 18) The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- 19) If applicable, the location of the watershed and information pertaining to compliance with Watershed Regulations (Chapter 10);
- 20) When required by the Ordinance's predetermined specifications, sidewalks (Section 6.12); and
- 21) Information addressing the applicable permitting requirements of other local governmental agencies as well as federal and state agencies, including by way of illustration and not limitation, the North Carolina Department of Transportation and the North Carolina Department of Environmental Quality.

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 Special Use Permit rests with the applicant.

No application for a Special Use Permit will be advertised for public hearing until the Planning and Zoning Department has received the required materials. If all required materials are not received prior to the specified deadlines, this will result in delays in the case being heard.

If any Special Use Permit is discontinued for a period of 12 months; or the permit is not initiated within 12 months; or replaced by a use otherwise permitted in the zoning district, it shall be deemed abandoned and the Special Use Permit shall be null and void and of no effect.

Applicant Signature

HR Gallimore

Printed Name of Authorized Signatory (if different from Applicant)

H. R. Gallimore

Position/Relationship of Authorized Signatory to Applicant

Agent

Owner Signature (if different than Applicant)

William A Hodge
5F442A8CBE184E5...

Owner Address

P.O. Box 180
Seagrove NC 27341

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE		
Received by: <u>JLE</u>	Date: <u>8-12-25</u>	Case Number: <u>SUP-25-04</u>

SPECIAL USE PERMIT PROCEDURE INFORMATION

The granting of a Special Use Permit is a quasi-judicial process requiring sworn testimony. The testimony given should be directed at providing evidence that supports the application. Such evidence shall address the following four items. Failure to address these items will result in the delay or denial of your request.

- 1) That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
- 2) That the use meets all required conditions and specifications.
- 3) That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity, and
- 4) That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Asheboro and its environs.

The City Council shall make these general findings based upon substantial evidence contained in the proceedings. It shall be the responsibility of the applicant to present evidence in the form of testimony, exhibits, documents, models, plans, and the like to support the application for approval of a Special Use Permit.

I have read and received a copy of the above information regarding the testimony and the evidence required at the public hearing for the Special Use Permit for which I have made an application. I understand my responsibilities in this matter. I have also received the opinion of the North Carolina Bar Association regarding legal representation in quasi-judicial proceedings.

Applicant DocuSigned by:
William A Hodge
5F442A8CBET84E5...

Date 8/11/2025 | 1:10 PM PDT

Received by staff: _____

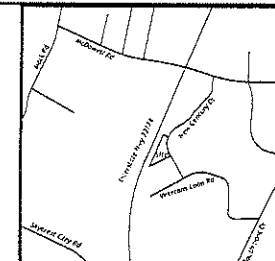
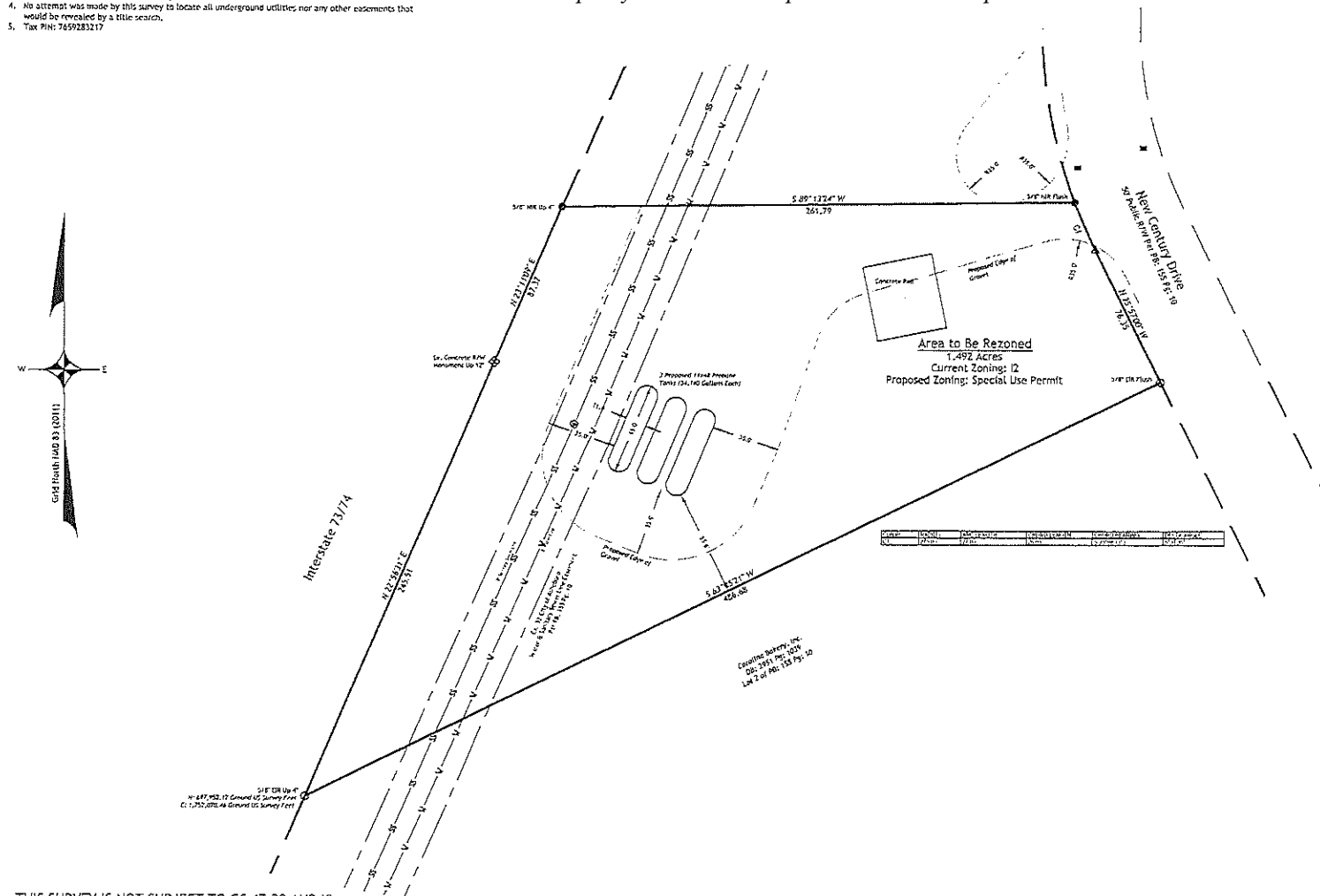
CITY OF ASHEBORO
NOTICE OF SPECIAL USE PERMIT HEARING

