

**AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, AUGUST 7, 2025 6:00PM**

1. Call to Order
2. Silent Prayer and Pledge of Allegiance
3. Public Comment Period
4. **Public Hearing:** Proposed allocations of funding for economic development purposes unrelated to real property or specific business location incentives.
 - (a) Finance Director Deborah Reaves will describe the proposed funding allocations.
 - (b) Public comment will be invited.
 - (c) Council action on the proposed allocations.
5. Consent Agenda Items
 - (a) Approval of the meeting minutes for the regular city council meeting on July 10, 2025.
 - (b) Approval of the community development division's request to schedule for the city council meeting on September 4, 2025, and to advertise, a legislative hearing on an application (Case No. RZ-25-14) to rezone 129 E. Ward Street (Randolph County Parcel Identification Number 7751940043 and a portion of Randolph County Parcel Identification Number 7751848086) from B2 General Commercial to OA6 (CZ) Office-Apartment Conditional Zoning for a multi-family development.
 - (c) Acknowledgement of the receipt of the monthly report detailing major subdivisions administratively approved. *(There have been none approved.)*
 - (d) Approval of a temporary street closure order for the Fall Festival on Saturday, October 4, 2025.
 - (e) Approval of a temporary street closure order for the Asheboro High School Homecoming Parade on Friday, October 17, 2025.

- (f) Approval of an ordinance amending the General Fund budget to account for contract services related to organized athletic activities.
 - (g) Approval of an ordinance amending the General Fund budget to account for the allocation of drug forfeiture funds to pay for certain police department expenses.
 - (h) Approval of an ordinance amending the General Fund budget to add a position in the police department.
 - (i) Approval of an ordinance amending the General Fund budget to roll into the current fiscal year purchase orders that were incomplete at the end of Fiscal Year 2024-2025.
 - (j) Approval of an ordinance amending the Water and Sewer Fund budget to roll into the current fiscal year purchase orders that were incomplete at the end of Fiscal Year 2024-2025.
 - (k) Approval of a project ordinance amending the McCrary Baseball Park Improvements Fund to align the budget with actual expenses.
 - (l) Approval of a project ordinance amending the Asheboro Housing Development Fund to establish the accounting necessary for the CDBG - funded CASPN Homes renovations.
 - (m) Approval of a resolution appointing Curtis J. Shipley to a new three-year term of office on the Asheboro ABC Board.
 - (n) Approval of an ordinance implementing the North Randolph Avenue parking plan.
- 6. **Public Hearing:** Community Development Director John Evans will present the initial testimony for a legislative hearing (Case No. RZ-25-13) on an application to rezone a parcel of land at 1315 Cliff Road (Randolph County Parcel Identification Number 7760066599) from R15 Low-Density Single-Family Residential zoning to B2 General Commercial zoning.
 - 7. Assistant City Manager Trevor Nuttall will discuss recommendations on Central District Study and Strategy actions to undertake this fiscal year.

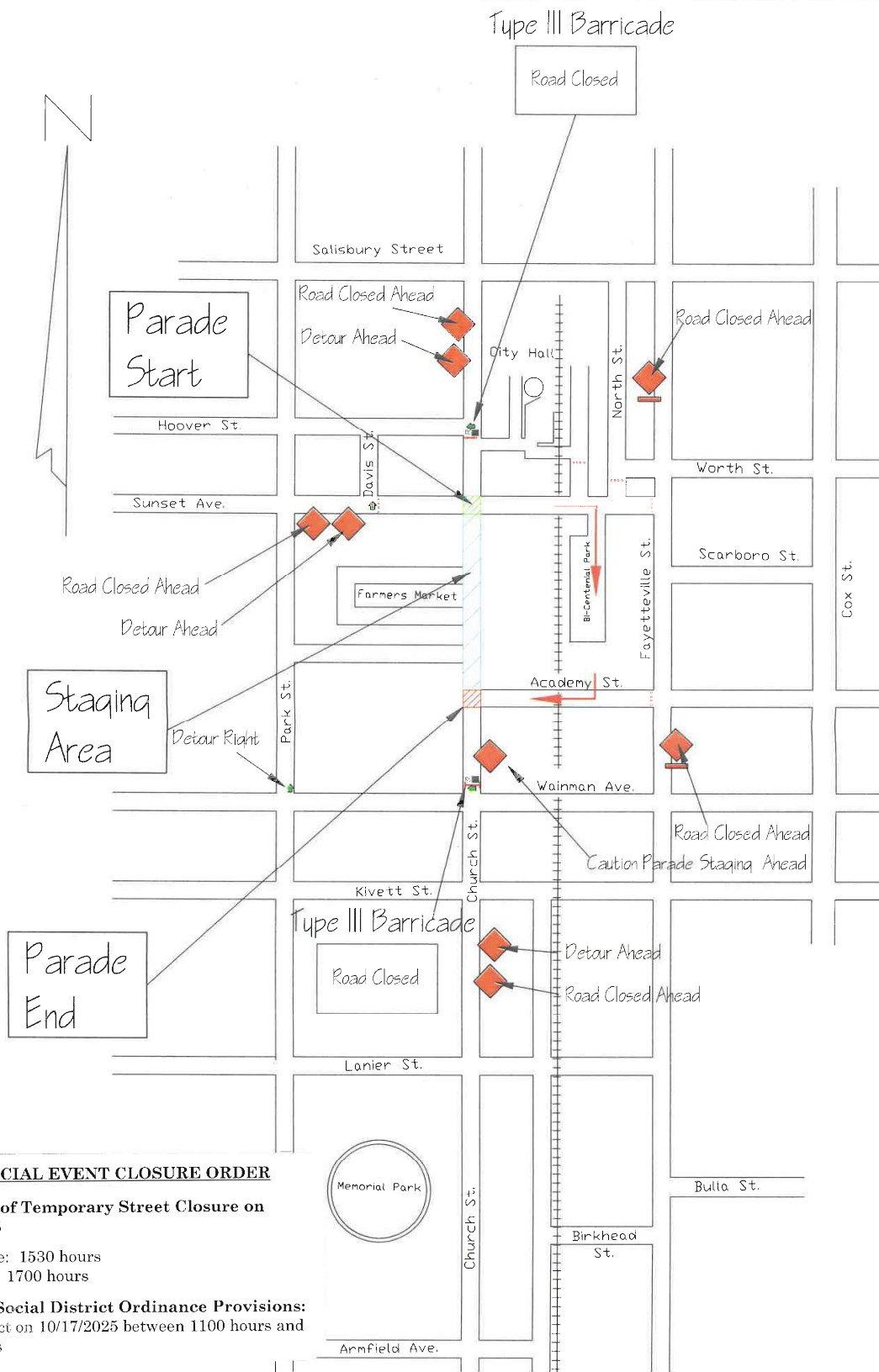
8. Assistant City Engineer Spencer Patton, EI will present requests from third parties for the granting of easements across city property:
 - (a) An easement for the benefit of Duke Energy Progress, LLC that is needed to advance the Trade Street Infrastructure Project; and
 - (b) A temporary non-exclusive easement for a logging road that will benefit the owners of property adjoining a city-owned parcel of land accessed by Little Lakes Trail.
9. City Attorney Jeff Sugg will present for council action an ordinance amending Chapter 90 of the Code of Asheboro to address junked motor vehicles.
10. The presiding officer will lead a discussion of upcoming events and items not on the agenda.
11. Adjournment.



