

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

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

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

Donald E. Duncan, Jr., City Manager
Thomas D. Carruthers, City Attorney
Alyssa R. Chapuis, Public Information Officer
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal
John L. Evans, Community Development Director
Trevor L. Nuttall, Assistant City Manager
Spencer C. Patton, EI, Assistant City Engineer
Michael D. Rhoney, PE, Water Resources Director
Deborah P. Reaves, Finance Director

1. Call to Order

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

2. Moment of Silent Prayer and Pledge of Allegiance

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

3. Public Comment Period

Mayor Trogdon opened the floor for comments from the public.

Lori Hunt, Lisa Sparks, Renee Bryant presented comments and concerns regarding the sale of animals in parking lots, specifically, the Wal-Mart parking lot.

Ty Bruoilly commented on the benefits of the film festival that takes place at the Sunset Theatre.

Rodney Ratliff, Conner Jarrel, Kirby Moffitt, Cameron Harris, Charles Lee, Bruce Moffitt, Bill Hill, Charles Parks, and James Cozart had concerns in regards to the increase in fees for the Asheboro Municipal Golf Course.

OLD BUSINESS

4. **Case No. RZ-26-06: A 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.**

Mayor Trogon opened the legislative hearing on the zoning map amendment application filed as Case No. RZ-26-06. 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 Harpley's Properties, LLC.

The land for which the above-described zoning has been requested is located along West Balfour Avenue and Terry Avenue. The property is approximately 12.94 acres in size and is more specifically identified by Randolph County Parcel Identification Number 7752876568 (this property shall 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. The noted points of information are listed below.

1. **OA6 Statement of Intent:** The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.
2. **Dwelling/Residence, Multiple Family:** A structure containing three or more dwelling units.
3. 64 units (32 one-bedroom and 32 two-bedroom) are proposed on roughly 13 acres of land to be subdivided from the existing parcel. This is roughly 5 units per acre, or 11.5% floor area ratio. Multi-family dwellings under 17% floor area ratio may be permitted by right in the OA6 zoning district.
4. Fiber cement siding is the primary building material proposed, compliant with OA6 regulations.
5. The previous plan showed access from the existing roadway of Terry Avenue and Randall Street. Since this was the sole means of access, concerns arose about the width and condition of Terry Avenue and Randall Street. Staff received an updated plan from the applicant reflecting that the primary access to the property is proposed with a more direct connection to West Balfour Avenue (attached), plus the access from Terry Avenue as previously shown. Flood zone permitting will be required for this entrance.
6. All proposed structures are located outside of the Special Flood Hazard Area.

Modifications to Ordinance Regulations

1. Screen consisting of evergreen trees placed 15' on center along the eastern property line that abuts a single-family dwelling.
2. Landscaping around the foundations of buildings.

3. The proposed number of parking spaces is 5 spaces below the minimum requirement.

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:	Industrial
Growth Strategy Map:	Primary Growth
Small Area Map:	Northeast

LDP Goals/Policies Supporting Request:

<u>Checklist Item 5:</u>	The proposed rezoning is compliant with the objectives of the Growth Strategy Map.
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<u>Checklist Item 12:</u>	Property is located outside of the watershed area, or the rezoning request will not impose a significant, negative environmental impact.
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<u>Goal 2.1.5:</u>	The city will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity uses.
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<u>Goal 4.1:</u>	Identification and protection of environmentally sensitive areas.
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LDP Goals/Policies Not Supporting Request:

<u>Checklist Item 1:</u>	Rezoning is compliant with the Proposed Land Use Map
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<u>Checklist Item 3:</u>	The property on which the rezoning district is proposed fits the description of the Zoning Ordinance Statement of Intent for the OA6 district.
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<u>Checklist Item 6:</u>	Existing infrastructure is adequate to support the desired zone. (water, sewer, roads)
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The City of Asheboro Planning Board considered the zoning map amendment application and recommended, with the attachment of the supplementary proposed conditions by city staff, approving the placement of the Zoning Lot into the requested OA6 (CZ) zoning district. In making this recommendation, the planning board concurred with the planning staff's analysis of the consistency with the adopted comprehensive plans as well as the reasonableness of the proposal. The planning staff's analysis is summarized in the following indented paragraphs.

The Land Development Plan map designates this property as part of the primary growth area. While the request does not propose access from a minor thoroughfare or higher classification street, the proposed use may be less intense than the industrial uses that could be permitted under the existing industrial zoning, making the request reasonable given the size and physical conditions of the property. With the proposed conditions, including screening, the request provides additional protection for neighboring properties beyond typical

ordinance requirements. The request allows a reasonable use of the property for the property owner, along with the benefit to the public through additional housing opportunities near employment, schools, and recreational amenities, such as North Asheboro Park and future North Asheboro Greenway.

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

- (A) *The approved use shall be Dwelling, Multiple Family up to 64 units.*
- (B) *A screen consisting of evergreen trees, not less than 6 feet at the time of planting, spaced every 15' on center, shall be planted along the eastern property line that abuts a single-family dwelling. In addition, vegetation shall be planted around the foundations of each building, consistent with Section 5.05(36)(8).*
- (C) *In the interest of public safety, fire, EMS, life safety, and city operations, at a minimum, the Zoning Lot must be accessible to West Balfour Avenue with roadway constructed and paved in accordance with NCDOT Residential Local Road standards and specifications built to such standards and specifications on the platted right-of-way west of the Jose A Montalvo-Peralta and Emilia N Coello property identified by Randolph County Parcel Identification Numbers 7752973689 and 7752972571. Such construction, in coordination with the City of Asheboro's review process, shall meet flood permitting requirements, permitting by the NC Department of Environmental Quality, and NC Department of Transportation permitting, as applicable. Should this roadway be accepted for public maintenance, such acceptance shall not constitute a modification of the conditional zoning approval. Any required driveway permitting from the City of Asheboro shall be obtained for the driveway to Terry Avenue.*
- (D) *A 20' public use easement for the proposed North Asheboro Greenway shall be granted at no cost to the city within the 100-year floodplain if sought by the city and consistent with engineering plans to be prepared for the greenway. The cost to prepare and record the easement shall be the responsibility of the city.*
- (E) *The applicant may provide additional parking in compliance with Chapter 6 and outside of any required setbacks or buffer/screening/landscaping areas. Such a change shall not be deemed a modification and may be reviewed by city staff for inclusion in the file without further review by the city council.*
- (F) *Should stormwater control measures depicted on the site plan identified as "BMP" not be required in this location by the NC Department of Environmental Quality, the applicant shall add a paved parking area with five additional visitor/overflow parking spaces to this general area, outside of the floodplain, and consistent with code requirements.*
- (G) *Outdoor recreational vehicle parking or storage shall be prohibited on the property.*
- (H) *Prior to the issuance of a Zoning Compliance Permit for the proposed land use, the applicant shall submit documentation showing approval from NC Department of Environmental Quality, as required by NCDEQ.*
- (I) *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.

