

**AMENDED AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, MAY 7, 2026, 6:00 PM**

1. Call to order.
2. Silent Prayer and Pledge of Allegiance.
3. Fire Chief Eddie Cockman will recognize both the Randleman Fire Department and Asheboro Fire and Rescue Department for working together under the new mutual aid agreement on an emergency call on April 15, 2026.
4. Downtown Development Manager Addie Corder will present the Main Street Champion Award for 2026.
5. Appearance of Clyde Foust, Jr., President of the NAACP of Asheboro/Randolph County, who will request temporary street closures associated with the upcoming Juneteenth holiday.
6. Public comment period.

OLD BUSINESS

7. Resumption of hearings continued from April 9, 2026.
 - (a) Planning and Zoning Director Justin Luck will present the initial testimony pertaining to Legislative Hearing (Case No. RZ-26-04) to apply initial R10 (CZ) Medium-Density Conditional zoning to property located on the north side of Crestview Church Road identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407. *NOTE: This item shall be acted upon following the vote on item 7(b).*
 - (b) Consideration of a petition received from Candi Land Campground requesting the satellite annexation of parcels (Parcel Identification Numbers 7659842547 and 7659858407) containing 83.488 acres located on Crestview Church Road and Oakhurst Road:
 - (i) City Engineer Michael Leonard, PE will present the initial testimony on the question of the annexation petition received.
 - (ii) Invitation for public participation in the hearing.

- (iii) Council action on an ordinance to extend the Corporate Limits of the City of Asheboro.

NEW BUSINESS

8. Consent Agenda

- (a) Approval of the meeting minutes for the regular city council meeting on April 9, 2026.
- (b) Acknowledgement of the monthly report detailing major subdivisions administratively approved [None were approved].
- (c) Resolution to award retired Police Officer William Russel Smith, IV his service revolver.
- (d) Acknowledgement of the receipt of the City of Asheboro Planning Board Annual Report.
- (e) Approval of an audit contract with Thompson, Price, Scott, Adams Co. P.A. for the fiscal year ending June 30, 2026.
- (f) Approval of a special event/street closure order for a segment of North Street related to a Cinco de Mayo Celebration on May 8, 2026.
- (g) Approval of special event/street closure orders for a segment of North Street related to a 5-year business anniversary and Brunch Event on June 5, and June 14, 2026.
- (h) Approval of a resolution supporting the submission of a rural downtown economic development grant as part of the Trade/North Street Infrastructure Project and authorizing the necessary match of local funds.
- (i) Acknowledgement of the receipt from the Asheboro ABC Board of its meeting minutes for March 3, 2026 and April 7, 2026.
- (j) Approval of resolution authorizing the submission of an application for a Lead Service Line Inventory Project

9. Community Development Director, John Evans will present the initial testimony to the following land use cases below:

- (a) Legislative Hearing (Case No. RZ-26-05): Request to rezone property located at 506 Pineview Street, including Randolph County Parcel

Identification Numbers: 7753771023, 7753771033, and 7750771083 from R10 Medium-Density Residential for two-family dwellings.

(b) Legislative Hearing (Case No. RZ-26-06). Request to rezone property located at 403 West Balfour Avenue and along Terry Avenue, including a portion of Randolph County Parcel Identification Number 7752876568, from I1 Light Industrial to OA6 (CZ) Office-Apartment Conditional zoning for multiple family dwellings, *[The applicant has requested a continuance of this item until the June 4, 2026, City Council meeting].*

(c) Legislative Hearing (Case No. RZ-26-07). Request to rezone property located at 1114 Springdale Lane the eastern side of Mountain Road between Springdale Lane and 536 Mountain Road, and the eastern side of Corwith Street between Cleveland Street and Springdale Lane including Randolph County Parcel Identification Numbers 7751362639, 7751364604, 7751361544, 7751361504, 7751362564, 7751360660, 7751363524, 7751363594, and 7751360540, and a portion of 7751371038, from R10 Medium-Density Residential and R10 (CZ) Medium-Density Residential to RA6 High-Density Residential. *[This request was withdrawn by the applicant].*

(d) Legislative Hearing (Case No. RZ-26-08): Request to apply initial city zoning, I2 General Industrial, to property located north of I70 Dinah Road (a portion of Randolph County Parcel Identification Number 7659304064), located adjacent to 4400 and 4402 US Highway 220 Business South. *NOTE: This item is related to Item 12 (a) and shall be acted upon following the vote on that item.*

10. Finance Director Deborah Reaves will request council action on the following ordinances:
 - (a) Ordinance to amend the General Fund for additional insurance allocation.
 - (b) Ordinance to amend the Water Fund for additional insurance allocation.
 - (c) Ordinance to amend the General Fund for funds to pay Randolph County for a newly received tax refund invoice.
11. Asheboro Police Chief Robert L. Brown, Jr. will present the Asheboro Police Department Annual Report.
12. City Engineer Michael Leonard, PE will present the following annexations:

(a) Consideration of a petition received from Schwarz Properties LLC requesting the satellite annexation of a parcel containing 0.674 acres or 29,370 SF and located at 4402 US Highway 220 Business South. *NOTE: This is an area that was inadvertently omitted from an annexation request considered earlier this year.*

(i) City Engineer Michael Leonard, PE will present the initial testimony on the question of the annexation petition received.

(ii) Invitation for public participation in the hearing.

(iii) Council action on an ordinance to extend the Corporate Limits of the City of Asheboro.

(b) Consideration of a petition received from Magnolia NC, LLC requesting the satellite annexation of a parcel containing 3.662 acres and located at 3359 US Highway 220 Business South.

(i) City Engineer Michael Leonard, PE will present the initial testimony on the question of the annexation petition received.

(ii) Invitation for public participation in the hearing.

(iii) Council action on an ordinance to extend the Corporate Limits of the City of Asheboro.

(c) Consideration of a petition received from Tomas, LLC requesting the contiguous annexation of a parcel containing 0.241 acres located at the eastern terminus of Springdale Lane

(i) Resolution directing the City Clerk to investigate the annexation petition.

(ii) Resolution fixing date of public hearing on question of annexation.

13. City Engineer Michael Leonard, PE will give annual report for the Airport Authority Regional Airport.

14. Mayor Trogon will announce upcoming events and items not on the agenda.

15. Mayor Trogon will open the floor for a motion to go into closed session pursuant to N.C.G.S. §143-318.11(a)(6) to discuss the performance evaluation of the City Manager.
16. Adjournment.

CITY OF
ASHEBORO
NORTH CAROLINA

APPLICATION FOR PARADE PERMIT

In accordance with the Asheboro City Code, Section 97.04, application is hereby made for a parade permit. This permit must be received fourteen (14) days prior to the day of the parade.

Contact Name: Clyde Faust Jr
Address: 3746 Midway Acres Rd. Asheboro, NC 27203
Phone: (336) 267-3959 E-mail: universalsolons@gmail.com

Organization: Asheboro/Randolph NAACP
Address: P.O. Box 4875, Asheboro, NC 27203
Phone: (336) 267-3959

Date of Parade: June 18, 2024 Start Time: 10:00 am End Time: 11:20 am

Number of Persons: 100 Number of Vehicles: 0

Streets Involved: Worth

Special officials and/or guests: Mayor, City Council, County Commissioners

Insurance Company & Policy Number: _____

Any additional Information: NA

The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

Signature of Authorized Representative: [Signature]

Internal Use Only
Police Department Recommendation: Sgt. [Signature]

City of Asheboro Approval By: _____ Date: _____

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Address: 3746 Midway Acres Rd. Asheboro, NC 27203

Phone: (336) 267-3959 E-mail: universalcolours@gmail.com

Organization: Asheboro/Randolph NAACP

Address: P.O. Box 4875, Asheboro, NC 27203

Phone: (336) 267-3959

Date of Parade: 6/29/20 Start Time: 5:00 PM End Time: 7:00 PM

Number of Persons: 100 Number of Vehicles: 0

Streets Involved: Work

Special officials and/or guests: Mayor, City Council, County Commissioner

Insurance Company & Policy Number: _____

Any additional Information: NA

The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

Signature of Authorized Representative: [Signature]

Internal Use Only
Police Department Recommendation: Sgt. [Signature]

City of Asheboro Approval By: _____ Date: _____



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Phone: (336) 267-3959 E-mail: universalsalons@gmail.com

Organization: Asheboro/Randolph County NAACP
Address: P.O. Box 487 S, Asheboro, NC 27203
Phone: (336) 267-3959

Date of Parade: June 20th 2026 Start Time: 10:00am End Time: 5:00pm

Number of Persons: 100 Number of Vehicles: 0

Streets Involved: Worth St, MLK, Elm, Fayetteville

Special officials and/or guests: _____

Insurance Company & Policy Number: _____

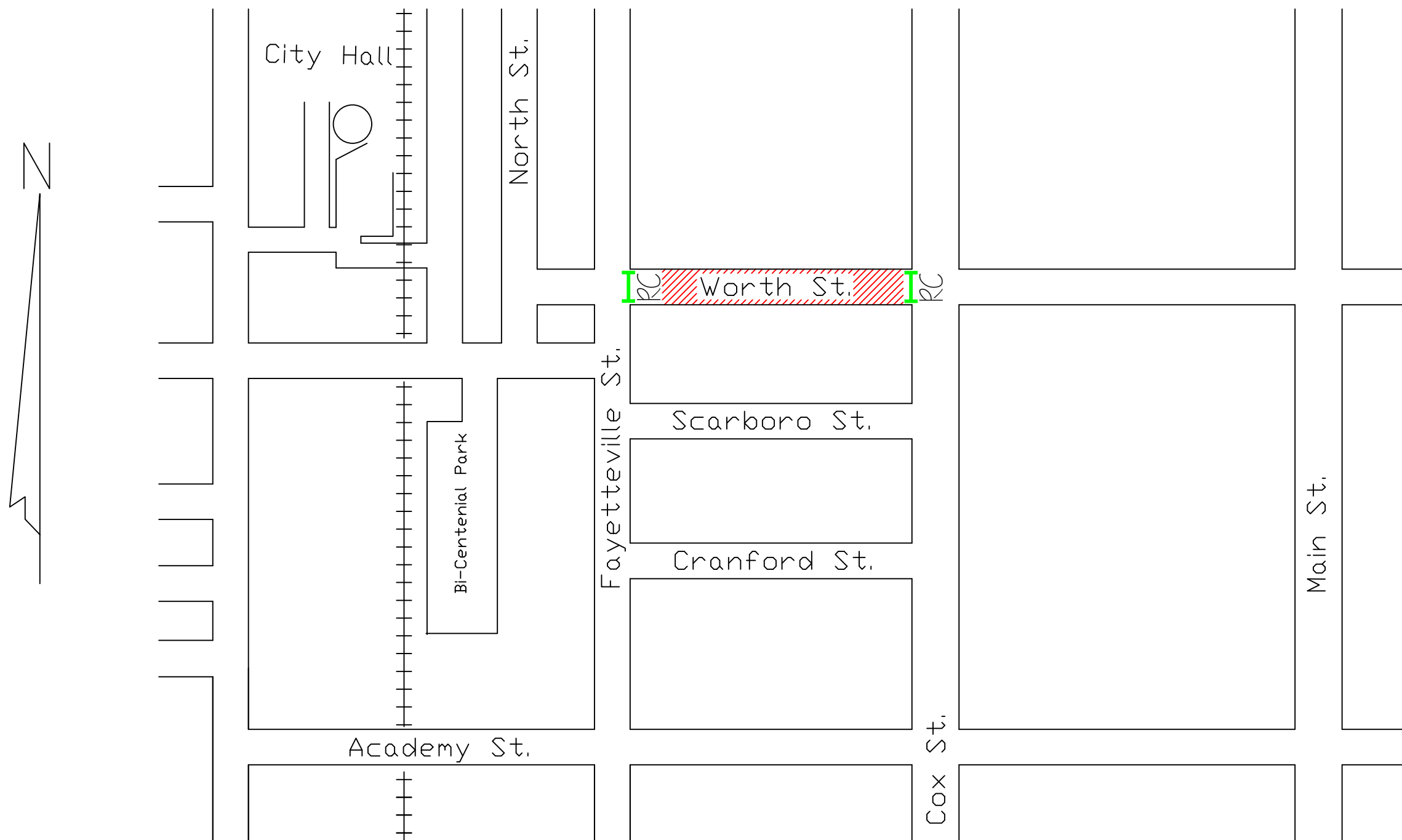
Any additional Information: N/A

The undersigned agrees to hold the City of Asheboro and its officers, employees and agents free and harmless from and against any and all claims, losses, damages and settlements arising out of or relating to this parade. The undersigned agrees to investigate and provide defense for and defend any such claims at his/her sole expense and agrees to bear all other costs and expenses related thereto, even if the claims are groundless or false.

Signature of Authorized Representative: [Signature]

Internal Use Only
Police Department Recommendation: Sgt. [Signature]

City of Asheboro Approval By: _____ Date: _____



WORTH ST. CLOSURE:

JUNE 18 - CLOSED FROM 10:00AM - 11:00AM

JUNE 19 - CLOSED FROM 5:00PM - 7:00PM

JUNE 20 - CLOSED FROM 11:00AM - 5:00PM

JUNETEENTH CLOSURE MAP



RZ-26-04

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 along Crestview Church Rd (PIN 7659842547 and 7659858407).

1. Request	
Applicant: Stanley Martin Homes, LLC	Property Owner: Candi Land Campground LLC
Zoning <i>Existing:</i> RM-CD Residential Randolph County Zoning for Campground Use <i>Proposed:</i> R10 (CZ) Residential Conditional Zoning <i>History:</i> RM-CD zoning granted by Randolph County in May 2024, authorizing a campground with 261 RV camping sites and 15 cabin sites	
Required Notice <i>Mailed Notice by Applicant:</i> 2-13-26	
<i>Mailed Notice by Staff:</i>	3-26-26
<i>Published Notice:</i>	3-19-26 & 3-26-26
<i>Posted Notice:</i>	3-23-26

2. Site Information	
Location	Crestview Church Rd
PIN	7659842547 and 7659858407
Size	83.78 acres +/-
Jurisdiction	Randolph County (Annexation Petition has been filed)
Current Land Use	Undeveloped
Overlay Districts	None
Infrastructure	City Sewer crosses the property; Water available at US 220 Bus S
Transportation	
<i>Street Classification:</i>	Minor Thoroughfare
<i>Maintenance:</i>	State Maintained
<i>Other Notes:</i>	2024 Average Annual Daily Traffic: 1,800; 2012 Capacity: 13,600
Surrounding Land Use	
<i>North:</i>	Undeveloped/Residential
<i>South:</i>	Residential
<i>East:</i>	Residential
<i>West:</i>	Industrial

3. Staff Analysis
1) Proposed use is a Residential Planned Unit Development for Single Family Dwellings (191 dwellings total on 191 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) The site plan shows two entrances from Crestview Church Road and a future connection to residentially zoned property to the north. The applicant had a Traffic Impact Analysis (TIA) conducted by a traffic engineering firm, and the TIA has been reviewed by NCDOT. While the applicant's traffic engineering firm did not recommend turning lanes as a result of the TIA, NCDOT has recommended, and could require, a 100' left turning lane from southbound US 220 Business to Crestview Church Road.
- 5) A 10-foot landscape buffer is proposed along the Crestview Church Road frontage and is to be maintained by the homeowners' association.
- 6) Proposed lot sizes, widths, and setbacks are reduced from typical R10 ordinance requirements as allowed for Planned Unit Development. Overall project density (roughly 2.6 units per acre, excluding right-of-way) is consistent with R10 zoning.
- 7) Two-car garages are proposed for each dwelling.
- 8) Planned Unit Developments typically require visitor parking. 38 visitor parking spaces are required for this project. While some dedicated visitor parking areas are proposed, visitor parking is primarily offered through on-street and driveway parking, with a proposed minimum of one space per driveway. When combining two parking spaces per garage with one per driveway, this results in a total of 573 parking spaces.
- 9) Sidewalk is proposed to be constructed along both sides of each street. Sidewalk will not connect to Lots 78 & 79, which are proposed to be accessed by Crestview Church Rd.
- 10) Recreation and open space are proposed through natural wilderness areas and a 5-foot wide natural foot path. Natural areas and passive recreation areas shall be provided in each phase of the development before the final plat for each phase. The applicant has indicated that the natural walking path and foot bridge will be installed after the construction of Phases 1 and 2.
- 11) A 30-foot undisturbed stream buffer, other than for the construction of roadway crossings, utility installation, and possible future walking paths, is proposed.
- 12) The applicant's site plan indicates this specific project is exempt from NCDEQ stormwater permitting and post-construction stormwater regulations; however, the applicant states the site has been designed in a manner typical for an NCDEQ low-density stormwater site, if it were in a jurisdictional area. A proposed condition ensures all NCDEQ permits are obtained prior to the issuance of a zoning compliance permit.

4. Modifications to Ordinance Regulations

- 1) (+) 10' Type B buffer along Crestview Church Rd.
- 2) (-) Lots 78 & 79 not connected to the pedestrian network

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 191 dwellings on 191 lots. The minimum lot size shall be 7,500 square feet. The total built upon area for the development shall remain under twenty-four percent (24%).
- 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) Evaluation of changes necessitated by NCDOT permitting requirements resulting from the development's traffic impact analysis shall be reviewed consistent with Section 4.05(C)(13).
- D) 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.
- E) Front yard averaging shall not apply within the development. 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.
- F) All dwellings/lots shall include a two-car garage and driveway sufficient for parking of one vehicle.
- G) Except for required driveway(s) and utilities, a 10-foot Type B landscape buffer shall be preserved or installed along the Crestview Church Road frontage as shown on the approved plan.
- H) Natural areas and passive recreation areas shall be provided in each phase of the development before the final plat for each phase. A natural walking path shall be installed before the final plat of Phases 1 and 2. A 30-foot undisturbed stream buffer, other than for the construction of roadway crossings, utility installation, and possible future walking paths, shall be maintained.
- I) Maintenance of all recreation/open space areas, landscaping, 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).
- J) Before 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 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, road names, and on-street parking, and submittal of required review fees.

- K) 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.
- L) 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 • Checklist Item 6: Existing infrastructure is adequate to support the desired zone • Checklist Item 11: Rezoning will promote the type of development described in Design Principles • Goal 4.1: Identification and protection of environmentally sensitive areas • Goal 5.3: Interconnected and multi-modal transportation networks • Checklist Items 12-13: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area;	
LDP Goals/Policies Not Supporting Request	
• Checklist Item 14: Rezoning is not located on steep slopes of greater than 20%.	

7. Planning Board Recommendation 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	Although the Land Development Plan does not provide specific growth strategy and land use recommendations for the property and much of the surrounding area, the request can be reviewed against general goals and policies. This application is consistent with many LDP goals and policies, including interconnected and multi-modal transportation networks, open and recreation space, tree preservation and landscaping, and protection of environmentally sensitive areas. The application is reasonable given the proposed density relative to the size and topography of the property, Crestview Church Rd. being classified as a minor thoroughfare, the proximity to

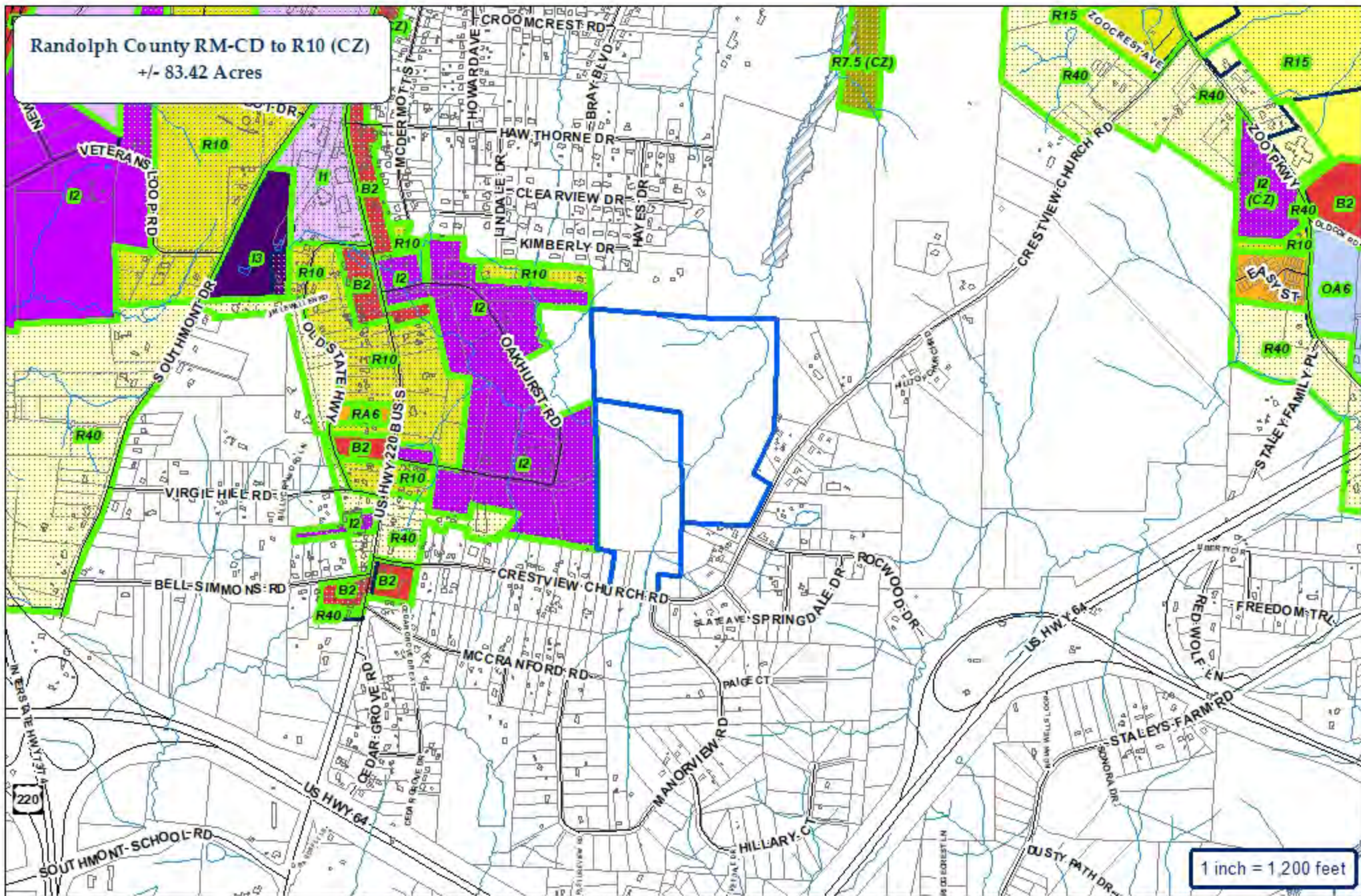
	other major roads, employment, and recreational amenities such as the Cone Health ZooCity Sportsplex and NC Zoo, and the benefit to the overall community through additional housing opportunities.
City Council Action Items	1) Approve or deny zoning map amendment RZ-26-04; apply initial city zoning of R10 (CZ) Medium-Density Residential Conditional Zoning, authorizing a Residential Planned Unit Development consisting of single-family dwellings 2) Attach zoning conditions as summarized or with modifications. 3) Adopt Plan Consistency and Reasonableness Statement

Motions with Consistency and Reasonableness Statements	
Motion 1: Concurrence with Planning Board Recommendation and Statement	I move to approve rezoning request RZ-26-04, attaching conditions as summarized, and to adopt the plan consistency and reasonableness statement articulated by the Planning Board.
Motion 2: Approval with Modification	I move to approve rezoning request RZ-26-04, attaching conditions as modified (<i>state additional or modified conditions</i>), and to adopt the plan consistency and reasonableness statement articulated by the Planning Board.
Motion 3: Denial	I move to deny rezoning request RZ-26-04, finding that the plan consistency and reasonableness statement adopted by the Planning Board does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s): - <i>State which goals or policies from the report support the motion to deny, and/or</i> - <i>State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny.</i>

Plan Consistency and Reasonableness Statement Information	
Plan Consistency	G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps, goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.
Reasonableness	G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community (iii) the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment (iv) why the action taken is in the public interest (v) any changed conditions warranting the amendment

Randolph County RM-CD to R10 (CZ)

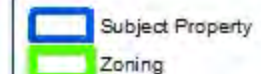
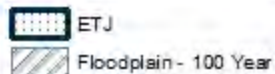
+/- 83.42 Acres



City of Asheboro Planning & Zoning Department

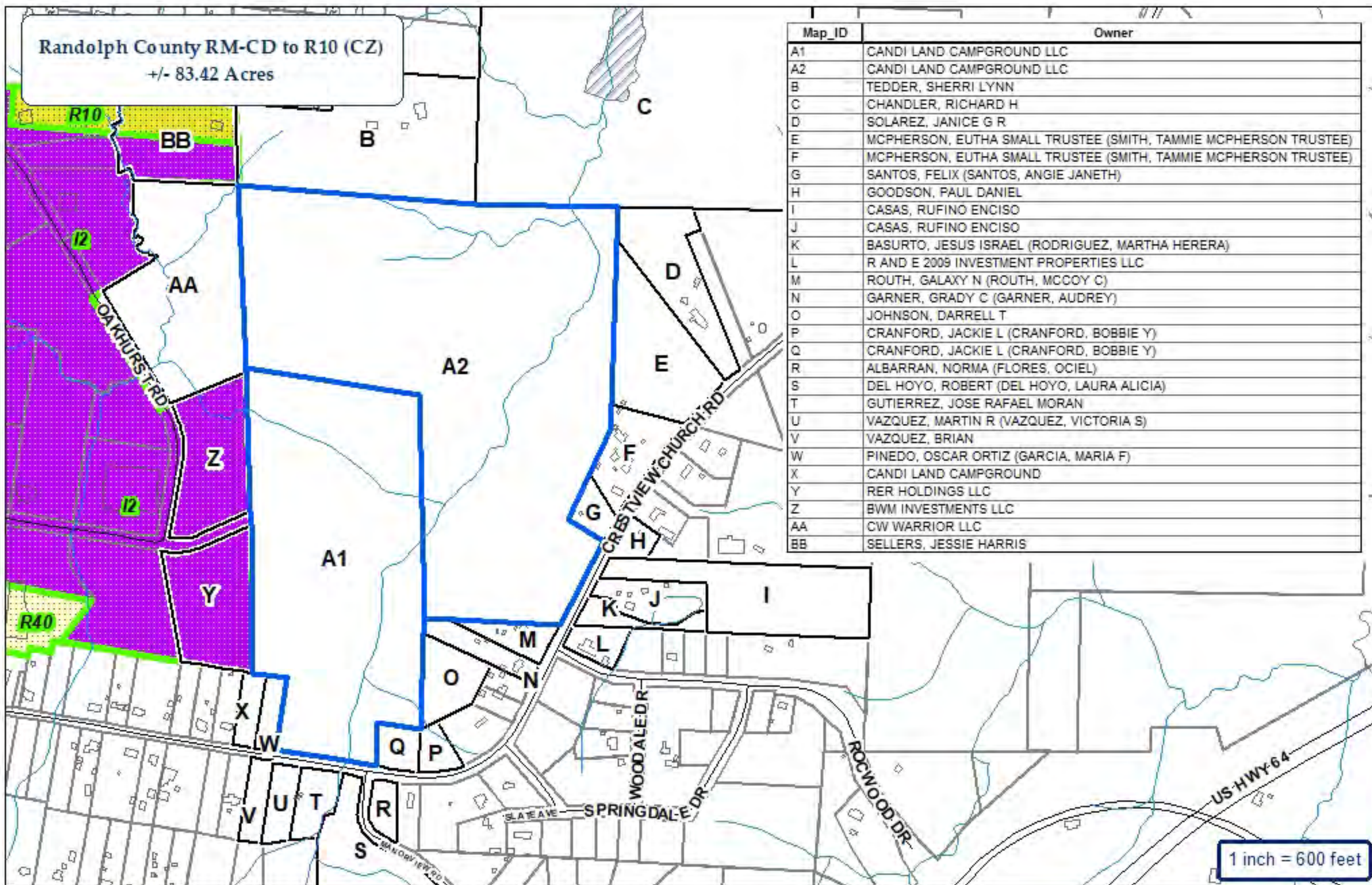
Rezoning Case: RZ-26-04

Parcels: 7659842547 & 7659858407



Randolph County RM-CD to R10 (CZ)
+/- 83.42 Acres

Map_ID	Owner
A1	CANDI LAND CAMPGROUND LLC
A2	CANDI LAND CAMPGROUND LLC
B	TEDDER, SHERRI LYNN
C	CHANDLER, RICHARD H
D	SOLAREZ, JANICE G R
E	MCPHERSON, EUTHA SMALL TRUSTEE (SMITH, TAMMIE MCPHERSON TRUSTEE)
F	MCPHERSON, EUTHA SMALL TRUSTEE (SMITH, TAMMIE MCPHERSON TRUSTEE)
G	SANTOS, FELIX (SANTOS, ANGIE JANETH)
H	GOODSON, PAUL DANIEL
I	CASAS, RUFINO ENCISO
J	CASAS, RUFINO ENCISO
K	BASURTO, JESUS ISRAEL (RODRIGUEZ, MARTHA HERERA)
L	R AND E 2009 INVESTMENT PROPERTIES LLC
M	ROUTH, GALAXY N (ROUTH, MCCOY C)
N	GARNER, GRADY C (GARNER, AUDREY)
O	JOHNSON, DARRELL T
P	CRANFORD, JACKIE L (CRANFORD, BOBBIE Y)
Q	CRANFORD, JACKIE L (CRANFORD, BOBBIE Y)
R	ALBARRAN, NORMA (FLORES, OCIEL)
S	DEL HOYO, ROBERT (DEL HOYO, LAURA ALICIA)
T	GUTIERREZ, JOSE RAFAEL MORAN
U	VAZQUEZ, MARTIN R (VAZQUEZ, VICTORIA S)
V	VAZQUEZ, BRIAN
W	PINEDO, OSCAR ORTIZ (GARCIA, MARIA F)
X	CANDI LAND CAMPGROUND
Y	RER HOLDINGS LLC
Z	BWM INVESTMENTS LLC
AA	CW WARRIOR LLC
BB	SELLERS, JESSIE HARRIS



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-04

Parcels: 7659842547 & 7659858407

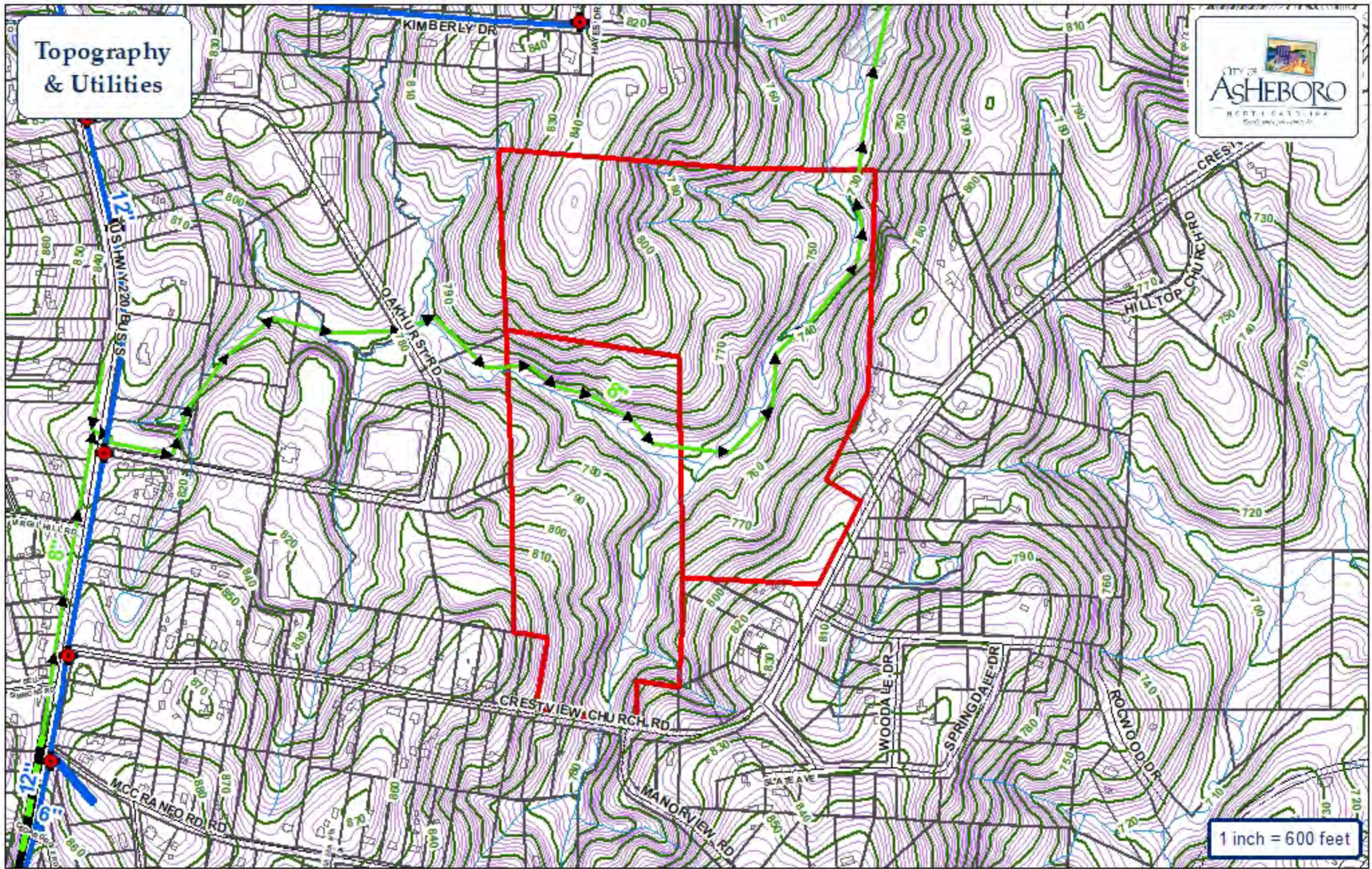
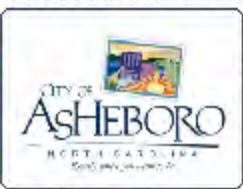


ETJ
Floodplain - 100 Year

Subject Property
Adjoining Properties
City Zoning



Topography & Utilities



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

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-04

Parcels: 7659842547 & 7659858407

Subject Property





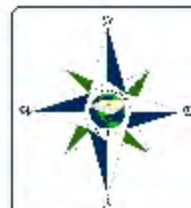
Aerial

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-04

Parcels: 7659842547 & 7659858407

Subject Property
Zoning



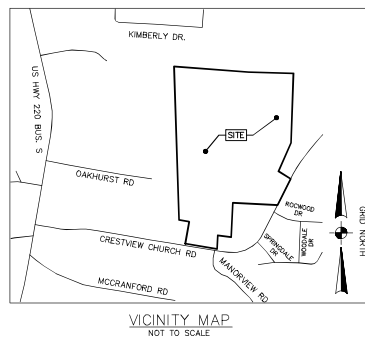
PRELIMINARY PLAT DRAWINGS
FOR
CRESTVIEW SUBDIVISION

CRESTVIEW CHURCH RD
ASHEBORO - NC - RANDOLPH COUNTY

PROJECT NO.: 25.0010
FEB. 2026

PRELIMINARY PLAT DRAWINGS
NOT FOR CONSTRUCTION

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



#	SHEET INDEX
C-0	COVER SHEET
C-1	PRELIMINARY PLAT - OVERALL SITE
C-2	PRELIMINARY SITE ENLARGEMENT - PHASE1
C-3	PRELIMINARY SITE ENLARGEMENT - PHASE 2
C-4	PRELIMINARY SITE ENLARGEMENT - PHASE 3
C-5	DETAILS - 1 - MISC. DETAILS
C-6	DETAILS - 2 - CITY OF ASHEBORO STREET DETAILS
DA-1	PROPOSED SITE AREA MAP

PRELIMINARY PLAT DRAWINGS
FOR

CRESTVIEW SUBDIVISION

CRESTVIEW CHURCH RD
ASHEBORO - NC - RANDOLPH COUNTY
PROJECT NO.: 25.0010

STORMWATER MANAGEMENT NOTES:
PER NCDEQ REQUIREMENTS AND LOCAL ORDINANCES THIS PROJECT IS LOCATED IN AN AREA THAT IS NOT REQUIRED TO PROVIDE STORMWATER ATTENUATION OR TREATMENT PER NORTH CAROLINA STATUTE OR LOCAL ORDINANCE.

STORMWATER RUNOFF HAS BEEN CONSIDERED IN THE DESIGN OF THE PROPOSED SUBDIVISION AND THE FOLLOWING LOW DENSITY PROJECT DESIGN ASPECTS HAVE BEEN TAKEN FROM NCDEQ STORMWATER DESIGN MANUAL SECTION E-1 AND INCORPORATED AS FOLLOWS:

1. MAXIMUM DENSITY –
1.1. 24% MAXIMUM ALLOWABLE PROPOSED BUILT UPON AREA (BUA) ON THE PROJECT PARCEL
2. DISPERSED FLOW
2.1. THE DISCONNECTED NATURE OF THE SINGLE FAMILY HOMES WILL CREATE POCKETS OF IMPERVIOUS AREA SURROUNDED BY GRASS LAWNS THAT WILL PROMOTE SHEET FLOW ACROSS LAWN AREAS TO PROMOTE INFILTRATION AND REDUCE STORMWATER RUNOFF
3. VEGETATIVE CONVEYANCES
3.1. VEGETATIVE CONVEYANCES WILL BE UTILIZED WHERE APPLICABLE TO CONVEY STORMWATER RUNOFF PROMOTING INFILTRATION
3.2. ALL CONVEYANCES WILL BE DESIGNED TO ADEQUATELY CONVEY THE RUNOFF RESULTING FROM THE 10-YR DESIGN STORM.
4. PROPOSED RIPARIAN BUFFER AREAS
4.1. A 30FT- WIDE VEGETATED RIPARIAN BUFFER MEASURED FROM THE TOP OF BANK OF ALL PERENNIAL AND INTERMITTENT STREAMS HAS BEEN PROPOSED
4.2. THIS AREA WILL BE PRESERVED/LEFT UNDISTURBED EXCEPT FOR THE CONSTRUCTION OF PROPOSED ROADWAY CROSSINGS, UTILITY CONSTRUCTION, THE INSTALLATION OF PROPOSED NATURAL FOOT PATH/FOOT BRIDGE AND DEBRIS/DEAD VEGETATION REMOVAL.
4.3. THIS RIPARIAN BUFFER AREA HAS BEEN EXCLUDED FROM PROPOSED LOT AREAS, THE REAR 20 FT BUILDING SETBACK WILL ENSURE THAT NO HOME WILL ENROACH WITHIN 50 FT FROM AN EXISTING STREAM BANK.
5. BEST PRACTICAL METHOD OF STORMWATER MANAGEMENT
5.1. IF PERMANENT STRUCTURAL BMPs (SUCH AS DRY PONDS) WERE TO BE PROPOSED ON THIS SITE THERE WOULD BE ADDITIONAL LAND DISTURBANCE REQUIRED, ADDITIONAL SUBSURFACE STORMWATER PIPING, AND CONCENTRATION OF FLOW TO CENTRAL LOCATIONS.
5.2. THESE ASPECTS WOULD HAVE A NEGATIVE IMPACT ON THE PROJECT BY REDUCING THE EFFECTIVENESS OF THE RIPARIAN BUFFER AREA, REDUCING SHEET FLOW AND INFILTRATION AND CREATING SPECIFIC AREAS OF CONCENTRATED FLOW DIRECTLY DOWNSTREAM OF THE PROPOSED PONDS. THEREFORE THE LOW DENSITY STORMWATER APPROACH IS THE PREFERRED METHOD FOR ADDRESSING STORMWATER CONCERNS.
5.3. DUE TO THE EXISTING TOPOGRAPHY AND DISPERSED NATURE OF THIS SINGLE FAMILY RESIDENTIAL SUBDIVISION IMPERVIOUS AREAS, A LOW DENSITY STORMWATER APPROACH IS THE PREFERRED METHOD FOR ADDRESSING STORMWATER RUNOFF CONCERNS.

ENLARGEMENTS NOTE:
SEE SITE ENLARGEMENTS (SHEETS C-2 THRU C-4) AND DETAILS SHEETS (C-5 THRU C-7) FOR ADDITIONAL INFORMATION

PUBLIC ROADWAY NOTE:
ALL PROPOSED ROADWAYS ARE LOCATED INSIDE A PROPOSED 50 FT RIGHT OF WAY.

ALL PROPOSED ROADWAYS ARE TO BE CITY OF ASHEBORO STREETS.

PUBLIC UTILITIES NOTES:
1. ALL PROPOSED WATER AND SEWER MAINS WILL BE OWNED AND MAINTAINED BY THE CITY OF ASHEBORO AFTER COMPLETION OF CONSTRUCTION AND FINAL NCDOT CERTIFICATION HAS BEEN COMPLETED.

NCDOT PERMITTING NOTE:
PROPOSED DRIVEWAY ENTRANCES WHERE "ROAD A" AND "ROAD D" CONNECT WITH THE EXISTING CRESTVIEW CHURCH ROAD, WILL BE INSTALLED PER APPLICABLE NCDOT REVIEW COMMENTS AND NCDOT REQUIREMENTS SPECIFIED DURING NCDOT DRIVEWAY PERMIT REVIEW.

PROPOSED ROADWAYS OVERVIEW DATA

ROAD A = 1,607 LF
ROAD B = 2,538 LF
ROAD C = 971 LF
ROAD D = 2,842 LF
ROAD E = 399 LF

TOTAL ROADWAYS = 8,357 LF

SITE AREAS :

TOTAL SITE AREAS : 3,636,746 SF (83.49 AC)

PROPOSED RIGHT OF WAY AREAS : 421,158 SF (9.67 AC)

AREA OUTSIDE ROW : 3,215,588 SF (73.82 AC)

PROPOSED COMMON AREAS : 768,931 SF (17.65 AC)
(CONSERVATION AREAS, SHARED EASEMENT AREAS, AND STREAM BUFFER AREAS)

LOT AREAS : 2,446,657 SF (56.17 AC)
(COMBINED LOT AREAS)

PROPOSED LOTS : 191

AVERAGE LOT SIZE : ±12,800 SF PER LOT
(LOT AREAS / TOTAL LOTS)
(2,446,657 SF / 191 LOTS)

OVERALL LOT DENSITY : ±16,800 SF PER PROPOSED LOT
(AREAS OUTSIDE ROW / TOTAL LOTS)
(3,215,588 SF / 191 LOTS)

PROPOSED ROADWAYS OVERVIEW DATA

ROAD A = 1,607 LF
ROAD B = 2,538 LF
ROAD C = 971 LF
ROAD D = 2,842 LF
ROAD E = 399 LF

TOTAL ROADWAYS = 8,357 LF

IMPERVIOUS AREAS :

TOTAL SITE AREAS : 3,636,746 SF (83.49 AC)

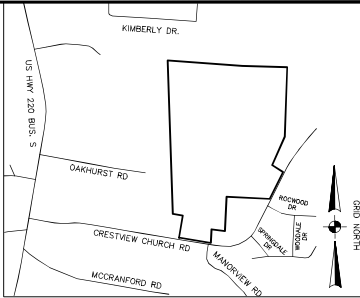
PAVEMENT AREAS : 333,229 SF (7.65 AC)
(ROADWAYS AND CBU AREAS)

LOT IMPERVIOUS: 534,800 SF (12.28 ACRES)
(2,800 SF PER LOT X 191 LOTS)

TOTAL IMPERVIOUS : 868,029 SF (19.93 AC)

IMPERVIOUS PERCENTAGE : 23.9%

10 FT WIDE
TYPE B LANDSCAPE SCREEN
(IN AREAS WHERE PROPOSED LOTS
ADJOIN EXISTING CRESTVIEW CH RD
RIGHT OF WAY)
(TYPE B)



VICINITY MAP
NOT TO SCALE

SITE DATA TABLE

PARCEL PIN #	7659858407 & 7659842547
RED	93360 & 94044
SITE ADDRESS	CRESTVIEW CHURCH RD, ASHEBORO, NC 27205
DEED BOOK / PAGE	2912 / 1009
PLAT BOOK / PAGE	165 / 84 , 184 / 7
TOTAL SITE AREA	53.42 ACRES & 30 ACRES
EXISTING LOCAL ZONING JURISDICTION	RANDOLPH COUNTY
PROPOSED LOCAL ZONING JURISDICTION	CITY OF ASHEBORO
APPLICANT NAME (COMPANY)	STANLEY MARTIN HOMES
APPLICANT CONTACT (INDIVIDUAL)	TOM HALL
APPLICANT ADDRESS	1007 BATTLEGROUND AVE., SUITE 301 GREENSBORO, NC 27408
APPLICANT PHONE	336-363-7233
APPLICANT EMAIL	HALLT@STANLEYMARTIN.COM
LAND OWNER	CANDI LAND CAMPGROUND LLC
LAND OWNER ADDRESS	PO BOX 4367 ASHEBORO, NC 27204
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL (ALL LOTS WILL BE RESTRICTED TO SINGLE FAMILY HOMES. NO DUPLICATES WILL BE ALLOWED ON ANY LOT)
EXISTING ZONING	RM-CD (RANDOLPH COUNTY)
PROPOSED ZONING	R10 C2 - CONDITIONAL DISTRICT (CITY OF ASHEBORO)
MIN LOT WIDTH/FRONTAGE	60 FT (MINIMUM FRONTAGE /LOT WIDTH HAS BEEN MEASURED AT LOCATION OF FRONT BUILDING SETBACK - 25 FT FROM RIGHT OF WAY)
MIN LOT SIZE	7,500 SF
PROPOSED BUILDING SETBACKS	FRONT : 25 FT SIDE : 10 FT REAR: 25 FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM FLOOR AREA	22K
PROPOSED ROW WIDTH	50 FT
RIVER BASIN	CAPE FEAR
NEAREST SURFACE WATER	VESTAL CREEK (CLASS C) STREAM INDEX: 17-22-4
PROPOSED LOTS	191
PROPOSED ROW WIDTH	50'
PROPOSED ROADWAY WIDTH	28' FACE+FACE
MAXIMUM SITE IMPERVIOUS AREAS	24% - 872,819 SF (20.04 ACRES)
IMPERVIOUS AREAS PER LOT	2,800 SF (AVERAGE)

DRAWING LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED RIGHT OF WAY LINE
---	PROPOSED LOT LINE
---	PROPOSED PHASE LINE
---	SETBACK LINES
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER MAIN
---	PROPOSED SANITARY SEWER MAIN
---	EXISTING FIRE HYDRANT
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	STREAM CENTERLINE
---	STREAM BUFFER
---	WETLANDS AREAS
---	LANDSCAPE AREAS

0' 150' 300' 450'
DRAWING SCALE

PRELIMINARY
PLAN FOR
CONSTRUCTION

G

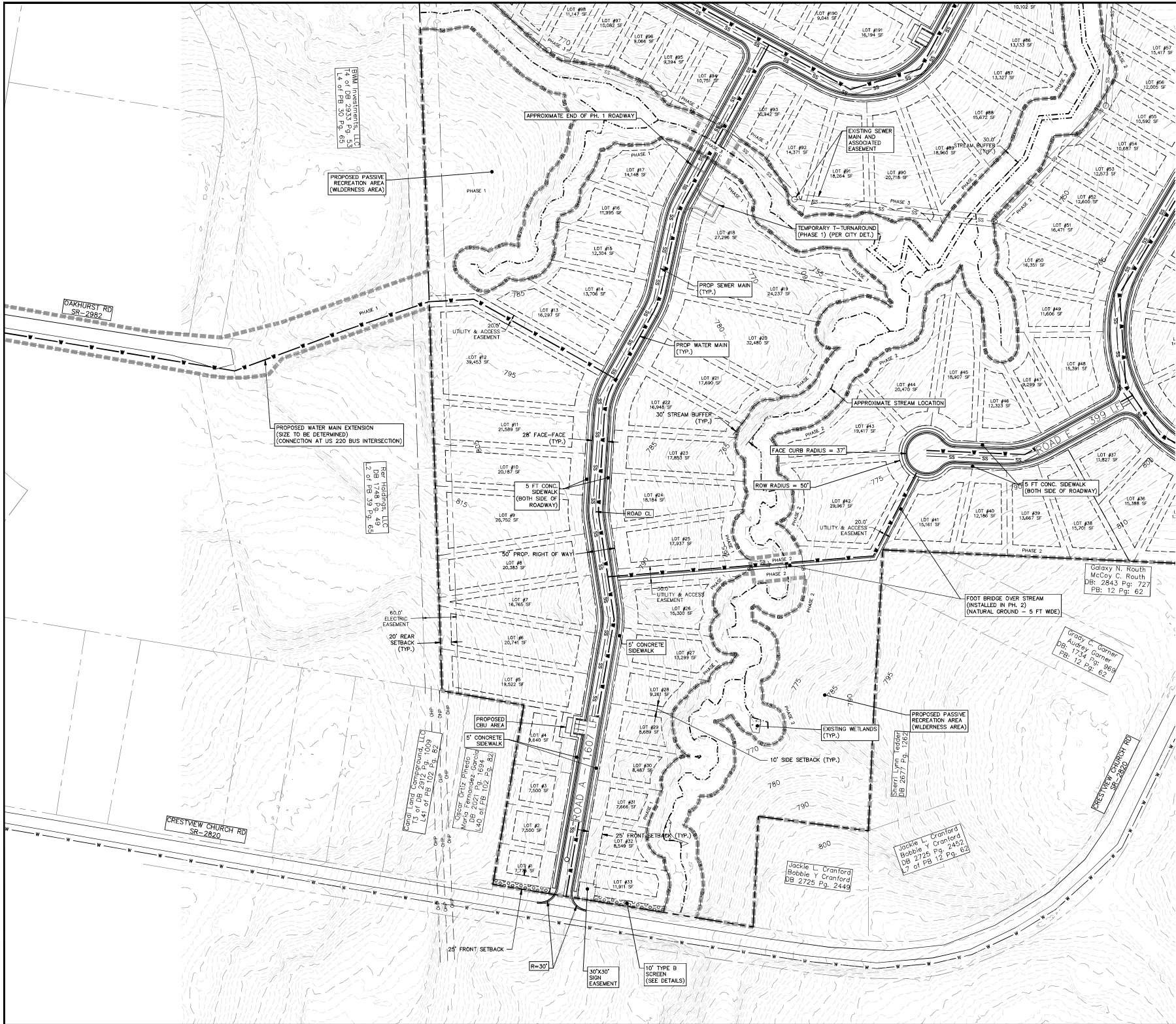
Gardner Engineering, PLLC
Engineering - Land Planning - Permitting
NC Engineering Firm Cert. Auth.# P-8804
P.O. Box 3048
Asheboro, NC 27204
P: (336-302-4449) Email: sac@gardnerengineeringpllc.com
www.gardnerengineeringpllc.com

#	DATE	DESCRIPTION	BY
0	02-06-25	CONDITIONAL ZONING APPLICATION SUBMITTAL	ZHG
1	02-26-25	REVISIONS PER CITY COMMENTS RECEIVED	ZHG

**PRELIMINARY PLAT
OVERALL SITE
CRESTVIEW SUBDIVISION**
CRESTVIEW CHURCH RD
ASHEBORO - NC - RANDOLPH COUNTY

SCALE AS NOTED
DATE DEC. 2025
DRAWN BY ZHG
CHECKED BY ZHG
PROJECT NO. 25,0010
SHEET NO.

C-1



ENLARGEMENTS NOTE:
SEE PRELIMINARY PLAT - OVERALL
SITE (SHEET C-1) FOR ENTIRE
PROJECT EXTENTS

DRAWING LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED RIGHT OF WAY LINE
---	PROPOSED LOT LINE
---	PHASE LINE
---	SETBACK LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER MAIN
---	PROPOSED SANITARY SEWER MAIN
---	EXISTING FIRE HYDRANT
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	STREAM CENTERLINE
---	STREAM BUFFER
---	WETLANDS AREAS
---	LANDSCAPE AREAS

0' 80' 160' 240'

DRAWING SCALE

PRELIMINARY SITE ENLARGEMENT
PHASE 1
CRESTVIEW SUBDIVISION
CRESTVIEW CHURCH RD
ASHEBORO - NC - RANDOLPH COUNTY

PRELIMINARY PLAN NOT FOR CONSTRUCTION

G

Gardner Engineering, PLLC
Engineering - Land Planning - Permitting
NC Engineering Firm Cert. Auth. # P-2804
Asheboro, NC 27204
P: (336) 302-4449 Email: sac@gardnerengineeringpllc.com
www.gardnerengineeringpllc.com

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1	02-26-25	REVISIONS PER CITY COMMENTS RECEIVED	ZHG

SCALE AS NOTED
DATE DEC. 2025
DRAWN BY ZHG
CHECKED BY ZHG
PROJECT NO. 25,0010
SHEET NO.

C-2



ENLARGEMENTS NOTE:
SEE PRELIMINARY PLAT - OVERALL
SITE (SHEET C-1) FOR ENTIRE
PROJECT EXTENTS

DRAWING LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PHASE LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- STREAM CENTERLINE
- STREAM BUFFER
- WETLANDS AREAS
- LANDSCAPE AREAS



PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION



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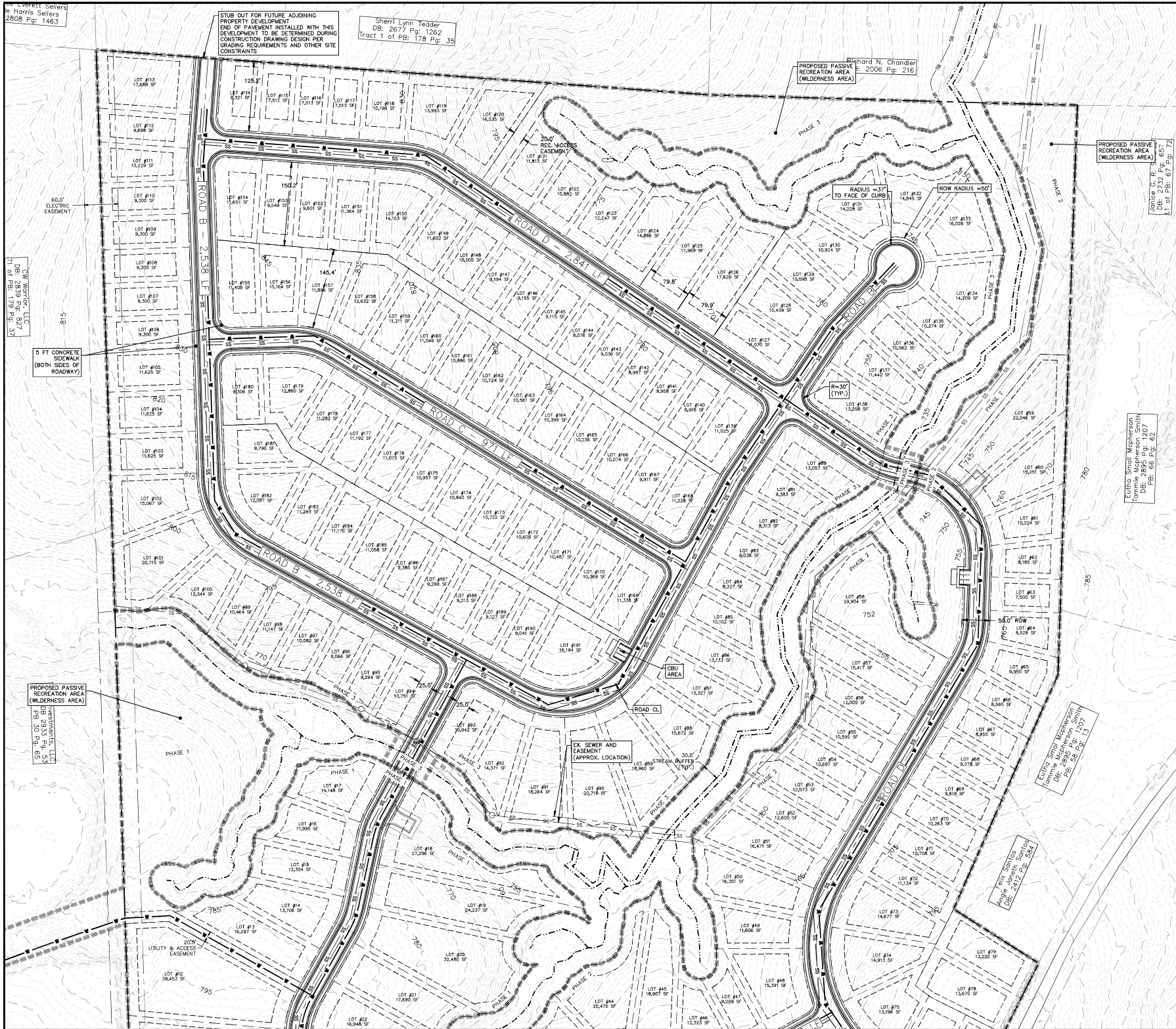
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1	02-26-25	REVISIONS PER CITY COMMENTS RECEIVED	ZHG

PRELIMINARY SITE ENLARGEMENT
PHASE 2
CRESTVIEW SUBDIVISION
CRESTVIEW CHURCH RD
ASHEBORO - NC - RANDOLPH COUNTY

SCALE	AS NOTED
DATE	DEC. 2025
DRAWN BY	ZHG
CHECKED BY	ZHG
PROJECT NO.	25.0010
SHEET NO.	

