

REGULAR MEETING  
ASHEBORO CITY COUNCIL  
CITY COUNCIL CHAMBER, ASHEBORO CITY HALL  
THURSDAY, MAY 7, 2026  
6:00 P.M.

---

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

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

Donald E. Duncan, Jr., City Manager  
Robert L. Brown, Jr. Chief of Police  
Thomas D. Carruthers, City Attorney  
Alyssa R. Chapuis, Public Information Officer  
Timothy E. Cockman, Fire Chief  
Addie R. Corder, Downtown Development Manager  
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal  
John L. Evans, Community Development Director  
Justin T. Luck, Planning Director  
Trevor L. Nuttall, Assistant City Manager  
Deborah P. Reaves, Finance Director  
Michael D. Rhoney, P.E., Water Resources Director  
Thomas Scaramastra, P.L.S., City Surveyor

**1. Call to Order**

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

**2. Moment of Silent Prayer and Pledge of Allegiance**

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

**3. Recognition of the Randleman Fire Department and Asheboro Fire and Rescue Department**

Chief Cockman recognized both the Randleman Fire Department and the Asheboro Fire and Rescue Department for working together under the new mutual aid agreement on an emergency call on April 15, 2026. On April 15, 2026 both departments responded to an incident where a man had fallen down a 30 feet hole. The departments successfully rescued the man.

The departments thanked the city council members for their support and the execution of the mutual aid agreement. No formal action was taken during this portion of the meeting.

**4. Presentation of the Main Street Champion Award for 2026**

Downtown Development Manager Addie Corder presented the Main Street Champion Award for 2026 to Reynolds Lisk.

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

**5. Request for Temporary Street Closure Associated with the Upcoming Juneteenth Holiday**

Clyde Foust, Jr. requested that a portion of Worth Street be blocked off on June 20, 2026 for the upcoming Juneteenth Celebration. Additionally, he invited the council members to the celebration that will take place from June 18, 2026 to June 20, 2026.

Councilmember Heath moved, and Councilmember Cheek seconded the motion to block off a portion of Worth Street for the Juneteenth celebration on June 20, 2026. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

**6. Public Comment Period**

Topaz Bott presented comments and concerns pertaining to someone using Tannerite in the Pinecroft Village subdivision.

**Prior to the consideration of agenda item number 7, Councilmember Burks moved, and Councilmember Pugh seconded the motion to move agenda item number 12 to immediately follow agenda item number 9. Councilmember Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.**

**7. Resumption of Hearings Continued for April 9, 2026**

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

Mayor Trogon opened the legislative hearing on the zoning map amendment application filed as Case No. RZ-26-04. Planning Director Justin Luck 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 Staley Martin Homes, LLC.

The land for which the above-described zoning has been requested is located along Crestview Church Road. The property is approximately 83.78 acres in size and is more specifically identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407 (this property shall be hereinafter referred to as the "Zoning Lot.")

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

1. Proposed use is a Residential Planned Unit Development for Single Family Dwellings (191 dwellings total on 191 lots).
2. **R10 Residential District Statement of Intent:** The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.

3. **Relevant Zoning Ordinance Definitions:**

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

**Dwelling/Residence, Detached Single Family:** An individual dwelling unit for one family located on an independent lot containing no other dwelling units.

4. The site plan shows two entrances from Crestview Church Road and a future connection to residentially zoned property to the north. The applicant had a Traffic Impact Analysis (TIA) conducted by a traffic engineering firm, and the TIA has been reviewed by NCDOT. While the applicant's traffic engineering firm did not recommend turning lanes as a result of the TIA, NCDOT recommended, and could require, a 100' left turning land from southbound U.S. 220 Business to Crestview Church Road.
5. A 10-foot landscape buffer is proposed along the Crestview Church Road frontage and is to be maintained by the homeowners' association.
6. Proposed lot sizes, widths, and setbacks are reduced from typical R10 ordinance requirements as allowed for Planned Unit Development. Overall project density (roughly 2.6 units per acre, excluding right-of-way) is consistent with R10 zoning.
7. Two-car garages are proposed for each dwelling.
8. Planned Unit Developments typically require visitor parking; 38 visitor parking spaces are required for this project. While some dedicated visitor parking areas are proposed, visitor parking is primarily offered through on-street and driveway parking, with a proposed minimum of one space per driveway. When combining two parking spaces per garage with one per driveway, this results in a total of 573 parking spaces.
9. Sidewalk is proposed to be constructed along both sides of each street. Sidewalk will not connect to Lots 78 and 79, which are proposed to be accessed by Crestview Church Road.
10. Recreation and open space are proposed through natural wilderness areas and a 5-foot wide natural foot path. Natural areas and passive recreation areas shall be provided in each phase of the development before the final plat for each phase. The applicant has indicated that the natural walking path and foot bridge will be installed after the construction of Phases 1 and 2.

- 11. A 30-foot undisturbed stream buffer, other than for the construction of the roadway crossings, utility installation, and possible future walking paths, is proposed.
- 12. The applicant’s site plan indicates this specific project is exempt from NCDEQ stormwater permitting and post-construction stormwater regulations; however, the applicant states the site plan has been designed in a manner typical for an NCDEQ low-density stormwater site, if it were in a jurisdictional area. A proposed condition ensures all NCDEQ permits are obtained prior to the issuance of a zoning compliance permit.

**Modifications to Ordinance Regulations**

- 1. 10’ Type B buffer along Crestview Church Road
- 2. Lots 78 and 79 not connected to the pedestrian network.

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

|                                           |                |
|-------------------------------------------|----------------|
| <b>Proposed Land Use Map Designation:</b> | Not Designated |
| <b>Growth Strategy Map:</b>               | Not Designated |
| <b>Small Area Map:</b>                    | Not Designated |

**LDP Goals/Policies that Support the Request:**

|                                      |                                                                                                                     |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b><u>Checklist Item 3:</u></b>      | The property on which the rezoning district is proposed fits the description of the Zoning Ordinance                |
| <b><u>Checklist Item 6:</u></b>      | Existing infrastructure is adequate to support the desired zone                                                     |
| <b><u>Checklist Item 11:</u></b>     | Rezoning will promote the type of development described in Design Principles                                        |
| <b><u>Goal 4.1:</u></b>              | Identification and protection of environmentally sensitive areas                                                    |
| <b><u>Goal 5.3:</u></b>              | Interconnected and multi-modal transportation networks                                                              |
| <b><u>Checklist Items 12-13:</u></b> | 12.) Property is located outside of watershed;<br>13.) The property is located outside of Special Hazard Flood Area |

**LDP Goals/Policies that Do Not Support the Request:**

|                                  |                                                             |
|----------------------------------|-------------------------------------------------------------|
| <b><u>Checklist Item 14:</u></b> | Rezoning is not located on steep slopes of greater than 20% |
|----------------------------------|-------------------------------------------------------------|

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 R10 (CZ) zoning district. In making this recommendation, the planning board concurred with the planning staff’s analysis of the consistency 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.