SPECIAL EVENT CLOSURE ORDER
FALL FESTIVAL

Duration: Beginning at 0001 hours on 10/04/2025
Ending at 2230 hours on 10/04/2025

Zoo City Social District Ordinance Provisions:
Not in effect on 10/04/2025



SPECIAL EVENT CLOSURE ORDER

**Duration of Temporary Street Closure on
10/17/2025**

Begin Time: 1530 hours
End Time: 1700 hours

Zoo City Social District Ordinance Provisions:
Not in effect on 10/17/2025 between 1100 hours and
1700 hours

Asheboro High School Homecoming Parade

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

WHEREAS, The City Council wishes to contract with Blue Comets Youth Football for organized youth tackle football and cheerleading activities.

WHEREAS, the requested allocation for Blue Comets Youth football is \$10,000.

WHEREAS, this expense is not funded in the adopted 2025-2026 budget.

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 follow all generally accepted accounting principles.

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

That the following revenue line item be increased:

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

That the following expense line item increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-620-512.0002	Blue Comets Youth Football / Cheer	10,000

Adopted the 7th day of August 2025.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

WHEREAS, The City Council wishes to contribute \$20,000 to Asheboro Blue Comets Booster Club as the third and final payment in the Anchor Partnership promoting Blue Comets Athletics.

WHEREAS, neither of these expenses are funded in the adopted 2025-2026 budget.

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 follow all generally accepted accounting principles.

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

That the following revenue line item be increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-000-399.0000	Fund Balance Allocation	\$20,000

That the following expense line item increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-620-535.0000	Advertising & Marketing	10,000
10-623-535.0000	Advertising & Marketing	10,000
		<u>\$20,000</u>

Adopted the 7th day of August 2025.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

WHEREAS, the City of Asheboro has unallocated funds from the Department of Justice and Department of Treasury Equitable sharing program.

WHEREAS, the Asheboro Police Department would like to use \$22,545 of these funds for expenses not included in the adopted budget 2025-2026.

WHEREAS, all the requested expenses qualify to be funded by equitable sharing proceeds.

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 follow all generally accepted accounting principles.

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

That the following revenue line item be increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-000-351.0001	Federal Equitable Sharing	\$22,545

That the following expense line item increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-510-521.0000	Forfeiture Fund Purchases	\$22,545

Adopted the 7th day of August 2025.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

WHEREAS, the City of Asheboro 2025-2026 Police Department operating budget was approved funding 87 full time / active sworn officers.

WHEREAS, the City of Asheboro has been presented with an opportunity to add a full time Homeland Security Investigations Task Force Officer and a full time US Marshal Task Force Officer.

WHEREAS, the City of Asheboro requests funding for two police officers and two vehicles be added to the 2025-2026 budget.

WHEREAS, the City of Asheboro wishes to use Federal Equitable sharing funds to purchase one of the vehicles and fund balance for the remaining new expenses.

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 follow all generally accepted accounting principles.

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

That the following revenue line item be increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-000-399.0000	Fund Balance allocation	223,868
10-000-351.0001	Federal Equitable Sharing	50,000
		<u>\$273,868</u>

That the following expense line item increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-510-502.0000	Salaries and Wages	117,334
10-510-507.0002	Fringe- FICA	8,976
10-510-507.0004	Fringe- Insurance	5,868
10-510-507.0005	Fringe- Retirement	18,890
10-510-507.0006	Fringe- 401K	20,000
10-510-557.0000	Miscellaneous	2,800
10-510-574.0000	Capital Outlay	100,000
		<u>\$273,868</u>

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

Adopted the 7th day of August 2025.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

WHEREAS, purchases were made and services contracted in the 2024-2025 fiscal year but due to a variety of factors, goods have not been received or services completed.

WHEREAS, the 2024-2025 fiscal year needs to be closed, and the encumbrances rolled over into 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 follow all generally accepted accounting principles.

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

That the following revenue line item be increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-000-399.0000	Fund Balance Allocation	101,920

That the following expense line item increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
10-620-515.0003	Maintenance & Repair McCrary Park	34,365
10-510-574.0000	Capital Outlay	43,077
10-640-574.0000	Capital Outlay	24,478
		<u>\$101,920</u>

Adopted the 7th day of August 2025.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE WATER AND SEWER FUND
FY 2025-2026

WHEREAS, purchases were made and services contracted in the 2024-2025 fiscal year but due to a variety of factors, goods have not been received or services completed.

WHEREAS, the 2024-2025 fiscal year needs to be closed, and the encumbrances rolled over into 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 follow all generally accepted accounting principles.

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

That the following revenue line item be increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
30-000-399.0000	Fund Balance Allocation	505,418

That the following expense line item increased:

<u>Account #</u>	<u>Description</u>	<u>Increase</u>
30-820-522.0000	Professional Services	24,683
30-820-545.0000	Contracted Services	94,430
30-830-516.0000	Maintenance & Repair Equip.	13,196
30-830-545.0000	Contracted Services	7,839
30-840-534.0000	Supplies & Materials	8,580
30-840-574.0000	Capital Outlay	153,441
30-850-574.0000	Capital Outlay	103,304
30-870-522.0000	Professional Services	24,425
30-870-545.0000	Contracted Services	75,520
		<u>\$505,418</u>

Adopted the 7th day of August 2025.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE MCCRARY BASEBALLPARK IMPROVEMENTS 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 adopted budget.

WHEREAS, this ordinance to amend serves as a report to City Council of an internal budget amendment between line items within the project fund as authorized in the adopted budget ordinance.