C-3

C:\Gardner\Engineering\Projects\25.0010 Crestview Subdiv - DWG\25.0010 - Crestview Subdiv - 2024-10-25.dwg, 1/16/2024 8:01:08 AM, AutoCAD plot (General) [Documentation] c:\3d\arct full sheet D (24.00 x 36.00 inches)



DRAWING LEGEND

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED RIGHT OF WAY LINE
---	PROPOSED LOT LINE
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---	PROPOSED SANITARY SEWER MAIN
---	EXISTING FIRE HYDRANT
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	STREAM CENTERLINE
---	STREAM BUFFER
---	WETLANDS AREAS
---	LANDSCAPE AREAS

0' 80' 160' 240'

DRAWING SCALE

PRELIMINARY SITE ENLARGEMENT
PHASE 3
CRESTVIEW SUBDIVISION
CRESTVIEW CHURCH RD
ASHEBORO - NC - RANDOLPH COUNTY

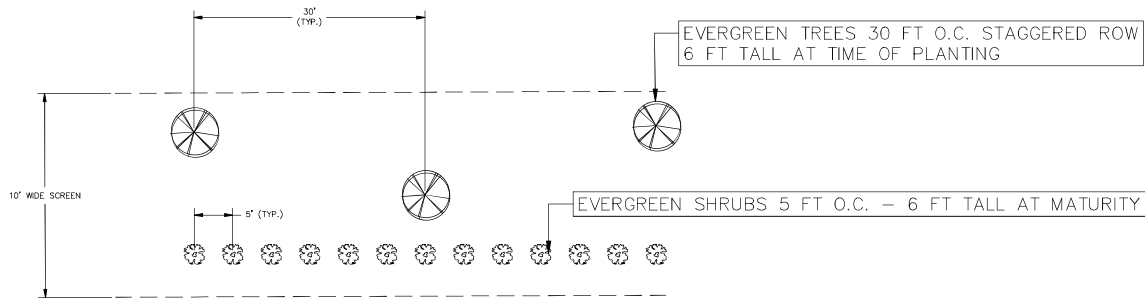
PRELIMINARY PLAN NOT FOR CONSTRUCTION

G

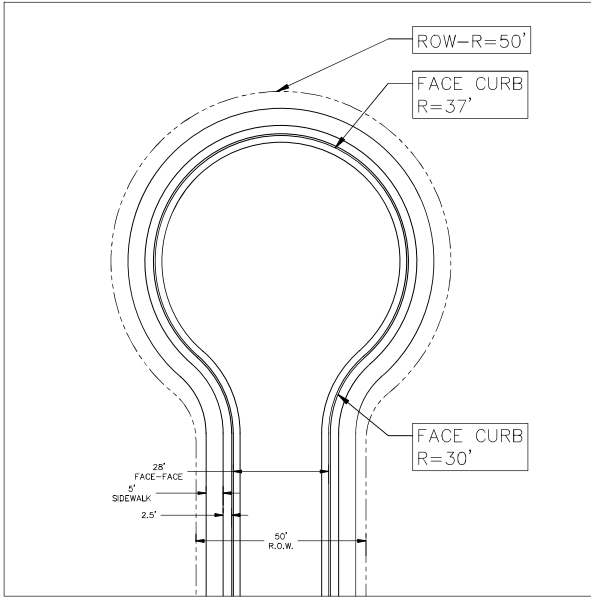
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1	02-26-25	REVISIONS PER CITY COMMENTS RECEIVED	ZHG

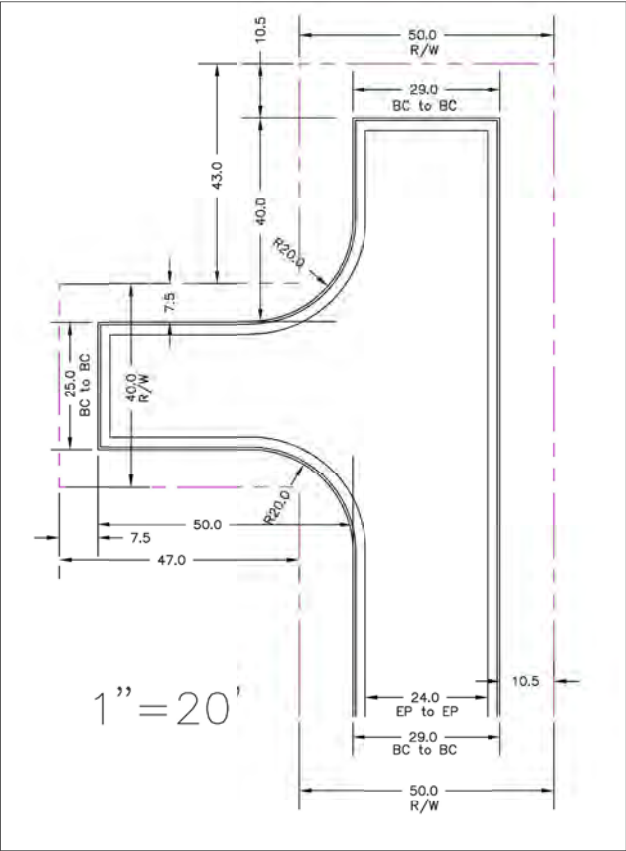
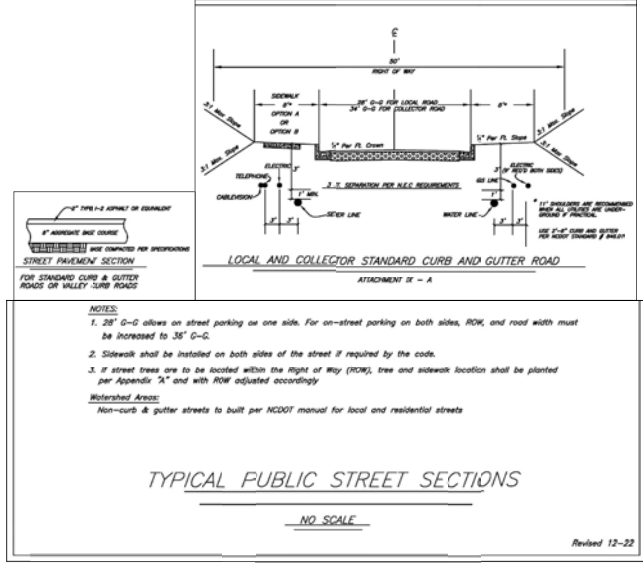
SCALE AS NOTED
DATE DEC. 2025
DRAWN BY ZHG
CHECKED BY ZHG
PROJECT NO. 25.0010
SHEET NO. C-4



LANDSCAPE SCREEN DETAIL
CITY OF ASHEBORO - TYPE B
NOT TO SCALE



TYPICAL CUL-DE-SAC DETAIL
NOT TO SCALE



TEMPORARY TEE TURN AROUND DETAIL
CITY OF ASHEBORO STANDARDS
NOT TO SCALE

PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION

G

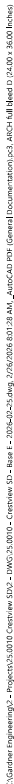
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1	02-26-25	REVISIONS PER CITY COMMENTS RECEIVED	ZHG

DETAILS - 1
MISC. DETAILS
CRESTVIEW SUBDIVISION
CRESTVIEW CHURCH RD
ASHEBORO - NC - RANDOLPH COUNTY

SCALE	AS NOTED
DATE	DEC. 2025
DRAWN BY	ZHG
CHECKED BY	ZHG
PROJECT NO.	25,0010
SHEET NO.	

C-5



CN Monitor, LLC
 CO: 2839 PG: 627
 IT: 01 PG: 179 PG: 3

SITE AREAS :

TOTAL SITE AREAS : 3,636,746 SF (83.49 AC)

PROPOSED RIGHT OF WAY AREAS : 421,158 SF (9.67 AC)

AREA OUTSIDE ROW : 3,215,588 SF (73.82 AC)

PROPOSED COMMON AREAS : 768,931 SF (17.65 AC)
(CONSERVATION AREAS, SHARED EASEMENT AREAS, AND
STREAM BUFFER AREAS)

LOT AREAS : 2,446,657 SF (56.17 AC)
(COMBINED LOT AREAS)

PROPOSED LOTS : 191

AVERAGE LOT SIZE : ±12,800 SF PER LOT
(LOT AREAS / TOTAL LOTS)
(2,446,657 SF / 191 LOTS)

OVERALL LOT DENSITY : ±16,800 SF PER PROPOSED LOT
(AREAS OUTSIDE ROW / TOTAL LOTS)
(3,215,588 SF / 191 LOTS)

DA-1



February 25, 2026

Application for Conditional Zoning District

Crestview Church Road; PINs 7659-85-8407 and 7659-84-2547

Proposed Single Family Detached Product

**Applicant may not construct all elevations below, may add additional elevations, etc. This exhibit is to show general design of the homes intended for the proposed development.*















February 25, 2026

Application for Conditional Zoning District

Crestview Church Rd; PINs 7659-85-8407 and 7659-84-2547

Summary of Neighbor Communication

1. Stanley Martin Homes, LLC ("Applicant") mailed the attached notification letter on Friday, February 13, 2026 inviting all neighbors to reach out via email and/or join a conference call on Monday, February 23, 2026.
2. Attached neighbor list as provided from the City of Asheboro. Letters were mailed to (23) adjacent owners, excluding duplicated addresses.
3. Two neighbors reached out via email:
 - a. Isabella Thacker on behalf of her grandparents, Janice and Rey Solarez; owners of 749 and 757 Crestview Church Road adjacent to the northeast corner of the site.
 - i. Ms. Thacker reached out for general information about the rezoning; her grandparents live in Florida part time and may be interested in selling their properties in the future.
 - ii. Applicant explained the purpose of the rezoning would be for the development of a residential subdivision containing approximately 190 single family detached lots; all homes would be offered for sale; expected pricing would be competitive with the Asheboro market.
 - b. David Dominguez on behalf of Oscar Ortiz; owner of 319 Crestview Church Road adjacent to the southwest corner of the site.
 - i. Mr. Dominguez reached out for general information about the rezoning and sent a list of questions included below. Applicant's summarized responses are *italicized*.
 1. Current zoning classification and the requested rezoning. *Current zoning is RM/RR – Randolph County Rural Multifamily/Rural Residential; requesting rezoning to R10-CZ – City of Asheboro medium density residential – conditional use*
 2. Types of uses allowed? *Applicant is rezoning for the purpose of constructing single family detached homes*
 3. Has a traffic impact study been completed? Will road widening, turn lanes or stoplights be added? How will construction traffic be managed? *Yes, Applicant had a Traffic Impact Analysis ("TIA") completed; no improvements recommended per the TIA but subject to NCDOT approval; construction traffic will be managed per NCDOT and local standards.*
 4. What setbacks required from my property line? *Setbacks for requested R10 are 25' in the front, 10' side, 20' rear*
 5. Buffer trees? *None proposed at this time other than landscaping along Crestview Church Road*
 6. How tall will new buildings be? *Applicant would be constructing 2-story residential homes*
 7. Lighting facing toward my home? *Not likely, but cannot necessarily control what homeowners place in their backyards.*
 8. Expected noise levels? *Typical residential*



9. Proposed hours of construction. *Daylight, standard local working hours*
10. Will there be security lighting overnight? *No*
11. Have you done analysis on surrounding home values? *No*
- ii. Mr. Dominguez did not have any further questions or concerns but indicated he would reach out if so.
4. No owners reached out to be a part of the conference call on Monday, February 23, 2026.



February 13, 2026

VIA USPS

To: Property Owners adjacent to Subject Property on Crestview Church Road, Asheboro, NC

Re: Proposed Rezoning – 83.783+/- acres

Stanley Martin Homes, LLC has requested a rezoning and annexation for property located on Crestview Church Road (unaddressed) between US Hwy 220 and Zoo Pkwy (“Subject Property”). The Subject Property is also outlined in red on the attached Exhibit A. You are receiving this notice because your property abuts the Subject Property. The City of Asheboro will hold a series of meetings to review our request. You should receive additional information from the City with details of these meetings.

The zoning we are requesting is a change from RM/RR (Randolph County Rural Residential/Multifamily) to R10 - CZ (City of Asheboro Medium Density Residential – Conditional Use District). We are proposing that single family detached homes be constructed and offered for sale on this property, however, the final development plan will be determined as additional approvals are requested and permitting is obtained.

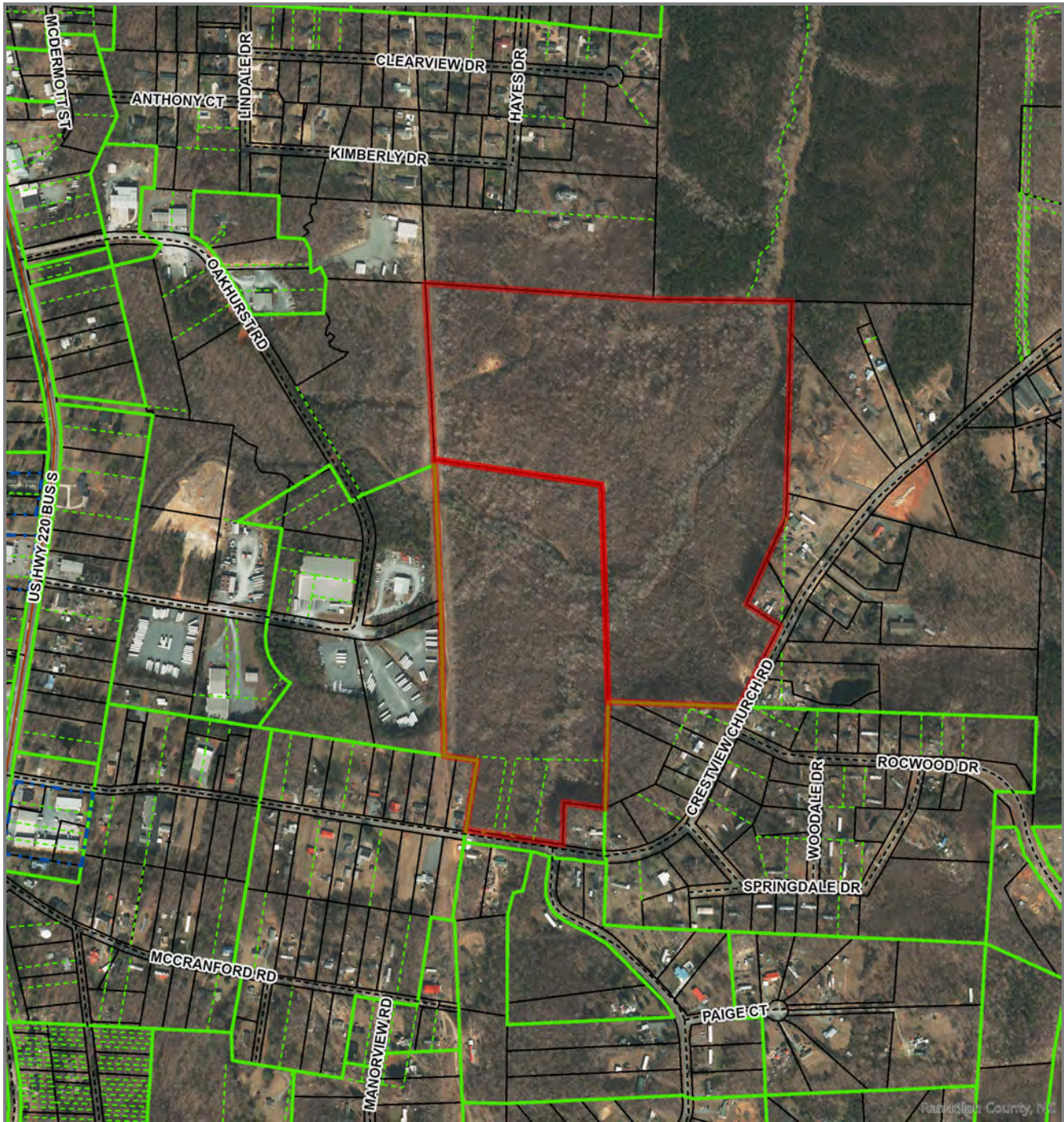
Accordingly, we want to discuss any questions or concerns you may have related to this proposal, and we will be hosting a virtual meeting via Teams at **5:00PM on Monday, February 23, 2026**. If you would like to participate in the Teams meeting, we ask that you submit your name, physical address, and any other contact information along with your questions and/or concerns via email to KanoyCC@stanleymartin.com on or before 5:00PM on Friday, February 20, 2026. Once your email is received, we will reply with the information to be able to join the meeting. If you are unable to participate in the meeting, we are happy to respond to your questions or concerns directly via email.

We appreciate your consideration and look forward to responding to your inquiries.

Yours truly,


Cassie Kanoy
Land Entitlement Manager

EXHIBIT A



1 7659858407 93360 CANDI LAND CAMPGROUND LLC No Physical Address	2 7659842547 94044 CANDI LAND CAMPGROUND LLC No Physical Address
--	--



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 = 752 feet
2/10/2026

Cranford, Jackie L (Cranford, Bobbie Y)
448 Back Creek Church Rd
Asheboro, NC 27205

~~Cranford, Jackie L (Cranford, Bobbie Y)
448 Back Creek Church Rd
Asheboro, NC 27205~~

Albarran, Norma (Flores, Ociel)
1865 Bailey Rd
Asheboro, NC 27205

Candi Land Campground LLC
Po Box 4367
Asheboro, NC 27204

~~Candi Land Campground LLC
Po Box 4367
Asheboro, NC 27204~~

~~Candi Land Campground
Po Box 4367
Asheboro, NC 27204~~

Johnson, Darrell T
330 Clearview Dr
Asheboro, NC 27205

Pinedo, Oscar Ortiz (Garcia, Maria F)
319 Crestview Church Rd
Asheboro, NC 27205

~~Vazquez, Brian
324 Crestview Church Rd
Asheboro, NC 27205~~

Vazquez, Martin R (Vazquez, Victoria S)
324 Crestview Church Rd
Asheboro, NC 27205

Gutierrez, Jose Rafael Moran
340 Crestview Church Rd
Asheboro, NC 27205

Routh, Galaxy N (Routh, McCoy C)
603 Crestview Church Rd
Asheboro, NC 27205

Basurto, Jesus Israel (Rodriguez, Martha Herera)
626 Crestview Church Rd
Asheboro, NC 27205

Santos, Felix (Santos, Angie Janeth)
659 Crestview Church Rd
Asheboro, NC 27205

Goodson, Paul Daniel
664 Crestview Church Rd
Asheboro, NC 27205

McPherson, Eutha Small Trustee (Smith, Tammie McPherson Trustee)
689 Crestview Church Rd
Asheboro, NC 27205

~~McPherson, Eutha Small Trustee (Smith, Tammie McPherson Trustee)
689 Crestview Church Rd
Asheboro, NC 27205~~

Solarez, Janice G R
757 Crestview Church Rd
Asheboro, NC 27205

Cw Warrior LLC
206 Elven Ct
Waxhaw, NC 28173

Sellers, Jessie Harris
386 Kimberly Dr
Asheboro, NC 27205

Tedder, Sherri Lynn
426 Kimberly Dr
Asheboro, NC 27205

Casas, Rufino Enciso
1722 Manorview Rd
Asheboro, NC 27205

~~Casas, Rufino Enciso
1722 Manorview Rd
Asheboro, NC 27205~~

Del Hoyo, Robert (Del Hoyo, Laura Alicia)
1965 Manorview Rd
Asheboro, NC 27205

Garner, Grady C (Garner, Audrey)
P O Box 891
Asheboro, NC 27204

Rer Holdings LLC
3344 R H Dr
Asheboro, NC 27205

R and E 2009 Investment Properties LLC
490 Rajkovich Way Unit B
Hollister, Ca 95023

Chandler, Richard H
316 Woods Rd
Glenside, Pa 19038

Bwm Investments LLC
103 Worth St
Asheboro, NC 27203

APPLICANT INFORMATION

Applicant Stanley Martin Homes, LLC *Applicant's Phone #* 336-282-3535

Applicant's Address PO Box 9147
Greensboro NC 27429

Applicant email address [REDACTED]

PROPERTY INFORMATION

Property Owner's Name Candi Land Campground, LLC (Jeremy McNeill, Manager)

Location of Property Crestview Church Rd (unassigned) *Property Size (ac. or s.f.)* 83.783

Randolph County Property Identification Number (PIN#) 7659 85 8407 and 7659 84 2547

Current Zoning District RM/RR *Requested Zoning District* R10 (CZ)

Date Property Title Acquired 5/30/2024 *Deed Book* 2912 *Page* 1009

Subdivision N/A *Section* N/A *Lot #* N/A

Plat Book 184; 165 *Page* 7; 84

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

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

Development of a residential subdivision consisting of single family detached homes.

(Proposed conditions attached)

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

The development is being configured in accordance with Asheboro's Land Development Plan ("Neighborhood Residential" future land use classification) with (CZ) conditions offered by Applicant and agreed upon by the parties.

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 public health, safety, and general welfare?

There has been an increased need for residential single family housing in Asheboro in recent years due to increase in local and nearby job markets promoting population increase in the Asheboro area. This development will provide single family homes and therefore serve the public welfare and public need for family housing.

Does not apply ☐

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

Asheboro's Growth Strategy Map draft (Spring 2022) shows the subject property within the Secondary Growth Area, in close proximity to existing city maintained public utilities and located outside of, but adjacent to existing city limits. Growth Strategy notes suitable developments within SGAs should be given moderate to high level of encouragement and incentives for completion over the next 1-10 years.

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

Thomas C Hall

Thomas C Hall, VP of Land Acquisition
*Printed Name of Authorized Signatory (if
different from Applicant)*

*Position/Relationship of Authorized
Signatory to Applicant*

Owner Signature (if different than Applicant)

Jeremy McNeill, Manager
Owner Address

PO Box 4367

Asheboro NC 27204

Telephone Number

336-963-4415

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

*Position/Relationship of Authorized
Signatory to Owner*

STAFF USE

Received by: JFL Date: 2-6-26 Case Number: 26-04

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.

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Thomas C Hall, VP of Land Acquisition
*Printed Name of Authorized Signatory (if
different from Applicant)*

*Position/Relationship of Authorized
Signatory to Applicant*

Owner Signature (if different than Applicant)

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Owner Address

PO Box 4367

Asheboro NC 27204

Telephone Number

336-963-4415

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

*Position/Relationship of Authorized
Signatory to Owner*

STAFF USE

Received by: JTL *Date:* 2-6-24 *Case Number:* 26-04

City of Asheboro

Application for Conditional Zoning District

Crestview Church Road > RM/RR to R10 (CZ)

Applicant: Stanley Martin Homes, LLC

Proposed Conditions:

1. Use: Single family residential building.
2. Maximum number of lots shall be one hundred ninety-one (191).
3. Minimum lot size shall be 7,500 square feet.
4. The total built upon area for the development shall remain under twenty-four percent (24%).
5. Sidewalks shall be provided on both sides of the streets within the development.
6. A 10-foot landscape buffer shall be installed along Crestview Church Road frontage and will be maintained by the homeowners association.
7. Natural areas / passive recreation areas have been provided in each phase of the development.
8. A natural walking path and foot bridge is proposed to be installed once Phases 1 and 2 are constructed to promote walkability/connectivity throughout the development.
9. There shall be a 30-foot undisturbed stream buffer other than for the construction of roadway crossings, utility installation and possible future walking paths.

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

This is to notify you that I (we) Stanley Martin Homes, LLC have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at Crestview Church Rd (unassigned) for the purpose of developing a residential subdivision consisting of single family detached homes

On Monday, March 2nd, 2026, 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, April 9th, 2026, 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) Charlie Hall at hallct@stanleymartin.com.

18488 Stanley Martin Homes Metes & Bounds Description

Beginning at an iron pipe set at the north-western most corner of this parcel, having a NAD 83 North Carolina State Plane Coordinate of Northing 696,308.15, Easting 1,757,806.88; Thence S 85°47'48" E a distance of 1099.29' to an iron; Thence S 88°20'07" E a distance of 603.80' to an iron; Thence S 89°10'26" E a distance of 57.29' to an iron; Thence S 02°10'46" W a distance of 139.62' to an iron; Thence S 01°58'10" W a distance of 178.76' to an iron; Thence S 01°57'05" W a distance of 312.02' to an iron; Thence S 01°52'22" W a distance of 274.83' to an iron; Thence S 01°55'03" W a distance of 116.30' to an iron; Thence S 24°12'14" W a distance of 222.32' to an iron; Thence S 23°49'35" W a distance of 236.75' to an iron; Thence S 57°25'44" E a total distance of 199.86' to a point not set within the right-of-way of Crestview Church Road (SR 2820), crossing an iron at 180.62' along line; Thence S 01°56'16" W a distance of 26.02' to an iron rod set in the centerline of said right-of-way; Thence along the centerline of said right-of-way S 26°37'32" W a distance of 401.93' to a point not set; Thence leaving said right-of-way N 87°25'00" W a total distance of 550.73' to an iron rod, crossing an iron at 41.23' along line; Thence N 87°16'10" W a distance of 104.88' to an iron; Thence S 02°32'09" W a distance of 59.85' to an iron; Thence S 03°21'33" W a distance of 219.85' to an iron; Thence S 02°36'36" W a distance of 6.56' to an iron; Thence S 02°36'36" W a distance of 220.25' to an iron; Thence N 82°29'30" W a distance of 199.70' to an iron; Thence S 02°42'12" W a distance of 199.39' to an iron set on the northern right-of-way line of Crestview Church Road (SR 2820); Thence along said right-of-way N 80°43'21" W a distance of 474.67' to an iron; Thence leaving said right-of-way N 09°51'01" E a distance of 327.56' to an iron; Thence N 79°50'38" W a distance of 100.55' to an iron; Thence N 80°14'33" W a distance of 49.24' to an iron; Thence N 01°52'59" W a distance of 690.77' to an iron; Thence N 01°52'59" W a distance of 65.17' to an iron; Thence N 01°53'42" W a distance of 648.09' to an iron; Thence N 01°49'03" W a distance of 20.05' to an iron; Thence N 01°54'52" W a distance of 833.04' to an iron; Which is the point of beginning, having a total area of 83.783 Acres as shown on that plat entitled "Survey For: Stanley Martin Homes, LLC; On the Property of : Candi Land Campground, LLC" Prepared by Survey Carolina, PLLC dated January 9, 2026, Job Number 18488.

BK 2912 PG 1009 (3)

This document presented and filed:

05/30/2024 12:22:07 PM

DEED

Fee \$26.00 Excise Tax: \$0.00



20183267

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

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 7659.85.8407 & 7659.84.2547

Mall after recording to: P/U T. Callicutt ✓

This instrument was prepared by: TBC/abb: Taylor Callicutt Attorney at Law: PO Box 2445 Asheboro NC 27204

THIS DEED made this 28th day of May, 2024 by and between

GRANTOR

J-Mac Properties, LLC, a North Carolina limited liability company

Mailing Address: PO Box 4367 Asheboro, NC 27204

GRANTEE

Candi Land Campground, LLC, a North Carolina limited liability company

Mailing Address: PO Box 4367 Asheboro, NC 27204

Property Addresses: 83.423 +/- Acres Crestview Church Road, Asheboro, NC 27205 ("0" & "0")

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:

SEE ATTACHED EXHIBIT "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2894/2828 Page 197/1651, Randolph County Registry.

A map showing the above described property is recorded in Plat Book 184/165, Page 7/84, and referenced within this instrument.

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

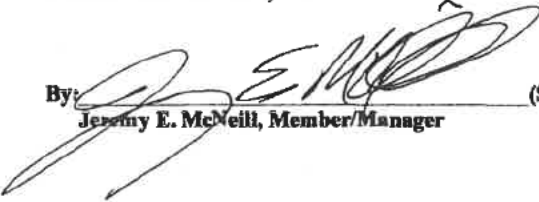
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

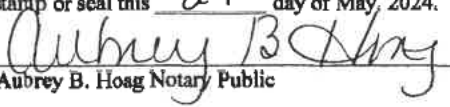
J-MAC PROPERTIES, LLC

By:  (SEAL)
Jeremy E. McNeill, Member/Manager

NORTH CAROLINA, Randolph County:

I, AUBREY B. HOAG, a Notary Public for Randolph County, North Carolina, certify that Jeremy E. McNeill personally came before me this day and acknowledged that he is the Member/Manager J-MAC PROPERTIES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and Notarial stamp or seal this 29 day of May, 2024.


Aubrey B. Hoag Notary Public

My Commission Expires: 07/07/2024



Exhibit "A"

TRACT #1:

"0" Crestview Church Road, Asheboro, NC 27205

Parcel ID # 7659.85.8407

CEDAR GROVE TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA:

BEING ALL OF THAT 53.718 ACRES TOTAL (53.423 ACRES CLEAR IF R/W), MORE OR LESS, PURSUANT TO A SURVEY ENTITLED "SURVEY FOR J-MAC PROPERTIES ON THE PROPERTY OF SHERRI LYNN TEDDER" PREPARED BY SURVEY CAROLINA, PLLC, JOB # 15883, DATED JANUARY 9, 2024 AND RECORDED ON JANUARY 19, 2024 IN PLAT BOOK 184 PAGE 7, RANDOLPH COUNTY REGISTRY.

TOGETHER WITH AND SUBJECT TO THE EXISTING PERMANENT SANITARY SEWER EASEMENT PER PLAT BOOK 51, PAGE 36 AND AS SHOWN ON PLAT BOOK 184 PAGE 7, RANDOLPH COUNTY REGISTRY.

TRACT #2:

"0" Crestview Church Road, Asheboro, NC 27205

Parcel ID # 7659.84.2547

CEDAR GROVE TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA:

BEING ALL of that 30.0 acres, more or less and identified as "Tract #2" on a survey entitled "survey for Taylor B. Callicutt", dated July 9, 2020, certified by William C. Burrow, PLS as Project No. 5653 and recorded in Plat Book 165 at Page 84 of the Randolph County Registry.

TOGETHER WITH AND SUBJECT TO THE EXISTING PERMANENT SANITARY SEWER EASEMENT PER PLAT BOOK 51, PAGE 36 AND AS SHOWN ON PLAT BOOK 184 PAGE 7, AND PLAT BOOK 165, PAGE 84 RANDOLPH COUNTY REGISTRY.

TRACT #3:

BEING ALL of Lot 41 of Woodland Acres containing .776 acre, more or less, as indicated on a survey performed by William C. Burrow dated February 6th 2006 and project number 2976; and said survey recorded in Plat Book 102 Page 82 of the Randolph County Registry.

Crestview Church Rd Rezoning Application Pkg 020526

Final Audit Report

2026-02-06

Created:	2026-02-06
By:	Cassie Kanoy (ckanoy@windsorinvestments.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzuW1STUvcV5dabfai-vx-ioqI-Xv10zK

"Crestview Church Rd Rezoning Application Pkg 020526" History

-  Document created by Cassie Kanoy (ckanoy@windsorinvestments.com)
2026-02-06 - 3:34:57 PM GMT
-  Document emailed to Thomas C Hall (halltc@stanleymartin.com) for signature
2026-02-06 - 3:35:09 PM GMT
-  Email viewed by Thomas C Hall (halltc@stanleymartin.com)
2026-02-06 - 3:36:12 PM GMT
-  Document e-signed by Thomas C Hall (halltc@stanleymartin.com)
Signature Date: 2026-02-06 - 3:36:37 PM GMT - Time Source: server
-  Agreement completed.
2026-02-06 - 3:36:37 PM GMT



**Case No. RZ-26-04: Information related to Traffic Impact Analysis (TIA)
provided by applicant**

**The information provided includes NCDOT's response to the TIA, the
TIA, and related communications.**



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

March 30, 2026

Ms. Dionne Brown, PE
Davenport
119 Brookstown Ave, Suite PH 1
Winston-Salem, NC 27101

SUBJECT: NCDOT Review of TIA to Assess Required Improvements Associated with the Crestview Church Development (SR 2820 Crestview Church Rd)

Ms. Brown,

The NC Department of Transportation has reviewed the Traffic Impact Analysis (TIA) dated February 23, 2026, as submitted to this office for the Crestview Church Development in Randolph County. The TIA studied the development site driveways on Crestview Church Rd and Manns as well as the unsignalized intersections at Crestview Church Rd/US 220 Bus, and Crestview Church Rd/Zoo Parkway. Based on comments from the District Engineer's office, Division Traffic Engineer's office, and the Congestion Management unit, the following stipulations and recommendations are offered:

1. Construct a southbound left turn lane with 100' storage and appropriate tapers on US 220 Bus at Crestview Church Road intersection
2. Provide a min 100' IPS at each site access
3. Maintain 12' thru and turn lane widths throughout project limits.

Please see attached drawing for proposed improvements/incorporation of TIA recommendations for the subject site.

All work associated with the above-mentioned improvements shall be carried out through an approved Encroachment Agreement issued by the NCDOT Division 8 Engineer. In addition, any traffic signal timing modifications required (determined during driveway permitting process) will need to be coordinated through the Division Traffic Engineer's Office (Attn: Zach Hussey, 150 DOT Drive, Carthage, NC, 28327) before work may commence.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8, DISTRICT 1
300 DOT DRIVE
ASHEBORO, NC 27205

Telephone: (336) 318-4000
Fax: (336) 318-4010
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
300 DOT DRIVE
ASHEBORO, NC 27205

If you have any further questions regarding this matter, please do not hesitate to call Tyler Kimes E.I., Senior Assistant District Engineer, at (336) 318-4000 or myself.

Sincerely,

DocuSigned by:

ED09AE5A55994AD...

Justin Richardson
District Engineer

Attachments

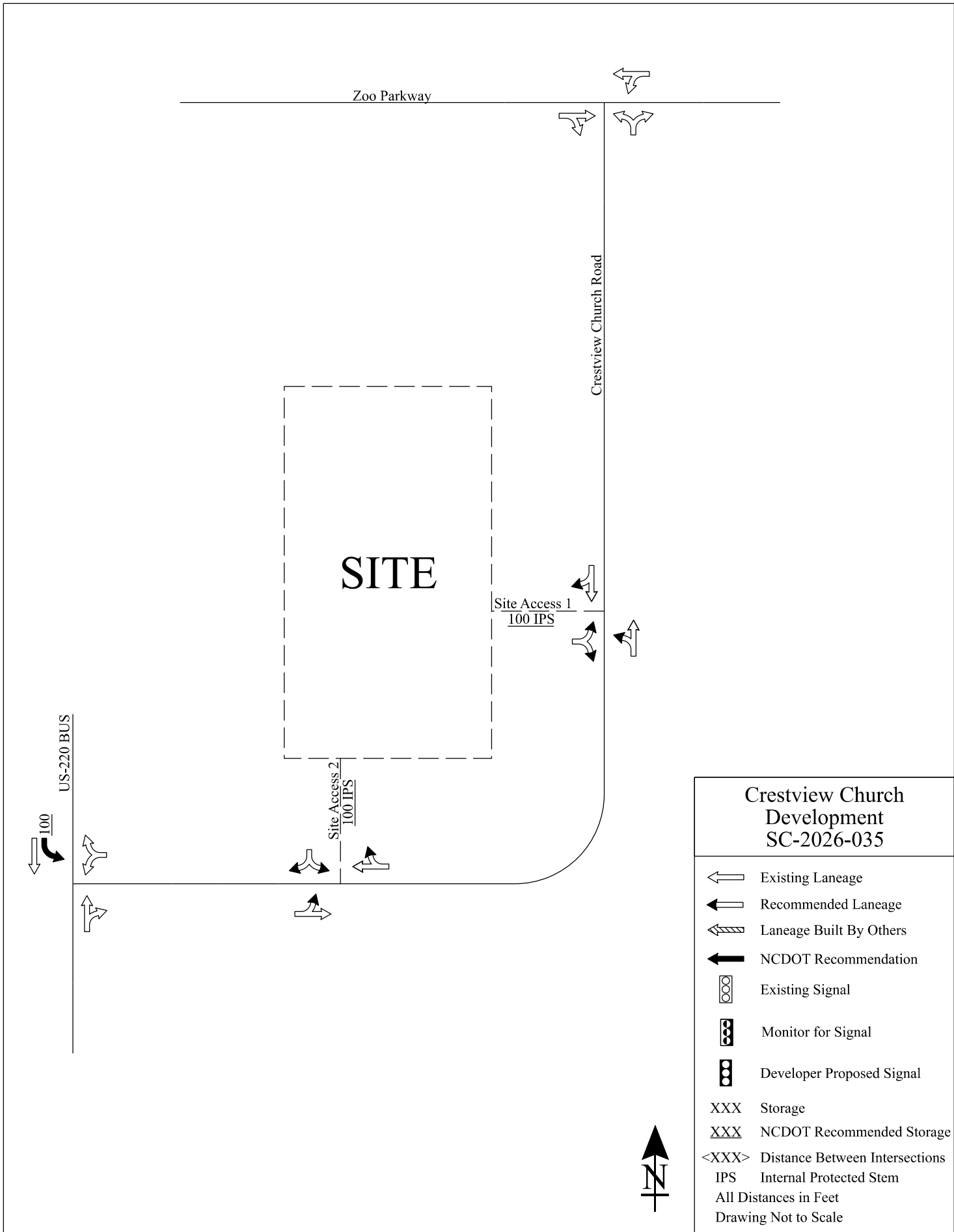
cc: Mr. Reuben Blakley, P.E., Division Engineer
Mr. Zachary Hussey, Deputy Division Traffic Engineer
Mr. Nicholas Lineberger, P.E., Congestion Management Regional Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8, DISTRICT 1
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Telephone: (336) 318-4000
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Website: www.ncdot.gov

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300 DOT DRIVE
ASHEBORO, NC 27205



Crestview Church
Development
SC-2026-035

Existing Laneage

Recommended Laneage

Laneage Built By Others

NCDOT Recommendation

Existing Signal

Monitor for Signal

Developer Proposed Signal

XXX

Storage

XXX

NCDOT Recommended Storage

<XXX>

Distance Between Intersections

IPS

Internal Protected Stem

All Distances in Feet

Drawing Not to Scale

February 23, 2026



TRANSPORTATION IMPACT ANALYSIS

Crestview Church Development

Asheboro, NC

Project # 260006

Prepared For: Stanley Martin Homes

Transportation Impact Analysis

Crestview Church Development Asheboro, NC

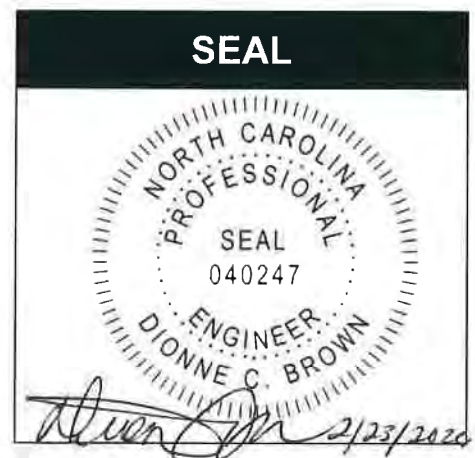
Prepared for
Stanley Martin Homes

February 23, 2026

Analysis and Graphics by: Dionne C. Brown, PE

Reviewed by: Dylan Coley, PE

Sealed by: Dionne C. Brown, PE



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT shall be without liability to DAVENPORT and shall be a violation of the agreement between DAVENPORT and the client.

EXECUTIVE SUMMARY

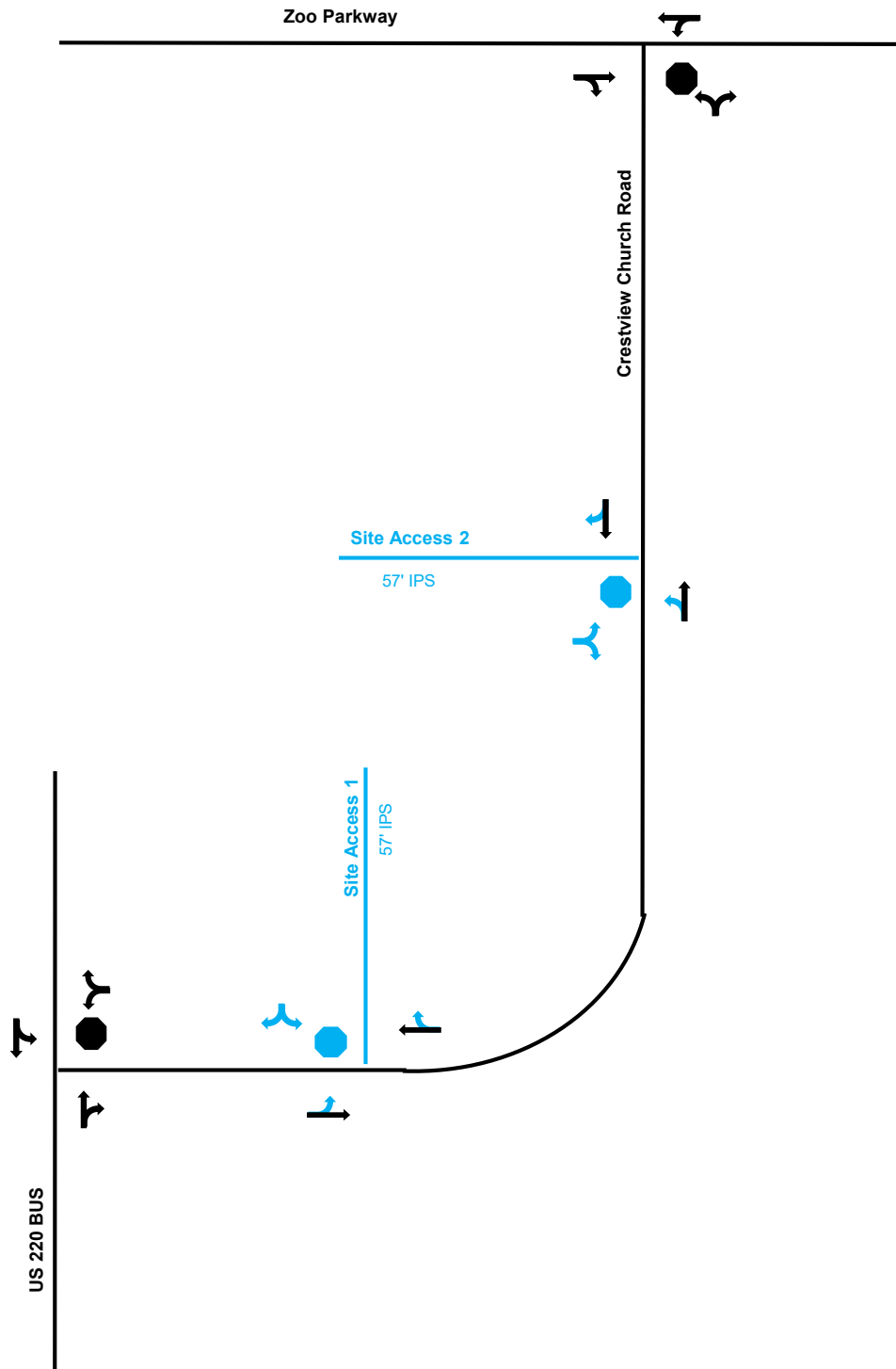
The Crestview Church Development is located north of Crestview Church Road between US 220 BUS and Zoo Parkway in Asheboro, NC. The proposed development will consist of up to 215 single family homes. Two full movement access points are proposed on Crestview Church Road. The expected build-out year for this development is 2029. Information regarding the property was provided by Stanley Martin Homes.

DAVENPORT was retained to determine the potential traffic impact of this development and to identify transportation improvements that may be required to accommodate the new development traffic.

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with City of Asheboro and NCDOT. This site has a trip generation potential of 2,041 daily trips, 149 trips in the AM peak hour, and 205 trips in the PM peak hour.

In conclusion, this study has determined the potential traffic impact of this development and determined that no improvements are necessary to mitigate future traffic. The proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The site access recommendations summarized in Figure A and in Table A should be constructed to comply with applicable NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and/or local standards.

Table A – Summary of Recommended Improvements	
INTERSECTION	RECOMMENDATIONS
US 220 BUS at Crestview Church Road	No improvements recommended.
Crestview Church Road at Zoo Parkway	No improvements recommended.
Crestview Church Road at Site Access 1	- Design site drive according to applicable NCDOT standards. - No additional improvements are recommended.
Crestview Church Road at Site Access 2	- Design site drive according to applicable NCDOT standards. - No additional improvements are recommended.



LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	
IPS = INTERNAL PROTECTED STEM	

**FIGURE A
RECOMMENDED
IMPROVEMENTS**

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006



*** NOT TO SCALE ***

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT, shall be without liability to DAVENPORT, and shall be a violation of the agreement between DAVENPORT and the client.

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1.0 Introduction

The Crestview Church Development is located north of Crestview Church Road between US 220 BUS and Zoo Parkway in Asheboro, NC. The proposed development will consist of up to 215 single family homes. Two full movement access points are proposed on Crestview Church Road. The expected build-out year for this development is 2029. Information regarding the property was provided by Stanley Martin Homes.

A conceptual site plan is shown in Figure 1, and a site location map and a vicinity map are provided in Figures 2A and 2B, respectively.

DAVENPORT was retained to determine the potential traffic impact of this development and to identify transportation improvements that may be required to accommodate the new development traffic. The following intersections are included in the study:

1. US 220 BUS at Crestview Church Road (unsignalized)
2. Zoo Parkway at Crestview Church Road (unsignalized)
3. Crestview Church Road at Site Access 1 (unsignalized)
4. Crestview Church Road at Site Access 2 (unsignalized)

These intersections were analyzed during the AM and PM peaks for the following conditions:

- 2026 Existing Conditions
- 2029 Future No Build Conditions
- 2029 Future Build Conditions
- 2029 Future Build Conditions + Improvements

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with the City of Asheboro and North Carolina Department of Transportation (NCDOT). It was conducted according to the standards and best practices of the transportation engineering profession.



DAVENPORT

FIGURE 1
SITE PLAN

PROPOSED
DRIVEWAY
LOCATIONS



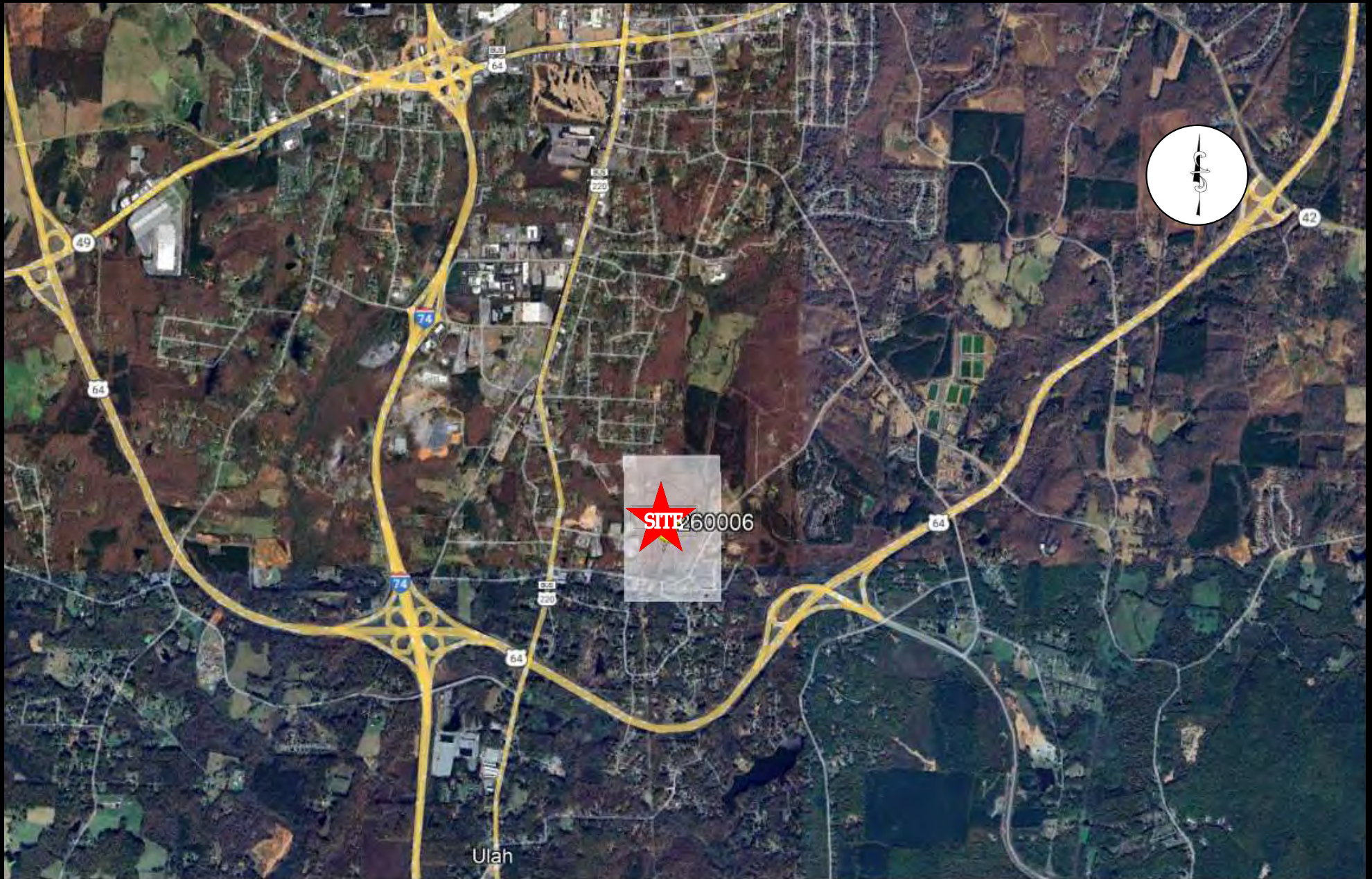


FIGURE 2A
SITE LOCATION MAP

SITE INDICATOR



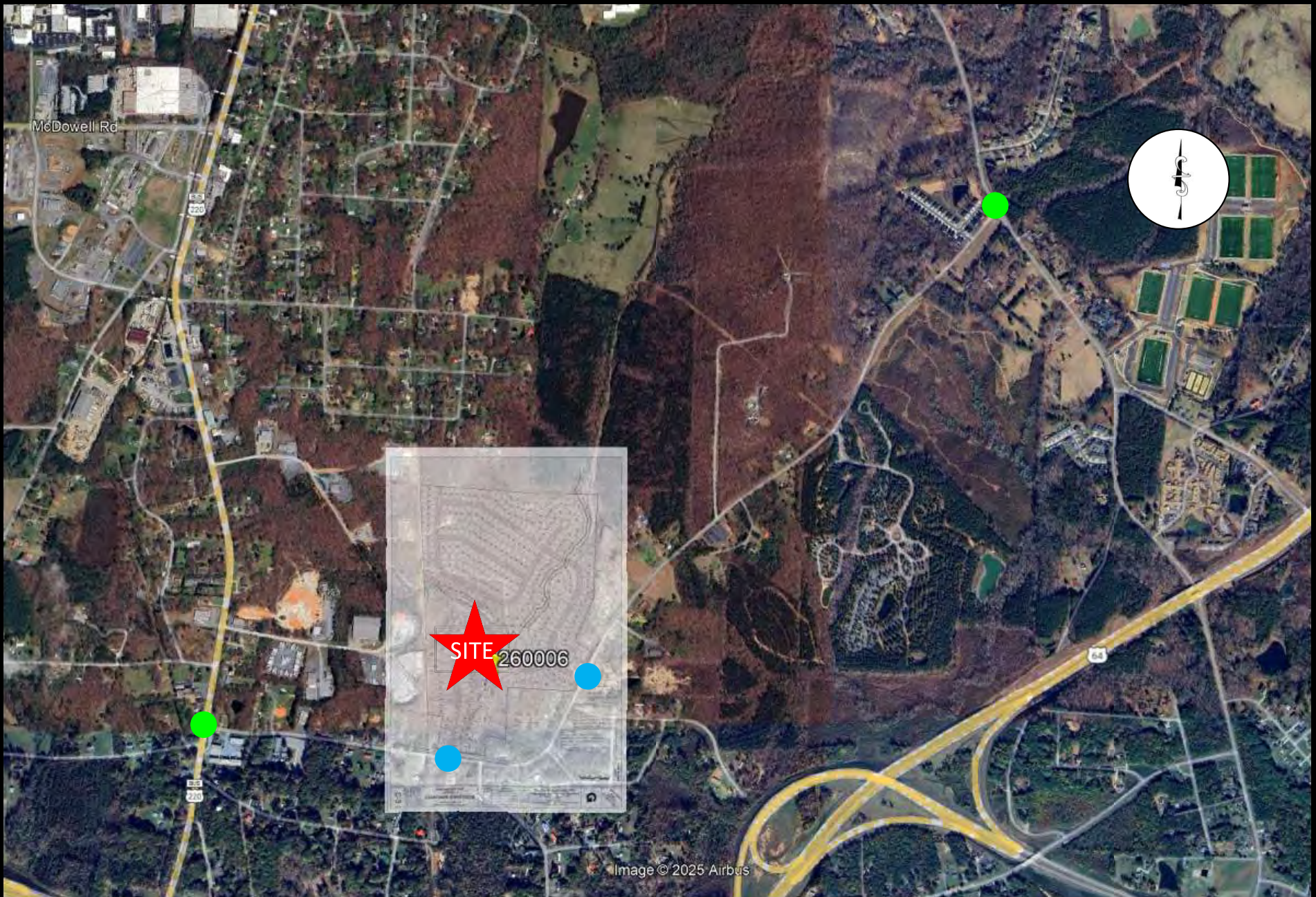


FIGURE 2B
VICINITY MAP

STUDY INTERSECTIONS
BACKGROUND
PROPOSED



2.0 Existing Conditions

2.1 Inventory

Table 2.1 presents a summary of the study area roadway conditions. Figure 3 shows the existing lane geometry.

Table 2.1 - Street Inventory						
Facility Name	Route #	2023 AADT (vpd)	Typical Cross Section	Lane Width	Speed Limit (MPH)	Maintained By
Fayetteville Street	US 220 BUS	6,900	2-lane undivided	12 feet	45	NCDOT
Zoo Parkway	SR 3017	4,500	2-lane undivided	12 feet	45	NCDOT
Crestview Church Road	SR 2820	1,800	2-lane undivided	10 feet	45	NCDOT

2.2 Existing Traffic Volumes

Turning movement counts for this project were collected by DAVENPORT when local public schools were in session. Table 2.2 contains the location, dates, and times these counts were conducted. The traffic volumes were not balanced between the study intersections since the existing driveways and land uses account for the imbalance. Additionally, a minimum of four vehicles per hour were assigned to all movements, per NCDOT Congestion Management standards. The existing AM and PM peak hour volumes are shown in Figure 4. Traffic count data are provided in the Appendix.

Table 2.2 - Traffic Volume Data		
Count Location	Date Taken	Hours
US 220 BUS at Crestview Church Road (unsignalized)	Thursday, February 12, 2026	7-9 AM, 4-6 PM
Zoo Parkway at Crestview Church Road (unsignalized)	Thursday, February 12, 2026	7-9 AM, 4-6 PM



SPEED
LIMIT
45

Zoo Parkway

4,500

Crestview Church Road

SPEED
LIMIT
45

US 220 BUS

Crestview Church
Road

1,800

6,900

SPEED
LIMIT
45

LEGEND



SIGNAL



STOP

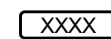


ROADWAY



TRAFFIC MOVEMENT

BLACK = EXISTING



2023 AADT
VOLUMES

FIGURE 3 EXISTING LANE GEOMETRY

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006



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Zoo Parkway

← 171 / 222
↪ 41 / 20

113 / 247
32 / 51

Crestview Church Road

36 / 34
21 / 44

← 402 / 434
↪ 13 / 59

↪ 51 / 36
↪ 72 / 24

US 220 BUS

396 / 280
45 / 38

Crestview Church Road

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LEGEND



SIGNAL



STOP



ROADWAY



TRAFFIC MOVEMENT

BLACK = EXISTING

AM / PM PEAKS

FIGURE 4 2026 EXISTING TRAFFIC VOLUMES

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006



3.0 Approved Development and Committed Improvements

3.1 *Approved Developments*

Approved developments are projects that have been authorized in the area but are not yet constructed. Per the approved scoping document, there are two approved developments to consider for this study site. Relevant information is provided in the Appendix.

Hillcrest Farm is planned to consist of 282 single family homes and 64 townhomes. It is located west of Zoo Parkway and south of Newbern Avenue. A TIA was completed by DAVENPORT in November 2023.

Asheboro Residential is planned to consist of 260 single family homes and 160 townhomes. It is located in the vicinity of the intersection of Old Cox Road and Old Humble Mill Road. A TIA was completed by Kimley-Horn in February 2025.

3.2 *Committed Improvements*

Committed improvements are projects planned by NCDOT, the County, or City, or that are associated with a prior approved development(s) in the area but are not yet constructed. Per the approved scoping document, there are no committed improvements to be included in this study.

4.0 Methodology

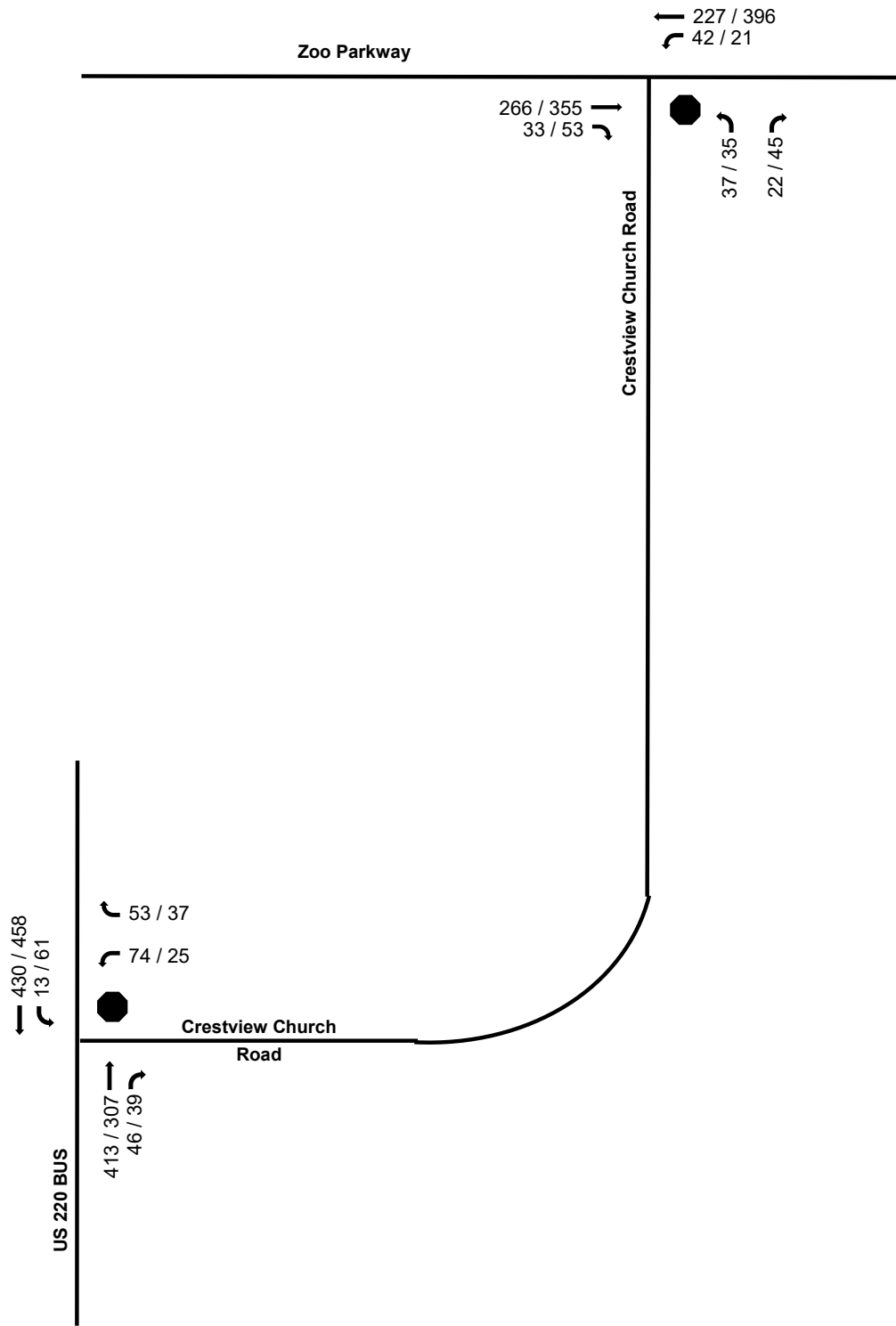
4.1 *Baseline Assumptions and Standards*

In general, the analysis for this project was conducted utilizing commonly accepted NCDOT standards. Table 4.1 contains a summary of the baseline assumptions.

Table 4.1 - Assumptions	
Annual Growth Rate	1%
Analysis Software	Synchro/SimTraffic
Lane Widths	12 feet
Peak Hour Factor	0.90
Truck Percentage	2%

4.2 *Future No Build Volumes*

The 2029 future no build traffic volumes were computed by applying a one percent (1%) compounded annual growth rate to the 2026 existing traffic volumes and adding approved development trips. Figure 5 shows 2029 future no build traffic volumes for AM and PM peaks.



*** NOT TO SCALE ***

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**FIGURE 5
2029 FUTURE NO
BUILD VOLUMES**

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006



4.3 Trip Generation

The proposed development will contain residential units. The trip generation potential of this site was projected based on the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* and guidance from NCDOT Congestion Management on the selection of appropriate variables. Table 4.2 presents the results.

