REGULAR MEETING
ASHEBORO CITY COUNCIL
CITY COUNCIL CHAMBER, ASHEBORO CITY HALL
THURSDAY, SEPTEMBER 10, 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	) – Councilmembers 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
Timothy E. Cockman, Fire Chief
Holly H. Doerr, CMC, NCCMC, City Clerk/Paralegal
John L. Evans, Community Development Director
Jason A. Hanson, Assistant Chief of Police
Trevor L. Nuttall, Assistant City Manager
Deborah P. Reaves, Finance Director
Michael D. Rhoney, PE, Water Resources Director

1. Call to Order

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

2. Moment of Silent Prayer and Pledge of Allegiance

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

3. Presentation of the Pride in Asheboro Award

Mayor Trogdon presented the Pride in Asheboro Award to Lucas Rental Properties for its commitment to Asheboro through affordable, quality construction, thoughtful development and high standards of maintenance.

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

4. Presentation of the Key to the City

Councilmember Kelly Heath and Mayor Trogdon presented a key to the city to Ricky J. Allred for his commitment to preserving, interpreting, and sharing the history of Asheboro.

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

5. Public Comment Period

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

There being no comments from the public, Mayor Trogdon closed the public comment period.

6. A Proposal for Services for the Evaluation of Asheboro's Local Stormwater Development Controls

City Engineer Michael Leonard, PE, introduced Gary Jackson, who is a representative from McGill Associates. Mr. Jackson gave an overview of a proposal from McGill Associates for consulting services to the City of Asheboro for evaluation of local stormwater development controls. The scope of work is as follows:

Identifying effective stormwater management goals and developing supporting local ordinances are key strategies that help communities react effectively to growth. Based on interviews with city staff, McGill Associates will gain an understanding of current stormwater and flooding challenges in the city and develop a road map to address these challenges over time. The project will provide sample stormwater program policies, standards, ordinances, and regulations that may be implemented at the development level and/or on individual in-fill lots to address growth challenges faced by the city.

Funding is a typical parallel issue that must be addressed when considering improvements in stormwater management. The project will explore available funding mechanisms available to the city that would allow implementation of an array of stormwater program functions such system, inventories, maintenance programs, capital improvement projects, staffing and regulatory compliance.

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

7. Public Hearing: The Development of Programs for Community Development Block Grant Neighborhood Revitalization (CDBG-NR) Activities for all Interested Agencies, Groups, and Individuals

Mayor Trogdon opened the public hearing. Assistant City Manager Trevor Nuttall gave an overview of the Community Development Block Grant (CDBG) process. Mr. Nuttall indicated that the application process is open to entities other than the City of Asheboro, noting that these applications are complex and may require consultative services. He mentioned that the City of Asheboro may submit an application next month for an eligible public service or public service facility. He noted that the North Carolina Department of Commerce evaluates applications for consistency with program benefits, emphasizing that the primary objective is to fund projects benefiting low to moderate income residents. City Manager Donald Duncah inquired about past successful projects. Mr. Nuttall highlighted several examples.

During the discussion, the councilmembers heard from several speakers:

- Tori Nelson, Executive Director of Habitat for Humanity of Randolph County, discussed the possibility of using funds to assist low-income individuals with housing.
- Angela Whitt, Executive Director of the Asheboro Housing Authority, spoke in support of using the program for Caspn Homes to renovate a development serving elderly residents. She requested the city council's consideration of CDBG funds for future housing initiatives.

No formal action was taken at this time. It was noted that a second advertisement for applications and a subsequent public hearing would take place.

8. Consent Agenda

Councilmember Burks moved, and Councilmember Pugh 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 the City Council's Regular Meeting on July 9, 2026

The meeting minutes for the city council's regular meeting on July 9, 2026 were approved and have been filed in the city clerk's office. An electronic copy of the approved document has been posted to the city's website.

(b) Acknowledgement of the Receipt from the Asheboro ABC Board of its Meeting Minutes for August 5, 2026

The meeting minutes for the Asheboro ABC Board's meeting on August 5, 2026, were received and distributed to the elected officials. A copy of the document is on file in the city clerk's office.

(c) Approval of the Community Development Division's Request to Schedule for October 8, 2026, City Council Meeting and to Advertise Legislative Applications for the following case:

Legislative Hearing (Case No. RZ-26-12): Request to rezone property located at 1404 North Fayetteville Street and 505 East Allred Street (Randolph County Parcel Identification Numbers 7762118197, 7762115363, 7762113113, 7762113929, 7762019814, 776205027) from R10 Medium-Density Residential and B2 (CZ) General Commercial Conditional Zoning to R10 (CZ) Medium-Density Conditional Zoning, and retaining existing B2 General Commercial District zoning on the portion of Parcel 7762025027 currently zoned B2, to allow the expansion of an existing manufactured home park.

(d) Acknowledgment of the Receipt of the Monthly Report Detailing Major Subdivisions Administratively Approved

There have been none approved.

(e) Approval of Temporary Street Closures in Downtown Asheboro:

(i) Approval of a temporary special event/street closure order for a portion of Trade Street for a block party event in effect from 4:00 p.m. to 10:00 p.m. on Saturday, September 19, 2026

(ii) Approval of a temporary special event/street closure order for the Fall Festival on Saturday, October 3, 2026

(iii) Approval of a temporary special/event street closure order for a worship service for a portion of Church Street on Sunday, October 4, 2026

(iv) Approval of a temporary special event/street closure order for the Asheboro High School Homecoming Parade on Friday, October 9, 2026

(v) Approval of a temporary special event/street closure order for a portion of Worth Street for a Charters of Freedom dedication ceremony on Wednesday, November 11, 2026

(vi) Approval of a temporary special event/street closure order for the Veteran's Day Parade on Wednesday, November 11, 2026

(f) Approval of a Resolution Supporting and Authorizing an Application for a State Grant/Loan for the Farmer School PAS Construction

A copy of the above-referenced resolution is on file in the city clerk's office and in the Water Resources Division.

(g) Approval of a Resolution Supporting and Authorizing an Application for a State Grant/Loan for Wastewater Merger/Regionalization Feasibility Study

A copy of the above-referenced resolution is on file in the city clerk's office and in the Water Resources Division.

(h) Resolution Authorizing Participation in the State and Local Cybersecurity Grant Program (SLCGP)

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

(i) Ordinance to Amend the General Fund to Account for the award of the NC Amateur Youth Sports Grant and SLCGP Grant

43 ORD 9-26

ORDINANCE TO AMEND THE GENERAL FUND
FY 2026-2027

WHEREAS, the City of Asheboro Cultural and Recreation Services Division was awarded a $5,000 grant from NC Amateur Youth Sports Grant Fund for the purchase of floor mats to be used at the Asheboro Recreation Center.

WHEREAS, the City of Asheboro Information Technology Department was awarded a grant in the amount of $23,561 from the FY25 State and Local Cybersecurity Grant Program (SLCGP). The grant # is EMW-2025-CY-05070 and the required Grant Match from the City of Asheboro is $15,708. The grant funds will be used for an improved firewall that protects the City of Asheboro network.

WHEREAS, the City of Asheboro desires to amend the 2026-2027 budget as required by law to adjust for changes in revenues and expenditures.

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

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

That the following revenue line items be increased:

Line Item	Description	Increase
10-000-350.0000	State Grant	5,000
10-000-350.0000	State Grant	23,561
10-000-399.0000	Fund Balance Allocation	15,708
	Total	44,269

That the following expense line items be increased:

Line Item	Description	Increase
10-620-534.0001	Other Supplies & Materials – Rec. Center Gym	5,000
10-480-534.0001	Updates – Antivirus and Wide Area Network Software	39,269
	Total	44,269

Adopted this 10th day of September 2026.

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

ATTEST:

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

(j) Ordinance to Amend the McCrary Baseball Park Improvements Fund to Appropriate Funds Necessary to Construct the Umpire Restroom Building

44 ORD 9-26

ORDINANCE TO AMEND
THE MCCRARY BASEBALLPARK IMPROVEMENTS FUND
FY 2026-2027

WHEREAS, The City of Asheboro is ready to proceed with building umpire restrooms at McCrary Baseball Park.

WHEREAS, the budgeted cost is $250,000.

WHEREAS, the McCrary Ballpark Improvements Fund needs to be amended to recognize changes in revenue and expenses that have changed since the budget was last adopted.

WHEREAS, the City Council of the City of Asheboro desires to be following all generally accepted accounting principles to incorporate new expenditures outline above.

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

Section 1: That the following revenue line items be increased:

Account #	Revenue Description	Increase
65-000-300.0000-65	Donations	$250,000

Section 2: That the following expense line items be increased

Account #	Expense Description	Increase
65-000-409.0003-65	Umpire Restrooms	$250,000

Adopted this 10th day of September 2026.

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

ATTEST:

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

(k) Ordinance to Amend the Water and Sewer Fund to Transfer Funds to the Seagrove Ulah Infrastructure Fund for Preparation of an Engineer's Report Pertaining to Wastewater Treatment Operations

45 ORD 9-26

ORDINANCE TO AMEND
THE WATER & SEWER 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, On July 9,2026, the City Council of the City of Asheboro approved the Seagrove Ulah Infrastructure Improvement Fund to account for revenues and expenditures associated with this project.

WHEREAS, Randolph County has agreed to share the cost associated with an Engineers report for the Seagrove Wastewater Treatment Facility.

WHEREAS The City Council of the City of Asheboro desires to amend the budget as required by law to adjust for changes in expenditures in comparison to the current fiscal year adopted budget.

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

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

That the following Revenue line item be increased:

Account #	Description	Increase
30-000-399.0000	Fund Balance Allocation	$70,000

That the following Expense line item be increased:

Account #	Description	Increase
30-830-572.5800	TSF to Seagrove Ulah Infrastructure Improvement Fund	$70,000

Adopted this 10th day of September 2026.

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

ATTEST:

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

(l) Ordinance to Amend the Seagrove Ulah Infrastructure Improvement Fund to Receive Funding Necessary to Complete the Engineer's Report Pertaining to Seagrove Ulah Wastewater Treatment Operations

46 ORD 9-26

ORDINANCE TO AMEND THE 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, On July 9,2026, the City Council of the City of Asheboro approved the Seagrove Ulah Infrastructure Improvement Fund to account for revenues and expenditures associated with this project.

WHEREAS, Randolph County has agreed to share the cost associated with an Engineers report for the Seagrove Wastewater Treatment Facility.

WHEREAS The City Council of the City of Asheboro desires to amend the budget as required by law to adjust for changes in expenditures in comparison to the current fiscal year adopted budget.

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

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

That the following revenue line item be increased:

Account	Description	Increase
58-000-335.0021-58	Contribution from Randolph County	70,000
58-000-360.0001-58	Contribution – Water & Sewer Fund	70,000
		$140,000

That the following expenditures be increased:

Line Item	Description	Appropriated Amount
58-000-522.0000-58	Professional Services	$140,000

Adopted this 10th day of September 2026.

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

ATTEST:

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

9. Community Development Items:

(a) Legislative Hearing (RZ-26-10): Request to rezone property located at 1138 Draper Street (Randolph County Parcel Identification Number 7762668822) from R10 Medium-Density Residential to R10 (CZ) Medium-Density Residential Conditional Zoning for a Residential Planned Unit Development

Mayor Trogdon opened the legislative hearing on the zoning map amendment application filed as Case No. RZ-26-10. 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 Daniel Stickler.

The land for which the above-described zoning has been requested is located at 1138 Draper Street. The property is approximately 6.26 acres in size and is more specifically identified by Randolph County Parcel Identification Number 7762668822 (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. The proposed use is Residential Planned Unit Development for Single Family Dwellings, not to exceed 27 dwellings on 27 lots.

2. **R10 Residential District Statement of Intent:** The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living.

