

**SPECIAL MEETING NOTICE
CITY COUNCIL OF THE CITY OF ASHEBORO**

MEETING DATE: MONDAY, JUNE 29, 2026

MEETING TIME: 12:00 P.M.

LOCATION: COUNCIL CHAMBER ON THE 2ND FLOOR OF
ASHEBORO CITY HALL,
146 NORTH CHURCH STREET,
ASHEBORO, NORTH CAROLINA 27203

At 12:00 p.m. on Monday, June 29, 2026, the Asheboro City Council will convene for a special meeting in the council chamber located on the 2nd floor of Asheboro City Hall, 146 N. Church Street, Asheboro, North Carolina 27203. A special meeting has been called to address the topics listed below.

1. Approval of the findings, conclusions, and order denying the requested special use permit (Case No. SUP-26-02)
2. Approval of an ordinance amending the General Fund to adjust fiscal year-end allocations
3. Approval of an ordinance amending the Water and Sewer Fund to adjust fiscal year-end allocations.
4. Consideration of the FY 2026-2027 Schedule of Fees to clarify application of certain Environmental Services fees
5. Acceptance of N.C. Department of Commerce Grant Number SA-0452 for the Trade/North Street infrastructure project and authorization for city staff officials to execute all necessary documents related to the funding agreement
6. Discussion of the need for potential security improvements at city-owned facilities
7. Report on the qualifications-based selection process for Comprehensive Planning Services solicited for in March, 2026
8. Discussion of sponsorship opportunities for the David and Pauline Center City Garden
9. Agenda review for July 9, 2026

This special city council meeting will be primarily conducted in open session, and anyone who wishes to attend the meeting is welcome. This meeting notice was issued on the 24th day of June 2026.

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

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SPECIAL MEETING MINUTES
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, ASHEBORO CITY HALL
MONDAY, JUNE 29, 2026
12:00 P.M.

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

W. Joseph Trogdon, Jr.) – Mayor Presiding

Edward J. Burks)
Phillip R. Cheek)
Kelly L. Heath)
Camden Y. Mills) – Councilmembers Present
Mary Joan M. Pugh)
Phillip W. Skeen)
Charles A. Swiers)

Donald E. Duncan, Jr., City Manager
Robert L. Brown, Jr., Chief of Police
Alyssa R. Chapuis, Public Information Officer
Thomas D. Carruthers, City Attorney
Timothy E. Cockman, Fire Chief
Addie R. Corder, Downtown Development Manager
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal
Robert B. Hamilton, Public Services Superintendent
David L. Hutchins, Public Works Director
Nathanial W. Marsh, Grant Writer
Trevor L. Nuttall, Assistant City Manager
Spencer C. Patton, E.I., Assistant City Engineer
Deborah P. Reaves, Finance Director
Jonathan M. Sermon, Recreation Services Director
Thomas Scaramastra, P.L.S., City Surveyor

1. Call to Order

Mayor Trogdon called the meeting to order for the transaction of business, and business was transacted as follows.

2. Approval of the Findings of Fact, Conclusions of Law, and Order Denying the Requested Special Use Permit (Case No. SUP-26-02)

City Attorney Tom Carruthers presented the findings of fact, conclusions of law, and order denying the requested Special Use Permit for Case No. SUP-26-02. Mr. Carruthers recommended adoption by reference.

Councilmember Pugh moved, and Councilmember Burks seconded the motion to approve/adopt the following findings of fact, conclusions of law, and order denying the requested Special Use Permit for Case No. SUP-26-02. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

City Council of the City of Asheboro, North Carolina

**IN THE MATTER OF AN APPLICATION FOR A SPECIAL USE PERMIT
AUTHORIZING A BILLBOARD
FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER DENYING THE
REQUESTED SPECIAL USE PERMIT**

A **SPECIAL USE PERMIT APPLICATION** was brought before the City Council of the City of Asheboro (the "City Council") for a quasi-judicial hearing on June 4, 2026. After receiving sworn testimony and documentary evidence the City Council hereby enters the following:

FINDINGS OF FACT

1. The Special Use Permit hearing was heard during the duly noticed Asheboro City Council Meeting in accordance with N.C.G.S. 160D-406. Tella Billboards, L.L.C., (the "Applicant"), with consent of property owners James David Cooper and Sarah Rich Cooper, applied for a Special Use Permit ("SUP") authorizing the installation of a 12' X 24' lighted and double-sided billboard sign up to 34 feet tall ("Billboard"). The application was received by Asheboro's planning department staff on April 9, 2026, and included the required site plan.