Although the Land Development Plan does not provide specific growth strategy and land use recommendations for the property and general goals and policies. This application is consistent with many LDP goals and policies, including interconnected and multi-modal transportation networks, open and recreation space, tree preservation and landscaping, and protection of environmentally sensitive areas. The application is reasonable given the proposed density relative to the size and topography of the property, Crestview Church Road being classified as a minor thoroughfare, the proximity to other major roads, employment, recreational amenities such as the Cone Health ZooCity Sportsplex and NC Zoo, and the benefit to the overall community through additional housing opportunities.

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 uses approved shall be Residential Planned Unit Development for Single Family Dwellings, not to exceed 191 dwellings on 191 lots. The minimum lot size shall be 7,500 square feet. The total built upon area for the development shall remain under twenty-four percent (24%).*
- (B) *All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.*
- (C) *Evaluation of changes necessitated by NCDOT permitting requirements resulting from the development's traffic impact analysis shall be reviewed consistent with Section 4.05(C)(13).*
- (D) *Changes related to locations of cluster box units (CBU) for mail delivery, as required by USPS or NCDOT, shall not be considered a modification of the conditional zoning district requiring council action.*
- (E) *Front yard averaging shall not apply within the development. Accessory structures shall not be located within front yard setbacks indicated, but may be located 10 feet from side and rear lot lines and located outside of required buffers or city easements.*
- (F) *All dwellings/lots shall include a two-car garage and driveway sufficient for parking of one vehicle.*
- (G) *Except for required driveway(s) and utilities, a 10-foot Type B landscape buffer shall be preserved or installed along the Crestview Church Road frontage as shown on the approved plan.*
- (H) *Natural areas and passive recreation areas shall be provided in each phase of the development before the final plat for each phase. A natural walking path shall be installed before the final plat of Phase 1 and 2. A 30-foot undisturbed stream buffer, other than for the construction of roadway crossings, utility installation, and possible future walking paths, shall be maintained.*
- (I) *Maintenance of all recreation/open space areas, landscaping, any utilities not publicly maintained, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the responsibility of the property owner and any successors in interest, including, but not limited to, the homeowners association (HOA).*
- (J) *Before the issuance of the Zoning Compliance Permit for the proposed land use, documentation shall be submitted detailing the following:*

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

Mayor Trogon opened the floor for comments from the public. Charlie Hall, David Michaels, and Zack Gardner presented comments in support of the requested zoning map amendment application. Once all comments were heard, Councilmember Burks moved, and Councilmember Pugh seconded the motion to continue this agenda item to immediately follow agenda item 7(b). Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

**(b) Consideration of a petition received from Candi Land Campground requesting the satellite annexation of parcels (Parcel Identification Numbers 7659842547 and 7659858407) containing 83.488 acres located on Crestview Church Road and Oakhurst Road**

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

Mayor Trogon opened the public hearing on the question of the annexation petition submitted by Candi Land Campground, LLC requesting the annexation into the Asheboro primary city limits of approximately 83.488 acres of land located on the north side of Crestview Church Road. City Surveyor Tom Scaramastra presented the staff's analysis of the annexation petition.

**(ii) Invitation for public participation in the hearing**

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

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

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

ORDINANCE NO. 15 ORD 5-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

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

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

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

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

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

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

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

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

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

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

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

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

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

*Cedar Grove Township, Randolph County, North Carolina:*

*BEGINNING at a 60d nail at the base of a 1-inch existing iron pipe up two inches at a point located by means of the North Carolina Coordinate System at the coordinates of North 696,308.15 Ground US Survey Feet and East 1,757,806.88 Ground US Survey Feet (NAD 83 (2011)), this Beginning point is on the proposed Asheboro satellite city limits line at the northwest corner of the Annexation Area (the "Annexation Area" is the entirety of the territory for which annexation was requested when Candi Land Campground, LLC submitted an annexation petition listing the requested annexation area as two parcels of land identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407 that are owned by the limited liability company and described in a deed recorded in the Office of the Register of Deeds for Randolph County, North Carolina (the "Randolph County Registry") in Book of Record 2912, Page 1009 (the property is shown on plats of survey recorded in Plat Book 165, Page 84, Randolph County Registry and in Plat Book 184, Page 7, Randolph County Registry)); thence, departing from the described Beginning point, following the proposed Asheboro satellite city limits line South 85 degrees 47 minutes 48 seconds East 1099.29 feet along the boundary line between the Annexation Area and the Sherri Lynn Tedder property described in Book of Record 2677, Page 1262, Randolph County Registry (the Tedder property is shown as Tract 1 in Plat Book 178, Page 35, Randolph County Registry) to a 60d nail set at the base of a 1 and 1/2-inch existing iron pipe up two inches; thence continuing along the proposed Asheboro satellite city limits line and the northern boundary of the Annexation Area by running the next two bearings and distances along the Richard N. Chandler property described in Book of Record 2006, Page 216, Randolph County Registry: South 88 degrees 20 minutes 07 seconds East 603.80 feet to a 2-inch existing iron pipe up two inches; thence South 89 degrees 10 minutes 26 seconds East 57.29 feet to a 2 and 1/2-inch existing iron pipe up eight inches; thence departing from the northern boundary of the Annexation Area and continuing to follow the proposed Asheboro satellite city limits line South 02 degrees 10 minutes 46 seconds West 139.62 feet along the Janice G.R. Solarez property described in Book of Record 2732, Page 657, Randolph County Registry (shown as Lot 1 in Plat Book 67, Page 72, Randolph County Registry) to a 2-inch existing iron pipe up thirty-six inches; thence continuing along the proposed Asheboro satellite city limits line by running the next three bearings and distances with the Eutha Small McPherson and Tammie McPherson Smith property described in Book of Record 2895, Page 1207, Randolph County Registry (shown in Plat Book 66, Page 62, Randolph County Registry): South 01 degree 58 minutes 10 seconds West 178.76 feet to a 1-inch existing iron pipe up fourteen inches; thence South 01 degree 57 minutes 05 seconds West 312.02 feet to a 1-inch existing iron pipe up four inches; thence South 01 degree 52 minutes 22 seconds West 274.83 feet to an existing axle up six inches; thence continuing along the proposed Asheboro satellite city limits line by running the next two bearings and distances with the Eutha Small McPherson and Tammie McPherson Smith property described in Book of Record 2895, Page 1207, Randolph County Registry (shown in Plat Book 58, Page 13, Randolph County Registry): South 01 degree 55 minutes 03 seconds West 116.30 feet to an existing axle flush with the ground; thence South 24 degrees 12 minutes 14 seconds West 222.32 feet to a 60d nail set at the base of a 1 and 1/4-inch existing iron pipe up four inches; thence continuing along the proposed Asheboro satellite city limits line by running the next two bearings and distances along the Felix Santos and Angie Janeth Santos property described in Book of Record 2412, Page 584, Randolph County Registry: South 23 degrees 49 minutes 35 seconds West 236.75 feet to a 60d nail set at the base of a 5/8-inch existing iron rod up two inches; thence South 57 degrees 25 minutes 44 seconds East 180.62 feet to 5/8-inch new iron rod flush with the ground in the western margin of the 60-foot public right-of-way for Crestview Church Road (North Carolina Secondary Road 2820); thence South 26 degrees 37 minutes 00 seconds West 440.95 feet along the western margin of the public right-of-way for Crestview Church Road and the proposed Asheboro satellite city limits line to a 60d nail set at the base of a 1 and 1/2-inch existing iron rod up forty-two inches; thence departing from the western margin of the public right-of-way for Crestview Church Road and continuing to follow the proposed Asheboro satellite city limits line North 87 degrees 25 minutes 00 seconds West 509.50 feet along the Galaxy N. Routh and McCoy C. Routh property described in Book of Record 2843, Page 727, Randolph County Registry (shown in Plat Book*