Table 4.2 - ITE Trip Generation 11th Edition											
Average Weekday Driveway Volumes					24-Hour	AM Peak Hour			PM Peak Hour		
					Two-Way						
Land Use	ITE Land Use Code	Size		Method	Volume	Enter	Exit	Total	Enter	Exit	Total
Single-family Homes	210	215	Dwelling Units	Adjacent/Equation	2041	37	112	149	129	76	205
Total Trips					2,041	37	112	149	129	76	205

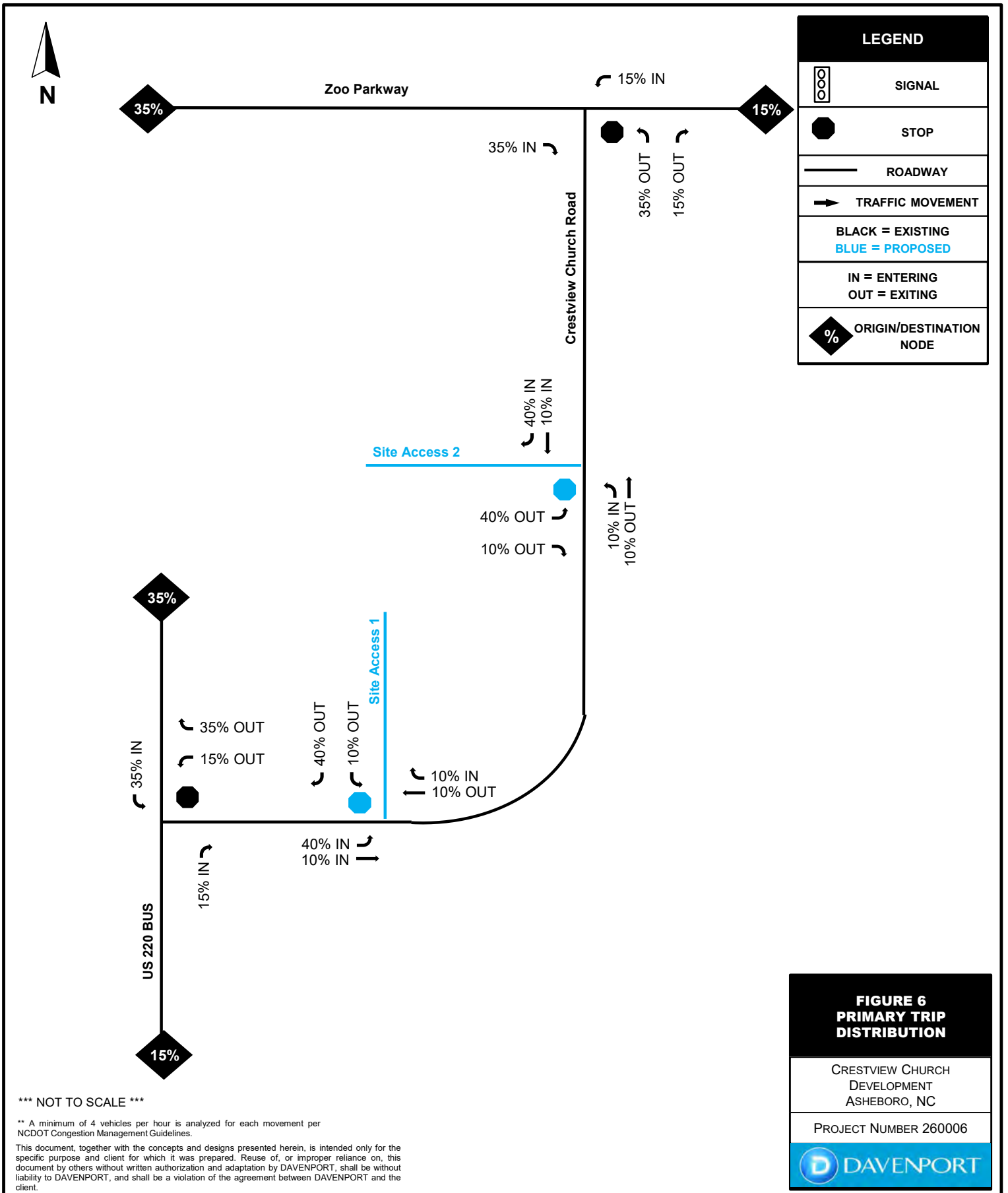
4.4 Trip Distribution and Assignment

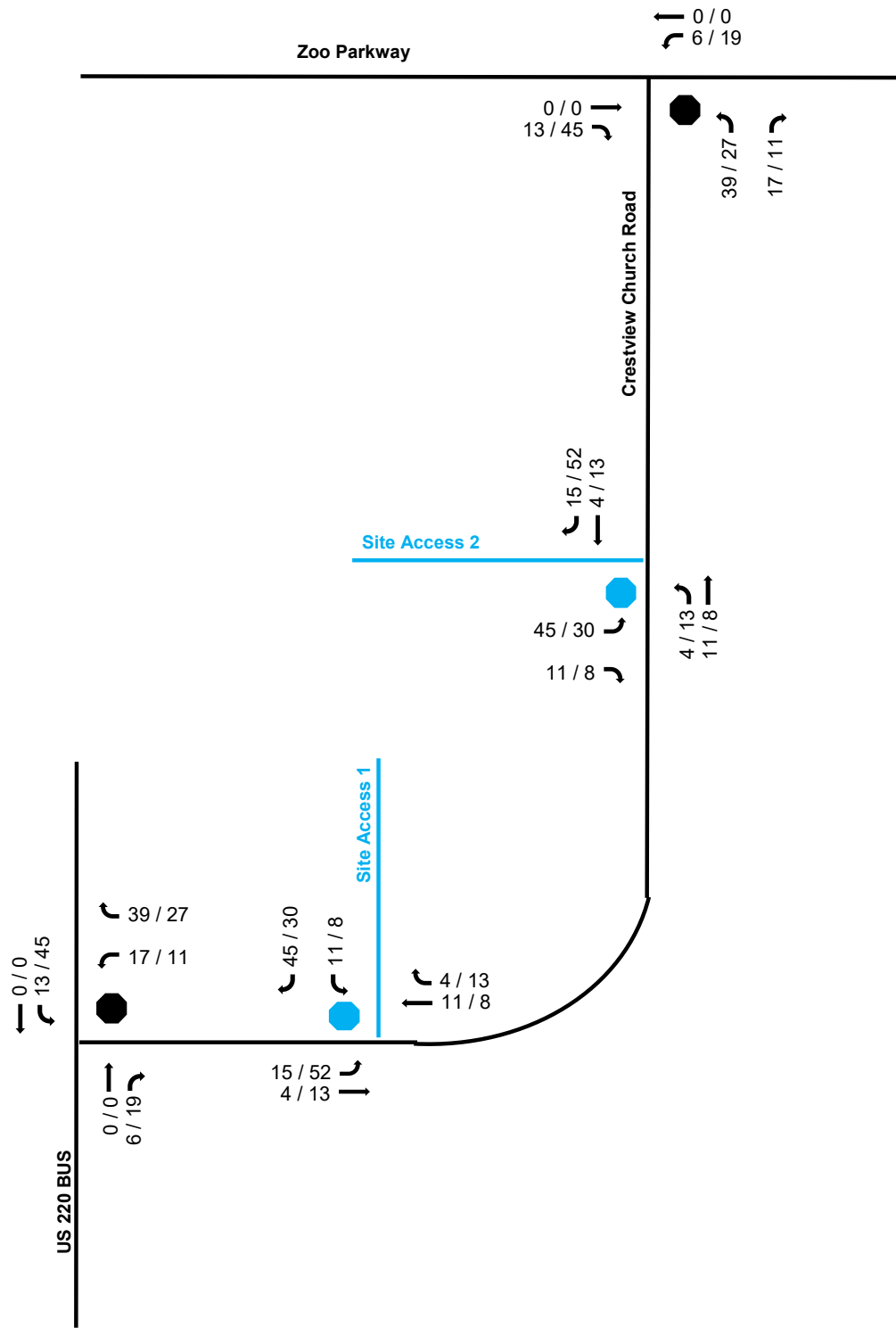
Site trips for this proposed development were distributed based on the existing traffic patterns and engineering judgment. The trip distribution model is shown in Figure 6. The directional distribution for site trips is:

- 35% to/from the north on US 220 BUS
- 35% to/from the east on Zoo Parkway
- 15% to/from the south on US 220 BUS
- 15% to/from the west on Zoo Parkway

4.5 Future Build Volumes

Site trip volumes were added to the future no build volumes to compute the 2029 Future Build volumes. Site trips are shown in Figure 7 and Future Build volumes are shown in Figure 8.





LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	
AM / PM PEAKS	

FIGURE 7
PRIMARY SITE TRIPS

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

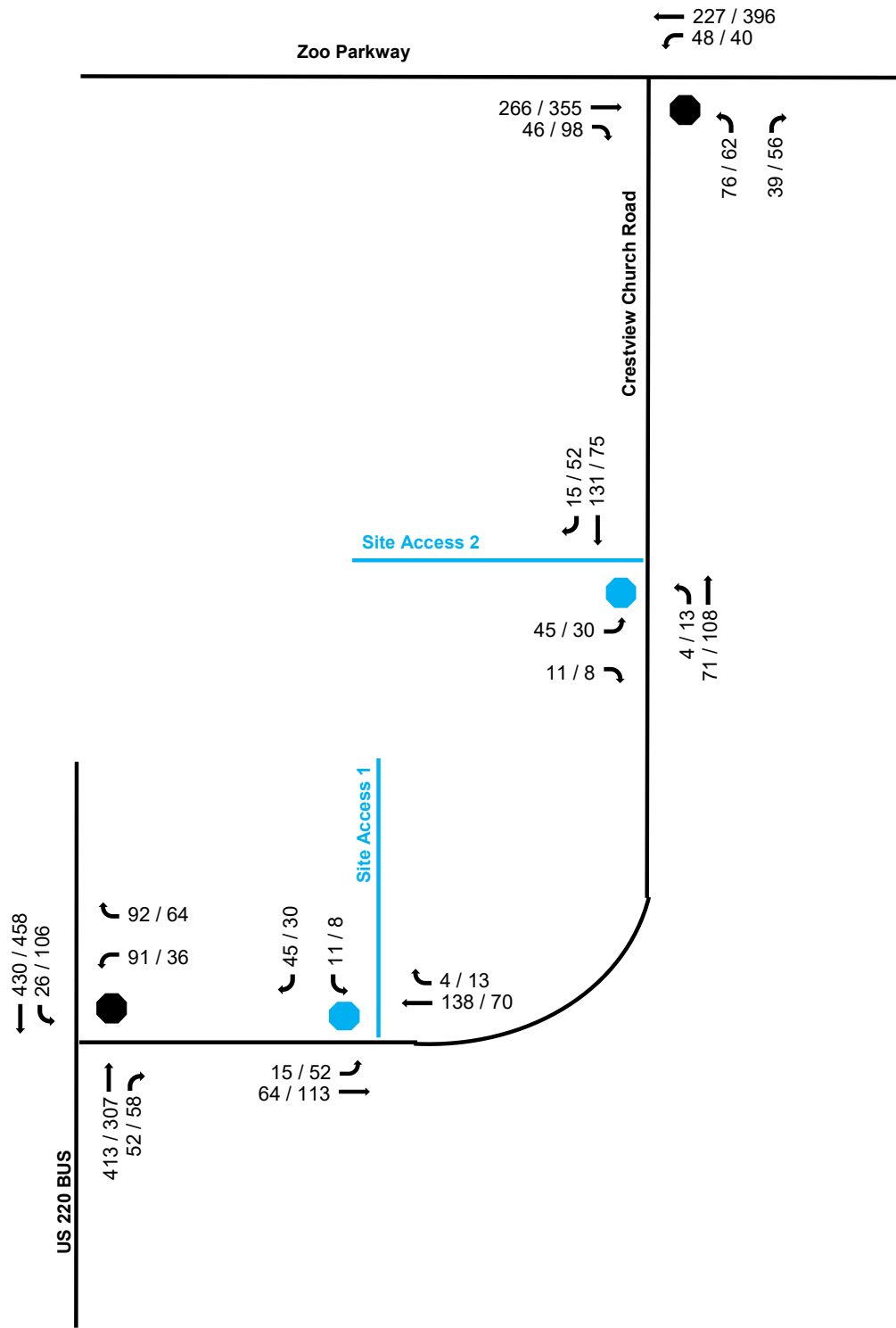
PROJECT NUMBER 260006

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** A minimum of 4 vehicles per hour is analyzed for each movement per NCDOT Congestion Management Guidelines.

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LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	
AM / PM PEAKS	

FIGURE 8
2029 FUTURE BUILD
VOLUMES

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006

DAVENPORT

*** NOT TO SCALE ***

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5.0 Capacity Analysis

5.1 Level of Service Evaluation Criteria

The Transportation Research Board's *Highway Capacity Manual* (HCM) utilizes the term "level of service" (LOS) to measure how traffic operates in intersections and on roadway segments. There are six levels of service ranging from A to F as shown in Table 5.1. Level of service "A" represents low-volume traffic operations and level of service "F" represents high-volume, oversaturated traffic operations. Synchro traffic modeling software is used to determine the LOS and delay for study intersections. Synchro analysis worksheet reports are provided in the Appendix.

Table 5.1 – Highway Capacity Manual			
Levels of Service and Control Delay Criteria			
Signalized Intersection		Unsignalized Intersection	
Level of Service	Control Delay Per vehicle (seconds)	Level of Service	Delay Range (seconds)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

5.2 Queueing Evaluation

A queueing analysis was performed using Synchro and SimTraffic simulation, based on a minimum 10-minute seeding, a 60-minute recording period, and 10 runs. The maximum SimTraffic queues and 95th-percentile Synchro queues are provided, along with the turn lane lengths. Synchro and SimTraffic queue reports are provided in the Appendix.

5.3 Level of Service and Queueing Results

The results of the capacity analyses are discussed by intersection in the following paragraphs. The LOS, delay and queue results are summarized in Tables 5.2 to 5.5.

US 220 BUS at Crestview Church Road (unsignalized)

The worst approach operates at LOS C in existing, and future no build, conditions for AM and PM peak hours. In future build conditions, LOS D is expected for AM peak hour and LOS C for PM peak hour. No improvements are recommended.

Table 5.2 – US 220 BUS at Crestview Church Road				
Scenario	Worst Approach	Level of Service per Movement & by Approach (delay in seconds/vehicle)		
		Westbound	Northbound	Southbound
AM Peak Hour				
2026 Existing	C (20.5) WB Approach	LR	TR	LT
		C (20.5)	A (0.0)	A (0.3)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	34	0	0
	Max Queue (ft)	90	22	53
2029 No Build	C (22.4) WB Approach	LR	TR	LT
		C (22.4)	A (0.0)	A (0.2)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	38	0	0
	Max Queue (ft)	68		96
2029 Future Build	D (28.5) WB Approach	LR	TR	LT
		D (28.5)	A (0.0)	A (0.5)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	70	0	2
	Max Queue (ft)	140		52
PM Peak Hour				
2026 Existing	C (15.0) WB Approach	LR	TR	LT
		C (15.0)	A (0.0)	A (1.0)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	10	0	4
	Max Queue (ft)	51		72
2029 No Build	C (16.0) WB Approach	LR	TR	LT
		C (16.0)	A (0.0)	A (1.0)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	12	0	4
	Max Queue (ft)	70		72
2029 Future Build	C (19.5) WB Approach	LR	TR	LT
		C (19.5)	A (0.0)	A (1.6)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	26	0	6
	Max Queue (ft)	95	22	215

Crestview Church Road at Zoo Parkway (unsignalized)

The worst approach operates at LOS B in existing conditions for AM and PM peak hours. In future no build conditions, LOS B in the AM peak hour and LOS C in the PM peak hour is expected. In future build conditions, LOS C is expected for AM and PM peak hours. No improvements are recommended.

Table 5.3 – Crestview Church Road at Zoo Parkway				
Scenario	Worst Approach	Level of Service per Movement & by Approach (delay in seconds/vehicle)		
		Eastbound	Westbound	Northbound
AM Peak Hour				
2026 Existing	B (11.1) NB Approach	TR	LT	LR
		A (0.0)	A (1.5)	B (11.1)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	6
	Max Queue (ft)		29	52
2029 No Build	B (13.5) NB Approach	TR	LT	LR
		A (0.0)	A (1.3)	B (13.5)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	1
	Max Queue (ft)		53	55
2029 Future Build	C (15.6) NB Approach	TR	LT	LR
		A (0.0)	A (1.4)	C (15.6)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	22
	Max Queue (ft)		101	71
PM Peak Hour				
2026 Existing	B (12.3) NB Approach	TR	LT	LR
		A (0.0)	A (0.7)	B (12.3)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	10
	Max Queue (ft)		27	52
2029 No Build	C (15.8) NB Approach	TR	LT	LR
		A (0.0)	A (0.4)	C (15.8)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	16
	Max Queue (ft)		95	73
2029 Future Build	C (20.6) NB Approach	TR	LT	LR
		A (0.0)	A (0.8)	C (20.6)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	38
	Max Queue (ft)	22	155	93

Crestview Church Road at Site Access 1 (unsignalized)

Under future build conditions, the minor-street approach is expected to operate at LOS A in the AM and PM peak hours. The need for left- and right-turn lanes was reviewed based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. Based on projected volumes, auxiliary lanes were not warranted. The site access should be designed in accordance with applicable NCDOT standards. No other improvements are recommended.

Table 5.4 – Crestview Church Road at Site Access 1				
Scenario	Worst Approach	Level of Service per Movement & by Approach (delay in seconds/vehicle)		
		Eastbound	Westbound	Southbound
AM Peak Hour				
2029 Future Build	A (9.6) SB Approach	LT	TR	LR
		A (1.4)	A (0.0)	A (9.6)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	0	4
	Max Queue (ft)			54
PM Peak Hour				
2029 Future Build	A (9.3) SB Approach	LT	TR	LR
		A (2.4)	A (0.0)	A (9.3)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	2	0	4
	Max Queue (ft)	53		51

Crestview Church Road at Site Access 2 (unsignalized)

Under future build conditions, the minor-street approach is expected to operate at LOS B in the AM and PM peak hours. The need for left- and right-turn lanes was reviewed based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. Based on projected volumes, auxiliary lanes were not warranted. The site access should be designed in accordance with applicable NCDOT standards. No other improvements are recommended.

Table 5.5 – Crestview Church Road at Site Access 2				
Scenario	Worst Approach	Level of Service per Movement & by Approach (delay in seconds/vehicle)		
		Eastbound	Northbound	Southbound
AM Peak Hour				
2029 Future Build	B (10.1) EB Approach	LR	LT	TR
		B (10.1)	A (0.4)	A (0.0)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	6	0	0
	Max Queue (ft)	48	51	
PM Peak Hour				
2029 Future Build	B (10.0) EB Approach	LR	TR	LT
		B (10.0)	A (0.8)	A (0.0)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	4	0	0
	Max Queue (ft)	22	27	

6.0 Internal Protected Stem

The NCDOT *Policy on Street and Driveway Access to North Carolina Highways*, or the Driveway Manual, states that the length of the internal protected stem (IPS) will be determined from the maximum vehicle storage required as measured from the right-of-way line to the nearest conflict point with a minimum recommendation of 100 feet. For the purposes of this report, the IPS is estimated from the edge of right-of-way as shown in the preliminary conceptual site plan.

Table 6.1 summarizes the maximum storage recorded in the analysis as compared to the estimated IPS. Both Site Access 1 and Site Access 2 queues are expected to be contained within the estimated IPS.

Table 6.1 – Queue Lengths on Site Driveways					
Site Drive	Estimated IPS (feet)	95 th - th ile Queue (feet)		Maximum Queue (feet)	
		AM	PM	AM	PM
SB Site Access 1 Approach	57	4	4	54	51
EB Site Access 2 Approach	57	6	4	48	22

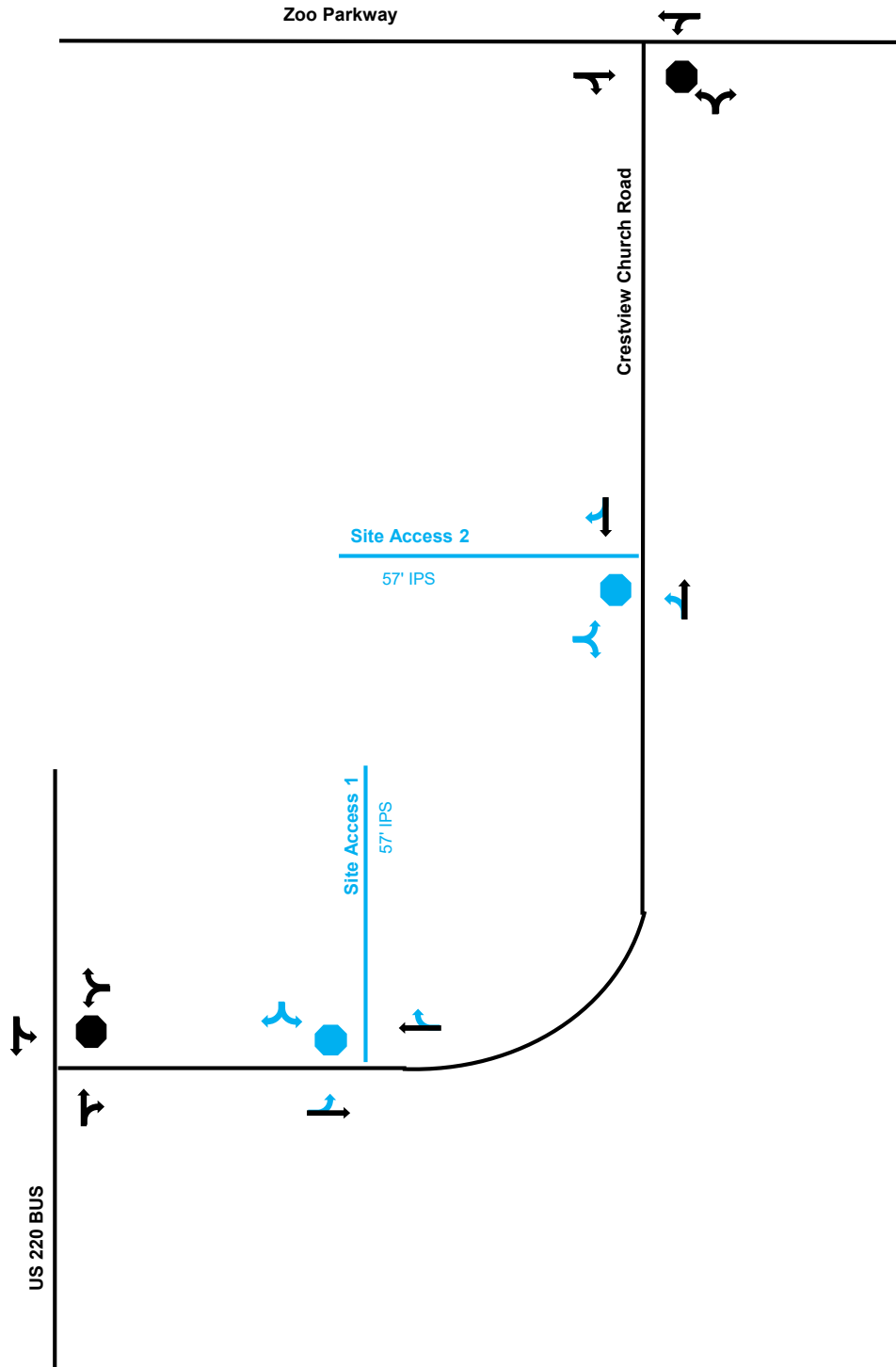
7.0 Summary and Conclusion

The Crestview Church Development is located north of Crestview Church Road between US 220 BUS and Zoo Parkway in Asheboro, NC. The proposed development will consist of up to 215 single family homes. Two full movement access points are proposed on Crestview Church Road. The expected build-out year for this development is 2029. Information regarding the property was provided by Stanley Martin Homes.

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with City of Asheboro and NCDOT. This site has a trip generation potential of 2,041 daily trips, 149 trips in the AM peak hour, and 205 trips in the PM peak hour.

In conclusion, this study has determined the potential traffic impact of this development. No improvements are recommended to mitigate future traffic. Table 7.1 summarizes the recommended improvements, which are also reflected in Figure 9. The anticipated transportation impact of the proposed development can be accommodated.

Table 7.1 – Summary of Recommended Improvements	
INTERSECTION	RECOMMENDATIONS
US 220 BUS at Crestview Church Road	• No improvements recommended.
Crestview Church Road at Zoo Parkway	• No improvements recommended.
Crestview Church Road at Site Access 1	• Design site drive according to applicable NCDOT standards. • No additional improvements are recommended.
Crestview Church Road at Site Access 2	• Design site drive according to applicable NCDOT standards. • No additional improvements are recommended.



LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	
IPS = INTERNAL PROTECTED STEM	

**FIGURE 9
RECOMMENDED
IMPROVEMENTS**

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006



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Appendix

Approved Scoping Documents



NCDOT Traffic Impact Analysis Need Screening / Scoping Request



TIA Need
Screening



TIA
Scoping



TIA
Submittal

A Traffic Impact Analysis (TIA) may be required for developments based on the site trip generation estimates, site context, or at the discretion of the NCDOT District Engineer. The Applicant or the TIA Consultant shall submit this form along with the site plan to the District Engineer to determine the TIA need and, if a TIA is required, initiate the TIA scoping process. Without an approved scope, the TIA is incomplete and will be rejected until the study is revised to conform to NCDOT's TIA requirements.

Project Name: Crestview Church Development

Previous Name: If Applicable _____

Location: east of US 220 on Crestview Church Rd

County: Randolph

Municipality: Asheboro

Project Description: up to 215 single family homes

Project Contact:

Applicant

TIA Consultant

Company Name

Stanley Martin Home

DAVENPORT

Contact Person

Charlie T Hall

Dionne C Brown

Phone Number

919-948-3289

Email

hallct@stanleymartin.com

dbrown@davenportworld.com

Mailing Address

1007 Battleground Ave Suite 301
Greensboro, NC 27408

4600 Marriott Drive Suite 350
Raleigh, NC 27612

Site Plan Prepared By: Gardner Engineering

Site Plan Date: Dec 2025

See site plan/vicinity map requirements on page 2.

Parcel Size: 83.77 Acre(s)

Anticipated Build-Out Year: 2029

Weekday Site Trip Generation - Do NOT adjust for mode split, pass-by, internal capture, or diverted trips.

ITE LUC	Proposed Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips			PM Peak Hour Trips			Data Source
						Enter	Exit	Total	Enter	Exit	Total	
210	Single Family	215	DU	2041	Adj. Street	37	112	149	129	76	205	ITE Equation
Total				2041		37	112	149	129	76	205	

Refer to the current [NCDOT Congestion Management Capacity Analysis Guidelines](#) for acceptable trip calculation methods and data sources.

**Explain local or other data sources, if used: _____

☐ The estimated site trips meet NCDOT's TIA trip threshold of 3,000 daily trips.

☒ The estimated site trips meet the municipal TIA trip threshold of 100 peak hour trips

☐ This project is located in a known [STIP](#) and/ or local CIP project # _____

☒ This project includes a rezoning request.



NCDOT Traffic Impact Analysis Need Screening / Scoping Request



- ☐ The proposed site access is located within 1,000 feet of an interchange.
- ☐ The Applicant requests for a new or modified control-of-access break.
- ☐ The Applicant requests for a new or modified median break.

Applicant's Signature

Print Name

Date

Site Plan/Vicinity Map Requirement for TIA Need Screening: While the site plan may not be finalized during the TIA scoping stage, the graphic representation of the proposed development shall provide adequate details on the development scope and context. More specifically, the site plan/map shall clearly show the location and type of each access point, spacing to adjacent and opposing driveways or intersections, internal street network, proposed buildings/parcels with their anticipated uses and sizes at full build-out and, if applicable, any nearby interstate, US, NC or Secondary Roads (SR).

Project Name: _____ **Project Reference Number:** _____

- ☐ **A TIA is Required by the Local Government.** In addition, the study area is expected to include NCDOT maintained transportation facilities.
- ☐ **A TIA is Required by NCDOT,** per the [Policy on Street and Driveway Access to North Carolina Highways](#).

If either or both of the boxes above are checked, the Applicant/TIA Consultant is hereby requested to fill out as much as possible of the following TIA scoping checklist, and return it along with the supporting documents to NCDOT prior to the scoping meeting.

- ☐ **A TIA is NOT required.** This decision is based on the development information presented above. Changes in the development plan will require re-evaluation of the TIA need, and may necessitate a TIA. The Applicant should inform the District Engineer of any significant changes in a timely fashion to avoid delays or rejections of the driveway permit / encroachment agreement applications.



NCDOT Traffic Impact Analysis Need Screening / Scoping Request



Additional Comments:

The TIA need decision is made by the NCDOT Division _____ District _____ on _____.

NCDOT District Representative's Signature

Email concurrence may be used in lieu of the signature.

Print Name



NCDOT TIA Scoping Checklist



Project Name: Crestview Church Development

TIA Scoping Date: _____

☒ **TIA Need Screening Forms are Attached.** Project Reference #: _____ Decision Date: _____

☒ **Site Plan and Access**

☒ Provide a site plan illustrating site access, internal and external roadways, buildings and land uses.

Refer to NCDOT's [Policy on Street and Driveway Access to North Carolina Highways](#) pages 14 and 15 for site plan requirements.

☒ Identify site access.

New Access	On Road	Access Type		Driveway Spacing		
	Road Name	Permitted Movements	Traffic Control	Distance (ft)	Direction	Nearest Intersection / Access
Access A	Crestview Church	Conventional Full-Mvmt	2-Way Stop	2360	East	US 220
Access B	Crestview Church	Conventional Full-Mvmt	2-Way Stop	4100	East	US 220
Access C						
Access D						
Access E						
Access F						
Access G						
Access H						
Existing Access	Existing Intersection of		Access	Proposed Interconnectivity (If Applicable)		
	Road A	Road B	Modification	Connector #	Road Connected	Adjacent Development
Access 1			Please Select	Connector 1		
Access 2				Connector 2		
Access 3				Connector 3		
Access 4				Connector 4		

☐ Additional access clarifications and provisions (e.g., proposed control-of-access or median breaks, modifications of existing access, loading/unloading area access, bike/pedestrian accommodation).



Proposed K-12 School Site

☐ NCDOT [MSTA School Traffic Calculator](#) for Select School Type shall be used.

☐ Peak Hour Factors (PHFs) shall be adjusted/weighted for new school trips (0.5 PHF by default).

☐ Internal school circulation analysis is required, and should be submitted in advance or concurrent with the TIA submittal.

☐ Clarify traffic operation plans (e.g. traffic circulation pattern, pedestrian access, drop-off/pick-up zone location and configuration, queue storage area and, if applicable, staggered start times).



NCDOT TIA Scoping Checklist



☒ Trip Generation

The TIA Consultant shall prepare trip generation estimates following the current [NCDOT Congestion Management Capacity Analysis Guidelines](#), and submit the calculation sheets and supporting information to the District Engineer for approval prior to capacity analysis.

ITE LUC	Proposed Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips			PM Peak Hour Trips			Data Source
						Enter	Exit	Total	Enter	Exit	Total	
210	Single Family	215	DU	2041	Adj. Street	37	112	149	129	76	205	ITE Equation
Unadjusted Site Trips				2041		37	112	149	129	76	205	
Internal Capture Trips (Attach Calculation Sheets)												Please Select
Internal Capture % of Unadjusted Site Trips				%		%			%			
LUC	Proposed Land Use	Any Internal Trips?		Pass-By % of External Trips								
		Please Select		%		%			%			Please Select
				%		%			%			
				%		%			%			
				%		%			%			
				%		%			%			
Pass-By Trips (Attach Calculation Sheets)												
Adjacent Street Volumes												Please Select
Non-Pass-By Primary Trips												
Diverted Trips, if Applicable and Justifiable												Please Select

**Explain local or other data sources, if used:

☐ Existing Site Trip Information for Redevelopment Projects (Attach separate sheets as needed)

ITE LUC	Existing Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips			PM Peak Hour Trips			Data Source
						Enter	Exit	Total	Enter	Exit	Total	
					Please Select							Please Select
Total Existing Site Trips												



NCDOT TIA Scoping Checklist



☒ Trip Distribution

- ☐ Trip distribution diagrams are submitted concurrently with this document (attach separate sheets).
- ☒ Trip distribution diagrams will be submitted separately, along with supporting information, to the District Engineer for review and approval prior to capacity analysis. The trip distribution shall be based on the current and anticipated traffic patterns, as well as instructions noted below.

If required by the District Engineer, the following additional diagrams shall also be submitted:

- ☐ Mixed-Use Developments (separate diagrams for residential, commercial, and office trips)
- ☐ Inter-Development Trips (if 'internal' trips cross public streets)
- ☐ Pass-By Trips
- ☐ Diverted Trips
- ☐ Each Analysis Period

☐ Mode Split

- ☐ Provide Data Source and Justification

Mode Period	Auto		
AM Peak	%	%	%
PM Peak	%	%	%
Daily	%	%	%
	%	%	%

- ☐ Identify proper infrastructure and accommodation for other modes of travel.

☒ Analysis Peak Periods:

- ☒ Weekday AM Peak 7-9 AM
- ☒ Weekday PM Peak 4-6 PM
- ☐ Weekday Midday Peak _____
- ☐ Weekday PM School Peak _____
- ☐ Weekend _____ Peak _____
- ☐ Other _____



NCDOT TIA Scoping Checklist



☒ Study Area Intersections and Data Collection

The study area shall include the site access intersections (both new and existing) identified under “Site Plan and Access” on page 1, as well as the following external and, if applicable, internal intersections.

External Intersection	Intersection of		Traffic Control	Intersection Turning Movement Counts			Notes
	Road A	Road B		New / Existing	Date of Counts	Growth Adjustment	
#1	US 220 BUS	Crestview Church	2-Way Stop	Require New Counts			
#2	Zoo Parkway	Crestview Church	2-Way Stop	Require New Counts			
#3	Crestview Church	Site Access 1	2-Way Stop				
#4	Crestview Church	Site Access 2	2-Way Stop				
#5							
#6							
#7							
#8							
#9							
#10							
#11							
#12							

Internal Intersection	Intersection of		Access Type		Intersection Spacing		
	Road A	Road B	Traffic Control	Permitted Movements	Distance (ft)	Direction	Nearest Intersection
#101			Please Select	Please Select		Please Select	
#102							
#103							
#104							
#105							

The following data will be collected:

- ☒ New traffic turning movement counts in ☒ 15-min intervals ☐ 5-min intervals (near schools)
 Unless otherwise noted above, new traffic counts shall be collected at the existing study intersections during the analysis periods. Weekday counts shall avoid Mondays, Fridays, holidays, school breaks, road closures, and major weather events.
- ☐ To account for the impact of existing and/or proposed school traffic, PHFs will be adjusted for:
 intersections numbered: _____
 and access points numbered: _____
- ☐ Traffic Forecast Data for TIP: _____
- ☒ Roadway/Intersection Configuration & Traffic Control
- ☐ Traffic Signal Phasing & Timing Data
- ☐ Crash Data: _____ Period: _____
- ☐ Other: _____



NCDOT TIA Scoping Checklist



☒ Future Year Conditions

☒ Project Build-Out Year: 2029

☐ Future Analysis Year(s): _____

- ☐ Identify below any funded/committed future transportation improvements, as well as any approved but incomplete developments near the site.

Funded STIP / Local CIP Project	Project Description		Year Complete
Nearby Approved Development	Location	Future Land Use (exclude any completed phases)	Committed Improvements
Crestview Village	Crestview Church Rd	Residential	
Hillcrest Farm	west of Zoo Parkway	Residential	
Ashebro Residential	Old Cox/ Old Humble Mill	Residential	

☒ Annual Growth Factor: 1 %

Justification/Data Source: Historical AADT shows min. growth, 1% proposed to be conservative

☐ Local Comprehensive Transportation Plan Compliance

- ☐ Identify Applicable Local Transportation Planning Documents

- ☐ Identify Applicable Roadways inside the Study Area

Road Name	Classification	Speed Limit	Proposed Cross-Section	Proposed Right-of-Way	Compliance Requirements	Affect Study Intersection #



NCDOT TIA Scoping Checklist



☒ Study Method

The traffic analysis shall follow the current [NCDOT Congestion Management Capacity Analysis Guidelines](#), [Policy on Street and Driveway Access to North Carolina Highways](#), and use the current approved version of analysis software (e.g. Synchro/SimTraffic, HCS, Sidra Intersection, TransModeler).

The study shall include the following analysis scenarios for each analysis period.

1. Existing Conditions
2. Future No-Build Conditions (existing + background growth + approved developments + committed or funded improvements)
3. Future Build Conditions (future no-build + site trips)
4. Future Build with Improvements Conditions (future build traffic with improvements to mitigate the proposed development's impacts) and, if applicable:
- ☐ 5. TIP Design Year Analysis _____
- ☐ 6. Alternative Access Scenario (without proposed control-of-access or median break / modification)

The following additional analysis/outputs should be provided as warranted:

- ☐ Signal Warrant Analysis for accesses/intersections _____
- ☐ Multi-Modal Level of Service Analysis
- ☐ School Loading Zone Traffic Simulation
- ☐ Phasing Analysis (scope separately as needed)
- ☐ Safety/Crash Analysis
- ☐ Control-of-Access Modification Justification
- ☐ Median Break / Modification Justification
- ☐ Other _____

☒ Submittals

In addition to the hardcopies required below, the TIA Consultant shall provide the District Engineer and, if required, the local government an electronic copy of the study documents, including the latest site plan, figures and appendices, in searchable PDF files and the original traffic analysis files (e.g., Synchro, HCS). To expedite review, the NCDOT electronic submittals shall also be delivered concurrently to:

☐ Div. Traffic Engr ☐ Regional Traffic Engr ☐ Congestion Management ☐ Other _____

Submittals	NCDOT		Local Government	
	Electronic	Hardcopy	Electronic	Hardcopy
Trip Generation & Distribution	Required		Please Select	
Draft TIA Report	Required			
Final Sealed TIA Report	Required			

☐ **Additional Comments** (municipal TIA requirements, approved variations from NCDOT guidelines)



NCDOT TIA Scoping Checklist



Agreement by All Parties

The undersigned agree to the contents and methodology described above for completing the required traffic impact analysis for the proposed development identified herein. Any changes to the above methodology contemplated by the Applicant or the TIA Consultant must be submitted to the District Engineer in writing. If approved by NCDOT, then such changes may be accepted for the TIA report. Subsequent revisions to the development plan (e.g. land use, density, site access, or schedule) may require additional scoping and analysis, and may modify the TIA requirements.

This agreement shall become effective on the date approved by NCDOT, and shall expire ____ months after the effective date or upon significant changes to the roadway network and/or development assumptions, whichever occurs first. Once expired, renewal or re-scoping will be required for subsequent TIA submittals.

APPLICANT

_____	Charlie Hall	_____
Signature	Print Name	Date

TIA CONSULTANT

_____	Dionne C. Brown	_____
Signature	Print Name	Date

LOCAL GOVERNMENT REPRESENTATIVE (If Applicable)

_____	_____	_____
Signature	Print Name	Date

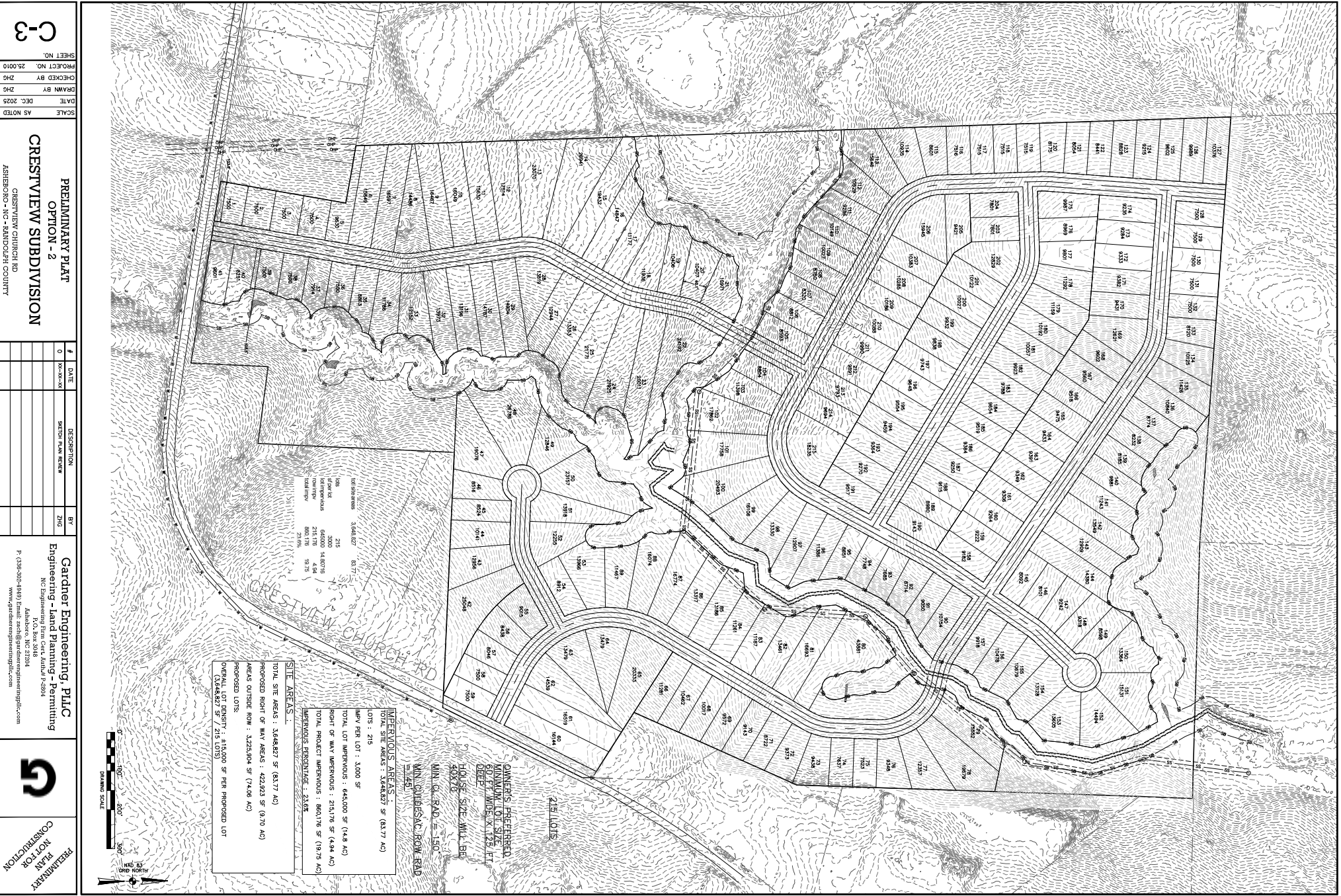
Email concurrence may be used in lieu of the signature.

NCDOT DISTRICT REPRESENTATIVE

Reviewed and approved by the NCDOT Division ____ District ____ on _____.

_____	_____
Signature	Print Name

Email concurrence may be used in lieu of the signature.



C-3

SHEET NO.
PROJECT NO. 25-0010
CHECKED BY ZHC
DRAWN BY ZHC
DATE DEC. 2025
SCALE AS NOTED

PRELIMINARY PLAT
OPTION - 2
CRESTVIEW SUBDIVISION

CRESTVIEW CHURCH RD
ASHEBORO - NC - RANDOLPH COUNTY

#	DATE	DESCRIPTION	BY
0	NO-XX-XX	SUBMIT PLAN REVIEW	ZHC

Gardner Engineering, PLLC

Engineering - Land Planning - Permitting

NO Engineering Fee - \$3000

P.O. Box 3046
Asheboro, NC 27304
P: (336) 900-0480 Email: zach@gardnerengineeringpllc.com
www.gardnerengineeringpllc.com

PRELIMINARY
PLAN
FOR
CONSTRUCTION

G

LOT INTERIORS	3,646,827	83.77
LOT EXTERIORS	215	
LOT TOTAL	645,000	14,807.6
LOT TOTAL	215,176	4.94
LOT TOTAL	860,176	19.71

LOT INTERIORS	3,646,827	83.77
LOT EXTERIORS	215	
LOT TOTAL	645,000	14,807.6
LOT TOTAL	215,176	4.94
LOT TOTAL	860,176	19.71

SITE AREAS:
TOTAL SITE AREAS: 3,646,827 SF (83.77 AC)
PROPOSED RIGHT OF WAY AREAS: 422,232 SF (9.70 AC)
AREAS OUTSIDE ROW: 3,224,594 SF (74.08 AC)
PROPOSED LOTS:
OVERALL LOT DENSITY: 415.00 SF PER PROPOSED LOT
(3,646,827 SF / 215 LOTS)

INTERIORS AREAS:
TOTAL SITE AREAS: 3,646,827 SF (83.77 AC)
LOTS: 215
WAY PER LOT: 3,000 SF
TOTAL LOT INTERIORS: 645,000 SF (14.8 AC)
RIGHT OF WAY INTERIORS: 215,176 SF (4.94 AC)
TOTAL PROJECT INTERIORS: 860,176 SF (19.75 AC)
INTERIORS PERCENTAGE: 23.85

MIN. Q. ROAD = 150'
MIN. OUTSIDE ROW ROAD = 145'

HOUSE SITE WILL BE 40X70

OWNER'S PREFERRED ROW WIDTH IS 125 FT DEEP

215 LOTS

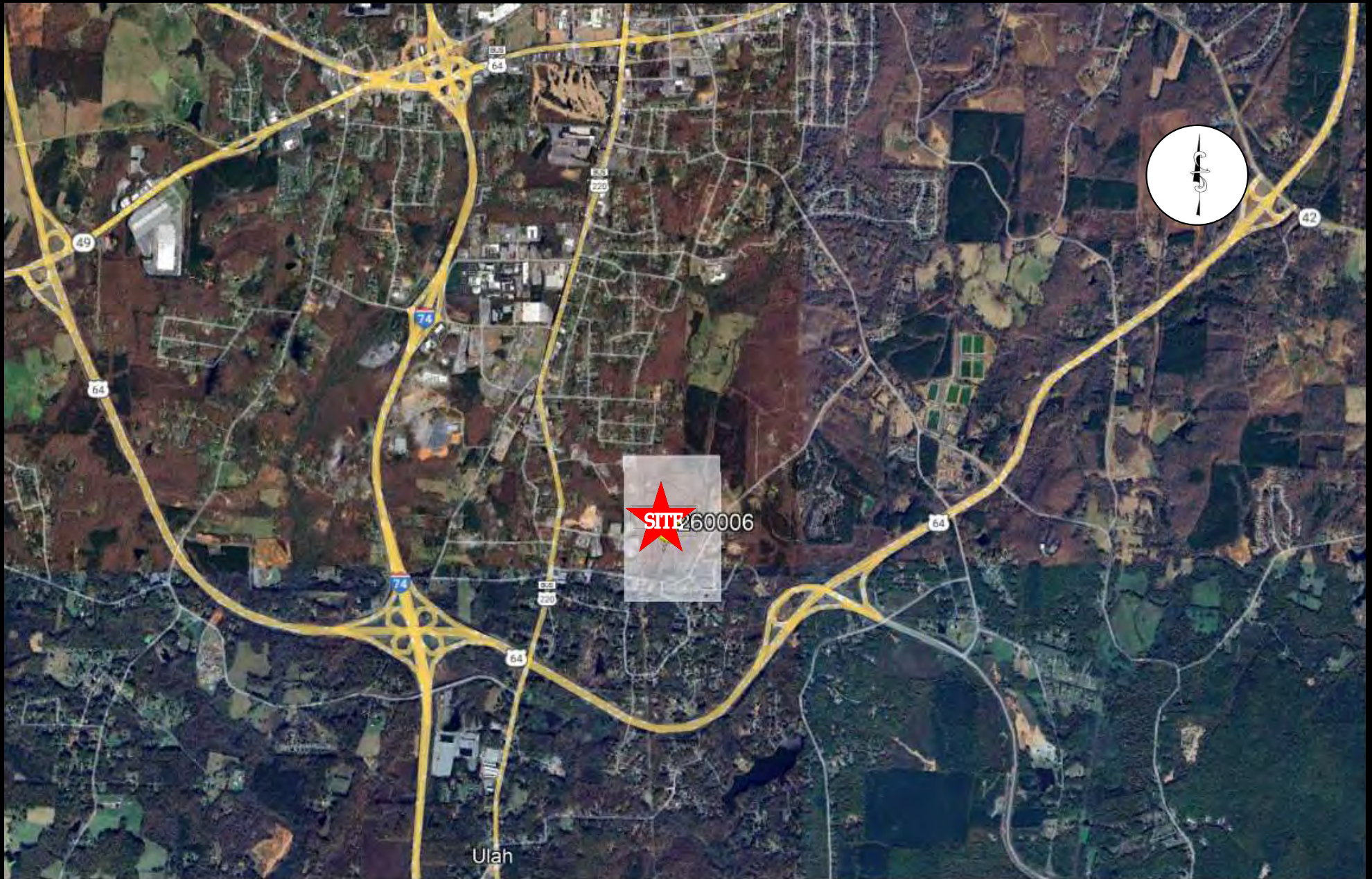


FIGURE 2A
SITE LOCATION MAP

SITE INDICATOR



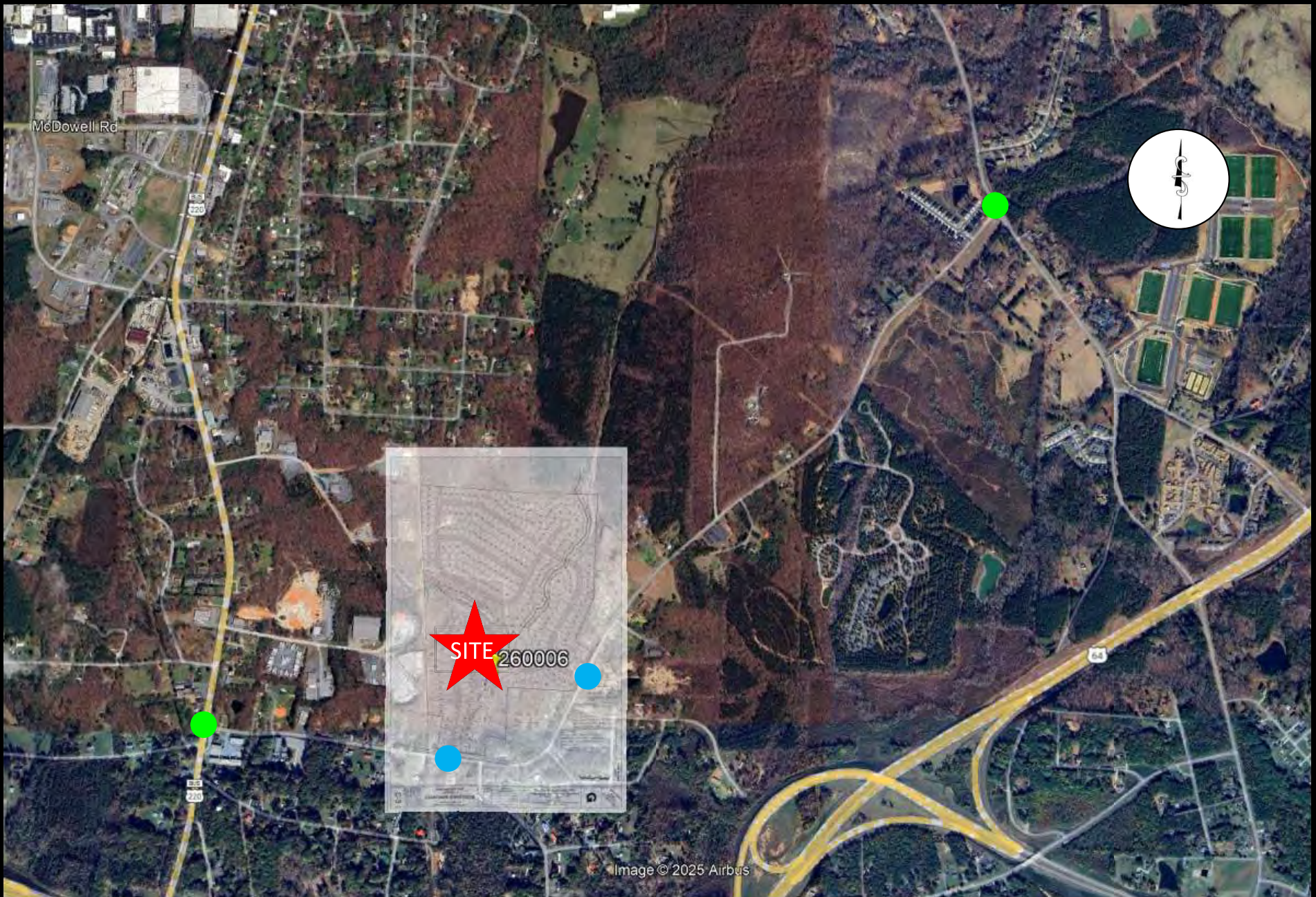


FIGURE 2B
VICINITY MAP

STUDY INTERSECTIONS
BACKGROUND
PROPOSED



Table A - ITE Trip Generation 11th Edition											
Average Weekday Driveway Volumes					24-Hour	AM Peak Hour			PM Peak Hour		
					Two-Way						
Land Use	ITE Land Use Code	Size		Method	Volume	Enter	Exit	Total	Enter	Exit	Total
Single-family Homes	210	215	Dwelling Units	Adjacent/ Equation	2041	37	112	149	129	76	205
Total Unadjusted Trips					2,041	37	112	149	129	76	205

Legend

NCDOT AADTT Traffic Segmentation

NCDOT AADT Stations

- Interstates
- US Routes
- NC Hwys
- Secondary Routes
- Non-System Routes
- Ramps

NCDOT AADT Traffic Segments Secondary Non-System

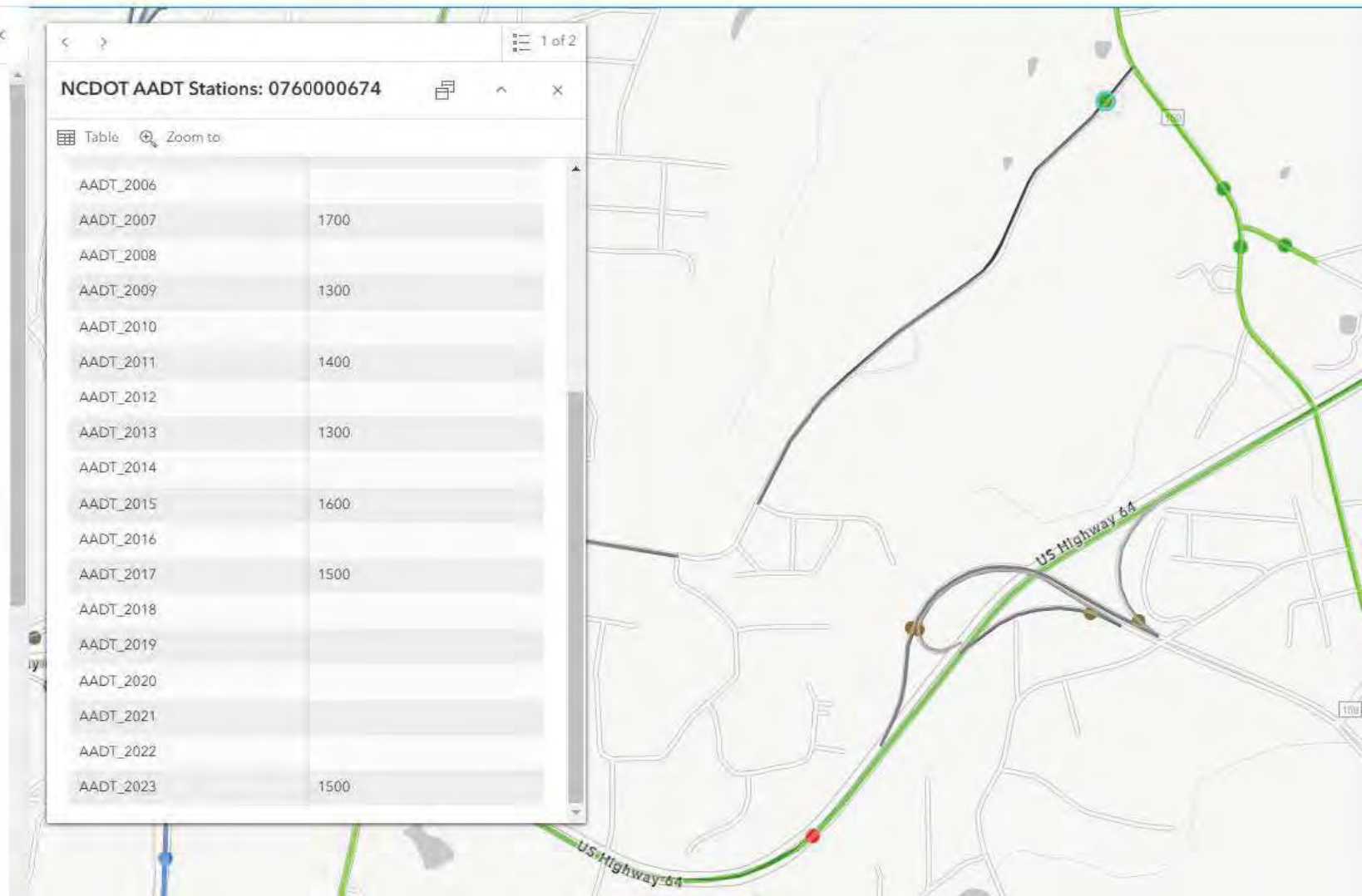
AADT

- 175,000 +
- 125,000 - 174,999
- 85,000 - 124,999
- 55,000 - 84,999
- 35,000 - 54,999
- 20,000 - 34,999
- 10,000 - 19,999
- 5,000 - 9,999
- 2,000 - 4,999
- 500 - 1,999

NCDOT AADT Stations: 0760000674

Table Zoom to

AADT_2006	
AADT_2007	1700
AADT_2008	
AADT_2009	1300
AADT_2010	
AADT_2011	1400
AADT_2012	
AADT_2013	1300
AADT_2014	
AADT_2015	1600
AADT_2016	
AADT_2017	1500
AADT_2018	
AADT_2019	
AADT_2020	
AADT_2021	
AADT_2022	
AADT_2023	1500



Legend

NCDOT_AADTT_Traffic_Segmentation

NCDOT AADT Stations

- Interstates
- US Routes
- NC Hwys
- Secondary Routes
- Non-System Routes
- Ramps

NCDOT AADT Traffic Segments Secondary Non-System

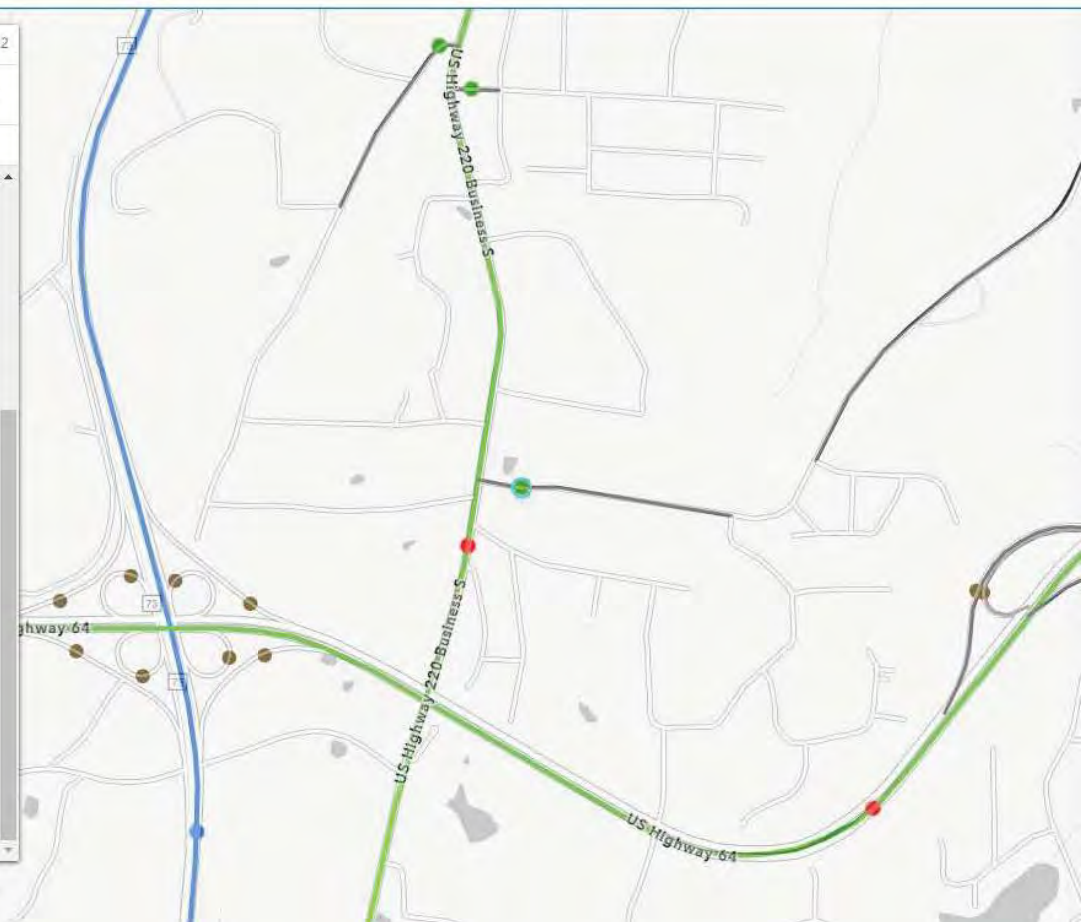
AADT

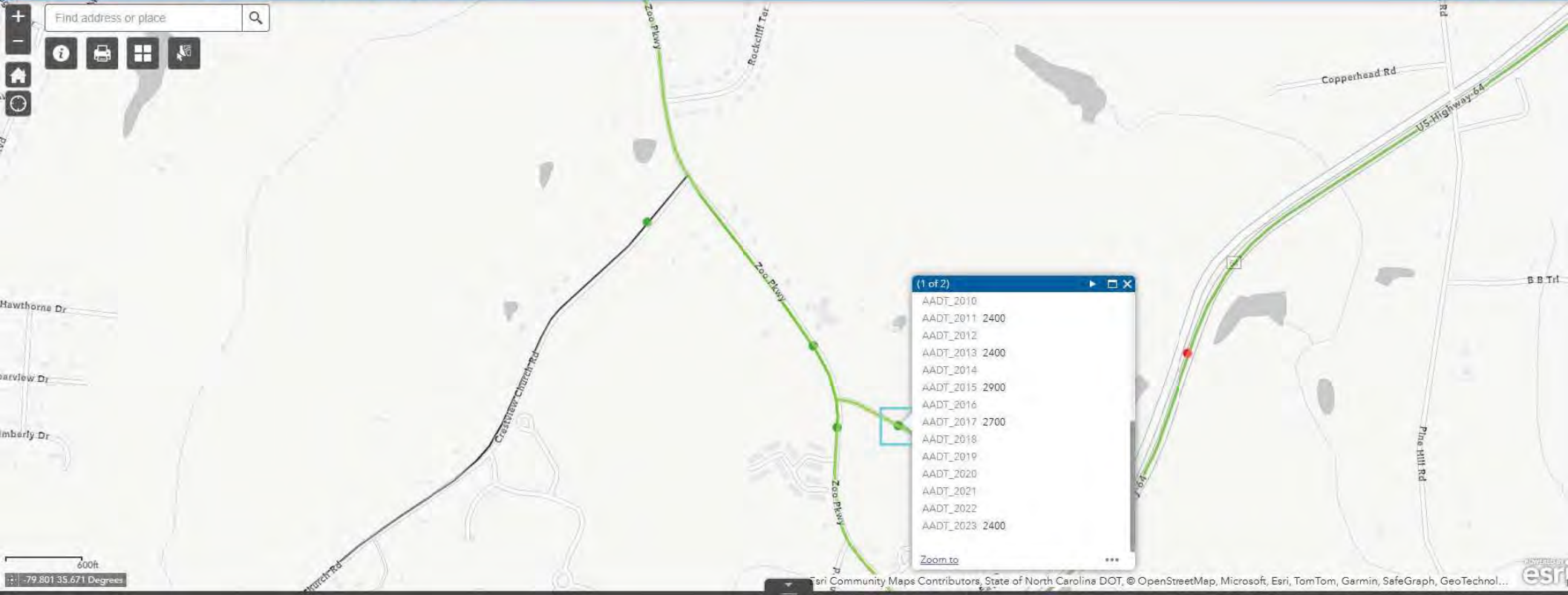
- 175,000 +
- 125,000 - 174,999
- 85,000 - 124,999
- 55,000 - 84,999
- 35,000 - 54,999
- 20,000 - 34,999
- 10,000 - 19,999
- 5,000 - 9,999
- 2,000 - 4,999
- 1,000 - 1,999

NCDOT AADT Stations: 0760000286

Table Zoom to

AADT_2006	
AADT_2007	2200
AADT_2008	
AADT_2009	1900
AADT_2010	
AADT_2011	1600
AADT_2012	
AADT_2013	1600
AADT_2014	
AADT_2015	1900
AADT_2016	
AADT_2017	1800
AADT_2018	
AADT_2019	
AADT_2020	
AADT_2021	
AADT_2022	
AADT_2023	1800





NCDOT AADT Stations | NCDOT AADT Traffic Segments Secondary Non-System | NCDOT AADT Traffic Segments Primaries | NCDOT AADT Traffic Segments Interstates

Options		Filter by map extent		Zoom to		Clear selection		Refresh											
LocationID	COUNTY	RTE_CLS	ROUTE	LOCATION	AADT_2002	AADT_2003	AADT_2004	AADT_2005	AADT_2006	AADT_2007	AADT_2008	AADT_2009	AADT_2010	AADT_2011	AADT_2012	AADT_2013	AADT_2014	AADT_2015	
0760000675	RANDOLPH	Secondary Routes	SR 2834 (Old Cox Rd)	EAST OF NC 159 Zoo Pkwy		2800		2900		3200		2600		2400		2400		2900	

Dionne Brown

From: Richardson, Justin T <jtrichardson@ncdot.gov>
Sent: Wednesday, February 18, 2026 9:44 AM
To: Dionne Brown; Kimes, Tyler J
Cc: Hill, Carl J; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Dionne,

NCDT has no concerns with the numbers provided, we are comfortable with you proceeding with your analysis.