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

Mayor Trogon opened the floor for comments from the public. Bob Crumley presented comments in support of the requested rezoning. Renee Bryant, Joe Adelman, and Bruce Moffitt posed general questions regarding the 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 Heath moved, and Councilmember Pugh seconded the motion to adopt the plan consistency/reasonableness statement below and to approve, with the above-listed conditions, the requested zoning map amendment with the following multi-part motion.

1. The Land Development Plan map designates the Zoning Lot as part of the primary growth area. While the application does not propose access from a minor thoroughfare or higher classification street, the proposed use may be less intense than the industrial uses that could be permitted under the existing industrial zoning, making the request reasonable given the size and physical conditions of the Zoning Lot. With the conditions, including screening, the application provides additional protection for neighboring properties beyond typical ordinance requirements. The application allows a reasonable use of the property for the property owner, along with the benefit to the public through additional housing opportunities near employment, schools, and recreational amenities, such as North Asheboro Park and future North Asheboro Greenway.
2. Consequently, and subject to the above-listed conditions, the zoning map amendment application seeking to place the Zoning Lot into the OA6 (CZ) zoning district is hereby approved.

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

NEW BUSINESS

5. Consent Agenda

Councilmember Burks moved, and Councilmember Cheek 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 May 7, 2026

The meeting minutes for the city council's regular meeting on May 7, 2026, were approved and have been filed in the city clerk's office. An electronic copy of the approved document has been posted to the city's website.

(b) Approval of the Meeting Minutes for the Closed Session on May 7, 2026

The general account and meeting minutes for the closed session that was held during the council’s regular meeting on May 7, 2026, have been reviewed and approved by the councilmembers. The approved document has been filed in the city clerk’s office.

(c) Approval of a Resolution Sealing the General Account of the Closed Session on May 7, 2026

A copy of the approved resolution is on file in the city clerk’s office.

(d) Approval of the meeting minutes for May 11, 2026

The meeting minutes for the city council’s special meeting on May 11, 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.

(e) Approval of a General Fund Budget amendment to appropriate Small Business Investment

33 ORD 7-26

**ORDINANCE TO AMEND
THE GENERAL FUND
FY 2026-2027**

WHEREAS, at the June 4, 2026, the City Council approved one small business incentive agreement for 118 S. Church Street and one small business incentive agreement for 129 Sunset Avenue..

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	50,000

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

<u>Account #</u>	<u>Description</u>	<u>Increase</u> _____ / <u>(Decrease)</u>
10-490-532.0000	Grants- Small Business Incentive	50,000

Adopted this 9th day of July, 2026

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

ATTEST:

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

(f) Acknowledgement of the Receipt of the Monthly Report Detailing Major Subdivisions Administratively Approved

There have been none approved.

(g) Approval of a Resolution Declaring the Official Intent of the City of Asheboro to Purchase Municipal Vehicles and Equipment and to Reimburse the Water and Sewer Fund and the General Fund with Installment Financing Proceeds

RESOLUTION NUMBER 33 RES 7-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION DECLARING THE OFFICIAL INTENT OF THE CITY OF ASHEBORO TO PURCHASE MUNICIPAL VEHICLES AND EQUIPMENT AND TO REIMBURSE THE WATER AND SEWER FUND AND THE GENERAL FUND WITH INSTALLMENT FINANCING PROCEEDS

WHEREAS, in order to maintain a satisfactory level of municipal services, the Asheboro City Council has adopted a budget ordinance for fiscal year 2026-2027 that allocates funding for the acquisition of vehicles and equipment deemed essential for maintaining uninterrupted high-quality municipal services; and

WHEREAS, the following appropriations have been made for the acquisition of vehicles and equipment by city departments that receive their funding from the City of Asheboro Water and Sewer Fund:

1. \$44,000.00 has been budgeted for vehicle and equipment acquisition by the Meter Department;
2. \$47,000.00 has been budgeted for vehicle and equipment acquisition by the Water Treatment Plant;
3. \$175,000.00 has been budgeted for vehicle and equipment acquisition by the Wastewater Treatment Department;
4. \$970,000.00 has been budgeted for vehicle and equipment acquisition by the Water Maintenance Department;
5. \$250,000.00 has been budgeted for vehicle and equipment acquisition by the Wastewater Maintenance Department;
6. \$53,000.00 has been budgeted for vehicle and equipment acquisition by the Technical Services Department;
7. \$620,000.00 has been budgeted for vehicle and equipment acquisition by the Systems Maintenance Department; and

WHEREAS, the following appropriations have been made for the acquisition of vehicles and equipment by city departments that receive their funding from the City of Asheboro General Fund:

1. \$825,000.00 has been budgeted for vehicle and equipment acquisition by the Environmental Services Department;

2. \$102,000.00 has been budgeted for vehicle and equipment acquisition by the Facilities Maintenance Department;
3. \$60,000.00 has been budgeted for vehicle and equipment acquisition by the Fire Department;
4. \$47,000.00 has been budgeted for vehicle and equipment acquisition by the Operations Department;
5. \$925,150.00 has been budgeted for vehicle and equipment acquisition by the Police Department;
6. \$230,500.00 has been budgeted for vehicle and equipment acquisition by the Street Department;

WHEREAS, the budgeted amount for the above-described acquisition of vehicles and equipment needed for the listed city departments funded out of (a) the Water and Sewer Fund (\$2,159,000.00) and (b) the General Fund (\$2,189,650.00) to deliver essential municipal services totals \$4,348,650; and

WHEREAS, Section 160A-20 of the North Carolina General Statutes authorizes the city to finance the purchase of personal property by means of installment financing that creates a security interest in the purchased property; and

WHEREAS, in order to provide uninterrupted, high-quality municipal services, the above-referenced vehicles and equipment will be purchased and placed into service as soon as possible with available funds in the Water and Sewer Fund and in the General Fund; and

WHEREAS, the Asheboro City Council has decided that the above-stated expenditures are to be reimbursed to the Water and Sewer Fund and the General Fund during the current fiscal year with proceeds from an installment financing agreement that will create security interests in the above-referenced municipal vehicles and equipment acquired by the city during its 2026-2027 fiscal year; and

WHEREAS, more favorable financing terms can be obtained if the city takes the steps necessary to allow the lending institution from which financing is ultimately obtained to exclude the interest paid or payable under an installment financing agreement with the city from the gross income of the lending institution; and

WHEREAS, in accordance with the applicable treasury regulations, one of the steps necessary to avoid jeopardizing the ability of a lender to exclude from its gross income the interest paid or payable under an installment financing agreement is for the city to declare its official intent to reimburse the Water and Sewer Fund and the General Fund for the expenditures used to purchase the needed vehicles and equipment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that, consistent with the city's budget ordinance for fiscal year 2026-2027, as amended, and with the explicit intent of seeking reimbursement for the expenditures from installment financing proceeds, a maximum sum of \$4,348,650 (\$2,159,000.00 from the Water and Sewer Fund plus \$2,189,650.00 from the General Fund) may be expended for the above-described acquisition of municipal vehicles and equipment prior to the execution of any installment financing agreement; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the governing board does hereby formally and explicitly declare the official intent of the City of Asheboro to fully reimburse, with loan proceeds from an installment financing agreement to be executed prior to the end of the 2026-2027 fiscal year, any and all expenditures from the Water and Sewer Fund and the General Fund during the current fiscal year for the above-

referenced vehicle and equipment acquisitions that are necessary for providing essential municipal services.