3. **Relevant Zoning Ordinance Definitions:**
Planned Development: Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans which include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provision, operation, and maintenance of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense. **Dwelling/Residence, Detached Single Family:** an individual dwelling unit for one family located on an independent lot containing no other dwelling units.

4. Proposed lot sizes, widths, and setbacks are reduced from typical R10 ordinance requirements as allowed for Planned Unit Development. Overall project density (roughly 5.6 units per acre, excluding right-of-way) slightly exceeds R10 standards (typical 4-5 units per acre).

5. The Residential Planned Unit Development is proposed with dwellings within a lot containing the conditioned living space, a porch, and a garage sized to accommodate two vehicles, along with driveway parking spaces. The driveways and other space outside of the lots are proposed as a common area maintained by the homeowners' association.

6. The proposal extends Robins Nest Drive from the existing cul-de-sac to Draper Street as the primary access. With this extension, access is also available into the development from Gold Hill Road and East Allred Street, giving three access points into the neighborhood. The site plan was forwarded to NCDOT, who raised concerns over the proximity to the intersection of Gold Hill Road and Draper Street for Lots 10 and 11. The plan has since been updated to show the connection to these lots and the existing dwelling (Lot 27) being via Robins Nest Drive.

7. A 10' Screen "C" with 1 Evergreen tree every 20' and 1 shrub every 5', or preservation of existing hardwood trees, is proposed along the perimeter of the property. The most recent plan, received on September 9, also notes additional screening measures along part of the boundary line of 1757 and 1807 Gold Hill Road, including PINs 7762760704 and 7762763919 west of Gold Hill Road), and the addition of the buffer adjacent to 1690 and 1699 Robins Nest Court. Existing vegetation may be used if located within this area and providing equivalent or greater screening and opacity.

8. The applicant's engineer has provided a conceptual layout showing stormwater control measures near the southern side of the property.

9. The plan shows a recreation area near the southwestern corner of the property, connected to the proposed sidewalk network. The applicant has indicated that this will be used for a picnic area.

Modifications to Ordinance Regulations

1. 10' Screen "C" along abutting properties.

2. Stormwater control measures

3. Parking, with driveway and garage spaces, exceeds typical requirement for two spaces per dwelling plus 10% additional for visitor parking.

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: Suburban Residential

Growth Strategy Map: Primary Growth

Small Area Map: Northeast

LDP Goals/Policies Supporting Request:

Checklist Item 1: Rezoning is compliant with the proposed land use map

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

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

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

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

Checklist Item 8: The request is an adaptive use of a vacant or unused lot, or is an infill lot.

Checklist Items 12-13: 12) Property is located outside of watershed
13) Property is located outside of Special Hazard Flood Area.

LDP Goals/Policies that Do Not Support the Request:

Checklist Item 14: Rezoning is located on steep slopes of greater than 20% (primarily contained within southern section of the property).

The City of Asheboro Planning Board considered the zoning map amendment application and recommended, with the attachment of the supplementary proposed conditions by city staff, approving the placement of the Zoning Lot into the requested R10(CZ) zoning district. In making this recommendation, the planning board concurred with the planning staff's analysis of the consistency with the adopted comprehensive plans as well as the reasonableness of the proposal. The planning staff's analysis is summarized in the following indented paragraphs.

> The requested conditional zoning is consistent with the Growth Strategy Map of the Land Development Plan, as well as multiple goals, policies, including those related to consistency with surrounding land uses, adaptive reuse of underutilized land, and environmental impact mitigation.
>
> The request is reasonable given the surrounding residential development, the benefit to the community through additional housing opportunities, protection to neighboring properties through buffer and stormwater conditions, and proposed density that is relatively comparable to general R10 standards, but with added amenities of sidewalks, additional parking, open space, and recreational space that would not be required in a general R10 zoning district.

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

(A) *The uses approved shall be a Residential Planned Unit Development for Single Family Dwellings, not to exceed 27 dwellings on 27 lots.*

(B) *Evaluation of changes necessitated by NCDOT permitting requirements shall be reviewed consistent with Section 4.05(C)(13).*

(C) *Any utility infrastructure indicated by the city as required to be publicly maintained shall be located within a City of Asheboro utility easement. Surveying of any required easements shall be responsibility of the property owner.*

(D) *Prior to the preliminary plat approval, plans concerning water, including provisions for fire hydrants, streetlights, street and paving details, and sanitary sewage that comply with city policies shall be submitted and approved.*

(E) *Changes related to locations of cluster box units (CBU) for mail delivery, as required by USPS or NCDOT, shall not be considered a modification of the conditional zoning district requiring council action.*

(F) Stormwater control measures designed by a license professional shall be provided. Measures shall control, at minimum, the ten-year post-development peak discharge rates to pre-development peak flow rates, for any net increase of built-upon area on the site. Prior to a Certificate of Occupancy, a licensed professional shall provide certification that the stormwater control measures were built according to plans. Any open water retention or drainage areas shall be managed to control mosquitoes. The property owner(s) shall be responsible for ownership and maintenance of any structural stormwater control measures and/or structures. The city shall not own or be responsible for maintenance of such structures and/or measures.

(G) All dwellings/lots shall include a garage and driveway that, when combined, provides sufficient parking for three vehicles.

(H) Outdoor recreational vehicle parking or storage shall be prohibited.

(I) Open space shall be created and recorded consistent with the conditional zoning district site plan.

(J) The recreation area shall be constructed and available for use prior to platting of the first phase of the development.

(K) No new driveways or roadway connections not shown on the site plan shall be made to Gold Hill Road except for those shown on the submitted site plan unless determined by city staff and NCDOT to be necessary for public or emergency service response(s)

(L) All terminations of public streets, whether permanent or temporary, shall comply with city ordinances and policies pertaining to turnaround and maneuvering areas.

(M) A 10-foot landscape buffer shall be preserved or installed as shown on the approved plan.

(N) Maintenance of all recreation/open space areas, landscaping, any utilities not publicly maintained, roads, and drainage facilities that are not specifically labeled on the approved site plan as publicly owned and maintained shall be the responsibility of the property owner and any successors in interest, including, but not limited to, the homeowners association (HOA).

(O) Solid waste disposal for the project shall be consistent with city policies and codes.

(P) Before the issuance of a Zoning Compliance Permit for the proposed land use, documentation shall be submitted detailing the following:

- *(i) Driveway permit approval from North Carolina Department of Transportation*
- *(ii) Permitting from the North Carolina Department of Environmental Quality; and*
- *(iii) Subdivision sketch design and preliminary plat showing compliance with zoning and subdivision ordinance requirements, compliance with all applicable city policies, such as but not limited to utilities and required easements, solid waste disposal, permanent and temporary turnarounds, addressing, road names, and on-street parking, and submittal of required review fees.*

(Q) prior to recording a final plat for any phase of the development, homeowners' association documents, which contain provisions

consistent with the terms of the adopted conditional zoning ordinance, shall be recorded in the Office of the Randolph County Register of Deeds and shall include, but not limited to, maintenance responsibilities of the association.

(R) 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.

(S) 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 Trogdon opened the floor for comments from the public. Daniel Stickler, Christian Vestal, Dan Tanner, Jeremy Perdue, and Heather Rivenbark presented comments in support of the requested zoning amendment application. Norris Davis, Joseph Shaw, and Scott Mills posed general questions pertaining to traffic concerns. When no one else asked to speak, Mayor Trogdon transitioned to the deliberative phase of the process.

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

1. The conditional zoning is consistent with the Growth Strategy Map of the Land Development Plan, as well as multiple goals, policies, including those related to consistency with surrounding land uses, adaptive reuse of underutilized land, and environmental impact mitigation.

   The conditional zoning is reasonable given the surrounding residential development, the benefit to the community through additional housing opportunities, protection to neighboring properties through buffer and stormwater conditions, and proposed density that is relatively comparable to general R10 standards, but with added amenities of sidewalks, additional parking, open space, and recreational space that would not be required in a general R10 zoning district.

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

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

(b) Legislative Hearing (RZ-26-11): Request to apply initial city zoning (Airport (A) and Light Industrial (I1) to property located at the Asheboro Regional Airport, including all or portions of 16 parcels (7639229344, 7639312766, 7639219308, 7639205494, 7639412973, 7639229805, 7639239157, 7639239453, 7639332815, 7639473372, 7639479760, 7639579806, 7639454641, 7639551008, 7639690113, 7639691287) owned by the City of Asheboro and containing 264 acres

Mayor Trogdon opened the legislative hearing on the zoning map amendment application filed as Case No. RZ-26-11. Mr. Evans was the first speaker. In addition to entering into the record the notation that notice of this land use case had been advertised, posted, and mailed as required by North Carolina law, he gave an overview of the zoning map amendment application submitted by the City of Asheboro.

The land for which the above-described zoning has been requested is located at the Asheboro Regional Airport. The property is approximately 260 acres in size and is more specifically identified by Randolph County Parcel Identification Numbers 7639229344, 7639312766, 7639219308, 7639205494, 7639412973, 7639229805, 7639239157, 7639239453, 7639332815, 7639473372, 7639479760, 7639579806, 7639454641, 7639551008, 7639690113, 7639691287 (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. **A (Airport) District Statement of Intent:** The Airport (A) district is intended to be applied to areas utilized in conjunction with the Asheboro Regional Airport. **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.

2. Annexation of the city-owned subject properties is also being considered with this request. An informational meeting to share information on the zoning designation, the corresponding annexation request, and airport updates including a new terminal building, was conducted by city staff on July 21, 2026 at the Asheboro Regional Airport. The informational meeting included city staff from various departments. Although the Planning Board is only considering a recommendation regarding the zoning of the property, additional information regarding the meeting, including annexation, is included for consideration with this report.

3. The map included in tis report shows what properties are requested to be zoned Airport (A), which are located south of NC 49 South. The properties that are requested to be zoned I1, are located north of NC 49 South.

4. Development in the Airport (A) district is reviewed and approved by the Asheboro Airport Authority. The Asheboro Airport Authority is designated by the City Charter, Article XIV, Section 14.3 as having the duty to "manage and control all of the property and operate the airport for the use and benefit of the public as a public airport and in the manner in which it will contribute greatest to the growth, expansion, welfare and prosperity of the city."

5. The property is also located within the Airport Overlay District, which primarily regulates height related to the approach zone of the Asheboro Regional Airport. Review and approval of structures by the Asheboro

Airport Authority and Federal Aviation Administration, as applicable, are required for structures exceeding height requirements specified in the overlay district.

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

LDP Goals/Policies that Support the Request:

Checklist Item 3:	The property on which the rezoning district is proposed fits the description of the Zoning Ordinance.
Checklist Item 4:	The proposed rezoning is compatible with surrounding land uses.
Checklist Item 6:	Existing infrastructure is adequate to support the desired zone.
Goal 1.2:	Diversified employment opportunities enabling a long-term, stable, high-pay, skilled workforce.
Checklist Item 12:	Property is located outside of watershed
Goal 1.4.1:	The city will continue to strengthen its countywide and regional partnerships with existing tourism venues (NC Zoo, NC Aviation Museum, Richard Petty Museum, Seagrove Potteries, Harley Davidson Museum, Uwharrie National Forest, etc.) and organizations
Goal 4.2:	Environmental impact mitigation and education
Goal 5.3:	Interconnected and multi-model transportation networks

The City of Asheboro Planning Board considered the zoning map amendment application and recommended approving the placement of the Zoning Lot into the requested Airport (A) 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 zoning map amendment is consistent with multiple goals of the Asheboro Land Development Plan related to economic development, continued support of tourism development, and environmental stewardship through careful review processes and performance standards to mitigate impacts from industrial and airport development and supporting the continued viability and growth of the Asheboro Regional Airport.