12, Page 62, Randolph County Registry) to a 1 and 1/2-inch existing iron rod up thirty-six inches; thence continuing to follow the proposed Asheboro satellite city limits line by running the next two bearings and distances along the Grady C. Garner and Audrey Garner property described in Book of Record 1734, Page 969, Randolph County Registry (shown in Plat Book 12, Page 62, Randolph County Registry): North 87 degrees 16 minutes 10 seconds West 104.88 feet to a 5/8-inch existing iron rod up four inches (this point is located by means of the North Carolina Coordinate System at the coordinates of North 694,305.85 Ground US Survey Feet and East 1,758,674.78 Ground US Survey Feet (NAD 83 (2011))); thence South 02 degrees 32 minutes 09 seconds West 59.85 to a 1-inch existing iron pipe up six inches; thence continuing to follow the proposed Asheboro satellite city limits line by running the next three bearings and distances along the Darrell T. Johnson and Brenda K. Johnson property described in Book of Record 991, Page 374, Randolph County Registry (shown in Plat Book 12, Page 62, Randolph County Registry): South 03 degrees 21 minutes 33 seconds West 219.85 feet to an existing iron rod; thence South 02 degrees 36 minutes 36 seconds West 6.56 feet to an existing iron rod; thence South 02 degrees 36 minutes 36 seconds West 220.25 feet to an existing iron rod; thence continuing to follow the proposed Asheboro satellite city limits line by running the next two bearings and distances with the Jackie L. Cranford and Bobbie Y. Cranford property described in Book of Record 2725, Page 2449, Randolph County Registry: North 82 degrees 29 minutes 30 seconds West 199.70 feet to an existing iron rod; thence South 02 degrees 42 minutes 12 seconds West 199.39 feet to an existing iron rod in the northern margin of the public right-of-way for Crestview Church Road; thence continuing to follow the proposed Asheboro satellite city limits line by following the southern boundary of the Annexation Area North 80 degrees 43 minutes 21 seconds West 474.67 feet along the northern margin of the public right-of-way for Crestview Church Road to an existing iron rod; thence departing from the northern margin of the public right-of-way for Crestview Church Road, but continuing to follow the proposed Asheboro satellite city limits line, by running the next two bearings and distances along the Oscar Ortiz Pinedo and Maria Fernandez Garcia property described in Book of Record 2021, Page 1694, Randolph County Registry (shown as Lot 40 in Plat Book 102, Page 82, Randolph County Registry): North 09 degrees 51 minutes 01 second East 327.56 feet to an existing iron rod; thence North 79 degrees 50 minutes 38 seconds West 100.55 feet to an existing iron rod; thence continuing to follow the proposed Asheboro satellite city limits line by proceeding North 80 degrees 14 minutes 33 seconds West 49.24 feet along the Candi Land Campground, LLC property described as Tract 3 in Book of Record 2912, Page 1009, Randolph County Registry (shown as Lot 41 in Plat Book 102, Page 82, Randolph County Registry) to an existing iron rod within the existing 60-foot right-of-way for the Carolina Power & Light Transmission Line shown in Plat Book 179, Page 37, Randolph County Registry; thence following the proposed Asheboro satellite city limits line the next five bearings and distances by running with the western boundary of the Annexation Area: North 01 degree 52 minutes 59 seconds West 690.77 feet along the RER Holdings, LLC property described in Book of Record 1748, Page 49, Randolph County Registry (the property is shown as Lot 2 in Plat Book 39, Page 65, Randolph County Registry) to an existing iron rod in the southern margin of the platted, but unopened, 60-foot public right-of-way for Oakhurst Road; thence North 01 degree 52 minutes 59 seconds West 65.17 feet across the referenced unopened public right-of-way for Oakhurst Road to an existing iron rod in the northern margin of the platted, but unopened, public right-of-way for Oakhurst Road; thence North 01 degree 53 minutes 42 seconds West 648.09 feet along the BWM Investments, LLC property described as Tract 4 in Book of Record 2933, Page 53, Randolph County Registry (shown as Lot 4 in Plat Book 30, Page 65, Randolph County Registry) to a 1/2-inch existing iron rod down two inches; thence North 01 degree 49 minutes 03 seconds West 20.05 feet along the CW Warrior, LLC property described in Book of Record 2839, Page 827, Randolph County Registry (shown as Tract 1 in Plat Book 179, Page 37, Randolph County Registry) to a 1/2-inch existing iron rod flush with the ground; thence North 01 degree 54 minutes 52 seconds West 833.04 feet with the previously described CW Warrior, LLC property to the point and place of BEGINNING, and containing a total of 83.488 acres, more or less, to be annexed.

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

The plat of survey referenced in the immediately preceding paragraph is recorded in Plat Book 196, Page 100, Randolph County Registry.

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

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

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

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

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

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

**ATTEST:**

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

**Approved as to form:**

/s/Thomas D. Carruthers  
Thomas D. Carruthers, City Attorney

**8. Continuation of Agenda Item 7(a) – Legislative Hearing (Case No. RZ-26-04)**

Mayor Trogdon opened the deliberative phase for Case No. RZ-26-04.

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

1. Although the Land Development Plan does not provide specific growth strategy and land use recommendations for the property and general goals and policies. This application is consistent with many LDP goals and policies, including interconnected and multi-modal transportation networks, open and recreation space, tree preservation and landscaping, and protection of environmentally sensitive areas. The application is reasonable given the proposed density relative to the size and topography of the property, Crestview Church Road being classified as a minor thoroughfare, the proximity to other major roads, employment, recreational amenities such as the Cone Health ZooCity Sportsplex and NC Zoo, and the benefit to the overall community through additional housing opportunities.

2. Consequently, and subject to the previously stated conditions, the zoning map amendment application seeking the placement of the Zoning Lot into the R10 (CZ) zoning district is hereby approved.

**9. Consent Agenda (formerly Agenda Item 8)**

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

**(a) Approval of the Meeting Minutes for April 9, 2026**

The meeting minutes for the city council's regular meeting on April 9, 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) Acknowledgement of the Monthly Report Detailing Major Subdivisions Administratively Approved.**

There have been none approved.

