

**REGULAR MEETING
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, ASHEBORO CITY HALL
THURSDAY, MARCH 5, 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 Trogdon, 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
Patrick Archibald, Interim City Attorney
Alyssa R. Chapuis, Public Information Officer
Travis W. Curry, Police Major
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal
John L. Evans, Community Development Director
Charles J. Garner, Code Enforcement Officer
Eddie L. Garner, Chief Building Inspector
Michael L. Leonard, PE, City Engineer
Trevor L. Nuttall, Assistant City Manager
Deborah P. Reaves, Finance Director

1. Call to Order

A quorum thus being present, Mayor Trogdon 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 Trogdon asked everyone to stand and recite the pledge of allegiance.

3. Administration of Oath of Office for Councilmember Camden Young Mills

City Clerk Holly Doerr administered the oath of office to Councilmember Camden Young Mills.

OATH OF COUNCILMEMBER

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH
CITY OF ASHEBORO

I, Camden Young Mills, 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 Councilmember for the City of Asheboro, so help me God.

/s/Camden Young Mills
Camden Young Mills

Sworn to and subscribed before me this 5th day of March, 2026.

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

4. Award Presentation by the Daughters of the American Revolution

The Daughters of the American Revolution presented the City of Asheboro an award.

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

5. Approval of a Resolution Appointing Patrick Archibald with Teague Campbell Law as Interim City Attorney

City Manager Donald Duncan presented and recommended adoption, by reference, of a resolution appointing Patrick Archibald with Teague Campbell Law as interim city attorney. 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.

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RESOLUTION APPOINTING INTERIM CITY ATTORNEY

WHEREAS, NC General Statute §160A-173 requires the council appoint a City Attorney to serve at its pleasure and to be its legal advisor; and

WHEREAS, the City of Asheboro City Council finds Patrick H. Archibald is qualified to serve as interim City Attorney until such time as the council appoints a new City Attorney.

NOW, THEREFORE, BE IT RESOLVED by the City of Asheboro City Council, effective March 1st 2026:

1. Pursuant to NC General Statute §160A-173 Patrick H. Archibald is hereby appointed as interim City Attorney for the City of Asheboro.
2. As interim City Attorney Patrick H. Archibald is authorized and empowered to act on behalf of the City when directed to do so by City Council.

Adopted this the 5th day of March, 2026.

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

ATTEST:

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

6. Approval of an Employment Agreement Appointing Tom Carruthers as City Attorney Effective April 6, 2026

Mayor Trogon and City Manager Donald Duncan presented an employment agreement appointing Tom Carruthers as city attorney effective April 6, 2026. Councilmember Pugh moved, and Councilmember Heath seconded the motion to approve the employment agreement. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

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

7. Public Comment Period

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

Mayor Trogon closed the public comment period.

8. Consent Agenda

Prior to the consideration of the consent agenda, city staff requested that item 8(d) be removed from the consent agenda. Councilmember Heath moved, and Councilmember Cheek seconded the motion to approve/adopt the consent agenda items with the removal of item 8(d). Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

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

The meeting minutes for the city council's regular meeting on February 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 5, 2026

The minutes and general account of the closed session held during the city council meeting on February 5, 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 held on February 5, 2026

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CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**Resolution Sealing the General Account of a
Closed Session Held on February 5, 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)(4) and 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 5, 2026 to discuss a business expansion/location issue, give city staff instructions about negotiable property acquisition contract terms, and 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 5, 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 5, 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 March 5, 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 Meeting Minutes for the Special City Council Meeting Held on February 16, 2026**

[This item was removed from the consent agenda and was not considered by the council.]

- (e) Approval of the Meeting Minutes for the Special City Council Meeting Held on February 17, 2026**

The meeting minutes for the city council's special meeting on February 7, 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.

- (f) Acknowledgement of the Receipt of the Meeting Minutes for the Asheboro ABC Board Meeting Held on January 6, 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.