This is to notify you that I (we), _____
have filed an application with the City of Asheboro for a Special Use Permit for the
property located _____
for the purpose of _____

On Thursday, _____, 2025 at 6:00 pm the City Council will hold a
public hearing on the Special Use Permit request. The meeting will be held in the City
Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after
considering the information/testimony presented during the public hearing and reviewing
the report of the Planning and Zoning Department, will take action on the application.
Such action may include approval of the request, denial of the request, or approval of a
modified version of the request on the basis of the Council's determination that such
action is reasonably necessary to promote the public health, safety, or general welfare
and to achieve the purposes of the adopted Land Development Plan. The meeting is
open to the public and your participation is encouraged. If you have any questions,
please contact the Planning and Zoning Department at 336-626-1201 Ext. 2392. In
addition, you may contact me (or my representative _____ at
_____.

- Notes:
1. This project is not located within a special flood hazard area per NCFRIS. Map #: 3710765900J Effective Date: 1/2/2006
 2. Area calculated by coordinate geometry.
 3. All lines surveyed by Survey Carolina, PLLC are indicated by solid lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 5. Tax PIN: 7659283217

Staff Note: This is the site plan initially filed with the application. The site plan for consideration precedes this in the report.



Location Map
(Not to Scale)

- Hardwood Tree
- Evergreen Tree
- R/W - Right of Way Monument
- R/S - Railroad Spike
- NIR - New Iron Road
- NIP - New Iron Pipe
- NGGS Monument
- DN - Existing Nail
- EBB - Existing Iron Road
- EDP - Existing Iron Road
- Calssing Concrete Monument
- Bench Mark
- Computed Point / Point Not Set
- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Setback Lines
- Sanitary Sewer Line
- Storm Sewer Line
- Water Litter
- Overhead Utility Line
- Overhead Power Line
- Underground Electric Line
- Underground Comm. Line
- 100-Year Flood Hazard Line
- C/L Railroad
- Catch Basin
- Stand Inlet
- Storm Sewer Manhole
- Junction Box
- Drop Inlet
- Irrigation Control Valve
- Back Flow Preventer
- Water Valve
- Water Manhole
- Water Meter
- Fire Hydrant
- Fire Dept. Connection
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer
- Communications Manhole
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- UGS Power Box
- PP
- Power Pole
- Light Pole
- City Pole
- Gas Valve
- City Wire
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- 2.000' Spot Elevation

Owners:
Hodge Grocery, LLC
230 E Salisbury Street
Asheboro, NC 27203

Rezoning Survey For:
Hodge Grocery, LLC
City of Asheboro
Cedar Grove Township and
Asheboro Township Randolph County
North Carolina August 8, 2025
Deed Book:2809 Pg:747
Plat Book:155 Pg:10
Scale: 1" = 40 US Survey Feet



SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com

Firm #: P-1110
Dan W Tanner II L-4787
© 2025 Survey Carolina, PLLC

Drawn By: HRM Checked By: DWT Job #: 18016

THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING

I, Dan W Tanner II, Professional Land Surveyor, certify that:

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2809, page 747; that the boundaries not surveyed are indicated as drawn from information in Book See, page Notes or other reference source; that the ratio of precision or positional accuracy is 1:10,000 +; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina [21 NCAC 56.1600].

This 8th day of August 2025.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor



This document presented and filed:

06/07/2022 04:25:53 PM

DEED

Fee \$26.00 Excise Tax: \$400.00



20146680

Randolph County North Carolina
Krista M. Lowe, Register of Deeds**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: **\$400.00**

Recording Time, Book and Page:

Tax Map No. Parcel Identifier No: **7659283217**✓ Mail after recording to: **Alie Yates Brown , 525A South Church Street, Asheboro, NC 27203**This instrument was prepared by: **Alie Yates Brown , Attorney**THIS DEED made this 3rd day of June , 2022 by and between**GRANTOR****Christopher K. Okano,unmarried**

Mailing Address: 133 East Academy St. Apt 4 Asheboro NC 27203

GRANTEE**HODGE GROCERY LLC**

Property Address: 3 New Century Drive, Asheboro, NC 27205

Mailing Address: 230 E Salisbury Street Asheboro NC 27203

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

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

Being all of Lot #3, containing 2.901 acres, lying West of new Century Drive, as shown on plat entitled "Division Survey for: William F. Tyler & wife, Janet A. Tyler and Mc-Mc Properties, LLC, recorded in Plat Book 155, Page 10, Randolph County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2756 , Page 1169 , Randolph County Registry.

A map showing the above described property is recorded in Plat Book 155 , Page 10 , and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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

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

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(Entity Name)

Christopher K. Okano (SEAL)
Christopher K. Okano

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

_____ (SEAL)

NORTH CAROLINA RANDOLPH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Christopher K. Okano, unmarried. Witness my hand and official stamp or seal, this the

3rd day of June, 2022



My Commission Expires:

April 7, 2027

Wendy Davis
Notary Public

Print Notary Name: Wendy Davis

NORTH CAROLINA RANDOLPH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ Witness my hand and official

stamp or seal, this the _____ day of _____, _____

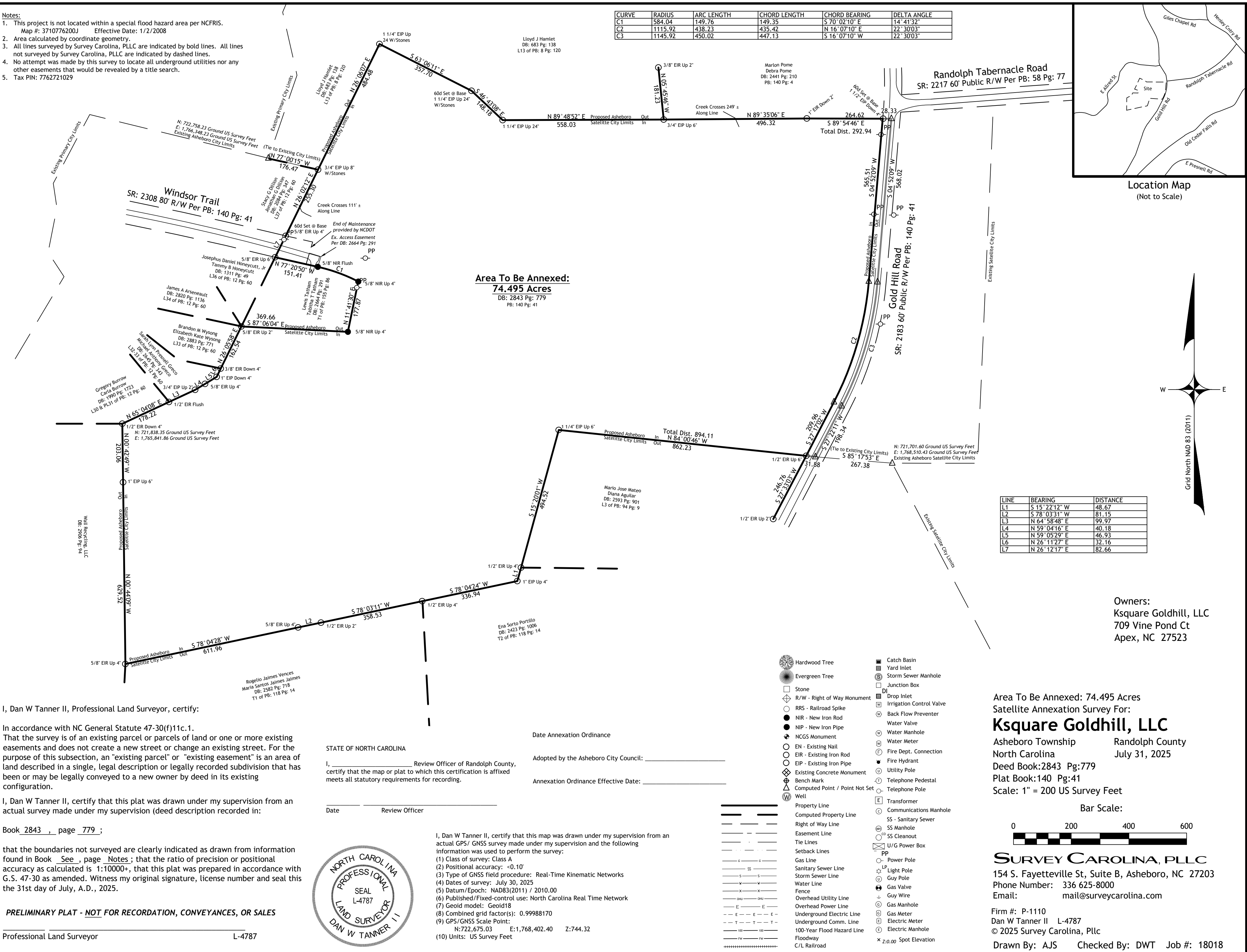
My Commission Expires: _____

Notary Public

Print Notary Name: _____

- Notes:
- This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710776200J Effective Date: 1/2/2008
 - Area calculated by coordinate geometry.
 - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 - Tax PIN: 7762721029

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	584.04	149.76	149.35	S 70° 02'10" E	14° 41'32"
C2	1115.92	438.23	435.42	N 16° 07'10" E	22° 30'03"
C3	1145.92	450.02	447.13	S 16° 07'10" W	22° 30'03"



SURVEY AND ACCURACY

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2662, PAGE 1307, DEED BOOK 2007, PAGE 1756, DEED BOOK 2066, PAGE 1805, PLAT BOOK 103, PAGE 81 AND PLAT BOOK 115, PAGE 34); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2025.

AND

(11d) IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTIONS TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR L-5519

I, AARON CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.10'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATE OF SURVEY: 07/11/25
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 18
- (8) COMBINED GRID FACTOR(S): 0.999872830
- (9) UNITS: U.S. SURVEY FEET

ORVEL E. BROWN
PIN ID: 7771068533
D.B. 00019E, PG. 1178
P.B. 39, PG. 62

TAMMY PRESNELL MCKEE &
ANTHONY CHARLES PRESNELL
PIN ID: 7771064248
D.B. 2522, PG. 622

TAMMY PRESNELL MCKEE &
ANTHONY CHARLES PRESNELL
PIN ID: 7771065144
D.B. 2522, PG. 616

GILBERT HOWARD &
GARLIR TRODGEN EDWARDS
PIN ID: 7771160044
D.B. 2413, PG. 1313
P.B. 2, PG. 71
LOTS 87-94

CLIFFORD WESLEY MATHEWS &
CAROL LYNN MATHEWS
PIN ID: 7771166027
D.B. 2918, PG. 785

MARK T. BRASWELL
PIN ID: 7771155649
D.B. 1536, PG. 150

JRE ASHEBORO, LLC
PIN ID: 7771164698
D.B. 2066, PG. 1805
P.B. 115, PG. 34

15.37± ACRES
669,691± SQ. FT.

PROPOSED INSIDE
SATELLITE CITY LIMITS

1 1/2" EIP 10" AG
N = 716,187.46
E = 1,771,527.28

JRE ASHEBORO, LLC
PIN ID: 7771260145
D.B. 2007, PG. 1756
P.B. 103, PG. 81
TRACTS 1 & 2
P.B. 115, PG. 34

12.84± ACRES
559,415± SQ. FT.