Thanks

Justin Richardson
District Supervisor
Division 8 District 1
(336) 318-4000 (Office)
jtrichardson@ncdot.gov

From: Dionne Brown <DBrown@davenportworld.com>
Sent: Monday, February 16, 2026 12:14 PM
To: Kimes, Tyler J <tjkimes@ncdot.gov>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Some people who received this message don't often get email from dbrown@davenportworld.com. [Learn why this is important](#)

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

Hello Everyone,

After weeks of winter weather/ school closures/delays, we were finally able to get data collected.

Attached you will find the existing volume, trip distribution and site trip figures for your review.

Let me know if you have any questions, if not, we will continue with the analysis.

Thanks



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Thursday, January 22, 2026 10:13 AM
To: Dionne Brown <DBrown@davenportworld.com>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Given the growth we have seen on Zoo Parkway over the past couple of years (exceeding 1%), we would prefer collecting new counts at this intersection to ensure an accurate study.

Thanks!

Tyler Kimes, EI
Senior 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: Dionne Brown <DBrown@davenportworld.com>
Sent: Thursday, January 22, 2026 9:54 AM
To: Kimes, Tyler J <tjkimes@ncdot.gov>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

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.

Thank you Tyler. You are correct, Crestview Village was not submitted.

I forgot to ask about a previous count, Crestview Church Road at Zoo Parkway (March 2025). Can we utilize this count and use a growth rate of 1% to bring it up to 2026?

Please let me know.

Thanks



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Thursday, January 22, 2026 9:21 AM
To: Dionne Brown <DBrown@davenportworld.com>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Good morning Dionne,

We are good with your scoping document, with just one comment. You mentioned Crestview Village in your nearby approved development but I do not believe this TIA/Development was ever approved. If this was not approved, you do not need to account for it in your study.

Thanks!

Tyler Kimes, EI
Senior 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: Dionne Brown <DBrown@davenportworld.com>
Sent: Wednesday, January 21, 2026 3:41 PM
To: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Kimes, Tyler J <tjkimes@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: [External] 260006 Crestview Church Development

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

Hello All,

We have a new residential development project off of Crestview Church Road east of US 220 BUS.

I have prepared a scoping document for your review and concurrence.

I understand with winter weather approaching, collecting data could be delayed until beginning of Feb.

Please let me know if there is anything I'm missing (approved developments/ committed improvements/ etc) that needs to be addressed.

Thank you.



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

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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.

Capacity Analysis Synchro Worksheets

Existing Conditions

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/16/2026

Intersection						
Int Delay, s/veh	2.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	72	51	396	45	13	402
Future Vol, veh/h	72	51	396	45	13	402
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	80	57	440	50	14	447
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	940	465	0	0	490	0
Stage 1	465	-	-	-	-	-
Stage 2	475	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	293	597	-	-	1073	-
Stage 1	632	-	-	-	-	-
Stage 2	626	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	288	597	-	-	1073	-
Mov Cap-2 Maneuver	288	-	-	-	-	-
Stage 1	632	-	-	-	-	-
Stage 2	615	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	20.5	0		0.3		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	-	367	1073	-	
HCM Lane V/C Ratio	-	-	0.372	0.013	-	
HCM Control Delay (s)	-	-	20.5	8.4	0	
HCM Lane LOS	-	-	C	A	A	
HCM 95th %tile Q(veh)	-	-	1.7	0	-	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/16/2026

Intersection						
Int Delay, s/veh	2.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	113	32	41	171	36	21
Future Vol, veh/h	113	32	41	171	36	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	126	36	46	190	40	23
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	162	0	426	144
Stage 1	-	-	-	-	144	-
Stage 2	-	-	-	-	282	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1417	-	585	903
Stage 1	-	-	-	-	883	-
Stage 2	-	-	-	-	766	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1417	-	564	903
Mov Cap-2 Maneuver	-	-	-	-	564	-
Stage 1	-	-	-	-	883	-
Stage 2	-	-	-	-	738	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		1.5		11.1	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	655	-	-	1417	-	
HCM Lane V/C Ratio	0.097	-	-	0.032	-	
HCM Control Delay (s)	11.1	-	-	7.6	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-	

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/17/2026

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	24	36	280	38	59	434
Future Vol, veh/h	24	36	280	38	59	434
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	40	311	42	66	482
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	946	332	0	0	353	0
Stage 1	332	-	-	-	-	-
Stage 2	614	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	290	710	-	-	1206	-
Stage 1	727	-	-	-	-	-
Stage 2	540	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	268	710	-	-	1206	-
Mov Cap-2 Maneuver	268	-	-	-	-	-
Stage 1	727	-	-	-	-	-
Stage 2	500	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	15	0		1		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	-		428	1206	
HCM Lane V/C Ratio	-	-		0.156	0.054	
HCM Control Delay (s)	-	-		15	8.2	
HCM Lane LOS	-	-		C	A	
HCM 95th %tile Q(veh)	-	-		0.5	0.2	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/17/2026

Intersection						
Int Delay, s/veh	1.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	247	51	20	222	34	44
Future Vol, veh/h	247	51	20	222	34	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	274	57	22	247	38	49
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	331	0	594	303
Stage 1	-	-	-	-	303	-
Stage 2	-	-	-	-	291	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1228	-	468	737
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	759	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1228	-	458	737
Mov Cap-2 Maneuver	-	-	-	-	458	-
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	743	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.7		12.3	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	582	-	-	1228	-	
HCM Lane V/C Ratio	0.149	-	-	0.018	-	
HCM Control Delay (s)	12.3	-	-	8	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-	

Future No Build Conditions

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/16/2026

Intersection						
Int Delay, s/veh	2.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	74	53	413	46	13	430
Future Vol, veh/h	74	53	413	46	13	430
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	82	59	459	51	14	478
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	991	485	0	0	510	0
Stage 1	485	-	-	-	-	-
Stage 2	506	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	273	582	-	-	1055	-
Stage 1	619	-	-	-	-	-
Stage 2	606	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	268	582	-	-	1055	-
Mov Cap-2 Maneuver	268	-	-	-	-	-
Stage 1	619	-	-	-	-	-
Stage 2	595	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	22.4	0		0.2		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	-	346	1055	-	
HCM Lane V/C Ratio	-	-	0.408	0.014	-	
HCM Control Delay (s)	-	-	22.4	8.5	0	
HCM Lane LOS	-	-	C	A	A	
HCM 95th %tile Q(veh)	-	-	1.9	0	-	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/16/2026

Intersection						
Int Delay, s/veh	1.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	266	33	42	227	37	22
Future Vol, veh/h	266	33	42	227	37	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	296	37	47	252	41	24
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	333	0	661	315
Stage 1	-	-	-	-	315	-
Stage 2	-	-	-	-	346	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1226	-	427	725
Stage 1	-	-	-	-	740	-
Stage 2	-	-	-	-	716	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1226	-	408	725
Mov Cap-2 Maneuver	-	-	-	-	408	-
Stage 1	-	-	-	-	740	-
Stage 2	-	-	-	-	684	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	1.3		13.5		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	487	-	-	1226	-	
HCM Lane V/C Ratio	0.135	-	-	0.038	-	
HCM Control Delay (s)	13.5	-	-	8.1	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-	

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/17/2026

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	25	37	307	39	61	458
Future Vol, veh/h	25	37	307	39	61	458
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	41	341	43	68	509
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1008	363	0	0	384	0
Stage 1	363	-	-	-	-	-
Stage 2	645	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	267	682	-	-	1174	-
Stage 1	704	-	-	-	-	-
Stage 2	522	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	245	682	-	-	1174	-
Mov Cap-2 Maneuver	245	-	-	-	-	-
Stage 1	704	-	-	-	-	-
Stage 2	480	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	16	0		1		
HCM LOS	C					
Minor Lane/Major Mvmt		NBT	NBRWBLn1	SBL	SBT	
Capacity (veh/h)		-	-	397	1174	-
HCM Lane V/C Ratio		-	-	0.174	0.058	-
HCM Control Delay (s)		-	-	16	8.3	0
HCM Lane LOS		-	-	C	A	A
HCM 95th %tile Q(veh)		-	-	0.6	0.2	-

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/17/2026

Intersection						
Int Delay, s/veh	1.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	355	53	21	396	35	45
Future Vol, veh/h	355	53	21	396	35	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	394	59	23	440	39	50
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	453	0	910	424
Stage 1	-	-	-	-	424	-
Stage 2	-	-	-	-	486	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1108	-	305	630
Stage 1	-	-	-	-	660	-
Stage 2	-	-	-	-	618	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1108	-	297	630
Mov Cap-2 Maneuver	-	-	-	-	297	-
Stage 1	-	-	-	-	660	-
Stage 2	-	-	-	-	601	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.4		15.8	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	423	-	-	1108	-	
HCM Lane V/C Ratio	0.21	-	-	0.021	-	
HCM Control Delay (s)	15.8	-	-	8.3	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0.8	-	-	0.1	-	

Future Build Conditions

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/16/2026

Intersection						
Int Delay, s/veh	4.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	91	92	413	52	26	430
Future Vol, veh/h	91	92	413	52	26	430
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	101	102	459	58	29	478
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1024	488	0	0	517	0
Stage 1	488	-	-	-	-	-
Stage 2	536	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	261	580	-	-	1049	-
Stage 1	617	-	-	-	-	-
Stage 2	587	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	251	580	-	-	1049	-
Mov Cap-2 Maneuver	251	-	-	-	-	-
Stage 1	617	-	-	-	-	-
Stage 2	565	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	28.5	0		0.5		
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	351	1049	-	
HCM Lane V/C Ratio	-	-	0.579	0.028	-	
HCM Control Delay (s)	-	-	28.5	8.5	0	
HCM Lane LOS	-	-	D	A	A	
HCM 95th %tile Q(veh)	-	-	3.5	0.1	-	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/16/2026

Intersection						
Int Delay, s/veh	3.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	266	46	48	227	76	39
Future Vol, veh/h	266	46	48	227	76	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	296	51	53	252	84	43
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	347	0	680	322
Stage 1	-	-	-	-	322	-
Stage 2	-	-	-	-	358	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1212	-	417	719
Stage 1	-	-	-	-	735	-
Stage 2	-	-	-	-	707	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1212	-	396	719
Mov Cap-2 Maneuver	-	-	-	-	396	-
Stage 1	-	-	-	-	735	-
Stage 2	-	-	-	-	671	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		1.4		15.6	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	467	-	-	1212	-	
HCM Lane V/C Ratio	0.274	-	-	0.044	-	
HCM Control Delay (s)	15.6	-	-	8.1	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-	

HCM 6th TWSC
300: Crestview Church Road & Site Access 1

02/16/2026

Intersection						
Int Delay, s/veh	2.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	64	138	4	11	45
Future Vol, veh/h	15	64	138	4	11	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	71	153	4	12	50
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	157	0	-	0	260	155
Stage 1	-	-	-	-	155	-
Stage 2	-	-	-	-	105	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1423	-	-	-	729	891
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	919	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1423	-	-	-	720	891
Mov Cap-2 Maneuver	-	-	-	-	720	-
Stage 1	-	-	-	-	863	-
Stage 2	-	-	-	-	919	-
Approach	EB	WB		SB		
HCM Control Delay, s	1.4	0		9.6		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1423	-	-	-	851	
HCM Lane V/C Ratio	0.012	-	-	-	0.073	
HCM Control Delay (s)	7.6	0	-	-	9.6	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

HCM 6th TWSC
400: Crestview Church Road & Site Access 2

02/16/2026

Intersection						
Int Delay, s/veh	2.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	45	11	4	71	131	15
Future Vol, veh/h	45	11	4	71	131	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	50	12	4	79	146	17
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	242	155	163	0	-	0
Stage 1	155	-	-	-	-	-
Stage 2	87	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	746	891	1416	-	-	-
Stage 1	873	-	-	-	-	-
Stage 2	936	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	744	891	1416	-	-	-
Mov Cap-2 Maneuver	744	-	-	-	-	-
Stage 1	870	-	-	-	-	-
Stage 2	936	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.1	0.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1416	-	769	-	-	
HCM Lane V/C Ratio	0.003	-	0.081	-	-	
HCM Control Delay (s)	7.5	0	10.1	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.3	-	-	

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/17/2026

Intersection						
Int Delay, s/veh	2.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	36	64	307	58	106	458
Future Vol, veh/h	36	64	307	58	106	458
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	71	341	64	118	509
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1118	373	0	0	405	0
Stage 1	373	-	-	-	-	-
Stage 2	745	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	229	673	-	-	1154	-
Stage 1	696	-	-	-	-	-
Stage 2	469	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	196	673	-	-	1154	-
Mov Cap-2 Maneuver	196	-	-	-	-	-
Stage 1	696	-	-	-	-	-
Stage 2	402	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	19.5	0		1.6		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	-	359	1154	-	
HCM Lane V/C Ratio	-	-	0.31	0.102	-	
HCM Control Delay (s)	-	-	19.5	8.5	0	
HCM Lane LOS	-	-	C	A	A	
HCM 95th %tile Q(veh)	-	-	1.3	0.3	-	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/17/2026

Intersection						
Int Delay, s/veh	2.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	355	98	40	396	62	56
Future Vol, veh/h	355	98	40	396	62	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	394	109	44	440	69	62
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	503	0	977	449
Stage 1	-	-	-	-	449	-
Stage 2	-	-	-	-	528	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1061	-	278	610
Stage 1	-	-	-	-	643	-
Stage 2	-	-	-	-	592	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1061	-	263	610
Mov Cap-2 Maneuver	-	-	-	-	263	-
Stage 1	-	-	-	-	643	-
Stage 2	-	-	-	-	559	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.8		20.6	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	360	-	-	1061	-	
HCM Lane V/C Ratio	0.364	-	-	0.042	-	
HCM Control Delay (s)	20.6	-	-	8.5	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	1.6	-	-	0.1	-	

HCM 6th TWSC
300: Crestview Church Road & Site Access 1

02/17/2026

Intersection						
Int Delay, s/veh	2.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	52	113	70	13	8	30
Future Vol, veh/h	52	113	70	13	8	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	58	126	78	14	9	33
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	92	0	-	0	327	85
Stage 1	-	-	-	-	85	-
Stage 2	-	-	-	-	242	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1503	-	-	-	667	974
Stage 1	-	-	-	-	938	-
Stage 2	-	-	-	-	798	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1503	-	-	-	640	974
Mov Cap-2 Maneuver	-	-	-	-	640	-
Stage 1	-	-	-	-	900	-
Stage 2	-	-	-	-	798	-
Approach	EB	WB		SB		
HCM Control Delay, s	2.4	0		9.3		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1503	-	-	-	878	
HCM Lane V/C Ratio	0.038	-	-	-	0.048	
HCM Control Delay (s)	7.5	0	-	-	9.3	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2	

HCM 6th TWSC
400: Crestview Church Road & Site Access 2

02/17/2026

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	30	8	13	108	75	52
Future Vol, veh/h	30	8	13	108	75	52
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	9	14	120	83	58
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	260	112	141	0	-	0
Stage 1	112	-	-	-	-	-
Stage 2	148	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	729	941	1442	-	-	-
Stage 1	913	-	-	-	-	-
Stage 2	880	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	722	941	1442	-	-	-
Mov Cap-2 Maneuver	722	-	-	-	-	-
Stage 1	904	-	-	-	-	-
Stage 2	880	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10	0.8		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1442	-	759	-	-	
HCM Lane V/C Ratio	0.01	-	0.056	-	-	
HCM Control Delay (s)	7.5	0	10	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.2	-	-	

Queueing Analysis SimTraffic Worksheets

Queuing and Blocking Report

AM Existing

02/16/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	90	22	53
Average Queue (ft)	39	1	5
95th Queue (ft)	72	7	26
Link Distance (ft)	9725	1440	1600
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	29	52
Average Queue (ft)	1	27
95th Queue (ft)	10	45
Link Distance (ft)	1683	9725
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report

PM Existing

02/17/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	51	72
Average Queue (ft)	25	17
95th Queue (ft)	49	50
Link Distance (ft)	9725	1600
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	27	52
Average Queue (ft)	4	29
95th Queue (ft)	20	44
Link Distance (ft)	1683	9725
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report

AM Future No Build

02/16/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	68	96
Average Queue (ft)	37	9
95th Queue (ft)	60	45
Link Distance (ft)	9725	1600
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	53	55
Average Queue (ft)	12	27
95th Queue (ft)	40	55
Link Distance (ft)	1683	9725
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report
PM Future No Build

02/17/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	70	72
Average Queue (ft)	25	17
95th Queue (ft)	43	56
Link Distance (ft)	9725	1600
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	95	73
Average Queue (ft)	10	31
95th Queue (ft)	47	59
Link Distance (ft)	1683	9725
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report
AM Future Build

02/16/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	140	52
Average Queue (ft)	61	5
95th Queue (ft)	100	26
Link Distance (ft)	2306	1596
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	101	71
Average Queue (ft)	20	39
95th Queue (ft)	54	66
Link Distance (ft)	1674	5559
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 300: Crestview Church Road & Site Access 1

Movement	SB
Directions Served	LR
Maximum Queue (ft)	54
Average Queue (ft)	25
95th Queue (ft)	49
Link Distance (ft)	1501
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Queuing and Blocking Report
AM Future Build

02/16/2026

Intersection: 400: Crestview Church Road & Site Access 2

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	48	51
Average Queue (ft)	22	3
95th Queue (ft)	43	19
Link Distance (ft)	1298	1669
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report
PM Future Build

02/17/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	95	22	215
Average Queue (ft)	36	1	40
95th Queue (ft)	70	7	103
Link Distance (ft)	2306	1446	1596
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	EB	WB	NB
Directions Served	TR	LT	LR
Maximum Queue (ft)	22	155	93
Average Queue (ft)	1	32	45
95th Queue (ft)	10	97	79
Link Distance (ft)	1029	1674	5559
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 300: Crestview Church Road & Site Access 1

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	53	51
Average Queue (ft)	11	18
95th Queue (ft)	40	43
Link Distance (ft)	2306	1501
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 400: Crestview Church Road & Site Access 2

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	22	27
Average Queue (ft)	15	3
95th Queue (ft)	31	15
Link Distance (ft)	1298	1669
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Turning Movement Counts

**119 Brookstown Ave., Suite PH1,
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Ph: (336)744-1636**

Groups Printed- Cars - Buses - Trucks

[illegible]

DAVENPORT

**119 Brookstown Ave., Suite PH1,
Winston Salem NC, 27101
Ph: (336)744-1636**

File Name : US_220_BUS_and_Crestview_Church_Road

Site Code : 2600062

Start Date : 2/12/2026

Page No : 2

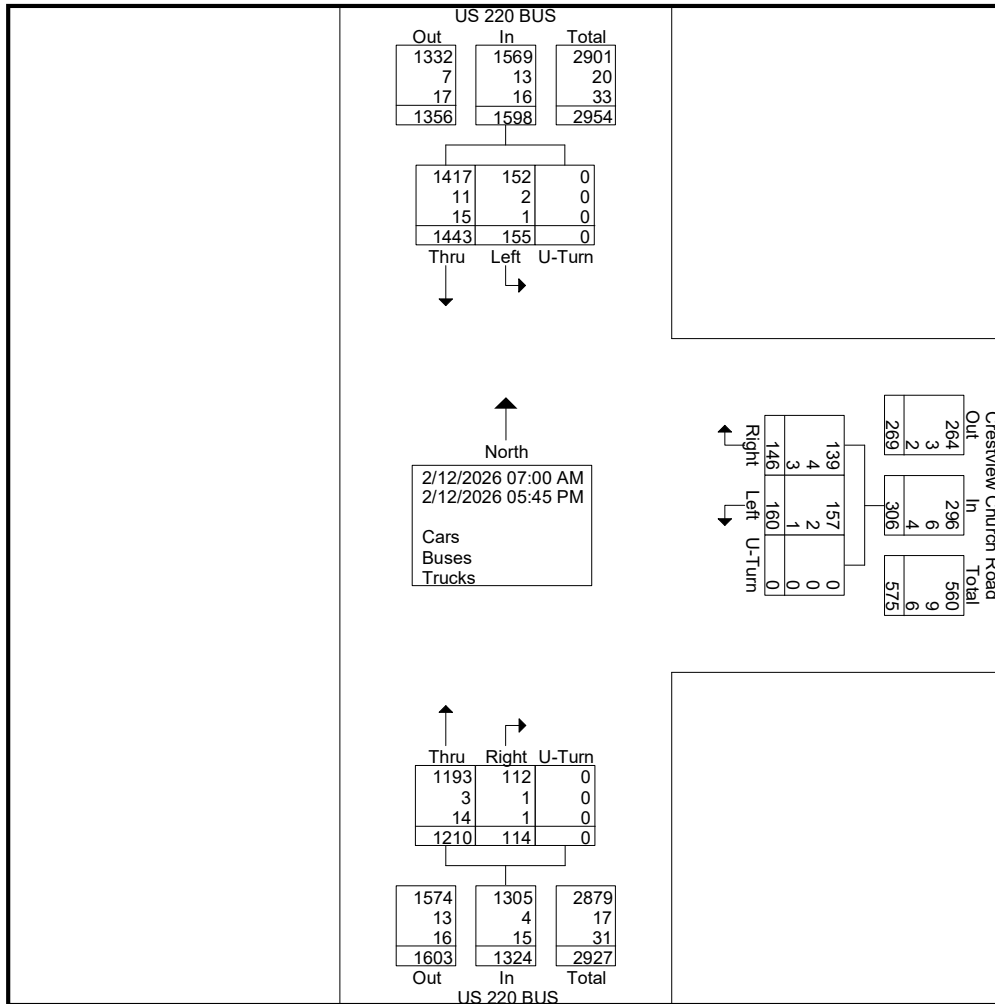
Groups Printed- Cars - Buses - Trucks

	US 220 BUS Southbound				Crestview Church Road Westbound				US 220 BUS Northbound				
Start Time	Left	Thru	U-Turn	App. Total	Left	Right	U-Turn	App. Total	Thru	Right	U-Turn	App. Total	Int. Total
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	23	101	0	124	7	10	0	17	70	6	0	76	217
04:15 PM	15	99	0	114	3	2	0	5	65	5	0	70	189
04:30 PM	11	97	0	108	6	10	0	16	65	9	0	74	198
04:45 PM	13	101	0	114	4	5	0	9	65	11	0	76	199
Total	62	398	0	460	20	27	0	47	265	31	0	296	803
05:00 PM	14	116	0	130	6	9	0	15	75	9	0	84	229
05:15 PM	21	120	0	141	8	12	0	20	75	9	0	84	245
05:30 PM	13	105	0	118	10	8	0	18	46	7	0	53	189
05:45 PM	14	97	0	111	11	6	0	17	58	3	0	61	189
Total	62	438	0	500	35	35	0	70	254	28	0	282	852
Grand Total	155	1443	0	1598	160	146	0	306	1210	114	0	1324	3228
Apprch %	9.7	90.3	0		52.3	47.7	0		91.4	8.6	0		
Total %	4.8	44.7	0	49.5	5	4.5	0	9.5	37.5	3.5	0	41	
Cars	152	1417	0	1569	157	139	0	296	1193	112	0	1305	3170
% Cars	98.1	98.2	0	98.2	98.1	95.2	0	96.7	98.6	98.2	0	98.6	98.2
Buses	2	11	0	13	2	4	0	6	3	1	0	4	23
% Buses	1.3	0.8	0	0.8	1.2	2.7	0	2	0.2	0.9	0	0.3	0.7
Trucks	1	15	0	16	1	3	0	4	14	1	0	15	35
% Trucks	0.6	1	0	1	0.6	2.1	0	1.3	1.2	0.9	0	1.1	1.1

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File Name : US_220_BUS_and_Crestview_Church_Road
Site Code : 2600062
Start Date : 2/12/2026
Page No : 3

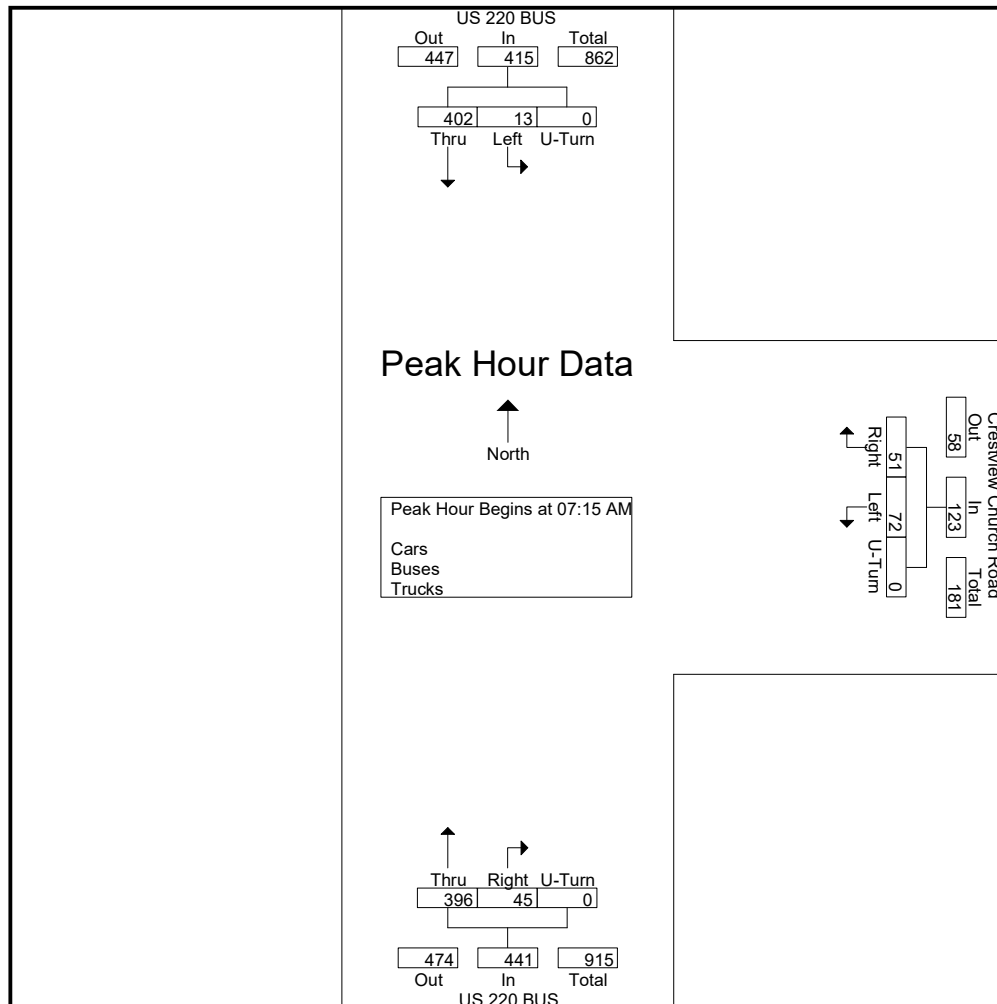


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File Name : US_220_BUS_and_Crestview_Church_Road
Site Code : 2600062
Start Date : 2/12/2026
Page No : 4

	US 220 BUS Southbound				Crestview Church Road Westbound				US 220 BUS Northbound				
Start Time	Left	Thru	U-Turn	App. Total	Left	Right	U-Turn	App. Total	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:15 AM													
07:15 AM	4	101	0	105	19	12	0	31	61	5	0	66	202
07:30 AM	3	139	0	142	22	12	0	34	85	10	0	95	271
07:45 AM	2	95	0	97	21	17	0	38	146	16	0	162	297
08:00 AM	4	67	0	71	10	10	0	20	104	14	0	118	209
Total Volume	13	402	0	415	72	51	0	123	396	45	0	441	979
% App. Total	3.1	96.9	0		58.5	41.5	0		89.8	10.2	0		
PHF	.813	.723	.000	.731	.818	.750	.000	.809	.678	.703	.000	.681	.824

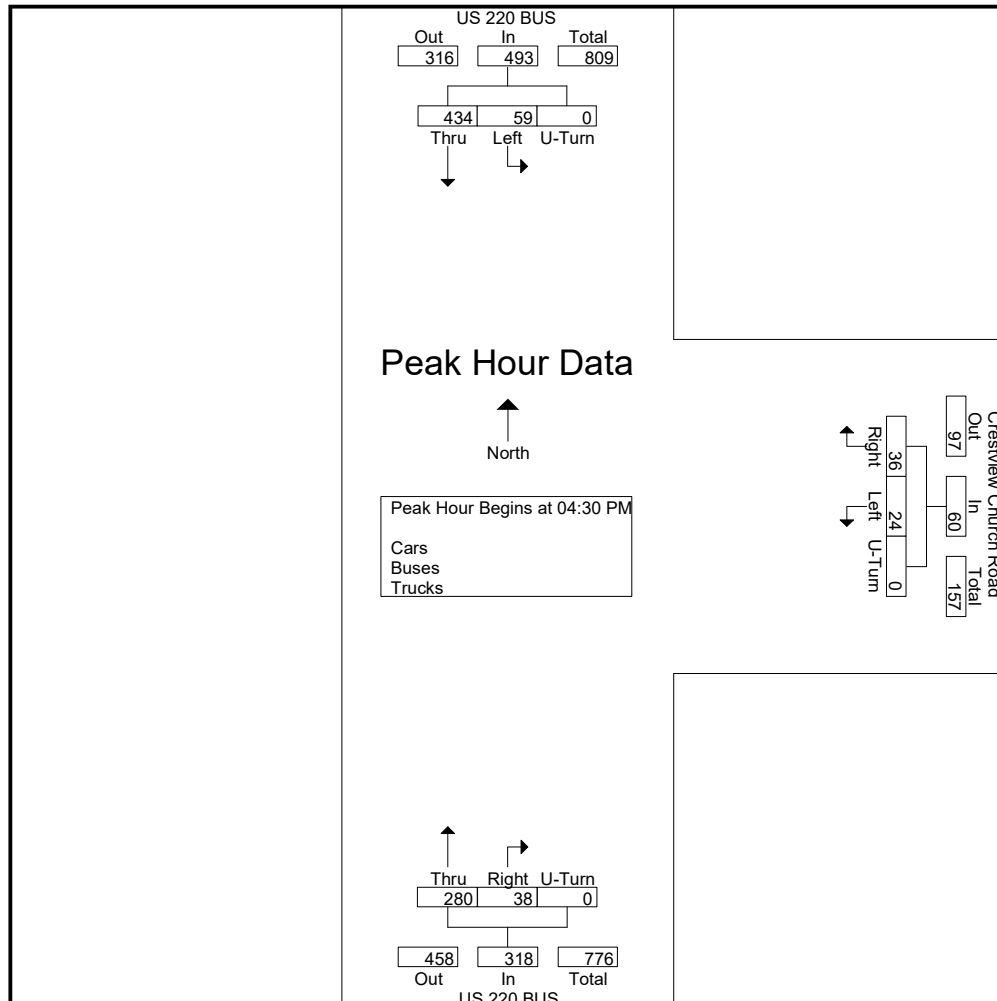


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File Name : US_220_BUS_and_Crestview_Church_Road
Site Code : 2600062
Start Date : 2/12/2026
Page No : 5

	US 220 BUS Southbound				Crestview Church Road Westbound				US 220 BUS Northbound				
Start Time	Left	Thru	U-Turn	App. Total	Left	Right	U-Turn	App. Total	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:30 PM													
04:30 PM	11	97	0	108	6	10	0	16	65	9	0	74	198
04:45 PM	13	101	0	114	4	5	0	9	65	11	0	76	199
05:00 PM	14	116	0	130	6	9	0	15	75	9	0	84	229
05:15 PM	21	120	0	141	8	12	0	20	75	9	0	84	245
Total Volume	59	434	0	493	24	36	0	60	280	38	0	318	871
% App. Total	12	88	0		40	60	0		88.1	11.9	0		
PHF	.702	.904	.000	.874	.750	.750	.000	.750	.933	.864	.000	.946	.889



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File Name : Crestview_Church_Road_and_Zoo_Parkway
Site Code : 2600061
Start Date : 2/12/2026
Page No : 1

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File Name : Crestview_Church_Road_and_Zoo_Parkway

Site Code : 2600061

Start Date : 2/12/2026

Page No : 2

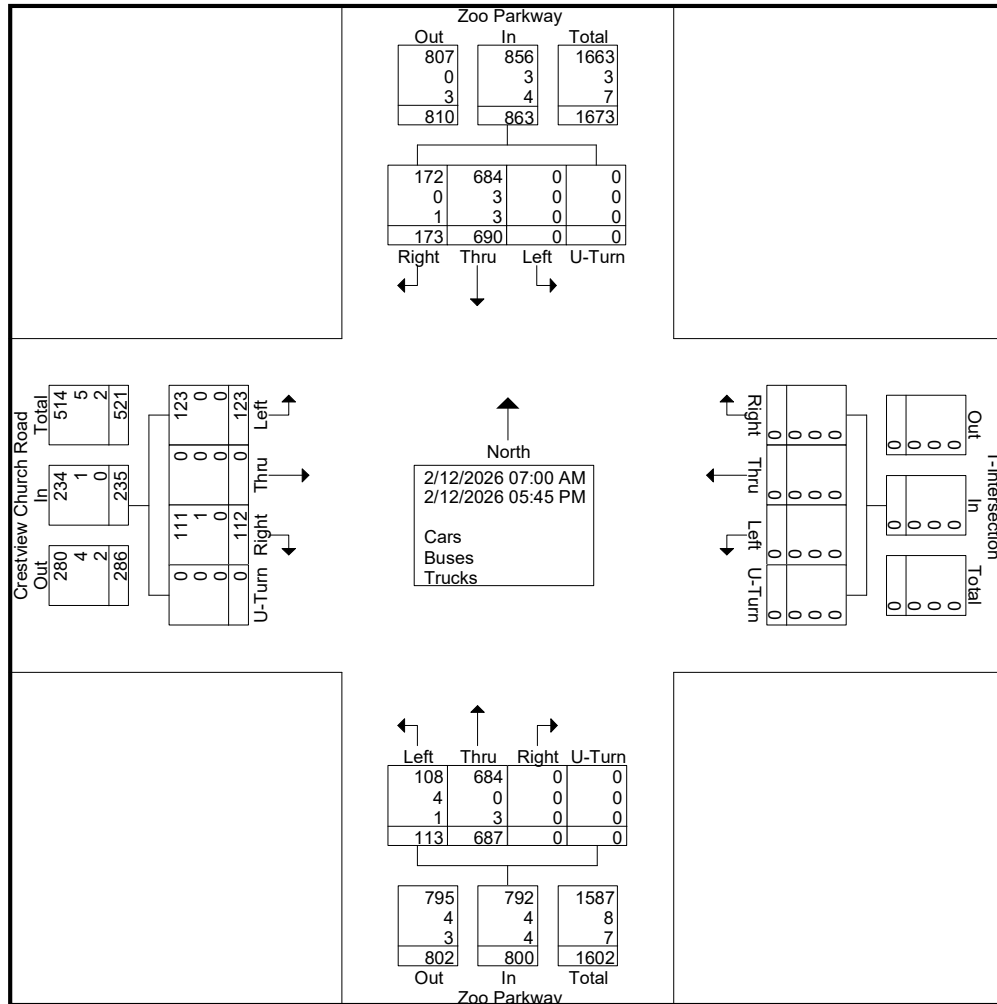
Groups Printed- Cars - Buses - Trucks

	Zoo Parkway Southbound					T-Intersection Westbound					Zoo Parkway Northbound					Crestview Church Road Eastbound					
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	61	9	0	70	0	0	0	0	0	5	41	0	0	46	10	0	8	0	18	134
04:15 PM	0	61	13	0	74	0	0	0	0	0	7	42	0	0	49	8	0	10	0	18	141
04:30 PM	0	56	9	0	65	0	0	0	0	0	2	61	0	0	63	8	0	8	0	16	144
04:45 PM	0	51	16	0	67	0	0	0	0	0	5	42	0	0	47	11	0	11	0	22	136
Total	0	229	47	0	276	0	0	0	0	0	19	186	0	0	205	37	0	37	0	74	555
05:00 PM	0	69	14	0	83	0	0	0	0	0	7	69	0	0	76	4	0	8	0	12	171
05:15 PM	0	71	12	0	83	0	0	0	0	0	6	50	0	0	56	11	0	17	0	28	167
05:30 PM	0	46	15	0	61	0	0	0	0	0	8	40	0	0	48	7	0	9	0	16	125
05:45 PM	0	52	16	0	68	0	0	0	0	0	2	43	0	0	45	5	0	6	0	11	124
Total	0	238	57	0	295	0	0	0	0	0	23	202	0	0	225	27	0	40	0	67	587
Grand Total	0	690	173	0	863	0	0	0	0	0	113	687	0	0	800	123	0	112	0	235	1898
Apprch %	0	80	20	0		0	0	0	0		14.1	85.9	0	0		52.3	0	47.7	0		
Total %	0	36.4	9.1	0	45.5	0	0	0	0	0	6	36.2	0	0	42.1	6.5	0	5.9	0	12.4	
Cars	0	684	172	0	856	0	0	0	0	0	108	684	0	0	792	123	0	111	0	234	1882
% Cars	0	99.1	99.4	0	99.2	0	0	0	0	0	95.6	99.6	0	0	99	100	0	99.1	0	99.6	99.2
Buses	0	3	0	0	3	0	0	0	0	0	4	0	0	0	4	0	0	1	0	1	8
% Buses	0	0.4	0	0	0.3	0	0	0	0	0	3.5	0	0	0	0.5	0	0	0.9	0	0.4	0.4
Trucks	0	3	1	0	4	0	0	0	0	0	1	3	0	0	4	0	0	0	0	0	8
% Trucks	0	0.4	0.6	0	0.5	0	0	0	0	0	0.9	0.4	0	0	0.5	0	0	0	0	0	0.4

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**119 Brookstown Ave., Suite PH1,
Winston Salem NC, 27101
Ph: (336)744-1636**

File Name : Crestview_Church_Road_and_Zoo_Parkway
Site Code : 2600061
Start Date : 2/12/2026
Page No : 3

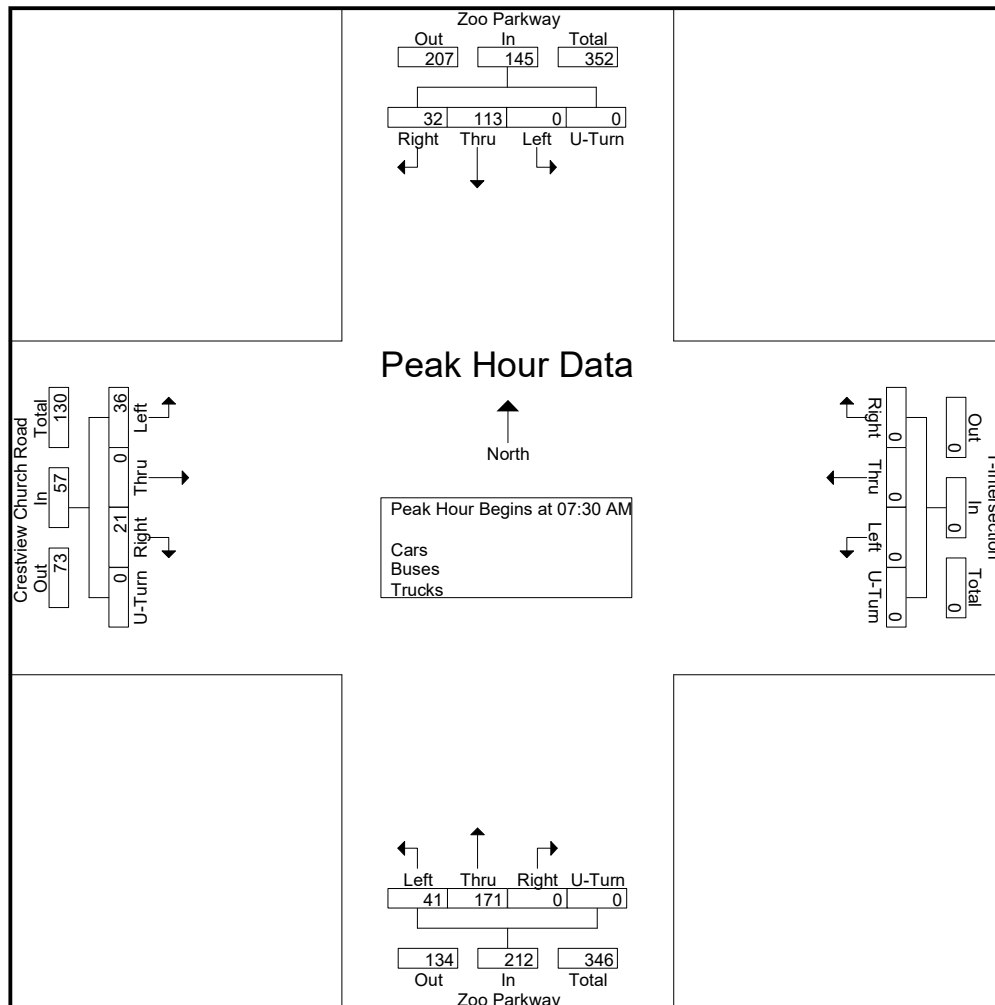


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File Name : Crestview_Church_Road_and_Zoo_Parkway
Site Code : 2600061
Start Date : 2/12/2026
Page No : 4

	Zoo Parkway Southbound					T-Intersection Westbound					Zoo Parkway Northbound					Crestview Church Road Eastbound					
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	28	13	0	41	0	0	0	0	0	15	48	0	0	63	12	0	4	0	16	120
07:45 AM	0	31	6	0	37	0	0	0	0	0	16	40	0	0	56	7	0	5	0	12	105
08:00 AM	0	26	6	0	32	0	0	0	0	0	7	41	0	0	48	5	0	8	0	13	93
08:15 AM	0	28	7	0	35	0	0	0	0	0	3	42	0	0	45	12	0	4	0	16	96
Total Volume	0	113	32	0	145	0	0	0	0	0	41	171	0	0	212	36	0	21	0	57	414
% App. Total	0	77.9	22.1	0		0	0	0	0		19.3	80.7	0	0		63.2	0	36.8	0		
PHF	.000	.911	.615	.000	.884	.000	.000	.000	.000	.000	.641	.891	.000	.000	.841	.750	.000	.656	.000	.891	.863



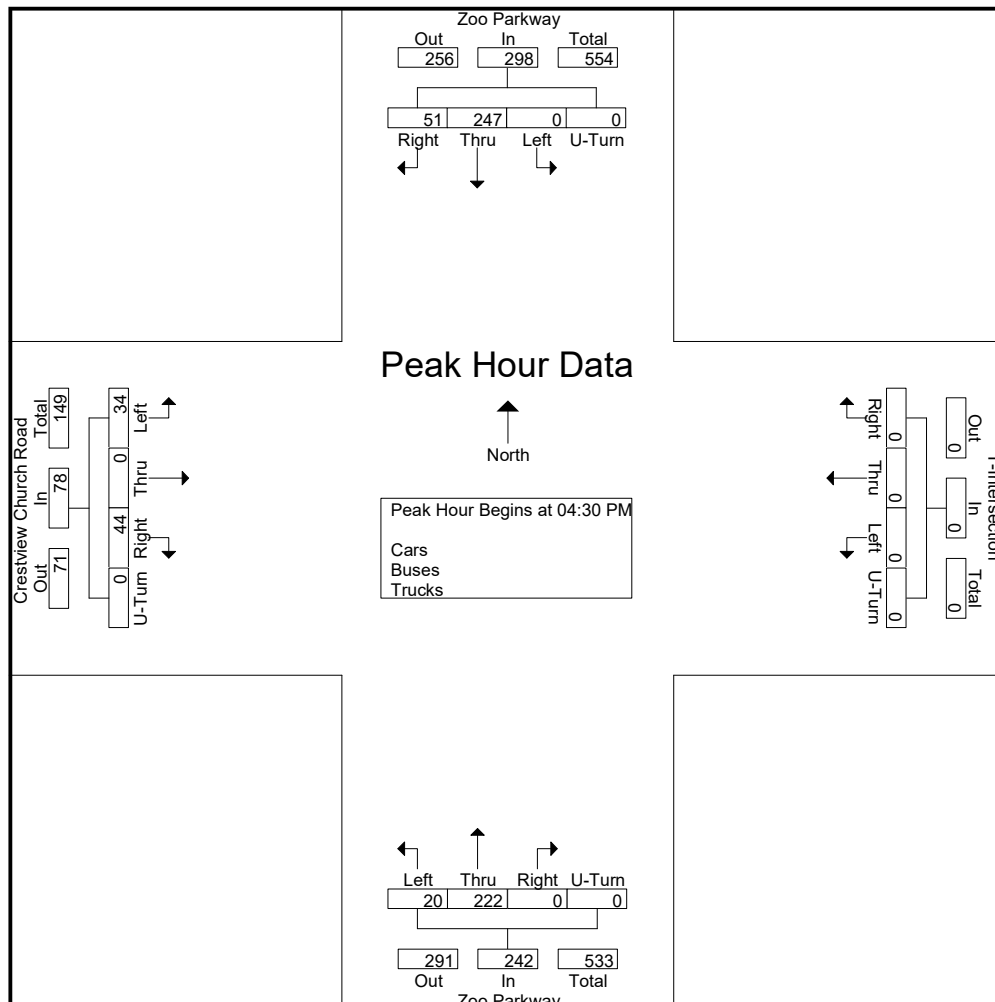
DAVENPORT

**119 Brookstown Ave., Suite PH1,
Winston Salem NC, 27101
Ph: (336)744-1636**

File Name : Crestview_Church_Road_and_Zoo_Parkway
Site Code : 2600061
Start Date : 2/12/2026
Page No : 5

Start Time	Zoo Parkway Southbound					T-Intersection Westbound					Zoo Parkway Northbound					Crestview Church Road Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
04:30 PM	0	56	9	0	65	0	0	0	0	0	2	61	0	0	63	8	0	8	0	16	144
04:45 PM	0	51	16	0	67	0	0	0	0	0	5	42	0	0	47	11	0	11	0	22	136
05:00 PM	0	69	14	0	83	0	0	0	0	0	7	69	0	0	76	4	0	8	0	12	171
05:15 PM	0	71	12	0	83	0	0	0	0	0	6	50	0	0	56	11	0	17	0	28	167
Total Volume	0	247	51	0	298	0	0	0	0	0	20	222	0	0	242	34	0	44	0	78	618
% App. Total	0	82.9	17.1	0		0	0	0	0		8.3	91.7	0	0		43.6	0	56.4	0		
PHF	.000	.870	.797	.000	.898	.000	.000	.000	.000	.000	.714	.804	.000	.000	.796	.773	.000	.647	.000	.696	.904

Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Entire Intersection Begins at 04:30 PM

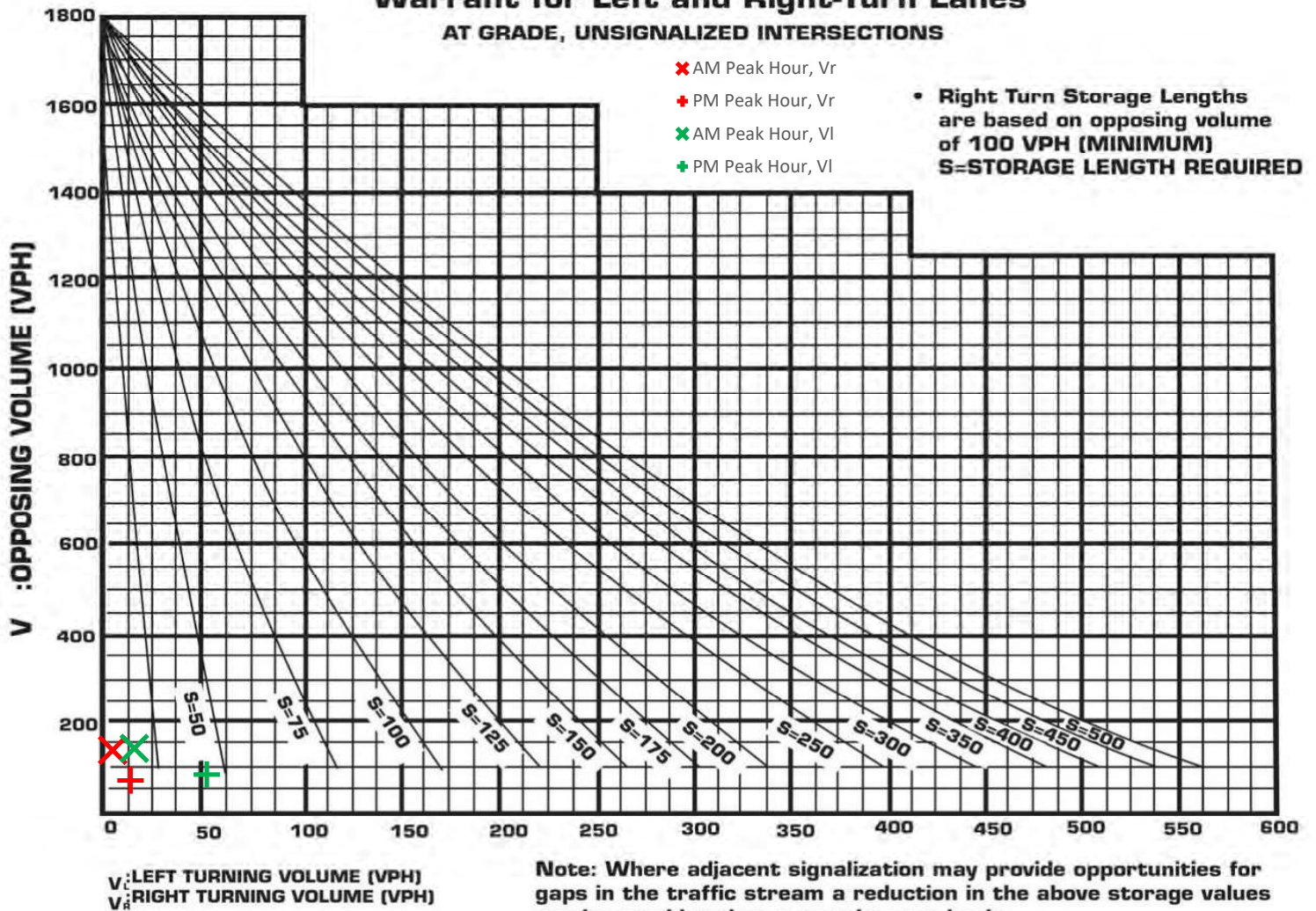


Supporting Documentation

Peak Hour	Volumes		Peak Hour	Volumes	
	Opposing	Lefts		Opposing	Rights
AM	142	15	AM	138	4
PM	83	52	PM	70	13

Warrant for Left and Right-Turn Lanes

AT GRADE, UNSIGNALIZED INTERSECTIONS



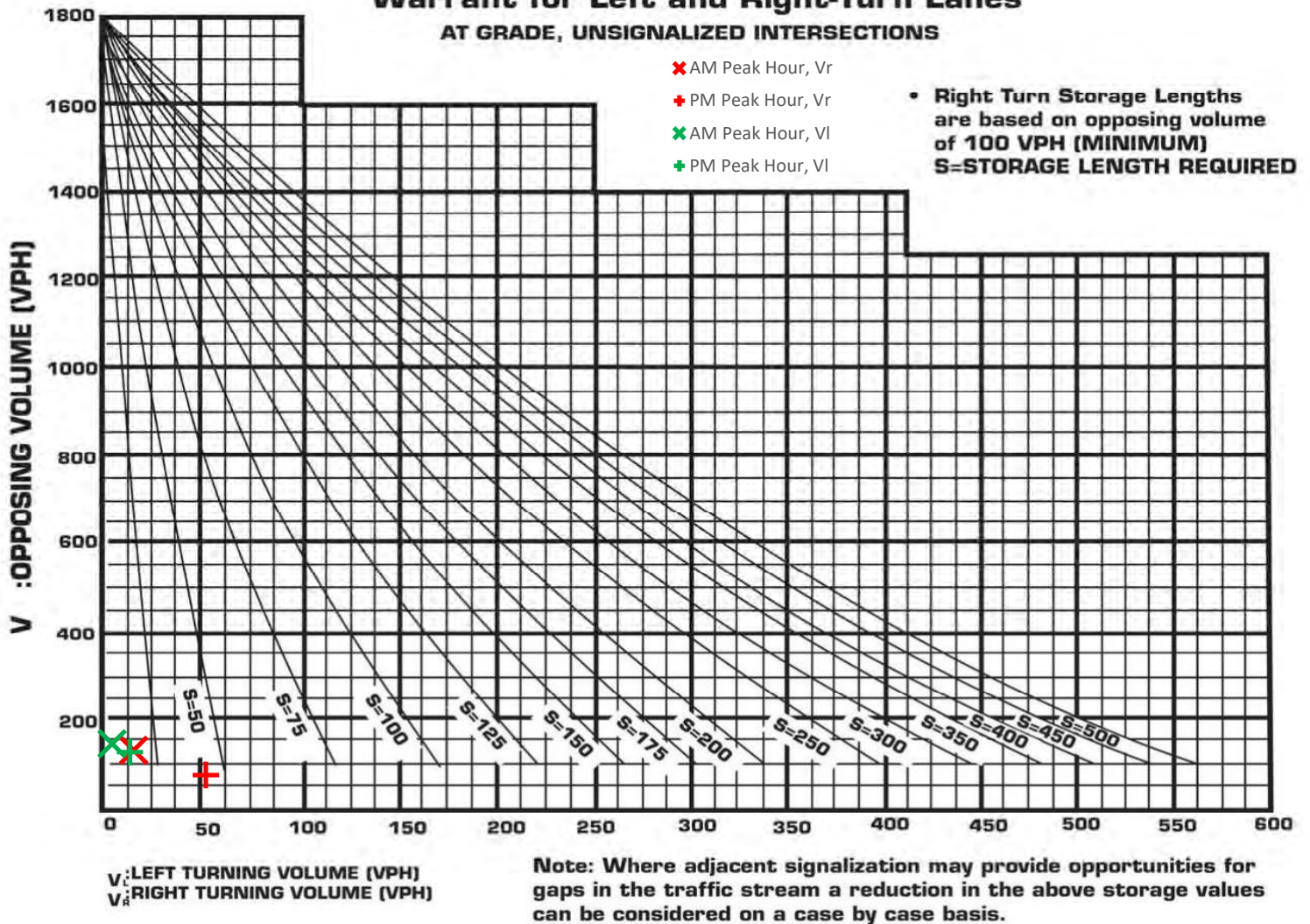
TURN LANE WARRANT SUMMARY

CRESTVIEW CHURCH ROAD AT SITE
ACCESS 1

Peak Hour	Volumes		Peak Hour	Volumes	
	Opposing	Lefts		Opposing	Rights
AM	146	4	AM	131	15
PM	127	13	PM	75	52

Warrant for Left and Right-Turn Lanes

AT GRADE, UNSIGNALIZED INTERSECTIONS



TURN LANE WARRANT SUMMARY

CRESTVIEW CHURCH ROAD AT SITE
ACCESS 2



Transportation Impact Analysis

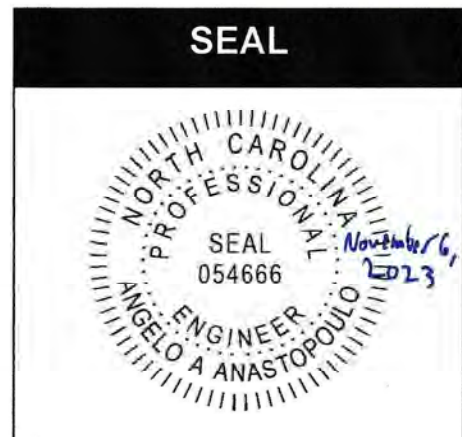
Hillcrest Farm Asheboro, NC

Prepared for
FitzComm Commercial Realty

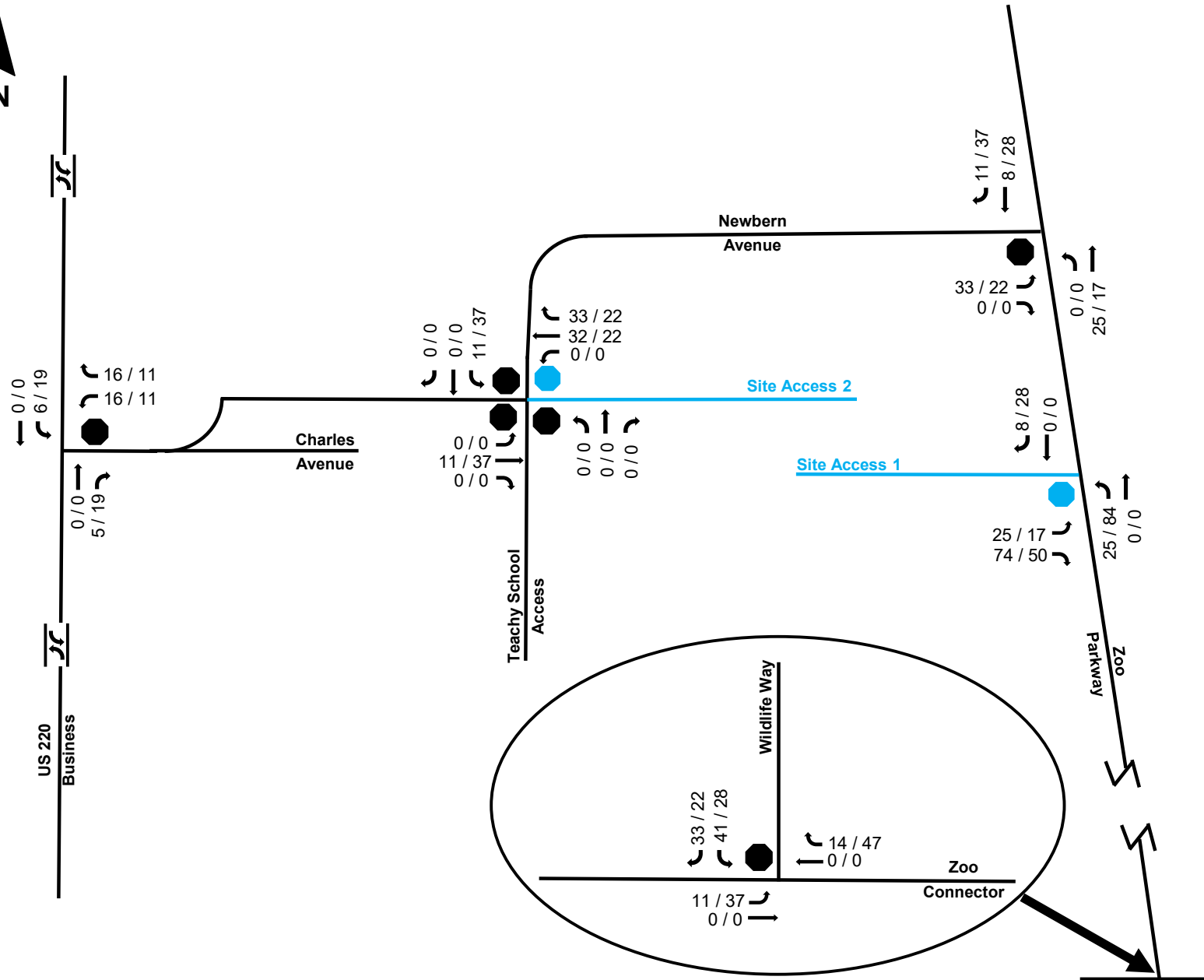
November 6, 2023

Analysis and Graphics by: Amrit Williams

Reviewed and Sealed by: AJ Anastopoulos, PE



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LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	
	TWO-WAY LEFT-TURN LANE
AM / PM PEAKS	

*** NOT TO SCALE ***

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**FIGURE 7
SITE TRIPS**

HILLCREST FARM SUBDIVISION
ASHEBORO, NC

PROJECT NUMBER 230054



Study Scenarios

The study shall consist of the following scenarios:

1. Existing Year (2025)
2. Background Year (2029)
3. Build-out (2029)

Volume Development Methodology

1. Traffic Data Collection
 - a. Peak turning movement counts will be collected at the five (5) existing study intersections when area schools are in session.
2. Growth Rate Assumptions
 - a. Based on AADT data from NCDOT in the vicinity of the site, a 1.0% annual growth rate will be used.
3. Background Developments
 - a. The following approved development has been identified for inclusion in this analysis:
 - i. NC Zoo Expansion – anticipated to be completed in 2026
4. Proposed Development
 - a. Trip Generation will be used for a General Urban/Suburban setting/location.
 - b. ITE 11th Edition data will be used (see attached Table 1 for anticipated trip generation calculations).