- (g) Approval of the Community Development Division's Request to schedule for the city council meeting on April 9, 2026 and to advertise, a legislative hearing on a zoning map amendment application seeking to apply initial zoning R10 (CZ) Medium-Density Conditional Zoning for a Residential Planned Unit Development, on property located on the north side of Crestview Church Road between 319 and 381 Crestview Church Road, and 603 and 659 Crestview Church Road, identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407.**

- (h) Acknowledgement of the Receipt of the Monthly Report Detailing Major Subdivisions administratively Approved.**

There have been none approved.

- (i) **Approval of a Temporary Street Closure on West Walker Avenue Between Albemarle Road and South Park Street from 6:00 a.m. to 4:00 p.m. for a Regional Track Meet hosted by Asheboro High School**
- (j) **Authorization to Advertise a Public Hearing to Consider Adoption of System Development Fees at the April 9, 2026, City Council Meeting**

9. The 2025 Building Inspections Annual Report

Chief Building Inspector Eddie Garner presented the annual Building Inspections report. The total valuations that were collected on the applications were \$77,969,344.00 for new and alterations for commercial property and \$27,078,479.00 for new and alterations to residential property which totals \$105,047,823.00. The dedication and hard work led to the successful completion of several major projects. Notable accomplishments include:

- Completion of Fast Pace Urgent Care, Starbucks, Jersey Mikes, Dollar General, Novant Asheboro Pain and Ortho, Indoor Soccer training facility on South Fayetteville Street, the renovation of the Balfor Masonic Temple on Sunset Avenue and Randolph Farm, Food, and Family Education Center.
- The ongoing projects include South Asheboro Middle School, Randolph Packing additions and alterations, Memorial Apartments, the Bank Hotel, Chase Bank, 44-unit townhome development on Golda Avenue and the Indoor Soccer Training facility at the YMCA.

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

10. The 2025 Code Enforcement Annual Report

Code Enforcement Officer Chuck Garner utilized a slide show presentation to provide an overview of the activities, including remedial actions, undertaken by the code enforcement office during the preceding year. Mr. Garner's report reflected recorded violations for 2025. These violations included, but were not limited to, unlawful tent cities and dilapidated structures.

A copy of the slide show utilized by Mr. Garner is on file in the city clerk's office. No formal action was taken by the council during this portion of the meeting.

11. Community Development Division Items

(a) Legislative Hearing (Case No. RZ-26-03): Application to rezone property located north of the northern termination of Oakland Avenue (Randolph County Parcel Identification Number 7751693581) from R15 Low-Density Single-Family Residential to OA6 (CZ) Office-Apartment Conditional Zoning for a Congregate Living Facility.

Mayor Trogon opened the legislative hearing on the zoning map amendment application filed as Case No. RZ-26-03. Community Development Director John Evans was the first speaker. In addition to entering into the record the notation that notice of this land use case had been advertised, posted, and mailed as required by North Carolina law, he gave an overview of the zoning map amendment application submitted by Pierced Ministries & Rehab Services, Inc.

The land for which the above-described zoning has been requested is located north of the terminus of Oakland Avenue. The property is approximately 24.18 acres in size and is more specifically identified by Randolph County Parcel Identification Number 7751693581 (this property will be hereinafter referred to as the "Zoning Lot.")

In addition to the written staff report, Mr. Evans utilized a slide show presentation in conjunction with his comments. Some of the noted points of information are listed below.