**(c) Resolution to Award Retired Police Officer William Russel Smith, IV his service revolver**

**RESOLUTION NUMBER 27 RES 5-26**

**CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA**

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

**WHEREAS**, after rendering honorable and valuable service to the City of Asheboro and its citizens throughout the course of his career with the Asheboro Police Department (this career with the city began on February 17, 2006), Asheboro Master Police Officer William Russel Smith IV began his retirement from employment with the city on February 22, 2026; and

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

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

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

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

ATTEST:

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

**(d) Acknowledgement of the Receipt of the City of Asheboro Planning Board Annual Report**

The City of Asheboro Planning Board Annual Report was received and distributed to the elected officials. The document has been filed in the city clerk's office.

**(e) Approval of an Audit Contract with Thompson, Price, Scott, Adams Co. P.A. for the Fiscal Year Ending June 30, 2026**

A copy of the audit contract is on file in the city's finance department.

**(f) Approval of a Special Event/Street Closure Order for a Segment of North Street Related to a Cinco de Mayo Celebration on May 8, 2026**

**(g) Approval of a Special Event/Street Closure Orders for a Segment of North Street Related to a 5-year Business Anniversary and Brunch Event on June 5, 2026 and June 14, 2026**

**(h) Approval of a Resolution Supporting the Submission of a Rural Downtown Economic Development Grant as Part of the Trade/North Street Infrastructure Project and Authorizing the Necessary Match of Local Funds**

**RESOLUTION NUMBER 25 RES 5-27**

**CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA**  
**RESOLUTION SUPPORTING THE SUBMISSION OF A RURAL DOWNTOWN**  
**ECONOMIC DEVELOPMENT GRANT AS PART OF THE TRADE/NORTH**  
**STREET INFRASTRUCTURE PROJECT AND AUTHORIZING THE**  
**NECESSARY MATCH OF LOCAL FUNDS**

**WHEREAS**, the North Carolina Department of Commerce administers grants and loans to units of local government such as the City of Asheboro (the "City") to support downtown economic development activity that will lead to the creation and retention of full-time jobs; and

**WHEREAS**, the City has planned an infrastructure project on Trade Street and North Street to improve the streetscape, sidewalks, utility infrastructure, and pedestrian access; and

**WHEREAS**, due to the aforementioned project, the businesses with storefronts located along the impacted sections of Trade and North Streets expect to retain 18 full-time jobs; and

**WHEREAS**, the Rural Downtown Economic Development Grant offers up to \$12,500 in funding per full-time job retained; and

**WHEREAS**, the Rural Downtown Economic Development Grant requires a local match of 5% of the requested grant funds; and

**WHEREAS**, in light of the expected job retention, the City's professional staff recommend that the municipal corporation submit an application for Rural Downtown Economic Development Grant funding in the amount of \$225,000; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Asheboro that the governing board supports the job retention associated with the Trade/North Street Infrastructure Project; and

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

governing board believes that, in addition to job retention and creation, the City’s participation in the proposed economic development project will increase the population, the taxable property base, and business prospects in the City; and

**BE IT FURTHER RESOLVED** by the City Council of the City of Asheboro that, for the above-stated reasons, the City is fully supportive of submitting a Rural Downtown Economic Development Grant application seeking \$225,000 in funding; and

**BE IT FURTHER RESOLVED** by the City Council of the City of Asheboro that, in addition to the submission of the application, the City authorizes the match of up to \$11,250, which is 5% of the total requested grant funds, from the City’s General Fund; and

**BE IT FURTHER RESOLVED** by the City Council of the City of Asheboro that the mayor and the City’s appointed officials are hereby authorized to execute the legal instruments necessary to successfully complete the above-described grant application process.

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

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

**ATTEST:**

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

- (i) Acknowledgement of the Receipt from the Asheboro ABC Board of its Meeting Minutes for March 3, 2026 and April 7, 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.

- (j) Approval of a Resolution Authorizing the Submission of an Application for a Lead Service Line Inventory Project**

**RESOLUTION NUMBER**                   26 RES 5-26                  

**CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA**

**A RESOLUTION SUPPORTING AND AUTHORIZING AN APPLICATION FOR A STATE GRANT/LOAN FOR LEAD SERVICE LINE INVENTORY**

**WHEREAS**, The **City of Asheboro** has need for and intends to construct, plan for, or conduct a study in a project described as Lead Service Line Inventory, and

**WHEREAS**, The **City of Asheboro** intends to request State loan and/or grant assistance for the project,

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

That the City of Asheboro, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the Applicant will provide for efficient operation and maintenance of the

project on completion of construction thereof.

That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the City of Asheboro to make a scheduled repayment of the loan, to withhold from the City of Asheboro any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That Donald Duncan, City Manager the Authorized Representative and successors so titled, is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the Authorized Representative, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

This Resolution is adopted by the Asheboro City Council in open session during a regular meeting that was held on the 7<sup>th</sup> day of May, 2026.

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

#### CERTIFICATION BY THE RECORDING OFFICER

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

IN WITNESS WHEREOF, I have hereunto set my hand this 7<sup>th</sup> day of May, 2026.

ATTEST:

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

**10. Community Development Division Items: (formerly Agenda Item 9)**

**(a) Legislative Hearing (Case No. RZ-26-05): Request to rezone property located at 506 Pineview Street, including Randolph County Parcel Identification Numbers 7753771023, 775771033, and 7750771083 from R10 Medium-Density Residential to two-family dwellings**

Mayor Trogon opened the legislative hearing on the zoning map amendment application filed as Case No. RZ-26-05. 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 BLL Holdings, LLC.

The land for which the above-described zoning has been requested is located at 506 Pineview Street. The property is approximately 0.51 of an acre in size and is more specifically identified by Randolph County Parcel Identification Numbers 7753771023, 7753771033, and 7753771083 (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. The proposed land use is for two duplex (two-family) dwellings.
2. R10 District Statement of Intent: To provide regulations which will produce a moderate intensity of residential uses, usually single family to two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.
3. **Relevant Zoning Ordinance Definitions:**  
Dwelling/Residence, Two Family: A structure containing two dwelling units.
4. The property is currently zoned R10 and allows one single-family dwelling or one two-family dwelling. The applicant requests a conditional zoning because there is a requirement that a two-family dwelling be located on a lot with at least 15,000 square feet in the R10 district, and at least 75 feet of lot width. The average lot is 11,085 square feet, and the lot widths are approximately 64.5 feet.
5. The plan has been routed to NCDOT for review. While NCDOT indicated a preference for 100 feet of separation between driveways, they noted that the driveway locations are acceptable.
6. The area includes industrial and residential uses, primarily two-family dwellings with some single-family dwellings and manufactured housing. Within 2,000 feet, east of the property along Pineview Street are three residentially zoned parcels with a higher density than R10.

**Modifications to Ordinance Regulations:**

1. Foundation plantings, trees every 25’ on eastern property boundary adjacent to R10 residential property (currently undeveloped), and three 6’ trees in the front yard.
2. The applicant proposes 3 parking spaces per dwelling, exceeding the two spaces per dwelling required by the zoning ordinance.

3. Lot size is less than typical 15,000 square feet required in R10 zoning district for a duplex.
4. Lot width is less than typical 75 feet required in R10 zoning district.