Trip Distribution / Assignment

Projected site traffic generated by the proposed development will be assigned throughout the study with the following distribution:

- 40% to/from the north on Zoo Parkway
- 25% to/from the west on NC 42
- 10% to/from the north on Pine Hill Road
- 10% to/from the south on Zoo Parkway
- 5% to/from the east on NC 42
- 5% to/from the south on Old Cox Road
- 5% to/from the south on Lions Rest Road

The overall trip distribution and trip assignment percentages are shown on Figure 2 in the attachments.

Analysis Methods

This analysis will be performed using Synchro/SimTraffic version 12. Analysis files will be provided in Synchro/SimTraffic version 11 for TIA submittal.

Existing peak hour factors (PHF) will be used at all intersections, and a PHF of 0.90 will be used for turning movements at new intersections.

Attachments:

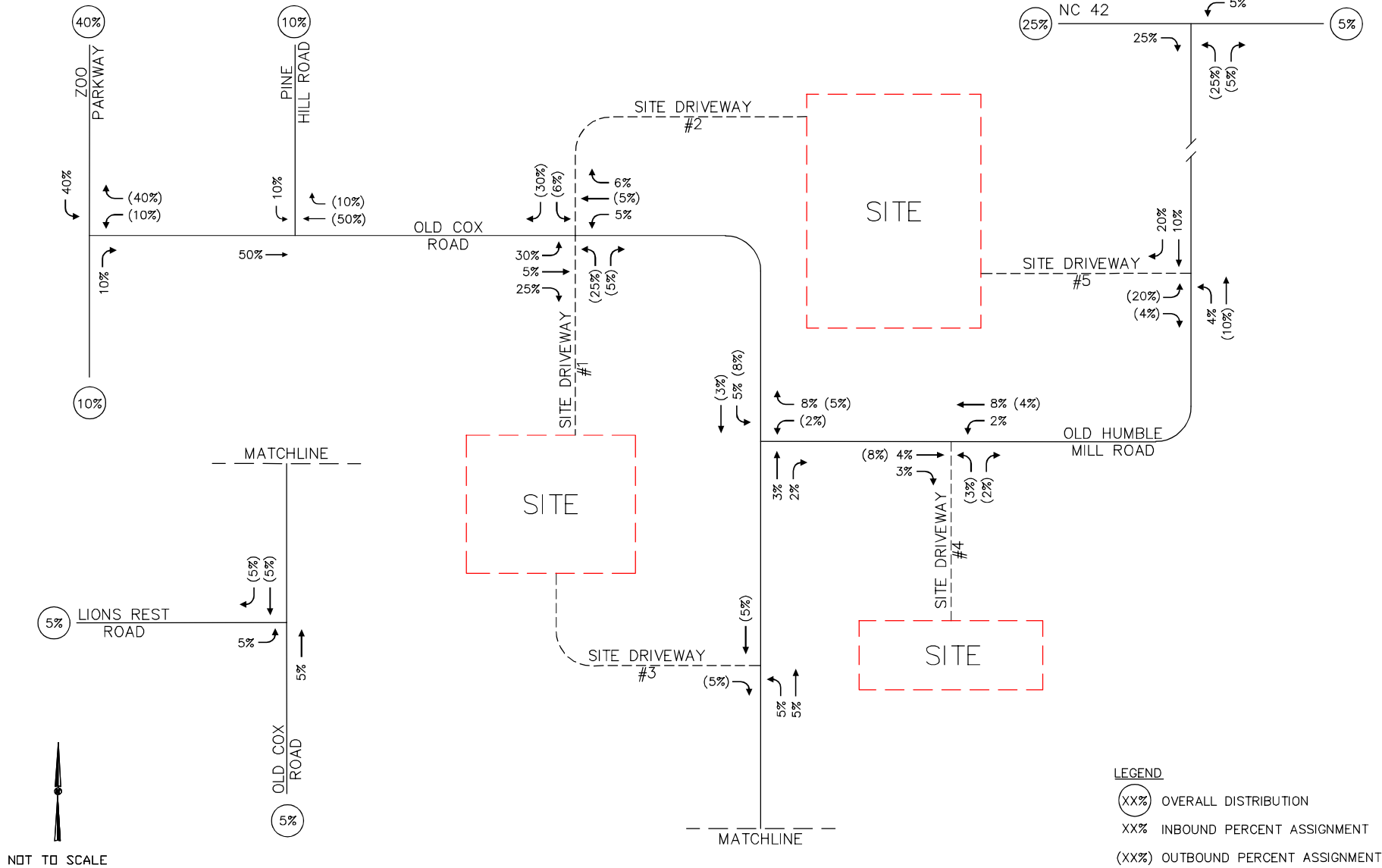
Figure 1: Study Area

Figure 2: Trip Distribution and Assignment

Table 1: Trip Generation

Asheboro Residential
Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
<u>210</u> Single Family Detached Housing	260 d.u.	2,430	1,215	1,215	178	45	133	244	154	90
<u>215</u> Single Family Attached Housing	160 d.u.	1,170	585	585	78	20	58	92	54	38
Total Net New External Trips		3,600	1,800	1,800	256	65	191	336	208	128



John Evans

Subject: FW: [External Sender] [External] 260006 Crestview Church Development
Attachments: 2026.03.30 NCDOT TIA Review_Crestview Church Development (Asheboro).pdf;
2026.02.23 TIA Submittal Crestview Church Development.pdf

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Monday, March 30, 2026 1:11 PM
To: Dionne Brown <DBrown@davenportworld.com>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Lineberger, Nicholas C <nclineberger@ncdot.gov>; Hussey, Zachary <zhussey@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; John Evans <jevans@ci.asheboro.nc.us>; Miller, Jason K <jkmiller@ncdot.gov>
Subject: RE: [External Sender] [External] 260006 Crestview Church Development

Dionne,

Please see the attached NCDOT TIA review letter for the proposed Crestview Church development in Asheboro.

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

Tyler Kimes, EI
Senior 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: Dionne Brown <[Redacted]>
Sent: Monday, February 23, 2026 1:20 PM
To: Richardson, Justin T <jtrichardson@ncdot.gov>; Kimes, Tyler J <tjkimes@ncdot.gov>
Cc: Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

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Hello All,

Please find the TIA and synchro files for your review and approval.

Please let me know if you have any questions.



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665 Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

From: Richardson, Justin T <jtrichardson@ncdot.gov>
Sent: Wednesday, February 18, 2026 9:44 AM
To: Dionne Brown <[Redacted]> Kimes, Tyler J <tkimes@ncdot.gov>
Cc: Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Dionne,

NCDT has no concerns with the numbers provided, we are comfortable with you proceeding with your analysis.

Thanks

Justin Richardson
District Supervisor
Division 8 District 1
(336) 318-4000 (Office)
jtrichardson@ncdot.gov

Public Records Law and may be disclosed to third parties.

John Evans

From: Dionne Brown [REDACTED]
Sent: Monday, February 16, 2026 12:14 PM
To: Kimes, Tyler J
Cc: Richardson, Justin T; Hill, Carl J; John Evans
Subject: RE: [External Sender] [External] 260006 Crestview Church Development
Attachments: Figure 4 Exist Vol.pdf; Figure 6 Trip Dist.pdf; Figure 7 Site Trips.pdf

Hello Everyone,

After weeks of winter weather/ school closures/delays, we were finally able to get data collected.

Attached you will find the existing volume, trip distribution and site trip figures for your review.

Let me know if you have any questions, if not, we will continue with the analysis.

Thanks



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Thursday, January 22, 2026 10:13 AM
To: Dionne Brown [REDACTED]
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Given the growth we have seen on Zoo Parkway over the past couple of years (exceeding 1%), we would prefer collecting new counts at this intersection to ensure an accurate study.

Thanks!

Tyler Kimes, EI
Senior 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: Dionne Brown [REDACTED]
Sent: Thursday, January 22, 2026 9:54 AM
To: Kimes, Tyler J <tjkimes@ncdot.gov>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

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Thank you Tyler. You are correct, Crestview Village was not submitted.

I forgot to ask about a previous count, Crestview Church Road at Zoo Parkway (March 2025). Can we utilize this count and use a growth rate of 1% to bring it up to 2026?

Please let me know.

Thanks



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Thursday, January 22, 2026 9:21 AM
To: Dionne Brown <[REDACTED]>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Good morning Dionne,

We are good with your scoping document, with just one comment. You mentioned Crestview Village in your nearby approved development but I do not believe this TIA/Development was ever approved. If this was not approved, you do not need to account for it in your study.

Thanks!

Tyler Kimes, EI
Senior 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: Dionne Brown [REDACTED]

Sent: Wednesday, January 21, 2026 3:41 PM

To: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Kimes, Tyler J <tjkimes@ncdot.gov>; jevans@ci.asheboro.nc.us

Subject: [External] 260006 Crestview Church Development

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Hello All,

We have a new residential development project off of Crestview Church Road east of US 220 BUS.

I have prepared a scoping document for your review and concurrence.

I understand with winter weather approaching, collecting data could be delayed until beginning of Feb.

Please let me know if there is anything I'm missing (approved developments/ committed improvements/ etc) that needs to be addressed.

Thank you.



Dionne Brown, PE | Project Manager II

DAVENPORT

O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289

www.davenportworld.com

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Zoo Parkway

← 171 / 222
↪ 41 / 20

113 / 247
32 / 51

Crestview Church Road

↪ 36 / 34
↪ 21 / 44

← 402 / 434
↪ 13 / 59

↪ 51 / 36
↪ 72 / 24

US 220 BUS

↪ 396 / 280
↪ 45 / 38

Crestview Church
Road

*** NOT TO SCALE ***

** A minimum of 4 vehicles per hour is analyzed for each movement per NCDOT Congestion Management Guidelines.

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LEGEND



SIGNAL



STOP



ROADWAY



TRAFFIC MOVEMENT

BLACK = EXISTING

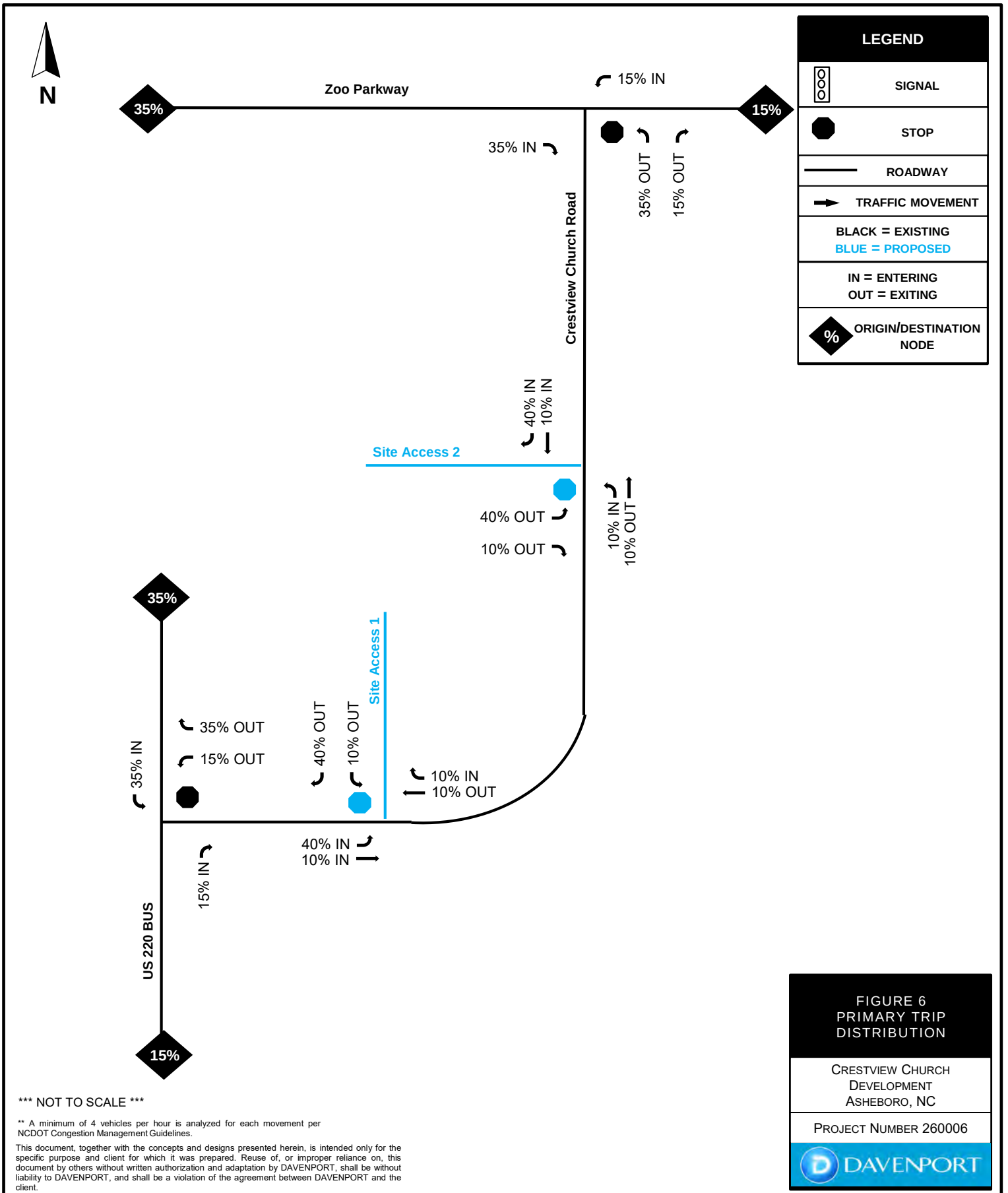
AM / PM PEAKS

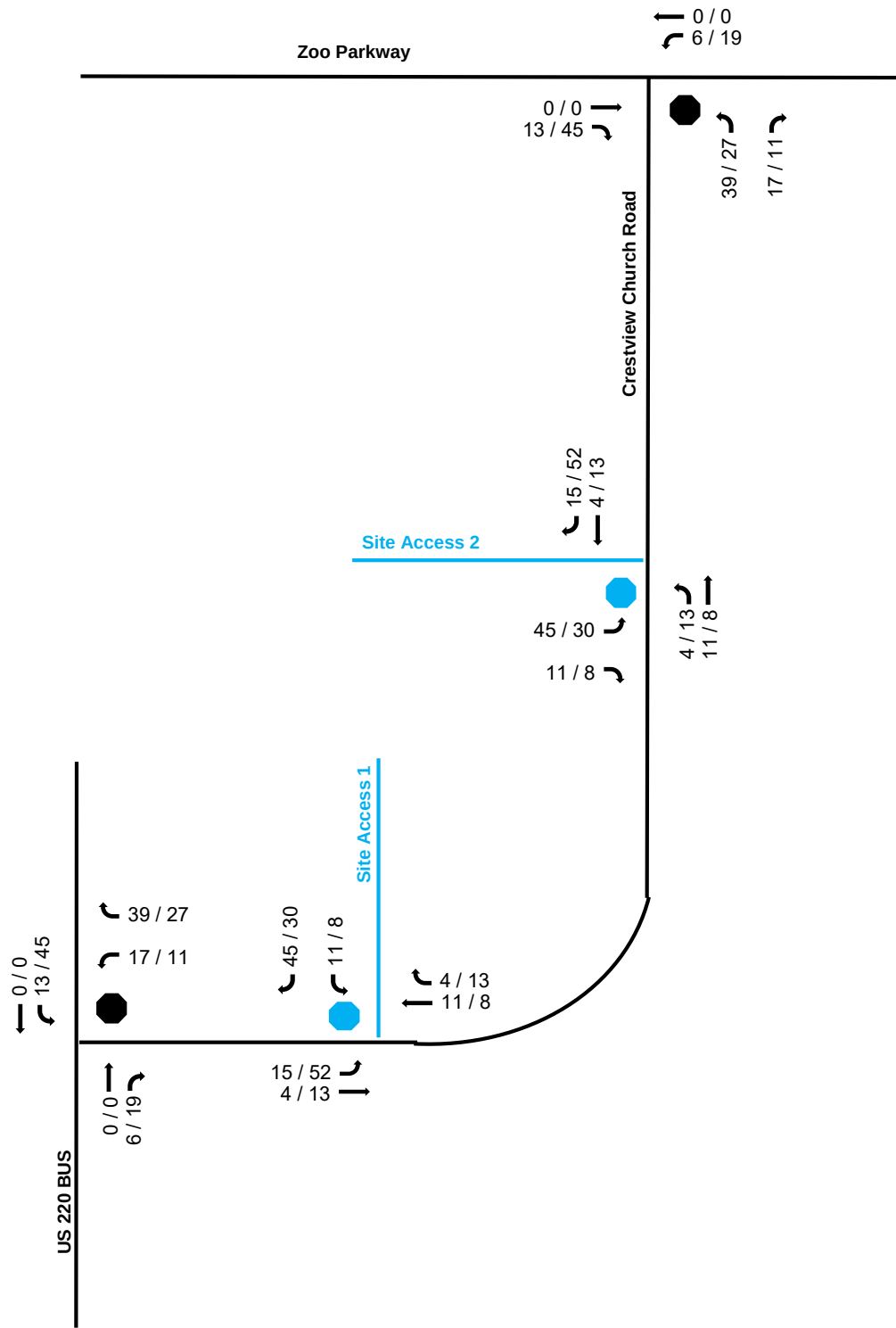
FIGURE 4
2026 EXISTING
TRAFFIC VOLUMES

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006







LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
BLUE = PROPOSED	
AM / PM PEAKS	

FIGURE 7
PRIMARY SITE TRIPS

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006

*** NOT TO SCALE ***

** A minimum of 4 vehicles per hour is analyzed for each movement per NCDOT Congestion Management Guidelines.

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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

March 30, 2026

Ms. Dionne Brown, PE
Davenport
119 Brookstown Ave, Suite PH 1
Winston-Salem, NC 27101

SUBJECT: NCDOT Review of TIA to Assess Required Improvements Associated with the Crestview Church Development (SR 2820 Crestview Church Rd)

Ms. Brown,

The NC Department of Transportation has reviewed the Traffic Impact Analysis (TIA) dated February 23, 2026, as submitted to this office for the Crestview Church Development in Randolph County. The TIA studied the development site driveways on Crestview Church Rd and Manns as well as the unsignalized intersections at Crestview Church Rd/US 220 Bus, and Crestview Church Rd/Zoo Parkway. Based on comments from the District Engineer's office, Division Traffic Engineer's office, and the Congestion Management unit, the following stipulations and recommendations are offered:

1. Construct a southbound left turn lane with 100' storage and appropriate tapers on US 220 Bus at Crestview Church Road intersection
2. Provide a min 100' IPS at each site access
3. Maintain 12' thru and turn lane widths throughout project limits.

Please see attached drawing for proposed improvements/incorporation of TIA recommendations for the subject site.

All work associated with the above-mentioned improvements shall be carried out through an approved Encroachment Agreement issued by the NCDOT Division 8 Engineer. In addition, any traffic signal timing modifications required (determined during driveway permitting process) will need to be coordinated through the Division Traffic Engineer's Office (Attn: Zach Hussey, 150 DOT Drive, Carthage, NC, 28327) before work may commence.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8, DISTRICT 1
300 DOT DRIVE
ASHEBORO, NC 27205

Telephone: (336) 318-4000
Fax: (336) 318-4010
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
300 DOT DRIVE
ASHEBORO, NC 27205

If you have any further questions regarding this matter, please do not hesitate to call Tyler Kimes E.I., Senior Assistant District Engineer, at (336) 318-4000 or myself.

Sincerely,

DocuSigned by:

ED09AE5A55994AD...

Justin Richardson
District Engineer

Attachments

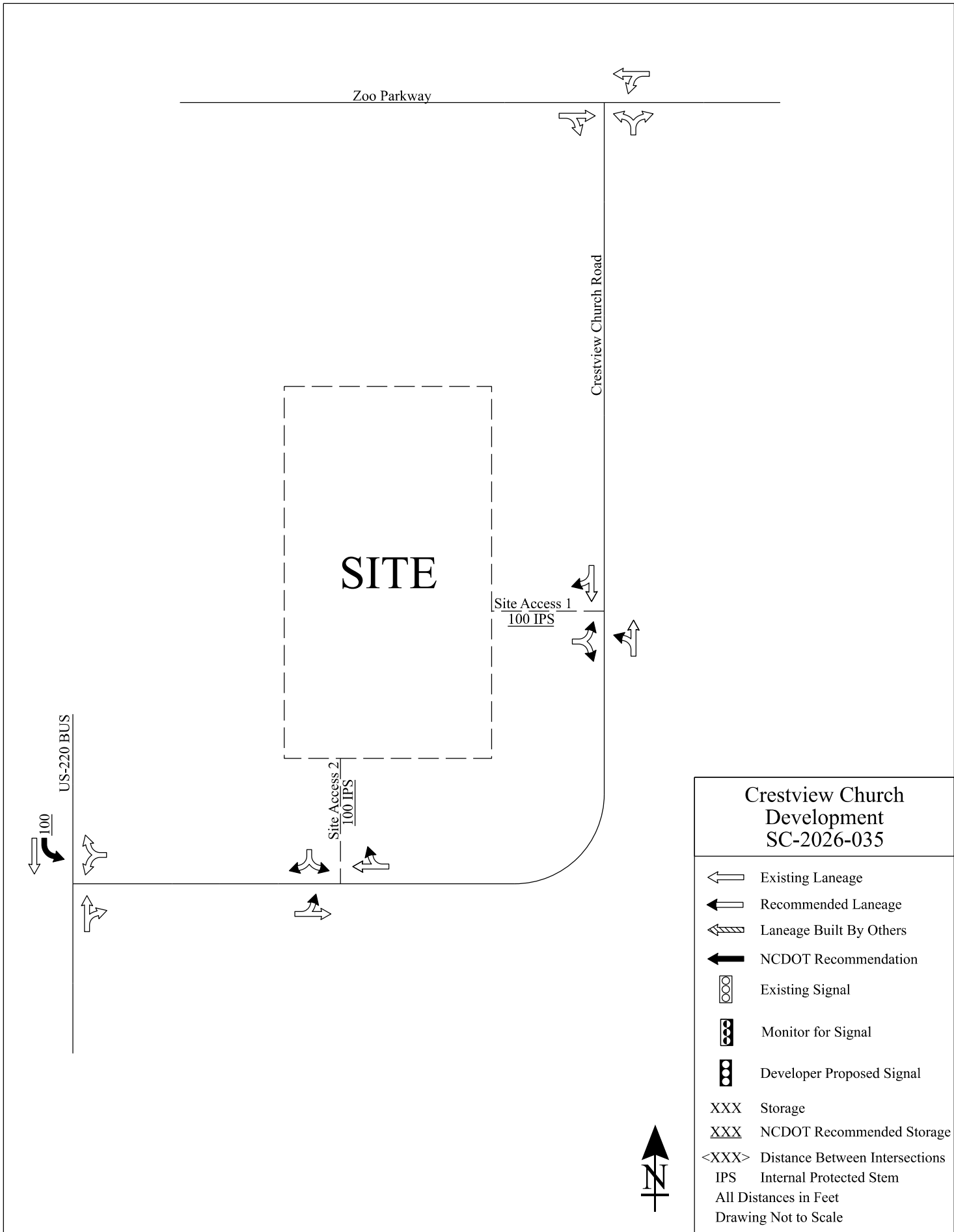
cc: Mr. Reuben Blakley, P.E., Division Engineer
Mr. Zachary Hussey, Deputy Division Traffic Engineer
Mr. Nicholas Lineberger, P.E., Congestion Management Regional Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8, DISTRICT 1
300 DOT DRIVE
ASHEBORO, NC 27205

Telephone: (336) 318-4000
Fax: (336) 318.4010
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
300 DOT DRIVE
ASHEBORO, NC 27205



Crestview Church Development SC-2026-035

	Existing Laneage
	Recommended Laneage
	Laneage Built By Others
	NCDOT Recommendation
	Existing Signal
	Monitor for Signal
	Developer Proposed Signal
XXX	Storage
<u>XXX</u>	NCDOT Recommended Storage
<XXX>	Distance Between Intersections
IPS	Internal Protected Stem
All Distances in Feet	
Drawing Not to Scale	

ORDINANCE NO. _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

ORDINANCE EXTENDING THE ASHEBORO CITY LIMITS
BY ANNEXING APPROXIMATELY 83.488 ACRES OF LAND OWNED
BY
CANDI LAND CAMPGROUND, LLC

WHEREAS, in accordance with Section 160A-58.1 of the North Carolina General Statutes, Candi Land Campground, LLC submitted a petition requesting the annexation into Asheboro of approximately 83.488 acres of their land that is located on the north side of Crestview Church Road (North Carolina Secondary Road 2820); and

WHEREAS, the territory proposed for annexation has been more specifically described by metes and bounds in Section 1 of this Ordinance; and

WHEREAS, on March 5, 2026, by means of a duly adopted resolution (Resolution Number 13 RES 3-26), the Asheboro City Council directed the city clerk to investigate the sufficiency of the annexation petition submitted by Candi Land Campground, LLC, and the city clerk has in fact certified the sufficiency of the referenced annexation petition; and

WHEREAS, pursuant to Asheboro City Council Resolution Number 14 RES 3-26, a legal notice was published on March 19, 2026, in The Courier-Tribune, a newspaper with general circulation in the City of Asheboro, announcing that a public hearing to consider the adoption of an ordinance annexing the described territory into the City of Asheboro would be held during the city council's next regular meeting, which was scheduled to begin at 6:00 p.m. on April 9, 2026, in the council chamber on the second floor of Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203; and

WHEREAS, this public hearing was properly continued in open session by motion duly adopted until May 7, 2026; and

WHEREAS, the public hearing was held on May 7, 2026; and

WHEREAS, the Asheboro City Council found that the area described within the petition met the standards prescribed by Section 160A-58.1(b) of the North Carolina General Statutes, to wit:

- (a) The nearest point on the proposed satellite corporate limits was not more than three miles from the primary corporate limits of the City of Asheboro;
- (b) No point on the proposed satellite corporate limits line was closer to the primary corporate limits of another municipality than to the primary corporate limits of the City of Asheboro;
- (c) The area for which annexation has been requested is situated so that the City of Asheboro will be able to provide the same services within the proposed satellite corporate limits that are provided within the primary corporate limits;
- (d) A subdivision has not been fragmented by the requested annexation; and

WHEREAS, the city council has concluded that all landowners required by law to sign the annexation petition have, in fact, signed the petition; and

WHEREAS, the city council further found the annexation petition to be otherwise valid and that the public health, safety, and welfare of the City of Asheboro and the area proposed for annexation will be best served by annexing the territory described in Section 1 of this Ordinance.

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

Section 1. By virtue of the authority granted in Section 160A-58.2 of the North Carolina General Statutes, the following described non-contiguous territory is territory is annexed, attached to, and hereby becomes a part of the City of Asheboro, North Carolina:

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING at a 60d nail at the base of a 1-inch existing iron pipe up two inches at a point located by means of the North Carolina Coordinate System at the coordinates of North 696,308.15 Ground US Survey Feet and East 1,757,806.88 Ground US Survey Feet (NAD 83 (2011)), this Beginning point is on the proposed Asheboro

satellite city limits line at the northwest corner of the Annexation Area (the “Annexation Area” is the entirety of the territory for which annexation was requested when Candi Land Campground, LLC submitted an annexation petition listing the requested annexation area as two parcels of land identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407 that are owned by the limited liability company and described in a deed recorded in the Office of the Register of Deeds for Randolph County, North Carolina (the “Randolph County Registry”) in Book of Record 2912, Page 1009 (the property is shown on plats of survey recorded in Plat Book 165, Page 84, Randolph County Registry and in Plat Book 184, Page 7, Randolph County Registry)); thence, departing from the described Beginning point, following the proposed Asheboro satellite city limits line South 85 degrees 47 minutes 48 seconds East 1099.29 feet along the boundary line between the Annexation Area and the Sherri Lynn Tedder property described in Book of Record 2677, Page 1262, Randolph County Registry (the Tedder property is shown as Tract 1 in Plat Book 178, Page 35, Randolph County Registry) to a 60d nail set at the base of a 1 and 1/2-inch existing iron pipe up two inches; thence continuing along the proposed Asheboro satellite city limits line and the northern boundary of the Annexation Area by running the next two bearings and distances along the Richard N. Chandler property described in Book of Record 2006, Page 216, Randolph County Registry: South 88 degrees 20 minutes 07 seconds East 603.80 feet to a 2-inch existing iron pipe up two inches; thence South 89 degrees 10 minutes 26 seconds East 57.29 feet to a 2 and 1/2-inch existing iron pipe up eight inches; thence departing from the northern boundary of the Annexation Area and continuing to follow the proposed Asheboro satellite city limits line South 02 degrees 10 minutes 46 seconds West 139.62 feet along the Janice G.R. Solarez property described in Book of Record 2732, Page 657, Randolph County Registry (shown as Lot 1 in Plat Book 67, Page 72, Randolph County Registry) to a 2-inch existing iron pipe up thirty-six inches; thence continuing along the proposed Asheboro satellite city limits line by running the next three bearings and distances with the Eutha Small McPherson and Tammie McPherson Smith property described in Book of Record 2895, Page 1207, Randolph County Registry (shown in Plat Book 66, Page 62, Randolph County Registry): South 01 degree 58 minutes 10 seconds West 178.76 feet to a 1-inch existing iron pipe up fourteen inches; thence South 01 degree 57 minutes 05 seconds West 312.02 feet to a 1-inch existing iron pipe up four inches; thence South 01 degree 52 minutes 22 seconds West 274.83 feet to an existing axle up six inches; thence continuing along the proposed Asheboro satellite city limits line by running the next two bearings and distances with the Eutha Small McPherson and Tammie McPherson Smith property described in Book of Record 2895, Page 1207, Randolph County Registry (shown in Plat Book 58, Page 13, Randolph County

Registry): South 01 degree 55 minutes 03 seconds West 116.30 feet to an existing axle flush with the ground; thence South 24 degrees 12 minutes 14 seconds West 222.32 feet to a 60d nail set at the base of a 1 and 1/4-inch existing iron pipe up four inches; thence continuing along the proposed Asheboro satellite city limits line by running the next two bearings and distances along the Felix Santos and Angie Janeth Santos property described in Book of Record 2412, Page 584, Randolph County Registry: South 23 degrees 49 minutes 35 seconds West 236.75 feet to a 60d nail set at the base of a 5/8-inch existing iron rod up two inches; thence South 57 degrees 25 minutes 44 seconds East 180.62 feet to 5/8-inch new iron rod flush with the ground in the western margin of the 60-foot public right-of-way for Crestview Church Road (North Carolina Secondary Road 2820); thence South 26 degrees 37 minutes 00 seconds West 440.95 feet along the western margin of the public right-of-way for Crestview Church Road and the proposed Asheboro satellite city limits line to a 60d nail set at the base of a 1 and 1/2-inch existing iron rod up forty-two inches; thence departing from the western margin of the public right-of-way for Crestview Church Road and continuing to follow the proposed Asheboro satellite city limits line North 87 degrees 25 minutes 00 seconds West 509.50 feet along the Galaxy N. Routh and McCoy C. Routh property described in Book of Record 2843, Page 727, Randolph County Registry (shown in Plat Book 12, Page 62, Randolph County Registry) to a 1 and 1/2-inch existing iron rod up thirty-six inches; thence continuing to follow the proposed Asheboro satellite city limits line by running the next two bearings and distances along the Grady C. Garner and Audrey Garner property described in Book of Record 1734, Page 969, Randolph County Registry (shown in Plat Book 12, Page 62, Randolph County Registry): North 87 degrees 16 minutes 10 seconds West 104.88 feet to a 5/8-inch existing iron rod up four inches (this point is located by means of the North Carolina Coordinate System at the coordinates of North 694,305.85 Ground US Survey Feet and East 1,758,674.78 Ground US Survey Feet (NAD 83 (2011)); thence South 02 degrees 32 minutes 09 seconds West 59.85 to a 1-inch existing iron pipe up six inches; thence continuing to follow the proposed Asheboro satellite city limits line by running the next three bearings and distances along the Darrell T. Johnson and Brenda K. Johnson property described in Book of Record 991, Page 374, Randolph County Registry (show in Plat Book 12, Page 62, Randolph County Registry): South 03 degrees 21 minutes 33 seconds West 219.85 feet to an existing iron rod; thence South 02 degrees 36 minutes 36 seconds West 6.56 feet to an existing iron rod; thence South 02 degrees 36 minutes 36 seconds West 220.25 feet to an existing iron rod; thence continuing to follow the proposed Asheboro satellite city limits line by running the next two bearings and distances with the Jackie L. Cranford and Bobbie Y. Cranford property described in Book of Record 2725, Page 2449, Randolph County Registry: North 82 degrees 29 minutes 30 seconds

West 199.70 feet to an existing iron rod; thence South 02 degrees 42 minutes 12 seconds West 199.39 feet to an existing iron rod in the northern margin of the public right-of-way for Crestview Church Road; thence continuing to follow the proposed Asheboro satellite city limits line by following the southern boundary of the Annexation Area North 80 degrees 43 minutes 21 seconds West 474.67 feet along the northern margin of the public right-of-way for Crestview Church Road to an existing iron rod; thence departing from the northern margin of the public right-of-way for Crestview Church Road, but continuing to follow the proposed Asheboro satellite city limits line, by running the next two bearings and distances along the Oscar Ortiz Pinedo and Maria Fernandez Garcia property described in Book of Record 2021, Page 1694, Randolph County Registry (shown as Lot 40 in Plat Book 102, Page 82, Randolph County Registry): North 09 degrees 51 minutes 01 second East 327.56 feet to an existing iron rod; thence North 79 degrees 50 minutes 38 seconds West 100.55 feet to an existing iron rod; thence continuing to follow the proposed Asheboro satellite city limits line by proceeding North 80 degrees 14 minutes 33 seconds West 49.24 feet along the Candi Land Campground, LLC property described as Tract 3 in Book of Record 2912, Page 1009, Randolph County Registry (shown as Lot 41 in Plat Book 102, Page 82, Randolph County Registry) to an existing iron rod within the existing 60-foot right-of-way for the Carolina Power & Light Transmission Line shown in Plat Book 179, Page 37, Randolph County Registry; thence following the proposed Asheboro satellite city limits line the next five bearings and distances by running with the western boundary of the Annexation Area: North 01 degree 52 minutes 59 seconds West 690.77 feet along the RER Holdings, LLC property described in Book of Record 1748, Page 49, Randolph County Registry (the property is shown as Lot 2 in Plat Book 39, Page 65, Randolph County Registry) to an existing iron rod in the southern margin of the platted, but unopened, 60-foot public right-of-way for Oakhurst Road; thence North 01 degree 52 minutes 59 seconds West 65.17 feet across the referenced unopened public right-of-way for Oakhurst Road to an existing iron rod in the northern margin of the platted, but unopened, public right-of-way for Oakhurst Road; thence North 01 degree 53 minutes 42 seconds West 648.09 feet along the BWM Investments, LLC property described as Tract 4 in Book of Record 2933, Page 53, Randolph County Registry (shown as Lot 4 in Plat Book 30, Page 65, Randolph County Registry) to a 1/2-inch existing iron rod down two inches; thence North 01 degree 49 minutes 03 seconds West 20.05 feet along the CW Warrior, LLC property described in Book of Record 2839, Page 827, Randolph County Registry (shown as Tract 1 in Plat Book 179, Page 37, Randolph County Registry) to a 1/2-inch existing iron rod flush with the ground; thence North 01 degree 54 minutes 52 seconds West 833.04 feet with the previously described CW Warrior,

LLC property to the point and place of BEGINNING, and containing a total of 83.488 acres, more or less, to be annexed.

The above-stated legal description is in accordance with a plat of survey drawn under the supervision of Dan W. Tanner, II, Professional Land Surveyor with License Number L-4787. The plat of survey is titled "Annexation Map For: Stanley Martin Homes, LLC On the Property of: Candi Land Campground, LLC" and is identified as Job #: 18488.

The plat of survey referenced in the immediately preceding paragraph is recorded in Plat Book ____ Page ____, Randolph County Registry.

Section 2. Upon and after May 7, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Asheboro and shall be entitled to the same privileges and benefits as other parts of the City of Asheboro. The above-described territory shall be subject to municipal taxes according to Section 160A-58.10 of the North Carolina General Statutes.

Section 3. The Mayor of the City of Asheboro shall cause to be recorded in the Office of the Randolph County Register of Deeds and in the Office of the North Carolina Secretary of State an accurate map of the annexed territory that is described in Section 1 of this Ordinance together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Randolph County Board of Elections as required by Section 163-288.1 of the North Carolina General Statutes.

Section 4. All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed.

Section 5. This Ordinance shall be in full force and effect upon and after April 9, 2026.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting held on May 7, 2026.

*[The remainder of this page has been intentionally left blank.
The signature blocks and attestation are on the next page.]*

W. Joseph Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

Approved as to form:

Thomas D. Carruthers, City Attorney

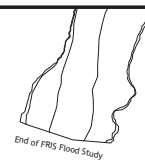
Notes:

- This project is not located within a special flood hazard area per NCFRIS. Map #: 37107659001. 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: 7659842547; 7659858407;

STATE OF NORTH CAROLINA

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

Date _____ Review Officer _____



Location Map
(Not to Scale)

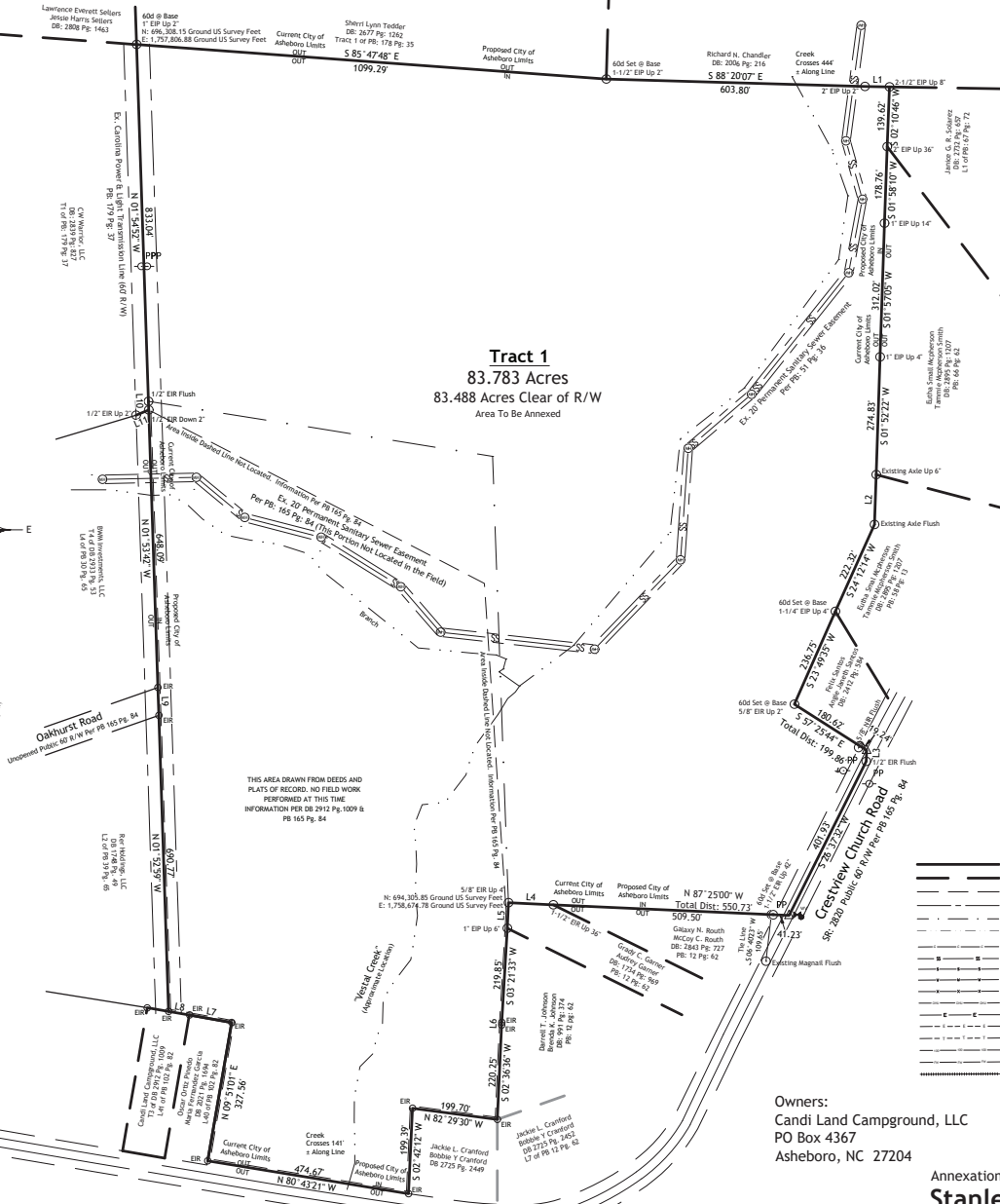
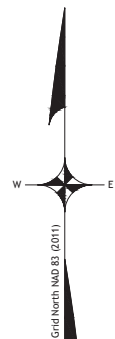
Date Annexation Ordinance _____

Adopted by the Asheboro City Council: _____

Annexation Ordinance Effective Date: _____

Annexation Data:
83.488 Acres in Tract
12,859 Sq. Ft. in Public R/W

Tract 1
83.783 Acres
83.488 Acres Clear of R/W
Area To Be Annexed



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

Owners:
Candi Land Campground, LLC
PO Box 4367
Asheboro, NC 27204

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

In accordance with NC General Statute 47-30(f)11c.1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

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 2912, page 1009;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See, 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 the 9th day of January, A.D., 2026.

Dan W Tanner II



Professional Land Surveyor

L-4787

LINE	BEARING	DISTANCE
L1	S 89° 10' 26" E	57.29
L2	S 01° 55' 03" W	116.30
L3	S 01° 56' 16" W	26.07
L4	N 87° 16' 10" W	104.88
L5	S 02° 32' 09" W	59.85
L6	S 02° 36' 36" W	6.56
L7	N 79° 50' 38" W	100.55
L8	N 80° 14' 33" W	49.24
L9	N 01° 52' 59" W	65.17
L10	N 01° 49' 03" W	20.05
L11	S 67° 02' 41" W	32.19

I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: <0.10'
- (3) Type of GNSS field procedure: Real-Time Kinematic Networks
- (4) Dates of survey: December 8, 2023
- (5) Datum/Epoch: NAD83(2011) / 2010.00
- (6) Published/Fixed-control use: North Carolina Real Time Network
- (7) Geoid model: Geoid 12A
- (8) Combined grid factor(s): 0.99986805
- (9) GPS/GNSS Scale Point: N694,437.74 E:1,799,315.60 Z:811.31
- (10) Units: US Survey Feet

Annexation Map For:

Stanley Martin Homes, LLC

On the Property of:

Candi Land Campground, LLC

Cedar Grove Township Randolph County
North Carolina January 9, 2026

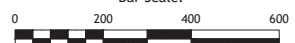
Deed Book:2912 Pg:1009

Plat Book:165 Pg:84

Plat Book:184 Pg:7

Scale: 1" = 200 US Survey Feet

Bar Scale:



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

© 2026 Survey Carolina, PLLC

Drawn By: JER Checked By: DWT Job #: 18488

**REGULAR MEETING
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, ASHEBORO CITY HALL
THURSDAY, APRIL 9, 2026
6:00 P.M.**

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

W. Joseph Trogon, Jr.	) – Mayor Presiding
Edward J. Burks	)
Phillip R. Cheek	)
Kelly L. Heath	)
Camden Y. Mills	) – Council Members Present
Mary Joan M. Pugh	)
Phillip W. Skeen	)
Charles A. Swiers	)

Donald E. Duncan, Jr., City Manager
Thomas D. Carruthers, City Attorney
Alyssa R. Chapuis, Public Information Officer
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal
Steven B. Hackett, CPA, Deputy Finance Director
Jason A. Hanson, Assistant Chief of Police
Michael L. Leonard, PE, City Engineer
Trevor L. Nuttall, Assistant City Manager
Michael D. Rhoney, PE, Water Resources Director
Jonathan M. Sermon, Recreation Services Director

1. Call to Order

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

2. Moment of Silent Prayer and Pledge of Allegiance

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

3. Administration of Oath Office for City Attorney Thomas D. Carruthers

City Clerk Holly Doerr administered the oath of office to Thomas D. Carruthers.

OATH OF CITY ATTORNEY

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH
CITY OF ASHEBORO

I, Thomas D. Carruthers, do solemnly and sincerely swear that I will support, maintain, and defend the Constitution and laws of the United States; that I will be faithful and bear true allegiance to the State of North Carolina, and to the constitutional powers and authorities

which are or may be established for the government thereof; that I will endeavor to support, maintain, and defend the Constitution and laws of said State, not inconsistent with the Constitution of the United States, to the best of my knowledge, skill, and ability; and that I will faithfully discharge and perform the duties of my office as City Attorney for the City of Asheboro, so help me God.

/s/Thomas D. Carruthers
Thomas D. Carruthers

Sworn to and subscribed before me this 9 day of April, 2026.

/s/Holly H. Doerr
Holly H. Doerr
City Clerk

[Prior to the considering the remaining agenda items, Councilmember Heath moved, and Councilmember Pugh seconded the motion to continue agenda item 6 (Presentation of the Main Street Champion Award for 2026) to a future meeting. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.]

4. Appearance of Dr. Lisa Johnson, Vice President of Learning and Workforce Development/Chief Academic Officer at Randolph Community College

Dr. Lisa Johnson, Vice President of Learning and Workforce Development/Chief Academic Officer gave an overview of Randolph Community College's activities and accomplishments. She thanked the councilmembers for their support and partnership between the city and the college.

No formal action was taken by the council during this portion of the meeting.

5. Request for a Temporary Street Closure Associated with the 4th Annual Child Abuse Prevention Walk and Block Party

Walker Brown, Program Administrator with the Randolph County Department of Social Services requested a temporary street closure on April 16, 2026 from 4:30 until 6:30 p.m. for the 4th annual child abuse prevention walk and block party. The closure will include a segment of North Street. Councilmember Pugh moved, and Councilmember Cheek seconded the motion to approve the requested street closure. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

6. Presentation of the Main Street Champion Award for 2026.

This item was continued to a future meeting.

7. The Year-End Audit Report for Fiscal Year 2024-2025

Hunter Wiseman of the firm of Thompson, Price, Scott, Adams & Co., PA discussed the audit report for the fiscal year that ended June 30, 2025. During his presentation, Mr. Wiseman reported that the city received what is commonly referred to as a "clean audit" (also referred to as an "unmodified opinion"). A "clean audit" means the city's financial statements are fairly presented in accordance with generally accepted accounting principles for the fiscal year ending June 30, 2025.

A copy of the written audit report is available for inspection in the city's finance department.

No formal action was taken by the city council during this portion of the meeting.

8. Public Comment Period

Mayor Trogon opened the floor for comments from the public, and none were offered.

Mayor Trogon closed the public comment period.

9. Consent Agenda

Councilmember Heath moved, and Councilmember Pugh seconded the motion to approve/adopt the following consent agenda items. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

(a) Approval of the Meeting Minutes for March 5, 2026

The meeting minutes for the city council's regular meeting on March 5, 2026, were approved and have been filed in the city clerk's office. An electronic copy of the approved document has been posted to the city's website.

(b) Approval of the Minutes and General Account of the Closed Session Held on February 16, 2026

The minutes and general account of the closed session held during a special meeting on February 16, 2026, have been approved. The approved document has been filed in the city clerk's office.

(c) Approval of a Resolution Sealing the General Account of the Closed Session on February 16, 2026

RESOLUTION NUMBER 18 RES 4-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**Resolution Sealing the General Account of a
Closed Session Held on February 16, 2026**

WHEREAS, G.S. 143-143-318.10(e) provides, in pertinent part, that the "minutes or an account of a closed session conducted in compliance with G.S. 143-318.11 may be withheld from public inspection so long as public inspection would frustrate the purpose of a closed session;" and

WHEREAS, pursuant to G.S. 143-318.11(a)(6), the city council, upon unanimous adoption of a properly made and seconded motion, went into closed session on February 16, 2026 to consider the qualification of candidates to serve as the next city attorney; and

WHEREAS, at this time, the public inspection of the general account of the closed session held on February 16, 2026, would frustrate the purpose of going into closed session.

NOW, THEREFORE, BE IT RESOVLED by the City Council of the City of Asheboro that the general account of the closed session conducted on February 16, 2026, is hereby sealed and will remain sealed so long as public inspection of the records would frustrate the purpose of the closed session; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the city manager is hereby authorized to act as the council's agent with the authority to unseal these records when the purpose of the closed session would no longer be frustrated by making the records available for public inspection or when the unsealing of this general account is otherwise required by law.

This resolution was adopted by the Asheboro City Council in open session during its regular meeting held on April 9, 2026.

/s/W. Joseph Trogdon, Jr.
W. Joseph Trogdon, Jr., Mayor

ATTEST:

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

(d) Approval of the Minutes and General Account of the Closed Session Held on February 23, 2026

The minutes and general account of the closed session held during the special meeting on February 23, 2026, have been approved. The approved document has been filed in the city clerk's office.

(e) Approval of a Resolution Sealing the General Account of the Closed Session on February 23, 2026

RESOLUITON NUMBER 19 RES 4-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

Resolution Sealing the General Account of a Closed Session Held on February 23, 2026

WHEREAS, G.S. 143-143-318.10(e) provides, in pertinent part, that the “minutes or an account of a closed session conducted in compliance with G.S. 143-318.11 may be withheld from public inspection so long as public inspection would frustrate the purpose of a closed session;” and

WHEREAS, pursuant to G.S. 143-318.11(a)(3), the city council, upon unanimous adoption of a properly made and seconded motion, went into closed session on February 23, 2026 in order to consult with attorneys employed and retained by the city; and

WHEREAS, at this time, the public inspection of the general account of the closed session held on February 23, 2026, would frustrate the purpose of going into closed session.

NOW, THEREFORE, BE IT RESOVLED by the City Council of the City of Asheboro that the general account of the closed session conducted on February 23, 2026, is hereby sealed and will remain sealed so long as public inspection of the records would frustrate the purpose of the closed session; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the city manager is hereby authorized to act as the council's agent with the authority to unseal these records when the purpose of the closed session would no longer be frustrated by making the records available for public inspection or when the unsealing of this general account is otherwise required by law.

This resolution was adopted by the Asheboro City Council in open session during its regular meeting held on April 9, 2026.

/s/W. Joseph Trogdon, Jr.
W. Joseph Trogdon, Jr., Mayor

ATTEST:

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

(f) Acknowledgement of the Receipt and Acceptance of the List Provided by the Recreation Services Director with the 2026 Downtown Farmers' Market Operational Days, Including Special Events

Consistent with the City of Asheboro Cultural and Recreation Services Policy Manual, Recreation Services Director Jonathan Sermon submitted the governing board's review, written notification of the operational hours for the Downtown Farmers' Market during the upcoming season. The written notification provided by the recreation services director is on file in the city clerk's office and may also be obtained by directly contacting the city's cultural and recreation services department.

With the adoption of the consent agenda, the council acknowledged receiving the Downtown Farmers' Market schedule for 2026. No alterations in the proposed operational schedule were requested by the governing board.

(g) Acknowledgement of the Receipt and Acceptance of the List of Operational Hours Proposed by the Recreation Services Director for the City-Owned Outdoor Pools During the 2026 Season

Consistent with the City of Asheboro Cultural and Recreation Services Policy Manual, Recreation Services Director Jonathan Sermon submitted for the governing board's review, written notification of the operational hours for the city-owned outdoor pool facilities during the upcoming season. The written notification provided by the recreation services director is on file in the city clerk's office and may also be obtained by directly contacting the city's cultural and recreation services department.

With the adoption of the consent agenda, the council acknowledged the city-owned outdoor pool facilities schedule for 2026. No alterations in the proposed operations schedule were required by the governing board.

(h) Approval of the Community Development Division's Request to Schedule for the May 7, 2026, City Council Meeting and to Advertise Legislative Applications for the Following Cases:

- (i) Case No. RZ-26-05: Request to rezone property located 506 Pineview Street, including Randolph County Parcel Identification Numbers 7753771023, 7753771033, and 7750771083 from R10 Medium-Density Residential to R10 (CZ) Medium-Density Residential for two-family dwellings (2).**
- (ii) Case No. RZ 26-06: Request to rezone property located at 403 West Balfour Avenue and along Terry Avenue, including a portion of Randolph County Parcel Identification Number 7752876568, from I1 Light Industrial to OA6 (CZ) Office-Apartment Conditional zoning for multiple family dwellings.**
- (iii) Case No. RZ-26-07: Request to rezone property located at 1114 Springdale Lane, the eastern side of Mountain Road between Springdale Lane and 536 Mountain Road, and the eastern side of Corwith Street between Cleveland Street and Springdale Lane including Randolph County Parcel Identification Numbers 7751362639, 7751364604, 77513611544, 7751362504, 7751362564, 7751360660, 77513663524, 77513663594, and 7751360540, and a portion of 7751371038, from R10 Medium-Density Residential to R10 (CZ) Medium-Density to RA6 High-Density Residential.**

- (iv) **Case No. RZ-26-08: Request to apply initial city zoning, I2 General Industrial, to property located north of 170 Dinah Road (a portion of Randolph County Parcel Identification Number 7659304064), located adjacent to 4400 and 4402 U.S. Highway 220 Business South.**

- (i) **Acknowledgement of the Receipt of the Monthly Report Detailing Major Subdivisions Administratively Approved**

Sketch Design for Sierra Ridge on Old Cox and Old Humble Mill Roads

- (j) **Acknowledgement of the Receipt of the Meeting Minutes for the Asheboro ABC Board Meeting Held on February 3, 2026**

The meeting minutes for the above-listed Asheboro ABC Board meeting were received and distributed to the elected officials. The document has been filed in the city clerk's office.

- (k) **Approval of the Final Decision Document for Land Use Case Number SUP-26-01**

A copy of the approved document is on file in the city clerk's office.

- (l) **Adoption of Amended Plans and Policies Specific to Grant #20-V-3510 to be Funded with Community Development Block Grant Funds**

A copy of the approved document is on file in the Community Development Division.

- (m) **Approval of a Special Event/Street Closure Order for the Katie Bunch Memorial 5k Run/Walk on May 2, 2026**

The special event/street closure is scheduled for 6:00 a.m. until 12:00 p.m.

- (n) **Acknowledgement of the City's Proclamation that May 3-9, 2026, be Recognized as National Travel and Tourism Week**

A copy of the proclamation is on file in the city clerk's office.