1. **OA6 Statement of Intent:** *The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.*
2. **Congregate Living Facility Definition:** *Any building, buildings, section of a building, or distinct part of a dwelling unit, home for the aged or other place, whether operated for profit or not, which undertakes through its ownership or management to provide to individuals, for a period exceeding twenty-four hours, housing, food services, and one or more personal care services. For purposes of this definition "Personal Care Services," means services, in addition to housing and food service which include, but are not limited to, personal assistance with bathing, dressing, ambulation, supervision of self-administered medication, transportation, emotional security, and other related service. Furthermore, personal care services are deemed to include on-site ancillary services to mentor and provide personal support and improve life skills of residents, including but not limited to, job training, homemaking skills personal budgeting, parenting, personal counseling and GED programs. Personal care services do not include nursing or medication treatment. Such facilities shall contain congregate kitchen, dining and living areas only, with separate sleeping rooms. Further, such facilities shall not be used for those persons in need of a structured environment, as it is defined herein. For purposes of this Ordinance, Congregate Living Facilities shall not be deemed to include boarding/rooming houses; fraternities/sororities; monasteries; convents; hotels/motels; professional recovery facilities; or nursing convalescent and extended care facilities. A congregate living facility is synonymous with a family care home as defined by NCGS Section 168, Article 3.*
3. Congregate Living Facility is permitted via Special Use Permit or Conditional Zoning in the OA6 district.
4. Annexation is required for connection to city water and sewer.
5. The site plan indicates there are three dormitories, two multi-purpose facilities, an office, a kitchen, and seven single-family dwellings intended for staff proposed on the site, with one single-family dwelling proposed on a separate parcel of land to be subdivided.
6. The NCDOT maintenance of Oakland Avenue ends before reaching the property. Condition (E) requires a paved road built to NCDOT standards be built between where NCDOT maintenance currently ends and the subject property, and that the property owner maintain the roadway unless the roadway becomes publicly maintained.
7. Condition (G), regarding allowable building materials, is based on discussion with the applicant regarding proposed building materials, and would permit the use of any code permitted material on the dwellings.
8. The applicant shows a 50' perimeter buffer around the property.
9. Staff confirmed with the NC Department of Health and Human Services that the proposed use does not require licensing if certain requirements are met. In discussions with staff, the applicant has indicated that the proposed use will fit the criteria for facilities not requiring NCDHHS licensing, as indicated on the attached information.

Modifications to Ordinance Regulations

- 1. A 50’ buffer is proposed around the perimeter of the site, with the exception of required access and utilities. Discussions with the applicant have indicated that existing vegetation is proposed to remain in this area. Typically, the ordinance only requires a 20’ Type B buffer (consisting of trees/shrubs) or 10’ Type B screen (consisting of evergreen trees and evergreen hedge and/or fence).
- 2. Typically, the zoning ordinance prohibits vinyl siding (except for trim, smaller accessory structures) for land uses than single-family dwellings in the OA6 zoning district. The applicant has indicated that vinyl siding may be used on the dwellings and dorms, and staff proposes a condition that will allow that.
- 3. Typically, all required parking, including access, maneuvering, and parking spaces, must be paved. The latest site plan, received on March 3, 2026 show paved parking only in a portion of the property at the time the final phase is developed. Staff has proposed a condition that requires paved parking, including access, parking spaces, and maneuvering areas, as each phase develops. An additional condition proposed by staff requires the right-of-way of Oakland Avenue be paved and built to NCDOT standards up to the property, before a certificate of occupancy is issued for any portion of Phase 1. The applicant has indicated willingness to staff to accept these conditions.

Mr. Evans noted that when evaluating a rezoning application, careful consideration must be given to each goal and policy as outlined in the Land Development Plan.

Proposed Land Use Map Designation:	Urban Residential
Growth Strategy Map:	Secondary Growth
Small Area Map:	Central

LDP Goals/Policies that Support the Request:

<u>Checklist Item 1:</u>	Rezoning is compliant with Proposed Land Use Map.
<u>Checklist Item12:</u>	Property is located outside of the watershed area, or the rezoning request will not impose a significant, negative environmental impact.
<u>2.1.5:</u>	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.

LDP Goals/Policies that Do Not Support the Request

<u>Checklist Item 3:</u>	The property on which the rezoning district is proposed fits the description of the Zoning Ordinance State of Intent for the OA6 district.
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Checklist Item 6:

Existing infrastructure is adequate to support the desired zone (water, sewer, roads)

Checklist Item 13:

Property is within Special Hazard Flood Area

The City of Asheboro Planning Board considered the zoning map amendment application and recommended, with the attachment of the supplementary proposed conditions by city staff, approving the placement of the Zoning Lot into the requested OA6 (CZ) zoning district. In making this recommendation, the planning board concurred with the planning staff's analysis of the consistency of the proposed zoning with the adopted comprehensive plans as well as the reasonableness of the proposal. The planning staff's analysis is summarized in the following indented paragraphs.