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

Councilmember Burks moved, and Councilmember Cheek seconded the motion to approve the following resolution by reference. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye.

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

ATTEST

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

- (h) Authorization for City Officials to Execute a Professional Services Agreement with Kimley Horn for Preparation of a Comprehensive Plan**
- (i) Authorization for City Officials to Enter into an Amended Service Agreement with iWorQ Systems**

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

- (j) Acknowledgement of the Receipt of the Asheboro ABC Board's Adopted Budget for Fiscal Year 2026-2027**

A copy of the Asheboro ABC Board's adopted budget for fiscal year 2026-2027 is on file in the city clerk's office.

- (k) Approval of a Special Event/Street Closure Order for a Segment of E. Pritchard Street at Farr Street for a Back-to-School Event on August 16, 2026**

With the approval/adoption of this consent agenda, the city council approved a street closure order for August 16, 2026 for E. Pritchard Street at Farr Street from 12:30 p.m. until 4:30 p.m. A copy of the street closure order is on file in the city clerk's office.

- (l) Approval of a Resolution Amending the City of Asheboro Schedule of Fees to Correct the Transfer Station Tipping Fee**

RESOLUTION NUMBER 34 RES 7-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

Resolution Amending the City of Asheboro Schedule of Fees

WHEREAS, the City of Asheboro has an established schedule of fees that is amended from time to time by the city council; and

WHEREAS, the city's professional staff has recommended amending the City of Asheboro Schedule of Fees to revise the Transfer Station Tipping Fee.

WHEREAS, the city council concurs with this recommendation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the Transfer Station Tipping Fee is established in the Environmental Services section of the City of Asheboro Schedule of Fees at the following rate:

Transfer Station Tipping Per Ton – Municipal: \$44

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the effective date of the above-described rate changes shall be effective July 9, 2026.

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

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

ATTEST:

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

6. **Case No. RZ-26-09: A request to amend an existing I1 (CZ) Light Industrial conditional zoning at 404 West Balfour Avenue (Randolph County Parcel Identification Number 7752886353) to allow a Manufacturing, Processing, and Assembly-Heavy land use for lawful process involving Agriculture and Food Products.**

Mayor Trogdon opened the legislative hearing on the zoning map amendment application filed as Case No. RZ-26-09. 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 Harpley's Holdings, LLC.

The land for which the above-described zoning has been requested is located at 404 West Balfour Avenue. The property is approximately 5.73 acres in size and is more specifically identified by Randolph County Parcel Identification Number 7752886353 (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 use is Manufacturing, Processing, and Assembly – Heavy, specifically for lawful processes involving Agriculture and Food Products.
2. **I1 Industrial Development District Statement of Intent:** The intent of the I1 Industrial Development District is to produce areas for manufacturing, processing, and assembly uses, commercial uses, distribution and servicing enterprises, controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.
3. **Relevant Zoning Ordinance Definitions:**
Manufacturing, Processing, and Assembly, Heavy: The mechanical or chemical transformation of materials of substances into new products. The land uses engaged in these activities are usually described as plants, factories, or mills and characteristically use power-driven machines and materials handling equipment. Establishments engaged in assembling component parts of manufactured products are also considered under this definition, if the new product is neither a

fixed structure nor other fixed improvement. Also included is the blending of materials such as lubricating oils, plastics, resins, or liquors.

4. Section 4.05 (C)(13) and (15) states that a change in use is a modification of an approved conditional zoning district and requires the initiation of a new conditional zoning application with legislative hearings conducted by the planning board and the city council.
5. A slaughterhouse use is not requested and would not be authorized by the requested I1 (CZ) district.
6. No driveway is authorized from Canoy Drive.
7. The applicant proposes landscaping as follows:
 - (a) A 55' undisturbed street yard buffer along Canoy Drive
 - (b) A 150' undisturbed buffer on the eastern side of the property
 - (c) A planted street yard with one tree per 20 linear feet and one shrub per 10 linear feet along West Balfour Avenue, with existing vegetation counting towards requirements if retained.
 - (d) A 50' undisturbed buffer against the residential properties to the north. While the proposed alternate buffer on the northern side of the property exceeds the dimensions for typical landscaping requirements, as of July 1, 2026, discussions between staff and the applicant are ongoing regarding the adequacy of existing vegetation to serve as the proposed buffer on this side of the property. An additional condition may be proposed to address this buffer in the final report.
 - (e) The plan notes that "Parking lot landscaping will meet COA Ordinance." 60 spaces require three canopy trees close to the parking area.
8. I1 zoning district allows metal facades along minor thoroughfares and lower classification streets. The applicant proposes a 4-foot-high masonry skirt wall.
9. Comparison of Approved and Proposed Site Plans:
 - (a) Driveway connection and parking lot remain the same
 - (b) Total buildings square footage (20,000) remains the same; however the dimensions and possible number of buildings vary.
 - (c) Buffers and stormwater controls remain the same
 - (d) Impervious surface decrease in the proposed plan
 - (e) Dumpster and enclosure added to the proposed plan

Modifications to Ordinance Regulations

1. Enlarged buffers along abutting residential properties consisting of undisturbed wooded areas
2. Enlarged front yard landscaping along Canoy Drive, consisting of an undisturbed wooded area
3. Stormwater controls

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: Urban Residential

Growth Strategy Map: Primary Growth

Small Area Map:

Northeast

LDP Goals/Policies Support the Request:

Checklist Item 3:

The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.

Checklist Item 5:

The proposed rezoning is compliant with the objectives of the Growth Strategy Map

Goal 1.2:

Diversified employment opportunities enabling a long-term, stable, high-pay, skilled workforce.

Checklist Items 12 & 14:

12.) Property is located outside of watershed. 14.) Rezoning is not located on steep slopes of greater than 20%.

Goal 4.2:

Environmental impact mitigation and education

LDP Goals/Policies that Do Not Support the Request:

Checklist Item 1:

Rezoning is compliant with the Proposed Land Use Map.

The City of Asheboro Planning Board considered the zoning map amendment application and recommended, with the attachment of supplementary proposed conditions by city staff, approving the placement of the Zoning Lot into the requested I1 (CZ) zoning district to allow a manufacturing, processing, and assembly – heavy land use, specifically for lawful processes involving agriculture and food products. 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 zoning map amendment is consistent with multiple goals of the Asheboro Land Development Plan related to economic development and environmental stewardship, and is also consistent with the Growth Strategy Map.

The zoning map amendment is reasonable given the size and physical conditions of the property and the proposed environmental impact mitigation, the protection to neighboring residential properties through enlarged buffers consisting of undisturbed vegetation, and the neighboring industrial uses along W. Balfour Avenue.