- 10. **Legislative Hearing (Case No. RZ-26-04): Request to apply initial zoning, R10 (CZ) Medium-Density Conditional for a Residential Planned Unit Development, to property located on the north side of Crestview Church Road identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407.**

Councilmember Pugh moved, and Councilmember Skeen seconded the motion to continue the above-referenced land use case to the council's regular meeting to be held on May 7, 2026. Councilmember Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

- 11. **Water Resources Division Items:**

- (a) **A Public Hearing and Initial Testimony Related to Adoption of Water and Sewer Systems Development Fee Analysis Prepared in Accordance with the Public Water and Sewer System Development Fee Act**

Mayor Trogon opened the public hearing. Water Resources Director Michael Rhoney, PE introduced Dan LaMontagne from Freese and Nichols to give an overview of the Systems Development Fee analysis. During his presentation, Mr. LaMontagne

utilized a slide show presentation and reported that the city may only adopt a systems development fee in accordance with N.C.G.S. Chapter 162A, Article 8.

The supporting analysis shall be calculated based on a capital improvement plan meeting statutory criteria. Upon adoption, the city must post the analysis on its website for 45 days and provide opportunity for written public comments. Additionally, the city must hold a public hearing, and the council must adopt the fee in the annual budget ordinance. The fees must be re-evaluated every five (5) years.

A system development fee is a charge or assessment for service imposed with respect to new development to fund costs of capital improvements necessitated by and attributable to such new development, to recoup costs of existing facilities which serve such new development, or a combination of those costs. Mr. LaMontagne gave specific examples of different systems fee analyses. One specific analysis shows Asheboro could charge up to \$9,900.65 for residential services. He also compared this fee to surrounding municipalities.

A future public hearing will need to be held for the official adoption of fees for Asheboro. There were no comments from the public during this hearing. Mayor Trogon closed the public hearing. Councilmember Heath moved, and Councilmember Burks seconded the motion to accept the analysis as presented. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

(b) The Award of Contracts for the Purchase of Chemicals Needed by the Water and Wastewater Treatment Plants for the Time Period of April 15, 2026 to April 15, 2027

Mr. Rhoney reported on the chemical procurement process undertaken for operations at the water and wastewater treatment plants. The apparent lowest responsive, responsible bidders who submitted offers to meet the requirements of the water and wastewater treatment plants for seven chemicals from April 16, 2026 to April 15, 2027, are listed below.

<u>Chemical</u>	<u>Company</u>	<u>Price</u>
Liquid Alum	C&S Chemicals	\$472.92/Ton
Liquid Caustic	Trinity Mfg. DBA Oltrin Solutions, LLC	\$650.56/Ton
Fluosilicic Acid	Univar, USA, Inc.	\$850.00/Ton
Sodium Hypochlorite	Univar, USA, Inc.	\$1.67/Gal
Calcium Nitrate	CITCO Water	\$2.49/Gal
Sodium Permanganate	Chemrite, Inc.	\$13.34/Gal
Calcium Carbonate	Polydyne, Inc.	\$2.10/Gal

Councilmember Pugh moved, and Councilmember Burks seconded the motion to accept the bids/offers listed above and to award the above-listed chemical suppliers at the listed prices the contracts to supply the designated chemicals required by the city’s water and wastewater treatment plants from April 16, 2026 to April 15, 2027. Councilmembers Bell, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

(c) A Resolution Supporting and Authorizing an Application for Grant/Loan Wastewater Collection System Improvements

City Manager Donald Duncan presented and recommended adoption, by reference, of a resolution supporting and authorizing an application for grant/loan wastewater collection system improvements. Councilmember Cheek moved, and Councilmember Pugh seconded the motion to approve/adopt the following resolution, by reference. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

RESOLUTION NUMBER 20 RES 4-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

A RESOLUTION SUPPORTING AND AUTHORIZING AN APPLICATION FOR A STATE GRANT/LOAN FOR WASTEWATER COLLECTION SYSTEM IMPROVEMENTS

WHEREAS, The **City of Asheboro** has need for and intends to plan for, conduct a study or construct wastewater collection system improvements including: (1) Lift Station #3 & Force Main, (2) Lift Station #6, (3) Lift Station #23 & Force Main, (4) Lift Station #4 & Gravity Line Rehabilitation, and

WHEREAS, The **City of Asheboro** (hereafter referred to as the “City”) intends to request a State loan and/or grant assistance for the project,

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

1. That the City submit an application to the Division of Water Infrastructure, Department of Environmental Quality, or other appropriate state entities for this grant and/or loan.
2. That the City will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.
3. That the City will provide for efficient operation and maintenance of the project on completion of construction thereof.
4. That the City will adopt and place into effect on or before completion of the Project a schedule of fees and charges, in addition to other available funds, that will provide adequate funding for the proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.
5. That the City Council of the City of Asheboro agrees to include a provision in the loan agreement authorizing the State Treasurer, upon failure of the City to make scheduled repayment(s) of the loan, to withhold from the City any State funds that would otherwise be distributed to the City in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.
6. That Donald E. Duncan, Jr, City Manager and Authorized Representative for the City or other successor so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan to aid in the construction of the Project described above.
7. That Donald E. Duncan, Jr, City Manager and Authorized Representative for the City or other successor so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the Project, to make the assurances as contained above, and to execute such other documents as may be required in connection with the application.

8. That the City has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the Project and to Federal and State grants and loans pertaining thereto.

This Resolution is adopted by the Asheboro City Council in open session during a regular meeting that was held on the 9th day of April, 2026.

/s/W. Joseph Trogdon, Jr.
W. Joseph. Trogdon, Jr.
City of Asheboro, North Carolina

CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Asheboro does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City of Asheboro, City Council, duly held on the 9th day of April, 2026; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of April, 2026.

ATTEST:

/s/Holly H. Doerr
Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina

(d) Discussion and Action on a Declaration of Covenants, Condition and Restrictions for Restoration Purposes for the Haskett Creek at North Asheboro Park Restoration Project

Mr. Rhoney presented the declaration of covenants, conditions, and restrictions for restoration purposes for the Haskett Creek at North Asheboro Park restoration project. Councilmember Pugh moved, and Councilmember Heath seconded the motion to approve/adopt the declaration of covenants, conditions, and restrictions for restoration purposes for the Haskett Creek at North Asheboro Park restoration project. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

The above-referenced document has been recorded in the Randolph County Register of Deeds, and a copy is on file in the city clerk's office.

12. Annexation Petitions:

- (a) Consideration of a petition received from Stanly Martin Homes, LLC requesting the satellite annexation of parcels (Randolph County Parcel Identification Numbers 7659842547 and 7659858407) containing 83.488 acres located on Crestview Church Road and Oakhurst Road.**

The applicant requested a continuance until the May 7, 2026 regular city council meeting.

- (b) **Consideration of a petition received from Phillip Wayne and Brittany Paige Leonard requesting the satellite annexation of parcels (Randolph County Parcel Identification Number 7659640413) containing 0.872 acres of 37,991 SF located at 3505 U.S. Highway 220 Business South**

- (i) **Initial Testimony on the Question of the Annexation Petition**

Mayor Trogon opened the public hearing on the question of the annexation petition submitted by Phillip Wayne and Brittany Paige Leonard requesting the annexation into the Asheboro primary city limits of approximately 0.872 of an acre of land located at 3505 U.S. Highway 220 Business South. City Engineer Michael Leonard, PE presented the staff's analysis of the annexation petition.

- (ii) **Invitation for public participating in the hearing**

Mayor Trogon invited comments from the public, and none were offered.

- (iii) **Council action on an ordinance to extend the corporate limits of the City of Asheboro**

Councilmember Heath moved, and Councilmember Burks seconded the motion to approve/adopt the following ordinance by reference. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

ORDINANCE NO. 13 ORD 4-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**ORDINANCE EXTENDING THE ASHEBORO CITY LIMITS
BY ANNEXING APPROXIMATELY 37,991 SQUARE FEET OF LAND OWNED BY
PHILLIP WAYNE LEONARD AND BRITTANY PAIGE LEONARD**

WHEREAS, in accordance with Section 160A-58.1 of the North Carolina General Statutes, Phillip Wayne Leonard and Brittany Paige Leonard submitted a petition requesting the annexation into Asheboro of approximately 37,991 square feet of their land that is located at 3505 United States Highway 220 Business South; and

WHEREAS, the territory proposed for annexation has been more specifically described by metes and bounds in Section 1 of this Ordinance; and

WHEREAS, on March 5, 2026, by means of a duly adopted resolution (Resolution Number 15 RES 3-26), the Asheboro City Council directed the city clerk to investigate the sufficiency of the annexation petition submitted by Phillip Wayne Leonard and Brittany Paige Leonard and the city clerk has in fact certified the sufficiency of the referenced annexation petition; and

WHEREAS, pursuant to Asheboro City Council Resolution Number 16 RES 3-26, a legal notice was published on March 19, 2026, in *The Courier-Tribune*, a newspaper with general circulation in the City of Asheboro, announcing that a public hearing to consider the adoption of an ordinance annexing the described territory into the City of Asheboro would be held during the city council's next regular meeting, which was scheduled to begin at 6:00 p.m. on April 9, 2026 in the council chamber on the second floor of Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203; and

WHEREAS, the public hearing was held, as advertised, on April 9, 2026; and

WHEREAS, the Asheboro City Council found that the area described within the petition met the standards prescribed by Section 160A-58.1(b) of the North Carolina General Statutes, to wit:

- (a) The nearest point on the proposed satellite corporate limits was not more than three miles from the primary corporate limits of the City of Asheboro;
- (b) No point on the proposed satellite corporate limits line was closer to the primary corporate limits of another municipality than to the primary corporate limits of the City of Asheboro;
- (c) The area for which annexation has been requested is situated so that the City of Asheboro will be able to provide the same services within the proposed satellite corporate limits that are provided within the primary corporate limits;
- (d) A subdivision has not been fragmented by the requested annexation; and

WHEREAS, the city council has concluded that all landowners required by law to sign the annexation petition have, in fact, signed the petition; and

WHEREAS, the city council further found the annexation petition to be otherwise valid and that the public health, safety, and welfare of the inhabitants of the City of Asheboro and the area proposed for annexation will be best served by annexing the territory described in Section 1 of this Ordinance.

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

Section 1. By virtue of the authority granted in Section 160A-58.2 of the North Carolina General Statutes, the following described non-contiguous territory is annexed, attached to, and hereby becomes a part of the City of Asheboro, North Carolina:

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING on the proposed Asheboro satellite city limits line at a 5/8-inch new iron rod flush with the ground in the eastern margin of the 100-foot public right-of-way for United States Highway 220 Business South, this Beginning point is located by means of the North Carolina Coordinate System at the coordinates of North 694,592.19 Ground US Survey Feet and East 1,755,918.20 Ground US Survey Feet (NAD 83 (2011)) (the described Beginning point is at the northwest corner of the “Annexation Area” owned by Phillip Wayne Leonard and Brittany Paige Leonard and identified in their annexation petition with references to Randolph County Parcel Identification Number 7659640413 and the deed by which they acquired title recorded in the Office of the Register of Deeds for Randolph County, North Carolina (the “Randolph County Registry”) in Book of Record 2933, Page 1182 (the Leonard property is shown as Lot 106 in Plat Book 1, Page 343, Randolph County Registry)); thence, departing from the described Beginning point, following the proposed Asheboro satellite city limits line South 80 degrees 13 minutes 48 seconds East 380.62 feet along the boundary line between the Annexation Area and the Martin Ayllon and Concepcion Velazquez Trujillo property described in Book of Record 2805, Page 82, Randolph County Registry (this property is shown as Lot 107 in Plat Book 1, Page 343, Randolph County Registry) to a 60d nail set at the base of a 1 and 1/2-inch existing iron pipe flush with the ground, this point at the northeast corner of the Annexation Area is located by means of the North Carolina Coordinate System at the coordinates of North 694,527.60 Ground US Survey Feet and East 1,756,293.30 Ground US Survey Feet (NAD 83 (2011)); thence continuing along the proposed Asheboro satellite city limits line and departing from the northern boundary of the Annexation Area to proceed along the eastern boundary of the Annexation Area the following bearing and distance: South 09 degrees 58 minutes 01 second West 99.96 feet along the RER Holdings, LLC property described in Book of Record 1917, Page 1299, Randolph County Registry to an existing axle up two inches at the southeast corner of the Annexation Area; thence departing from the eastern boundary of the Annexation Area and running North 80 degrees 14 minutes 10 seconds West 379.37 feet along the Enrique Carbajal Benitez property described in Book of Record 1920, Page 614, Randolph County Registry (this property is shown as Lot 105 in Plat Book 1, Page 343, Randolph County Registry) to a computed point/point not set in the eastern margin of the public right-of-way for United States Highway 220 Business South; thence departing from the southern boundary of the Annexation Area and continuing to follow the proposed Asheboro

satellite city limits line by proceeding along the eastern margin of the public right-of-way for United States Highway 220 Business South, which serves as the western boundary of the Annexation Area, North 09 degrees 15 minutes 00 seconds East 100.00 feet to the point and place of BEGINNING, and containing a total of 37,991 square feet, more or less, to be annexed.

The above-stated legal description is in accordance with a plat of survey drawn under the supervision of Dan W. Tanner, II, Professional Land Surveyor with License Number L-4787. The plat of survey is titled "Annexation Survey For: Phillip Wayne Leonard & Brittany Paige Leonard" and is identified as Job #: 18570.

The plat of survey referenced in the immediately preceding paragraph is recorded in Plat Book 196, Page 65, Randolph County Registry.

Section 2. Upon and after April 9, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Asheboro and shall be entitled to the same privileges and benefits as other parts of the City of Asheboro. The above-described territory shall be subject to municipal taxes according to Section 160A-58.10 of the North Carolina General Statutes.

Section 3. The Mayor of the City of Asheboro shall cause to be recorded in the Office of the Randolph County Register of Deeds and in the Office of the North Carolina Secretary of State an accurate map of the annexed territory that is described in Section 1 of this Ordinance together with a duly certified copy of this Ordinance. Such a map shall also be delivered to the Randolph County Board of Elections as required by Section 163-288.1 of the North Carolina General Statutes.

Section 4. All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed.

Section 5. This Ordinance shall be in full force and effect upon and after April 9, 2026.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting held on April 9, 2026.

/s/W. Joseph Trogdon, Jr.
W. Joseph Trogdon, Jr., Mayor

ATTEST:

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

Approved as to form:

/s/Tom Carruthers
Tom Carruthers, City Attorney

- (c) **Consideration of a petition received from Shwarz Properties, LLC requesting the satellite annexation of a parcel containing 0.674 acres or 29,370 SF and located at 4402 U.S. Highway 220 Business South. This is a parcel that was previously omitted by the surveyor in an annexation from earlier this year.**

(i) **Resolution Directing the City Clerk to Investigate the Annexation Petition**

Mr. Leonard provided an overview of the annexation petition submitted by Schwarz Properties, LLC. The annexation petition pertains to a parcel of land located at 4402 U.S. Highway 220 Business South.

After reviewing the information provided by city staff, Councilmember Pugh moved, and Councilmember Burks seconded the motion to approve/adopt the following resolution by reference. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

RESOLUTION NUMBER 21 RES 4-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE AN ANNEXATION PETITION SUBMITTED BY SCHWARZ PROPERTIES LLC

WHEREAS, Schwarz Properties LLC, a North Carolina limited liability company (the “Petitioner”) has submitted a petition requesting the annexation into Asheboro of approximately 0.674 acres of land located along U.S. Highway 220 Business South; and

WHEREAS, the proposed annexation area includes territory identified by Randolph County Parcel Identification Number 7659304064, and this territory is not contiguous to Asheboro’s primary city limits; and

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

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

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

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting on April 9, 2026.

/s/W. Joseph Trogdon, Jr.
W. Joseph Trogdon, Jr., Mayor

ATTEST:

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

In anticipation of the council's above-stated action, the city clerk's office conducted an investigation of the annexation petition in advance of the council meeting and prepared the following certificate for council's review.

CERTIFICATE OF SUFFICIENCY

**(Petition Requesting the Annexation of Land Owned by
Schwarz Properties, LLC)**

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

I, Holly H. Doerr, am the City Clerk for the City of Asheboro. I hereby certify that, with the assistance of staff members in various city departments, I have investigated the annexation petition submitted by Schwarz Properties LLC, a North Carolina limited liability company, (the "Petitioner"). I further certify that the following paragraphs accurately state the information obtained during the course of my investigation of the annexation petition.

The Petitioner has requested annexation into Asheboro of approximately .674 acres of the limited liability company's land that is located along US HWY 220 Business South. The proposed annexation area contains territory identified by Randolph County Parcel Identification Number 7659304064. This territory is not contiguous to the primary corporate limits of the City of Asheboro.

Based on my investigation, I have concluded that all of the owners of the real property for which annexation has been requested have signed the prescribed petition. The petition appears to be sufficient to satisfy the provisions of Section 160A-58.1 of the North Carolina General Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Asheboro to make this certification effective as of April 9, 2026.

(CITY SEAL)

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

**(ii) Resolution Setting the Date of Public Hearing on the Question
of Annexation**

In light of the preceding council action and the submission of the certification from the office of the city clerk, Mr. Leonard then recommended adoption, by reference, of a resolution setting the date of public hearing on the question of annexation. Councilmember Pugh moved, and Councilmember Cheek seconded the motion to approve/adopt the following resolution by reference.

RESOLUTION NUMBER 22 RES 4-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING
ON THE QUESTION OF ANNEXING LAND OWNED BY
SCHWARZ PROPERTIES LLC**

WHEREAS, Schwarz Properties LLC, a North Carolina limited liability company (the "Petitioner") has submitted a petition requesting the annexation into Asheboro of approximately .674 acres of land that is located along US HWY 220 Business South and is identified by Randolph County Parcel Identification Number 7659304064; and

WHEREAS, the proposed annexation area is not contiguous to the primary corporate limits of the City of Asheboro; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro as stated in the next three sections of this Resolution.

Section 1. A public hearing on the question of annexing the non-contiguous territory described herein will be held in the council chamber on the second floor of Asheboro City Hall, 146 N. Church Street, Asheboro, North Carolina 27203 during a regular meeting of the Asheboro City Council that will begin at 6:00 p.m. on April 9, 2026; and

Section 2. The territory proposed for annexation is described by metes and bounds in the following italicized text.

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING at a computed point in the current Satellite City Limits of the City of Asheboro, having North Carolina Grid Coordinates of Northing 689,576.13 US survey feet and Easting 1,753,540.14 US survey feet, said point being South 15°38'01" East a distance of 6563.45 feet from a corner of the Primary City Limits of the City of Asheboro having North Carolina Grid Coordinates of Northing 695,896.76 US survey feet and Easting 1,751,771.38 US survey feet, said point lying within the property of Schwarz Properties, LLC, as described in Deed Book 2908, Page 1172, recorded in the Office of the Register of Deeds of Randolph County, North Carolina, said point also lying within Randolph County Parcel Number 7659304064; thence within said parcel and following the current Satellite City Limits South 31°44'12" East a distance of 172.90 feet to a computed point, a common corner with Arthur Harrington, as recorded in Deed Book 1508, Page 903, and also being the southeastern corner of the property conveyed by Arthur Harrington to Klaussner Furniture Industries, Inc. in Deed Book 1513, Page 508; thence leaving the current Satellite City Limits along the new Satellite City Limit Line, a common line of Schwarz and Harrington, South 89°41'31" West a distance of 272.54 feet to a computed point in the line of Schwarz Properties, common corner with Arthur Harrington, and being the southwestern corner of the aforesaid Deed Book 1513, Page 508, also being the current Satellite City Limit line; thence within said Schwarz Properties, LLC parcel and following the current Satellite City Limits North 1°39'49" East a distance of 104.57 feet to a computed point; thence continuing thence within said Schwarz Properties, LLC parcel, and the current Satellite City Limits North 76°09'32" East a distance of 183.89 feet to a computed point, the Point and Place of BEGINNING, and containing a total area to be annexed of 0.674 Acres.

The above legal description was prepared based on a plat of survey by Dan W. Tanner, PLS (North Carolina Professional Land Surveyor License Number L-4787), entitled "Annexation Survey for: Schwarz Properties, LLC", and is identified as Job # 18451.

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

This Resolution was adopted in open session during a regular meeting of the Asheboro City Council on April 9, 2026.

/s/W. Joseph Trogdon, Jr.
W. Joseph Trogdon, Jr., Mayor

ATTEST:

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

- (d) Consideration of a petition received from Magnolia, LLC requesting the satellite annexation of a parcel containing 3.662 acres and located at 3359 U.S. Highway 220 Business South
- (i) Resolution Directing the City Clerk to Investigate the Annexation Petition

Mr. Leonard provided an overview of the annexation petition submitted by Magnolia, LLC. The annexation petition pertains to a parcel of land located at 3359 U.S. Highway 220 Business South.

After reviewing the information provided by city staff, Councilmember Heath moved, and Councilmember Swiers seconded the motion to approve/adopt the following resolution by reference. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

RESOLUTION NUMBER 23 RES 4-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE AN ANNEXATION PETITION SUBMITTED BY MAGNOLIA NC, LLC

WHEREAS, Magnolia NC, LLC, a North Carolina limited liability company (the “Petitioner”) has submitted a petition requesting the annexation into Asheboro of approximately 3.66 acres of land located along U.S. Highway 220 Business South; and

WHEREAS, the proposed annexation area includes territory identified by Randolph County Parcel Identification Number 7659652322, and this territory is not contiguous to Asheboro’s primary city limits; and

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

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

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

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting on April 9, 2026.

/s/W. Joseph Trogdon, Jr.
W. Joseph Trogdon, Jr., Mayor

ATTEST:

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

In anticipation of the council's above-stated action, the city clerk's office conducted an investigation of the annexation petition in advance of the council meeting and prepared the following certificate for council's review.

CERTIFICATE OF SUFFICIENCY

**(Petition Requesting the Annexation of Land Owned by
Magnolia NC, LLC, LLC)**

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

I, Holly H. Doerr, am the City Clerk for the City of Asheboro. I hereby certify that, with the assistance of staff members in various city departments, I have investigated the annexation petition submitted by Magnolia NC, LLC, a North Carolina limited liability company, (the "Petitioner"). I further certify that the following paragraphs accurately state the information obtained during the course of my investigation of the annexation petition.

The Petitioner has requested annexation into Asheboro of approximately 3.66 acres of the limited liability company's land that is located along US Highway 220 Business South. The proposed annexation area contains territory identified by Randolph County Parcel Identification Number 7659652322. This territory is not contiguous to the primary corporate limits of the City of Asheboro.

Based on my investigation, I have concluded that all the owners of the real property for which annexation has been requested have signed the prescribed petition. The petition appears to be sufficient to satisfy the provisions of Section 160A-58.1 of the North Carolina General Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Asheboro to make this certification effective as of April 9, 2026.

(CITY SEAL)

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

(ii) Resolution Setting the Date of Public Hearing on the Question of Annexation

In light of the preceding council action and the submission of the certification from the office of the city clerk, Mr. Leonard then recommended adoption, by reference, of a resolution setting the date of public hearing on the question of annexation. Councilmember Pugh moved, and Councilmember Burks seconded the motion to approve/adopt the following resolution by reference.

RESOLUTION NUMBER 24 RES 4-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA RESOLUTION
SETTING THE DATE FOR A PUBLIC HEARING
ON THE QUESTION OF ANNEXING LAND OWNED BY
Magnolia NC, LLC

WHEREAS, Magnolia NC, LLC, a North Carolina limited liability company (the “Petitioner”) has submitted a petition requesting the annexation into Asheboro of approximately 3.66 acres of land that is located along US HWY 220 Business South and is identified by Randolph County Parcel Identification Number 7659652322; and

WHEREAS, the proposed annexation area is not contiguous to the primary corporate limits of the City of Asheboro; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro as stated in the next three sections of this Resolution.

Section 1. A public hearing on the question of annexing the non-contiguous territory described herein will be held in the council chamber on the second floor of Asheboro City Hall, 146 N. Church Street, Asheboro, North Carolina 27203 during a regular meeting of the Asheboro City Council that will begin at 6:00 p.m. on May 7, 2026; and

Section 2. The territory proposed for annexation is described by metes and bounds in the following italicized text.

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING at an 1-1/4 inch Existing Iron Pipe in the eastern Right-of-Way of US Highway 220 Business South, having North Carolina Grid Coordinates of Northing 695,553.31 US survey feet and Easting 1,756,049.67 US survey feet (NAD83 (2011)), said point being South 61°16'50" East a distance of 2672.64 feet from a corner of the Primary City Limits of the City of Asheboro, said point being the northwestern corner of the Annexation Area herein described and the northwestern corner of Magnolia NC, LLC, as recorded in Deed Book 3000, Page 834 1612 in the Office of the Register of Deeds of Randolph County, and being a common corner with Jacklyn Betke, as recorded in Deed Book 2697, Page 1612 of said Registry; thence along the common line with Betke and the northern line of Magnolia NC, LLC and the proposed Annexation Area South 81°38'35" East a distance of 410.56 feet to a 1 inch Existing Iron Pipe in the eastern line of Adam and Amanda McCoy, as recorded in Deed Book 2757, Page 360 of said Registry, said point being the northeastern corner of Magnolia NC, LLC and the proposed Annexation Area; thence with said McCoy and the eastern line of Magnolia NC, LLC and the proposed Annexation Area South 09°14'30" West a distance of 400.18 feet to a 1 inch Existing Iron Pipe in the western line of said McCoy, a common corner with Adam and Amanda McCoy as recorded in Deed Book 2757, Page 335 of said Registry, and being the southeastern corner of Magnolia NC, LLC and the proposed Annexation Area; thence with said McCoy and the southern line of Magnolia NC, LLC and the proposed Annexation Area North 81°09'08" West a distance of 399.60 feet to an Existing Iron Pipe in the eastern Right-of-Way of US Highway 220 Business South; thence with said Right-of-Way and the western line of the proposed Annexation Area the following four (4) Bearings and Distances; North 09°55'45" East 96.63 feet to a Computed Point; North 09°29'31" East 100.00 feet to a Computed Point; North 08°31'04" East 100.50 feet to a Computed Point; North 02°55'25" East 100.09 feet to an Existing Iron Pipe, the Point and Place of BEGINNING, and being 3.662 Acres.

The above legal description was prepared based on a plat of survey by Dan W. Tanner, PLS

(North Carolina Professional Land Surveyor License Number L-4787), entitled “Annexation Survey for: Magnolia NC, LLC”, and is identified as Job # 18393.

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

This Resolution was adopted in open session during a regular meeting of the Asheboro City Council on April 9, 2026.

/s/W. Joseph Trogdon, Jr.
W. Joseph Trogdon, Jr., Mayor

ATTEST:

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

13. An Ordinance to Amend the General Fund

Finance Director Debbie Reaves presented and recommended adoption, by reference of an ordinance to amend the general fund. Councilmember Swiers moved, and Councilmember Cheek seconded the motion to approve/adopt the following ordinance by reference. Councilmembers Burks, Cheek, Heath, Mill, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

14 ORD 4-26

**ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026**

WHEREAS The City Council of the City of Asheboro desires to amend the budget as required by law to adjust for changes in expenditures in comparison to the current fiscal year adopted budget.

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 Expense line item be increased / (decreased):

<u>Account #</u>	<u>Description</u>	<u>Increase / (Decrease)</u>
10-555-515.0000	MAINTENANCE AND REPAIR - BLDG	125,000
10-490-551.0000	SPECIAL PROJECTS	(10,000)
10-490-555.0000	CODE ENFORCEMENT	(5,000)
10-490-556.0000	NUISANCE ABATEMENT	(10,000)
10-490-522.0000	PROFESSIONAL SERVICES	(20,000)
10-620,574.0000	CAPITAL OUTLAY	<u>(80,000)</u>
TOTAL EXPENDITURES		\$0.00

Adopted the 9th day of April 2026.

/s/W. Joseph Trogdon, Jr.
W. Joseph Trogdon Jr., Mayor

ATTEST:

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

14. Miscellaneous Items:

(a) Opening of a public hearing and presentation of initial testimony related to a program amendment for the city's 2020 CDBG-CV program

Mayor Trogon opened the public hearing for the 2020 CDBG-CV Program amendment. The purpose of the public hearing was to discuss the proposed amendment to previously awarded grant funding and to receive public input. Notice of this hearing was published in the newspaper and on the city's website.

Assistant City Manager Trevor Nuttall reported that approximately \$1,000,000 was designated for the City of Asheboro in late 2025 to use towards construction of the Jarrell Center City Garden. That project is underway, and J&K General Contractors will be leading the construction. The current source of funding is expected to expire in July.

The city is requesting, from N.C. Commerce, a substitute funding source to allow construction of the facility to continue past July. Additionally, the city is seeking approval to use up to \$600,000 of the current award to use towards new eligible public facilities and public services activities, including, but not limited to HVAC 7 air filtration systems and COVID related EMS equipment (self-contained breathing apparatus). The goals of this amendment are to reduce the spread of COVID-19, improve emergency response, and to enhance public health readiness.

The request seeks to replace unused CDBG-CV funds with CDBG-NR funds and allows more time for the project (David and Pauline Jarrell Center City Garden) completion. The Neighborhood Revitalization Program is intended to meet community development needs that benefit low and moderate-income residents. Focus generally is on promoting equitable, affordable housing, supporting existing communities and enhancing communities and neighborhoods. The Garden is recognized as both supporting the existing community and enhancing the neighborhood, as it will provide free public passive recreational to the more than 50% low-moderate income persons in Asheboro.

Mayor Trogon invited comments from the public, and none were offered. Mayor Trogon closed the public hearing. Councilmember Pugh moved, and Councilmember Mills seconded the motion to authorize Mayor Trogon and city staff to formally submit the described program amendment and funding substitution request to the N.C. Department of Commerce. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

(b) Adoption of a Standardized Special Event and Parade Application Process and Fee

Mr. Nuttall reported that there has been an increased demand for community events, including, but not limited to street/sidewalk closures, parades, races, and public gatherings. These events provide cultural value and economic benefits but require coordination across multiple city departments. Currently, there are no special event or parade fees.

Mr. Nuttall proposed that a new process and fee be implemented in order to improve planning and coordination between the various city departments. The new process would ensure public safety, create consistency and fairness, and help recover some of the costs associated with city services. The new process would be as follows:

- **Step 1: Coordination and Feasibility Review**
 - o Interest and description form
 - o Submitted 60-120 days in advance
 - o Based on the event size and street closures
- **Step 2: Formal Application**
 - o Submitted after staff review
 - o Includes detailed event plans, required documentation such as insurance and payment of fees

The proposed fees are as follows:

- **Application:** \$100 for Asheboro residents/non-profits and \$200 for non-residents and others
- **Permit:** \$200/\$300 for small events up to a \$500/\$600 for large events

The special event permit fee would not cover facility rentals or security-related costs. These costs would be determined by the manager's office and the police department based on large-gathering protection protocols. City staff proposed some exemptions. These include the following:

- MLK Jr. Holiday March
- Juneteenth Celebration
- Fall Festival
- Veterans Day Parade
- Christmas on Sunset and Parade

These events would be considered legacy events. These events would still need to submit applications, coordinate with city staff, and meet safety standards. There would be no permit fee if a street or sidewalk is not closed or if there is no disruption to public space. However, a permit fee is required for large crowds that are anticipated to require a street or sidewalk closure for safety or if amplified sound from a public space is expected to affect the use of such space.

City staff requested that the new special event process and fee schedule be adopted with an effective date of July 1, 2026. Throughout some discussion, city councilmembers were on board and supported the new process and fee. They requested that the Asheboro High School Homecoming Parade be added to the legacy events list.

Councilmember Heath moved, and Councilmember Cheek seconded the motion to adopt the new process and fee arrangement with the addition of the Asheboro High School Homecoming Parade to the legacy events list. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

15. An Inter-local Agreement Between Asheboro and Randolph County Establishing a Long Range Water Infrastructure Plan for the Eastern Portions of the County

City Manager Donald Duncan presented an agreement between Asheboro and Randolph County establishing a long-range water and sewer infrastructure plan for the eastern portions of the county. Randolph County and the City of Asheboro have reached a landmark infrastructure agreement – a coordinated investment in water security, regional development, and public services.

With this agreement, the county commits to the project being funded via General Assembly appropriations. Additionally, the county commits to complete 6 major infrastructure projects with a total investment of \$31,000,000. The county will fund an Asset Inventory Assessment (AIA) for the Town of Seagrove for \$350,000. The city may commit to assume water and sewer operations of the Seagrove/Ulah water district for 1,100 paying customers.

After discussing the importance and significance of the agreement, Councilmember Pugh moved, and Councilmember Cheek seconded the motion to adopt the agreement between Asheboro and Randolph County. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

A copy of the agreement is on file in the city clerk's office.

16. Upcoming Events and Items Not on the Agenda

Mayor Trogdon led a brief discussion of upcoming events within the city government and community in general. No formal action was taken by the councilmembers during this portion of the meeting.

There being no further business, the meeting was adjourned at 8:13 p.m.

Holly H. Doerr, CMC, NCCMC, City Clerk

W. Joseph Trogdon, Jr., Mayor

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION AWARDING TO WILLIAM RUSSEL SMITH IV
HIS SERVICE SIDE ARM UPON RETIREMENT FROM
THE ASHEBORO POLICE DEPARTMENT**

WHEREAS, after rendering honorable and valuable service to the City of Asheboro and its citizens throughout the course of his career with the Asheboro Police Department (this career with the city began on February 17, 2006), Asheboro Master Police Officer William Russel Smith IV began his retirement from employment with the city on February 28, 2026; and

WHEREAS, pursuant to and in accordance with Section 17F-20 of the North Carolina General Statutes, the Asheboro City Council wishes to recognize and honor William Russel Smith IV for his dedicated service to the city by awarding to William Russel Smith IV, at a minimal monetary cost, the service side arm that he carried at the time of his retirement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that, effective May 7, 2026, in consideration of the combination of his dedicated service to the City of Asheboro and the payment to the city of \$1.00, William Russel Smith IV is to be awarded ownership of his city-issued service side arm (a Glock model 45 9mm with serial number BLKC051 and three magazines) upon a determination by the police department command staff that William Russel Smith IV is eligible under the applicable federal and state laws to receive, own, or possess a firearm.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on May 7, 2026.

W. Joseph Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk



To: Asheboro City Council
From: Michael O'Kelley, Planning Board Chairman
Date: May 4, 2026
RE: Annual Report- Asheboro Planning Board

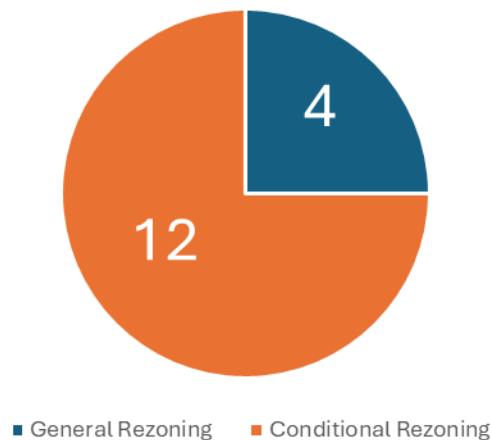
In May of each year, as specified in the Asheboro Code of Ordinances (Section § 34.65), the Asheboro Planning Board submits a written report of its activities, an analysis of the expenditures to date for the current fiscal year, and, for review and approval, its requested budget of funds needed for operation during the ensuing fiscal year.

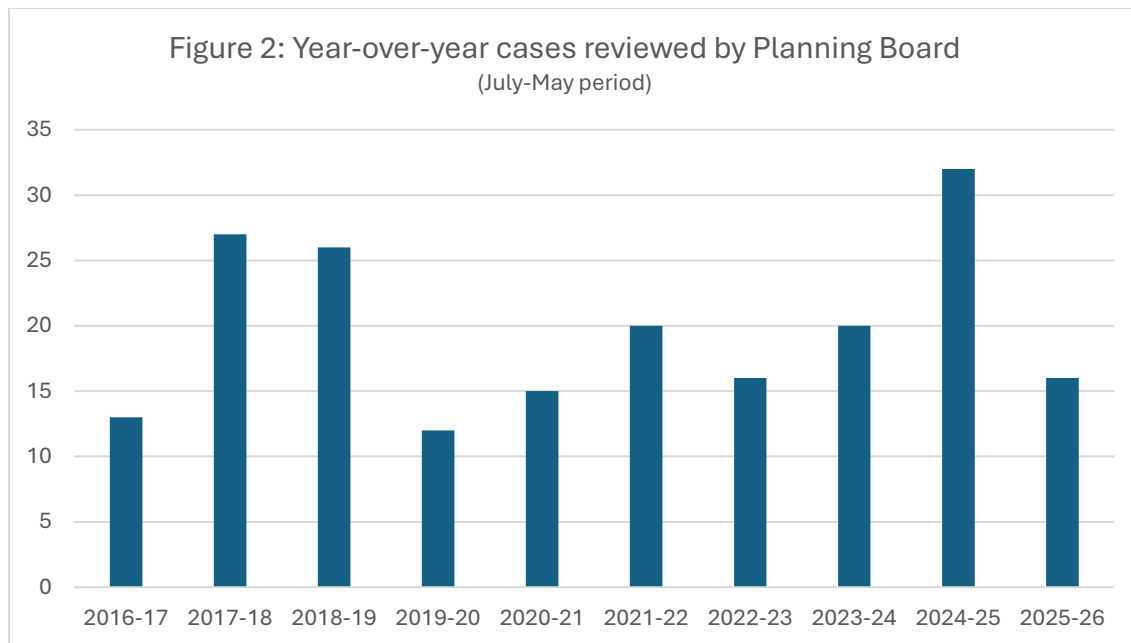
This memorandum provides a summary of the Planning Board's activities since July 1, 2025, an analysis of the expenditures to date for the current fiscal year and the anticipated funds needed for operation during the ensuing fiscal year. The Planning Board is comprised of seven (7) members, five (5) of whom reside in the corporate limits and two (2) who reside within the city's extraterritorial planning jurisdiction. A current Board roster is attached to this memo for your reference.

Summary of Activities

Through May 5, 2025 (not including continued and withdrawn cases), the Planning Board has reviewed 16 cases. As shown in Figure 1 below, these 16 cases consisted of twelve (12) conditional rezoning requests and four (4) general rezoning requests. There have been no Board of Adjustment hearings scheduled between July 1, 2025, and May 5, 2026.

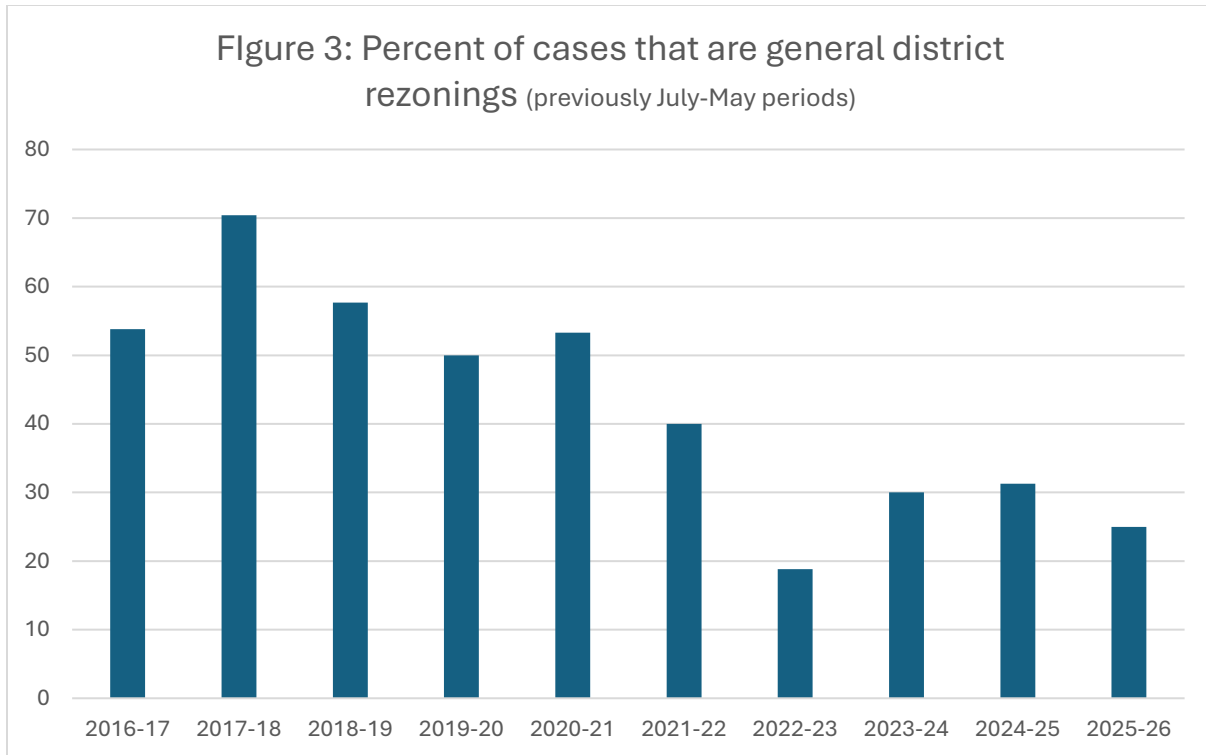
Figure 1: Number of cases by type: July, 2025 through May, 2026





While the total number of cases was lower this year than in the previous fiscal year, the number of cases reviewed falls within a range similar to the caseload over the last ten years (see Figure 2). Still, the raw numbers do not provide a complete picture of the Planning Board's reviews compared to when the majority of the Planning Board's reviews involved general district rezoning requests without evaluating specific uses or site plans. With the majority of cases involving conditional zoning, between July, 2025 and May, 2026, the Planning Board's reviewed requests for 1,138 dwelling units (single-family Planned Unit Developments, two-family, and multi-family uses) in addition to various other uses including a congregate living facility, manufacturing, processing and assembly, and a professional services and warehouse use with associated parking.

As noted in previous reports, since Conditional Zoning was adopted in 2021, the Planning Board's review has shifted from reviewing general district requests to reviewing conditional zoning districts based on a specific use and site plan (See Figure 2 below). It is also likely that having the option to apply for conditional zoning has reduced the number of variance requests by providing a mechanism for applicants to achieve additional flexibility in development when a variance request may not be the most appropriate mechanism for doing so.



Expenditures and Budget

The Board's only expenditure this fiscal year has been related to members' stipends, which are \$150 a month. \$12,600 was budgeted for board stipends in FY 25-26. The same amount is being requested for FY 26-27. To date, current year expenditures are below the budgeted amount.

On behalf of the Planning Board, I thank you for your support. It is an honor to serve the Asheboro community.

**City of Asheboro
Planning Board/Board of Adjustment**

<u>Name/City or ETJ</u>	<u>Appointed/Expires</u>
Mike O'Kelley, Chair / City	2-8-18 / 1-1-28
Greg Patton, Vice-Chair / City	4-10-25 / 1-1-27
Van Rich / City	2-3-86 / 1-1-31
Thomas Rush / ETJ	2-3-14 / 2-1-29
Pamela Vuncannon /City	8-9-18 / 1-1-29
Jake Wilburn / ETJ	12-2-24/2-1-28
Taylor Trogdon, Jr. / City	1-1-25/1-1-30

The	Governing Board CITY COUNCIL
of	Primary Government Unit CITY OF ASHEBORO
and	Discretely Presented Component Unit (DPCU) (if applicable) N/A

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and	Auditor Name THOMPSON, PRICE, SCOTT, ADAMS & CO, P.A.
	Auditor Address 1626 S MADISON STREET, WHITEVILLE, NC 28472

Hereinafter referred to as Auditor

for	Fiscal Year Ending 06/30/26	Date Audit Will Be Submitted to LGC 12/31/26
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Must be within six months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by "U.S. Auditing Standards – AICPA (Clarified)," referred to as generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types). Budgetary comparison information shall be prepared in accordance with applicable GASB standards. Budget-to-actual comparisons at the level of the legally adopted budget ordinance shall be presented as required supplementary information and shall not be included in the basic financial statements. Any other budgetary comparison information shall be presented only as supplementary information for funds required to be budgeted under NCGS Chapter 159, Article 3.

2. At a minimum, the Auditor shall conduct the audit and render the report in accordance with GAAS. If the Governmental Unit expended \$100,000 or more in combined Federal and State financial assistance during the reporting period, the Auditor shall perform the audit in accordance with *Generally Accepted Government Auditing Standards* (GAGAS). The Governmental Unit is subject to federal single audit requirements in accordance with Title 2 US Code of Federal Regulations Part 200 *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards*, Subpart F (*Uniform Guidance*) and the State Single Audit Implementation Act. Currently the threshold is \$1,000,000 for federal and state single audits, or such other threshold as applicable for the fiscal year under audit. This audit and all associated audit documentation may be subject to review by federal and State agencies in accordance with federal and State laws, including the staff of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit in accordance with the Uniform Guidance (§200.501) the Auditor and Governmental Unit(s) should discuss, in advance of the execution of this contract, the responsibility for submission of the audit and the accompanying data collection form (form SF-FAC) to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512) to ensure proper submission.

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.
4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC Staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.
5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards* (2018 revision or subsequent revisions, as applicable) issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he or she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and to the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon the Auditor's receipt of an updated peer review report. If the audit firm receives a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.
- If the audit engagement is not subject to *Government Auditing Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.
6. It is agreed that time is of the essence in this contract. All audits are to be performed, and the report of audit submitted to LGC Staff, within six months of fiscal year end. At the time of the execution of this contract, if the parties know that the anticipated submission date of the audit exceeds six months after fiscal year end, a written explanation shall be provided to the Secretary of the LGC on this contract form (see the space provided on Page 7). If it becomes necessary to amend the audit fee or the date that the audit report will be submitted to the LGC, an amended contract along with a written explanation of the change shall be submitted to the Secretary of the LGC for approval.
7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as they relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth the Auditor's findings, together with his or her recommendations for improvement. That written report shall include all matters determined to be "significant deficiencies and material weaknesses" in accordance with AU-C §265 "Communicating Internal Control Related Matters Identified in an Audit" of GAAS. The Auditor shall file a copy of that report with the Secretary of the LGC.

For GAAS or *Government Auditing Standards* audits, if an Auditor issues an AU-C §260 report, "Auditor's Communication With Those Charged With Governance," commonly referred to as a "Governance Letter," LGC staff does not require the report to be submitted unless the Auditor cites significant findings or issues from the audit, as defined in AU-C §260 paragraphs 12 - 14. This would include issues such as difficulties encountered during the audit, significant or unusual transactions, uncorrected misstatements, matters that are difficult or contentious for which the Auditor consulted outside the engagement team and, in the Auditor's judgment, are significant and relevant to those charged with governance, and other findings or issues that the Auditor believes are significant and relevant. If matters identified during the audit were required to be reported as described in AU-C §260 paragraphs 12 - 14 and were communicated in a method other than an AU-C §260 letter, the written documentation must be submitted.

8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina. Approval is also required for the Alternative Compliance Examination Engagement for auditing the Coronavirus State and Local Fiscal Recovery Funds expenditures as allowed by US Treasury. Approval is not required on audit contracts and invoices for system improvements and similar services of a non-auditing nature.
9. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. This also includes any progress billings [G.S. 159-34 and 115C-447]. All invoices for audit work shall be submitted in PDF format to the Secretary of the LGC for approval. The invoice marked 'approved' with approval date shall be returned to the Auditor to present to the Governmental Unit(s) for payment. This paragraph is not applicable to contracts for audits of hospitals.
10. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC if required, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal Single Audit Act and the State Single Audit Act. This does not include fees for any pre-issuance reviews that may be required by the North Carolina Association of Certified Public Accountants (NCACPA) Peer Review Committee or North Carolina State Board of CPA Examiners (see Paragraph 13).
11. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC Staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC Staff simultaneously with the Governmental Unit's (Units') audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.
12. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.
13. If the audit firm is required by the Secretary of the Local Government Commission to obtain a pre-issuance review or take corrective action as a result of peer review findings or quality control deficiencies, such corrective action shall be consistent with the authority and requirements of the North Carolina State Board of Certified Public Accountant Examiners, the AICPA Peer Review Program, and established Local Government Commission practice, including the use of report addenda or other remedial measures, as appropriate.

14. In accordance with G.S. 159-34, the Finance Officer of the Unit is responsible for filing the audited financial statements with the Secretary of the Local Government Commission.

The Auditor may upload the audit report and related documents through the LGC's electronic submission system; however, submission shall not be deemed complete until the Finance Officer has reviewed and certified the submission.

The Auditor, Finance Officer, other Unit staff member designated by the Finance Officer, or a third party approved by the Unit may enter all Data Input Report information except the information on the "transmittal doc info" tab. The "transmittal doc info" tab must be completed by the Auditor.

The Finance Officer shall review, approve, and certify the accuracy and completeness of the Data Input Report (DIR) in the LGC's LOGOS system prior to LGC review, regardless of whether the DIR is prepared by the Auditor or the Unit.

Finance Officer certification is required for any corrected or revised submissions.

Finance Officer certification of the DIR shall be completed in a timely manner following notification that the DIR is ready for review and within time frames prescribed by the LGC. Failure to complete certification in a timely manner may result in the audit being considered late due to unit action rather than auditor performance.

The Auditor shall conduct the audit in accordance with generally accepted auditing standards and shall ensure that the financial statements are prepared in accordance with generally accepted accounting principles as of the fiscal year end. Budget-to-actual comparisons at the level of the legally adopted budget ordinance shall be presented in required supplementary information, separate from the basic financial statements, and shall not be included in the audit opinion. The Auditor shall confirm that such information reconciles to the financial statements and is consistent with applicable accounting guidance and any LGC reporting requirements.

The Finance Officer shall certify in a timely manner that all data inputted in LOGOS used for preparation of the financial statements and required supplementary information is complete and accurate.

For audits of units other than hospitals, the audit report should be submitted when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC. These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements and/or the compliance section, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC Staff.

15. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.
16. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing and preaudited if the change includes a change in audit fee (preaudit requirement does not apply to hospitals). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC.
17. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and except for fees, work, and terms not related to audit services, shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Paragraph 30 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.
18. Special provisions should be limited. Please list any special provisions in an attachment.
19. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in The Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the primary government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and Finance Officer also shall be included on this contract.
20. The contract shall be executed, preaudited (preaudit requirement does not apply to hospitals) and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.
21. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.
22. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

23. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.

24. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.

25. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.

26. E-Verify. The Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if the Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.

27. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and *Government Auditing Standards, 2018 or 2024 Revision* (as applicable). Preparing financial statements in their entirety shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. If the Auditor cannot reduce the threats to an acceptable level, the Auditor cannot complete the audit. If the Auditor is able to reduce the threats to an acceptable level, the documentation of this determination, including the safeguards applied, must be included in the audit workpapers.

All non-attest service(s) being performed by the Auditor that are necessary to perform the audit must be identified and included in this contract. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the services and accept responsibility for the results of the services performed. If the Auditor is able to identify an individual with the appropriate SKE, the Auditor must document and include in the audit workpapers how the Auditor reached that conclusion. If the Auditor determines that an individual with the appropriate SKE cannot be identified, the Auditor cannot perform both the non-attest service(s) and the audit. See "Fees for Audit Services" page of this contract to disclose the person identified as having the appropriate SKE for the Governmental Unit.

28. **Applicable to audits with fiscal year ends of June 30, 2021 and later.** The Auditor shall present the audited financial statements including any compliance reports to the Government Unit's Governing Board or audit committee in an official meeting in open session as soon as the audited financial statements are available but not later than 45 days after the submission of the audit report to the Secretary of the LGC. The Auditor's presentation to the Governing Board or audit committee shall include:

- a) the description of each finding, including all material weaknesses and significant deficiencies, as found by the Auditor, and any other issues related to the internal controls or fiscal health of the Government Unit as disclosed in the management letter, the Single Audit or Yellow Book reports, or any other communications from the Auditor regarding internal controls as required by current auditing standards;
- b) the status of the prior year audit findings;
- c) the values of Financial Performance Indicators based on information presented in the audited financial statements; and
- d) notification to the Governing Board that the Governing Board shall develop a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters," if required under Rule 20 NCAC 03 .0508.

29. Information based on the audited financial statements shall be submitted to the Secretary of the LGC through the LGC's LOGOS system, including completion of the Data Input Report (DIR). Submission is not complete and shall not be accepted by the LGC until the Finance Officer has reviewed and certified the DIR in accordance with Paragraph 14 of this contract.

30. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Paragraph 17 for clarification).

31. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and Units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at <https://www.nctreasurer.com/state-and-local-government-finance-division/local-government-commission/submitting-your-audit>.

32. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.

33. **Applicable to audits with fiscal year ends of June 30, 2025, and later.** The Unit authorizes the LGC to grant access to the LGC's LOGOS system, including the Data Input Report (DIR), to employees of the contracted audit firm who are associated with and acting on behalf of the firm for purposes of performing audit and reporting services under this contract. Such access shall be limited to the scope necessary to perform contracted services and shall not relieve the Auditor or the Unit of their respective responsibilities under this contract.

34. Changes or edits to the text of this contract form are not permitted, except for the Secretary's authority to revise or update this contract form pursuant to LGC Rule 20 NCAC 03. 0502.

For contracts with an anticipated audit submission date exceeding six months after fiscal year end, please use this space to explain the reason for the late submission, as required by Paragraph 6 of this contract form:

FEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Government Auditing Standards, 2018 Revision*. Refer to Paragraph 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: ☐ Auditor ☒ Governmental Unit ☐ Third Party

If applicable: The individual at the Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:**Title and Unit / Company:****Email Address:**

STEVEN HACKETT, CPA

Deputy Finance Office/City of Asheboro

shackett@ci.asheboro.nc.us

OR Not Applicable ☐ (Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Paragraphs 8 and 13 for details on other allowable and excluded fees.

3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit firm for correction.

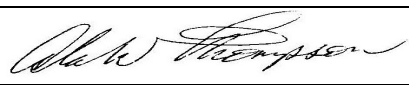
4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the Unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in Rule 20 NCAC .0503 shall be submitted to the Secretary of the LGC for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

Primary Government Unit	CITY OF ASHEBORO
Audit Fee (financial and compliance if applicable)	\$ 45,250
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$ 45,250

Discretely Presented Component Unit	N/A
Audit Fee (financial and compliance if applicable)	\$
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* THOMPSON, PRICE, SCOTT, ADAMS & CO, P.A.	
Authorized Firm Representative (typed or printed)* ALAN W. THOMPSON	Signature* 
Date* 04/10/26	Email Address* alanthompson@tpsacpas.com

GOVERNMENTAL UNIT

Governmental Unit* CITY OF ASHEBORO	
Date Governing Board Approved Audit Contract* (Enter date in box to right)	
Mayor/Chairperson (typed or printed)* 	Signature* 
Date 	Email Address* 

 Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

GOVERNMENTAL UNIT – PREAUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act or by The School Budget and Fiscal Control Act.

Sum Obligated by This Transaction:	\$ 45,250
Primary Governmental Unit Finance Officer* (typed or printed) 	Signature* 
Date of Preaudit Certificate* 	Email Address* 



Thompson, Price, Scott, Adams & Co, P.A.

P.O. Box 398

1626 S Madison Street

Whiteville, NC 28472

Telephone (910) 642-2109

Fax (910) 642-5958

Alan W. Thompson, CPA

R. Bryon Scott, CPA

Gregory S. Adams, CPA

ENGAGEMENT LETTER

April 10, 2026

City of Asheboro
Attn: Steven B. Hackett, CPA, Deputy Finance Officer
146 North Church Street
Post Office Box 1106
Asheboro, NC 27204-1106

To Management and Those Charged With Governance:

We are pleased to confirm our understanding of the services we are to provide the City of Asheboro for the year ended June 30, 2026.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, business-type activities, each major fund, the discretely presented component unit, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of City of Asheboro as of and for the year ended June 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement City of Asheboro's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to City of Asheboro's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis.
2. Schedule of City's Proportionate Share of Net Pension Liability (Asset) and Schedule of Contributions - LGERS
3. Schedule of Changes in Total Pension Liability and Schedule of Total Pension Liability as a Percentage of Covered Payroll – Law Enforcement Officers' Special Separation Allowance
4. Schedule of Changes in the Total OPEB Liability and Related Ratios

We have also been engaged to report on supplementary information other than RSI that accompanies City of Asheboro's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditors' report on the financial statements:

Members

American Institute of CPAs - N.C. Association of CPAs – AICPA's Private Companies Practice Section

1. Schedule of Expenditures of Federal and State Awards.
2. Combining and Individual Fund Financial Statements, Budgetary Schedules, and Other Schedules

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that other information.

1. Introductory and Statistical Schedules (prepared for Annual Comprehensive Financial Report presentation)

Our responsibility for other information included in documents containing the entity's audited financial statements and auditors' report does not extend beyond the financial information identified in the report. We have no responsibility for determining whether such other information contained in these documents is properly stated.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditors' report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually, or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objective also includes reporting on-

- Internal control over financial reporting and compliance with the provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Auditors' Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that

come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories (if material), and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures-Internal Controls

We will obtain an understanding of the entity and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Test of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures-Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of City of Asheboro's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an

opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of City of Asheboro's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on City of Asheboro's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal and State awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal and State awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of the schedule of expenditures of federal awards, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statement date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal and State awards; federal or State award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms

and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review by May 15, 2026.

You are responsible for identifying all federal and State awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal and State awards (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal and State awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal and State awards. You also agree to make the audited financial statements readily available to intended users of schedules of expenditures of federal and State awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal and State awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal and State awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal and State awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information. With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

Other Services

We will also assist in compiling the financial statements that you prepare, to include the financial statements, schedule of expenditures of federal and State awards, and related notes of City of Asheboro in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based from information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements, schedules of expenditures of federal and State awards, related notes, and any other nonaudit services we provide. You will acknowledge in the management representation letter that you prepared the financial statements, schedule of expenditures of federal and State awards, and related notes and that you have reviewed and approved the financial statements, the schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee any nonaudit services by designating an individual, (Steven Hackett), who possesses

suitable skill, knowledge, and/or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing. We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If for whatever reason your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. If applicable, we will provide copies of our report for you to include with the reporting package you will submit to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' report or nine months after the end of the audit period.

We will provide copies of our reports to the Board; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Thompson, Price, Scott, Adams & Co., P.A. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request in a timely manner to Oversight Agencies (or its designee), a federal agency provided direct or indirect funding, or the U.S. Government Accounting Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Thompson, Price, Scott, Adams & Co., P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the federal cognizant agency. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party contesting the audit finding for guidance prior to destroying the audit documentation.

Alan Thompson is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit by approximately June 1, 2026, and to issue our reports no later than December 31, 2026. Our audit engagement ends on delivery of our audit report. Any follow-up services that might be required will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that service.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, should not exceed \$45,250. Also, any excessive additional fees incurred in obtaining required audit evidence (i.e. bank confirmations) will be billed directly to the Board. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to

have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Board of Commissioners and management of City of Asheboro. We will make reference to the Component Auditor's audit of the City of Asheboro ABC Board in our report on your financial statements. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditors' report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement. If circumstances occur related to the condition of your records, the availability of sufficient appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the City of Asheboro and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alan W. Thompson". The signature is fluid and cursive, with a long, sweeping underline.

Alan W. Thompson, CPA
Thompson, Price, Scott, Adams & Co., P.A.

RESPONSE:

This letter correctly sets forth the understanding of the City of Asheboro.

SIGN HERE

Management signature: _____

Title: _____ 

Date: _____ 

SIGN HERE

Governance signature: _____

Title: _____ 

Date: _____ 

CC: City Council



Approval of a special event/street closure order for a segment of North Street: 3:30 pm - 10 pm

Taco Loco Cinco de Mayo Closure



Approval of a special event/street closure order for a segment of North Street: June 5 from 1:30 pm - 10:30 pm
Approval of a special event/street closure order for a segment of North Street: June 14 from 10:00 am - 3:00 pm

Leo's Whiskey Bar Event Closure

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION SUPPORTING THE SUBMISSION OF A RURAL DOWNTOWN
ECONOMIC DEVELOPMENT GRANT AS PART OF THE TRADE/NORTH
STREET INFRASTRUCTURE PROJECT AND AUTHORIZING THE
NECESSARY MATCH OF LOCAL FUNDS**

WHEREAS, the North Carolina Department of Commerce administers grants and loans to units of local government such as the City of Asheboro (the “City”) to support downtown economic development activity that will lead to the creation and retention of full-time jobs; and

WHEREAS, the City has planned an infrastructure project on Trade Street and North Street to improve the streetscape, sidewalks, utility infrastructure, and pedestrian access; and

WHEREAS, due to the aforementioned project, the businesses with storefronts located along the impacted sections of Trade and North Streets expect to retain 18 full-time jobs; and

WHEREAS, the Rural Downtown Economic Development Grant offers up to \$12,500 in funding per full-time job retained; and

WHEREAS, the Rural Downtown Economic Development Grant requires a local match of 5% of the requested grant funds; and

WHEREAS, in light of the expected job retention creation, the City’s professional staff recommend that the municipal corporation submit an application for Rural Downtown Economic Development Grant funding in the amount of \$225,000; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the governing board supports the job retention associated with the Trade/North Street Infrastructure Project; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the governing board believes that, in addition to job retention and creation, the City’s participation in the proposed economic development project will increase the population, the taxable property base, and business prospects in the City; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that, for the above-stated reasons, the City is fully supportive of submitting a Building Reuse Grant application seeking \$225,000 in funding; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that, in addition to the submission of the application, the City authorizes the match of \$11,250, which is 5% of the total requested grant funds, from the City's General Fund; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the mayor and the City's appointed officials are hereby authorized to execute the legal instruments necessary to successfully complete the above-described grant application process.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on May 7, 2026.