The Land Development Plan map designates this property for urban residential use, and a request for a congregate living facility is consistent with that designation. While the property does not have access to a minor thoroughfare or higher classification street, the proposed use may be less intense than other uses classified as "urban residential," such as multifamily development, that could be built on a parcel of this size, making the zoning map reasonable given the size and physical conditions of the property. With the proposed conditions and additional buffering, the request provides additional protection for neighboring properties beyond typical ordinance requirements and allows a reasonable use of the property for the property owner, along with the benefit to the public through enhanced infrastructure necessary to serve the development.

In the event of council approval of the application, the planning staff offered suggested conditions to include as part of a conditional zoning ordinance amendment. These conditions are as follows:

- (A) *The approved use shall be a Congregate Living Facility.*
- (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) *Evidence shall be submitted to the city prior to issuance of a Certificate of Zoning Compliance that applicable requirements and standards of the Division of Facility Services of the Department of Human Resources of the State of North Carolina have been filed and shall continue to be met.*
- (D) *Landscaping and preservation of existing vegetation shall be installed or retained consistent with the details and specifications shown on the site plan and as modified by these conditions. At a minimum, plantings consistent with a 50' wide buffer using existing natural vegetation or a Type "C" buffer or screen shall be present along the perimeter of the property.*
- (E) *Prior to issuance of a certificate of occupancy, the roadway within the platted but unbuilt right-of-way of Oakland Avenue shall be built in accordance with NCDOT's latest manual for roadway design, and such roadway shall be maintained by the property owner unless and until the roadway is accepted for public maintenance.*
- (F) *Within the property, drives and parking area shall be constructed, paved, and maintained in a manner acceptable to city departments for*

emergency response and operations. All parking required by Table 6-1 of the zoning ordinance within the zoning lot, including access, maneuvering area and parking spaces, shall be paved. Final plans shall include provisions for ADA accessible parking.

- (G) *Building materials shall be consistent with the requirements of Section 6.11(D)(3) with the following exceptions:*
 - (1) *The seven detached dwellings depicted on the site plan shall be allowed to be constructed of any Building Code allowed materials.*
 - (2) *The exclusion of vinyl siding as a permitted building material in Section 6.11(D)(3)(a)(i) shall not apply to the three dorm buildings located on the site plan.*
- (H) *The Performance Standards established in Chapter 6 for commercial uses shall be met by the proposed facility. Pole mounted and/or wall mounted outdoor lighting shall comply with city ordinances and information on such lighting shall be provided to staff for review and approval prior to installation of this outdoor lighting.*
- (I) *The applicant may provide additional, non-required parking in compliance with Chapter 6 and outside of any required setbacks or buffer/screening/landscaping areas. Should the number of non-required spaces be more or less than what is shown on the approved site plan, such a change shall not be deemed a modification and may be reviewed by city staff for inclusion in the file without further review by the city council.*
- (J) *Mail delivery shall be provided on the final site plan, subject to postal service and/or NCDOT requirements. Any changes to the site plan necessary to comply with requirements for mail delivery will not be considered a modification of the Conditional Zoning district requiring council action.*
- (K) *Prior to the issuance of a zoning compliance permit, the applicant shall submit a revised site plan including the following:*
 - (1) *Information regarding the number of residents, employees in the largest shift, and facility vehicles.*
 - (2) *Paving information as required by zoning ordinance.*
 - (3) *Labeling of the approved zoning district.*
 - (4) *Building elevations complying with ordinance requirements compliant with OA6 standards unless otherwise conditioned.*
 - (5) *Compliance with all applicable zoning regulations and conditions, as well as the applicable permit fee.*
- (L) *Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation showing the following:*
 - (1) *Approval from NC Department of Transportation, if required by NCDOT.*
 - (2) *Approval from NC Department of Environmental Quality, as required NCDEQ.*
 - (3) *Plans detailing solid waste disposal shall be approved prior to the issuance of a zoning compliance permit.*
 - (4) *Construction plans concerning water, including provisions for fire hydrants determined to be required by Asheboro Fire and Rescue, and sanitary sewage that complies with city policies, shall be submitted. Surveying and permitting of any required*

public utility lines and the associated easements that may be necessary shall be the responsibility of the property owner.