The request aligns with the zoning ordinance descriptions by designating properties in closest proximity to the Airport with the corresponding Airport (A) zoning designation and its review process meant to consider issues specific to the airport and its unique land use, and the properties located along the north side of NC 49 Soth, a designated Strategic Economic Development Corridor, as most appropriate for the I1 designation to support complementary economic development opportunities benefiting from close proximity to the airport.

Considering these factors, the zoning map amendment is reasonable given the size and physical conditions of the properties, as well as their proximity to the Asheboro Regional Airport and NC Highway 49.

Mayor Trogdon opened the floor for comments from the public. Conrad Hoeing, Phillip Lanier, and John Adams presented comments in support of the requested rezoning. When no one else asked to speak, Mayor Trogdon transitioned to the deliberative phase of the process.

In light of the following annexation request that coincides with this rezoning, Councilmember Pugh moved, and Councilmember Burks seconded the motion to continue this item until after the annexation request is heard. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

10. Annexation Items:

(a) Consideration of the satellite annexation of the remaining Asheboro Regional Airport property owned by the City of Asheboro which includes 16 parcels containing 264.089 acres located along NC Highway 49 South, Tot Hill Farm Road and Doul Mountain Road

Mayor Trogdon opened the public hearing on the question of the satellite annexation of the remaining Asheboro Regional Airport property owned by the City of Asheboro which includes 16 parcels containing 264.089 acres located along NC Highway 49 South, Tot Hill Farm Road and Doul Mountain Road. City Engineer Michael Leonard presented the staff's analysis of the annexation petition.

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

Councilmember Heath 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 NO. 47 ORD 9-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

AN ORDINANCE TO ANNEX CITY-OWNED REAL PROPERTY THAT IS NOT CONTIGUOUS TO THE EXISTING PRIMARY MUNICIPAL BOUNDARIES

WHEREAS, on July 9, 2026, in accordance with Section 160A-58.7 of the North Carolina General Statutes, the Asheboro City Council adopted a resolution (Resolution Number -----) stating the governing board's intent to annex into the municipality approximately 264 acres of land in three areas, containing 17 parcels of land that surround the Asheboro Regional Airport; 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

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, after the publication of the required public hearing notice in *The Courier-Tribune* on July 23, 2026, the public hearing on the proposed annexation into Asheboro's satellite municipal boundaries of the city-owned land described in Section 1 of this Ordinance was commenced at Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203, during a regular city council meeting that began at 6:00 p.m. on Thursday, August 6, 2026, and upon a duly adopted motion, this hearing was continued, without further advertising, until September 10, 2026;

WHEREAS, the public hearing on the proposed annexation into Asheboro's satellite municipal boundaries of the city-owned land described in Section 1 of this Ordinance was re-commenced at Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203, during a regular city council meeting that began at 6:00 p.m. on Thursday, September 10, 2026, and held in the council chamber at Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203; and

WHEREAS, the Asheboro City Council finds that the area for which annexation is proposed meets the standards of Section 160A-58.1(b) of the North Carolina General Statutes, as follows:

a. The nearest point on the proposed satellite corporate limits line is not more than three miles from the primary corporate limits line of the City of Asheboro;

b. No point on the proposed satellite corporate limits line is closer to the primary corporate limits line of another municipality than to the primary corporate limits line of the City of Asheboro;

c. The area described in Section 1 of this Ordinance is situated in a manner that enables the City of Asheboro to provide the same services within the proposed satellite corporate limits that the city provides within the primary corporate limits;

d. No subdivision, as defined in Section 160A-376 of the North Carolina General Statutes, will be fragmented by this proposed annexation; and

WHEREAS, the Asheboro City Council further finds that the proposed annexation of the area described is in the public interest.

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

Section 1. By virtue of the authority granted by Section 160A-58.7 of the North Carolina General Statutes, the following described property, which is owned by the City of Asheboro and is not contiguous with Asheboro's existing primary corporate limits, is hereby annexed and made part of the City of Asheboro, effective immediately:

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 2. Upon and after September 10, 2026, the above-described territory and any citizens and property found upon the described land shall be subject to all debts, laws, ordinances, and regulations in force in the City of Asheboro and shall be entitled to the same privileges and benefits as other parts of the City of Asheboro. The territory described in Section 1 of this Ordinance shall be subject to municipal taxes according to Section 160A-58.10 of the North Carolina General Statutes.

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

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

Section 5. This Ordinance shall be in full force and effect upon and after September 10, 2026.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting held on September 10, 2026.

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

ATTEST:

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

Approved as to form:

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

After the above council action pertaining to the annexation and after engaging in deliberations about the zoning map amendment application, Councilmember Heath moved, and Councilmember Burks seconded the motion to adopt the plan consistency/reasonableness statement below and approve 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, continued support of tourism development, and environmental stewardship through careful review processes and performance standards to mitigate impacts from industrial and airport development and supporting the continued viability and growth of the Asheboro Regional Airport.

   The request aligns with the zoning ordinance descriptions by designating properties in closest proximity to the Airport with the corresponding Airport (A) zoning designation and its review process meant to consider issues specific to the airport and its unique land use, and the properties located along the north side of NC 49 Soth, a designated Strategic Economic Development Corridor, as most appropriate for the I1 designation to support complementary economic development opportunities benefiting from close proximity to the airport.

   Considering these factors, the zoning map amendment is reasonable given the size and physical conditions of the properties, as well as their proximity to the Asheboro Regional Airport and NC Highway 49.

2. Consequently, the zoning map amendment application seeking to place the Zoning Lot into the Airport (A) zoning district is hereby approved.

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

(b) Consideration of the annexation petition received from SHRI Asheboro, LLC for the contiguous annexation of 4 parcels (PIN 7761837067, 7761827912, 7761826895, and 7761837268) containing a total of 2.156 acres located north of the intersection of East Salisbury Street and US Highway 64 East

(i) Invitation for Public Participation in the Public Hearing

Mayor Trogdon opened the public hearing on the question of the annexation petition submitted by SHRI Asheboro, LLC requested the annexation into the Asheboro primary city limits of approximately 20156 acres located north of the intersection of East Salisbury Street and US Highway 64 East. City Engineer Michael Leonard, PE, presented the staff's analysis of the annexation petition.

Mayor Trogdon invited comments from the public. Akshat Patel presented comments in support of the requested annexation. After no one else asked to speak, Mayor Trogdon closed the public hearing.

(ii) Council Action on an Ordinance to Extend the Corporate Limits of the City of Asheboro

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

ORDINANCE NO. 55 ORD 9-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

AN ORDINANCE EXTENDING THE ASHEBORO CITY LIMITS BY ANNEXING LAND LOCATED AT US HIGHWAY 64 EAST

WHEREAS, in accordance with Section 160A-31 of the North Carolina General Statutes, Shri Asheboro, LLC, a North Carolina limited liability company has submitted a petition requesting the annexation into Asheboro of approximately 3.365 Acres (2.156 Acres in the Annexation Parcel and 1.209 Acres in the Right of Way of US 64 Business East) at the intersection of Ragsdale Road and US Highway 64 East; and

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

WHEREAS, on August 6, 2026, by means of a duly adopted resolution (Resolution Number 38 RES 8-26), the Asheboro City Council directed the city clerk to investigate the sufficiency of the petitions submitted by the above-listed petitioners, and the city clerk has in fact certified the sufficiency of the annexation petitions; and

WHEREAS, pursuant to Asheboro City Council Resolution Number 39 RES 8-26, a legal notice was published on August 27, 2026, in *The Courier-Tribune*, a newspaper with general circulation in the City of Asheboro, announcing that a public hearing to consider the adoption of an ordinance annexing the described territory into the City of Asheboro would be held during the city council's next regular meeting, which was scheduled to begin at 6:00 p.m. on September 10, 2026, in the council chamber on the second floor of Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203; and

WHEREAS, the public hearing was held, as advertised, on September 10, 2026; and

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

WHEREAS, the city council has concluded that the annexation petitions were not submitted under subsection (b1) or subsection (j) of Section 160A-31 of the North Carolina General Statutes; and

WHEREAS, the city council has also concluded that the annexation petitions meet the requirements of Section 160A-31 of the North Carolina General Statutes and that public health, safety, and welfare concerns within the City of Asheboro and the area proposed for annexation will be best addressed by annexing the territory described in Section 1 of this Ordinance.

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

Section 1. By virtue of the authority granted in Section 160A-31 of the North Carolina General Statutes, the following described contiguous territory is annexed, attached to, and hereby becomes a part of the City of Asheboro, North Carolina:

Asheboro Township, Randolph County, North Carolina:

BEGINNING at an 5/8 inch Existing Iron Pipe in the Primary City Limits of the City of Asheboro, having North Carolina Grid Coordinates of Northing 713,389.63 US survey feet and Easting 1,768,937.75 US survey feet (NAD83 (2011) Datum), said point being in the western line of Shade and Tish Joines, as recorded in Deed Book 2311, Page 409 in the Office of the Register of Deeds of Randolph County, the southeastern corner of Neale and John Kearns, as recorded in Deed Book 2017, Page 1894 of said Registry, the northeastern corner of SHRI Asheboro, LLC (Deed Book 2552, Page 703), and the northeastern corner of the proposed Annexation Area herein described; thence along the common line of SHRI Asheboro, LLC and Joines, and with the current Primary City Limits South 04 degrees 20 minutes 03 seconds West a distance of 250.18 feet to a 1-1/2 inch Iron Pipe; thence continuing along the common line of SHRI Asheboro, LLC and Joines, and the current Primary City Limits South 43 degrees 48 minutes 30 seconds East a distance of 102.64 feet to a 1/2 inch Iron Rod in the northern Right of Way of US 64 Business East, said point being the southeastern corner of SHRI Asheboro, LLC and the southwestern corner of Joines; thence following the current Primary City Limits and crossing the Right of Way of US 64 Business East South 43 degrees 39 minutes 09 seconds East a distance of 139.26 feet to a Computed Point in the southern Right of Way of US 64 Business East, said point also being in the northern line of a parcel owned by Randolph County (Deed Book 2524, Page 408), and a corner of the current Primary City Limits; thence along the northern line of said Randolph County property, the southern Right of Way of US 64 Business East, and the current Primary City Limits South 47 degrees 37 minutes 44 seconds West a distance of 94.88 feet to a Computed Point; thence continuing with said line South 45 degrees 12 minutes 06 seconds West a distance of 273.76 feet to a Computed Point; thence crossing the Right of Way of US 64 Business East, and along the Proposed Primary City Limits North 44 degrees 32 minutes 46 seconds West a distance of 148.15 feet to a 60D Nail set at the base of a 5/8 inch Iron Rod in the northern Right of Way of US 64 Business East, said point being the southwestern corner of SHRI Asheboro, LLC aforesaid and the southeastern corner of 1709 Properties, LLC (Deed Book 2552, Page 703); thence along the common Line of SHRI Asheboro, LLC and 1709 Properties, LLC, and along the Proposed Primary City Limits North 03 degrees 49 minutes 00 seconds East, a distance of 485.28 feet to a 60D Nail set at the base of a 1 inch Iron Pipe, meeting the Current Satellite City Limits at a point approximately 414 feet along said line; thence continuing along the common line of SHRI Asheboro, LLC and 1709 Properties, LLC, and the Current Satellite City Limits North 03 degrees 58 minutes 46 seconds East a distance of 99.96 feet to a 1-1/2 inch Iron Pipe, a common corner of SHRI Asheboro, LLC, 1709 Properties, LLC, and Kearns aforesaid, and being a corner of the Current Satellite City Limits; thence along the common line of Kearns and SHRI Asheboro, LLC, and the Proposed Primary City Limits South 87 degrees 20 minutes 03 seconds East a distance of 180.96 feet to a 5/8 inch Iron Rod, the Point and Place of BEGINNING, and containing a total of 3.365 Acres (2.156 Acres in the Annexation Parcel and 1.209 Acres in the Right of Way of US 64 Business East), more or less, and described in a plat of survey prepared by Survey Carolina, PLLC, as Job # 19059, and signed by Dan W Tanner, PLS #L-4787.