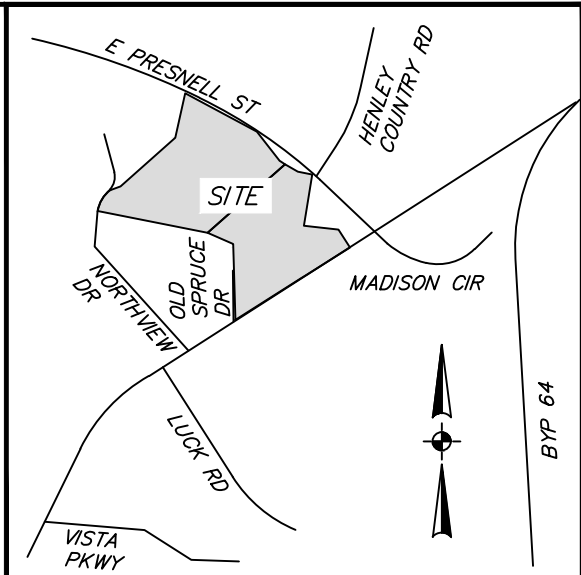
PROPOSED INSIDE
SATELLITE CITY LIMITS

ANNEXATION APPROVED BY CITY COUNCIL

ON: _____

TO BE EFFECTIVE ON: _____

TOTAL AREA ANNEXED: 30.96± ACRES



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

EIP = EXISTING IRON PIPE/PIN
EIR = EXISTING IRON ROD
IRS = NEW IRON ROD SET
R/W = RIGHT OF WAY
AG = ABOVE GROUND
BG = BELOW GROUND
FL = FLUSH WITH GROUND
ECM = EXISTING CONCRETE MONUMENT

Line Table		
Line #	Direction	Length
L1	S54°01'17"W	127.06
L2	S53°49'10"W	22.23
L3	S54°04'40"W	28.27
L4	N61°11'13"E	73.46
L5	S64°06'43"E	44.98
L6	N39°15'49"E	125.43
L7	S64°06'43"E	115.87
L8	S87°35'32"E	126.88
L9	S87°29'02"E	61.30
L10	S70°25'10"E	68.87
L11	S01°52'28"E	55.15

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	183.36	223.41	N22°59'27"E	178.25

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA

I, _____, REVIEW OFFICER OF
THE CITY OF ASHEBORO, CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

OWNER:
JRE ASHEBORO LLC
11047 LEADBETTER ROAD
ASHLAND, VA 23005

REVIEW OFFICER _____ DATE _____

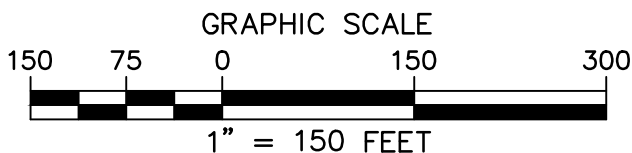
GENERAL NOTES

- 1) THIS PLAT SHOWS THE PROPOSED ANNEXATION BOUNDARIES FOR THE PARCELS OF LAND - AS SHOWN HEREON. THE PURPOSE OF THIS PLAT IS TO ANNEX PIN NO'S: 7771260145, 7771164698 AND 7771263341 INTO THE CITY OF ASHEBORO.
- 2) FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM DATED JANUARY 2, 2008. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 3710771001.
- 3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 4) 1/2" IRON RODS SET AT ALL CORNERS, UNLESS OTHERWISE SHOWN OR NOTED.
- 5) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 6) THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO SUMMEY ENGINEERING ASSOCIATES. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- 7) COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC3200), NAD 83 (2011), AND NAVD 88 (GEOID 18), AND COORDINATES WERE OBTAINED USING THE NCVRS SYSTEM.
- 8) NO NCGS MONUMENTS FOUND WITHIN 2000' OF SUBJECT PROPERTY.

LEGEND

- EXISTING IRON PIPE/ROD
- NEW IRON ROD SET
- COMPUTED POINT (NOT SET)
- ◻ ECM

ADJOINER LINE _____
LINE SURVEYED _____
RIGHT OF WAY _____
EDGE OF PAVEMENT _____
GRAVEL/PARKING _____
ANNEXATION LINE _____



ANNEXATION PLAT FOR
JRE ASHEBORO LLC
US HIGHWAY 64 E
ASHEBORO TOWNSHIP - RANDOLPH COUNTY - NORTH CAROLINA
Summey Engineering Associates, PLLC
Engineering - Consulting - Surveying
PO Box 968, Asheboro, NC 27204
Ph: 336-528-0902 Fx: 336-528-0922 www.summeyengineering.com
NC ENGINEERING & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION: P-0336

Scale:	1" = 150'
Date:	07/15/2025
Drawn By:	SKM
Checked By:	AJC
Job No.:	220091



AGREEMENT FOR PROFESSIONAL SERVICES

CITY OF ASHEBORO

PFAS EVALUATION AND ASSESSMENT STUDY FOR THE W.L. BROWN WATER TREATMENT PLANT

SEPTEMBER 2025

Background

The City of Asheboro (City) owns the W.L. Brown Water Treatment Plant (WTP) located in Asheboro, North Carolina. The plant obtains its water from three lakes located west of the City: Lake Lucas, Lake Reese, and the auxiliary Lake Branch.

Recent testing has shown PFOS levels in the raw water intake exceeds the EPA's recommended Maximum Contaminant Level (MCL) of four parts per trillion (ppt). The WTP does not currently have treatment processes to remove PFAS, so additional treatment is required.

The City is faced with meeting the upcoming federal regulations on the monitoring and treatment of PFAS and has selected HDR Engineering, Inc., of the Carolinas (Engineer) to evaluate and pilot technologies to address the PFAS concentrations in their water supply. The City has received a grant from the Bipartisan Infrastructure Law (BIL) to fund this study. The City prepared the grant application and is complying with the grant requirements. Engineer will also provide assistance with future funding applications and grants that could potentially defray the costs of implementing the advanced treatment technologies.

Approach

Engineer will perform an evaluation and assessment of viable options for PFAS removal at the WTP. The EPA has recommended four treatment options as Best Available Technology (BAT) for PFAS removal: Powder Activated Carbon (PAC) or granular activated carbon (GAC), ion exchange (IX) resins, PFAS destruction technologies (DT) and high-pressure membranes including reverse osmosis and nanofiltration (RO/NF). Based on the low levels of PFAS in the City's source water supplies, the use of RO/NF membranes is likely not required and PAC, GAC, and IX will be primarily evaluated as part of this project.