WHEREAS the City Council of the City of Asheboro wants to comply 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 expense line items be increased / (decreased)

<u>Account #</u>	<u>Expense Description</u>	<u>Increase/ (Decrease)</u>
65-000-400.9000-65	Construction Manager at Risk	(24,842)
65-000-403.9000-65	Construction- Grandstands	24,842
65-000-405.0000-65	Miscellaneous	(13,030)
65-000-410.0000-65	Lighting	13,030
		<u>0</u>

Adopted this 7th day of August 2025.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE ASHEBORO HOUSING DEVELOPMENT FUND (#62)
FY 2025-2026

WHEREAS, The City of Asheboro has been awarded a \$950,000 Federal Community Development Block Grant - Neighborhood Revitalization Grant (CDBG-NR) administered through the U.S. Department of Housing and Urban Development (HUD) to renovate the 50-unit CASPN homes property located at 945 S. Church Street.

WHEREAS, CASPN Homes, built in 1998, provides affordable housing for low-income seniors and disabled adults.

WHEREAS, Wainman homes will lead the project in collaboration with the Asheboro Housing Authority and the Piedmont Triad Regional Council will administer the grant.

WHEREAS, revenues and expenses in the Asheboro Housing Development Fund need to be updated to incorporate this grant into the project fund.

WHEREAS, the City Council of the City of Asheboro desires to comply with all generally accepted accounting principles.

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

Section 1: Revenues

<u>Account #</u>	<u>Revenue Description</u>	<u>Increase</u>
62-000-320-0001-62	Neighborhood Revitalization Grant	\$950,000

Section 2: Expenses

<u>Account #</u>	<u>Revenue Description</u>	<u>Increase</u>
62-000-505.0001-62	Asheboro Housing Authority	855,000
62-000-505.0002-62	Piedmont Triad Regional Council	70,000
62-000-505.0003-62	Administration	25,000
		<u>\$950,000</u>

Adopted this 7th day of August 2025.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**APPOINTMENT OF CURTIS J. SHIPLEY TO A NEW
THREE-YEAR TERM OF OFFICE ON THE ASHEBORO ABC BOARD**

WHEREAS, the Asheboro ABC Board (the “Board”) consists of three members who are appointed by the Asheboro City Council; and

WHEREAS, in accordance with Section 18B-700(a) of the North Carolina General Statutes, the city council appoints Board members to terms of office that are three years in duration; and

WHEREAS, in September 2025, Curtis J. Shipley will complete his initial three-year term of office on the Board; and

WHEREAS, from the date of the Asheboro ABC Board’s establishment in 2008 and throughout Mr. Shipley’s tenure as a Board member, the Board has consistently performed its duties in a very efficient and professional manner; and

WHEREAS, the city council believes it is in the best interest of the Asheboro ABC system and the municipal corporation to reappoint Curtis J. Shipley to the Asheboro ABC Board for another three-year term of office, and Mr. Shipley has agreed to accept this reappointment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that, effective September 8, 2025, Curtis J. Shipley is hereby reappointed to the Asheboro ABC Board for another three-year term of office.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on August 7, 2025.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk



RZ-25-13

Application to rezone property located at 1315 Cliff Rd.
(Randolph County Parcel Identification Number 7760066599).
The request is to rezone from R15 to B2 General Commercial.

1. Request	
Applicant: Golden Waffle Real Estate 2 LLC (Patricia B. Greene Member/Manager)	Property Owner: Golden Waffle Real Estate 2 LLC
Zoning <i>Existing:</i> R15 Low-Density Single-Family Residential <i>Proposed:</i> B2 General Commercial <i>History:</i> No rezoning history was found.	
Required Notice <i>Mailed Notice by Applicant:</i> 6-19-25 <i>Mailed Notice by Staff:</i> 7-24-25 <i>Published Notice:</i> 7-17-25 & 7-24-25 <i>Posted Notice:</i> 7-18-25	

2. Site Information	
Location	1315 Cliff Road
PIN	7760066599
Size	0.46 Acres
Jurisdiction	Corporate Limits
Current Land Use	Single Family Dwelling
Overlay Districts	None
Infrastructure	City utilities available
Transportation <i>Street Classification:</i> Cliff Rd. and Emerson Dr. are local streets <i>Maintenance:</i> Cliff Rd. and Emerson Dr. are city-maintained <i>Other Notes:</i> A signalized intersection of East Dixie Drive and Cliff Road is within approximately 200' of the subject property.	
Surrounding Land Use <i>North:</i> Commercial <i>South:</i> Single Family Residential <i>East:</i> Commercial <i>West:</i> Commercial	

3. Staff Analysis
1) B2 General Commercial District Statement of Intent: The B2 General Commercial District is intended to serve the convenience goods, shoppers' goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets. 2) Tax Department records indicate that the existing single-family dwelling was built in 1940. Rezoning to B2 would make the dwelling legal, nonconforming. The zoning ordinance would

permit continued residential use of the dwelling, but the legal, nonconforming status may limit future expansions.

- 3) This is a general district request with no specific use or site plan required; however, B2 standards will have to be met for any future development

4. Land Development Plan Consistency and Reasonableness

Proposed Land Use Map	Commercial
Growth Strategy Map	Primary Growth
Small Area Map	Central
LDP Goals/Policies Supporting Request • Checklist Item 1: Rezoning is compliant with the Proposed Land Use Map. • Checklist Item 5: The proposed rezoning is compliant with the objectives of the Growth Strategy Map. • Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan. • 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 3. The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. • Checklist Item 14: Rezoning is located on steep slopes of greater than 20%. • 2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office & institutional, between high-intensity industrial/commercial & low-intensity residential uses.	