2. The Billboard is proposed to be constructed at 350 West Salisbury Street. The Lot is used for parking, contains a permitted stand-alone ice vending machine, and is approximately .42 acres in size. The Randolph County Parcel Identification Number is 7751730820.

3. The following individuals were placed under oath; City of Asheboro Community Development Director, John Evans, who presented the staff report; The Applicant's attorney Tom Terrell; Applicant's witness Brian Crowder, Certified Appraiser, who was tendered and accepted as an expert on the market impact of the proposed billboard; and R. Reynolds Neely, former City of Asheboro Planning Director and current Planning and Zoning Consultant who was tendered and accepted as an expert in land use and zoning. R. Reynolds Neely testified in opposition to the proposed Special Use Permit.

4. The original application included plans for a future digital or electronic billboard. The Applicant, through its attorney Tom Terrell, revised its submission at the onset of the hearing and withdrew the Applicant's request for a digital or electronic billboard. Mr. Terrell also added a requirement that the proposed Billboard will be maintained in accordance with current and future requirements of the NC Building Code.

5. The Asheboro Zoning Ordinance (AZO), Section 2.03(B)(2)(b) provides, in pertinent part, the City Council must find that the following general standards have been met by an applicant for approval of a SUP to be granted:

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

6. That the “plan of development of Asheboro” as noted in the paragraph 5 (iv) above, consists of the AZO and the City of Asheboro Land Development Plan, 2020, updated 2015, (“Asheboro Development Plan”).

7. Billboards must comply with the special use regulations for "Signs, Off Premise" as specified in AZO Section 5.05(19). The location of the proposed Billboard is within the Central Business Fringe Planning Area of the Center City Planning Area. Special Use Permits are permitted in the Central Business Fringe Planning Area District provided they also meet all requirements of this District. See AZO, Section 4.07(D)(1).

8. The proposed Billboard as presented will comply with the NC State Building Code and will not materially endanger public health or safety.

9. The Applicant's proposed Billboard complies with Section 5.05(19) of the AZO.

10. The Applicant’s Proposed Billboard will not substantially injure the value of adjoining or abutting property

11. The SUP is not in harmony with the area in which it is proposed and is not in conformity with Center City Planning Area as set out in AZO, Section 4.07 (A)-(B). The proposed Billboard is located on West Salisbury Street which leads into the City Center. This is the historic core of the community. The Billboard’s lighted commercial advertising and large size will attract attention to its display rather than the historic nature of the area. The Billboard’s appearance will not promote development that encourages pedestrian-scale environment or that preserves and enhances the visual appeal of streets leading into the Center City Planning Area.

12. The SUP is not in harmony with the area in which it is proposed and is not in conformity with the AZO, Section 4.07 (D), Central Business Fringe Planning Area. The proposed Billboard’s construction will not facilitate future development of the businesses that surround the sign. The proposed design, size and location violate the principals of urban design because it will not blend in with or complement the surrounding buildings. The sign will extend above the surrounding buildings, and this will detract from the older urban appearance of downtown Asheboro. The proposed Billboard’s design and location will eliminate an open urban space, impair the streetscape and will not encourage a pedestrian friendly environment with sidewalks and street trees.

12. The SUP does not comply with and is not in harmony with the area in which it is proposed and is not in conformity with the requirements of the Central Business Fringe Planning Area, AZO, Section 4.07(D)(6) that prohibits free standing pole signs in the Central Business Fringe Planning Area.

13. The SUP is not in harmony with the area in which it is proposed and is not in conformity with the Goal 3.2 and Policy 3.1.2 and 3.2.3 in the Asheboro Development Plan. The proposed Billboard is surrounded on both sides by industrially zoned parcels, which are currently commercial businesses, and are a mix of one or two-story buildings. The proposed Billboard’s height and size is not of appropriate scale and context and will not blend harmoniously with the surrounding buildings, streetscape and other architectural elements surrounding the site. The proposed Billboard’s design will not enhance the historic core of community life in Asheboro and not will serve to create a unique and vibrant atmosphere setting the City Center apart from other districts.