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:** Neighborhood Residential

**Growth Strategy Map:** Primary Growth

**Small Area Map:** Northeast

**LDP Goals/Policies that Support the Request:**

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

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

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

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

**Checklist Item 6:** Existing infrastructure is adequate to support the desired zone.

**Checklist Items 12-14:** 12.) Property is located outside of watershed; The property is located outside of Special Hazard Flood Area;  
14.) Rezoning is not located on steep slopes of greater than 20%

**LDP Goals/Policies that Do Not Support the Request**

**Policy 2.1.5:** 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.

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 R10 (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 request is consistent with the Land Development Plan due to being designated on the proposed land use map as "Neighborhood Residential." That designation emphasizes density similar to existing neighborhoods, and the surrounding neighborhood includes some parcels with density higher than typical R10 standards.

The property's proximity to industrial uses, abutting industrial zoning, proximity to I-73/74, and the benefit to the public providing additional

housing close to employment centers justify the request for slightly higher density than typical R10 standards would allow. The request provides for a reasonable use of property to the property owner given the property size. The additional landscaping, not typically required for two-family dwellings, also makes the request reasonable by providing additional protection to adjoining residential property given the slightly higher density.

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 use approved shall be a single-family or two-family dwelling on each of the two (2) parcels of land shown on the approved site plan.*
- (B) *It shall be the property owner's responsibility to obtain any and all permits and approvals required for the proposed land use.*
- (C) *The trees depicted on the site plan shall be consistent with allowable Street Trees specified in Appendix A of Section 4.07 of Evergreen Trees specified in Appendix A of Section 6.14.B.*
- (D) *All parties involved in this request, including the owner, successors, heirs, and assigns, agree to the conditions and approved site plan. Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the owner shall provide city staff with written acceptance of any zoning district conditions discussed and accepted during the public hearing.*
- (E) *Prior to the issuance of a zoning compliance permit for development depicted, the owner shall provide the following:*
  - (i) *NCDOT permit(s) and updates to the plan as necessary to obtain said permit.*
  - (ii) *Recordation of a survey plat creating the lots as shown on the site plan.*
- (F) *The owner(s) of the Zoning Lot shall properly execute and deliver to the Zoning Administrator for recordation in the Office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the city attorney for the purpose of placing notice of the conditions attached to the conditional zoning district in the chain of title for the Zoning Lot.*

Mayor Trogon opened the floor for comments from the public. Bob Wilhoit, Esq. presented comments in support of the requested rezoning. 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 rezoning is consistent with the Land Development Plan due to being designated on the proposed land use map as "Neighborhood Residential." That designation emphasizes density similar to existing neighborhoods, and the surrounding neighborhood includes some parcels with density higher than typical R10 standards.

The property's proximity to industrial uses, abutting industrial zoning, proximity to I-73/74, and the benefit to the public

providing additional housing close to employment centers justify the request for slightly higher density than typical R10 standards would allow. The rezoning provides for a reasonable use of property to the property owner given the property size. The additional landscaping, not typically required for two-family dwellings, also makes the request reasonable by providing additional protection to adjoining residential property given the slightly higher density.

2. Consequently, and subject to the above-listed conditions, the zoning map amendment application seeking to place the Zoning Lot into the R10 (CZ) zoning district is hereby approved.

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

- (b) **Legislative hearing (Case No. RZ-26-06): Request to rezone property located at 403 West Balfour Avenue and along Terry Avenue, including a portion of Randolph County Parcel Identification Number 7752876568, from I1 Light Industrial to OA6 (CZ) Office-Apartment Conditional zoning for multiple family dwellings.**

The applicant requested a continuance of this item until the June 4, 2026 city council meeting.

Councilmember Heath moved, and Councilmember Burks seconded the motion to continue the above-listed legislative hearing until the June 4, 2026 regular city council meeting.

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

This request was withdrawn by the applicant.

- (d) **Legislative Hearing (Case No. RZ-26-08): Request to apply initial city zoning I2 General Industrial, to property located north of I70 Dinah Road (a portion of Randolph County Parcel Identification Number 7659304064), located adjacent to 4400 and 4402 U.S. Highway 220 Business South.**

Mayor Trogon opened the legislative hearing on the zoning map amendment application filed as RZ-26-08. Mr. 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 the City of Asheboro.

The land for which the above-described zoning map has been requested is located at 4306, 4308, 4400, and 4402 U.S. Highway 220 Business South. The property is approximately 0.67 of an acre in size and is more specifically identified by a portion Randolph County Parcel Identification Number 7659304064 (this property will hereinafter be 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. The noted points of information are listed below.

1. The requested I2 district is described as intending “to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts.”
2. The current zoning district only allows furniture manufacturing, which ceased in 2023. The general district rezoning would allow all uses permitted by right, subject to compliance with city land use regulations. No site-specific development plan is considered with this request.
3. 62.09 acres of property on this parcel was annexed into the city on February 5, 2026 and I2 zoning was applied to that portion of the property. Due to an error in the survey, a 0.67 of an acre portion of the property was not included in the rezoning request. This request includes the additional 0.67 of an acre of land, which also has a public hearing for annexation scheduled for May 7, 2026.

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.

|                                           |          |
|-------------------------------------------|----------|
| <b>Proposed Land Use Map Designation:</b> | Unmapped |
| <b>Growth Strategy Map:</b>               | Unmapped |
| <b>Small Area Map:</b>                    | Unmapped |

**LDP Goals/Policies that Support the Request:**

|                                      |                                                                                                                                                                                                                       |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Checklist Item 3:</u></b>      | The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.                                                                                                                 |
| <b><u>Checklist Item 6:</u></b>      | Existing infrastructure is adequate to support the desired zone. ( <i>water, sewer, roads, schools, etc.</i> )                                                                                                        |
| <b><u>Checklist Items 13-14:</u></b> | 13.) The property is note located within Special Hazard Flood Area<br>14.) Rezoning is not located on steep slopes of greater than 20%                                                                                |
| <b><u>Goal 1.2:</u></b>              | Diversified employment opportunities enabling a long-term, stable, high-pay skilled workforce.                                                                                                                        |
| <b><u>Policy 1.2.1:</u></b>          | The city will coordinate with the Randolph County Economic Development Corporation and the Chamber of Commerce to retain existing business and industry and recruit a diversity of sustainable business and industry. |

**LDP Goals/Policies that Do Not Support the Request:**

|                      |                                                                                                                                                                                                        |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>2.1.5:</u></b> | The city ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses. |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The City of Asheboro Planning Board considered the zoning map amendment application and recommended approving the placement of the Zoning Lot into the requested I2 zoning district. In making this recommendation, the planning board concurred with the planning staff's analysis of the consistency 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.

Much of the same analysis that was offered for the previous case on the balance of the property, RZ-26-02, applies to the property requested for rezoning with this request, noting that, unlike the remainder of the parcel, there is no floodplain of steep slopes on the portion of the property involved in this request.