Joseph W. Trogdon Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on March 3, 2026

220

The Asheboro ABC Board met on Tuesday, March 3, 2026, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the meeting were Chairman Steve Knight, Board Member Bob Morrison, Board Member Curtis Shipley, and General Manager Amy Welch (GM). Scott Smith from Randolph Community College was present as a guest. A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

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

Mr. Smith spoke to the Board about his grant application and explained how his application is related to the treatment of alcoholism or substance abuse or for research or education on alcohol or substance abuse.

The Board looked at a sample High-Bay light fixture from Design Plus Store Fixtures. Upon motion from Board member Shipley, the Board approved the fixtures to replace the current ones. The Board also approved Asheboro Alarm & Electric's estimate of \$6848.00 to install the new fixtures.

The GM informed the Board that the generator project was completed.

The GM has been asked to join the North Carolina Association of ABC Stores. After reading through the agenda of the upcoming meeting and a discussion with the Board, the motion was made by Chairman Knight to remain a non-member.

The Board and GM discussed the 2nd store location, located at 1954 N. Fayetteville St. Board Member Morrison and the GM met with the owner of the property in early February. The GM provided DOT traffic counts, and foot traffic analytics for the new proposed location. The Board instructed the GM to continue to pursue discussions with the owner of the property.

Board Minutes from February 3, 2026, were reviewed and approved by the Board.

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

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

1. Asheboro ABC sales statistics comparing:
 - February 2026 sales with the previous month indicate:
 - An overall -1.6% change (all sales and tax collections)

- February 2026 sales with sales from the same month last year indicate:
 - Retail Sales -5.0%
 - Mixed Beverage Sales: -2.7%
 - Sales Tax Collections: -5.3%
 - Overall Collections: -4.66%
- February 2026 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: -1.4%
 - Mixed Beverage Bottle Sales: -3.7%
 - Overall Bottle Sales: -1.6%

The next regular Asheboro ABC Board meeting will be held Tuesday, April 7, 2026, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Amy Welch, GM, and Approved by the Board _____ GM

Stephen R. Knight

Robert Welch

221

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on April 7, 2026

The Asheboro ABC Board met on Tuesday, April 7, 2026, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the meeting were Chairman Steve Knight, Board Member Bob Morrison, Board Member Curtis Shipley, General Manager Amy Welch (GM). Rick Turner from Design Plus was present as a guest. A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

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

The GM and Mr. Turner visited the proposed site for a 2nd location. The GM stated that negotiations continued between the landlord and the Asheboro ABC Board. Mr. Turner presented the Board with a proposal to design the 2nd location if the Board wishes to pursue this matter.

Board Minutes from the March 3, 2026, meeting were reviewed and approved by the Board.

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

The GM presented the Board with an amendment to the budget for 2025-2026. Board member Shipley made the motion to ratify the amended budget.

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

1. Asheboro ABC sales statistics comparing:
 - March 2026 sales with the previous month indicate:
 - An overall +5.9% change (all sales and tax collections)
 - March 2026 sales with sales from the same month last year indicate:
 - Retail Sales -1.5%
 - Mixed Beverage Sales: +3.9%
 - Sales Tax Collections: -.6%
 - Overall Collections: -.62%
 - March 2026 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: +.3%
 - Mixed Beverage Bottle Sales: +29.9%
 - Overall Bottle Sales: +2.6%

The next regular Asheboro ABC Board meeting will be held Tuesday, May 5, 2026, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Amy Welch, GM, and Approved by the Board

A. Welch 5/5/26
GM

Stephen R Knight
allmy

ASHEBORO ABC BOARD
Budget Amendment 2025-2026

The following amendment to the annual budget document for the fiscal year ending June 30, 2026 has been approved and adopted

Section 1. To amend Salaries to reflect the need to upgrade the building and equipment, the appropriations are to be made as follows:

	Decrease	Increase
Salaries	<u>100,000</u>	
Repairs and Maintenance		15,000
Capital Outlay		85,000
	<u>100,000</u>	<u>100,000</u>

Section 2. Copies of this budget amendment shall be furnished to City of Asheboro and the ABC Commission.

Adopted this 7 of April 2026.

Stephen R Knight

Amr

Ag Wilder GM

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION SUPPORTING AND AUTHORIZING AN
APPLICATION FOR A STATE GRANT/LOAN FOR LEAD SERVICE
LINE INVENTORY**

WHEREAS, The **City of Asheboro** has need for and intends to construct, plan for, or conduct a study in a project described as Lead Service Line Inventory, and

WHEREAS, The **City of Asheboro** intends to request State loan and/or grant assistance for the project,

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

That the City of Asheboro, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the Applicant will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Asheboro to make a scheduled repayment of the loan, to withhold from the City of Asheboro any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Donald Duncan, City Manager the Authorized Representative and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the Authorized Representative, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the

assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

This Resolution is adopted by the Asheboro City Council in open session during a regular meeting that was held on the 7th day of May, 2026.

W. Joseph. Trogdon, Jr.
City of Asheboro, North Carolina

CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting City Clerk of the City of Asheboro does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City of Asheboro, City Council, duly held on the 9th day of April, 2026; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of May, 2026.

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina



RZ-26-05

Request to rezone property located at 506 Pineview St., including Randolph County Parcel Identification Numbers 7753771023, 7753771033, and 7750771083 from R10 Medium-Density Residential to R10 (CZ) Medium-Density Residential for two-family dwellings

1. Request	
Applicant: BLL Holdings, LLC	Property Owner: BLL Holdings, LLC
Zoning <i>Existing:</i> R10 Medium-Density Residential <i>Proposed:</i> R10 Medium Density Residential (CZ) Conditional Zoning <i>History:</i> None	
Required Notice <i>Mailed Notice by Applicant:</i> 3-20-26 <i>Mailed Notice by Staff:</i> 4-23-26 <i>Published Notice:</i> 4-23-26 & 4-30-26 <i>Posted Notice:</i> 4-20-26	

2. Site Information	
Location	506 Pineview Street
PIN	7753771023, 7753771033, 7753771083
Size	22,170 square feet (0.51 acres +/-)
Jurisdiction	Corporate Limits
Current Land Use	Vacant (previously one single-family dwelling)
Overlay Districts	None
Infrastructure	City utilities are available
Transportation <i>Street Classification:</i> Minor Thoroughfare <i>Maintenance:</i> State <i>Other Notes:</i> Average Daily Traffic per NCDOT: 7,700 (2012 Capacity: 10,200). This property is impacted by a project by NCDOT (U-5711) to widen Pineview Street to a three-lane facility from about 0.2 miles west of the subject property to North Fayetteville Street. NCDOT has obtained additional right-of-way from the subject property for this widening.	
Surrounding Land Use <i>North:</i> Industrial <i>South:</i> Commercial <i>East:</i> Undeveloped Residential <i>West:</i> Commercial	

3. Staff Analysis
1) The proposed use is for two duplex (two-family) dwellings. 2) R10 District Statement of Intent: 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:

Dwelling/Residence, Two Family: A structure containing two dwelling units.

- 4) The property is currently zoned R10 and allows one single-family dwelling or one two-family dwelling. The applicant requests a Conditional zoning because there is a requirement that a two-family dwelling be located on a lot with at least 15,000 square feet in the R10 district, and at least 75 feet of lot width. The average lot size is 11,085 square feet, and the lot widths are approximately 64.5 feet.
- 5) The plan has been routed to NCDOT for review. While NCDOT indicated a preference for 100 feet of separation between driveways, they noted that the driveway locations are acceptable.
- 6) The area includes industrial and residential uses, primarily two-family dwellings with some single-family dwellings and manufactured housing. Within 2,000 feet, east of the property along Pineview Street are three residentially zoned parcels with a higher density than R10.

4. Modifications to Ordinance Regulations

- 1) (+) Foundation plantings, trees every 25' on eastern property boundary adjacent to R10 residential property (currently undeveloped), and three 6' trees in the front yard.
- 2) (+)The applicant proposes 3 parking spaces per dwelling, exceeding the two spaces per dwelling required by the zoning ordinance.
- 3) (-) Lot size is less than typical 15,000 square feet required in R10 zoning district for a duplex.
- 4) (-) Lot width is less than typical 75 feet required in R10 zoning district.

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

- (A) The use approved shall be a single-family or two-family dwelling on each of the two (2) parcels of land shown on the approved site plan.
- (B) It shall be the property owner's responsibility to obtain any and all permits and approvals required for the proposed land use.
- (C) The trees depicted on the site plan shall be consistent with allowable Street Trees specified in Appendix A of Section 4.07 or Evergreen Trees specified in Appendix A of Section 6.14.B.
- (D) 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 for the proposed land use, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.
- (E) Prior to the issuance of a zoning permit for development depicted, the owner shall provide the following:
 - (i) NCDOT permit(s) and updates to the plan as necessary to obtain said permit.
 - (ii) Recordation of a survey plat creating the lots as shown on the site plan.
- (F) The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the Office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the city attorney for the purpose of placing notice of the conditions attached to the conditional zoning district in the chain of title for the Zoning Lot.

6. Land Development Plan Consistency and Reasonableness

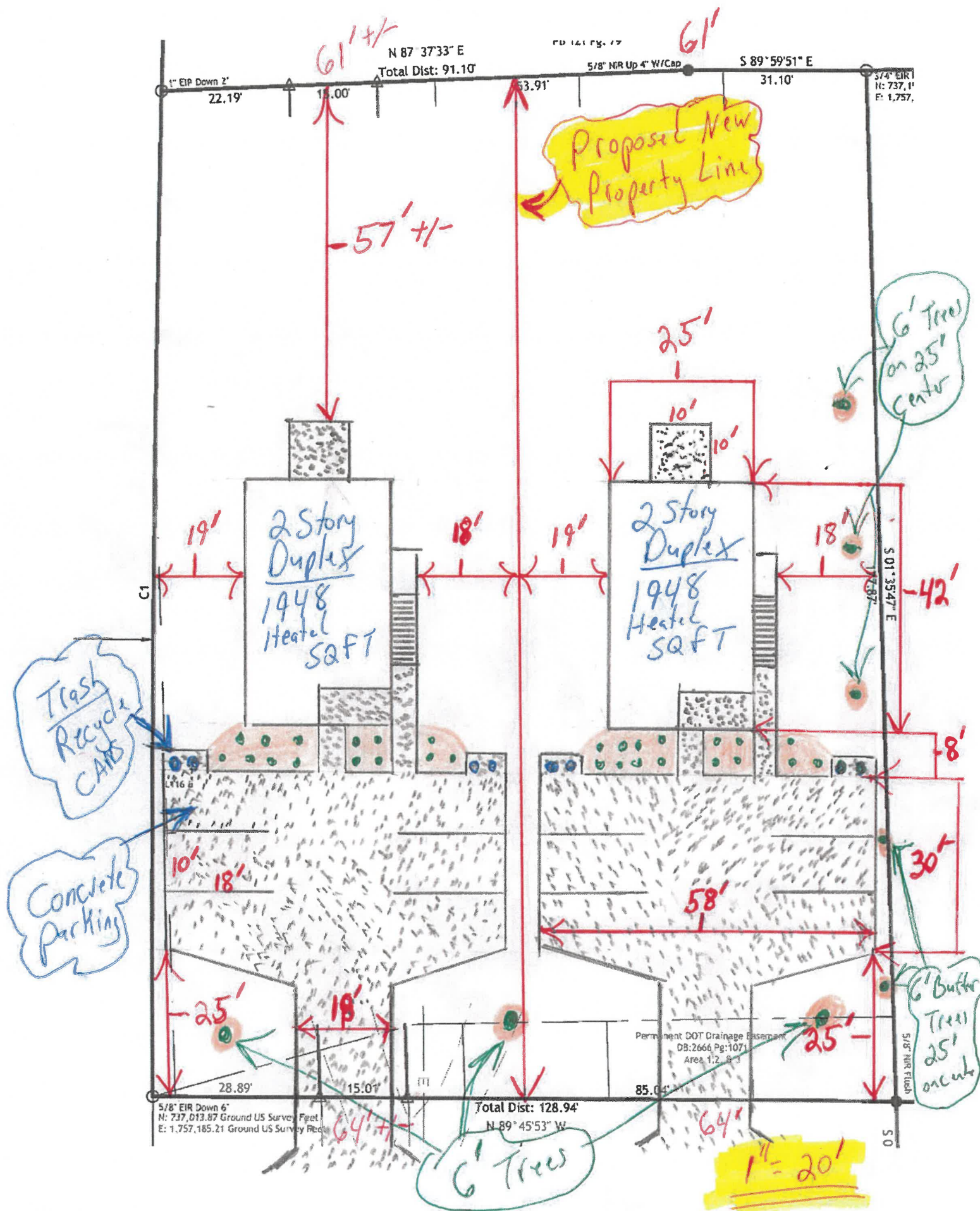
Proposed Land Use Map	Neighborhood Residential
Growth Strategy Map	Primary Growth

Small Area Map	Northeast
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 4: The proposed rezoning is compatible with surrounding land uses. • Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map. • Checklist Item 6: Existing infrastructure is adequate to support the desired zone. • Checklist Items 12 - 14: 12.) Property is located outside of watershed; 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	
• Policy 2.1.5: City will ensure development regulations provide appropriate transitional land uses, such as office & institutional, between high-intensity industrial/commercial & low-intensity residential uses.	

7. Planning Board Recommendation 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 request is consistent with the Land Development Plan due to being designated on the proposed land use map as “Neighborhood Residential”. That designation emphasizes density similar to existing neighborhoods, and the surrounding neighborhood includes some parcels with density higher than typical R10 standards. The property’s proximity to industrial uses, abutting industrial zoning, proximity to I-73/74, and the benefit to the public providing additional housing close to employment centers justify the request for slightly higher density than typical R10 standards would allow. The request provides for a reasonable use of property to the property owner given the property size. The additional landscaping, not typically required for two-family dwellings, also makes the request reasonable by providing additional protection to adjoining residential property given the slightly higher density.
City Council Action Items	1) Approve or deny zoning map amendment RZ-26-05; rezone to R10 (CZ) Medium-Density Residential for two-family dwellings 2) Attach zoning conditions as summarized or with modifications. 3) Adopt Plan Consistency and Reasonableness Statement

Motions with Consistency and Reasonableness Statements	
Motion 1: Concurrence with Planning Board Recommendation and Statement	I move to approve rezoning request RZ-26-05, attaching conditions as summarized, and to adopt the plan consistency and reasonableness statement articulated by the Planning Board.
Motion 2: Approval with Modification	I move to approve rezoning request RZ-26-05, attaching conditions as modified (<i>state additional or modified conditions</i>), and to adopt the plan consistency and reasonableness statement articulated by the Planning Board.
Motion 3: Denial	I move to deny rezoning request RZ-26-05, finding that the plan consistency and reasonableness statement adopted by the Planning Board does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s): - <i>State which goals or policies from the report support the motion to deny, and/or</i> - <i>State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny.</i>

Plan Consistency and Reasonableness Statement Information	
Plan Consistency	G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps, goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.
Reasonableness	G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community (iii) the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment (iv) why the action taken is in the public interest (v) any changed conditions warranting the amendment





John Evans

Subject: FW: [External Sender] [External] Re: 506 Pineview St 27203
Attachments: Site Plan .pdf

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

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Date: Tue, Mar 3, 2026 at 11:26 AM
Subject: RE: [External] Re: 506 Pineview St 27203
To: Brian Lucas [Email address redacted]
Cc: Miller, Jason K <jkmiller@ncdot.gov>

Hey Brian,

I don't have any major concerns with this. Ideally we would have 100' separation between the two driveways but this road does have some that do not meet that.

Thanks,

Tyler Kimes, EI

Senior Assistant District Engineer

NCDOT Highway Division 8

District 1 - District Office

336-318-4000 – Office

336-318-4005 – Direct

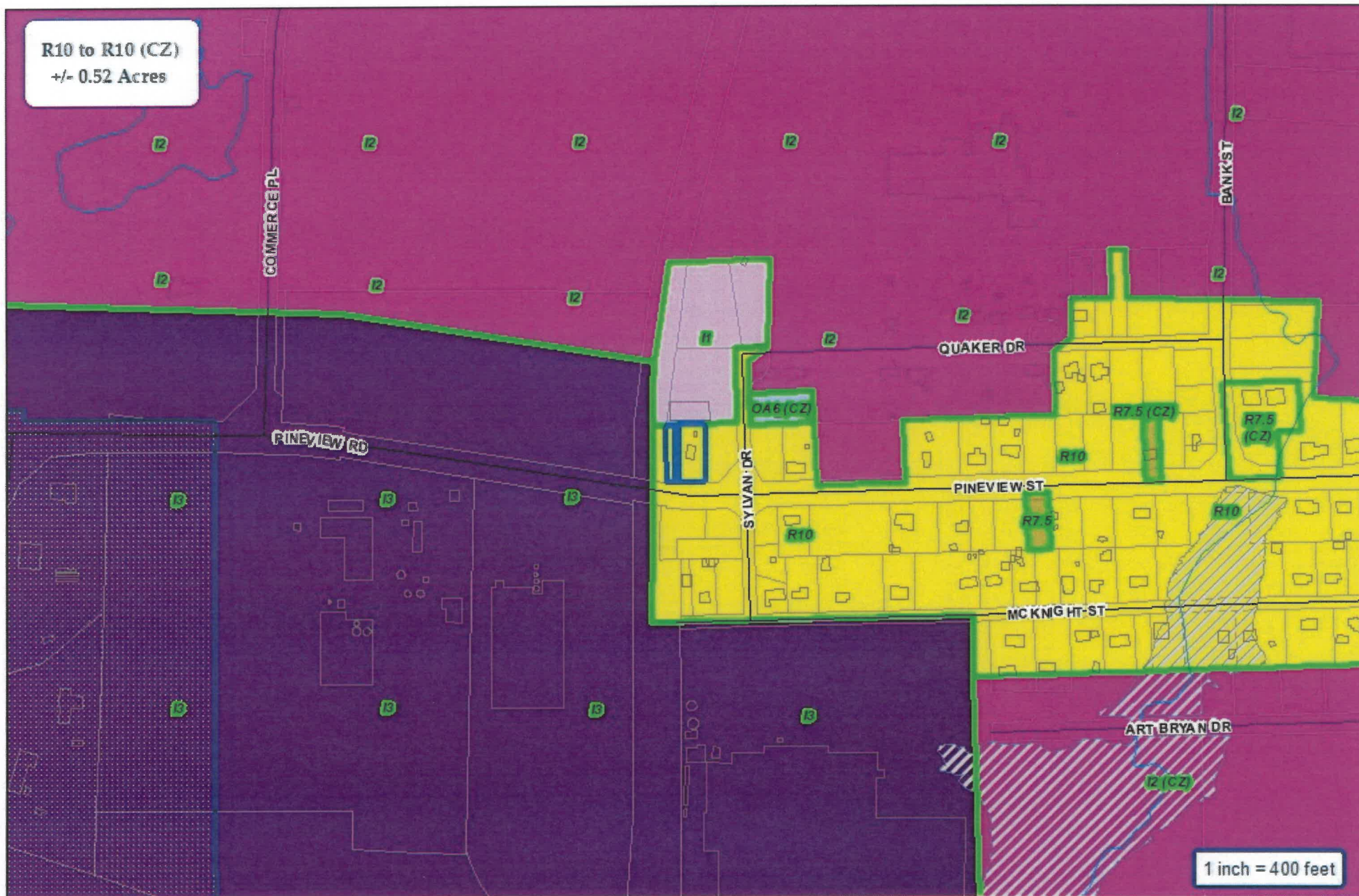
Tjkimes@ncdot.gov

300 DOT Drive

Asheboro, NC 27205



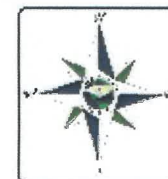
R10 to R10 (CZ)
+/- 0.52 Acres



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-05

Parcels: 7753771083, 7753771033 & 7753771023



R10 to R10 (CZ)
+/- 0.52 Acres

Map_ID	Owner
A1	BLL HOLDINGS LLC
A2	BLL HOLDINGS LLC
A3	BLL HOLDINGS LLC
B	HL2 HOLDINGS LLC
C	HL2 HOLDINGS LLC
D	BLL2 HOLDINGS LLC
E	BLL2 HOLDINGS LLC
F	LYCOS HOLDINGS LLC
G	HAMLET, CARL DONALD (SMITH, DORIS H)



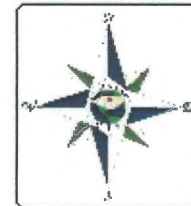
ETJ
Floodplain - 100 Year

City of Asheboro Planning & Zoning Department

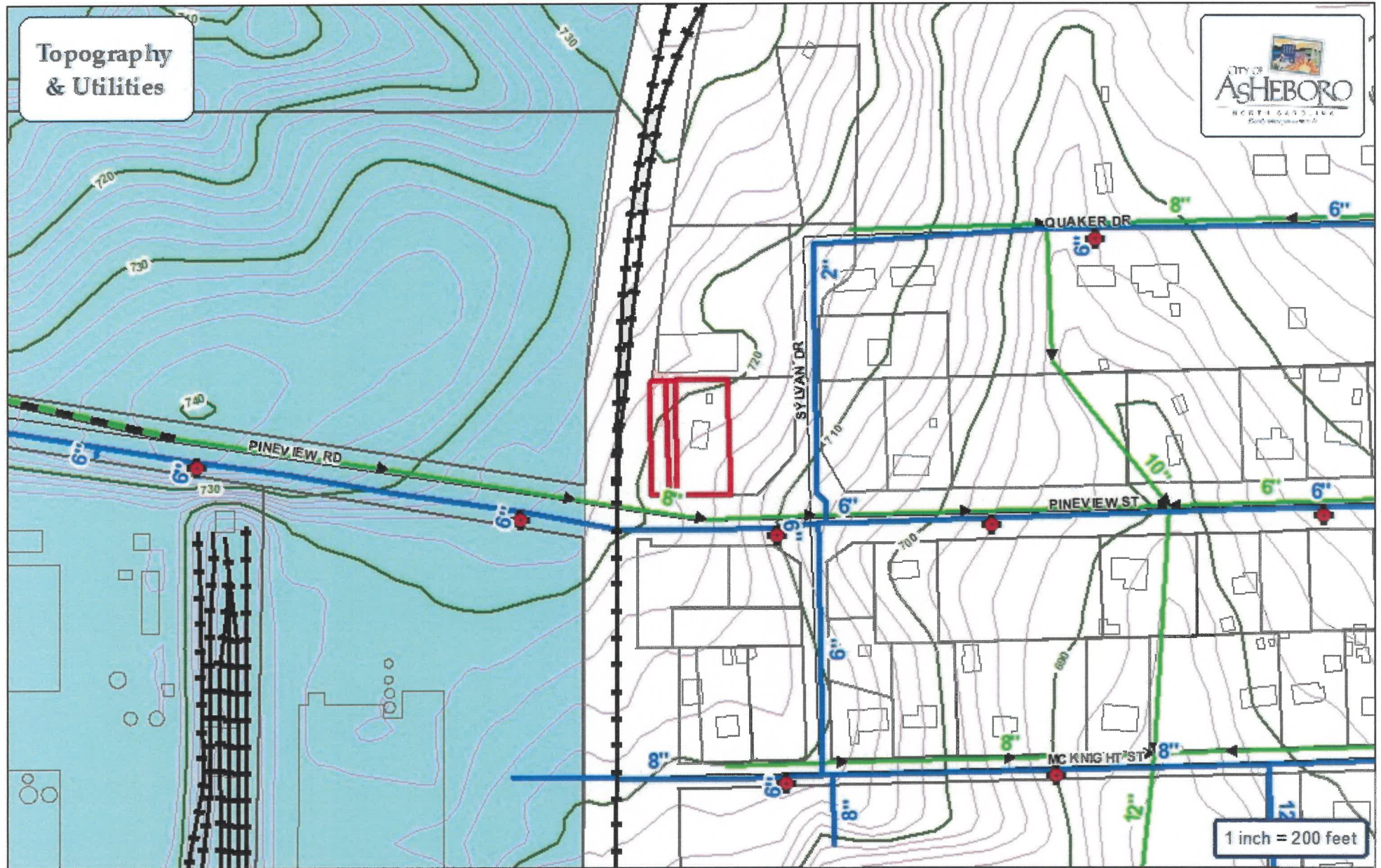
Rezoning Case: RZ-26-05

Parcels: 7753771083, 7753771033 & 7753771023

Subject Property
Adjoining Properties
City Zoning



Topography & Utilities



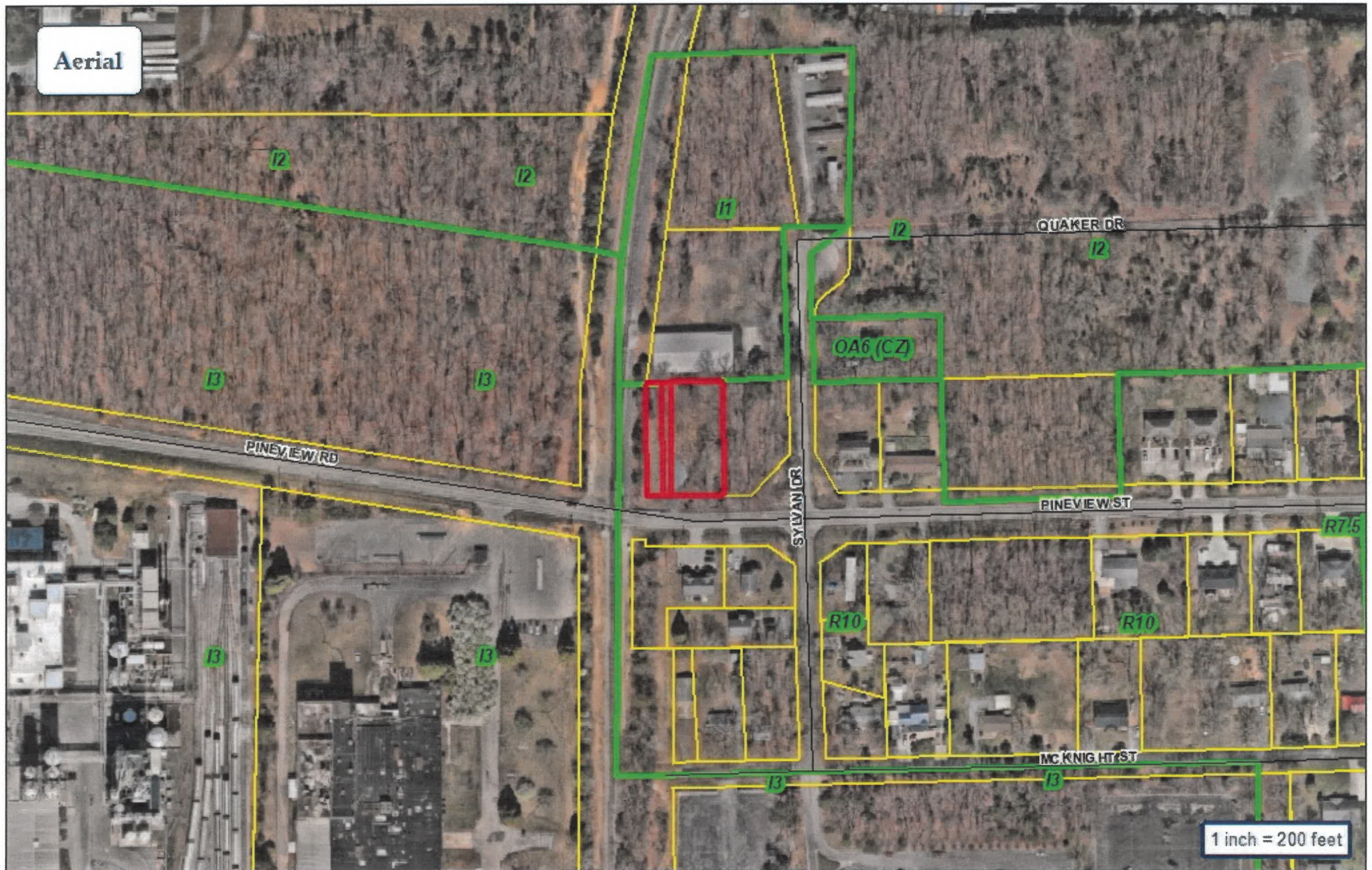
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-05

Parcels: 7753771083, 7753771033 & 7753771023

Subject Property

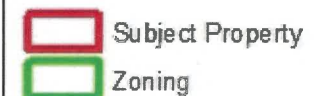




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-05

Parcels: 7753771083, 7753771033 & 7753771023





ORIGINAL

Application for Conditional Zoning District

APPLICATION FEE

A \$600 filing fee is required for Conditional Rezoning applications for property less than 2 acres. A filing fee of \$800 is required for applications for 2 to 10 acres, and a filing fee of \$1,000 + \$15/acre is required for applications over 10 acres.

APPLICATION INSTRUCTIONS:

The conditional zoning process can be complex. A Conditional Zoning District involves a proposal for a specific use that is customized to a particular property. In order to ensure compliance with application requirements, the applicant is **required** to have a pre-application conference with Planning and Zoning Department staff prior to submitting the application and paying the filing fee. Please contact staff at (336) 626-1201 ext. 2392 to ensure application requirements are satisfied.

REQUIRED APPLICATION CONTENTS

1. A pre-application conference with staff is **required** prior to the application being accepted. At this conference, staff and the applicant will discuss the rezoning request, the unique aspects of conditional zoning, the requirements for completing the review schedule, contact persons for services and permits, and information regarding site plans, landscaping, and other development requirements. This meeting must occur no more than sixty (60) days prior to the application filing deadline.
2. A legal description/deed reference of such land.
3. Six (6) copies of a site plan drawn to scale to be submitted to the Planning Board. The Planning Board will review the proposal and forward a recommendation, including conditions for the zoning, to City Council. The month following the Planning Board meeting, City Council will review the proposed Conditional Zoning District application and site plan and may adopt, not adopt, or refer the application back to the Planning Board for review of any revisions made to the site plan subsequent to the initial submittal of the application materials.
4. Letter to be mailed by applicant notifying neighboring property owners of the request. Consistent with Section 160D-602(e) of the North Carolina General Statutes, the applicant shall notify neighboring property owners of the requested conditional zoning as well as the location, time, and date on which the Planning Board will hold a legislative hearing on the request. This notice must be in the form of a mailed notice provided in compliance with the guidance found in Section 160D-602(a) of the North Carolina General Statutes. During the legislative hearing, the applicant shall report to the Planning Board on the delivery of the required notice and any communication with neighboring property owners and residents concerning the requested conditional zoning.

APPLICATION DEADLINES AND MEETING DATES

The deadline for filing of applications for legislative hearings will be the day which is 55 days prior to the date of the City Council meeting for which the public hearing is to be set, provided that the deadline is no less than 17 days prior to the Planning Board's required legislative hearing; in these instances, the deadline will be 62 days prior to the date of the City Council meeting for which the public hearing is to be set.

If five (5) applications have been received prior to the cut-off date, the request will be heard the following month.

<i>Application Deadline</i>	<i>Planning Board Meeting</i>	<i>City Council Meeting</i>
December 12, 2025	Monday, January 5, 2026	Thursday, February 5, 2026
January 9, 2026	Monday, February 2, 2026	Thursday, March 5, 2026
February 13, 2026	Monday, March 2, 2026	Thursday, April 9, 2026
March 13, 2026	Monday, April 6, 2026	Thursday, May 7, 2026
April 10, 2026	Monday, May 4, 2026	Thursday, June 4, 2026
May 15, 2026	Monday, June 1, 2026	Thursday, July 9, 2026
June 12, 2026	Monday, July 6, 2026	Thursday, August 6, 2026
July 17, 2026	Monday, August 3, 2026	Thursday, September 10, 2026
August 14, 2026	Tuesday, September 8, 2026	Thursday, October 8, 2026
September 11, 2026	Monday, October 5, 2026	Thursday, November 5, 2026
October 16, 2026	Monday, November 2, 2026	Thursday, December 10, 2026
*November, 2026: Confirm application deadline with staff	Monday, December 7, 2026.	*January, 2027: Confirm meeting date with staff

***January, 2027 Council meeting date is not set by Council until December, 2026.**

ITEMS TO BE SHOWN ON THE SITE PLAN:

The application for a Conditional Zoning District 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:

- 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';

- 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;
- 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;
- 10) The location, access to, and screening of a central solid waste area;
- 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;
- 13) The paving material for parking areas;
- 14) Curb cuts;
- 15) The compliance of the proposed development with the Ordinance's predetermined sign regulations;
- 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;
- 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;
- 20) When required by the Ordinance's predetermined specifications, sidewalks; 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.

APPLICANT INFORMATION

Applicant BLL Holdings, LLC *Applicant's Phone #* 336-465-0947

Applicant's Address PO Box 2021
Asheboro, NC 27204

Applicant email address [REDACTED]

PROPERTY INFORMATION

Property Owner's Name BLL Holdings, LLC

Location of Property 506 Pineview Street *Property Size (ac. or s.f.)* _____

Randolph County Property Identification Number (PIN#) 7753-77-1083; 7753-77-1023; 7753-77-1033

Current Zoning District R-10 *Requested Zoning District* R-10 CZ

Date Property Title Acquired 1/29/2026 *Deed Book* 2999 *Page* 731

Subdivision Eugene E. Brown *Section* Map 3 *Lot #* 112- 116; portion of 117

Plat Book 5 *Page* 81

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:

Rezone 506 Pineview Street, Asheboro, NC 27203 (PIN#7753-77-1083; 7753-77-1023; 7753-77-1033)

from R-10 to R10 CZ to allow two (2) duplexes on the site.

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

R10 permits single family and residential duplexes. The proposed rezoning is compatible with surrounding land uses. The duplexes will provide housing close to employment centers with access to I73-74

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.

N/A

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 public health, safety, and general welfare?

Improve the condition of the City's existing housing inventory. Existing and new employment centers

(Ross Distribution) are easily accessible from Pineview Street.

Does not apply ☐

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

The former residence on the site has been removed. Lots 112-116 and portion of 117 of the Eugene E. Brown SD Map No. 3 (PB 195, Pg 68) combined contain 22,170 sq. ft. more or less. Each 2 story duplex would occupy 11,000+ sq. ft.

parcel. The Applicant currently owns and rents many duplexes on Pineview Street in close proximity to the subject

property. The development will offer housing near employment centers and commercial uses which promotes positive growth and employment.

NCLTA Copyright and Entire Agreement: This Agreement and any attachments hereto represent the entire agreement between Seller, Buyer and/or Owner and Company and no prior or contemporaneous agreement or understanding inconsistent herewith (whether oral or written) pertaining to such matters is effective. THIS IS A COPYRIGHT FORM and any variances in the form provisions hereof must be specifically stated in the blank below and agreed to in writing by the Company:

CAUTION: NO MODIFICATION of this Agreement and NO WAIVER of any of its terms or conditions shall be effective unless made in writing and approved by the Company.

Seller(s) / Owner(s):

Signature _____ Print _____

Signature _____ Print _____

SUBSCRIBED, SWORN TO, and acknowledged before me this _____ day of _____, 202____.
My Commission Expires: _____

NOTARY PUBLIC

Buyer(s):

Signature _____ Print _____

Signature _____ Print _____

SUBSCRIBED, SWORN TO, and acknowledged before me this _____ day of _____, 202____.
My Commission Expires: _____ NOTARY PUBLIC

My Commission Expires: _____ NOTARY PUBLIC

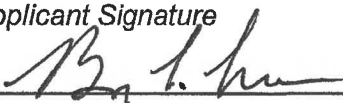
APPLICATION SIGNATURES

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

PO Box 2021
Asheboro NC 27204

Telephone Number

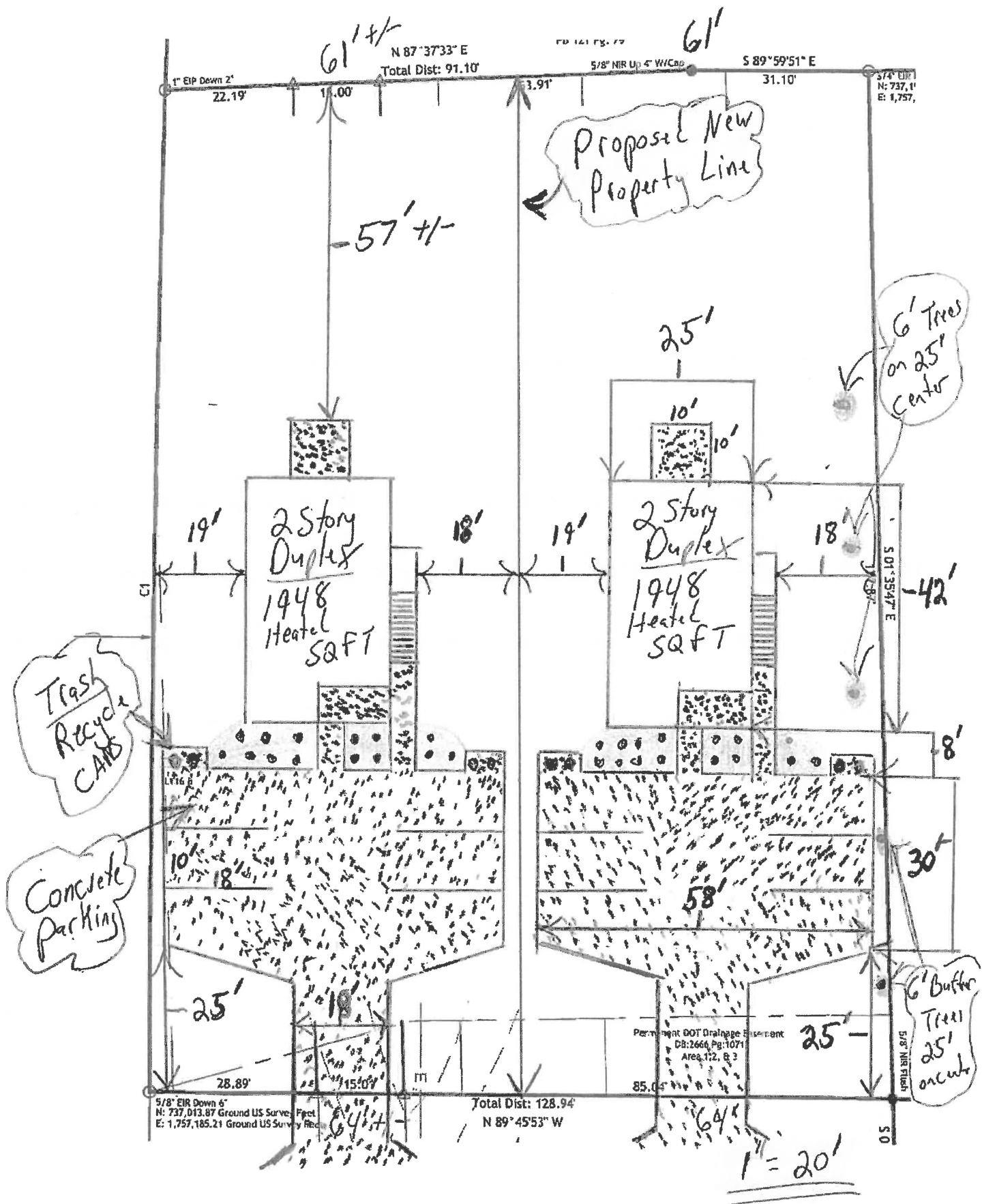
336 465 0947

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE **Date:** 3-13-26 **Case Number:** RZ-25-05



Firm #: P-1110
© 2026 Survey Carolina, Pllc

Drawn By: JER
Checked By: DWT
Job #: 18530

BK 2999 PG 731 - 736 (6)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOC# 20214151
01/29/2026 03:09:44 PM
Tax: \$140.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$140.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **7753.77.1083**

Mail after recording to: Grantee, PO Box 2021, Asheboro, NC 27204

This instrument was prepared by: BCM/sfl, The Law Office of Ben C. Morgan, 515-C Salisbury Street, Asheboro, NC 27203

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.

THIS DEED made this 26th day of January, 2026, by and between

GRANTOR

Joyce I. Shaw, a widow; Donnie Lee Hill and wife, Marilyn R. Hill; Sharita Nicole Vestal Welch, divorced; April Hodges Haithcox and husband, Brandon Haithcox; and Eric Shawn Hodges, unmarried

Mailing Address: 3069 WOW Road, Randleman, NC 27317

GRANTEE

BLL Holdings, LLC, a North Carolina limited liability company

Mailing Address: PO Box 2021, Asheboro, NC 27204

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.

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.

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:

Randleman Township, Randolph County, North Carolina:

PIN: 7753-77-1083

Lots Nos. 112, 113 and 114 of the Eugene E. Brown Subdivision, Map No. 3, a plat of which is recorded in Plat Book 5, Page 81, in the Office of Register of Deeds for Randolph County, North Carolina.

BEGINNING at a stake in the northern right-of-way line of the road, which said stake is the southwestern corner of Lot No. 114 of the Eugene E. Brown Subdivision, Map No. 3, a plat of which is recorded in Plat Book 5, Page 81, in the office of the Office of the Register of Deeds for Randolph County, thence in a western direction along said right-of-way and the southern boundary of Lot No. 115 ten (10) feet to a stake; thence in a northern direction parallel with the western boundary of Lot No. 114 a distance of two hundred (200) feet to a stake in the northern boundary of said Lot No. 115; thence in an eastern direction along the northern boundary of said Lot No. 115 a distance of ten (10) feet to a stake, the northwestern corner of Lot No. 114; thence in a southern direction 200 feet along the western boundary of Lot No. 114 to the Beginning, being the eastern ten-foot portion of Lot No. 115 of the said Eugene E. Brown Subdivision, Map No. 3.

PIN: 7753.77.1033

BEING ALL of Lot No. 115 of the Eugene E. Brown Subdivision, Map No. 3, a plat of which is recorded in Plat Book 5, Page 81, in the Office of the Register of Deeds of Randolph County, North Carolina.

SAVE AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED.

PIN: 7753.77.1023

BEING LOTS 116 and 117 of the Eugene E. Brown Subdivision, Map #3, as shown by plat recorded in Plat Book 5, Page 81, in the Office of the Register of Deeds of Randolph County, North Carolina.

This deed is made SUBJECT to a railroad right of way.

See Will of Shelby Jean Ingram Hill that was filed but never probated (22 E 000667-750) and a duplicate filing in (23 E 000604-750) Randolph County Clerk of Court.

Shelby Jean Ingram Hill had four (4) children, Linda I. Hodge aka Linda I. Hodges, Joyce I. Shaw, Tammy A. Hill, and Donnie Lee Hill. Linda I. Hodge (DOD: 1-11-2008) (divorced) predeceased Shelby Jean Ingram Hill. Linda I Hodge died intestate and her heirs are April Hodges Halthcock and Eric Shawn Hodges. Tammy A. Hill (DOD: 3-19-2022) predeceased Shelby Jean Ingram Hill. Tammy A. Hill's Estate can be found in 22 E 000378-750. Tammy A. Hill's Estate identifies Nicky Vestal (also known as Sharita Nicole Vestal Welch) as her heir. Jason Lee Hill was Tammy A. Hill's son who predeceased his mother on 07-21-2021 with no spouse and no children.

All or a portion of the property hereinabove described was acquired by Grantor by Instrument recorded in Book 1219/1500/2478, Page 653/1463/1217, Randolph County Registry.

A map showing the above described property is recorded in Plat Book 5, Page 81, 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.

 (SEAL)
Joyce I. Shaw

STATE OF NORTH CAROLINA

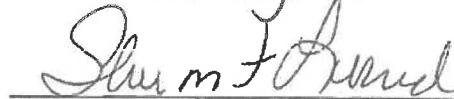
COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **Joyce I. Shaw** 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 29 day of January 2026.

My Commission Expires: 5/11/2027

(SEAL)


Sharon F. Leonard, Notary Public



Donnie Lee Hill (SEAL)
Donnie Lee Hill

Marilyn R. Hill (SEAL)
Marilyn R. Hill

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **Donnie Lee Hill and wife, Marilyn R. Hill** 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 29 day of January 2026.My Commission Expires: 5/11/2027

(SEAL)



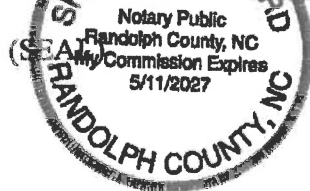
Sharon F. Leonard
Sharon F. Leonard, Notary Public

Sharita Nicole Vestal Welch (SEAL)
Sharita Nicole Vestal Welch

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **Sharita Nicole Vestal Welch** 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 29 day of January 2026.My Commission Expires: 5/11/2027

Sharon F. Leonard
Sharon F. Leonard, Notary Public

April Hodges Haithcox (SEAL)
April Hodges Haithcox

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **April Hodges Haithcox** 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 29 day of January 2026.

My Commission Expires: 5/11/2027
(SEAL)



Sharon F. Leonard
Sharon F. Leonard, Notary Public

Brandon Haithcox (SEAL)
Brandon Haithcox

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **Brandon Haithcox** 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 29 day of January 2026.

My Commission Expires: 5/11/2027
(SEAL)



Sharon F. Leonard
Sharon F. Leonard, Notary Public

Eric Shawn Hodges (SEAL)
Eric Shawn Hodges

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said county and state, do hereby certify **Eric Shawn Hodges** 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 29 day of January 2026.

My Commission Expires:

5/11/2027

(SEAL)

Sharon F. Leonard
Sharon F. Leonard, Notary Public





(Legislative Hearing (Case No. RZ-26-06): Request to rezone property located at 403 West Balfour Avenue and along Terry Avenue, including a portion of Randolph County Parcel Identification Number 7752876568, from I1 Light Industrial to OA6 (CZ) Office-Apartment Conditional zoning for multiple family dwellings. [The applicant has requested a continuance of this item until the June 4, 2026 City Council meeting.]

John Evans

Subject: FW: [External Sender] Contact Info

From: Justin Luck <jluck@ci.asheboro.nc.us>
Sent: Tuesday, April 14, 2026 1:48 PM
To: Bobby Crumley <[Redacted]>
Cc: John Evans <jevans@ci.asheboro.nc.us>
Subject: RE: [External Sender] Contact Info

Received. Thanks, Bob. We will note this request on the Council's agenda.

Thanks,

Justin

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392
www.asheboronc.gov



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

FRAUD ADVISORY: The City of Asheboro does not utilize wire transfers for payment of application fees. Payment links will be sent from wo.iworq.net.

From: Bobby Crumley <[Redacted]>
Sent: Tuesday, April 14, 2026 1:45 PM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Subject: Re: [External Sender] Contact Info

Thanks, Justin.

This email will confirm that I will be out of the country and Jamie will be out of the state on the currently scheduled City Council meeting date. We, therefore, request that the rezoning matter for the apartment development at Harpleys Meat Packing be continued to the June City Council meeting date.

Thank you,

Bob Crumley

Sent from my iPhone.



(Legislative Hearing (Case No. RZ-26-07): Request to rezone property located at 1114 Springdale Lane, the eastern side of Mountain Rd. between Springdale Ln. and 536 Mountain Rd., and the eastern side of Corwith St. between Cleveland St. and Springdale Ln. including Randolph County Parcel Identification Numbers 7751362639, 7751364604, 7751361544, 7751362504, 7751362564, 7751360660, 7751363524, 7751363594, and 7751360540, and a portion of 7751371038, from R10 Medium-Density Residential and R10 (CZ) Medium-Density Residential to RA6 High-Density Residential. [This request was withdrawn by the applicant.]

John Evans

Subject: FW: [External Sender] Springdale Rezoning Mailing Materials

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



E-mail correspondence to and from this sender is subject to North Carolina Public Records Law and may be disclosed to third parties.

From: Justin Luck <jluck@ci.asheboro.nc.us>
Sent: Thursday, April 16, 2026 1:36 PM
To: H. R. Gallimore [Reacted]
Cc: John Evans <jevans@ci.asheboro.nc.us>
Subject: RE: [External Sender] Springdale Rezoning Mailing Materials

Received. Thanks, HR. We will mark your application as withdrawn.

Thanks,

Justin

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392



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

FRAUD ADVISORY: The City of Asheboro does not utilize wire transfers for payment of application fees. Payment links will be sent from wo.iworq.net.

From: H. R. Gallimore [Reacted]
Sent: Thursday, April 16, 2026 12:52 PM
To: Justin Luck <jluck@ci.asheboro.nc.us>
Subject: Re: [External Sender] Springdale Rezoning Mailing Materials

Justin,

Please cancel our zoning application for Springdale Lane.

Thanks,

H.R.

H. R. Gallimore, SIOR, CCIM

RE/MAX Central Realty
231 S. Fayetteville Street
Asheboro, NC 27203

CELL: 336-626-5560
OFFICE: 336-626-5600

[What is CCIM?](#)

[Working with Real Estate Agents](#)



RZ-26-08

RZ-26-08: Request to apply initial City of Asheboro zoning (I2 General Industrial) to property located at 4306, 4308, 4400, and 4402 US Hwy. 220 Business South identified by Randolph County Parcel Identification Number 7659304064

1. Request	
Applicant: City of Asheboro	Property Owner: Schwarz Properties, LLC
Zoning: Randolph County Existing: Randolph County (Heavy Industrial Conditional Zoning- see analysis) Proposed: I2 General Industrial History: The current Randolph County Heavy Industrial (Conditional Use), allowing furniture manufacturing and related activities, was applied to the property on March 3, 1998. Randolph County tax records indicate that the various buildings on the property were constructed between 1984 and 2003. See #3 of analysis regarding recent zoning and annexation of balance of parcel.	
Required Notice	
Mailed Notice by Applicant:	4-23-26
Mailed Notice by Staff:	4-23-26
Published Notice:	4-23-26 and 4-30-26.
Posted Notice:	4-20-26.

2. Site Information	
Location	4306, 4308, 4400, and 4402 US Hwy. 220 Business South
PIN	Portion of 7659304064
Size	0.67 acres +/-
Jurisdiction	Currently located in Randolph County's jurisdiction
Current Land Use	Manufacturing, processing, and assembly (heavy)
Overlay Districts	N/A
Infrastructure	City water and sewer serve the property.
Transportation	
Street Classification:	I-73/74 is an interstate highway. US 220 Business is a major thoroughfare. Southmont School Road, before being realigned further south, was a minor thoroughfare.
Maintenance:	Each of the roadways is state-maintained.
Other Notes:	Traffic volumes are as follows: <u>I-73/74:</u> 25,500 AADT volume (2012 capacity of 55,900). <u>US 220 Business South:</u> 4,800 AADT (2012 capacity of 14,600) <u>Southmont School Road</u> (approximately 0.6 miles west of the property): 1300 AADT (2012 capacity of 13,600) There is a left-turn lane accessing the property from US 220 Business South northbound.
Surrounding Land Use	
North:	Undeveloped & NCDOT right-of-way related to US 64 Bypass
South:	Residential
East:	Residential and Industrial
West:	I-73/74

3. Staff Analysis

- 1) The requested I2 district is described as intending “to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts.”
- 2) The current zoning district only allows furniture manufacturing, which ceased in 2023. The general district rezoning would allow all uses permitted by right, subject to compliance with city land use regulations. No site-specific development plan is considered with this request.
- 3) 62.09 acres of property on this parcel was annexed into the city on February 5, 2026 and I2 zoning was applied to that portion of the property. Due to an error in the survey, a 0.67 acre +/- portion of the property was not included in the rezoning request. This request includes the additional 0.67 acres +/-, which also has a public hearing for annexation scheduled for May 7, 2026.

4. Land Development Plan Consistency and Reasonableness

Proposed Land Use Map	Unmapped
Growth Strategy Map	Unmapped
Small Area Map	Unmapped

LDP Goals/Policies Supporting Request (5)

- Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
- Checklist Item 6: Existing infrastructure is adequate to support the desired zone. (*water, sewer, roads, schools, etc.*)
- Checklist Items 12-13: 13.) The property is not located within 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
- Policy 1.2.1 The City will coordinate with the Randolph County Economic Development Corporation and the Chamber of Commerce to retain existing business and industry and recruit a diversity of sustainable business and industry.

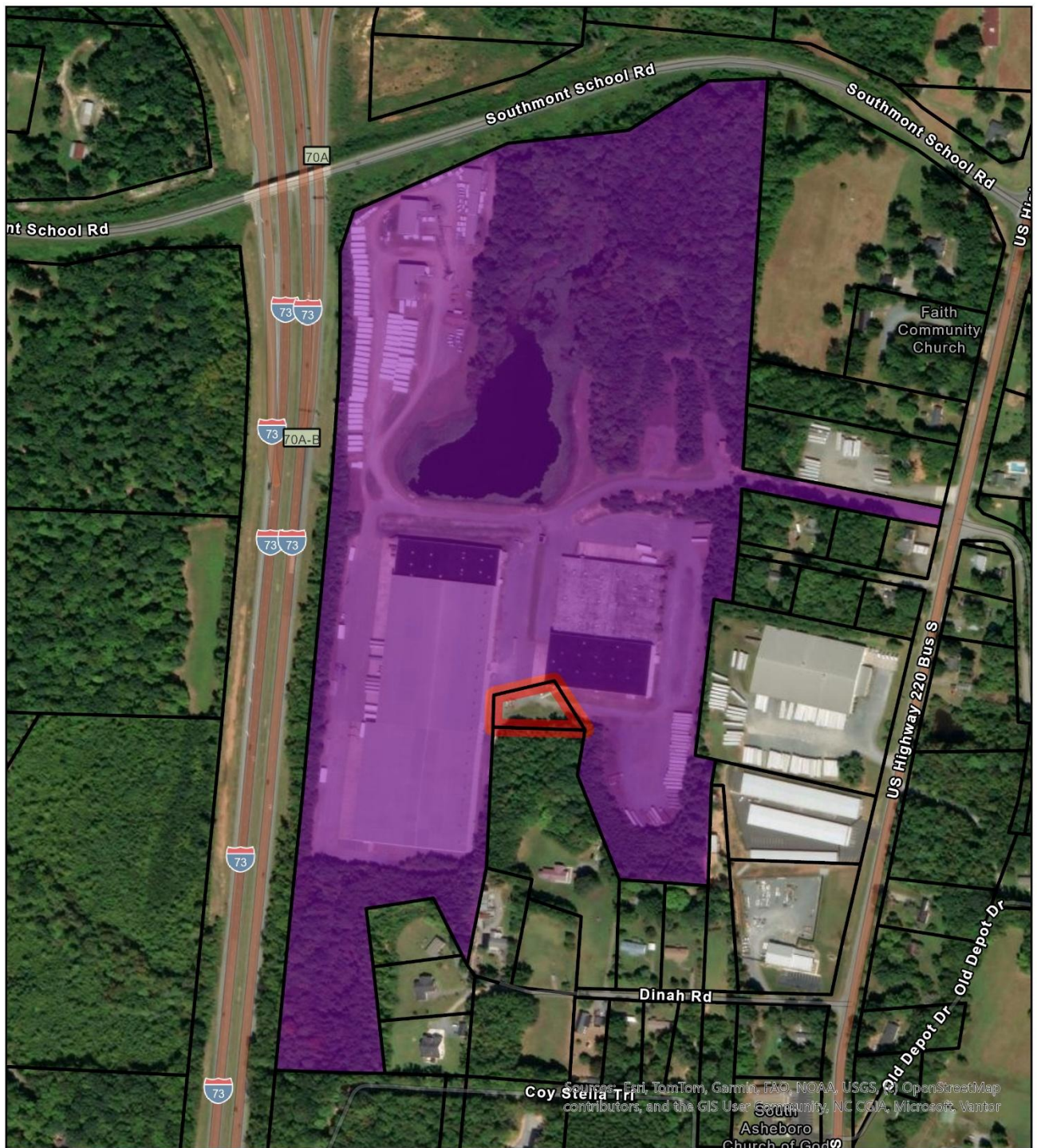
LDP Goals/Policies Not Supporting Request (1)

- 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.

5. Planning Board Recommendation and City Council Action Items	
Staff Recommendation	Approve
Planning Board Recommendation	Approve
Planning Board Plan Consistency and Reasonableness Statement	Much of the same analysis that was offered for the previous case on the balance of the property, RZ-26-02, applies to the property requested for rezoning with this request, noting that, unlike the remainder of the parcel, there is no floodplain or area of steep slopes on the portion of the property involved in this request. While the property is just outside of the City's current jurisdiction and is not mapped by the current Land Development Plan's Proposed Land Use or Growth Strategy Maps, general goals and policies guide the assessment of the request's consistency with the Land Development Plan. The plan anticipated the US 64 Bypass to have a significant impact on future growth in this area. The property is close to that corridor, other economic development activities located within various nodes along the I-73/74 corridor, and considerable existing and planned residential growth in this general area of Asheboro. Although it is ideal to have a transitional land use between industrial and residential uses, the history of the property having heavy industrial use for decades makes a general district rezoning beneficial to encouraging economic development, along with providing protections to property owners found in ordinance requirements, such as buffering and screening, and industrial district performance standards help make this request reasonable.
City Council Action Items	1) Approve or deny zoning map amendment RZ-26-08: request to rezone to I2 Industrial 2) Adopt Plan Consistency and Reasonableness Statement

Motions with Consistency and Reasonableness Statements	
Motion 1: Concurrence with Planning Board Recommendation and Statement	I move to approve rezoning request RZ-26-08 and to adopt the plan consistency and reasonableness statement articulated by the Planning Board.
Motion 2: Denial	I move to deny rezoning request RZ-26-08, finding that the plan consistency and reasonableness statement adopted by the Planning Board does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s): - <i>State which goals or policies from the report support the motion to deny, and/or</i> - <i>State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny).</i>

Plan Consistency and Reasonableness Statement Information	
Plan Consistency	G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps, goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.
Reasonableness	G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community (iii) the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment (iv) why the action taken is in the public interest (v) any changed conditions warranting the amendment



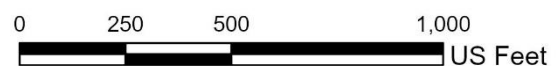
Subject Area of
RZ-26-08
Zoning Map Amendment



Existing Industrial I2 Zoning

City of Asheboro RZ-26-08

Portion PIN 7659304064



Randolph County HI-CD to I2
+/- 0.67 Acres

64

Map_ID	Owner
A	SCHWARZ PROPERTIES LLC
B	DEPARTMENT OF TRANSPORTATION
C	DEPARTMENT OF TRANSPORTATION
D	DUNN, NANCY E
E	DUNN, NANCY E
F	MILLER, WESTLY (MILLER, ERICA)
G	NANCE, DENNIS A (NANCE, GARY L)
H	MCCOY, ADAM (MCCOY, AMANDA)
I	SCOTT, MEGAN MICHELLE TRUSTEE (DOERR, CHRISTOPHER M TRUSTEE)
J	SCOTT, SHELIAH N
K	TEAGUE, MICHAEL F (CALLICUTT, CHRISTIE L) - Additional Owners
L	PARKS, ROY L (PARKS, LOUISE W)
M	PARKS, LOUISE W
N	PARKS, LOUISE W
O	FIBER CUSHIONING INC
P	MILLSTONE PROPERTY GROUP LLC
Q	HILL, LINDA E
R	SPINKS, HILDA C
S	KING, FRANKIE
T	HARRINGTON, ARTHUR A
U	HAMMOND, LASH LARUE
V	VESTAL, CRYSTAL LANENE
W	HAMMOND, CHRISTIE DANENE
X	HAMMOND, NICHOLAS LARUE
Y	DALKE, BOBBY WAYNE JR (DALKE, DONNA C)
Z	BRASWELL, MARK T (BRASWELL, JAN R)
AA	GREENE, BAILEY K (BRASWELL, ALLISON L)
BB	LUCK, RUTH D
CC	LUCK, RUTH D

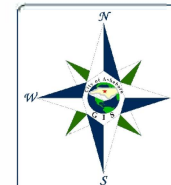
1 inch = 600 feet

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-08

Parcels: 7659304064 (portion)

- Subject Property
- Adjoining Properties
- City Zoning



- ETJ
- Floodplain - 100 Year

APPLICANT INFORMATION

Applicant City of Asheboro

Applicant's Phone # 336-626-1201

Applicant's Address 146 North Church Street; 336-626-1201

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

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Schwarz Properties, LLC

Location of Property 4306, 4308, 4400, 4402 US 220 Business South

Property Size (ac. or s.f.) 0.67 acres +/-

Randolph County Property Identification Number (PIN#) 7659304064

Current Zoning District Randolph County zoning (Heavy Industrial Conditional Zoning)

Requested Zoning District I2 General Industrial

Date Property Title Acquired May 2, 2024

Deed Book 2908 Page 1172

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

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

The zoning district is consistent with the use of the property. The staff analysis will provide further explanation on Land Development Plan compliance.