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

- (A) *The approved use shall be Manufacturing, Processing, and Assembly – Heavy, specifically for lawful processes involving Agriculture and Food Products.*
- (B) *Driveway connection to Canoy Drive shall not be permitted.*
- (C) *Existing vegetation may count towards front yard landscaping requirements.*

- (D) *A 20' public use easement for the proposed North Asheboro Greenway shall be granted at no cost to the city within the 100-year floodplain if sought by the city and consistent with engineering plans to be prepared for the greenway. The cost to prepare and record the easement shall be the responsibility of the city.*
- (E) *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.*
- (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 this Conditional Zoning in the chain of title for the Zoning Lot.*

Mayor Trogon opened the floor for comments from the public. Bob Crumley presented comments in support of the requested rezoning. During his comments, Mr. Crumley asked to add some conditions to the proposed conditions suggested by city staff. These conditions include the following:

1. The only processing taking place at the facility will be game animals.
2. Game animal taxidermy will take place at the facility.
3. In order to maintain compliance with environmental regulations, BMP will be implemented.
4. The applicant will plant evergreen trees as a level D buffer on the site.
5. Cold storage of the processed animals will take place on the site.

Mark Hall presented comments in support of the request. When no one else asked to speak, Mayor Trogon transitioned to the deliberative phase of the process.

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

1. The zoning map amendment is consistent with multiple goals of the Asheboro Land Development Plan related to economic development and environmental stewardship, and is also consistent with the Growth Strategy Map.

The zoning map amendment is reasonable given the size and physical conditions of the property and the proposed environmental impact mitigation, the protection to neighboring residential properties through enlarged buffers consisting of undisturbed vegetation, and the neighboring industrial uses along W. Balfour Avenue.

2. Consequently, and subject to the above-listed conditions, the zoning map amendment application seeking to place the Zoning Lot into the I1 (CZ) zoning district allowing a Manufacturing, Processing, and Assembly-Heavy land use is hereby approved.

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

7. Annexations

- (a) **Consideration of a resolution setting the date of public hearing on the question of the satellite annexation of three areas surrounding the Asheboro Regional Airport, including all or portions of 18 parcels (PIN 7639229344, 7639312766, 7639219308, 7639205494, 7639412973, 7639229805, 763239157, 7639239453, 7639332815, 763473372, 7639479760, 7639579806, 7639454641, 7639551008, 7639550547, 7639579806, 7639690113, and 7639691287) owned by the City of Asheboro and containing 294 acres**

Assistant City Engineer Spencer Patton presented and recommended adoption, by reference, of a resolution setting the date of public hearing on the question of annexation of three areas surrounding the Asheboro Regional Airport.

Councilmember Heath moved, and Councilmember Mills 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 35 RES 7-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

A RESOLUTION STATING THE INTENT OF THE CITY OF ASHEBORO TO ANNEX CITY-OWNED REAL PROPERTY THAT IS NOT CONTIGUOUS TO THE EXISTING PRIMARY MUNICIPAL BOUNDARIES

WHEREAS, the City of Asheboro owns approximately 264 acres of land in three areas, containing 18 parcels of land that surround the Asheboro Regional Airport and are not within the municipal boundaries; and

WHEREAS, area one is denoted as Airport Accessory Area and contains approximately 22.304 acres located north of NC Highway 49 South and west of Union Church Road, which is identified by Randolph County Parcel Identification Numbers 7639579806, 7369690113 and 7639691287; and

WHEREAS, area two is denoted as Airport Area North and contains approximately 125.150 acres located south of NC Highway 49 South and west of Tot Hill Farm Road, adjacent to and north of the Asheboro Regional Airport, which is identified by Randolph County Parcel Identification Numbers 7639473372, 7369479760, 7639579806, 7639454641 (the unannexed portion), 7639551008 and 7639550547; and

WHEREAS, area three is denoted as Airport Area South and contains approximately 116.634 acres located north of Tot Hill Farm Road, adjacent to and south of the Asheboro Regional Airport, which is identified by Randolph County Parcel Identification Numbers 7639229344, 7639312766, 7639219308, 7639205494, 7639412973 (the unannexed portion), 7639229805, 7639239157, 7639239453 and 7639332815 ; and

WHEREAS, the Asheboro City Council has concluded that it is preferable for these approximate 264 acres of land to be located within Asheboro's municipal boundaries.

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

Section 1. Pursuant to Section 160A-58.7 of the North Carolina General Statutes, the Asheboro City Council intends to annex the three areas of city-owned real property, which are described in Section 2 of this Resolution, into the City of Asheboro.

Section 2. The legal description of the three areas of city-owned land proposed for annexation into the City of Asheboro are as follows:

Airport Accessory Area

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING at a 2 inch Existing Iron Pipe, in the western Right of Way of Union Church Rd (State Road #1163), having North Carolina Grid Coordinates of Northing 699,431.77 US survey feet and Easting 1,736,586.34 US survey feet, said point also being a corner of the Proposed City of Asheboro Satellite City Limits, and lying being South 74°12'58" West a distance of 8487.26 feet from a corner of the Primary City Limits of the City of Asheboro having North Carolina Grid Coordinates of Northing 701,740.40 US survey feet and Easting 1,744,753.58 US survey feet, thence following the western edge of said Right of Way and the Proposed Satellite City Limits the following five (5) bearings and distances:

*along a curve to the right having a chord bearing of South 06°45'37" East,
a chord distance of 205.19 feet, and a radius of 800.00 feet
to a Concrete Right of Way Monument;*

*South 01°04'36" West a distance of 7.93 feet to an Existing 1/2 inch Iron Rod;
along a curve to the right having a chord bearing of South 03°16'35" West,
a chord distance of 185.09 feet, and a radius of 1866.61 feet
to a Computed Point;*

*South 06°07'04" West a distance of 85.19 feet to a 5/8 inch Existing Iron Pipe;
South 06°10'46" West a distance of 230.22 feet to a Concrete Right of Way
Monument located on the northwestern corner of the intersection of Union
Church Road and NC Highway 49 South;*