14. The SUP is not in harmony with the area in which it is proposed and is not in conformity with the surrounding area of the Center City Planning Area and the Central Business Fringe Planning Area in that the National Register Historic District is across the street from the location and behind the location as well. The proposed Billboard will be across the street from the Randolph County Senior Center, the historic Mill Apartments, and nearby to the proposed renovation of the historic McCrary Mill complex. The proposed Billboard’s design, size and placement will visually conflict with the historic appearance of these redevelopment projects in Asheboro’s Downtown.

CONCLUSIONS OF LAW

1. The Special Use Permit hearing was conducted during the duly noticed Asheboro City Council Meeting on June 4, 2026, in accordance with N.C.G.S. 160D-406.
2. In accordance with AZO, Section 2.03(B)(2)(b), the competent, material and substantial evidence demonstrated that:
 - (i) The proposed SUP use will not materially endanger public health or safety;
 - (ii) The proposed SUP meets all required conditions and specifications contained in AZO Section 5.05(19);
 - (iii) The proposed SUP will not substantially injure the value of adjoining or abutting property.
3. In accordance with AZO, Section 2.03(B)(2)(b), the competent, material and substantial evidence demonstrated that:
 - (ii) The proposed SUP does not comply with the requirements of the Central Business Fringe Planning Area, AZO, Section 4.07(D)(6) that prohibits free standing pole signs in the Central Business Fringe Planning Area.
 - (iv) The proposed SUP is not in harmony with the area in which it is proposed and is not in conformity with the Asheboro Zoning Ordinance or the Asheboro Development Plan.

Based on the Findings of Fact and Conclusions of Law, the City Council, by unanimous vote on June 4, 2026, denied the Special Use Permit.

ORDER

The Applicant's request for the Special Use Permit is denied.
This Order adopted the 29th day of July 2026, with the following votes, 7 in favor and 0 opposed.

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

ATTEST

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

2. **Approval of an Ordinance Amending the General Fund to Adjust Fiscal Year-end Allocations**

Finance Director Deborah Reaves presented and recommended adoption, by reference, of an ordinance amending the general fund to adjust fiscal year-end allocations. 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 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 following 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 increased / (decreased):

<u>Account #</u>	<u>Description</u>	<u>Increase</u> / <u>(Decrease)</u>
10-000-399.0000	FUND BALANCE ALLOCATION	371,385

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

<u>Account #</u>	<u>Description</u>	<u>Increase</u> / <u>(Decrease)</u>
10-420-502.0000	SALARIES AND WAGES	5,000
10-420-507.0002	FRINGE-FICA	385
	HANGAR RENTAL PURCHASE	
10-650-554.0000	AMORTIZATION(GASB)	12,000
10-565-521.0001	EQUIPMENT RENTALS	4,000
10-565-534.0002	OTHER SUPPLIES-ASPHALT	319,500
10-565-545.0005	CONTRACTED SERVICES- MILLING	30,500
		371,385

Adopted this 29th day of June 2026.

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

ATTEST:

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

3. Approval of an Ordinance Amending the Water and Sewer Fund to Adjust Fiscal Year-end Allocations

Ms. Reaves presented and recommended adoption, by reference, of an ordinance amending the water and sewer fund to adjust fiscal year-end allocations. Councilmember Cheek moved, and Councilmember Burks seconded the motion to approve/adopt the following ordinance by reference. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

ORDINANCE TO AMEND
THE WATER & SEWER 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 following 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 increased / decreased:

<u>Account #</u>	<u>Description</u>	<u>Increase /</u> <u>(Decrease)</u>
30-000-399.0000	FUND BALANCE ALLOCATION	\$5,385

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

<u>Account #</u>	<u>Description</u>	<u>Increase /</u> <u>(Decrease)</u>
30-820-502.0000	SALARIES AND WAGES	1,000
30-820-507.0002	FRINGE BENEFITS-FICA	77
30-830-502.0000	SALARIES AND WAGES	1,000
30-830-507.0002	FRINGE BENEFITS-FICA	77
30-840-502.0000	SALARIES AND WAGES	1,000
30-840-507.0002	FRINGE BENEFITS-FICA	77
30-850-502.0000	SALARIES AND WAGES	1,000
30-850-507.0002	FRINGE BENEFITS-FICA	77
30-870-502.0000	SALARIES & WAGES	1,000
30-870-507.0002	FRINGE BENEFITS-FICA	77
	TOTAL	\$5,385

Adopted this 29th day of June 2026.

