

**AMENDED AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, APRIL 9, 2026, 6:00 PM**

1. Call to order.
2. Silent prayer and pledge of allegiance.
3. Administration of the oath of office for City Attorney Thomas D. Carruthers
4. Appearance of Dr. Lisa Johnson, Vice President of Learning and Workforce Development/Chief Academic Officer at Randolph Community College.
5. Appearance of Walker Brown, Program Administrator with the Randolph County Department of Social Services, who will request a temporary street closure associated with the 4th Annual Child Abuse Prevention Walk and (inaugural) Block Party.
6. Downtown Development Manager Addie Corder will present the Main Street Champion Award for 2026.
7. Mr. Hunter Wiseman of the firm of Thompson, Price, Scott, Adams & Co., PA (TPSA) will provide the year-end audit report for fiscal year 2024-2025.
8. Public comment period.
9. Consent agenda:
 - (a) Approval of the meeting minutes for the regular city council meeting on March 5, 2026.
 - (b) Approval of the minutes and the general account of the closed session on February 16, 2026.
 - (c) Approval of a resolution sealing the general account of the closed session on February 16, 2026.
 - (d) Approval of the minutes and the general account of the closed session on February 23, 2026.
 - (e) Approval of a resolution sealing the general account of the closed session on February 23, 2026.
 - (f) Acknowledgement of the receipt and acceptance of the list provided by the recreation services director with the 2026 Downtown Farmers' Market operational days, including special events.

(g) Acknowledgement of the receipt and acceptance of the list of operational hours proposed by the recreation service director for the city-owned outdoor pools during the 2026 season.

(h) Approval of the Community Development Division's request to schedule for the May 7, 2026, city council meeting and to advertise legislative applications for the following cases:

(i) Case No. RZ-26-05: Request to rezone property located at 506 Pineview St., including Randolph County Parcel Identification Numbers 7753771023, 7753771033, and 7750771083 from R10 Medium-Density Residential to R10(CZ) Medium-Density Residential for two-family dwellings (2).

(ii) Case No. RZ-26-06: Request to rezone property located at 403 West Balfour Avenue Avenue and along Terry Avenue, including a portion of Randolph County Parcel Identification Number 7752876568, from I1Light Industrial to OA6 (CZ) Office-Apartment Conditional zoning for multiple family dwellings.

(iii) Case No. RZ-26-07: Request to rezone property located at 1114 Springdale Lane, the eastern side of Mountain Road between Springdale Lane and 536 Mountain Road, and the eastern side of Corwith Street between Cleveland Street and Springdale Lane including Randolph County Parcel Identification Numbers 7751362639, 7751364604, 77513611544, 7751362504, 7751362564, 7751360660, 7751363524, 7751363594, and 7751360540, and a portion of 7751371038, from R10 Medium-Density Residential and R10 (CZ) Medium-Density to RA6 High-Density Residential.

(iv) Case No. RZ-26-08: Request to apply initial city zoning, I2 General Industrial, to property located north of 170 Dinah Road (a portion of Randolph County Parcel Identification Number 7659304064), located adjacent to 4400 and 4402 US Highway 220 Business South.

(i) Acknowledgement of the receipt of the monthly report detailing major subdivisions administratively approved. [Sketch Design for Sierra Ridge on Old Cox and Old Humble Mill Roads]

(j) Acknowledgement of the receipt of the meeting minutes for the Asheboro ABC Board meeting held on February 3, 2026.

- (k) Approval of the final decision document for land use case number SUP-26-01
 - (l) Adoption of amended plans and policies specific to grant #20-V-3510 to be funded with Community Development Block Grant funds.
 - (m) Approval of a special event/street closure order for the Katie Bunch Memorial 5k Run/Walk on May 2, 2026.
 - (n) Acknowledgement of the city's Proclamation that May 3–9, 2026, be recognized as National Travel and Tourism Week.
10. Planning and Zoning Director Justin Luck will present the initial testimony pertaining to the land use case listed below:
Legislative Hearing (Case No. RZ-26-04): Request to apply initial zoning, R10 (CZ) Medium-Density Conditional for a Residential Planned Unit Development, to property located on the north side of Crestview Church Road identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407. *[The applicant has requested a continuance until the May 7, 2026, City Council meeting.]*
11. Water Resources Director Michael Rhoney, PE will request:
- (a) The opening of a public hearing and present initial testimony related to adoption of a Water and Sewer Systems Development Fee analysis prepared in accordance with the Public Water and Sewer System Development Fee Act.
 - (b) Council action on the award of contracts for the purchase of chemicals needed by the water and wastewater treatment plants for the time period of April 15, 2026, to April 15, 2027.
 - (c) A resolution supporting and authorizing an application for grant/loan wastewater collection system improvements.
 - (d) Discuss and request council action on a Declaration of Covenants, Condition and Restrictions for Restoration Purposes for the Haskett Creek at North Asheboro Park Restoration Project.