thence South 38°06'49" West a distance of 39.15 feet to a Concrete Right of Way Monument also located on the northwestern corner of the intersection of Union Church Road and NC Highway 49 South; thence along the northern Right of Way of NC Highway 49 South, South 77°26'40" West a distance of 761.35 feet to a Computed Point, thence, along a curve to the left having a chord bearing of South 74°41'11" West, a chord distance of 495.20 feet, and a radius of 5730.73 feet to a 5/8 inch Existing Iron Pipe, being the southeastern corner of Jennifer Ashley Hamilton and Brian Dean Hamilton (Deed Book 2947, Page 1264), and also being the southwestern corner of the City of Asheboro (Deed Book 1312, Page 1930); thence continuing with the common line of Hamilton and the City of Asheboro North 07°45'48" East a distance of 603.51 feet to a Computed Point; thence continuing along said common line South 87°31'31" East a distance of 118.34 feet to a 5/8 inch Existing Iron Rod, said point also being a common corner of said Hamilton Property, in the northern line of the City of Asheboro, and being the southwestern corner of another City of Asheboro parcel (Deed Book 1965, Page 1204); thence continuing with the common line of Hamilton and the City of Asheboro North 04°06'17" East a distance of 341.60 feet to a 5/8 inch Existing Iron Pipe, the northwestern corner of the aforesaid City of Asheboro parcel, and the southwestern corner of another City of Asheboro parcel (Deed Book 2604, Page 664); thence continuing with Hamilton and the City of Asheboro North 03°38'25" East a distance of 103.43 feet to a 5/8 inch Existing Iron Pipe, a common corner of Hamilton, the City of Asheboro, and being the southwestern corner of L and W Realty II LLC (Deed Book 2862, Page 877); thence following along the common line of L and W Realty II LLC and the City of Asheboro South 87°26'05" East a distance of 698.37 feet to a 1 inch Existing Iron Pipe, being a corner of the L and W Realty II LLC and the southwestern corner of Apryl Nichole Smith and Joshua Smith (Deed Book 2663, Page 1575), following along the common line of aforesaid Smith Property and the City of Asheboro, South 87°06'21" East a distance of 214.53 feet to a 1-1/2 inch Existing Iron Pipe, a common corner of Smith and the City of Asheboro, thence continuing along the common line of Smith and the City of Asheboro North 70°54'59" East a distance of 129.80 feet to a 2 inch Existing Iron Pipe, the Point and Place of BEGINNING, containing a total area to be annexed of 22.304 Acres.

The above legal description was prepared based on a plat of survey by Thomas Scaramastra, PLS (North Carolina Professional Land Surveyor License Number L-4421), entitled "Annexation Plat for: Airport Accessory Area", and is identified as Job # 18-039.

Airport Area North

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING at a 3/4 inch Iron Pipe in the western right-of-way of Tot Hill Farm Road (State Road #1163), a corner of the City of Asheboro property as recorded in Deed Book 1312, Page 1930 in the Office of the Register of Deeds of Randolph County, having North Carolina Grid Coordinates of Northing 698,304.30 US survey feet and Easting 1,736,658.89 US survey feet, said point lying South 67°32'36" West a distance of 8759.69 feet from a corner of the Primary City Limits of the City of Asheboro having North Carolina Grid Coordinates of Northing 701,740.40 US survey feet and Easting 1,744,753.58 US survey feet, said point also being a corner of the Proposed City of Asheboro Satellite City Limits; thence along the proposed City Limits South 21°59'46" West a distance of 1763.40 feet, following the eastern line of the City of Asheboro and following the western property lines of David Alan Parrish (Deed Book 2362, Page 1352), Terry and Patricia Reeder (Deed Book 2379, Page 321), and Terry and Patty Reeder (Deed Book 2682, Page 698), to a 3/4" Iron Pipe, pinched top, a common corner with said Reeder, thence continuing along the common line with said Reeder and Terry and Patty Reeder (Deed Book 2665, Page 1097) South 89°43'51" East a distance of 1509.03 feet to a 3/4 inch Iron Pipe in the western Right of Way of Tot Hill Farm Road, also being the southeastern corner of said Reeder, thence following the western edge of the right of way of Tot Hill Farm Road and the proposed annexation line the following three (3) bearings and distances:

*along a curve to the right having a chord bearing of South 12°08'45" East,
a chord distance of 291.51 feet, and a radius of 1219.27 feet, to a
3/4 inch Existing Iron Pipe;*

*along a curve to the right having a chord bearing of South 07°00'41" West,
a chord distance of 315.91 feet, and a radius of 1065.42 feet, to a
Computed Point;*

South 15°22'25" East a distance of 502.19 feet, to a Computed Point, a common corner with Raul Munoz and Rosa Barajas as recorded in Deed Book 1919, Page 1958; thence North 89°15'54" West a distance of 1832.68 feet along the common line of the City of Asheboro and the following six (6) parcels: Munoz and Barajas aforesaid, Conrad Hohing III (Deed Book 2744, Page 2403), Phillip and Angela Lanier (Deed Book 2028, Page 419), Phillip and Angela Lanier (Deed Book 1968, Page 1444), Tracey and Amy Bruce (Deed Book 1858, Page 3775), Tracey and Amy Bruce (Deed Book 1828, Page 4088) to a 3/4" Existing Iron Pipe, the northwestern corner of Bruce aforesaid; thence along the common line of the City of Asheboro and said Bruce parcel and Louise Parks (Deed Book 2826, Page 1609) South 22°04'20" West a distance of 1494.00 feet to a 3/4 inch Existing Iron Pipe in the current Satellite City Limits; thence following the current Satellite City Limits and through the property of the City of Asheboro the following eleven (11) bearings and distances:

*North 03°56'00" East a distance of 707.60 feet, to a computed point;
North 00°58'00" East a distance of 539.28 feet, to a Computed Point;
North 57°13'00" East a distance of 266.73 feet to a Computed Point;
North 22°05'00" East a distance of 1153.02 feet to a Computed Point;
South 89°47'00" West a distance of 202.00 feet, to a Computed Point;
North 22°05'00" East a distance of 880.11 feet to a Computed Point;
North 67°55'00" West a distance of 600.08 feet to a Computed Point;
South 22°05'00" West a distance of 191.03 feet to a Computed Point;
South 39°41'00" West a distance of 994.60 feet to a Computed Point;
South 22°05'00" West a distance of 1247.20 feet to a Computed Point;*

North 86°39'00" West a distance of 471.34 feet to a Computed Point in the western boundary of the City of Asheboro property, a corner of the current Satellite City Limits, said point also being the northeastern corner of Benjamin Frazier (Deed Book 1485, Page 650) and the southeastern corner of Benjamin Frazier (Deed Book 1485, Page 652), thence leaving the current Satellite City Limits and following the western line of the City of Asheboro and the eastern line of said Frazier North 15°46'51" East a distance of 1286.34 feet to a Computed Point, said point being the northeastern corner of the said Frazier and the southeastern corner of Ricky L. Pierce (Deed Book 2288, Page 957), thence, following the western line of the City of Asheboro and the eastern line of Pierce North 19°52'24" West a distance of 553.92 feet, to a 3/4 inch Pinched Top Existing Iron Pipe in the southern Right of Way line of North Carolina Highway 49, also being the northeastern corner of said Pierce; thence following the southern Right of Way of NC Highway 49 the following five (5) bearings and distances:

North 64°11'13" East a distance of 962.01 feet, to a Computed Point;

*along a curve to the right having a chord bearing of North 64°27'59" East,
a chord distance of 57.62 feet and a radius of 5531.45 feet to a 1 inch
Existing Iron Pipe;*

along a curve to the right having a chord bearing of North 67°55'34" East,

*a chord distance of 610.07 feet and a radius of 5531.45 feet to a 3/4 inch Existing Iron Pipe;
along a curve to the right having a chord bearing of North 74°03'43" East,
a chord distance of 574.14 feet, and a radius of 5531.45 feet to a Computed Point;
North 77°02'13" East and a distance of 748.37 feet to a Computed Point at the southwestern corner of the intersection of NC Highway 49 and Tot Hill Farm Road, continuing along that corner South 58°22'50" East and a distance of 65.42 feet to a Computed Point located in the southwestern corner of the intersection of NC Highway 49 and Tot Hill Farm Road and being the northern end of the right of way of Tot Hill Farm Road; thence with said right of way along a curve to the right having a chord bearing of South 26°10'53" East a chord distance of 72.34 feet, and a radius of 1346.82 feet to a 3/4 inch Existing Iron Pipe, the Point and Place of BEGINNING, containing a total area to be annexed of 125.150 Acres.*

The above legal description was prepared based on a plat of survey by Thomas Scaramastra, PLS (North Carolina Professional Land Surveyor License Number L-4421), entitled "Annexation Plat for: Airport Area North", and is identified as Job # 18-038.