While the property is just outside of the city's current jurisdiction and is not mapped by the current Land Development Plan's Proposed Land Use or Growth Strategy Maps, general goals and policies guide the assessment of the request's consistency with the Land Development Plan.

The plan anticipated the U.S. 64 Bypass to have a significant impact on future growth in this area. The property is close to that corridor, other economic development activities located within various nodes along the I-73/74 corridor, and considerable existing and planned residential growth in this general area of Asheboro.

Although it is ideal to have a transitional land use between industrial land use between industrial and residential uses, the history of the property having heavy industrial use for decades makes a general district rezoning beneficial to encouraging economic development, along with providing protections to property owners found in ordinance requirements, such as buffering and screening, and industrial district performance standards help make this request reasonable.

Mayor Trogon opened the floor for comments from the public, and none were offered. Councilmember Heath moved, and Councilmember Pugh seconded the motion to continue this agenda item to immediately follow agenda item 12(a). Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

**11. Finance Items: (formerly Agenda Item 10)**

**(a) Ordinance to amend the General Fund for additional insurance allocation**

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

**17 ORD 5-26**

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

WHEREAS, The City of Asheboro is self-funded for health insurance and additional funding is needed to provide for current known claims and estimated claims through June 30, 2026.

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

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

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

That the following revenue line item be increased / decreased:

| <u>Account #</u> | <u>Expense Description</u> | <u>Increase</u> |
|------------------|----------------------------|-----------------|
| 10-000-399.0000  | Fund Balance Allocation    | \$1,576,255     |

That the following expense line item be increased / decreased:

| <u>Account #</u> | <u>Expense Description</u> | <u>Increase</u>    |
|------------------|----------------------------|--------------------|
| 10-410-507.0004  | Fringe- Insurance          | 35,000             |
| 10-420-507.0004  | Fringe- Insurance          | 17,500             |
| 10-440-507.0004  | Fringe- Insurance          | 8,750              |
| 10-450-507.0004  | Fringe- Insurance          | 6,563              |
| 10-480-507.0004  | Fringe- Insurance          | 16,625             |
| 10-490-507.0004  | Fringe- Insurance          | 30,625             |
| 10-510-507.0004  | Fringe- Insurance          | 531,942            |
| 10-530-507.0004  | Fringe- Insurance          | 341,250            |
| 10-540-507.0004  | Fringe- Insurance          | 17,500             |
| 10-545-507.0004  | Fringe- Insurance          | 17,500             |
| 10-550-507.0000  | Fringe- Insurance          | 41,125             |
| 10-555-507.0004  | Fringe- Insurance          | 74,375             |
| 10-565-507.0004  | Fringe- Insurance          | 118,125            |
| 10-575-507.0004  | Fringe- Insurance          | 13,125             |
| 10-580-507.0004  | Fringe- Insurance          | 70,000             |
| 10-590-507.0004  | Fringe- Insurance          | 8,750              |
| 10-615-507.0004  | Fringe- Insurance          | 8,750              |
| 10-620-507.0004  | Fringe- Insurance          | 61,250             |
| 10-623-507.0004  | Fringe- Insurance          | 21,875             |
| 10-625-507.0004  | Fringe- Insurance          | 13,125             |
| 10-640-507.0004  | Fringe- Insurance          | 122,500            |
|                  | Total change               | <u>\$1,576,255</u> |

Adopted this 7<sup>th</sup> day of May 2026.

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

ATTEST:

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

**(b) Ordinance to amend the Water Fund for additional insurance allocation**

Ms. Reaves presented and recommended adoption, by reference, of an ordinance to amend the water fund for additional insurance allocation. Councilmember Heath moved, and Councilmember Swiers seconded the motion to approve/adopt the following ordinance by reference. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

Ms. Reaves presented and recommended adoption, by reference, of an ordinance to amend the general fund for funds to pay Randolph County for a newly received tax

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

19 ORD 5-26

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> |
|------------------|-------------------------|-----------------|
| 10-000-399.0000  | FUND BALANCE ALLOCATION | \$23,841        |

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

| <u>Account #</u> | <u>Description</u> | <u>Increase</u> |
|------------------|--------------------|-----------------|
| 10-440-555.0000  | TAX REFUNDS        | \$23,841        |

Adopted the 7<sup>th</sup> day of May 2026.

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

ATTEST:

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

12. Asheboro Police Department Annual Report (formerly Agenda Item 11)

Police Chief Robbie Brown presented an overview of the Asheboro Police Department’s activities during 2025. During his presentation, Chief Brown noted there were a total of 35, 123 calls for service.

No council action was requested under this agenda item, and none was taken. A copy of the police department’s annual report is on file in the city clerk’s office.

**13. Annexation Items: (formerly Agenda Item 12)**

- (a) Consideration of a petition received from Schwarz Properties LLC requesting the satellite annexation of a parcel containing 0.674 acres or 29,370 square feet of land and located at 4402 U.S. Highway 220 Business South**

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

Mayor Trogdon opened the public hearing on the question of the annexation petition submitted Schwarz Properties, LLC requesting the annexation into the Asheboro primary city limits of approximately 0.674 acres of land located at 4402 U.S. Highway 220 Business South. Mr. Scaramastra presented the staff's analysis of the annexation petition.

**(ii) Invitation for public participation in the hearing**

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

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

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

**ORDINANCE NO. 16 ORD 5-26**

**CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA**

**ORDINANCE EXTENDING THE ASHEBORO CITY LIMITS  
BY ANNEXING APPROXIMATELY 0.674 ACRES  
OF LAND OWNED BY SCHWARZ PROPERTIES, L.L.C.**

**WHEREAS**, in accordance with Section 160A-58.1 of the North Carolina General Statutes, Schwarz Properties, L.L.C. submitted a petition requesting the annexation into Asheboro of approximately 0.674 acres of their land that is located along United States Highway 220 Business South and is identified by Randolph County Parcel Identification Number 7659304064; and;

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

**WHEREAS**, on April 9, 2026, by means of a duly adopted resolution (Resolution Number 21 RES 4-26), the Asheboro City Council directed the city clerk to investigate the sufficiency of the annexation petition submitted by Schwarz Properties, LLC and the city clerk has in fact certified the sufficiency of the referenced annexation petition; and

**WHERE AS**, pursuant to Asheboro City Council Resolution Number 22 RES 4-26, a legal notice was published on April 23, 2026, in *The Courier-Tribune*, a newspaper with general circulation in the City of Asheboro, announcing that a public hearing to consider the adoption of an ordinance annexing the described territory into the City of Asheboro would be held during the city council's next regular meeting, which was scheduled to begin at 6:00 p.m. on May 7, 2026 in the council chamber on the second floor of Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203; and