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

Section 2. Upon and after September 10, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Asheboro and shall be entitled to the same privileges and benefits as other parts of the City of Asheboro. The above-described territory shall be subject to municipal taxes according to Section 160A-58.10 of the North Carolina General Statutes.

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

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

Section 5. This Ordinance shall be in full force and effect upon and after September 10, 2026.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting on September 10, 2026.

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

ATTEST:

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

Approved as to form:

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

(iii) Resolution Authorizing City Participation in the Extension of Water and Sewer Utilities to Serve the Proposed Development Pursuant to the City Policy

Mr. Leonard presented and recommended adoption, by reference, of a resolution authorizing city participation in the extension of water and sewer utilities to serve the proposed development pursuant to the city policy. Councilmember Pugh moved and Councilmember Burks seconded the motion to approve/adopt the above-referenced resolution. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

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

(iv) Ordinance to Amend the Water and Sewer Fund to Appropriate Funding for City Participation in the Extension of Utilities to Serve the Proposed Development

Finance Director Deborah Reaves presented and recommended adoption, by reference, of an ordinance to amend the water and sewer fund. Councilmember Heath moved, and Councilmember Mills 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 2026-2027

WHEREAS, the City of Asheboro Code of Ordinances has a cost sharing provision in the Code of Ordinances as it relates to service area and water & sewer line extension.

WHEREAS, The City of Asheboro desires to amend its 2026-2027 adopted budget to add funding for use for cost sharing for a water & sewer extension project.

WHEREAS The City Council of the City of Asheboro desires to amend the budget as required by law to adjust for changes in expenditures in comparison to the current fiscal year adopted budget.

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

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

That the following Revenue line item be increased:

Account #	Description	Increase
30-000-399.0000	Fund Balance Allocation	$177,000

That the following Expense line item be increased:

Account #	Description	Increase
30-840-545.0001	Contracted Services- Extension for development	44,000
30-850-545.0001	Contracted Services- Extension for development	133,000
		$177,000

Adopted this 10th day of September 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 Annexation Petition Received from Larry W. McKenzie and Amber M. Hill Requesting the Contiguous Annexation of 2 Parcels (PIN 7763523412 and 776356282) Containing a Total of 13.855 Acres Located Along Hub Morris Road

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

Mr. Leonard provided an overview of the annexation petition submitted by Larry W. McKenzie and Amber M. Hill. The annexation petition pertains to a parcel of land located along Hub Morris Road.

After reviewing the information provided by city staff, Councilmember Heath moved, and Councilmember Skeen 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 46 RES 9-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE PETITIONS SEEKING THE ANNEXATION OF LAND LOCATED ON HUB MORRIS ROAD

WHEREAS, Larry W. McKenzie and Amber M. Hill (the "Petitioners") have submitted a petition requesting the annexation into Asheboro of approximately 13.85 acres of the land located on Morris Hub Road (PIN 7763523412 & 776356282); 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 September 10, 2026.

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

ATTEST:

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

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

CERTIFICATE OF SUFFICIENCY

(Petition Requesting the Annexation of Land Owned by Larry W. McKenzie and Amber M. Hill)

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 Larry W. McKenzie and Amber M. Hill. 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 13.85 acres of the land located on Morris Hub Road. The proposed annexation area contains territory identified by Randolph County Parcel Identification Numbers PIN 7763523412 & 776356282. 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 September 10, 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. Leonard then recommended adoption, by reference, of a resolution setting the date of public hearing on the question of annexation. Councilmember Pugh 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 47 RES 9-26

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 HUB MORRIS ROAD

WHEREAS, Larry W. McKenzie and Amber M. Hill (the "Petitioners") have submitted a petition requesting the annexation into Asheboro of approximately 13.85 acres of the land located on Hub Morris Road (PIN 7763523412 & 776356282); 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 October 8, 2026; and

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

Franklinville Township, Randolph County, North Carolina:

BEGINNING at a 5/8 inch Existing Iron Rod in the northeastern Right of Way of Hub Morris Road (North Carolina Secondary Road 2149), having North Carolina Grid Coordinates of Northing 731,954.08 US survey feet and Easting 1,765,643.34 US survey feet (NAD83 (2011) Datum), said point being the southeastern corner of Larry W. McKenzie and Amber M. Hill, as recorded in Deed Book 2973, Page 912 in the Office of the Register of Deeds of Randolph County, and the southwestern corner of Larry W. McKenzie, as recorded in Deed Book 3003, Page 616 of said Registry, and a corner of the proposed Annexation Area herein described; thence along the northeastern Right of Way of Hub Morris Road and with the proposed Primary City Limits the following four (4) bearings and distances:
North 55 Degrees 22 Minutes 04 Seconds West a distance of 317.29 feet to a Computed Point;

Along a curve to the right, having a chord bearing of North 52 Degrees 32 Minutes 09 Seconds West, a chord distance of 92.78 feet, and a radius of 965.15 to a Computed Point;
Along a curve to the right, having a chord bearing of North 46 Degrees 47 Minutes 01 Seconds West, a chord distance of 100.94 feet, and a radius of 965.15 to a Computed Point;
Along a curve to the right, having a chord bearing of North 36 Degrees 32 Minutes 31 Seconds West, a chord distance of 243.40 feet, and a radius of 965.15 to a Computed Point, said point being the southernmost corner of Jose Valencia-Gonzalez and Laura Valencia-Guzman (Deed Book 2916, Page 964);
thence leaving said Right of Way, along the southern line of Gonzalez and Guzman, the northern line of McKenzie and Hill, and the proposed Primary City Limits North 42 Degrees 16 Minutes 41 Seconds East a distance of 77.65 feet to a computed point; thence continuing with said line North 38 Degrees 01 Minutes 35 Seconds East a distance of 396.19 to a computed point, a common corner of said Gonzalez and Guzman, McKenzie and Hill, and Diane Norris, et al, as referenced in Randolph County Estate File 19E/646 (see Deed Book 1535 Page 325 for prior reference); thence along the common line of said Norris and the McKenzie and Hill parcel, and the proposed Primary City Limits the following five (5) Bearings and Distances:
North 45 Degrees 25 Minutes 33 Seconds East a distance of 104.94 feet to a Computed Point;
North 57 Degrees 58 Minutes 12 Seconds East a distance of 235.51 feet to a Computed Point;
North 70 Degrees 22 Minutes 55 Seconds East a distance of 185.03 feet to a Computed Point;
North 04 Degrees 48 Minutes 44 Seconds West a distance of 104.55 feet to a computed point;
North 40 Degrees 21 Minutes 19 Seconds East a distance of 138.94 feet to a Computed Point in the western line of The Town of Asheboro (Deed Book 652, Page 648), said point also being in the current City of Asheboro Satellite City Limits;
thence along the western line of said Town of Asheboro parcel, the eastern line of McKenzie and Hill, and the current City of Asheboro Satellite City Limits South 03 Degrees 56 Minutes 54 Seconds West a distance of 30.10 feet to a 1 inch Iron Pipe, the southwestern corner of the aforesaid Town of Asheboro property, the northwestern corner of Jerry Rollins and Joey Rollins (Estate File 1E/273, see Deed Book 1104, Page 932 for prior reference), in the eastern line of McKenzie and Hill aforesaid, and being a corner of current City of Asheboro Satellite City Limits; thence along common line of McKenzie and Hill, and Rollins, and also the proposed City of Asheboro Primary City Limits South 03 Degrees 56 Minutes 54 Seconds West a distance of 357.40 feet to a Stone, the southwestern corner of Rollins, the northwestern corner of Michael Hernandez (Deed Book 1847, Page 184), and also being a corner of the current City of Asheboro Primary City Limits; thence continuing with the current City of Asheboro Primary City Limits, and the western line of Hernandez South 03 Degrees 20 Minutes 10 Seconds West a distance of 107.67 feet to a 5/8 inch Iron Rod, a common corner of said Hernandez and Nora M Juarez and Salvador J Perez (Deed Book 2427, Page 1165); thence along the western line of said Juarez and Perez, and continuing with the current City of Asheboro Primary City Limits South 03 Degrees 33 Minutes 46 Seconds West a distance of 204.56 feet to a 1/2 inch Iron Rod, a common corner of said Juarez and Perez and Pilar and Marabella Vences (Deed Book 2277, Page 1353); thence along the common line of Vences and the aforesaid McKenzie and Hill parcel South 03 Degrees 28 Minutes 27 Seconds West a distance of 5.00 feet to a Computed Point, said point being in the western line of Vences and being a common corner with the aforesaid McKenzie and Hill property and a parcel owned by Larry McKenzie (Deed Book 3003, Page 616); thence continuing along the common line of Vences and McKenzie and with the current Primary City Limits South 03 Degrees 31 Minutes 00 Seconds West a distance of 95.05 feet to a 5/8 inch Iron Rod, a common corner of Vences and Lora Owens (Deed Book 2958, Page 956) and in the eastern line of McKenzie; thence along the common line of McKenzie and Owens and with the current Primary City Limits South 03 Degrees 20 Minutes 42 Seconds West a distance of 113.17 feet to a 5/8 inch Iron Rod, a common corner of Owens and Ernest Joseph Norton, Jr (Deed Book 2700, Page 1188) and in the eastern line of McKenzie; thence along the common line of McKenzie and Norton and with the current Primary City Limits South 03 Degrees 30 Minutes 37 Seconds West a distance of 147.98 feet to a 5/8 inch Iron Rod, a common corner with Brittany Hardin (Deed Book 2923, Page 506) and in the eastern line of McKenzie; thence along the common line of McKenzie and Hardin, and with the current Primary City Limits South 03 Degrees 28 Minutes 50 Seconds West a distance of 119.37 feet to a 1-1/4 inch Iron Pipe, the southwest corner of said Hardin, the northwest corner of William A Long, Jr (Deed Book 1638, Page 1518), in the eastern line of said McKenzie, and a corner of the current Primary City Limits; thence along the common line of Long and McKenzie, and the proposed Primary City Limits South 06 Degrees 55 Minutes 48 Seconds West a distance of 278.95 feet to a 5/8 inch Iron Rond in the eastern Right of Way

of Hub Morris Road; thence along said right of way and the southern line of McKenzie and with the proposed Primary City Limits North 55 Degrees 30 Minutes 28 Seconds West a distance of 199.76 feet to a 5/8 inch Iron Rod, the Point and Place of BEGINNING, and containing a total of 13.855 Acres (10.860 Acres in the McKenzie and Hill parcel and 2.995 Acres in the McKenzie parcel), more or less, and described in a plat of survey prepared by Survey Carolina, PLLC, as Job # 18172, and signed by Dan W Tanner, PLS #L-4787.

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 September 10, 2026.

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

ATTEST:

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

(d) Consideration of an annexation petition received from Journey Church of the Piedmont, Inc. requesting the contiguous annexation of 2 parcels (PIN 7750731357 and 7750733486) containing a total of 2.667 acres located north of the intersection of South Fayetteville Street and Boyd Avenue

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

Mr. Leonard provided an overview of the annexation petition submitted by Journey Church of the Piedmont, Inc. The annexation petition pertains to a parcel of land located north of the intersection of South Fayetteville Street and Boyd Avenue.

After reviewing the information provided by city staff, Councilmember Heath moved, and Councilmember Pugh seconded the motion to approve/adopt the following resolution by reference. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

RESOLUTION NUMBER 49 RES 9-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE PETITIONS SEEKING THE ANNEXATION OF LAND LOCATED AT 1801 SOUTH FAYETTEVILLE STREET

WHEREAS, Journey Church of the Piedmont, Inc. (the "Petitioners") have submitted a petition requesting the annexation into Asheboro of approximately 3.017 Acres (2.667 Acres in the two Journey Church parcels and 0.350 Acre in the Right of Way of South Fayetteville Street) located at 1801 South Fayetteville Street (PIN 7750731357 & 7750733483); 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 September 10, 2026.