(5) *A final site plan demonstrating compliance with the conditional zoning district, and applicable fees.*

(M) *The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the city attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.*

Mayor Trogon opened the floor for comments from the public. Bob Wilkerson, who is the Executive Director for Pierced Ministries presented comments in support of the requested rezoning. Additionally, Brad Thomas, Mark Wilburn, Alice Wilkerson, Monica White, and Kay McGee presented comments in support of the request. Patty Williams spoke against the request. When no one else asked to speak, Mayor Trogon transitioned to the deliberative phase of the process.

After engaging in deliberations about the zoning map amendment application, Councilmember Pugh moved, and Councilmember Cheek seconded the motion to adopt the plan consistency/reasonableness statement below and to approve, with the above-listed conditions, the requested zoning map amendment with the following multi-part motion.

1. The Land Development Plan map designates this property for urban residential use, and a request for a congregate living facility is consistent with that designation. While the property does not have access to a minor thoroughfare or higher classification street, the use may be less intense than other uses classified as “urban residential,” such as multifamily development, that could be built on a parcel of this size, making the zoning map reasonable given the size and physical conditions of the property. With the above-listed conditions and additional buffering, the rezoning provides additional protection for neighboring properties beyond typical ordinance requirements and allows a reasonable use of the property for the property owner, along with the benefit to the public through enhanced infrastructure necessary to serve the development.
2. Consequently, and subject to the above-listed conditions, the zoning map amendment application seeking to place the Zoning Lot into the OA6 (CZ) zoning district is hereby approved.

Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

(b) Quasi-Judicial Hearing (Case No. SUP-26-01): An application for a Special Use Permit for property located at 727 Jaeco Caudill Drive totaling approximately 9.5 acres and more specifically identified by Randolph County Parcel Identification Number 7740511663, to authorize a new land use classified as “Signs, Off Premise Billboard & Poster Panel, etc.”

Mayor Trogon opened the quasi-judicial hearing on the application by Jaeco General Contracting, LLC for a Special Use Permit for a billboard. Mr. Evans was placed under oath and presented the staff’s analysis of the request that included a properly submitted site plan for the Special Use Permit. The request pertains to approximately 9.51 acres of land located at 727 Jaeco Caudill Drive. Randolph County Parcel Identification Number 7740511663 more specifically identifies the property.

Mr. Evans stated that proper legal notice of the hearing has been given.

With the assistance of a slide show, Mr. Evans testified to the following facts about the Special Use Permit application.

1. The request is for a Billboard, classified by the zoning ordinance as “Signs, Off premise Billboard & Poster Panel, etc.” The existing and principal land use of the property is “manufacturing, processing, and assembly.”
2. The site plan and billboard profile presented and approved by the council indicated a proposed billboard with an LED display and 30 feet above lot (ground) grade. Following approval of the previous Special Use Permit (SUP-24-02), the applicant presented a plan proposing a billboard with additional height and measured from the grade of the nearest adjacent roadway (NC Hwy 49 South). The ordinance allows for measurement of the sign height to be taken from either the grade of the lot, or the grade of the crown of the closest roadway, with a maximum allowable height of 35 feet above road grade as proposed with this application. Based on this proposed change, a new Special Use Permit was required.
3. The property is surrounded primarily by industrially zoned parcels, with some residential uses in the area.
4. NC 49 South is a state-maintained major thoroughfare. Jaeco Caudill Drive is a state-maintained road. The property is approximately 600 feet northeast of the interchange of US 64 Bypass.
5. Billboards are also subject to review and approval by NCDOT.
6. Billboards have certain locational and separation requirements described in Section 5.05(19) below. Staff has determined that these requirements have been met.
7. Permitting of the billboard is exclusive of permitting for other signs allowed in the I2 district that are subject to general ordinance requirements.

The following conditions were drafted by the planning/zoning staff prior to this hearing.