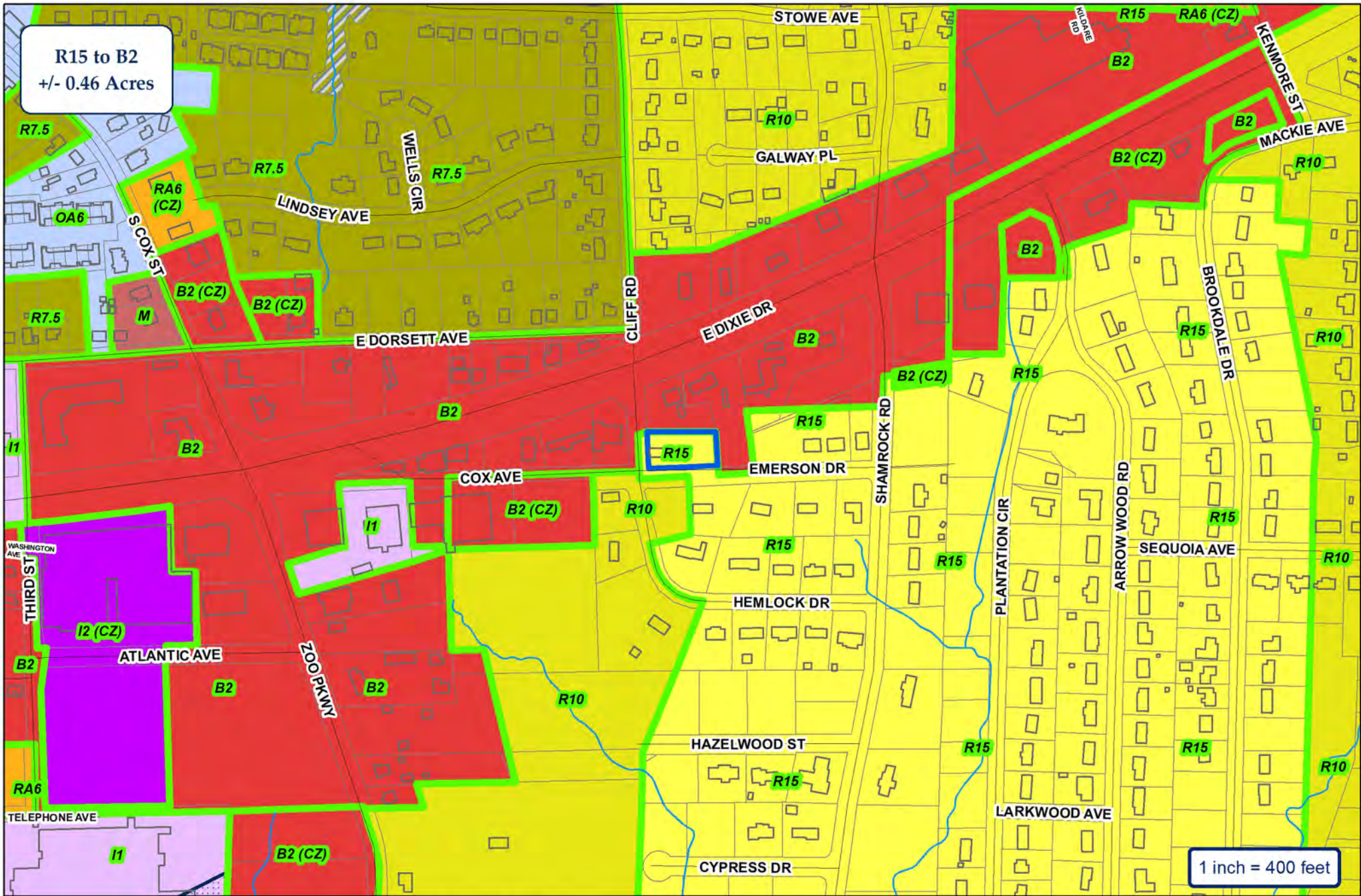
5. Recommendations and City Council Action Items

Staff Recommendation	Approve
Planning Board Recommendation	Approve
Planning Board Plan Consistency and Reasonableness Statement	The Land Development Plan map designates this property as Commercial, which encourages development of new & redesign of existing commercial uses. The Central Small Area Plan also notes that Commercial Uses are designated in this location to accommodate some future development. The zoning map amendment is reasonable given the property is bordered to the east, north, and west by B2 commercial zoning and uses, with the neighboring property to the east recently being rezoned from R15 to B2 in 2016, and the flexibility provided to the property owner for future investment and expansion.



Zoning Map Amendment: RZ-25-13
Staff Report prepared for Asheboro City Council
Date: August 7, 2025

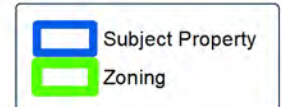
City Council Action Items	1) Adopt Plan Consistency and Reasonableness Statement 2) Approve or deny zoning map amendment RZ-25-13; rezone from R15 to B2 General Commercial
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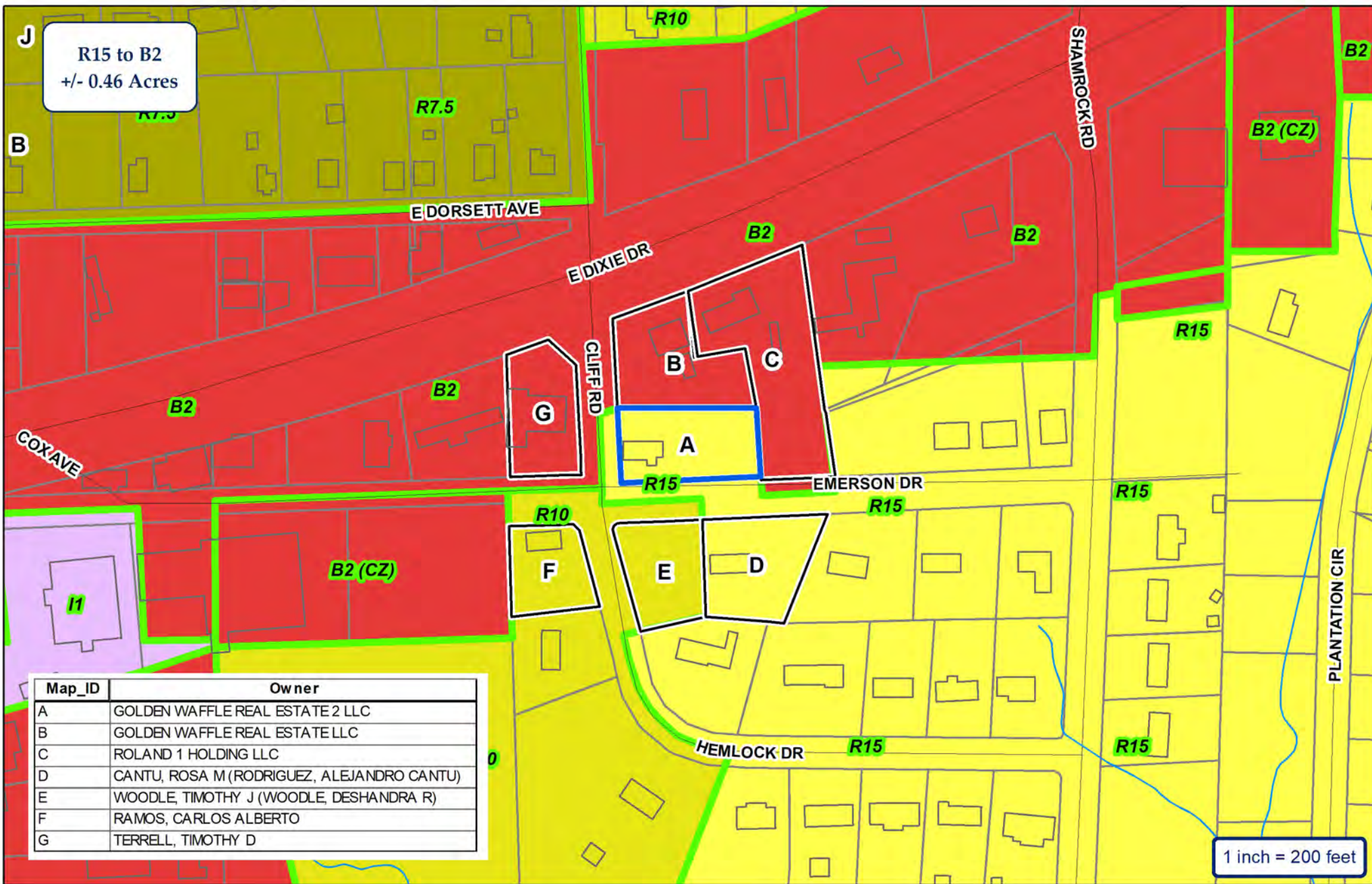