Airport Area South

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING at a Computed Point in the northern right of way line of Pilots View Road (State Road 1197), said point being the southeastern corner of the City of Asheboro, as recorded in Deed Book 1465, Page 561 in the Office of the Register of Deeds of Randolph County, a common corner with Benito Murillo and Grobertis Lopez (Deed Book 2600, Page 686), and also being a corner of the Current City of Asheboro Satellite City Limits, having North Carolina Grid Coordinates of Northing 692,617.97 US survey feet and Easting 1,735,588.29 US survey feet, said point being South 45°08'00" West a distance of 12,934.85 feet from a corner of the Primary City Limits of the City of Asheboro having North Carolina Grid Coordinates of Northing 701,740.40 US survey feet and Easting 1,744,753.58 US survey feet; thence crossing Pilots View Road, and along the Proposed Satellite City Limits South 35°58'25" West a distance of 58.31 feet to a Computed Point located on the southern Right of Way of Pilots View Road, a corner of a parcel owned by City of Asheboro (Deed Book 1203, Page 1830); thence following the southern Right of Way of Pilots View Road, along a curve to the right having a chord bearing of South 40°21'17" East, a chord length of 432.44 feet, and a radius of 966.43' to a Computed Point, said point being a common corner of the City of Asheboro and Carolyn M. Hayes (Deed Book 1111, Page 591); thence following the proposed Satellite City Limits and the shared property line of the City of Asheboro and Hayes, South 89°21'50" West a distance of 348.87 feet to a White Flint Rock Pile; thence South 17°46'54" West a distance of 652.87 feet, to a 5/8 inch Existing Iron Pipe; thence South 70°39'23" East a distance of 102.31 feet to a Computed Point; thence South 37°41'32" East a distance of 33.90 feet to a Computed Point located on the North side of Tot Hill Farm Road (SR 1163), said point being a common corner between the aforementioned City of Asheboro and Hayes properties; thence following the northern Right of Way of Tot Hill Farm Road the following seven (7) bearings and distances:

*South 63°03'56" West a distance of 1304.29 feet to a Computed Point;
South 62°19'31" West a distance of 755.88 feet, to a Computed Point;
South 51°46'31" West a distance of 325.65 feet, to a Computed Point;
South 44°08'31" West a distance of 433.14 feet, to a Computed Point;
South 43°39'34" West a distance of 599.82 feet, to a Computed Point;
South 42°14'34" West a distance of 162.71 feet, to a Computed Point;
South 38°41'34" West a distance of 63.65 feet, to a Computed Point,*

*in the northeastern intersection of Tot Hill Farm Road and
Doul Mountain Road (SR 1199);*

thence, following the eastern Right of Way of Doul Mountain Road the following twenty-one (21) bearings and distances:

*North 76°00'56" West a distance of 53.24 feet, to a Computed Point;
North 10°43'26" West a distance of 23.56 feet, to a Computed Point;
North 12°31'54" West a distance of 101.22 feet, to a Computed Point;
North 14°37'57" West a distance of 100.77 feet, to a Computed Point;
North 13°05'49" West a distance of 301.53 feet, to a Computed Point;
Along a curve to the right, chord bearing North 03°40'04" East, chord
distance 675.04 feet, and a radius of 1170.15 feet to a Computed Point;*

*Along a curve to the left, chord bearing North 15°28'52" East, chord distance 143.29 feet, and a radius of 830.11 feet to a Computed Point;
North 10°31'48" East a distance of 56.59 feet, to a Computed Point;
North 10°11'32" East a distance of 30.53 feet, to a Computed Point;
North 10°31'21" East a distance of 103.38 feet, to a Computed Point;
North 10°38'47" East a distance of 100.56 feet, to a Computed Point;
North 10°31'24" East a distance of 96.87 feet, to a Computed Point;
North 11°59'31" East a distance of 99.61 feet, to a Computed Point;
North 21°09'45" East a distance of 114.16 feet, to a Computed Point;
North 34°59'24" East a distance of 129.93 feet, to a Computed Point;
North 26°17'12" East a distance of 174.65 feet, to a Computed Point;
North 33°38'57" East a distance of 93.04 feet, to a Computed Point;
North 44°11'40" East a distance of 287.68 feet, to a Computed Point;
Along a curve to the left, chord bearing North 24°48'51" East, chord distance 235.64 feet, and a radius of 318.68 feet to a Computed Point;
North 05°26'01" East a distance of 251.18 feet, to a Computed Point;
Along a curve to the right, chord bearing North 15°02'28" East, chord distance 140.21 feet, and a radius of 420.75 feet to a Computed Point;
thence following around the cul-de-sac of DouL Mountain Road along a curve to the left, having a chord bearing North 14°44'10" East, a chord distance of 85.49 feet, and a radius of 50.01 feet to a Computed Point, thence continuing around the cul-de-sac of DouL Mountain Road along a curve to the left, having a chord bearing of South 85°57'37" West, a chord distance of 76.66 feet, and a radius of 50.01 feet to a Computed Point, a common corner of Dennis Glenn Varner (Deed Book 1717, Page 1586) and a parcel owned by the City of Asheboro (Deed Book 1434, Page 22); thence following the common line of Varner and the City of Asheboro properties South 85°57'37" East a distance of 19.44 feet to a Computed Point; thence North 86°46'49" West a distance of 239.20 feet to a 5/8 inch Rebar, said point being a common corner with said Varner property, said City of Asheboro property, and Benjamin J. Frazier (Deed Book 1485, Page 650); thence following shared line the City of Asheboro and Frazier properties, North 07°34'28" West a distance of 11.00 feet, to a 3/4 inch Iron Pin; thence continuing with Frazier and the City of Asheboro North 22°03'27" East a distance of 439.46 feet to an Existing Iron Pipe, the northwestern corner of said City of Asheboro parcel, and in the southern line of another parcel owned by the City of Asheboro (Deed Book 2603, Page 597); thence along the common line of Frazier and said City of Asheboro parcel North 72°15'24" East a distance of 75.15 feet, to a 1 inch Existing Iron Pipe, thence, North 11°42'30" East a distance of 274.73 feet, to a 1-1/4 inch Existing Iron Pipe, the northwest corner of the City of Asheboro (Deed Book 2603, Page 597) and the southwest corner of another City of Asheboro parcel (Deed Book 2661, Page 417); thence continuing along said common line North 11°36'23" East a distance of 249.87 feet, to a 3/4 inch Existing Iron Pipe; thence South 72°18'57" East a distance of 170.15 feet to a 2" Existing Iron Pipe, thence, said point being in the northern line of the aforesaid City of Asheboro parcel, and being the southwestern corner of another City of Asheboro parcel (Deed Book 1434, Page 22); thence continuing along the common line of Frazier and the City of Asheboro North 22°03'24" East a distance of 982.91 feet to a 1/2 inch Rebar, a common corner of said Frazier and the City of Asheboro (Deed Book 729, Page 11), said point also being in the Current City of Asheboro Satellite City Limits; thence through the property of the City of Asheboro, and following the Current Satellite City Limits the following nine (9) bearings and distances:
South 08°07'53" West a distance of 829.93 feet, to an Existing Iron Rod;
South 13°36'16" West a distance of 162.04 feet, to a 1/2" Existing Iron Pipe;
South 13°37'29" West a distance of 249.10 feet, to a 5/8" Existing Iron Pipe;
South 13°36'05" West a distance of 274.31 feet, to a 5/8" Existing Iron Pipe;
South 13°45'29" West a distance of 339.86 feet, to a 1" Existing Iron Pipe;
South 89°34'00" East a distance of 106.19 feet, to a Computed Point;
South 22°05'00" West a distance of 760.52 feet, to a Computed Point;
South 67°55'00" East a distance of 1371.35 feet, to a Computed Point;
North 22°05'00" East a distance of 1552.22 feet, to a Computed Point,
said point being located on the southwestern Right of Way of Pilots View Road; thence North 61°21'00" West a distance of 202.33 feet to a Computed Point in western terminus of Pilots View Road; thence North 02°40'57" East a distance of 44.38 feet to a Computed Point, said point being the northwestern terminus of the Right of Way of Pilots View Road; thence following said Right of Way and the Current Satellite City Limits South 67°28'58" East a distance of 859.55 feet to a Computed Point; thence continuing with said right of way South*