12. City Engineer Michael Leonard, PE will present the following annexations:

(a) Consideration of a petition received from Stanley Martin Homes, LLC requesting the satellite annexation of parcels (Randolph County Parcel Identification Numbers PIN 7659842547 and 7659858407) containing 83.488 acres located on Crestview Church Road and Oakhurst Road. *[The applicant has requested a continuance until the May 7, 2026, City Council meeting.]*

(i) City Engineer Michael Leonard, PE will present the initial testimony on the question of the annexation petition received from Stanley Martin Homes, LLC.

(ii) Invitation for public participation in the hearing; and

(iii) Council action on an ordinance to extend the Corporate Limits of the City of Asheboro.

(b) Consideration of a petition received from Phillip Wayne and Brittany Paige Leonard requesting the satellite annexation of parcels (Randolph County Parcel Identification Number 7659640413) containing 0.872 acres or 37,991SF located at 3505 US Highway 220 Business South)

(i) City Engineer Michael Leonard, PE will present the initial testimony on the question of the annexation petition received from Phillip Wayne and Brittany Paige Leonard;

(ii) Invitation for public participation in the hearing; and

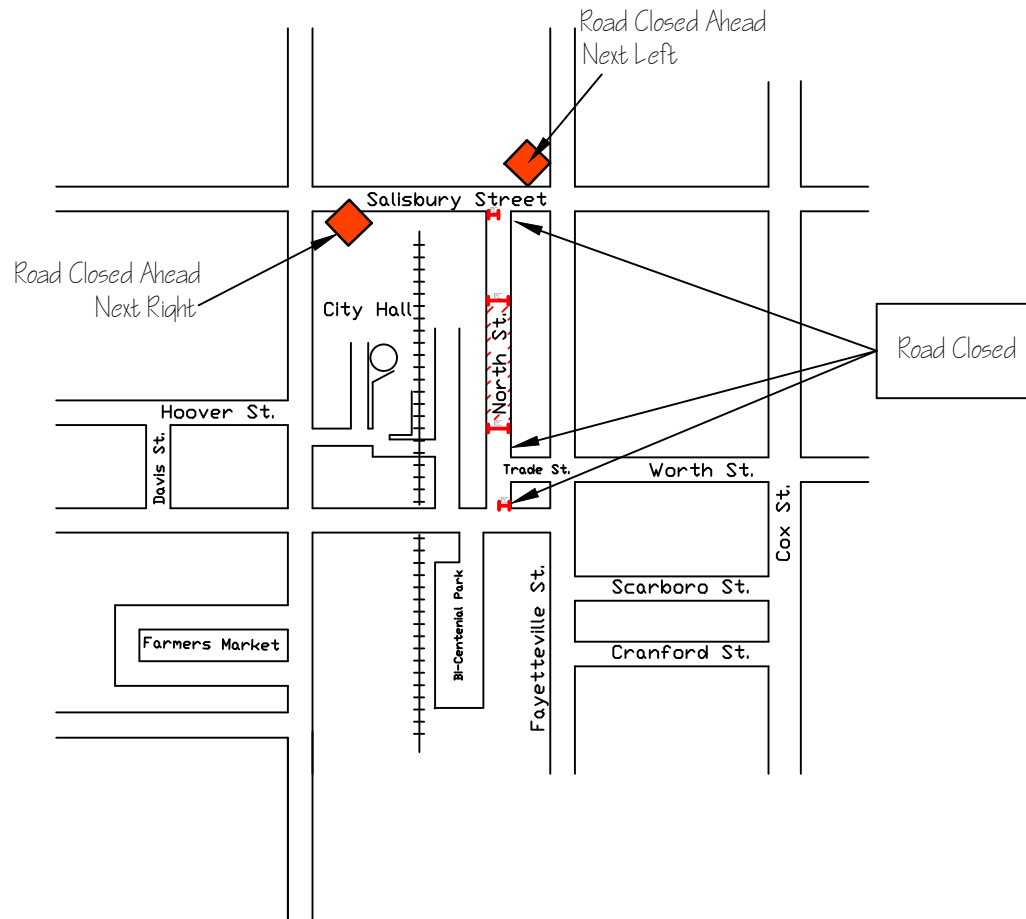
(iii) Council action on an ordinance to extend the corporate limits of the City of Asheboro.