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

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

There are no ordinance errors. However, there was an error in the survey when the balance of this parcel was annexed, inadvertently omitting this portion of the property. This rezoning is intended to correct that error, matching the additional portion of property proposed for annexation.

Does not apply ☐

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

City zoning needs to be applied to the property due to the pending annexation of the property, and the ability to use the property for a viable use.

Does not apply ☐

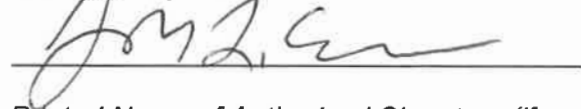
4. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

Staff's Reasonableness and Consistency statements will articulate this information. The property owner also previously indicated a preference for I2 zoning to be applied.

APPLICATION SIGNATURES

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

Applicant Signature



Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)
See letter that was included with previous request.

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: JLE **Date:** **Case Number:**

BK 2908 PG 1172 - 1177 (6)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

DOC# 20181890
05/02/2024 12:06:38 PM
Tax: \$24,800.00

PREPARED BY:

This instrument prepared by:
Stephen Pritchard, 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 (N.C.G.S. § 161-
31).

RETURN TO: GRANTEE

NORTH CAROLINA

PARCEL ID 7659304064

EXCISE TAX \$24,800.00

RANDOLPH COUNTY

SPECIAL WARRANTY DEED

☐ If checked, the property includes the primary residence of Grantor.

THIS SPECIAL WARRANTY DEED made and entered into this 2nd day of May,
2024, by and between ARG KLSLBNC001, LLC, a Delaware limited liability company, whose
address is: c/o Global Net Lease Operating Partnership, L.P., 650 Fifth Avenue, 30th Floor, New
York, New York, 10019, party of the first part;

-TO-

SCHWARZ PROPERTIES, L.L.C., a North Carolina limited liability company, whose
address is: 1947 N Fayetteville Street, Asheboro, North Carolina 27203, party of the second part;

WITNESSETH:

That said party of the first part in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS and other good and valuable considerations to her paid by said party of the second
part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents

238553114.2

226 Submitted electronically by "Stewart Title Guaranty - Commercial Services Boston"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Randolph County Register of Deeds.

does grant, bargain, sell, and convey to said party of the second part, its successors and assigns, a certain tract or parcel of land, lying and being in City/Town of Asheboro, Randolph County, North Carolina, and being more particularly described in Exhibit A incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said party of the second part, its successors and assigns, in fee simple, to its only use and behoof forever.

The said party of the first part covenants that it has done nothing to impair such title as party of the first part received, and party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through party of the first part, except for the exceptions hereinafter stated.

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

1. Taxes for the year 2024, and subsequent years, which are a lien not yet due and payable;
2. Easements, setback lines and any other matters shown or noted on plat recorded in Plat Book 43, Page 28; Plat Book 98, Page 5; Plat Book 119, Page 77; and Plat Book 129, Page 18, Randolph County Registry, as shown on that certain Survey prepared by David B. Jordan B. Jordan PLS No. L-3940, with American Surveying & Mapping Inc., dated February 24, 2020, last revised March 23, 2020, under Job No. 200206;
3. Easement(s) and/or Right(s) of Way to Carolina Power & Light Company recorded in Book 408, Page 325 and Book 819, Page 169, Randolph County Registry;
4. Deed for Highway Right of Way to the Department of Transportation recorded in Book 2517, Page 1450, Randolph County Registry, as shown on that certain Survey prepared by David B. Jordan B. Jordan PLS No. L-3940, with American Surveying & Mapping Inc., dated February 24, 2020, last revised March 23, 2020, under Job No. 200206;
5. The ALTA/NSPS Land Title Survey prepared by David B. Jordan B. Jordan PLS No. L-3940, with American Surveying & Mapping Inc., dated February 24, 2020, last revised March 23, 2020, under Job No. 200206 (the "Survey"), discloses the following:
 - a. Rights both public and private in and to: light pole, utility pole, overhead electric lines, electric transformers, manhole, water valve, water meter, water course, fire hydrant, pump station, propane tank, billboard, reinforced concrete pipes, well, pond.

b. Security Fence encroaches 15.5' into adjoiner.

6. That certain Utility Easement to the Seagrove – Ulah Metropolitan Water District, a municipal corporation of Randolph County, North Carolina, dated December 5, 2023, recorded in Book 2887, Page 1193, Randolph County Registry, on December 8, 2023.

[SIGNATURES ON FOLLOWING PAGE]

IN TESTIMONY WHEREOF, the said party of the first part has executed this Deed under seal,
this day and year first above written.

ARG KLSLBNC001, LLC,
a Delaware limited liability company

By: [Signature]
Name: Jesse Galloway
Title: Authorized Signatory

State of New York

bronx County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Authorized Signatory

WITNESS my hand and notarial seal this 24th day of April, 2024.



[Signature], Notary Public

Notary's signed name as appears on seal

Estrella Cruz, Notary Public

Notary's printed or typed name as appears on seal

My Commission Expires:

Dec 2025

(Official Seal)

EXHIBIT A

ALL that certain lot or parcel of land situate, lying, and being in Randolph County, North Carolina, and more particularly described as follows:

Real property in the City of Asheboro, County of Randolph, State of North Carolina, described as follows:
ALL OF THAT PROPERTY SHOWN ON PLAT RECORDED IN BOOK 129, PAGE 18 OF THE RANDOLPH COUNTY REGISTER OF DEEDS, TITLED "RECOMBINATION PLAT FOR KLAUSSNER FURNITURE INDUSTRIES OF A MINOR SUBDIVISION OF TRACT 1, 2, 3 & 4 AS RECORDED IN PLAT BOOK 119, PAGE 77, RECOMBINED INTO ONE TRACT CONTAINING 79.761 ACRES."

SAVE AND EXCEPT PORTION THEREOF CONVEYED TO DEPARTMENT OF TRANSPORTATION BY DEED FOR HIGHWAY RIGHT OF WAY RECORDED IN BOOK 2517, PAGE 1450 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA.

SAVE AND EXCEPT PORTION THEREOF CONVEYED TO DEPARTMENT OF TRANSPORTATION BY NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 2517, PAGE 1454 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA.

SAVE AND EXCEPT PORTION THEREOF CONVEYED TO HOLLI ABERNETHY DALKE BY NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 2516, PAGE 1357 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT 1, CONTAINING 3.177 ACRES, MORE OR LESS, AS SHOWN BY THE MAP PREPARED FOR BERTHA B. COBLE AND HELEN SPINKS BY ROGER C. CAGLE, DATED MAY 6, 2005 AND RECORDED IN PLAT BOOK 98, PAGE 5, RANDOLPH COUNTY REGISTRY.

SAVE AND EXCEPT PORTION THEREOF CONVEYED TO KHF HOLDINGS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, BY NORTH CAROLINA GENERAL WARRANTY DEED RECORDED IN BOOK 2533, PAGE 562 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING 5.544 ACRES, MORE OR LESS, PURSUANT TO A SURVEY ENTITLED "SURVEY FOR KHF HOLDINGS, LLC" PREPARED BY BURROW SURVEYS, INC., DATED JANUARY 23, 2017 AND RECORDED ON FEBRUARY 16, 2017 IN PLAT BOOK 151, PAGE 12 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA.

The above referenced legal is more particularly described in the ALTA/NSPS Land Title Survey prepared by David B. Jordan B. Jordan PLS No. L-3940, with American Surveying & Mapping Inc., dated February 24, 2020, last revised March 23, 2020, and designated Job No. 200208:

Being that certain tract of land in the Cedar Grove Township of Randolph County, NC more particularly described as follows:

Beginning at a nail found on the new R/W of US 64 By Pass; thence with said new R/W 4 calls: 1) N 68°10'23" E a

distance of 482.73' to a nail found; 2) N 83°31'06" E a distance of 358.89' to a nail found; 3) N 58°16'49" E a distance of 278.41' to a nail found; 4) N 86°15'08" E a distance of 166.81' to a nail found; thence S 03°35'35" W a distance of 888.11' to a rebar and cap found the southwesterly corner of Dennis A. Nance (16 E -683) P.D. 1, Page 274, thence S 03°31'06" W a distance of 192.20' to a pinched pipe found southwesterly corner of Adam McCoy D.B. 2505, Page 341; thence S 79°02'20" E a distance of 600.98' to a rebar found (having NC Gnd Coordinates N: 690.069 16' and E: 1,754,689.00') on the Easterly margin of US Hwy 220 Business South, thence with said US Hwy 220 Business South; thence S 12°30'40" W a distance of 59.98' to a PK nail found in the line of D. Farrell Tooguo D.B. 1887, Page 915; thence with said Tooguo's line N 79°12'46" W a distance of 150.01' to a rebar found the northwesterly corner of Roy L. Parks D.B. 1856, Page 368; thence with said Parks' line 3 calls: 1) N 70°00'14" W a distance of 441.37' to a rebar found; 2) S 03°33'32" W a distance of 151.92' to a rebar found; 3) S 06°34'22" W a distance of 185.59' to a rebar found in the line of Fiber Cushioning, Inc. D.B. 1586, Pg. 888; thence with said Fiber Cushioning's line 3 calls: 1) N 78°11'04" W a distance of 52.85' to a rebar found; 2) S 06°49'28" W a distance of 405.09' to a rebar found; 3) S 77°24'04" E a distance of 60.07' to a rebar found in the line of said Fiber Cushionings, thence S 07°14'13" W a distance of 85.42' to a rebar found in the line of Linda E. Hill D.B. 1849, Pg. 1980; thence with said Hill's Line S 01°58'08" W a distance of 289.07' to a rebar found on the line of Hilda C. Spinks D.B. 2067, Pg. 2203, thence with Spinks line and Frankie Kings' line (D.B. 1305, Pg. 314) N 86°02'38" W a distance of 282.71' to a pipe found in the line of Arthur A. Harrington (D.B. 1508, Pg. 003), thence with Harrington's line 4 calls: 1) N 21°54'46" W a distance of 333.79' to a pipe found; 2) N 09°33'45" E a distance of 134.73' to a pinched pipe found; 3) S 89°41'38" W a distance of 272.54' to a mark on a concrete pad; 4) S 02°42'15" W a distance of 406.53' to a rebar found in the line of Lesh L. Hammond; thence with Hammond's line S 11°20'55" W a distance of 289.47' to a pipe found in the line of Crystal L. Vestal (Lots A-C, P.B. 154, Pg. 53), thence with Vestal's line, 3 calls: 1) N 27°14'00" W a distance of 218.39' to a steel fence post; 2) S 81°04'00" W a distance of 201.88' to a steel fence post; 3) S 06°47'50" E a distance of 509.61' to a pipe found in the line of Bobby W. Dalka, Jr. D.B. 1620, Pg. 808, D.B. 1507, Pg. 1052; thence with said Dalka's line N 87°49'22" W a distance of 328.22' to a R/W Monument found on the easterly R/W of Interstate 73-74; thence with said Interstate R/W 2 calls: 1) N 05°23'23" E a distance of 1769.10' to a R/W Monument found; 2) thence with a curve turning to the left with an arc length of 672.63', with a radius of 5832.31', with a chord bearing of N 02°04'55" E, with a chord length of 672.25' to a nail found on the new southerly R/W of US 64 By Pass, thence N 18°36'52" E a distance of 130.22' to the point of beginning, having an area of 2,728,538 square feet, or 62.638 Acres

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

WHEREAS, The City of Asheboro is self-funded for health insurance and additional funding is needed to provide for current known claims and estimated claims through June 30, 2026.

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 item be increased / decreased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
10-000-399.0000	Fund Balance Allocation	\$1,576,255

That the following expense line item be increased / decreased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
10-410-507.0004	Fringe- Insurance	35,000
10-420-507.0004	Fringe- Insurance	17,500
10-440-507.0004	Fringe- Insurance	8,750
10-450-507.0004	Fringe- Insurance	6,563
10-480-507.0004	Fringe- Insurance	16,625
10-490-507.0004	Fringe- Insurance	30,625
10-510-507.0004	Fringe- Insurance	531,942
10-530-507.0004	Fringe- Insurance	341,250
10-540-507.0004	Fringe- Insurance	17,500
10-545-507.0004	Fringe- Insurance	17,500
10-550-507.0000	Fringe- Insurance	41,125
10-555-507.0004	Fringe- Insurance	74,375
10-565-507.0004	Fringe- Insurance	118,125
10-575-507.0004	Fringe- Insurance	13,125
10-580-507.0004	Fringe- Insurance	70,000
10-590-507.0004	Fringe- Insurance	8,750
10-615-507.0004	Fringe- Insurance	8,750
10-620-507.0004	Fringe- Insurance	61,250
10-623-507.0004	Fringe- Insurance	21,875
10-625-507.0004	Fringe- Insurance	13,125
10-640-507.0004	Fringe- Insurance	122,500
Total change		<u>\$1,576,255</u>

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

Adopted this 7th day of May 2026

W. Joseph Trogon Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE WATER & SEWER FUND
FY 2025-2026

WHEREAS, The City of Asheboro is self-funded for health insurance and additional funding is needed to provide for current known claims and estimated claims through June 30, 2026.

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 item be increased / decreased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase</u>
30-000-399.0000	Fund Balance Allocation	480,375

That the following expense line item be increased / decreased:

<u>Account #</u>	<u>Expense Description</u>	<u>Increase/ Decrease</u>
30-720-507.0004	Fringe- Insurance	21,875
30-810-507.0004	Fringe- Insurance	43,575
30-820-507.0004	Fringe- Insurance	56,700
30-830-507.0004	Fringe- Insurance	78,575
30-840-507.0004	Fringe- Insurance	87,325
30-850-507.0004	Fringe- Insurance	65,450
30-860-507.0004	Fringe- Insurance	13,125
30-870-507.0004	Fringe- Insurance	74,375
30-880-507.0004	Fringe- Insurance	39,375
	Total change	480,375

Adopted this 7th day of May 2026

W. Joseph Trogon Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

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

WHEREAS the City Council of the City of Asheboro wants 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 item be decreased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-000-399.0000	FUND BALANCE ALLOCATION	\$23,841

That the following Expense line item be increased / (decreased):

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-440-555.0000	TAX REFUNDS	\$23,841

Adopted the 7th day of May 2026

W. Joseph Trogdon Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE NO. _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

ORDINANCE EXTENDING THE ASHEBORO CITY LIMITS
BY ANNEXING APPROXIMATELY 0.674 ACRES
OF LAND OWNED BY
SCHWARZ PROPERTIES, L.L.C.

WHEREAS, in accordance with Section 160A-58.1 of the North Carolina General Statutes, Schwarz Properties, L.L.C. submitted a petition requesting the annexation into Asheboro of approximately 0.674 acres of their land that is located along United States Highway 220 Business South and is identified by Randolph County Parcel Identification Number 7659304064; and;

WHEREAS, the territory proposed for annexation has been more specifically described by metes and bounds in Section 1 of this Ordinance; and

WHEREAS, on April 9, 2026, by means of a duly adopted resolution (Resolution Number _____), the Asheboro City Council directed the city clerk to investigate the sufficiency of the annexation petition submitted by Schwarz Properties, LLC and the city clerk has in fact certified the sufficiency of the referenced annexation petition; and

WHEREAS, pursuant to Asheboro City Council Resolution Number _____, a legal notice was published on April 23, 2026, in *The Courier-Tribune*, a newspaper with general circulation in the City of Asheboro, announcing that a public hearing to consider the adoption of an ordinance annexing the described territory into the City of Asheboro would be held during the city council's next regular meeting, which was scheduled to begin at 6:00 p.m. on May 7, 2026 in the council chamber on the second floor of Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203; and

WHEREAS, the public hearing was held, as advertised, on May 7, 2026; and

WHEREAS, the Asheboro City Council found that the area described within the petition met the standards prescribed by Section 160A-58.1(b) of the North Carolina General Statutes, to wit:

- (a) The nearest point on the proposed satellite corporate limits was not more than three miles from the primary corporate limits of the City of Asheboro;
- (b) No point on the proposed satellite corporate limits line was closer to the primary corporate limits of another municipality than to the primary corporate limits of the City of Asheboro;
- (c) The area for which annexation has been requested is situated so that the City of Asheboro will be able to provide the same services within the proposed satellite corporate limits that are provided within the primary corporate limits;
- (d) A subdivision has not been fragmented by the requested annexation; and

WHEREAS, the city council has concluded that all landowners required by law to sign the annexation petition have, in fact, signed the petition; and

WHEREAS, the city council further found the annexation petition to be otherwise valid and that the public health, safety, and welfare of the inhabitants of the City of Asheboro and the area proposed for annexation will be best served by annexing the territory described in Section 1 of this Ordinance.

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

Section 1. By virtue of the authority granted in Section 160A-58.2 of the North Carolina General Statutes, the following described non-contiguous territory is annexed, attached to, and hereby becomes a part of the City of Asheboro, North Carolina:

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING at a computed point in the current Satellite City Limits of the City of Asheboro, having North Carolina Grid Coordinates of Northing 689,576.13 US survey feet and Easting 1,753,540.14 US survey feet, said point being South 15°38'01" East a distance of 6563.45 feet from a corner of the Primary City Limits of the City of Asheboro

having North Carolina Grid Coordinates of Northing 695,896.76 US survey feet and Easting 1,751,771.38 US survey feet, said point lying within the property of Schwarz Properties, L.L.C., as described in Deed Book 2908, Page 1172, recorded in the Office of the Register of Deeds of Randolph County, North Carolina, said point also lying within Randolph County Parcel Number 7659304064; thence within said parcel and following the current Satellite City Limits South 31°44'12" East a distance of 172.90 feet to a computed point, a common corner with Arthur Harrington, as recorded in Deed Book 1508, Page 903, and also being the southeastern corner of the property conveyed by Arthur Harrington to Klaussner Furniture Industries, Inc. in Deed Book 1513, Page 508; thence leaving the current Satellite City Limits along the new Satellite City Limit Line, a common line of Schwarz and Harrington, South 89°41'31" West a distance of 272.54 feet to a computed point in the line of Schwarz Properties, L.L.C., common corner with Arthur Harrington, and being the southwestern corner of the aforesaid Deed Book 1513, Page 508, also being the current Satellite City Limit line; thence within said Schwarz Properties, L.L.C. parcel and following the current Satellite City Limits North 1°39'49" East a distance of 104.57 feet to a computed point; thence continuing thence within said Schwarz Properties, L.L.C. parcel, and the current Satellite City Limits North 76°09'32" East a distance of 183.89 feet to a computed point, the Point and Place of BEGINNING, and containing a total area to be annexed of 29,370 square feet, more or less, which is 0.674 Acres.

The above legal description was in accordance with a plat of survey drawn under the supervision of Dan W Tanner, II, PLS Professional Land Surveyor with License Number L-4787. This plat of survey is titled "Annexation Survey for: Schwarz Properties, LLC", and is identified as Job # 18451.

The plat of survey referenced in the immediately preceding paragraph is recorded in Plat Book ____, Page ____, Randolph County Registry.

Section 2. Upon and after May 7, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Asheboro and shall be entitled to the same privileges and benefits as other parts of the City of Asheboro. The above-described territory shall be subject to municipal taxes according to Section 160A-58.10 of the North Carolina General Statutes.

Section 3. The Mayor of the City of Asheboro shall cause to be recorded in the Office of the Randolph County Register of Deeds and in the Office of the North Carolina Secretary of State an accurate map of the annexed territory that is described in Section 1 of this Ordinance together with a duly certified copy of this Ordinance.

Such a map shall also be delivered to the Randolph County Board of Elections as required by Section 163-288.1 of the North Carolina General Statutes.

Section 4. All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed.

Section 5. This Ordinance shall be in full force and effect upon and after May 7, 2026.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting held on May 7, 2026.

W. Joseph Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

Approved as to form:

Thomas D. Carruthers, City Attorney

Notes:

- This project is located within a special flood hazard area per NCFRIS.
Map #: 3710765800J Effective Date: 1/2/2008
Map #: 3710765900J 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: 7659304064

Date Annexation Ordinance

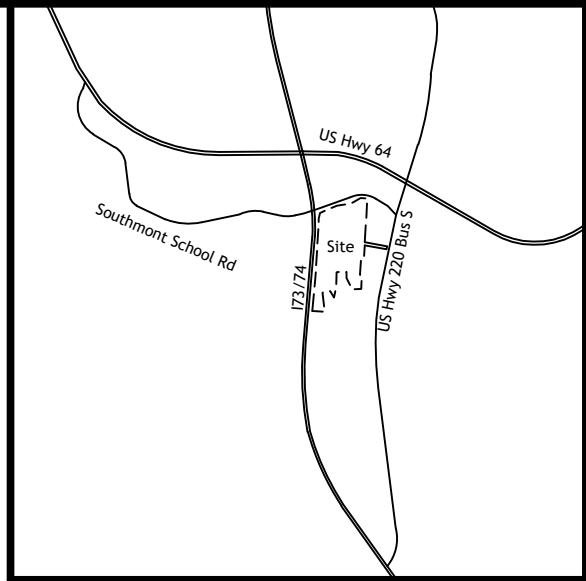
Adopted by the Asheboro City Council: _____

Annexation Ordinance Effective Date: _____

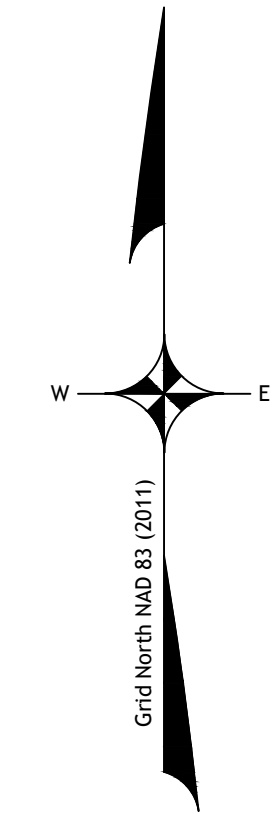
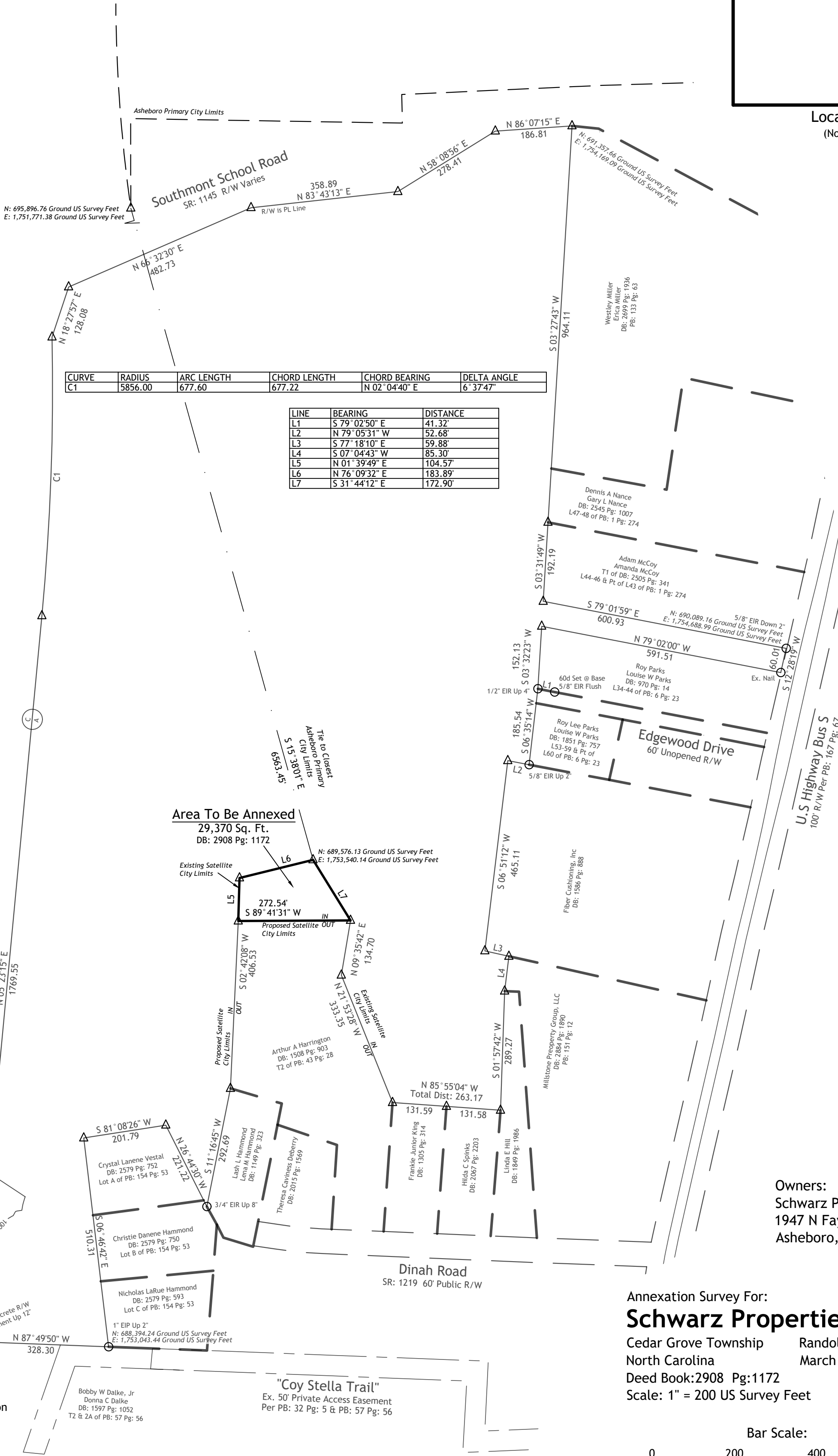
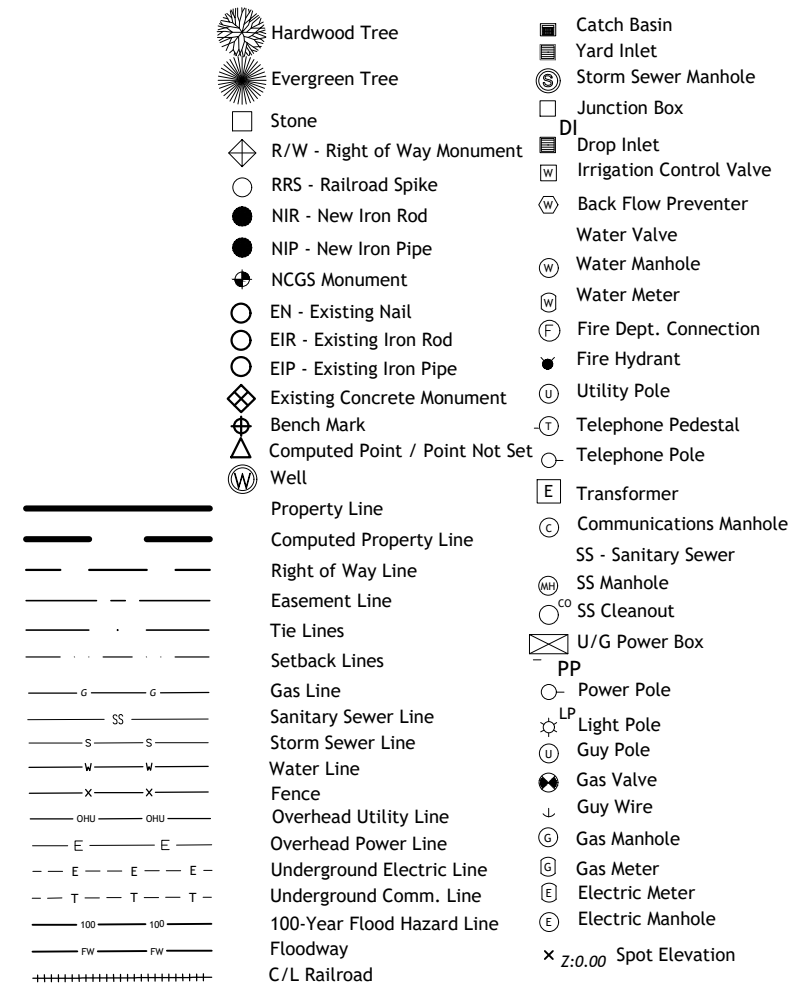
STATE OF NORTH CAROLINA

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

Date _____ Review Officer _____



Location Map
(Not to Scale)



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

In accordance with NC General Statute 47-30(f)11d
That the survey is of another category, such as the
recombination of existing parcels, a court-ordered
survey, or other exemption or exception to the definition
of subdivision.

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 2908 , page 1172 ;

that the boundaries not surveyed are clearly indicated as drawn from
information found in Book See , 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 the 11th day of March,
A.D., 2026.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

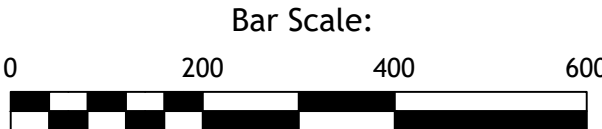
Professional Land Surveyor

L-4787

I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS
survey made under my supervision and the following information was used to perform the survey:
(1) Class of survey: Class A
(2) Positional accuracy: <0.10'
(3) Type of GNSS field procedure: Real-Time Kinematic Networks
(4) Dates of survey: December 18, 2025
(5) Datum/Epoch: NAD83(2011) / 2010.00
(6) Published/Fixed-control use: North Carolina Real Time Network
(7) Geoid model: Geoid18
(8) Combined grid factor(s): 0.99986127
(9) GP5/GNSS Scale Point:
N:690,105.90 E:1,754,627.01 Z:822.92
(10) Units: US Survey Feet

Owners:
Schwarz Properties, LLC
1947 N Fayetteville St
Asheboro, NC 27203

Annexation Survey For:
Schwarz Properties, LLC
Cedar Grove Township Randolph County
North Carolina March 11, 2026
Deed Book:2908 Pg:1172
Scale: 1" = 200 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
© 2026 Survey Carolina, PLLC

Drawn By: HRM & AJ5 Checked By: DWT Job #: 18451

ORDINANCE NO. _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

ORDINANCE EXTENDING THE ASHEBORO CITY LIMITS
BY ANNEXING APPROXIMATELY 3.662 ACRES
OF LAND OWNED BY
MAGNOLIA NC, LLC

WHEREAS, in accordance with Section 160A-58.1 of the North Carolina General Statutes, Magnolia NC, LLC submitted a petition requesting the annexation into Asheboro of approximately 3.66 acres of their land that is located along US HWY 220 Business South and is identified by Randolph County Parcel Identification Number 7659652322; and

WHEREAS, the territory proposed for annexation has been more specifically described by metes and bounds in Section 1 of this Ordinance; and

WHEREAS, on April 9, 2026, by means of a duly adopted resolution (Resolution Number _____), the Asheboro City Council directed the city clerk to investigate the sufficiency of the annexation petition submitted by Magnolia NC, LLC and the city clerk has in fact certified the sufficiency of the referenced annexation petition; and

WHEREAS, pursuant to Asheboro City Council Resolution Number _____, a legal notice was published on April 23, 2026, in *The Courier-Tribune*, a newspaper with general circulation in the City of Asheboro, announcing that a public hearing to consider the adoption of an ordinance annexing the described territory into the City of Asheboro would be held during the city council's next regular meeting, which was scheduled to begin at 6:00 p.m. on May 7, 2026 in the council chamber on the second floor of Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203; and

WHEREAS, the public hearing was held, as advertised, on May 7, 2026; and

WHEREAS, the Asheboro City Council found that the area described within the petition met the standards prescribed by Section 160A-58.1(b) of the North Carolina General Statutes, to wit:

- (a) The nearest point on the proposed satellite corporate limits was not more than three miles from the primary corporate limits of the City of Asheboro;
- (b) No point on the proposed satellite corporate limits line was closer to the primary corporate limits of another municipality than to the primary corporate limits of the City of Asheboro;
- (c) The area for which annexation has been requested is situated so that the City of Asheboro will be able to provide the same services within the proposed satellite corporate limits that are provided within the primary corporate limits;
- (d) A subdivision has not been fragmented by the requested annexation; and

WHEREAS, the city council has concluded that all landowners required by law to sign the annexation petition have, in fact, signed the petition; and

WHEREAS, the city council further found the annexation petition to be otherwise valid and that the public health, safety, and welfare of the inhabitants of the City of Asheboro and the area proposed for annexation will be best served by annexing the territory described in Section 1 of this Ordinance.

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

Section 1. By virtue of the authority granted in Section 160A-58.2 of the North Carolina General Statutes, the following described non-contiguous territory is annexed, attached to, and hereby becomes a part of the City of Asheboro, North Carolina:

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING at an 1-1/4 inch Existing Iron Pipe in the eastern Right-of-Way of US Highway 220 Business South, having North Carolina Grid Coordinates of Northing 695,553.31 US survey feet and Easting 1,756,049.67 US survey feet (NAD83 (2011)), said point being South 61°16'50" East a distance of 2672.64 feet from a corner of the

Primary City Limits of the City of Asheboro, said point being the northwestern corner of the Annexation Area herein described and the northwestern corner of Magnolia NC, LLC, as recorded in Deed Book 3000, Page 834 1612 in the Office of the Register of Deeds of Randolph County, and being a common corner with Jacklyn Betke, as recorded in Deed Book 2697, Page 1612 of said Registry; thence along the common line with Betke and the northern line of Magnolia NC, LLC and the proposed Annexation Area South 81°38'35" East a distance of 410.56 feet to a 1 inch Existing Iron Pipe in the eastern line of Adam and Amanda McCoy, as recorded in Deed Book 2757, Page 360 of said Registry, said point being the northeastern corner of Magnolia NC, LLC and the proposed Annexation Area; thence with said McCoy and the eastern line of Magnolia NC, LLC and the proposed Annexation Area South 09°14'30" West a distance of 400.18 feet to a 1 inch Existing Iron Pipe in the western line of said McCoy, a common corner with Adam and Amanda McCoy as recorded in Deed Book 2757, Page 335 of said Registry, and being the southeastern corner of Magnolia NC, LLC and the proposed Annexation Area; thence with said McCoy and the southern line of Magnolia NC, LLC and the proposed Annexation Area North 81°09'08" West a distance of 399.60 feet to an Existing Iron Pipe in the eastern Right-of-Way of US Highway 220 Business South; thence with said Right-of-Way and the western line of the proposed Annexation Area the following four (4) Bearings and Distances; North 09°55'45" East 96.63 feet to a Computed Point; North 09°29'31" East 100.00 feet to a Computed Point; North 08°31'04" East 100.50 feet to a Computed Point; North 02°55'25" East 100.09 feet to an Existing Iron Pipe, the Point and Place of BEGINNING, and being 3.662 Acres more or less.

The above-stated legal description is in accordance with a plat of survey drawn under the supervision of Dan W. Tanner, II, Professional Land Surveyor with License Number L-4787. The plat of survey is titled "Annexation Survey For: Magnolia NC, LLC" and is identified as Job #: 18393.

The plat of survey referenced in the immediately preceding paragraph is recorded in Plat Book 196____, Page ____, Randolph County Registry.

Section 2. Upon and after May 7, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Asheboro and shall be entitled to the same privileges and benefits as other parts of the City of Asheboro. The above-described territory shall be subject to municipal taxes according to Section 160A-58.10 of the North Carolina General Statutes.

Section 3. The Mayor of the City of Asheboro shall cause to be recorded in the Office of the Randolph County Register of Deeds and in the Office of the North Carolina Secretary of State an accurate map of the annexed territory that is described in Section 1 of this Ordinance together with a duly certified copy of this Ordinance.

Such a map shall also be delivered to the Randolph County Board of Elections as required by Section 163-288.1 of the North Carolina General Statutes.

Section 4. All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed.

Section 5. This Ordinance shall be in full force and effect upon and after May 7, 2026.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting held on May 7, 2026.

W. Joseph Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

Approved as to form:

Thomas D. Carruthers, City Attorney

- Notes:
- This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710765900J 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: 7659652322

Date Annexation Ordinance

Adopted by the Asheboro City Council: _____

Annexation Ordinance Effective Date: _____

STATE OF NORTH CAROLINA

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

Date _____ Review Officer _____

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

In accordance with NC General Statute 47-30(f)11c.1.
That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

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:

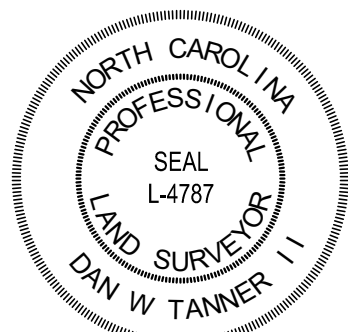
Book 3000 , page 834 ;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See , 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 the 18th day of February, A.D., 2026.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

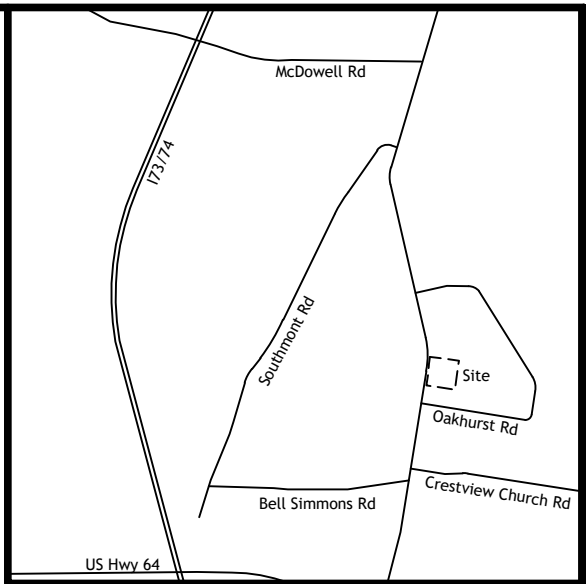
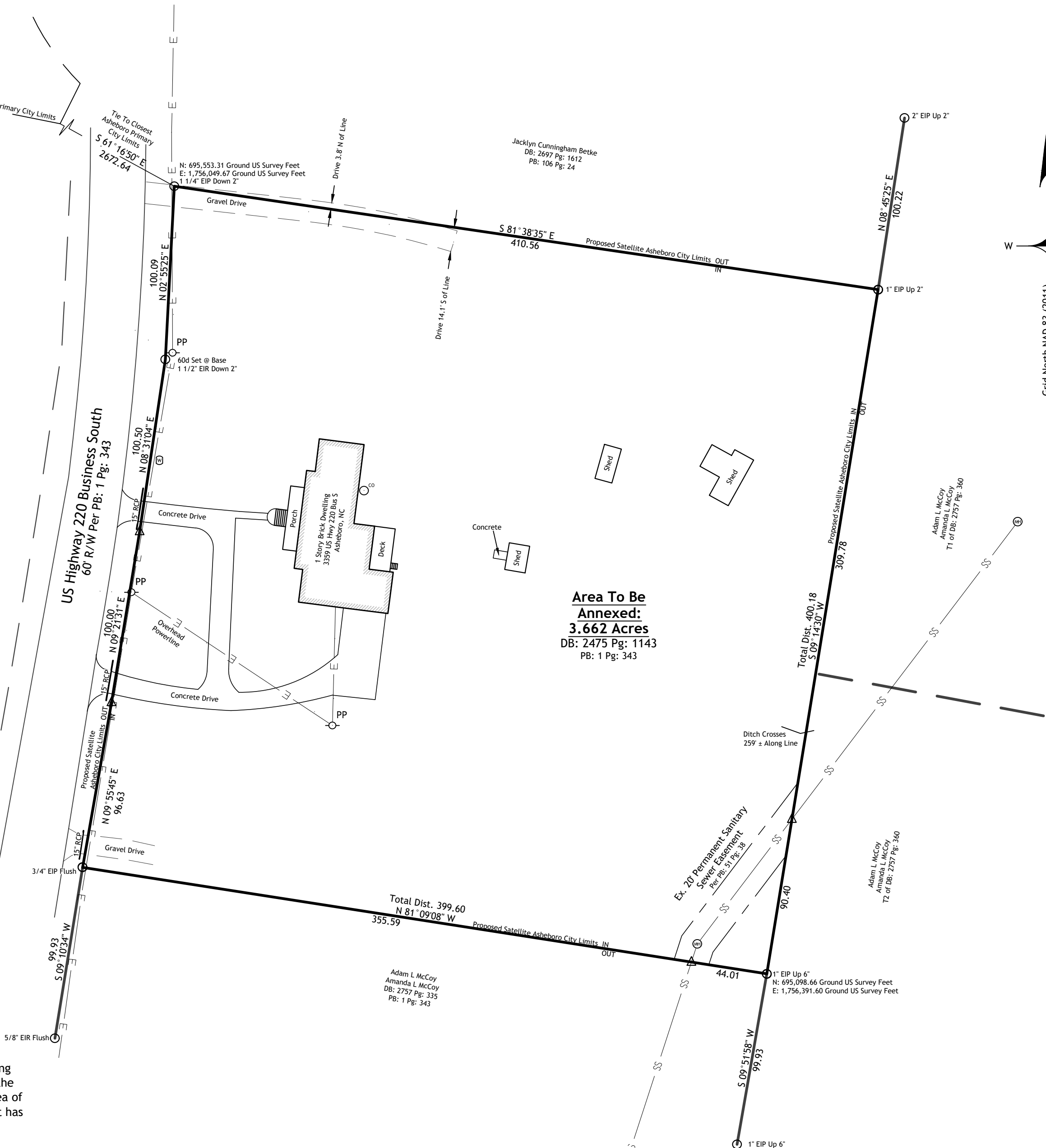
Professional Land Surveyor

L-4787

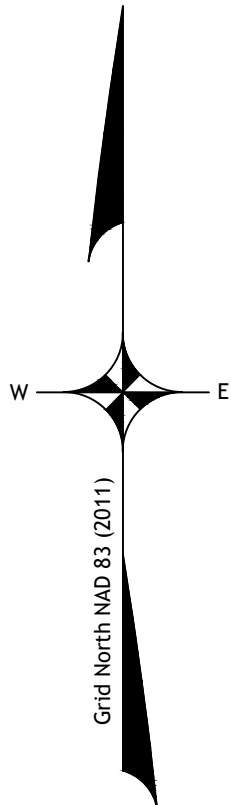


I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: <0.10'
- (3) Type of GNSS field procedure: Real-Time Kinematic Networks
- (4) Dates of survey: December 11, 2025
- (5) Datum/Epoch: NAD83(2011) / 2010.00
- (6) Published/Fixed-control use: North Carolina Real Time Network
- (7) Geoid model: Geoid18
- (8) Combined grid factor(s): 0.99989748
- (9) GPS/GNSS Scale Point:
N:694,920.76 E:1,756,587.05 Z:826.39
- (10) Units: US Survey Feet



Location Map
(Not to Scale)



- | | | | |
|--|--------------------------------|--|--------------------------|
| | Hardwood Tree | | Catch Basin |
| | Evergreen Tree | | Yard Inlet |
| | Stone | | Storm Sewer Manhole |
| | R/W - Right of Way Monument | | Junction Box |
| | RRS - Railroad Spike | | Drop Inlet |
| | NIR - New Iron Rod | | Irrigation Control Valve |
| | NIP - New Iron Pipe | | Back Flow Preventer |
| | NCGS Monument | | Water Valve |
| | EN - Existing Nail | | Water Manhole |
| | EIR - Existing Iron Rod | | Water Meter |
| | EIP - Existing Iron Pipe | | Fire Dept. Connection |
| | Existing Concrete Monument | | Fire Hydrant |
| | Bench Mark | | Utility Pole |
| | Computed Point / Point Not Set | | Telephone Pedestal |
| | Well | | Telephone Pole |
| | Property Line | | Transformer |
| | Computed Property Line | | Communications Manhole |
| | Right of Way Line | | SS - Sanitary Sewer |
| | Easement Line | | SS Manhole |
| | Tie Lines | | SS Cleanout |
| | Setback Lines | | U/G Power Box |
| | Gas Line | | PP |
| | Sanitary Sewer Line | | Power Pole |
| | Storm Sewer Line | | LP - Light Pole |
| | Water Line | | Guy Pole |
| | Fence | | 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 |
| | Floodway | | x 2:0.00 Spot Elevation |
| | C/L Railroad | | |

Owners:
Magnolia NC, LLC
10373 Fincher Rd
Waleska, GA 30183

Annexation Survey For:

Magnolia NC, LLC

Cedar Grove Township Randolph County
North Carolina February 18, 2026

Deed Book:3000 Pg:834

Plat Book:195 Pg:20

Scale: 1" = 50 US Survey Feet

Bar Scale:



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

© 2026 Survey Carolina, Plc

Drawn By: HRM Checked By: DWT Job #: 18393

CERTIFICATE OF SUFFICIENCY

(Petition Requesting the Annexation of Land Located at the End of Springdale Lane)

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

I, Holly H. Doerr, am the City Clerk for the City of Asheboro. I hereby certify that, with the assistance of staff members in various city departments, I have investigated the annexation petition submitted by Tomas, LLC, a North Carolina limited liability company, H.R. Gallimore, Jr. and Vickie H. Gallimore, and Harvey D. Gordon, III, (the "Petitioners") I further certify that the following paragraphs accurately state the information obtained during the course of my investigation of the annexation petition.

The Petitioners have requested annexation into Asheboro of approximately 0.241 acres of land that is located at the end of Springdale Lane. This territory is contiguous to the primary corporate limits of the City of Asheboro.

Based on my investigation, I have concluded that all of the owners of the real property for which annexation has been requested have signed the prescribed petition. The petition appears to be sufficient to satisfy the provisions of Section 160A-31 of the North Carolina General Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Asheboro to make this certification effective as of May 7, 2026.

(CITY SEAL)

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION DIRECTING THE CITY CLERK TO
INVESTIGATE PETITIONS SEEKING THE ANNEXATION OF LAND
LOCATED AT THE END OF SPRINGDALE LANE**

WHEREAS, Tomas, LLC, a North Carolina limited liability company, H.R. Gallimore, Jr. and Vickie H. Gallimore, and Harvey D. Gordon, III, (the “Petitioners”) have submitted a petition requesting the annexation into Asheboro of approximately 0.241 acres of the land located at the end of Springdale Lane; and

WHEREAS, the proposed annexation area is contiguous to Asheboro’s primary city limits; and

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

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

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

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting on May 7, 2026.

W. Joseph Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING
ON THE QUESTION OF ANNEXING LAND
LOCATED AT THE END OF SPRINGDALE LANE

WHEREAS, Tomas, LLC, a North Carolina limited liability company, H.R. Gallimore, Jr. and Vickie H. Gallimore, and Harvey D. Gordon, III, (the “Petitioners”) have submitted a petition requesting the annexation into Asheboro of approximately 0.241 acres of the land located at the end of Springdale Lane; and

WHEREAS, the proposed annexation area is contiguous to the primary corporate limits of the City of Asheboro; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro as stated in the next three sections of this Resolution.

Section 1. A public hearing on the question of annexing the contiguous territory described herein will be held in the council chamber on the second floor of Asheboro City Hall, 146 N. Church Street, Asheboro, North Carolina 27203 during a regular meeting of the Asheboro City Council that will begin at 6:00 p.m. on June 4, 2026; and

Section 2. The territory proposed for annexation is described by metes and bounds in the following italicized text.

Asheboro Township, Randolph County, North Carolina:

BEGINNING at a ½ inch Iron Rod in the current eastern terminus of Springdale Lane, having North Carolina Grid Coordinates of Northing 716,648.69 US survey feet and Easting 1,753,148.86 US survey feet (NAD 83 (2011) Datum, said also being the northern line of Lot 3 of Dogwood Park subdivision, as recorded in Plat Book 196, Page 29 in the Office of the Register of Deeds of Randolph County, North Carolina; thence along the current end of Springdale Lane North 01°55’05” East a distance of 40 feet to a Computed Point at the eastern end of the northern

right of way line of Springdale Lane, also being in the southern line of Harvey D. Gordon, III, as recorded in Deed Book 2133, Page 957 of said Registry; thence along the southern line of said Gordon and H.R. and Vickie Gallimore (Deed Book 1932, Page 1846), and crossing the Right of Way of Corwith Street (an unopened private street) South 88°05'39" East a distance of 264.39 feet to a Computed Point in the eastern Right of Way line of Corwith Street, said point being the northeastern terminus of the Right of Way herein described, and also being in the western line of H.R. & Vickie Gallimore (Deed Book 1932, Page 1849); thence with the western line of Gallimore South 08°35'04" West a distance of 20.02 feet to a 1 inch Iron Pipe, a common corner of said Gallimore and Tomas, LLC (Deed Book 3007, Page 1228), said point also being in the northern line of Lot 7 of Dogwood Park (Plat Book 196, Page 29); thence continuing with the northern line of said Lot 7 South 08°35'04" West a distance of 20.31 feet to a 1 inch Iron Pipe, the southeastern terminus of the Right of Way herein described; thence continuing with said Right of Way, Tomas, LLC (Deed Book 3007, Page 1228), and the northern line of Lots 3 through 7 of Dogwood Park (Plat Book 196, Page 29), the following five (5) Bearings and Distances;
North 88°04'55" West a distance of 46.52 feet to a 1/2" Iron Rod;
North 88°04'55" West a distance of 60.00 feet to a 1/2" Iron Rod;
North 88°04'55" West a distance of 60.00 feet to a 1/2" Iron Rod;
North 88°04'55" West a distance of 60.00 feet to a 1/2" Iron Rod;
North 88°04'55" West a distance of 33.19 feet to a 1/2" Iron Rod,
the Point and Place of BEGINNING, and containing a total area to be dedicated of 0.241 Acres.

The above legal description was prepared based on a plat of survey by Aaron Carter, PLS (North Carolina Professional Land Surveyor License Number L-5519) of Summey Engineering Associates, PLLC, entitled "Right of Way Dedication Plat for Tomas, LLC", and is identified as Job # 2201364.

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

This Resolution was adopted in open session during a regular meeting of the Asheboro City Council on May 7, 2026.

W. Joseph Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

SURVEY AND ACCURACY

I, AARON CARTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION: (DEED DESCRIPTION RECORDED IN BOOK 3007, PAGE 1228 AND IN PLAT BOOK 196, PAGE 29); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED; THAT THE RATIO PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+, AND 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., 2026.

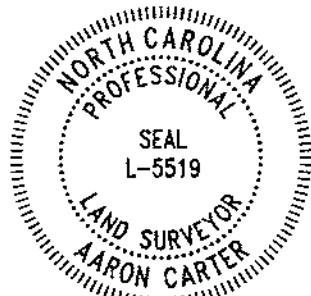
AND

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

PRELIMINARY

PROFESSIONAL LAND SURVEYOR L-5519

DATE



LEGEND

ADJOINER LINE	_____
LINE SURVEYED	=====
RIGHT OF WAY	-----
CURB & CUTTER	=====
OVERHEAD POWER	— OH — OH —
SANITARY SEWER	— S — S —
PROPOSED CITY LIMITS	=====
WATER LINE	— W — W —
BUFFER	-----
EX CITY LIMITS	=====
PROPOSED EASEMENT	-----
EX EASEMENT	-----
CENTERLINE OF ROAD	-----

SYMBOLS

● EXISTING IRON PIPE/ROD	□ EX CONC MONUMENT
○ NEW IRON ROD SET	□ COMPUTED POINT (NOT SET)
○ SANITARY CLEAN OUT	⦿ FIRE HYDRANT
○ SANITARY SEWER MANHOLE	
○ WATER METER	
⊗ WATER VALVE	
○ UTILITY POLE	
□ TELEPHONE PEDESTAL	

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

ANNEXATION APPROVED BY CITY COUNCIL

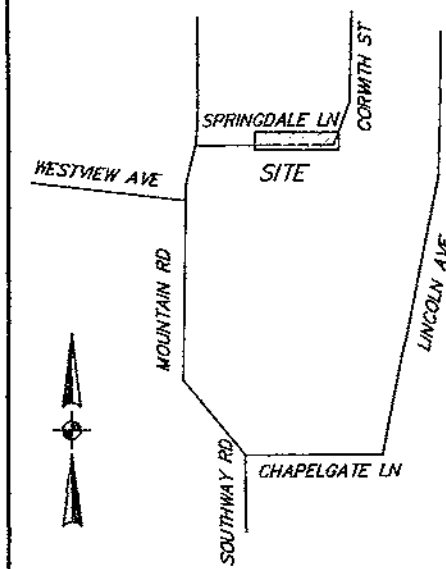
ON: _____
TO BE EFFECTIVE ON: _____
TOTAL AREA ANNEXED: 0.241 ACRES

REVIEW OFFICER CERTIFICATION STATE OF NORTH CAROLINA

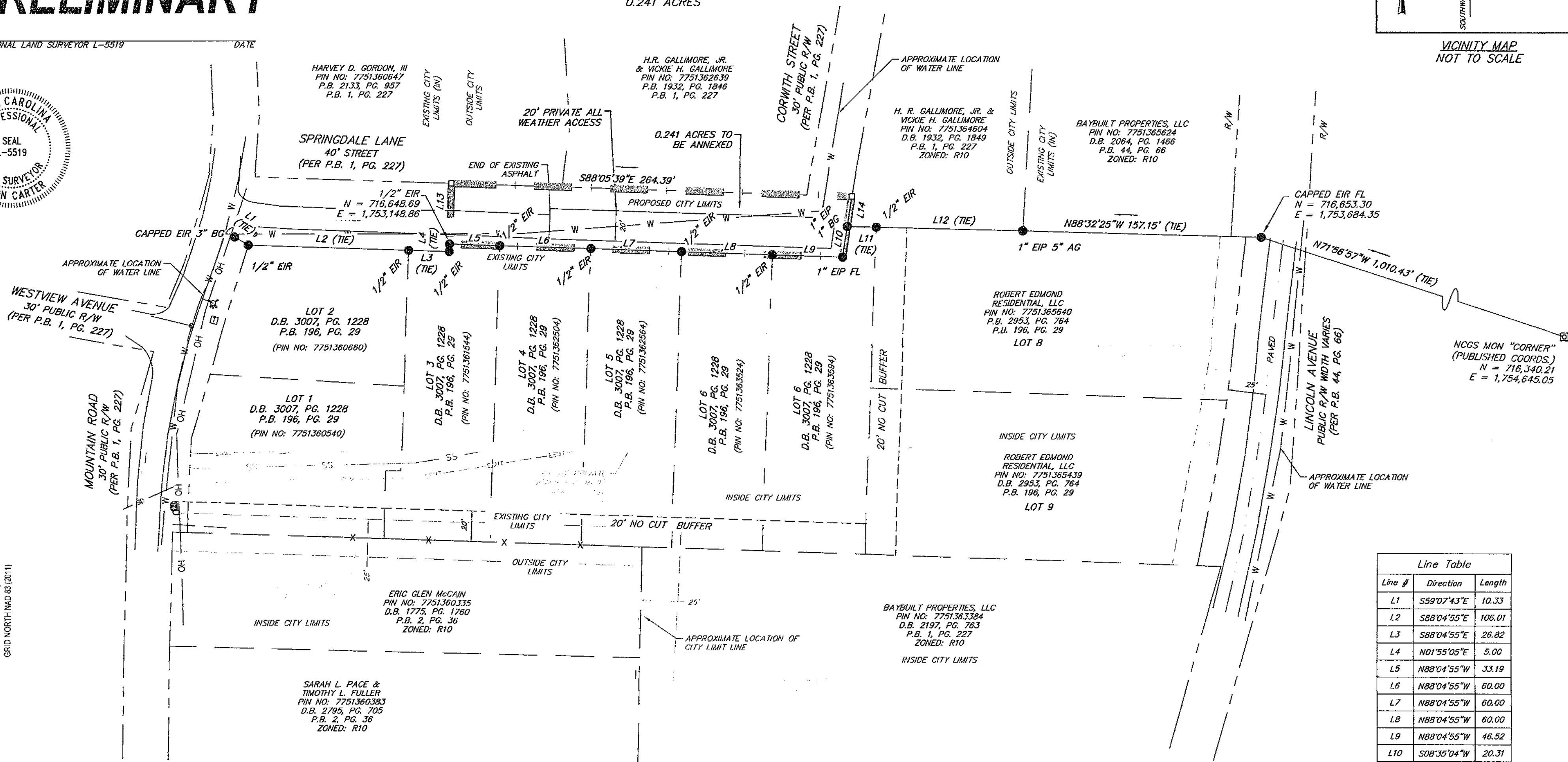
I, _____ REVIEW OFFICER OF THE CITY OF ASHEBORO, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE



VICINITY MAP
NOT TO SCALE

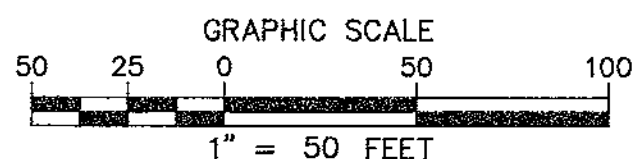


Line Table		
Line #	Direction	Length
L1	S59°07'43"E	10.33
L2	S88°04'55"E	106.01
L3	S88°04'55"E	26.82
L4	N01°55'05"E	5.00
L5	N88°04'55"W	33.19
L6	N88°04'55"W	60.00
L7	N88°04'55"W	60.00
L8	N88°04'55"W	60.00
L9	N88°04'55"W	46.52
L10	S08°35'04"W	20.31
L11	N88°37'49"W	19.14
L12	N88°37'49"W	96.69
L13	N01°55'05"E	40.00
L14	S08°35'04"W	20.02

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO ANNEX A PORTION OF SPRINGDALE LANE - AS SHOWN HEREON.
- CURRENT OWNER (AS OF MAP DATE SHOWN HEREON): TOMAS, LLC - DEED BOOK 3007, PAGE 1228.
- 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. 37107781000.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 1/2" IRON RODS SET AT ALL CORNERS, UNLESS OTHERWISE SHOWN OR NOTED.
- METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 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.
- COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NG3200), NAD 83 (2011), AND NAVD 88 (GEOID 18), AND COORDINATES WERE OBTAINED USING THE NCVRS SYSTEM.
- NO NCGS MONUMENTS FOUND WITHIN 2000' OF SUBJECT PROPERTY.

OWNER:
TOMAS, LLC
PO BOX 3207
ASHEBORO, NC 27205



ANNEXATION PLAT FOR TOMAS, LLC MOUNTAIN ROAD - SPRINGDALE LANE - LINCOLN AVENUE ASHEBORO TOWNSHIP - RANDOLPH COUNTY - NORTH CAROLINA Summey Engineering Associates, PLLC Engineering - Consulting - Surveying PO Box 968, Asheboro, NC 27204 Ph: 336-328-0902 Fax: 336-328-0922 www.summyengineering.com NC ENGINEERING & SURVEYING FIRM CERTIFICATE OF AUTHORIZATION: P-0336		Scale: 1" = 50' Date: 03/31/2026 Drawn By: SKM Checked By: AJC Job No.: 2201364
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