63°08'51" East a distance of 133.68 feet to a Computed Point, thence continuing with said right of way South 52°38'00" East a distance of 82.51 feet to a Computed Point, the Point and Place of BEGINNING, containing a total area to be annexed of 116.634 Acres.

The above legal description was prepared based on a plat of survey by Thomas Scaramastra, PLS (North Carolina Professional Land Surveyor License Number L-4421), entitled "Annexation Plat for: Airport Area North", and is identified as Job # 18-038.

Section 3. The property described in Section 2 of this Resolution is not contiguous to Asheboro's existing primary municipal boundaries, but the three areas which are proposed for satellite annexation into the city, will meet the requirements of Section 160A-58.1(b) of the North Carolina General Statutes.

Section 4. A public hearing on the question of the annexation of the three parcels described in Section 2 of this Resolution will be held in the Council Chamber at Asheboro City Hall, which is located at 146 North Church Street, Asheboro, North Carolina 27203, during a regular meeting of the Asheboro City Council that will begin at 6:00 p.m. on August 6, 2026.

Section 5. Notice of the public hearing 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 Asheboro City Council meeting held on the 9th day of July 2026.

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

ATTEST

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

- (b) Consideration of a petition received from Robert Walden and Juanita Walden requesting the annexation of one parcel (PIN 7751978468) containing 9,862 square feet of land located at 204 Sterling Street**
 - (i) Resolution directing the city clerk to investigate the annexation petition**

Mr. Patton provided an overview of the annexation petition submitted by Robert Walden and Juanita Walden. The annexation petition pertains to a parcel of located at 204 Sterling Street.

After reviewing the information provided by city staff, Councilmember Burks 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 36 RES 7-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION DIRECTING THE CITY CLERK TO
INVESTIGATE PETITIONS SEEKING THE ANNEXATION
OF LAND LOCATED ON STERLING STREET

WHEREAS, Robert J. Walden and wife, Juanita M. Walden have submitted a petition requesting the annexation into Asheboro of approximately 9682 square feet of the land located on Sterling Street and is identified by Randolph County Parcel Identification Number 7751978468; 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 July 9, 2026.

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

ATTEST:

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

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

CERTIFICATE OF SUFFICIENCY

•
**(Petition Requesting the Annexation of Land Owned by
Robert J. Walden and wife, Juanita M. Walden)**
•

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 Robert J. Walden and wife, Juanita M. Walden. I further certify that the following paragraphs accurately state the information obtained during the course of my investigation of the annexation petition.

The Petitioner has requested annexation into Asheboro of approximately 9682 square feet of land that is located along Sterling Street. The proposed annexation area contains territory identified by Randolph County Parcel Identification Number 7751978468. 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 July 9, 2026.

(CITY SEAL)

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

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

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

RESOLUTION NUMBER 37 RES 7-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING
ON THE QUESTION OF ANNEXING LAND
LOCATED ON STERLING STREET

WHEREAS, Robert J. Walden and wife, Juanita M. Walden have submitted a petition requesting the annexation into Asheboro of approximately 9682 square feet of the land located on Sterling Street, which is identified by Randolph County Parcel Identification Number 7751978468; 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 August 6, 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 3/4 inch Existing Iron Pipe in the southern Right-of-Way of Sterling Street (SR 2231), having North Carolina Grid Coordinates of Northing 717,614.60 US survey feet and Easting 1,759,992.34 US survey feet (NAD83 (2011)), said point being the northeastern corner of the Annexation Area herein described and the northeastern corner of Robert and Juanita Walden, as recorded in Deed Book 1622, Page 1386 in the Office of the Register of Deeds of Randolph County, and being a common corner with Scarlet Welborn, as recorded in Deed Book 2951, Page 723 of said Registry, and also being in the current Primary City Limits of the City of Asheboro, thence along the eastern line of the proposed Annexation Area, also being the common line of Walden and Welborn, South 02°14'53" East a distance of 128.09 feet to a 3/4 inch Existing Iron Rod in the current Primary City Limits of the City of Asheboro, said point being the southeastern corner of said Walden, the southwestern corner of Welborn, and the southeastern corner of the Annexation Area herein described, said point also being a common corner with Lisa Sexton, as recorded in Deed Book 2349, Page 386, and Frances Hilliard, as recorded in Deed Book 2971, Page 630; thence along the common line of Walden and Hilliard and the current Primary City Limits of the City of Asheboro South 88°13'11" West a distance of 74.60 feet to a 5/8" Existing Iron Rod, the southwestern corner of said Walden, the northwestern corner of Hilliard, and the southwestern corner of the Annexation Area herein described, said point also being a common corner with David Trogdon, as recorded in Deed Book 2044, Page 1626 and Charles and Sharron Crickmore, as recorded in Deed Book 1331, Page 344; thence along the western line of the Proposed Annexation Area, also being the common line of Walden and Crickmore North 1°55'26" West a distance of 132.78 feet to a 1 inch Existing Iron Pipe in the southern right of way of Sterling Street and the current Primary City Limits of the City of Asheboro, said point also being the northeastern corner of Crickmore, the northwestern corner of Walden and the northwestern corner of the proposed Annexation Area; thence along the southern right of way of Sterling Street, the northern line of Walden, and the current Primary City Limits of the City of Asheboro South 88°08'46" East a distance of 74.04 feet to a 3/4 inch Existing Iron Pipe, the Point and Place of BEGINNING, and being 9,682 Square Feet, or 0.222 Acres, more or less.