City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-13

Parcels: 7760066599





City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-13

Parcels: 7760066599

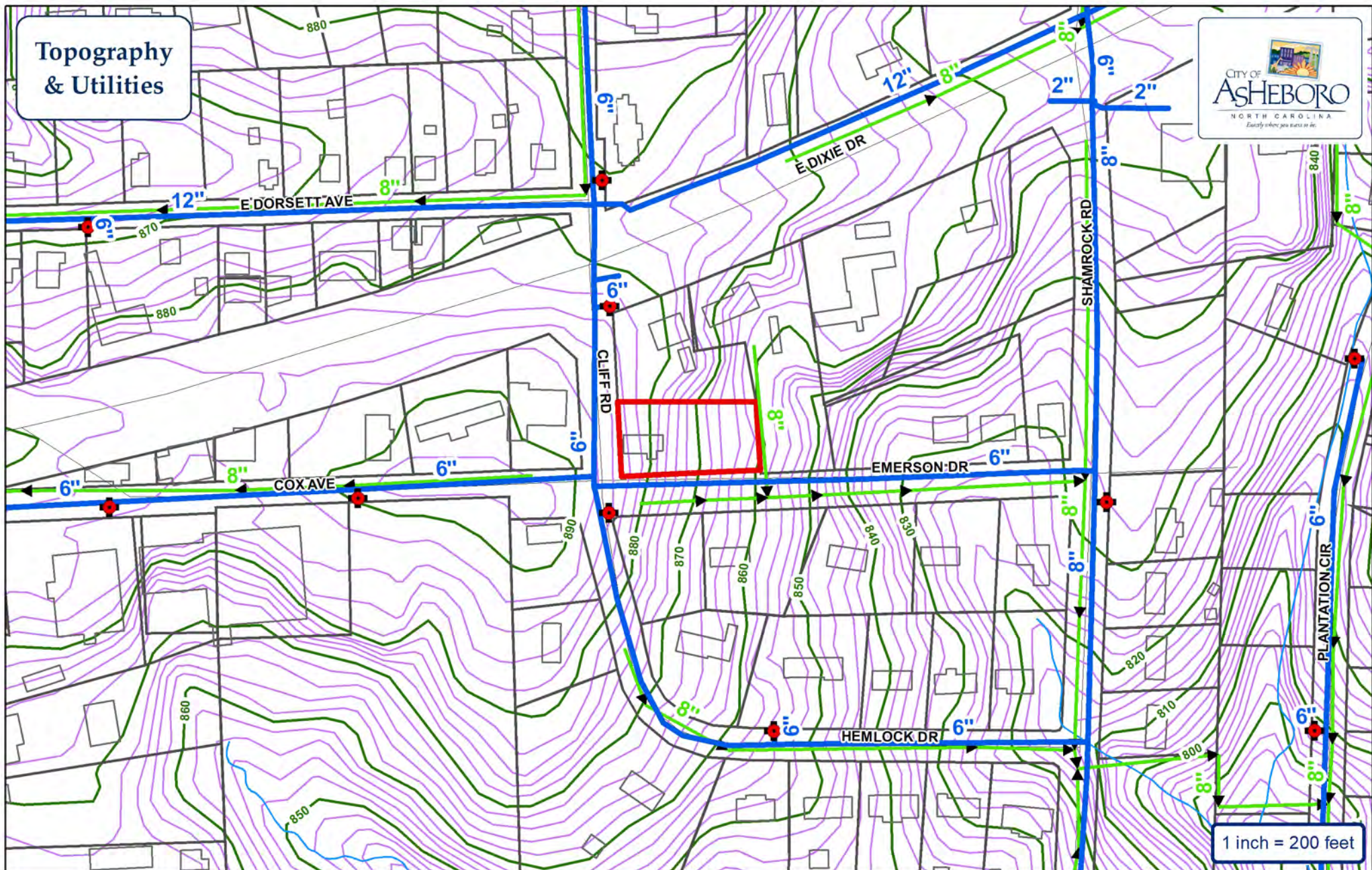


ETJ

- Subject Property
- Adjoining Properties
- City Zoning



Topography & Utilities



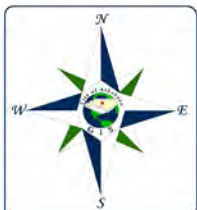
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|--|------------|---|--------------|
|  | Water Main |  | Fire Hydrant |
|  | Sewer Main |  | Pump Station |
|  | Force Main |  | Watershed |

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-13

Parcels: 7760066599

 Subject Property

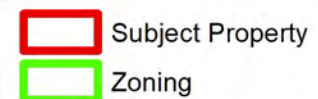




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-25-13

Parcels: 7760066599



APPLICANT INFORMATION

Applicant Golden Waffle Real Estate 2 LLC

Applicant's Phone # 336-953-0044 (Patty) or 336-963-8701 (Ken)

Applicant's Address P.O. Box 352
Asheboro NC 27204

Applicant Email Address [REDACTED]

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Patricia B. Greene (member/manager)

Location of Property 1315 Cliff Rd., Asheboro N.C.

Property Size (ac. or s.f.) 0.46 Acres

Randolph County Property Identification Number (PIN#) 7760066599

Current Zoning District R 15

Requested Zoning District B 2

Date Property Title Acquired 12/16/2024

Deed Book 002943 Page 01119

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?