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

ATTEST:

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

4. Consideration of Revisions to FY 2026-2027 Schedule of Fees to Clarify Certain Environmental Services Fees

Assistant City Manager Trevor Nuttall explained and clarified that environmental services customers may opt to obtain one garbage can or two garbage cans instead of a recycling can for a nominal fee. No action was taken by the councilmembers during this portion of the meeting.

5. Acceptance of N.C. Department of Commerce Grant Number SA-0452 for the Trade/North Street infrastructure project and authorization for city staff officials to execute all necessary documents related to the funding agreement

Grant Write Nate Marsh reported that the city has been awarded \$225,000 for the Trade/North Street infrastructure project. The grant is a state grant program administered by the NC Rural Department of Commerce. The purpose of the grant is to support downtown revitalization and economic development by funding public improvements that help communities retain businesses and grow their downtown districts.

This grant will fund the burying of the overhead power lines for the Trade/North Street project. Additionally, the grant, with the assistance of other funds, will cover pedestrian and ADA accessibility improvements, new sidewalks, curbs, and gutters along 450 linear feet of North Street and Trade Street, traffic calming and street design, and lighting improvements.

Mr. Marsh requested that the councilmembers authorize the execution of the necessary instruments to accept the awarded grant. These funds will be available until 2029. Councilmembers Burks moved, and Councilmember Cheek seconded the motion to approve the execution of the necessary instruments accepting the grant award from the NC Rural Department of Commerce. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

6. Discussion of the need for potential security improvements at city-owned facilities

City Manager Donald Duncan reported that some vandalism has recently occurred at some city-owned facilities and recommended that cameras be installed at these facilities, specifically the city-owned pools. After some discussion, the city staff members and the councilmembers agreed to discuss these matters with the Asheboro/Randolph YMCA to see what has been beneficial for them. The councilmembers agreed to have some sort of camera for these facilities. When more information is available about the type(s) of cameras to be installed, the city staff will report back to the councilmembers.

7. Report on qualifications-based selection process for Comprehensive Planning Services solicited for in March 2026

Mr. Nuttall reported that the City of Asheboro seeks a comprehensive plan that provides a clear, practical framework to guide growth and investment. The city solicited interest in March (11 firms submitted proposals) using QBS process. The city interviewed three (3) firms in April and identified Kimley-Horn as the most qualified and began negotiations with the firm.

The city received the first proposal from Kimely-Horn in May, and city staff has been working to adjust the scope to meet the city's need and budget. The original proposal suggested a timeframe of nine (9) months and a cost exceeding \$180,000 – that is not atypical of these efforts, but it is more than the management team believes is necessary.

The scope modified, project duration reduced to approximately seven (7) months and cost lowered to about \$105,000. The plan is expected to provide 10 years of value – annualized value is \$10,000 and will satisfy state law requirement for application of zoning. Kimley-Horn would partner with the city to develop a community-informed plan that supports ongoing decision-making and long-term implementation.

An agreement between the city and Kimley-Horn will be presented at the July 9, 2026 regular city council meeting. City staff will develop a schedule for plan development with the goal to complete in time for fiscal year 2027-2028 budget preparations.

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

8. Discussion of sponsorship opportunities for the David and Pauline Jarrell Center City Garden

Mr. Nuttall reported that there have been some inquiries pertaining to the public being involved with sponsorship opportunities for the David and Pauline Jarrell Center City Garden. Discussion among city staff have resulted in the possibility of different investment levels for sponsorship.

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

9. Agenda Review for July 9, 2026

City staff discussed with the councilmembers possible agenda items for the city council's regular meeting to be held on July 9, 2026. No formal action was taken by the council during this portion of the meeting.

At the conclusion of the meeting, Mr. Nuttall announced that there will be an informational meeting on July 21, 2026 at 5:30 pertaining to future annexations of land near the Asheboro Regional Airport.

There being no further business, the meeting was adjourned at 1:40 p.m.

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

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