The scope of services presented herein represents the services the Engineer will provide and was developed based on scoping discussions between the City and the Engineer. The scope includes the following tasks:

- Task 1 - Project Administration
- Task 2 - Funding Strategy Assistance
- Task 3 - Study Development and Initial Assessment
- Task 4 - Treatment Testing and Evaluation
- Task 5 - Desktop Treatment Analysis

General Assumptions for Tasks and Activities

Unless noted otherwise, the following assumptions are used for all tasks:

- Meetings will be held at the WTP or virtually.
- The City will be responsible for arranging meeting locations and attendance of required participants.
- Engineer will prepare meeting agenda, handouts, notes, and presentation materials.
- Deliverables will consist of one draft document and one final document. Multiple revisions will not be provided.
- Deliverables will be submitted as Adobe PDF files via email. Native files (MS Office, Project, AutoCAD) will be provided upon request.
- The City will provide review comments to draft deliverables and they will be provided to Engineer either in the deliverable format (e.g., PDF, MS Office) or during workshops/meetings. The City's review is expected to take approximately two weeks.
- Workshops will be up to three hours in duration and will include up to three Engineer representatives.
- Deliverables will follow Engineer standards for memoranda, reports, and cost estimating.
- The City is responsible for communication with all other governmental agencies and community groups not otherwise noted below.
- The City is responsible for providing access to all properties that need to be accessed during the duration of this project.
- The City is responsible for providing space for testing equipment.
- Engineer will be responsible for collecting water quality samples associated with the project and coordinating analysis with an external laboratory. PFAS sampling will be primarily conducted using the EPA Method 533 and a modified EPA Method 537 but an alternative method for testing sludge may be considered.
- It is assumed that the turnaround time (TAT) for laboratory samples will be six weeks. Longer TATs may result in an extended schedule.

Scope of Services

Task 1 – Project Administration

The purpose of this task is to monitor scope, schedule, and budget as well as provide monthly status reporting, accounting, and invoicing. This task also includes monthly project progress meetings.

ENGINEER SERVICES

Project Administration Services

- Prepare a Project Management Plan (Project Guide) outlining the project scope, team organization, schedule, and communications information.
- Coordinate and manage the project team.

- Prepare monthly status reports describing services completed during the month; services planned for the next month; needs for additional information; and a schedule update and financial status summary.
- Hold a Kickoff Meeting to review schedule and roles/responsibilities.
- Prepare monthly invoices with City information including monthly status report.
- Hold monthly progress meetings to discuss progress to date, key or outstanding decisions, and upcoming tasks.

CITY RESPONSIBILITIES

- Timely processing and payment of invoices.
- Review and process contract change requests and amendments, if needed.
- Attend Kickoff meeting and monthly progress meetings.

ASSUMPTIONS

- The task is scheduled to last the full project duration.
- Kickoff meeting will be held at the WTP and will last two hours.
- Up to twelve progress meetings will be held. An email summary of key discussion items will be provided following the meeting.

DELIVERABLES

- Scope of services, schedule (Gantt chart or project milestones), and budget.
- Monthly reports and invoices (one copy with invoice will be emailed as a PDF file).
- Monthly project schedule and budget updates.
- Progress meeting notes.

Task 2 – Funding Strategy Assistance

The purpose of this task is for the Engineer to provide oversight to the City and assist with compliance of existing funding. As the project develops, the Engineer will help the City identify additional funding opportunities that align with future goals, design, and implementation needs following piloting.

ENGINEER SERVICES

- Workshop with City to develop a funding strategy that meets the needs of current funding for the PFAS Evaluation and Assessment Study.
- Provide monitoring and reporting of project progress to align with current funding source requirements, including preparing up to two Technical Memorandums.
- Identify additional funding opportunities as study progresses and as decisions are made about implementing future treatment technologies.
- Assist with the development of an application for an available construction fund based on recommendations in the PER from Task 6, below.

CITY RESPONSIBILITIES

- Attend and actively participate in the funding strategy workshop.
- Provide details of the requirements of the available funding for the PFAS study.
- Agree to one treatment technology to pursue one application for design and construction funding.
- Provide Engineer with requested information to complete applications, reports, etc. to meet requirements of available funding and pursuit of future funding.

ASSUMPTIONS

- Workshop up to two hours in duration with no more than three representatives from Engineer and three representatives from the City (total maximum size of meeting, six representatives).
- Technical Memorandum to identify additional funding opportunities for design and construction.
- Up to one application for construction funding will be processes based on recommendations developed in Task 5 below.

DELIVERABLES

- Facilitation of workshop to discuss funding strategies.
- Meeting notes for workshop.
- Up to two Technical Memorandums for current funding source requirements.
- Technical Memorandum identifying additional funding opportunities for construction.

Task 3 – Study Development and Initial Assessment

The purpose of this task is to analyze existing water quality data and assist the City in setting goals for PFAS removal.

ENGINEER SERVICES

- Identify information required and provide a data request to the City. Review information provided by the City including PFAS sampling, monthly operating reports (MORs), and raw water pumping data.
- Collect additional PFAS samples.
- Summarize analyzed data in a Project Objectives Technical Memorandum (TM). TM will include an initial assessment of treatment technologies and assist in the selection of evaluated treatment technologies.
- Conduct a workshop to present the findings.

CITY RESPONSIBILITIES

- Attend the Project Objectives Workshop.
- Review and provide feedback on the Project Objectives TM.

- Provide PFAS data sampled to date, raw water pumping data, and other necessary water quality information such as monthly operating reports.

ASSUMPTIONS

- Data will be provided in electronic format. Up to \$5,000 of sampling is accounted for in this scope and fee.

DELIVERABLES

1. Data request.
2. Draft and final Project Objectives TM.
3. Workshop agenda and notes.

Task 4 – Treatment Testing and Evaluation

The purpose of this task is to test and evaluate treatment options for PFAS treatment.

Options to be considered include:

- PAC Jar Testing. The use of PAC may be a possible short-term solution for treating PFAS contamination.
- Rapid Small-Scale Column Testing (RSSCT). RSSCT allows for evaluation of the efficacy of different media, such as GAC and IX resin, for removal of PFAS.