City of Asheboro has identified this property in the
Land Development Plan as future commercial.

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.

NA

Does not apply ☒

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

Does not apply ☒

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

Will provide overflow parking for Asheboro residents and tourists. Golden Waffle customers are continually pointing out the need for overflow parking.

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

Patricia B. Greene

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

*Position/Relationship of Authorized
Signatory to Applicant*

Owner Signature (if different than Applicant)

Owner Address

P.O. Box 352

Asheboro, N.C. 27204

Telephone Number

336-953-0044

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

*Position/Relationship of Authorized
Signatory to Owner*

STAFF USE

Received by: JTL *Date:* 6-2-25 *Case Number:* 25-13

**CITY OF ASHEBORO
NOTICE OF ZONING HEARING**

This is to notify you that I (we) Golden Waffle Real Estate 2 LLC have filed an application with the City of Asheboro for to rezone property located at

1315 Cliff Rd. Asheboro, N.C.
from R15 to B2

On July, 7, 2025, at 6:00 PM, the Planning Board will review the zoning 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, August 7, 2025, at 6:00 pm the City Council will hold a public hearing on the zoning 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, 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)

Patricia Greene at 336-953-0044
Kennith Greene at 336-963-8701

Randolph County, NC



Addressing

Structures

MultiStructures

Transportation

ROADS

Jurisdiction

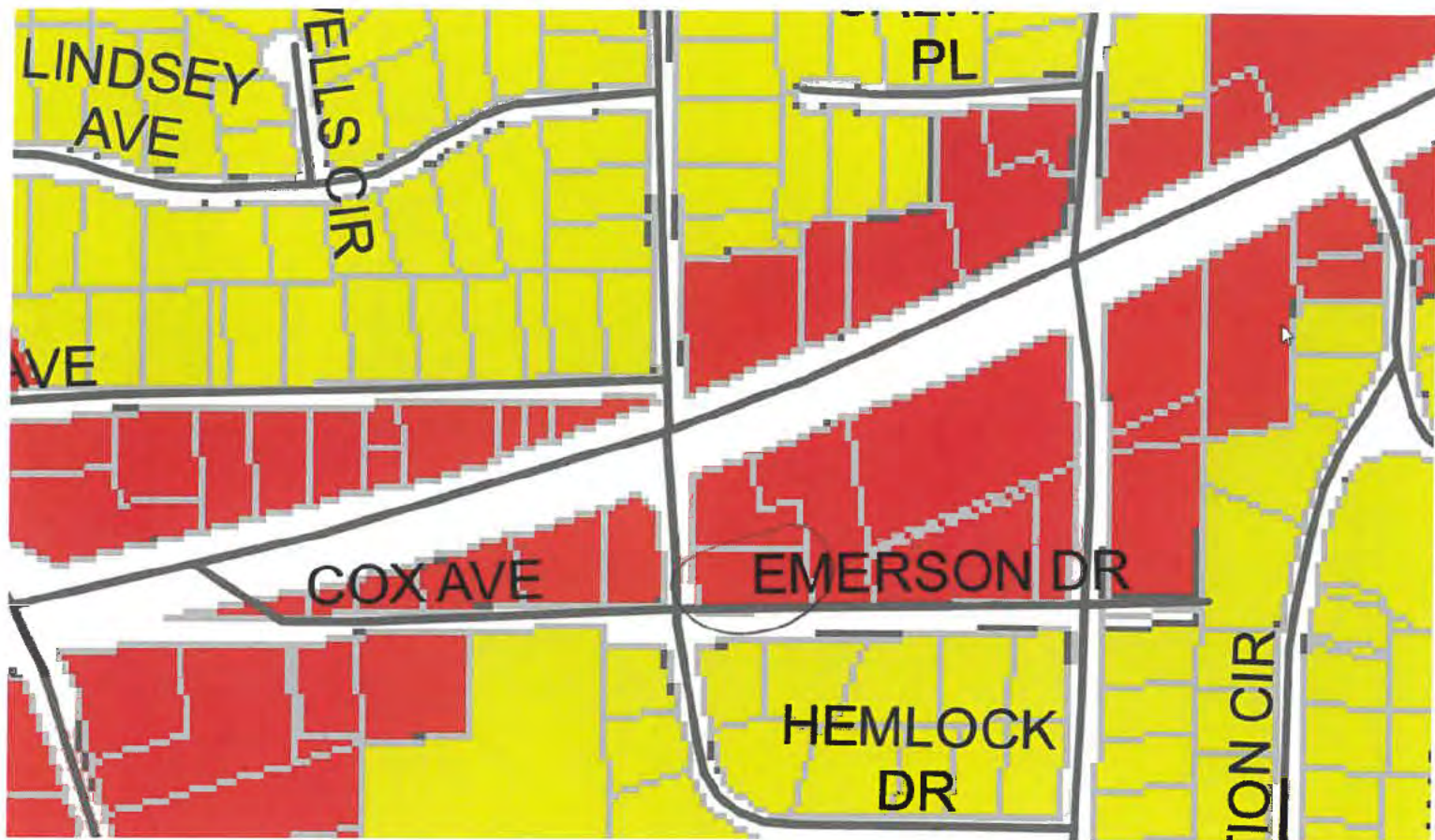
- Highways
- Highways
- Highways
- - - Secondary Roads
- - - Secondary Roads
- - - Secondary Roads
- - - Secondary Roads

REID	48414	OWNER ADDRESS2	
PIN	7760066599	OWNER CITY	ASHEBORO
TAXED ACREAGE	0.46	OWNER STATE	NC
PROPERTY DESCRIPTION	R2802;E	OWNER ZIP	27203
DEED BOOK & PAGE	002943/01119	LOCATION ADDRESS	1315 CLIFF RD
PLAT BOOK & PAGE		LOCATION ZIP	ASHEBORO,27205
OWNER	GOLDEN WAFFLE REAL ESTATE 2 LLC	DATA REFRESHED	5/25/2025
OWNER ADDRESS	602 E DIXIE DR		