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

ATTEST:

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

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

CERTIFICATE OF SUFFICIENCY

(Petition Requesting the Annexation of Land Owned by Journey Church of the Piedmont, Inc.)

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 Journey Church of the Piedmont, Inc. 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 3.017 Acres (2.667 Acres in the two Journey Church parcels and 0.350 Acre in the Right of Way of South Fayetteville Street) located at 1801 South Fayetteville Street. The proposed annexation area contains territory identified by Randolph County Parcel Identification Numbers 7750731357 & 7750733483. 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 September 10, 2026.

(CITY SEAL)

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

(ii) Resolution Setting the date of a public hearing on the question of annexation

In light of the council's above-stated action and the submission of the certification from the office of the city clerk, Mr. Leonard then recommended adoption, by reference, of a resolution setting the date of public hearing on the question of annexation. Councilmember Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

RESOLUTION NUMBER 49 RES 9-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE QUESTION OF ANNEXING LAND LOCATED AT 1801 SOUTH FAYETTEVILLE STREET

WHEREAS, Journey Church of the Piedmont, Inc. (the "Petitioners") have submitted a petition requesting the annexation into Asheboro of 3.017 Acres (2.667 Acres in the two Journey Church parcels and 0.350 Acre in the Right of Way of South Fayetteville Street) located at 1801 South Fayetteville Street (PIN 7750731357 & 7750733483); 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 October 8, 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 5/8 inch Existing Iron Rod in the eastern Right of Way of South Fayetteville Street (US Highway 220 Business) having North Carolina Grid Coordinates of Northing 703,607.38 US survey feet and Easting 1,757,188.47 US survey feet (NAD83 (2011) Datum), said point being the southwestern corner of Journey Church of the Piedmont, Inc., as recorded in Deed Book 2492, Page 406, in the Office of the Register of Deeds of Randolph County, and the northwestern corner of Journey Church of the Piedmont, Inc, recorded as Tract 1 of Deed Book 2587, Page 303 of said Registry, a corner of the current Primary City Limits, and a corner of the Proposed Annexation Area herein described; thence along the common line of the aforesaid Journey Church properties and with the current Primary City Limits South 87 Degrees 03 Minutes 42 Seconds East a distance of 579.40 feet to a 1 inch Iron Pipe, a common corner of the two aforesaid Journey Church properties and Darrell and Annette Jordan (Deed Book 1922, Page 2804); thence along the common line of said Jordan and Journey Church (Deed Book 2587, Page 303, Tract 1), and the Proposed Primary City Limits South 04 Degrees 13 Minutes 14 Seconds East a distance of 119.66 feet to a 5/8 inch Iron Rod, the southwest corner of said Jordan and the northwest corner of Farr Knitting Company, Inc. (Deed Book 2210, Page 270); thence along the common line of Journey Church (Deed Book 2587, Page 303,

Tract 1) and Farr Knitting Company South 05 Degrees 04 Minutes 46 Seconds East a distance of 75.69 feet to a 1-1/2 inch Iron Pipe in the northern Right of Way of Boyd Avenue (Secondary Road 2811); thence along said Right of Way and the southern line of Journey Church (Deed Book 2587, Page 303, Tract 1) North 87 Degrees 34 Minute 37 Seconds West a distance of 458.12 feet to a 60d nail set at the base of a 1 inch Iron Rod (Bent), common corner of Journey Church of the Piedmont, Inc (Deed Book 2587, Page 303, Tract 1) and Journey Church of the Piedmont, Inc (Deed Book 2587, Page 303, Tract 2); thence continuing along said Right of Way, and the southern line of Journey Church (Deed Book 2587, Page 303, Tract 2) North 88 Degrees 42 Minutes 28 Seconds West a distance of 198.51 feet to a Computed Point, the southwestern corner of Journey Church (Deed Book 2587, Page 303, Tract 2), the point of intersection of the northern Right of Way of Boyd Avenue with the eastern Right of Way of South Fayetteville Street, and a corner of the Proposed Primary City Limits; thence crossing the Right of Way of South Fayetteville Street along the Proposed Primary City Limits North 72 Degrees 53 Minute 32 Seconds West a distance of 46.15 feet to a Computed Point in the Current Primary City Limits; thence along the Current Primary City Limits North 17 Degrees 06 Minutes 28 Seconds East a distance of 209.96 feet to a Computed Point, a corner of the Current Primary City Limits; thence crossing the Right of Way of South Fayetteville Street along the Current Primary City Limits South 72 Degrees 53 Minutes 32 Seconds East a distance of 46.42 feet to a 5/8 inch Iron Rod, the Point and Place of BEGINNING, and containing a total of 3.017 Acres (2.667 Acres in the two Journey Church parcels and 0.350 Acre in the Right of Way of South Fayetteville Street), more or less, and described in a plat of survey prepared by Survey Carolina, PLLC, as Job # 16977, and signed by Michael B. Martin, PLS #L-5681.

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 September 10, 2026.

W. Joseph Trogdon, Jr.
W. Joseph Trogdon, Jr., Mayor

ATTEST:

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

11. A Request from the Asheboro Police Department to Change Parking Restrictions on Cliff Road at Lindley Park Elementary School

Mr. Leonard presented a request from the Asheboro Police Department to change parking restrictions on Cliff Road at Lindley Park Elementary School. The proposed restrictions will prohibit parking on Cliff Road at Lindley Park Elementary School from 7:00 a.m. until 4:00 p.m.

With the general consensus of the council, city staff will prepare an ordinance for council's review and adoption during the council's regular October meeting.

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

12. Items Related to Construction of the Emergency Operations Center/Fire Station 3

(a) Resolution Selecting the Construction Manager at Risk for the Asheboro Emergency Operations Center/Fire Station No. 3

City Manager Donald Duncan presented and recommended adoption of a resolution selecting the construction manager at risk for the Asheboro Emergency Operations Center/Fire Station No. 3.

Councilmember Pugh 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 50 RES 9-26
CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION SELECTING THE CONSTRUCTION MANAGER AT RISK FOR THE ASHEBORO EMERGENCY OPERATIONS CENTER (FIRESTATION #3)

WHEREAS, on February 5, 2026, the City of Asheboro determined that the use of the Construction Manager at Risk (CMAR) process for the construction of the Asheboro Emergency Operations Center was in the best interest of the City of Asheboro; and

WHEREAS, City staff were authorized to proceed with the selection of a Construction Manager at Risk in accordance with G.S. 143-128.1 and 143-64.31 and applicable City policies and procedures; and

WHEREAS, on February 5, 2026, the City of Asheboro approved the engagement of Storey Project Management to serve as the City of Asheboro's Owners Representative to advise City staff during this selection process; and

WHEREAS, on March 3, 2026, the City issued its Request for Qualifications (RFQ) for CMAR services on April 7, 2026, and four firms submitted RFQs: Bobbitt Construction, D.R. Reynolds, M.B Kahn Construction and Samet Corporation; and

WHEREAS, Three firms were selected for interviews: D.R. Reynolds, M.B Kahn Construction and Samet Corporation; and

WHEREAS, on May 5, 2026, the City of Asheboro Selection Committee considered the evaluated firms experience, team qualifications, project understanding, schedule approach and project delivery and selected D.R. Reynolds as the firm which best demonstrated competence and qualification for the successful delivery of the Asheboro Emergency Operations Center pursuant to G.S. 143-128.1 and 143-64.31; and

WHEREAS, the summary of the solicitation process submitted by Storey Project Management and the summary of the selection process submitted by the City of Asheboro Selection Committee is attached to this resolution and incorporated thereby, and

WHEREAS, the Financial Feasibility Price for construction of the Asheboro Emergency Operations Center including the estimated Cost of Work as defined in the Contract and the Design-Build Fee for Construction Services was determined to be Eight Million and ninety thousand dollars ($8,090,000.00), this finding is attached to this resolution and incorporated thereby; and

WHEREAS, City staff and Storey Project Management proceeded to negotiate with D.R. Reynolds and formalized two proposed construction agreements: AIA Document A133-2019, Standard Form of Agreement Between Owner and Construction Manager as Contractor and AIA Document A201-2017, General Conditions of the Contract for Construction; and

WHEREAS, city staff recommend selection of D.R. Reynolds as the CMAR for the Asheboro Emergency Operations Center and adoption of the AIA Document A133-2019,

Standard Form of Agreement Between Owner and Construction Manager as Contractor and AIA Document A201-2017, General Conditions of the Contract for Construction.

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

Section 1. The City Council of Asheboro adopts the foregoing recitals as its findings and conclusions; and

Section 2. That D.R. Reynolds is selected as the Construction Manager at Risk (CMAR) for the Asheboro Emergency Operations Center in accordance with G.S. 143-128.1 and 143-64.31; and

Section 3. That AIA Document A133-2019, Standard Form of Agreement Between Owner and Construction Manager as Contractor attached to this Resolution as EXHIBIT 1 is hereby approved, and

Section 4. That AIA Document A201-2017, General Conditions of the Contract for Construction attached to this Resolution as EXHIBIT 2 is hereby approved; and

Section 5. That Donald Duncan, City Manager for the City of Asheboro is authorized to execute both Exhibit 1 and 2 in a form substantially similar to that which is attached hereto, subject to the preaudit certification required by law; and

Section 6. That City Staff and Storey Project Management are authorized to continue negotiations with D.R. Reynolds to formulate a Guaranteed Maximum Price and the construction timeline for construction of the Asheboro Emergency Operations Center; and

Section 7. That approval of the Guaranteed Maximum Price and any other documents necessary to authorize commencement of construction of the Asheboro Emergency Operations Center, in accordance with G.S. 143-128.1 and 143-64.31, will be considered for adoption by the Asheboro City Council in the future; and

Section 8. That this Resolution shall be effective upon adoption.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on September 10, 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 Construction Manager at Risk (CMAR) Pre-Construction Services Contract with D.R. Reynolds Company

Mr. Duncan presented the contract and recommended adoption. Councilmember Burks moved, and Councilmember Swiers seconded the motion to approve the above-referenced contract. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

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

(d) Ordinance to Amend the Emergency Operating Center/Fire Station 3 Fund to Account for Changes in Revenue and Expenses

Ms. Reaves presented and recommended adoption, by reference of an ordinance to amend the Emergency Operating Center/Fire Station 3 Fund. Councilmember Pugh

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

50 ORD 9-26

ORDINANCE TO AMEND
EMERGENCY OPERATING CENTER / FIRE STATION 3 FUND
FY 2026-2027

WHEREAS, the City of Asheboro created the Emergency Operating Center / Fire Station 3 Fund (EOC / FS3) on October 5, 2023 and most recently amended the budget on February 5, 2026.

WHEREAS, the current approved budget has a budget allocation of $6,784,456 for construction.

WHEREAS, the City of Asheboro has received a preliminary budget for pre-construction and construction costs of $8,144,000.

WHEREAS, the current approved budget has other allocations total of $700,000 for expenses that are not part of the grant eligible construction costs.

WHEREAS, the updated budget for other expenses that are not part of grant eligible construction costs is $2,485,000.