- (A) In addition to any use permitted by right in the I2 zoning district, the use approved shall be one off-premises billboard, classified as “Signs, Off premise Billboard & Poster Panel, etc.” and consistent with the approved plan and the requirements of Section 5.05(19).
- (B) Electronic changeable copy shall operate on a five second minimum delay.
- (C) Maximum brightness levels shall not exceed 5,000 nits during the daylight hours and shall not exceed 500 nits between dusk and dawn, as measured from the sign face.
- (D) Prior to the issuance of a zoning compliance permit, the Final Decision Document authorizing the Special Use Permit must be approved by the city council.
- (E) The zoning compliance permit shall be issued in coordination with NC Department of Transportation permitting requirements for Outdoor Advertising.

Nicholas Blackwood and H.R. Gallimore were placed under oath and offered testimony in support of the request. This testimony focused on, in addition to addressing the

four standards for issuance of a Special Use Permit, the compliance with the above-referenced conditions.

No witnesses came forward in opposition to the Special Use Permit. In the absence of any additional testimony or evidence, Mayor Trogon transitioned to the deliberative phase of the process.

Upon motion by Councilmember Heath and seconded by Councilmember Pugh, the council voted unanimously to find the required standards had been met and to issue, subject to the above-listed conditions, the requested Special Use Permit. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

A final decision document with the formal findings of fact, conclusions of law, and order authorizing the Special Use Permit will be entered by the council during the next regular meeting. A copy of the slide show presentation utilized by Mr. Evans is on file in the city clerk's office.

12. Annexation Petitions

(a) Petition Requesting the Satellite Annexation of Approximately 83.488 Acres of Land (Randolph County Parcel Identification Numbers 7659858407 and 7659842547) Owned by Candi Land Campground, LLC Along Crestview Church Road

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

City Engineer Michael Leonard, PE provided an overview of the annexation petition submitted by Candi Land Campground, LLC. The annexation petition pertains to a parcel of land located along Crestview Church Road.

After reviewing the information provided by city staff, Councilmember Heath 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 13 RES 3-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE AN ANNEXATION PETITION SUBMITTED BY CANDI LAND CAMPGROUND, LLC

WHEREAS, Candi Land Campground, LLC, a North Carolina limited liability company, (the "Petitioner") has submitted a petition requesting the annexation into Asheboro of approximately 83.488 acres of the limited liability company's land located along Crestview Church Road; and

WHEREAS, the proposed annexation area includes territory identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407, 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 March 5, 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
Candi Land Campground, 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 Candi Land Campground, 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 83.488 acres of the limited liability company's land that is located along Crestview Church Road. The proposed annexation area contains territory identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407. 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 March 5, 2026.

(CITY SEAL)

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

**(ii) Resolution Setting the Date of the 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 for a public hearing on the question

of the requested annexation. Councilmember Burks 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 14 RES 3-26

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
CANDI LAND CAMPGROUND, LLC**

WHEREAS, Candi Land Campground, LLC, a North Carolina limited liability company, (the “Petitioner”) has submitted a petition requesting the annexation into Asheboro of approximately 83.488 acres of the limited liability company’s land that is located along Crestview Church Road and is identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407; 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 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.

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 March 5, 2026.

W. Joseph Trogdon, Jr.

W. Joseph Trogdon, Jr., Mayor

ATTEST:

/s/Holly H. Doerr

Holly H. Doerr, CMC, NCCMC, City Clerk

- (b) Petition Requesting the Satellite Annexation of Approximately 37,991 Square Feet of Land (Randolph County Parcel Identification Number 7659640413) Owned by Phillip Wayne Leonard and Brittany Paige Leonard at 3505 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 Phillip Wayne Leonard and Brittany Paige Leoard. The annexation petition pertains to a parcel of land located at 3505 U.S. Highway 220 Business South.

After reviewing the information provided by city staff, Councilmember Heath 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 15 RES 3-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION DIRECTING THE CITY CLERK TO
INVESTIGATE AN ANNEXATION PETITION SUBMITTED BY
PHILLIP WAYNE LEONARD AND BRITTANY PAIGE LEONARD**

WHEREAS, Phillip Wayne Leonard and Brittany Paige Leonard (the “Petitioners”) have submitted a petition requesting the annexation into Asheboro of approximately 37,991 square feet of their land at 3505 United States Highway 220 Business South; and

WHEREAS, the proposed annexation area includes territory identified by Randolph County Parcel Identification Number 7659640413, 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 March 5, 2026.