The above legal description was prepared based on a plat of survey by Dan W Tanner, PLS (North Carolina Professional Land Surveyor License Number L-4787), entitled "Annexation Survey for: Robert J. Walden & Juanita M. Walden", and is identified as Job # 18827.

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 July 9, 2026.

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

ATTEST:

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

8. Budget Ordinances

(a) Consideration of an ordinance to establish the Trade/North Street Infrastructure Fund

Finance Director Deborah Reaves presented and recommended adoption, by reference, of an ordinance to establish the Trade/North Street Infrastructure Fund. Councilmember Pugh moved, and Councilmember Cheek seconded the motion to approve/adopt the following ordinance by reference.

34 ORD 7-26

**PROJECT ORDINANCE – TRADE/NORTH STREET INFRASTRUCTURE
IMPROVEMENT FUND
FY 2026-2027**

WHEREAS, the design phase for the Trade/North Street Infrastructure Improvement project is almost completed.

WHEREAS, The City of Asheboro feels that a multi-year special revenue fund would be appropriate to account for revenues and expenditures associated with this project.

Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina,

BE IT ORDAINED by the City Council of the City of Asheboro that the following Project Ordinance is adopted:

Section 1. The Trade / North Street Infrastructure Improvements Project is hereby authorized to be created with current revenues and expenditures projected as listed below.

Section 2. The officers of the City of Asheboro are hereby authorized to proceed with the project within the terms of the agreement approved by the City Council and the budget contained herein.

Section 3. The following revenues are expected to be available in this fund:

<u>Line Item</u>	<u>Description</u>	<u>Appropriated Amount</u>
59-000-360.0004-59	SCIF GRANT 10041 -DAI	268,250
59-000-360.0005-59	SCIF GRANT 10044 – TRADE	1,175,400
59-000-360-0006-59	NC DEPT OF COMMERCE	225,000
		\$1,668,650

Section 4. The following expenditures are expected in this fund:

<u>Line Item</u>	<u>Description</u>	<u>Appropriated Amount</u>
59-000-400-0000-59	SCIF 10041 - DAI Power Connectivity	268,250
59-000-410-0000-59	SCIF 10044 – Unassigned	1,175,400
59-000-420-0000-59	NC Dept of Commerce- Unassigned	225,000
	Total	
		\$1,668,650

Adopted this 9th day of July 2026.

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

ATTEST:

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

(b) Consideration of an ordinance to amend the State Capital Infrastructure Grant Fund to transfer unspent funds to the Trade/North Street Infrastructure Improvement Fund

Ms. Reaves presented and recommended adoption, by reference, of the above-referenced ordinance. Councilmember Cheek moved, and Councilmember Heath 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.

35 ORD 7-26

ORDINANCE TO AMEND
STATE CAPITAL INFRASTRUCTURE GRANT FUND
FY 2026-2027

WHEREAS, On January 4, 2022, the City of Asheboro was notified by the NC Office of State Budget and Management (OSBM) of a grant in the amount of \$1,500,000 for the Acme-McCrary Hosiery Mill.

WHEREAS, this project was completed leaving unexpended funds of \$268,250 have since been approved to be used on the Trade -North streetscape project for the DAI power connectivity grant program.

WHEREAS, On January 4, 2022, the City of Asheboro was notified by the NC Office of State Budget and Management (OSBM) of a grant in the amount of \$1,500,000 for downtown facilities improvements, specifically for Trade/North Street Improvements.

WHEREAS to date, \$1,175,400 remains of the \$1.5M grant remain unassigned.

WHEREAS, the design phase is almost complete, and the City of Asheboro is ready to move forward with the next phase of the project.

WHEREAS, The City of Asheboro has established the Trade/North Street Infrastructure Improvement Fund to account for all the next phase expenses for the project.

WHEREAS, the City of Asheboro wants to transfer unspent funds from the OSBM State Grant Fund to this new fund.

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

WHEREAS, City Council of the City of Asheboro wants to follow all generally accepted accounting principles.

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

The following expense line budgets are increased / (decreased):

<u>Line Item</u>	<u>Description</u>	<u>Amount</u>
67-700-500.0100-67	Acme Mill- (10041) miscellaneous	\$(268,250)
67-700-500-0000-67	Downtown Facilities- Trade St (10044) – Unassigned	(1,175,400)
67-700-500.0100-67	Transfer to Trade/North Street Fund (10041)	268,250
67-700-500.0100-67	Transfer to Trade/North Street Fund (10044)	1,175,400
		\$0

Adopted this on the 9th day of July, 2026.

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

ATTEST:

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

(c) Consideration of an ordinance to establish the Seagrove Ulah Infrastructure Improvement Fund

Ms. Reaves presented and recommended adoption, by reference, of the above-referenced ordinance. Councilmember Burks 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.

36 ORD 7-26

**PROJECT ORDINANCE – SEAGROVE ULAH INFRASTRUCTURE
IMPROVEMENT FUND
FY 2026-2027**

WHEREAS, the City Council approved an agreement between Asheboro and Randolph County establishing a long-range water and sewer infrastructure plan for the eastern portions of the County on April 9, 2026;

WHEREAS, pursuant to paragraph 4, improvements and upgrades to wastewater are needed; The County will fund these changes;

WHEREAS, Randolph County and the City of Asheboro are ready to begin with infrastructure improvements,

WHEREAS, The City of Asheboro feels that a multi-year water & sewer capital project fund would be appropriate to account for revenues and expenditures associated with this project.

BE IT ORDAINED, the City Council of the City of Asheboro, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Project Ordinance is adopted:

Section 1. The Seagrove Ulah Infrastructure Improvements fund is hereby authorized to be created with current revenues and expenditures projected as listed below.

Section 2. The officers of the City of Asheboro are hereby authorized to proceed with the project within the terms of the agreement approved by the City Council and the budget contained herein.

Section 3. The following revenues are expected to be available in this fund:

<u>Line Item</u>	<u>Description</u>	<u>Appropriated Amount</u>
58-000-335.0021-58	Contribution from Randolph County	\$185,000

Section 4. The following expenditures are expected in this fund:

<u>Line Item</u>	<u>Description</u>	<u>Appropriated Amount</u>
58-000-545.0000-58	Contracted Services	150,000
58-000-516.0000-58	Maintenance & Repair - EQ	35,000
	Total	<u>\$185,000</u>

Adopted this 9th day of July 2026.

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

ATTEST:

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

9. Upcoming Events and Items Not on the Agenda

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

There being no further business, the meeting was adjourned at 9:20 p.m.

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

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