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

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

Section 1: That the following revenue line budgets be increased:

Line Item	Description	Increase
71-000-300.0000-71	Contribution from General Fund- Construction	1,359,544
71-000-300.0000-71	Contribution from General Fund- other	2,546,000
		$3,905,544

Section 2: The following expense line budget be increased / (decreased):

Line Item	Description	Increase
71-000-410.0000-71	Design & Professional Fees	835,000
71-000-425.0002-71	Construction	1,359,544
71-000-426.0000-71	Furniture, Fixtures, Equipment	300,000
71-000-427.0000-71	Technology	190,000
71-000-450-0000-71	Development & Administration	250,000
71-000-475.0000-71	Miscellaneous	610,000
71-000-400.0000-71	Engineer-Architect	61,000
71-000-476.0000-71	Roadway	175,000
71-000-477.0000-71	Utility	25,000
	Total	$3,905,544

Adopted on the 10th day of September 2026.

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

ATTEST:

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

(e) Authorization for City Manager and Finance Director to Seek Installment Purchase Financing to Complete the Project

Councilmember Burks moved, and Councilmember Mills seconded the motion to authorize the city manager and finance director to seek installment purchase financing to complete the project. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

13. Consideration of Amendments to Chapter 51 of the Asheboro City Code and the City Fee Schedule to Implement Directives Approved as Part of the FY 2026-2027 Budget

Mr. Nuttall presented amendments to Chapter 51 of the Code of Asheboro. During his presentation, he recommended adoption, by reference, of an ordinance to amend Chapter 51 of the Code of Asheboro. Councilmember Pugh moved, and Councilmember Burks seconded the motion to approve/adopt the following ordinance by reference.

ORDINANCE NUMBER 51 ORD 9-26

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

ORDINANCE AMENDING THE CODE OF ASHEBORO
CHAPTER 51: GARBAGE

WHEREAS, the City of Asheboro strives to provide a high level of service to its citizens; and

WHEREAS, the city council has concluded that it is necessary and advisable to revise the Code of Asheboro, Chapter 51: Garbage to provide a more efficient and effective service to its residents; and

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

Section 1. Chapter 51 of the Code of Asheboro is hereby amended to provide as follows.

§ 51.02 LITTERING PROHIBITED.

(A) It shall be unlawful for any person to deposit or cause to be deposited any litter, rubbish, trash or any like material upon the streets, sidewalks or other public places, or to throw, drop, or permit to be thrown or dropped any litter, rubbish, trash or like material from an automobile.
(B) ~~This section shall not be construed to prohibit occupants of residential premises or merchants, tenants or owners of business establishments within the city from depositing trash or refuse from such establishments for regular pick-up in spaces and containers as provided by this chapter.~~ This section shall not be construed to prohibit occupants of residential premises or merchants, tenants, or owners of business establishments within the

city from placing trash or refuse from such premises or establishments for collection in locations or containers authorized by this chapter.

§ 51.03 ACCUMULATION OF TRASH UNLAWFUL.

~~It shall be unlawful to permit trash or any kind of filth to accumulate on any premises, or permit it to accumulate, or to throw any trash or filth on the streets or any vacant lots.~~ It shall be unlawful to permit trash or any kind of filth to accumulate on any premises, except when properly placed for collection in accordance with this chapter, or to throw or deposit any trash or filth on any street or vacant lot.

§ 51.06 TRANSPORTATION OF SOLID WASTE INTO CITY FOR COLLECTION PROHIBITED.

(A) It shall be unlawful for any person to haul, carry, or in any other manner transport solid waste into the city from outside the city for the purpose of leaving or depositing such solid waste for collection by city forces. A violation of this division is punishable as a misdemeanor.
(B) For the purpose of interpreting and applying this section, the term SOLID WASTE, in addition to including any materials that are collected by the city's Environmental Services Department and regulated elsewhere in this chapter, is defined as any hazardous or nonhazardous garbage, refuse, sludge, and any other material that has served its original intended use and has been discarded.
(C) ~~If nonhazardous solid waste transported into the city in violation of this section is left for collection by or with the acquiescence of an otherwise lawful customer of the city's Environmental Services Department, and such solid waste would be subject to collection but for the fact it was transported into the city in violation of this section, the otherwise lawful customer who placed or acquiesced in the placement of such solid waste for collection shall be billed for the collection of the illegally placed solid waste in the same manner and to the same extent as customers billed for improperly placed waste material under the provisions of § 51.22(A)(5) and § 51.22(E) of this chapter. If the illegally placed solid waste can be collected without the use of a knuckle boom truck, the charge for the collection services will be based on the amount of solid waste actually collected and how many scoops would have been required to remove such a quantity of solid waste if a knuckle boom truck had been used.~~ If nonhazardous solid waste transported into the city in violation of this section is left for collection by or with the acquiescence of an otherwise lawful customer of the city's Environmental Services Department, and such solid waste would otherwise be eligible for collection by the city, the customer who placed or acquiesced in the placement of the solid waste shall be charged the applicable collection or special cleanup fee established in the City's Schedule of Fees adopted by the City Council. The City Manager or his or her designee shall determine the appropriate collection method and applicable charge based upon the type and quantity of material and the labor, equipment, disposal, and other costs incurred by the city.
(D) ~~Notwithstanding any other provision in this section, recyclable materials transported to a recycling collection point/facility and solid waste transported to the city's transfer station are permitted so long as such materials are delivered and unloaded in accordance with all applicable laws and regulations, specifically including without limitation the regulations governing the operations of the recycling center(s) and/or the city's transfer station.~~ Notwithstanding any other provision of this section, recyclable materials may be transported to an authorized city recycling collection point or facility, provided such materials are delivered and unloaded in accordance with all applicable laws, regulations, and facility rules. Solid waste may be transported to the city's transfer station only as expressly authorized by § 51.37 and in accordance with all applicable laws, regulations, and operating rules.

§ 51.15 CONTAINER REQUIREMENTS.

(A) Containers to be used with the automated garbage collection trucks shall be provided exclusively by the city and shall be placed within two feet of a curb and at least four feet from any object, such as fences, utility poles, mail boxes, and the like. ~~Waste materials shall be placed in a plastic bag that is properly secured at the top before the materials are placed in the container provided by the city for use with the automated garbage collection trucks. If customers desire to dispose of an amount of waste materials that exceeds the capacity of the container provided by the city, the excess materials shall be collected in a plastic bag or bags, such a bag is not to exceed a holding capacity of 32 gallons, and placed within two feet of a curb and at least four feet from the container provided by the city and any other object, such~~

~~as fences, utility poles, mail boxes, and the like. The plastic bags shall be properly secured at the top. Metal containers shall not be used in conjunction with the containers provided by the city for use with the automated garbage collection trucks.~~

Each residential dwelling unit shall be provided two (2) city-issued collection containers, consisting of one (1) garbage container and one (1) recycling container. These containers shall constitute the required base level of residential sanitation service.

Upon request, a resident may exchange the recycling container for a second garbage container. A one-container level of service shall not be offered as a standard residential sanitation service option. The City Manager or his or her designee may authorize an exception allowing one-container service.

The required base level of residential sanitation service shall be subject to the applicable fee established in the City's Schedule of Fees adopted by the City Council.

All containers shall be used only for their intended purpose. Recycling containers shall contain only acceptable recyclable materials as determined by the City.

Repeated misuse of a recycling container may result in the removal of the recycling container and replacement with a garbage container.

Except as otherwise provided in this chapter, all solid waste shall be placed inside authorized containers. Materials placed outside authorized containers shall not be collected as part of regular container service.

BULK WASTE shall be handled in accordance with § 51.22A.

(B) These containers provided by the city for use with the automated garbage collection trucks are the property of the city. Residents are permitted to use them only as long as they live within the city limits. When a resident moves, either within the city limits or away, he or she ~~leave~~ shall leave the container at the residence or dwelling where it has been used prior to the move of the resident. If the move is within the city, another container will be provided at the new location. Persons who take their containers with them upon moving will be charged ~~$70.00~~ the applicable replacement fee established in the City's Schedule of Fees adopted by the City Council.

(C) The containers provided by the city for use with the automated garbage collection trucks are warranted against defects. Containers which fail in the course of normal use will be replaced by the city at no expense to the user. The warranty does not cover failure resulting from abuse, malicious act(s), or negligent act(s) by the owner(s) and/or occupant(s) of the residence or dwelling where the container has been placed, including acts committed by anyone acting on behalf of or with the consent of the owner(s) and/or occupant(s). For the purpose of interpreting this section, an ACT OF ABUSE shall be deemed to include, by way of illustration and without limitation, the act of placing chemicals or hot ashes in the container or overfilling with construction debris or other weighty refuse. Containers damaged by abuse will be replaced only upon payment of ~~a $70.00 replacement fee to the city~~ the applicable replacement fee established in the City's Schedule of Fees adopted by the City Council. Nothing contained in this division (C) shall release a person found to have damaged a city-owned container from liability for doing so, and the provisions of this division shall not preclude the city from pursuing a claim for damages and any other remedy available at law or equity for conduct that is the proximate cause of damage to city-owned personal property.

§ 51.16 RECEPTACLES FOR MULTIFAMILY RESIDENTIAL, COMMERCIAL, AND BUSINESS ENTERPRISES.

(A) It shall be the duty of every owner, occupant, tenant, or lessee, or any of them individually of any or every occupied building used for multifamily residential, commercial, or business purposes within the city to furnish a container or containers that can be serviced by the city's sanitation trucks. ~~In the case of multifamily residential, commercial, and business enterprises of over four units per structure or development, a provision for dumpster-type disposal shall be provided which conforms to all city codes.~~ Notwithstanding §51.15, multifamily residential structures or developments containing more than four dwelling units, and commercial or business enterprises of over four units per structure or development, shall provide dumpster-type disposal or another collection method approved by the City Manager or his or her designee, in compliance with all applicable city codes. ~~All other multifamily residential, commercial, or business shall provide a type and size of container which shall be subject to the approval of the City Manager or his duly authorized representative.~~ All other multifamily residential properties and commercial or business enterprises shall provide a type and size of container approved by the City Manager or his or her designee. Multifamily residential, commercial, or business enterprises of over four units

occupied or in operation as of July 6, 1995 shall not be considered in violation of this section if the method of disposal is not in keeping with this section.

(B) Nothing in this section shall prohibit several businesses from combining in the use of a single container, provided the location and size is approved by the City Manager or ~~his duly authorized representative~~ his or her designee. It shall be the responsibility of the City Manager or ~~his duly authorized representative~~ his or her designee to determine the most feasible method of providing service to those users with unusual access situations or other problems of a special nature.

(C) Frequency of collection to any particular commercial or business user will be determined between the user and the City Manager or ~~his duly authorized representative~~ his or her designee. The frequency of collection, however, shall not exceed once daily on the days Monday through Friday.

(D) Multifamily residential properties may receive routine BULK WASTE collection service from the Environmental Services Department upon approval by the City Manager or his or her designee. Properties receiving this service shall be charged the applicable monthly fee established in the City's Schedule of Fees adopted by the City Council, based upon the number of dwelling units served.

(1) Routine BULK WASTE collection shall include waste generated through normal residential occupancy.

(2) Construction and demolition debris, waste resulting from evictions or major cleanouts, hazardous materials, tires, electronics, white goods, and excessive accumulations shall not be included as part of routine multifamily BULK WASTE collection. The collection or removal of such materials, if accepted by the City, shall be subject to the applicable special collection fee established in the City's Schedule of Fees adopted by the City Council, including labor, equipment, and disposal costs.

(3) The owner or manager of a multifamily residential property may be required to provide and maintain a designated BULK WASTE collection area approved by the Environmental Services Department.

(4) Multifamily residential properties receiving service under this subsection shall not be entitled to the no-charge collection allowance established in §51.22A(C).

§ 51.17 CONTAINERS TO BE PLACED AT STREET ONLY ON COLLECTION DAYS.