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

ATTEST:

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

In light 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
Phillip Wayne Leonard and Brittany Paige Leonard)**

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 Phillip Wayne Leonard and Brittany Paige Leonard (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 37,991 square feet of their land at 3505 United States Highway 220 Business South. The proposed annexation area contains territory identified by Randolph County Parcel Identification Number 7659640413. 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 March 5, 2026.

(CITY SEAL)

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

(ii) Resolution Setting the Date of the 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 for a public hearing on the question of the requested annexation. 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 16 RES 3-26

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 PHILLIP WAYNE
LEONARD AND BRITTANY PAIGE LEONARD**

WHEREAS, Phillip Wayne Leonard and Brittany Paige Leonard (the “Petitioners”) have submitted a petition requesting the annexation into Asheboro of approximately 37,991 square feet of their land that is identified by Randolph County Parcel Identification Number 7659640413 and is located at 3505 United States Highway 220 Business South; 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 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.

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 March 5, 2026.

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

ATTEST:

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

13. Approval of a General Fund Budget Amendment to Allocate Funds for Expenditures not Anticipated with the Adoption of the FY 2025-2026 Budget

Finance Director Deborah Reaves presented and recommended adoption, by reference, of an Ordinance to Amend the General Fund FY 2025-2026. Councilmember Heath moved, and Councilmember Cheek seconded the motion to adopt the following ordinance by reference. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

12 ORD 3-26

**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, 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> / <u>(Decrease)</u>
10-000-399.0000	FUND BALANCE ALLOCATION	\$466,541

That the following Expense line item be increased / (decreased):

<u>Account #</u>	<u>Description</u>	<u>Increase</u> / <u>(Decrease)</u>
10-410-502.0000	SALARIES AND WAGES	1,500
10-420-502.0000	SALARIES AND WAGES	20,493
10-420-502.1000	SALARIES AND WAGES-INTERNS	21,335
10-420-507.0002	FRINGE-FICA	3,160
10-420-507.0004	FRINGE-INSURANCE	5,500
10-420-507.0005	FRINGE-RETIREMENT	1,909
10-555-502.0000	SALARIES AND WAGES	46,103
10-590-506.0000	UNALLOCATED PAY PLAN CHANGES	(100,000)
10-555-515.0000	MAINTENANCE AND REPAIR - BLDG	20,000
10-550-515.0000	MAINTENANCE AND REPAIR - BLDG	(20,000)
	TRAVEL, SCHOOLS AND	
10-410-514.0000	CONFERENCES	12,500
10-410-547.0000	ELECTIONS	20,000
10-440-555.0000	TAX REFUNDS	64,041

10-490-551.0000	SPECIAL PROJECTS	(50,000)
10-490-556.0000	NUISANCE ABATEMENT	(50,000)
10-550-534.0002	TRAFFIC DIV SUPPLIES-MATERIAL	(10,000)
10-555-518.0000	VEHICLE PARTS-INVENTORY	200,000
10-555-532.0000	GAS, OIL AND TIRES-INVENTORY	280,000
TOTAL EXPENDITURES		\$466,541

Adopted the 5th day of March 2026.

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

ATTEST:

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

14. Items Presented by the Assistant City Manager Trevor Nuttall

(a) An Overview of the Anticipated Comprehensive Planning Process and a Request for Authorization to Request Qualifications from Firms Capable and Interested in Leading that Effort

Assistant City Manager Trevor Nuttall asked that the council authorize city staff to seek qualifications from firms to lead preparation of a comprehensive plan. Over the past 20 years, the city has completed and updated land use plans, strategic plans, transportation plans, recreation plans, and several other short and long-range planning documents. Plans have served the city well, and it is now appropriate to compile a plan that provides a vision and strategy for the city for the next 15 years.