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

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

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

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

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

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

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

*Cedar Grove Township, Randolph County, North Carolina:*

*BEGINNING at a computed point in the current Satellite City Limits of the City of Asheboro, having North Carolina Grid Coordinates of Northing 689,576.13 US survey feet and Easting 1,753,540.14 US survey feet, said point being South 15°38'01" East a distance of 6563.45 feet from a corner of the Primary City Limits of the City of Asheboro having North Carolina Grid Coordinates of Northing 695,896.76 US survey feet and Easting 1,751,771.38 US survey feet, said point lying within the property of Schwarz Properties, L.L.C., as described in Deed Book 2908, Page 1172, recorded in the Office of the Register of Deeds of Randolph County, North Carolina, said point also lying within Randolph County Parcel Number 7659304064; thence within said parcel and following the current Satellite City Limits South 31°44'12" East a distance of 172.90 feet to a computed point, a common corner with Arthur Harrington, as recorded in Deed Book 1508, Page 903, and also being the southeastern corner of the property conveyed by Arthur Harrington to Klaussner Furniture Industries, Inc. in Deed Book 1513, Page 508; thence leaving the current Satellite City Limits along the new Satellite City Limit Line, a common line of Schwarz and Harrington, South 89°41'31" West a distance of 272.54 feet to a computed point in the line of Schwarz Properties, L.L.C., common corner with Arthur Harrington, and being the southwestern corner of the aforesaid Deed Book 1513, Page 508, also being the current Satellite City Limit line; thence within said Schwarz Properties, L.L.C. parcel and following the current Satellite City Limits North 1°39'49" East a distance of 104.57 feet to a computed point; thence continuing thence within said Schwarz Properties, L.L.C. parcel, and the current Satellite City Limits North 76°09'32" East a distance of 183.89 feet to a computed point, the Point and Place of BEGINNING, and containing a total area to be annexed of 29,370 square feet, more or less, which is 0.674 Acres.*

*The above legal description was in accordance with a plat of survey drawn under the supervision of Dan W Tanner, II, PLS Professional Land Surveyor with License Number L-4787. This plat of survey is titled "Annexation Survey for: Schwarz Properties, LLC", and is identified as Job # 18451.*

*The plat of survey referenced in the immediately preceding paragraph is recorded in Plat Book 197, Page 1, Randolph County Registry.*

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

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

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

Section 5. This Ordinance shall be in full force and effect upon and after May 7, 2026.

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

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

ATTEST:

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

**Approved as to form:**

/s/Thomas D. Carruthers  
Thomas D. Carruthers, City Attorney

**(b) Continuation of Agenda Item 9(d) – Legislative Hearing (Case No. RZ-26-08)**

Mayor Trogdon opened the deliberations for Case No. RZ-26-08.

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

1. Much of the same analysis that was offered for the previous case on the balance of the property, RZ-26-02, applies to the property requested for rezoning with this request, noting that, unlike the remainder of the parcel, there is no floodplain of steep slopes on the portion of the property involved in this request.

While the property is just outside of the city's current jurisdiction and is not mapped by the current Land Development Plan's Proposed Land Use or Growth Strategy Maps, general goals and policies guide the assessment of the request's consistency with the Land Development Plan.

The plan anticipated the U.S. 64 Bypass to have a significant impact on future growth in this area. The property is close to

that corridor, other economic development activities located within various nodes along the I-73/74 corridor, and considerable existing and planned residential growth in this general area of Asheboro.

Although it is ideal to have a transitional land use between industrial land use between industrial and residential uses, the history of the property having heavy industrial use for decades makes a general district rezoning beneficial to encouraging economic development, along with providing protections to property owners found in ordinance requirements, such as buffering and screening, and industrial district performance standards help make this request reasonable.

2. Consequently, the zoning map amendment application seeking to place the Zoning Lot into the I2 zoning district is hereby approved.

**(c) Consideration of a petition received from Magnolia NC, LLC requesting the satellite annexation of a parcel containing 3.662 acres and located at 3359 U.S. Highway 220 Business South (formerly Agenda Item 12(b))**

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

Mayor Trogon opened the public hearing on the question of the annexation petition submitted by Magnolia NC, LLC requesting annexation into the Asheboro primary city limits of approximately of 3.662 acres of land located at 3359 U.S. Highway 220 Business South. Mr. Scaramastra presented the staff's analysis of the annexation petition.

**(ii) Invitation for public participation in the hearing**

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

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

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

**ORDINANCE NO. 20 ORD 5-26**

**CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA**

**ORDINANCE EXTENDING THE ASHEBORO CITY LIMITS  
BY ANNEXING APPROXIMATELY 3.662 ACRES OF LAND OWNED BY  
MAGNOLIA NC, LLC**

**WHEREAS**, in accordance with Section 160A-58.1 of the North Carolina General Statutes, Magnolia NC, LLC submitted a petition requesting the annexation into Asheboro of approximately 3.66 acres of their land that is located along US HWY 220 Business South and is identified by Randolph County Parcel Identification Number 7659652322; and

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

**WHEREAS**, on April 9, 2026, by means of a duly adopted resolution (Resolution Number 23 RES 4-26), the Asheboro City Council directed the city clerk to investigate the

sufficiency of the annexation petition submitted by Magnolia NC, LLC and the city clerk has in fact certified the sufficiency of the referenced annexation petition; and

**WHEREAS**, pursuant to Asheboro City Council Resolution Number 24 RES 4-26, a legal notice was published on April 23, 2026, in *The Courier-Tribune*, a newspaper with general circulation in the City of Asheboro, announcing that a public hearing to consider the adoption of an ordinance annexing the described territory into the City of Asheboro would be held during the city council's next regular meeting, which was scheduled to begin at 6:00 p.m. on May 7, 2026 in the council chamber on the second floor of Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203; and

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

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

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

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

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

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

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

*Cedar Grove Township, Randolph County, North Carolina:*

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

*as recorded in Deed Book 2757, Page 335 of said Registry, and being the southeastern corner of Magnolia NC, LLC and the proposed Annexation Area; thence with said McCoy and the southern line of Magnolia NC, LLC and the proposed Annexation Area North 81°09'08" West a distance of 399.60 feet to an Existing Iron Pipe in the eastern Right-of-Way of US Highway 220 Business South; thence with said Right-of-Way and the western line of the proposed Annexation Area the following four (4) Bearings and Distances; North 09°55'45" East 96.63 feet to a Computed Point; North 09°29'31" East 100.00 feet to a Computed Point; North 08°31'04" East 100.50 feet to a Computed Point; North 02°55'25" East 100.09 feet to an Existing Iron Pipe, the Point and Place of BEGINNING, and being 3.662 Acres more or less.*

*The above-stated legal description is in accordance with a plat of survey drawn under the supervision of Dan W. Tanner, II, Professional Land Surveyor with License Number L-4787. The plat of survey is titled "Annexation Survey For: Magnolia NC, LLC" and is identified as Job #: 18393.*

*The plat of survey referenced in the immediately preceding paragraph is recorded in Plat Book 197, Page 2, Randolph County Registry.*

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

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

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

Section 5. This Ordinance shall be in full force and effect upon and after May 7, 2026.

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

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

**ATTEST:**

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

**Approved as to form:**

/s/Thomas D. Carruthers  
Thomas D. Carruthers, City Attorney

- (d) **Consideration of a petition received from Tomas, LLC requesting the contiguous annexation of a parcel containing 0.241 acres located at the eastern terminus of Springdale Lane (formerly Agenda Item 12(c))**

- (i) **Resolution directing the city clerk to investigate the annexation petition**

Mr. Scaramastra provided an overview of the annexation petition submitted by Tomas, LLC. The annexation petition pertains to a parcel of land located at the eastern terminus of Springdale Lane.