~~No container issued to an individual or any other legal entity for the collection and disposition of solid waste or recyclable material, regardless of whether any contents are actually present in the container, shall be placed or left in a location adjacent to any street or sidewalk, except on a designated collection day. A schedule of days for collection of garbage, brush, recyclables, and appliances shall be maintained in the office of the Director of Public Works and shall be open to public inspection. Such schedule may be altered or amended, from time to time, but when any such alteration is made, notice thereof will be given by publication.~~ No container issued by the city to an individual or other legal entity for the collection and disposal of solid waste or recyclable material, regardless of whether the container contains any material, shall be placed or left adjacent to any street or sidewalk except during the collection period authorized by the city for the applicable designated collection day. A schedule for regularly scheduled garbage and recycling collection shall be maintained by the Environmental Services Department and made available to the public. Yard waste, construction and demolition material, BULK WASTE, WHITE GOODS, ELECTRONICS, and other special collections shall be collected in accordance with the applicable provisions of this chapter. Collection schedules may be altered or amended from time to time, and the city shall provide reasonable public notice of any material change.

§ 51.18 REMOVAL OF EMPTY CONTAINERS.

(A) Solid waste containers and containers for recyclable materials that have been placed adjacent to any street or sidewalk for collection shall be removed from their position adjacent to the street or sidewalk after a collection service, city-operated or otherwise, has collected the contents of such containers. The removal of such a container from its position adjacent to the street or sidewalk shall occur before the end of the calendar day on which the contents of the container were physically collected.

(B) When a container is placed adjacent to a street or sidewalk in violation of § 51.17 and/or is not removed in accordance with the provisions of division (A) of this section, the following enforcement actions shall be taken by city personnel designated by the City Manager:

(1) Upon discovery of a violation, city personnel shall make an on-site notification of the violation by means of placing a door hanger, or some equivalent form of notification, at the structure for which the improperly placed container is designated. This notification shall describe the nature of the violation and advise the recipient that this violation must be abated within five business days of the date of the notice.

(2) If the violation is not corrected within the time period prescribed by the initial notice of violation, a second notice of violation shall be transmitted to the offending party or parties. This second notice of violation shall state that the continuing violation must be abated within five business days of the date of the notice in order to avoid an interruption in the solid waste removal and/or curbside recycling service. Two methods of delivery shall be used in order to provide the second notice of violation. A second door hanger, or some equivalent form of notification, shall be posted on the premises where the violation is occurring and a written notice of violation shall be mailed to the owner of the premises as determined by an examination of the county tax records. The written notice to the property owner shall be transmitted via the United States Postal Service as registered or certified mail.

(3) ~~Upon the expiration of the time period specified in the second notice of violation, any container located adjacent to the street or sidewalk in violation of this section shall be removed from the premises by city employees. The city's Sanitation Department shall retain any container removed from service as a consequence of a violation of this section until a service fee of $60 is paid to the City of Asheboro for each container that has to be moved by the city. This fee is to serve as reimbursement for the costs incurred by the city to remove and store the improperly placed container(s). During the time that a container is held by the city pursuant to this section, the city's Sanitation Department shall not provide service to the location from which any containers were removed unless a container appropriate for the materials to be collected is on-site and placed in the proper location.~~ Upon the expiration of the time period specified in the second notice of violation, any container located adjacent to the street or sidewalk in violation of this section shall be removed from the premises by city employees. The city's Environmental Services Department shall retain any container removed from service as a consequence of a violation of this section until the applicable service fee established in the City's Schedule of Fees adopted by the City Council is paid for each container removed by the city. The fee shall reimburse the city for the costs of removing and storing the improperly placed container or containers. During the time that a container is held by the city pursuant to this section, the Environmental Services Department shall not provide service to the location from which the container was removed unless a container appropriate for the materials to be collected is on-site and properly placed.

(4) ~~After city employees have removed a container designated for solid waste collection from a location pursuant to this section, the container designated for recyclable materials shall not be utilized for the disposition of solid waste materials that are ineligible for collection as recyclables. Any such use of a container designated for the collection of recyclable materials is strictly prohibited and shall result in city employees removing an improperly used recyclables container without further notice. Once removed from a site, such a container will not be returned to the site and the corresponding curbside recycling service will be suspended until a service fee of $60 is paid to the City of Asheboro for each container that has to be moved by the city.~~ After city employees have removed a container designated for solid waste collection from a location pursuant to this section, a container designated for recyclable materials shall not be used for the disposal of solid waste or other materials ineligible for collection as recyclables. Any such use is prohibited and shall result in the removal of the improperly used recycling container without further notice. Collection service associated with the removed container shall remain suspended until the applicable fee established in the City's Schedule of Fees adopted by the City Council is paid. After payment, the city may replace the recycling container with a garbage container in accordance with § 51.15.

(C) For the purpose of evaluating whether the placement of a container constitutes a violation of this section, a container shall not be deemed to have been removed from its position adjacent to the street or sidewalk after a collection service, city-operated or otherwise, has collected the contents of the container unless the entirety of the container in question is located outside of the public right-of-way.

~~§ 51.19 LIQUID MATERIALS NOT TO BE COLLECTED.~~
§ 51.19 LIQUID AND SEMI-LIQUID WASTE NOT TO BE COLLECTED.

~~No liquid or semi-liquid matter will be collected, nor shall such matter be put in containers for removal by the city's garbage truck.~~ No liquid or semi-liquid waste, including waste containing free liquids, shall be collected by the city or placed in any city-issued container, dumpster, or other receptacle serviced by the city.

§ 51.20 CONTAINERS NOT TO INTERFERE WITH TRAFFIC.

~~Garbage containers, when placed for collection of garbage by the city, shall not be placed so as to interfere with traffic, on foot, in vehicles or otherwise.~~ Any container placed for collection by the city shall be positioned so that it does not obstruct or interfere with pedestrian, vehicular, bicycle, or other lawful traffic, including access to sidewalks and curb ramps.

~~**§ 51.21 INTERFERENCE WITH SOLID WASTE/ RECYCLABLES CONTAINERS PROHIBITED.**~~
§ 51.21 INTERFERENCE WITH SOLID WASTE OR RECYCLING CONTAINERS PROHIBITED.

(A) ~~It shall be unlawful for anyone other than the person who initially placed the solid waste/recyclables for collection to open, move, or otherwise disturb a solid waste/recyclables container that has been placed for collection adjacent to a street or sidewalk in compliance with the regulations prescribed by this chapter.~~ It shall be unlawful for any person, other than the person who initially placed a solid waste or recycling container for collection, to open, move, or otherwise disturb the container after it has been placed adjacent to a street or sidewalk in compliance with this chapter.

(B) ~~It shall be unlawful for anyone other than the person who initially placed the solid waste/recyclables for collection to open a plastic bag placed inside a solid waste/recyclables container or to remove or otherwise disturb in any manner the contents of the solid waste/ recyclables container after the container has been placed for collection adjacent to a street or sidewalk in compliance with the regulations prescribed by this chapter.~~ It shall be unlawful for any person, other than the person who initially placed the container for collection, to open any bag placed inside the container or to remove or otherwise disturb the contents of the container after it has been placed adjacent to a street or sidewalk for collection in compliance with this chapter.

(C) ~~Notwithstanding divisions (A) and (B) of this section, the prohibition against opening, moving, removing, or otherwise disturbing a solid waste/ recyclables container, or its contents, after placement for collection is inapplicable to the following individuals and entities:~~ Notwithstanding divisions (A) and (B), the prohibitions against opening, moving, removing, or otherwise disturbing a solid waste or recycling container or its contents shall not apply to:

(1) ~~Employees or contractors of the United States of America, the State of North Carolina, or the City of Asheboro when such employees or contractors are operating within the scope of their employment or contractual responsibilities.~~ Employees or contractors of the United States of America, the State of North Carolina, or the City of Asheboro when acting within the scope of their employment or contractual responsibilities.

(2) ~~Any and all individuals who belong to the same household as the person who initially placed the solid waste/recyclables container adjacent to the street or sidewalk for collection.~~ Any individual who belongs to the same household as the person who initially placed the container adjacent to the street or sidewalk for collection.

(D) A violation of this section is punishable as a misdemeanor.

§51.22A BULK WASTE COLLECTION

(A) As used in this section, the term BULK WASTE shall include, but not be limited to, furniture, mattresses, box springs, couches, sofas, chairs, tables, dressers, and similar household items that cannot reasonably be placed inside a city-issued collection container. The term BULK WASTE shall not include yard waste, construction and demolition debris, white goods, electronics, tires, leaves, hazardous waste, or any material otherwise regulated by this chapter.

(B) The Environmental Services Department shall provide collection of BULK WASTE in accordance with the provisions of this section. The Department shall utilize a route-type

system for the collection of BULK WASTE and shall not be obligated to respond within any specified time frame to a request for collection.
(C)(1) One (1) or two (2) bulk items shall be collected without charge.
(C)(2) Three (3) through five (5) bulk items shall be collected upon payment of the fee established in the City's Schedule of Fees adopted by the City Council.
(C)(3) Six (6) or more bulk items shall require a special collection and shall be subject to the applicable fee established in the City's Schedule of Fees adopted by the City Council.
(D) Occupants or owners of property desiring to have BULK WASTE collected shall place such waste at the edge of the yard and approximately two feet from the edge of the pavement of a public street or highway. BULK WASTE shall be placed a minimum of four (4) feet from any other object and shall not be placed under guy wires.
(E) No BULK WASTE shall be placed in a ditch, upon a curb, sidewalk, public street, or highway, or in any manner that obstructs vehicular or pedestrian traffic. BULK WASTE improperly placed may be left uncollected or removed by the Department and the responsible occupant or owner shall be subject to the applicable fee established in the City's Schedule of Fees adopted by the City Council.
(F) The City Manager or his or her designee shall have the authority to interpret and enforce the provisions of this section. BULK WASTE placed in violation of this section may be left uncollected until brought into compliance or removed by the Department in accordance with this chapter.
(G) Multifamily Residential Properties. The item limits and no-charge collection allowance established in subsection (C) shall not apply to multifamily residential properties receiving routine BULK WASTE collection service under §51.16(D). BULK WASTE generated at such properties shall be collected and billed in accordance with §51.16(D) and the City's Schedule of Fees adopted by the City Council.

§ 51.23 MATERIALS NOT SUBJECT TO COLLECTION.

No collection, with or without charge, shall be made from vacant lots nor shall any large rocks, tree trunks, tree stumps, tree limbs of more than five feet in length or other heavy objects be collected by the city. ~~No waste building materials or lot clearings shall be collected from houses or other structures under construction or reconstruction or recently completed.~~ Construction and demolition debris, building materials, and lot clearings from houses or other structures under construction, reconstruction, or recently completed shall not be collected under this section and shall instead be handled in accordance with §51.22. BULK WASTE as defined in §51.22A shall be eligible for collection in accordance with §51.22A.

§ 51.24 COMPLIANCE REQUIRED.

(A) The placing of garbage for collection by the city or by any other person or instrumentality whatsoever, on or adjacent to street or sidewalk of the city, except in accordance with this chapter, shall be and is hereby prohibited.
(B) Notwithstanding any other provision in this chapter, in cases where an otherwise lawful customer of the city's Environmental Services Department has improperly placed for collection normal, nonhazardous household waste that will not fit into the container made available for the collection and disposition of solid waste, ~~such a customer shall be billed for the collection of the improperly placed waste material in lieu of pursuing the criminal process otherwise authorized by this chapter~~ such customer shall be subject to the applicable fee established in the City's Schedule of Fees adopted by the City Council for the collection of improperly placed waste material in lieu of pursuing the criminal process otherwise authorized by this chapter.
~~If the normal, nonhazardous household waste that will not fit into the provided container (such waste material includes by way of illustration mattresses, couches, and chairs) is placed in or on a street, sidewalk, ditch, or in front of or on another person's property, the otherwise lawful customer who improperly placed or acquiesced in the improper placement of such solid waste for collection shall be billed for the collection of the improperly placed solid waste in the same manner and to the same extent as customers billed for improperly placed waste material under the provisions of § 51.22(A)(5) and § 51.22(E) of this chapter. If the improperly placed solid waste can be collected without the use of a knuckle boom truck, the charge for the collection services will be based on the amount of solid waste actually collected and how many scoops would have been required to remove such a quantity of solid waste if a knuckle boom truck had been used.~~

BULK WASTE as defined in §51.22A shall be collected in accordance with §51.22A. BULK WASTE placed in violation of this section may be left uncollected until brought into compliance or removed by the Department in accordance with this chapter. The responsible occupant or property owner shall be subject to the applicable fee established in the City's Schedule of Fees adopted by the City Council.