The comprehensive plans are important in many ways. The plans will:

- Provide staff and elected officials a guide to evaluate future decisions articulate a vision for the public
- Set goals and objectives that can result in policies to achieve desired outcomes;
- Serve as a tool to assess how the city is doing
- Inform internal funding determinations
- Support external funding requests
- Assist with continuity across administrations

The expected elements of the plan are subject to change based on council and public input. These elements include, but are not limited to the following:

- Land Development Plan Review and Update: Produce a new future land use and growth strategy map and corresponding land development goals and objectives
- Housing Analysis: Strike the right balance between workforce and market rate dwelling units to ensure housing options for all
- Transportation Plan Execution: Guiding principles to successfully implement the Comprehensive Transportation Plan under development with the North Carolina Department of Transportation
- Public Safety: Identify future provisions for public safety.
- Water and Wastewater Infrastructure: Develop strategies to ensure infrastructure keeps pace with existing and future development patterns.
- Recreation Plan Review: Identify revisions to 2021 Master Plan.
- Economic Development Assessment: Evaluation of city economic development strategies and policies to position us for success.
- Cultural and Natural Resources: Strategies to leverage exceptions area assets.
- Downtown Revitalization: Supporting efforts of Downtown Asheboro Inc.

The process is projected to take approximately 8-12 months, depending on proposals. Mr. Nuttall specifically asked the council to authorize city staff to publish the request for qualifications and initiate the selection process. Councilmember Pugh moved, and Councilmember Burks seconded the motion to authorize city staff to public the request for qualifications and initiate the selection process. Councilmember Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

(b) A Resolution Authorizing the Creation of a Small Business Incentive Grant

Mr. Nuttall presented and recommended adoption, by reference, of a resolution authorizing the creation of a small business incentive grant. Councilmember Burks moved, and Councilmember Cheek seconded the motion to adopt the following resolution by reference. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

s★h draft of February 25

RESOLUTION NO. 17 RES 3-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA
RESOLUTION AUTHORIZING THE CREATION OF A SMALL BUISINESS INCENTIVE
GRANT PROGRAM

WHEREAS, the City of Asheboro recognizes that small businesses are vital to the economic health, tax base, employment opportunities, and overall quality of the City; and

WHEREAS, the City is authorized to make appropriations for economic development purposes under Chapter 158 of the North Carolina General Statutes; and

WHEREAS, the City Council finds that targeted financial assistance to eligible businesses will increase the City’s population, taxable property, employment, industrial output, or business prospects and will stimulate private investment, encourage job creation, support downtown and commercial corridor vitality, and enhance the public welfare; and

WHEREAS, the City Council desires to establish a Small Business Incentive Grant Program to provide financial assistance to qualifying businesses subject to defined eligibility criteria and funding limits.

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

Section 1. There is hereby established the City of Asheboro Small Business Incentive Grant Program (“Program”) for the purpose of providing financial assistance to eligible small businesses located within the City. The Program shall consist of the Local Jobs Creation Incentive and the Building Reuse/Renovation Incentive, as further describe below, and any other incentive programs as the City may established from time to time.

Section 2. The Program is intended to:

- a. Increase the population, taxable property, employment, industrial output, and business prospects of the city;
 - b. Support the establishment or expansion of small businesses;
 - c. Encourage private capital investment within the City;
 - d. Promote job creation;
 - e. Enhance commercial districts, including downtown and designated growth areas;
- and

f. Advance the City’s economic development goals.

Section 3. The Program will operate substantially as described in the packet attached to this Resolution as EXHIBIT 1. Council approves the descriptions of the incentive program, incentive eligibility, and related applications included in the packet.

Section 4. The Program shall operate subject to available appropriations and may be modified, suspended, or discontinued by future Council action.

Section 5. This Resolution shall become effective upon adoption.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on March 5, 2026.

/s/W. Joseph Trogdon, Jr.

W. Joseph Trogdon, Jr., Mayor

ATTEST:

/s/Holly H. Doerr

Holly H. Doerr, CMC, NCCMC, City Clerk

[Exhibit 1 that is referred to in the above resolution is on file in the Assistant City Manager’s Office.]

15. 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, Councilmember Heath moved, and Councilmember Burks seconded the motion to adjourn the meeting. The meeting was adjourned at 8:28 p.m.

/s/Holly H. Doerr

Holly H. Doerr, CMC, NCCMC, City Clerk

/s/W. Joseph Trogdon, Jr.

W. Joseph Trogdon, Jr., Mayor