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

Map Scale
1 inch = 50 feet
5/30/2025



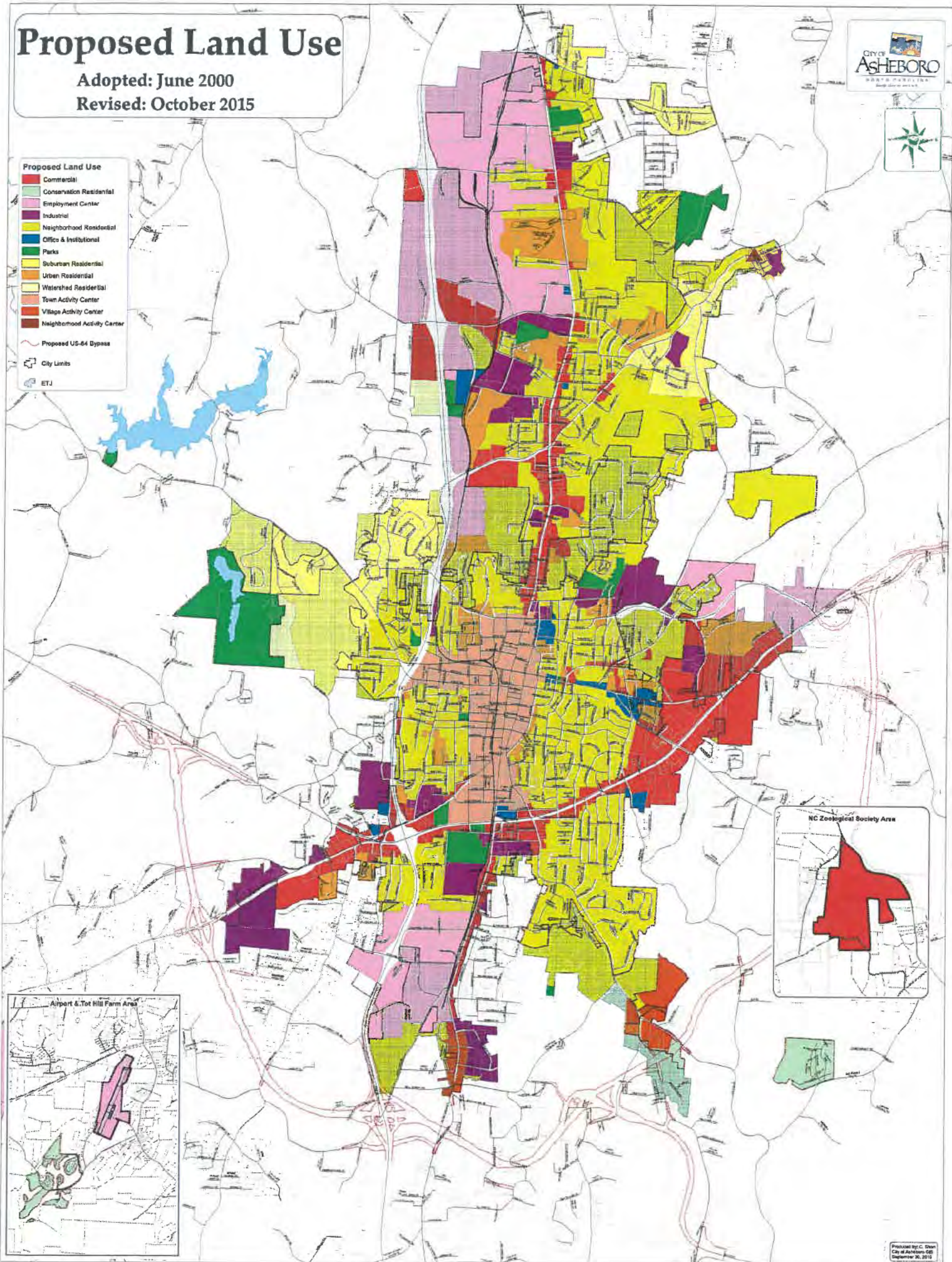
Proposed Land Use

Adopted: June 2000

Revised: October 2015



- Proposed Land Use**
- Commercial
 - Conservation Residential
 - Employment Center
 - Industrial
 - Neighborhood Residential
 - Office & Institutional
 - Parks
 - Suburban Residential
 - Urban Residential
 - Watershed Residential
 - Town Activity Center
 - Village Activity Center
 - Neighborhood Activity Center
- Proposed US-64 Bypass
- City Limits
- ETJ



NC Zoological Society Area



Airport & Tot Hill Farm Area



This document presented and filed:

01/02/2025 12:40:43 PM

DEED

Fee \$26.00 Excise Tax: \$0.00



20193862

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

✓ After recording: I & E p/u

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.

PREPARED BY (SSE/cg) Ivey & Eggleston, Attorney at Law, 111 Worth Street, Asheboro, NC 27203

PIN: 7760066599

REVENUE: \$0.00

NORTH CAROLINA
RANDOLPH COUNTY

)

WARRANTY DEED

THIS DEED, made this 16 day of December, 2024, by and between:

GRANTORS: PATRICIA B. GREENE (F/K/A PATRICIA MANESS) and
KENNITH R. GREENE
602 E. Dixie Drive
Asheboro, NC 27203

LISA M. WENTZ and husband, LUCAS WENTZ
405 25th Avenue S
North Myrtle Beach, SC 29582

GRANTEE: GOLDEN WAFFLE REAL ESTATE 2, LLC
A North Carolina Limited Liability Company
602 E. Dixie Drive
Asheboro, NC 27203

WITNESSETH, that the GRANTORS, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to them paid by the GRANTEES, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto GRANTEE and its heirs assigns, all that certain tract of land, situate, lying and being in Asheboro Township, Randolph County, North Carolina, and more particularly described as follows:

SEE ATTACHMENT A – Description attached hereto and incorporated herein by reference.

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

For back reference see Deed recorded in Book 2743, Page 1116, Randolph County Registry.

TO HAVE AND TO HOLD the aforesaid tract of land and all privileges and appurtenances thereto belonging to the GRANTEE, its heirs and assigns, to their only use and behoof forever.

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

IN TESTIMONY WHEREOF, the said GRANTORS by these presents have hereunto set their hands and seals, the day and year first above written.

Patricia B. Greene (SEAL)
PATRICIA B. GREENE
(F/K/A PATRICIA MANESS)

Kennith R. Greene (SEAL)
KENNITH R. GREENE

NORTH CAROLINA

RANDOLPH COUNTY

I, S. Scott Eggleston, a Notary Public for Randolph County North Carolina do hereby certify that PATRICIA B. GREENE (F/K/A PATRICIA MANESS) and KENNITH R. GREENE, personally appeared before me this day and acknowledged the due execution of the foregoing deed.

WITNESS my hand and notarial seal, this 16 day of December, 2024.

S. Scott Eggleston
Notary Public

My Commission Expires: 05/25/2027



Lisa M. Wentz (SEAL)
LISA M. WENTZ

Lucas Wentz (SEAL)
LUCAS WENTZ

STATE OF North Carolina

COUNTY OF Randolph

I, S. Scott Eggleston, a Notary Public for Randolph County, State of NC, do hereby certify that LISA M. WENTZ and husband, LUCAS WENTZ, personally appeared before me this day and acknowledged the due execution of the foregoing deed.