After reviewing the information provided by city staff, Councilmember Mills moved, and Councilmember Cheek 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 28 RES 5-26**

**CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA**

**RESOLUTION DIRECTING THE CITY CLERK TO  
INVESTIGATE PETITIONS SEEKING THE ANNEXATION OF LAND LOCATED  
AT THE END OF SPRINGDALE LANE**

**WHEREAS**, Tomas, LLC, a North Carolina limited liability company, H.R. Gallimore, Jr. and Vickie H. Gallimore, and Harvey D. Gordon, III, (the “Petitioners”) have submitted a petition requesting the annexation into Asheboro of approximately 0.241 acres of the land located at the end of Springdale Lane; and

**WHEREAS**, the proposed annexation area is contiguous to Asheboro’s primary city limits; and

**WHEREAS**, Section 160A-31 of the North Carolina General Statutes provides that the sufficiency of such annexation petitions shall be investigated by the city clerk before further annexation proceedings take place; and

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

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

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

/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 of sufficiency.

**CERTIFICATE OF SUFFICIENCY**

**(Petition Requesting the Annexation of Land  
Located at the End of Springdale Lane)**

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

I, Holly H. Doerr, am the City Clerk for the City of Asheboro. I hereby certify that, with the assistance of staff members in various city departments, I have investigated the annexation petition submitted by Tomas, LLC, a North Carolina limited liability company, H.R. Gallimore, Jr. and Vickie H. Gallimore, and Harvey D. Gordon, III, (the “Petitioners”) I further certify that the following paragraphs accurately state the information obtained during the course of my investigation of the annexation petition.

The Petitioners have requested annexation into Asheboro of approximately 0.241 acres of land that is located at the end of Springdale Lane. This territory is contiguous to the primary corporate limits of the City of Asheboro.

Based on my investigation, I have concluded that all of the owners of the real property for which annexation has been requested have signed the prescribed petition. The petition appears to be sufficient to satisfy the provisions of Section 160A-31 of the North Carolina General Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Asheboro to make this certification effective as of May 7, 2026.

(CITY SEAL)

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

**(ii) Resolution setting the date of public hearing on the question of annexation**

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

**RESOLUTION NUMBER 29 RES 5-26**

**CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA**

**RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING  
ON THE QUESTION OF ANNEXING LAND  
LOCATED AT THE END OF SPRINGDALE LANE**

**WHEREAS**, Tomas, LLC, a North Carolina limited liability company, H.R. Gallimore, Jr. and Vickie H. Gallimore, and Harvey D. Gordon, III, (the “Petitioners”) have submitted a petition requesting the annexation into Asheboro of approximately 0.241 acres of the land located at the end of Springdale Lane; and

**WHEREAS**, the proposed annexation area is contiguous to the primary corporate limits of the City of Asheboro; and

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

**WHEREAS**, the city clerk has certified the sufficiency of the petition for proceeding with setting the date for a public hearing on the question of the requested annexation in accordance with Section 160A-31 of the North Carolina General Statutes.

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

**Section 1.** A public hearing on the question of annexing the contiguous territory described herein will be held in the council chamber on the second floor of Asheboro City Hall, 146 N. Church Street, Asheboro, North Carolina 27203 during a regular meeting of the Asheboro City Council that will begin at 6:00 p.m. on June 4, 2026; and

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

*Asheboro Township, Randolph County, North Carolina:*

*BEGINNING at a ½ inch Iron Rod in the current eastern terminus of Springdale Lane, having North Carolina Grid Coordinates of Northing 716,648.69 US survey feet and Easting 1,753,148.86 US survey feet (NAD 83 (2011) Datum, said also being the northern line of Lot 3 of Dogwood Park subdivision, as recorded in Plat Book 196, Page 29 in the Office of the Register of Deeds of Randolph County, North Carolina; thence along the current end of Springdale Lane North 01°55'05" East a distance of 40 feet to a Computed Point at the eastern end of the northern right of way line of Springdale Lane, also being in the southern line of Harvey D. Gordon, III, as recorded in Deed Book 2133, Page 957 of said Registry; thence along the southern line of said Gordon and H.R. and Vickie Gallimore (Deed Book 1932, Page 1846), and crossing the Right of Way of Corwith Street (an unopened private street) South 88°05'39" East a distance of 264.39 feet to a Computed Point in the eastern Right of Way line of Corwith Street, said point being the northeastern terminus of the Right of Way herein described, and also being in the western line of H.R. & Vickie Gallimore (Deed Book 1932, Page 1849); thence with the western line of Gallimore South 08°35'04" West a distance of 20.02 feet to a 1 inch Iron Pipe, a common corner of said Gallimore and Tomas, LLC (Deed Book 3007, Page 1228), said point also being in the northern line of Lot 7 of Dogwood Park (Plat Book 196, Page 29); thence continuing with the northern line of said Lot 7 South 08°35'04" West a distance of 20.31 feet to a 1 inch Iron Pipe, the southeastern terminus of the Right of Way herein described; thence continuing with said Right of Way, Tomas, LLC (Deed Book 3007, Page 1228), and the northern line of Lots 3 through 7 of Dogwood Park (Plat Book 196, Page 29), the following five (5) Bearings and Distances; North 88°04'55" West a distance of 46.52 feet to a 1/2" Iron Rod; North 88°04'55" West a distance of 60.00 feet to a 1/2" Iron Rod; North 88°04'55" West a distance of 60.00 feet to a 1/2" Iron Rod; North 88°04'55" West a distance of 60.00 feet to a 1/2" Iron Rod; North 88°04'55" West a distance of 33.19 feet to a 1/2" Iron Rod, the Point and Place of BEGINNING, and containing a total area to be dedicated of 0.241 Acres.*

*The above legal description was prepared based on a plat of survey by Aaron Carter, PLS (North Carolina Professional Land Surveyor License Number L-5519) of Summey Engineering Associates, PLLC, entitled "Right of Way Dedication Plat for Tomas, LLC", and is identified as Job # 2201364.*

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

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

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

**ATTEST:**

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

**14. Annual Report for the Asheboro Airport Authority (formerly Agenda Item 13)**

Councilmember Heath moved, and Councilmember Burks seconded the motion to continue the above-referenced agenda item to the council's regular meeting on June 4, 2026. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

**15. Upcoming Events and Items Not on the Agenda (formerly Agenda Item 14)**

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.

**15. Closed Session**

Pursuant to North Carolina General Statutes Section 143-318.11(a)(6), Councilmember Burks moved, and Councilmember Pugh seconded the motion to go into closed session to discuss the performance evaluation of the city manager. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

**16. Return to Open Session and Adjournment**

At approximately 8:42 p.m. the council returned to open session.

**There being no further business, the meeting was adjourned at 8:47 p.m.**

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

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