ENGINEER SERVICES

PAC Jar Testing.

- Prepare a PAC Jar Testing Plan and hold a meeting to discuss the plan.
- Conduct jar testing of PAC addition.
 - Testing will be conducted on up to three water sources (e.g., raw water, well water).
 - Up to three different PAC doses will be evaluated per water source and per PAC product for a total of up to nine operating scenarios.
 - Testing will include evaluating the reduction in organics and PFAS. Analyses will include PFAS, total organic carbon/dissolved organic carbon (TOC/DOC), UV254, turbidity, alkalinity, pH, and apparent color.
- Following the jar test, identify recommended upgrades or improvements to the PAC systems to potentially provide a temporary PFAS treatment process. These upgrades will include identified changes to the dosing strategy and subsequent PAC use, and operational practices.
- Prepare a summary of results in a PAC Jar Testing Results Report. Conduct a workshop to present the findings.

RSSCT

- Prepare a RSSCT Testing Plan and hold a meeting to discuss the plan.
- Conduct the RSSCT evaluations.

- Up to two GAC and four IX media will be examined (total of six columns).
- PFAS spiking at higher concentrations than current ambient levels will be considered to provide more detailed information on PFAS breakthrough and the relative performance of the various media.
- Run time for each column will be targeted for 60,000 bed volumes for GAC and 150,000 bed volumes for IX resin.
- Following the RSSCT, prepare a summary of results in a RSSCT Results Report. Conduct a workshop to present the findings.

CITY RESPONSIBILITIES

PAC Jar Testing

- Attend the PAC jar testing meeting and provide feedback on the plan where appropriate.
- Supply a sample of current PAC for testing. Assist with the collection of water and chemicals for jar testing.
- Review and provide feedback on the PAC Jar Testing Results Report.
- Attend the PAC Jar Testing Results Workshop.

RSSCT

- Attend the RSSCT testing plan meeting and provide feedback on the plan where appropriate.
- Assist with the collection of water for testing.
- Review and provide feedback on the RSSCT Results Report.
- Attend the RSSCT Results Workshop.

ASSUMPTIONS

For the purposes of preparing this scope of services, it is assumed that two options will be conducted as part of this task. However, the outcome of Task 2 will influence the ultimate testing plan.

PAC Jar Testing

- Engineer will source up to two PAC products from different manufacturers for jar testing to test against City's existing PAC product.
- Jar testing will be conducted at City WTP.
- No artificial PFAS spiking will be conducted during the jar test.

RSSCT

- Testing will be conducted at Engineers' Water Quality Laboratory in Portland, OR.
- It is anticipated that five 30-gallon sample drums will be required for RSSCT testing.

- This task involves the collection of sample water for bench-scale evaluations. Engineer will coordinate with the City to collect a representative water sample from the treatment system. Engineer will oversee the ordering of sample drums, pallets, and other sampling supplies. Engineer will further be responsible for the labor associated with sample collection and will oversee coordination and payment of FedEx Freight shipping for drums to be mailed to testing facility.

DELIVERABLES

1. Meeting/Workshop agenda and notes.
2. PAC Jar Testing
 - a. Draft and final Jar Testing Plan.
 - b. Draft and final Jar Testing Results Report.
3. RSSCT
 - a. Draft and final RSSCT Testing Plan.
 - b. Draft and final RSSCT Results Report

Task 5 – Desktop Treatment Analysis

The purpose of this task is to prepare a desktop evaluation of PFAS treatment alternatives that can achieve the project goals.

ENGINEER SERVICES

- Prepare up to three alternatives for treating PFAS contamination: one alternative for PAC addition, one alternative for GAC treatment, and one alternative for IX treatment.
 - Alternatives will include general design criteria, a potential site layout, and operating and maintenance considerations.
 - Alternatives will include an estimated capital cost estimate and operations and maintenance (O&M) cost estimate based on direction from the City.
 - Alternatives will also consider impacts to other WTP processes (such as the reservoir and residuals systems) and identify future limitations.
- Summarize the results of the alternatives evaluation in a TM.
- Hold an Alternatives Workshop to discuss the draft Alternatives Evaluation TM.

CITY RESPONSIBILITIES

- Review and provide feedback on the Alternatives Evaluation TM.
- Attend the Alternatives Workshop and select a treatment alternative.

ASSUMPTIONS

- The capital cost estimate will be based on an AACE Level 5 estimate.

- Treatment alternatives will be based on the results of testing and evaluation conducted in Task 4.

DELIVERABLES

1. Meeting/workshop agenda and notes.
2. Draft and final Alternatives Evaluation TM.

Schedule

The term for this scope of services is approximately 12 months from notice to proceed (NTP). See Attachment A for a proposed schedule.

Compensation

Compensation to Engineer for this scope of services will be on a time and materials basis with a not to exceed basis for an amount of \$498,884. The proposed rate schedule is presented in Attachment B.

Task	Approximate Labor Hours	Labor Budget	Expenses Budget	Total Hourly Not to Exceed Budget
Task 1 – Project Administration	320	\$79,340	\$400	\$79,740
Task 2 – Funding Strategy Assistance	130	\$43,098	\$200	\$43,298
Task 3 – Study Development and Initial Assessment	150	\$43,246	\$5,386	\$48,632
Task 4 – Treatment Testing and Evaluation	850	\$176,063	\$50,475	\$226,538
Task 5 – Desktop Treatment Analysis	420	\$99,876	\$800	\$100,676
TOTAL	1,870	\$441,623	\$57,261	\$498,884

Terms and Conditions of Agreement

We propose to furnish our services as described herein in accordance with Attachment C, “Terms and Conditions of Agreement”.

If you are in agreement with the services described herein and wish for HDR to proceed as the OA for this project, please sign below and return one copy of the agreement for our files.