WITNESS my hand and notarial seal, this 16 day of December, 2024.

S. Scott Eggleston
Notary Public

My Commission Expires: 05/20/2027



**ATTACHMENT A
Description for
Golden Waffle Real Estate 2, LLC**

Asheboro Township, Randolph County, North Carolina

**1315 Cliff Road, Asheboro, NC 27205
PIN 7760066599**

BEGINNING at an iron stake, Gurney Fry's line; thence East on Fry's line 266 feet to an iron stake; thence North 100 feet to an iron stake; thence North 87 degrees West 266 feet to an iron stake on the West side of Street, Fry's line; thence South on Gurney Fry's line 106 feet to the beginning, containing 27,398 Sq feet more or less.

Prepared by: Duke Energy Progress, LLC
Return to: Duke Energy Progress, LLC
Attn: Southeastern Land Co.
P.O. Box 1241
Conway, SC 29528

Parcel # 7751822929

EASEMENT

State of North Carolina

County of Randolph

THIS EASEMENT ("**Easement**") is made this ____ day of _____, 20____, from **CITY OF ASHEBORO**, a North Carolina municipal corporation ("**Grantor**", whether one or more), to **DUKE ENERGY PROGRESS, LLC**, a North Carolina limited liability company ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described in that instrument recorded in Deed Book 2919, Page 1075, Randolph County Register of Deeds ("**Property**").

The Facilities shall be underground, except as needed on or above the ground to support the underground Facilities, and located in, upon, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land twenty feet (20') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any Grantee enclosure/transformer, vault and/or manhole, (hereinafter referred to as the "**Easement Area**").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this _____ day of _____, 20____.

CITY OF ASHEBORO,
a North Carolina municipal corporation

(SEAL)
By: _____
Its: _____

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of _____, certify that _____, as _____ of CITY OF ASHEBORO, a North Carolina municipal corporation, personally appeared before me this day and acknowledged the due execution of the foregoing EASEMENT.

Witness my hand and notarial seal, this _____ day of _____, 20____.

Notary Public: _____
Commission expires: _____



51738393

7751830060

7751821957

7751822929

7751824919

7751728840

WORTH ST

W 10TH ST

REID	95578	OWNER ADDRESS2	
PIN	7751822929	OWNER CITY	ASHEBORO
TAXED ACREAGE	0.2	OWNER STATE	NC
PROPERTY DESCRIPTION	DOWNTOWN ASHEBORO INC TR 2	OWNER ZIP	27203
DEED BOOK & PAGE	002919/01075	LOCATION ADDRESS	No Physical Address
PLAT BOOK & PAGE	186-93	LOCATION ZIP	No ZIP
OWNER	CITY OF ASHEBORO	DATA REFRESHED	6/29/2025
OWNER ADDRESS	146 N CHURCH ST		



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

Map Scale
inch = 71 feet
7/1/2025

**STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH**

NONEXCLUSIVE EASEMENT

THIS AGREEMENT, made this 30th day of July, 2025, between **CITY OF ASHEBORO**, of the County of Randolph, State of North Carolina, Grantor, party of the first part; and **H.W. CULP LUMBER COMPANY**, of the County of Stanly, State of North Carolina, Grantee, party of the second part.

WITNESSETH:

The party of the first part does hereby grant and convey unto the party of the second part, and their assigns, a nonexclusive easement for the purpose of a logging road to be located, constructed, operated, and maintained across the Grantor's premises for the purpose of removing timber from the property owned by **ERIC D. LUCKENBACH & CHRISTIE K. LUCKENBACH & KILLIAN FAMILY TRUST**. This nonexclusive easement is located upon the ground according to a mutually agreed upon location which is described as follows:

This nonexclusive easement is located along an existing access road and travels across the lands of City of Asheboro (Tax PIN 7741486564), to the lands of Luckenbach & Killian (Tax PIN 7741398197 & 7741274578), Randolph County, NC. See attached Exhibit "A".

- 1. Provided:** That the primary use of this nonexclusive easement will be for timber removal. The Grantee will be responsible for maintaining the road in good and useable condition while utilizing this nonexclusive easement and for repairing the road to its original condition after logging is completed, with some ordinary wear and tear expected. A performance bond in the amount of **Four Thousand and 00/100 Dollars (\$4,000.00)** will be collected from the Grantee to ensure satisfaction of the conditions of this nonexclusive easement. This performance bond will be held in a trust account with First Bank, Asheboro, NC, under the name of Henderson Forestry Consultants, Escrow Account.
- 2. Provided:** That the Grantee and its assigns maintains and repairs fences, gates, culverts, ditches, gravel, grade, drainage structures, and other road improvements which existed and have been damaged by Grantee as a result of the enjoyment of this nonexclusive easement which is on the lands of the Grantor and to the satisfaction of the Grantor.
- 3. Provided:** That the Grantor reserves the right to halt timber removals across this nonexclusive easement if the weather conditions are such that the road

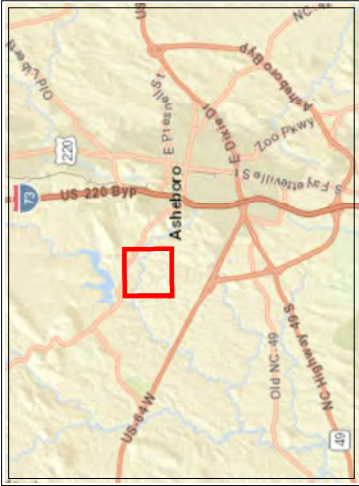
may become severely rutted or damaged because of the activity of the logging trucks.

- 4. Provided:** That the time limit of this nonexclusive easement shall be until **December 31, 2025.**

IN WITNESS WHEREOF: The said Grantor has caused this nonexclusive easement to be executed under seal and that the Grantee has subscribed its signature acknowledging its acceptance of the terms of the conveyance, the day and year first above written.

Grantor City of Asheboro
By: _____
Print: _____

Grantee H.W. Culp Lumber Company
By: _____
Print: _____



Timber Sale Access Map
Owner: Luckenbach & Killian
Randolph County, NC

Tax REID: 37025 & 92016
Lat: 35.72827°N, Long: -79.85707°W
Date Prepared: July 25, 2025

1 inch = 800 feet

Legend

- Access Road - City of Asheboro
- Access Road - Luckenbach
- State Road
- Creek
- Property Line
- Timber Sale Area