§ 51.35 USER CHARGES FOR COMMERCIAL SANITATION CUSTOMERS.

(A) ~~A charge of $33.00 per regularly scheduled pick-up of a dumpster, $18.00 per month per solid waste disposal can, $5.00 per month for each recycling container, and $10.00 per month for curbside pick-up of solid waste material equivalent in volume to the capacity of a commercial can is hereby established for commercial sanitation customers. The charge for compaction dumpsters shall be $44.00 per regularly scheduled pick-up. Additional pick-ups for commercial dumpsters shall be $44.00 per pick-up, and additional pick-ups for compaction dumpsters shall be $54.00.~~ Commercial sanitation customers shall be charged the applicable rates established in the City's Schedule of Fees adopted by the City Council for regularly scheduled dumpster pick-ups, commercial solid waste containers, recycling containers, curbside collection of solid waste material equivalent in volume to the capacity of a commercial container, compaction dumpster pick-ups, and any additional dumpster or compaction dumpster pick-ups.

(B) Dumpsters may be rented from the city by a commercial customer ~~at a rental rate of $25.00 per dumpster per month~~ at the applicable monthly rental rate established in the City's Schedule of Fees adopted by the City Council. A customer's eligibility to rent a dumpster from the city is contingent on the customer utilizing the city as the exclusive provider of solid waste collection services for the rented dumpster(s). The city's Environmental Services Department will terminate, without any penalty to the city, the rental relationship with a customer and will immediately retrieve any and all dumpsters rented to a customer if a solid waste collection service other than the city is found to have collected materials from a city-owned dumpster. The city will replace a dumpster previously rented from the city with a cleaned dumpster upon the request and agreement of the customer to receive this service ~~at a charge of $100.00 per dumpster each time such a request is made~~ at the applicable cleaning or exchange fee established in the City's Schedule of Fees adopted by the City Council.

(C) For purposes of this section and throughout Chapter 51, commercial customer is hereby defined as any customer which is a non-residential or a non- industrial user.

(D) Cans provided exclusively by the city may be used as a substitute for dumpsters in areas approved by the Environmental Services Department.

(E) A one pick-up per week minimum is hereby established for any commercial customer using a dumpster.

(F) The collection charges instituted in this section will be added to the sanitation customer's water and sewer bill. Payment terms will be the same as for the water and sewer bill. In the event of nonpayment of this charge, collection of the customer's refuse/recyclables will be discontinued until payment is remitted in full. All payments for solid waste/recycling services user fees and water and sewer charges whether full or partial payments shall be applied to the customer's account as follows: First, to any solid waste services user fee charges including any arrears charges; second, to any recycling services user fee charges including arrears charges; and third, to any water and sewer charges including arrears charges. In the event of partial payments, the utility charges will be considered outstanding and the prescribed disconnection of services for non-payment will be enforced.

(G) Unless arrangements are made otherwise and the city is notified of these arrangements, all property owners renting premises to a commercial sanitation customer shall be responsible for the charges specified in this section. Responsibility for payment of the charges may be passed to the renter of the premises if the city billing department is notified of this arrangement.

(H) All property owners are deemed responsible to maintain their lots and locate their dumpsters or cans in a fashion that allows the city sanitation trucks acceptable access to the dumpsters or cans.

(I) All property owners must complete a Dumpster Permit and sign a hold harmless agreement.

(J) The city is not liable for any damages resulting to parking lots, drives, and the like caused by the weight of the trucks used for the dumpster pick-ups. Each property owner is expected to maintain a lot or drive of sufficient structure to support the weight of the collection trucks.

(K) No refuse which is unacceptable as routine refuse at the landfill will be collected from commercial sanitation customers. Examples of unacceptable waste include but are not limited to: hazardous waste, tires, batteries, medical waste, yard waste, liquid waste, and white goods. Any receptacles containing any of these materials will not be picked up by the sanitation department until the unacceptable material is removed.
(L) The commercial customer is responsible for the contents of its containers. The city is not responsible for policing containers to prevent dumping of unacceptable waste, or refuse from individuals not related to the commercial customer.

§ 51.36 USER CHARGES FOR RESIDENTIAL SANITATION CUSTOMERS.

(A) ~~Charges for residential sanitation customers are hereby established. The specific types of charges are listed in the following divisions:~~
~~(1) A charge for each regularly scheduled pick-up of a residential dumpster, and a separate charge for each additional pick-up of a residential dumpster;~~
~~(2) A monthly charge for each solid waste disposal container provided by the city and assigned to a residential dwelling;~~
~~(3) A monthly charge for each recycling container provided by the city and assigned to a residential dwelling.~~
Residential sanitation customers shall be charged the applicable rates established in the City's Schedule of Fees adopted by the City Council for the base level of residential sanitation service described in § 51.15, any additional city-issued collection container, regularly scheduled residential dumpster pick-ups, and additional residential dumpster pick-ups.
(B) The collection charges instituted in this section will be added to the sanitation customer's water and sewer bill. Payment terms will be the same as for the water and sewer bill. In the event of nonpayment of this charge, collection of the customer's refuse/recyclables will be discontinued until payment is remitted in full. All payments for solid waste/recycling services user fees and water and sewer charges whether full or partial payments shall be applied to the customer's account as follows: First, to any solid waste services user fee charges including any arrears charges; second, to any recycling services user fee charges including arrears charges; and third, to any water and sewer charges including arrears charges. In the event of partial payments, the utility charges will be considered outstanding and the prescribed disconnection of services for non-payment will be enforced.
(C) All residential premises located within the corporate limits of the City of Asheboro shall be assumed to be using the ~~solid waste and recycling collection services~~ residential sanitation collection services offered by the city. The occupants of the premises shall be charged for these services so long as the premises remain in the city limits, are or have previously been improved for residential dwelling purposes, and contractual arrangements for solid waste collection services have not been made with an entity other than the City of Asheboro. In the absence of documentation to establish otherwise, the customer of record with the city's water billing office shall be deemed to be the occupant of the premises receiving ~~solid waste/recycling collection services~~ residential sanitation collection services and shall be responsible for all of the associated fees that will be charged each month.
(D) In the case of disputes about the fees charged pursuant to the provisions of this section, the City Manager, or ~~his designee~~ his or her designee, shall have the authority to adjust any fee charged after the Manager or other designated official has reviewed the circumstances surrounding the charge and determined, consistent with the provisions of the Code of Asheboro, that the disputed charge was added to the customer's account in error.
(E) Provisions specific to residential dumpsters.
(1) Dumpsters may be rented from the city by a residential sanitation customer ~~at a monthly rental rate per dumpster per month~~ at the applicable monthly rental rate established in the City's Schedule of Fees adopted by the City Council. A customer's eligibility to rent a dumpster from the city is contingent on the customer utilizing the city as the exclusive provider of solid waste collection services for the rented dumpster(s). The city's Environmental Services Department will terminate, without any penalty to the city, the rental relationship with a customer and will immediately retrieve any and all dumpsters rented to a customer if a solid waste collection service other than the city is found to have collected materials from a city-owned dumpster. The city will replace a dumpster previously rented from the city with a cleaned dumpster upon the request and agreement of the customer to receive this service ~~at a charge that will be set on a per dumpster each time such a request is made~~ at the applicable cleaning or exchange fee established in the City's Schedule of Fees adopted by the City Council.

(2) A one pick-up per week minimum is hereby established for any residential customer using a dumpster.
(3) Unless arrangements are made otherwise and the city is notified of and agrees to these arrangements, the owner(s) of the real property where a residential dumpster is located shall be responsible for the charges specified in this section.
(4) The owner of the property upon which a dumpster is located is deemed responsible for the maintenance of the premises in general and the location of the dumpster site in particular so as to allow the Environmental Services Department's trucks reasonable access to the dumpster.
(5) In order to receive residential dumpster service, all property owners must complete a dumpster permit and properly execute a hold harmless agreement in favor of the city.
(6) The city shall not be liable for any damages resulting to parking lots, drives, and the like caused by the weight of the trucks used for dumpster pick-up. Each property owner is expected to maintain a lot or drive of sufficient structure to support the weight of the collection trucks.

(F) No refuse which is unacceptable as routine refuse at the landfill will be collected from residential sanitation customers. Examples of unacceptable waste include but are not limited to: hazardous waste, tires, batteries, medical waste, yard waste, liquid waste, and white goods. Any receptacles containing any of these materials will not be picked-up by the Environmental Services Department until the unacceptable materials are removed.

(G) The owner of the premises where the dumpsters/containers are located and the residents utilizing the dumpsters/containers are responsible for the contents of the containers. The city is not responsible for policing containers to prevent the dumping of unacceptable waste, or refuse from individuals not related to the customer(s).

(H) The amount of the charges and fees imposed by this section shall be determined by the city council and specified in the consolidated City of Asheboro Schedule of Fees adopted by resolution of the city council and amended from time to time in the sole discretion of the city council.

Section 2. All ordinances and clauses of ordinances in conflict with this Ordinance are hereby repealed.

Section 3. This Ordinance shall take effect and be in full force from and after the date of its adoption.

This Ordinance was adopted by the Asheboro City Council in open session during a regular meeting held on September 10, 2026.

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

ATTEST:

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

With the adoption of the previous ordinance, Mr. Nuttall presented and recommended adoption, by reference, of a resolution amending the schedule of fees. Councilmember Heath moved, and Councilmember Swiers seconded the motion to approve/adopt the following resolution by reference.

RESOLUTION NUMBER 51 RES 9-26

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; and

WHEREAS, the city council concurs with this recommendation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that the Fees established in the Environmental Services section of the City of Asheboro Schedule of Fees are hereby set at the following rates:

Recycling Transfer Station	
Tipping Fee per Ton - Municipal	$44
Commercial Curbside Collection / per month	$10
City-Issued Container Removal, Storage, and Service Restoration	$60 per container
City-Issued Container Replacement	$70 per container
Yard Waste Collection per Scoop	
Traffic Hazard Removal During Normal Business Hours / per scoop	$24
Bulk Item Collection (Household Items Only)	
Special Collection / Cleanup	Labor + equipment + disposal

Applies to excessive set-outs, improperly placed waste, illegally transported waste, evictions, major cleanouts, and other non-routine collections.

Tire Collection / Tires must be removed from rims before collection.	each $7
C&D / Building Materials / per scoop	$24
Televisions and Monitors / each	$10

BE IT FURTHER RESOLVED that all other Fees remain unchanged.

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 October 1, 2026.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting on September 10, 2026.

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

ATTEST:

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

14. Concurrence to Extend the City's Emergency Declaration

Mr. Duncan asked the council to authorize to extend the city's emergency declaration through September 26, 2026 and to authorize the mayor and city manager to take necessary actions to protect and preserve the public health, safety, and general welfare of the community.

Councilmember Heath moved, and Councilmember Cheek seconded the motion to authorize the extension of the emergency declaration. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

15. Upcoming Events and Items Not on the Agenda

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 9:50 p.m.

/s/Holly H. Doerr	**/s/W. Joseph Trogdon, Jr.**
Holly H. Doerr, CMC, NCCMC, City Clerk	**W. Joseph Trogdon, Jr., Mayor**