HDR Engineering, Inc. of the Carolinas

By: Jonathan Henderson

Jonathan Henderson, PE
Print Name

Title: Senior Vice President

Print Name

Date: 10/07/2025

City of Asheboro, NC

By: _____

Donald Duncan
Print Name

Title: City Manager

Date: _____

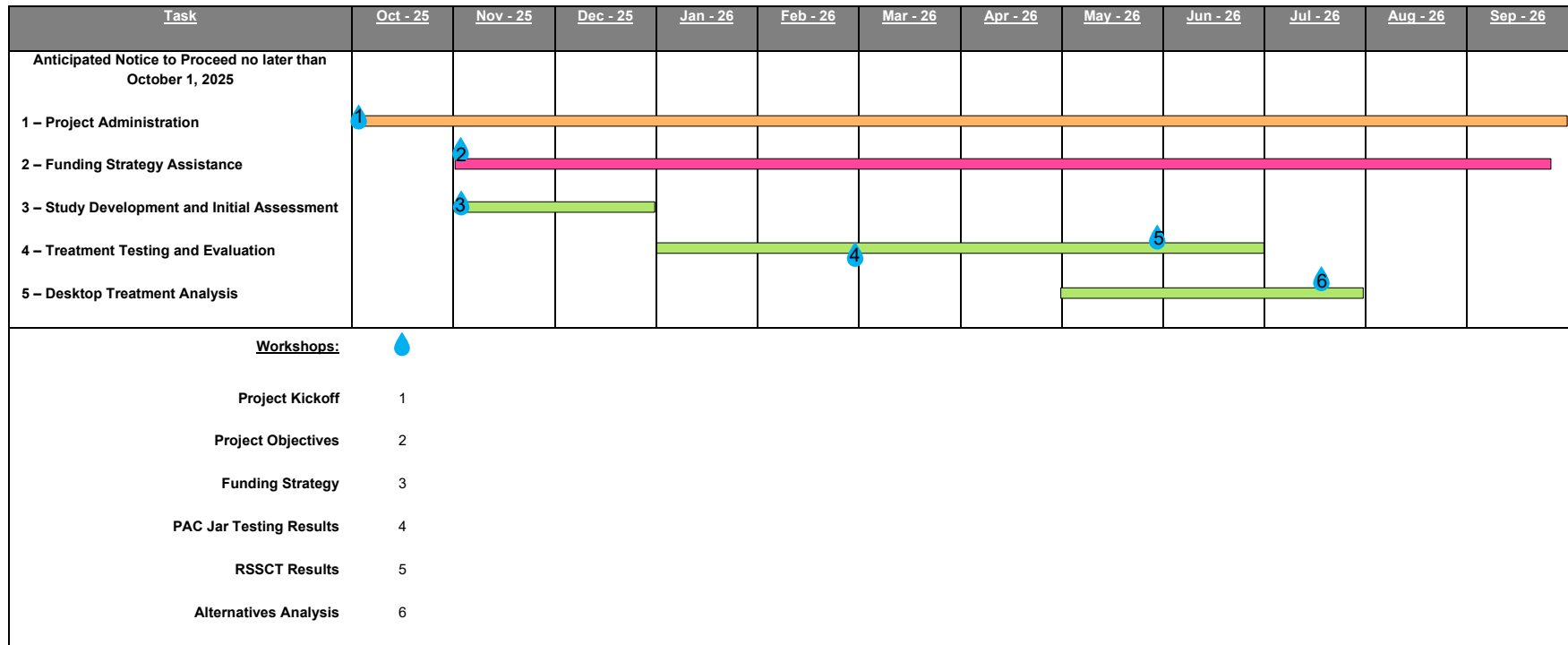
PRE-AUDIT STATEMENT:

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

Finance Officer

Date

Attachment A - City of Asheboro – PFAS Evaluation and Assessment Study



Attachment B - Proposed rate schedule

2025 HDR Hourly Rate/Compensation Schedule

Job Classification	Standard Hourly Rate (\$/hour)
Project Principal/Senior Management Consultant	\$341
Senior Project Manager/Senior Management Specialist	\$308
Senior Technical Specialist	\$270
Project Engineer	\$189
Engineering Intern/Designer	\$135
Estimator	\$178
Utility Consultant	\$150
Accounting/Project Coordinator	\$146
Administrator	\$103

Notes:

1. Additional codes and classifications may be utilized in the implementation of the services if authorized by the City of Asheboro.
2. Hourly rates are valid through the end of the calendar year and may be adjusted 4 percent annually.
3. Mileage reimbursement at the current IRS rate.

TERMS AND CONDITIONS OF AGREEMENT

1. **DEFINITIONS:** The term City as used herein refers to the City of Asheboro, NC. The term (HDR) as used herein refers to HDR Engineering, Inc. of the Carolinas, its employees and agents; also its subcontractors and their employees and agents. As used herein, Services refers to the professional services performed by HDR pursuant to the Agreement.
2. **CHANGES:** City, without invalidating the Agreement, may order changes within the general scope of the Work required by the Agreement by altering, adding to and/or deducting from the Work to be performed. If any change under this clause causes an increase or decrease in HDR's cost of, or the time required for, the performance of any part of the Services under the Agreement, an equitable adjustment will be made by mutual agreement and the Agreement modified in writing accordingly.
3. **TERMINATION:** The obligation to provide services under this Agreement may be terminated by either party upon ten days' written notice. In the event of termination, HDR will be paid for all services rendered and reimbursable expenses incurred to the date of termination, inclusive of reimbursable expenses reasonably and directly related to implementing the termination of this Agreement.
4. **CONSEQUENTIAL DAMAGES:** In no event shall HDR or its subcontractors be liable in contract, tort, strict liability, warranty, or otherwise for any special, indirect, incidental or consequential damages, such as loss of product, loss of use of the equipment or system, loss of anticipated profits or revenue, non-operation or increased expense of operation or other equipment or systems.
5. **INFORMATION FURNISHED BY CITY:** City will assist HDR by placing at HDR's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project. HDR shall have no liability for defects or negligence in the Services attributable to HDR's reasonable reliance upon or use of data, design criteria, drawings, specifications or other information furnished by City and City agrees to the extent permitted by law to indemnify and hold HDR harmless from any and all claims and judgments, and all losses, costs and expenses arising therefrom. HDR shall disclose to City, prior to use thereof, defects or omissions in the data, design criteria, drawings, specifications or other information furnished by City to HDR that HDR may reasonably discover in its review and inspection thereof.
6. **INSURANCE:** HDR shall provide to City certificates of insurance which shall contain the following minimum coverage:

Commercial General Liability General Aggregate	\$2,000,000	Worker's Compensation Per State Statute
Automobile Liability (Any Auto) CSL	\$1,000,000	\$3,000,000 per claim and Annual Aggregate

7. **SUBCONTRACTS:** If, for any reason, at any time during the progress of providing Services, City determines that any subcontractor for HDR is incompetent or undesirable, City will notify HDR accordingly and HDR shall take immediate steps for cancellation of such subcontract. Subletting by subcontractors shall be subject to the same regulations. Nothing contained in the Agreement shall create any contractual relation between any subcontractor and City.
8. **OWNERSHIP OF DOCUMENTS:** All drawings, reports data and other project information developed in the execution of the Services provided under this Agreement shall be the property of the City upon payment of HDR's fees for services. HDR may retain copies for record purposes. City agrees such documents are not intended or represented to be suitable for reuse by City or others. With the exception of the City's reuse of documents and data in a manner reasonably related to the City's purpose for undertaking the Project, any reuse by City without written verification or adaptation by HDR will be at City's sole risk and without liability or legal exposure to HDR, or to HDR's independent associates or consultants, and to the extent permitted by law, City shall indemnify and hold harmless HDR and HDR's independent associates and consultants from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation by HDR at the written request of the City will entitle HDR to further reasonable compensation. Both parties to this Agreement acknowledge and agree that documents in the possession of the City are subject to disclosure in compliance with North Carolina public records laws.
9. **OPINION OF PROBABLE COSTS:** HDR will furnish an opinion of probable project development cost based on present day cost, but does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions and utilitarian considerations of operations and maintenance costs prepared by HDR hereunder will be made on the basis of HDR's experience and qualifications and represent HDR's judgment as an experienced and qualified design professional. It is recognized, however, that HDR does not have control over the cost of labor, material, equipment or services furnished by others or over market conditions or contractors' methods of determining their prices.
10. **CONSTRUCTION REPRESENTATION:** If required by the Agreement, HDR will furnish Construction Representation according to the defined scope for these services. HDR will observe the progress and the quality of work to determine in general if the work is proceeding in accordance with the Contract Documents. In performing these services, HDR will endeavor to protect City against defects and deficiencies in the work of

Contractors; HDR will report any observed deficiencies to City, however, it is understood that HDR does not guarantee the Contractor's performance, nor is HDR responsible for the supervision of the Contractor's operation and employees. HDR shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or the safety precautions and programs incident to the work of the Contractor. HDR shall not be responsible for the acts or omissions of any person (except his own employees or agent) at the Project site or otherwise performing any of the work of the Project. If City designates a person to serve in the capacity of Resident Project Representative who is not a HDR's employee or HDR's agent, the duties, responsibilities and limitations of authority of such Resident Project Representative(s) will be set forth in writing and made a part of this Agreement before the Construction Phase of the Project begins.

- 11. PAYMENT:** Progress payments may be requested by HDR based on the amount of services completed. Payment for the services of HDR shall be due and payable upon submission of a statement for services to City and in acceptance of the services as satisfactory by the City. Statements for services shall not be submitted more frequently than monthly. Any applicable new taxes imposed upon services, expenses, and charges by any governmental body after the execution of this Agreement will be added to HDR's compensation.

If City fails to make any payment due HDR for services and expenses within thirty (30) days after receipt of HDR's statement for services therefore, the amounts due HDR will be increased at the rate of one percent (1%) per month from said thirtieth (30th) day, and, in addition, HDR may, after giving seven (7) days' written notice to City, suspend services under this Agreement until HDR has been paid in full, all amounts due for services, expenses and charges.

- 12. ARBITRATION:** No arbitration arising out of, or relating to, this Agreement involving one party to this Agreement may include the other party to this Agreement without their approval. Either party may refuse, in the party's sole discretion and with or without cause, to participate in arbitration.
- 13. SUCCESSORS AND ASSIGNMENTS:** City and HDR each are hereby bound and the partners, successors, executors, administrators and legal representatives of City and HDR are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this Agreement.

Neither City nor HDR shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall

prevent HDR from employing such independent associates and consultants as HDR may deem appropriate to assist in the performance of services hereunder.

14. **PURCHASE ORDERS:** If a Purchase Order is used to authorize HDR's Services, only the terms, conditions/instructions typed on the face of the Purchase Order shall apply to this Agreement. Should there be any conflict between the Purchase Order and the terms of this Agreement, then this Agreement shall prevail and shall be determinative of the conflict.
15. **E-VERIFY:** Throughout the term of this Agreement, HDR and any of its subcontractors that perform work on this Project shall comply with the requirements of Article 2 (Verification of Work Authorization) in chapter 64 of the North Carolina General Statutes.
16. It is understood between the parties to this Agreement that HDR's services do not include providing legal services.
17. It is understood between the parties to this Agreement that HDR's services do not include (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission, or (2) advising the City, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances.

ORDINANCE TO AMEND THE GENERAL FUND
FY 2023-2024

WHEREAS, the City of Asheboro has an opportunity to purchase land, identified as PIN 7762102823, on E. Allred Street in proximity to the City of Asheboro Public Works facility.

WHEREAS, the City of Asheboro desires to appropriate \$77,000 from the General Fund Balance for this purpose.

WHEREAS, the City of Asheboro desires to amend the 2025-2026 General Fund operating budget to as required by law to adjust for changes in revenues and expenditures in comparison to the current adopted budget.

WHEREAS, the City of Asheboro desires to be in compliance with all generally accepted accounting principles, and;

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

That the following revenue line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-000-399.0000	Fund Balance Allocation	77,000

That the following expense line items be increased:

<u>Line Item</u>	<u>Description</u>	<u>Increase</u>
10-550-571.0000	Land Purchase	77,000

Adopted this on the 9th day of October 2025.

Walker B. Moffitt, Mayor Pro Tempore

ATTEST:

Holly H Doerr, CMC, NCCMC, City Clerk

Randolph County, NC



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

Map Scale
1 inch = 100 feet
10/8/2025