(c) Consideration of a petition received from Schwarz Properties, LLC requesting the satellite annexation of a parcel containing 0.674 acres or 29,370 SF and located at 4402 US Highway 220 Business South. This is a parcel that was previously omitted by the surveyor in an annexation from earlier this year.

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

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

- (d) Consideration of a petition received from Magnolia NC, LLC requesting the satellite annexation of a parcel containing 3.662 acres and located at 3359 US Highway Business South.
 - (i) Resolution directing the city clerk to investigate the annexation petition.
 - (ii) Resolution setting the date of a public hearing on the question of annexation.
- 13. Finance Director Deborah Reaves will present an ordinance to amend the General Fund to move budgeted funds from the Planning and Zoning budget and from the Recreation Department budget to the Fleet Department to install permanent AC in the Fleet Maintenance garage.
- 14. Assistant City Manager Trevor Nuttall will request:
 - (a) Opening of a public hearing and present initial testimony related to a program amendment for the city's 2020 CDBG-CV program.
 - (b) Adoption of a standardized Special Event and Parade Application Process and Fee, with an effective date of July 1, 2026.
- 15. City Manager Donald Duncan will present inter-local agreement between Asheboro and Randolph County establishing long range water infrastructure plan for eastern portions of the county.
- 16. Items not on the agenda and upcoming events.
- 17. Adjournment.



Randolph Co Dept of Social Service
4th Annual Child Abuse Prevention Walk & Block Party



TO: Donald Duncan, Jr., *City Manager*

FROM: Jonathan Sermon, *Recreation Services Director* 

DATE: March 23, 2026

SUBJECT: **Written notice to Council of proposed operational hours at the Downtown Farmers' Market and Outdoor City Swimming Pools.**

The Cultural & Recreation Services Department is requesting to be placed on the council's consent agenda for the April 9th city council meeting to address the proposed operational hours at the Downtown Farmers' Market and outdoor city-owned swimming pools for the 2026 season. Please allow this letter and any attached documentation to serve as the formal written notice to the Asheboro City Council as required each year by the Cultural & Recreation Services Department policy manual.

Downtown Farmers' Market

The normal hours of operation for the Downtown Farmers' Market are Tuesday, Thursday, and Saturday each week during the months of May – October. The market also typically holds "pre-market" days on the final two Saturdays of April each year. This year that translates to the official opening of the 2026 season being Saturday, May 2nd with pre-market days of Saturday, April 18th and 25th. However, if the availability of certain seasonal agricultural goods, namely strawberries, comes in earlier than expected the Market may forgo the pre-market days and begin normal full-time operations any time after Saturday, April 18th.

Swimming Pools

Attached please find the proposed 2026 operational hours for both Memorial and North Asheboro Swimming Pools. The normal hours of operation each season for the outdoor swimming pools are to open for weekends only beginning Memorial Day weekend and then daily beginning the weekend following the last day of school. The pools conclude daily operations on the second full weekend of August with North Asheboro Swimming Pool remaining open only on weekends through Labor Day.

The attached schedule shows the proposed daily operational hours of each pool. The morning hours are reserved for both group and individual swimming lessons. The swimming lessons are not noted on the schedule because they do not occur every day throughout the summer but rather take place only during limited two-week sessions in June and July.

Should there be any questions concerning the proposed 2026 schedules for the Downtown Farmers' Market or the Outdoor City Swimming Pools, either Recreation Services Director, Jonathan Sermon or Assistant Recreation Services Director, Jody Maness can be present at the council meeting to provide any additional information that may be requested.

Memorial Pool Schedule 2026

Sunday:

²1:00pm – 6:00pm Public Open Swim

Monday:

1:00pm – 6:00pm Public Open Swim

Tuesday:

10:00am – 11:30am Group/Daycare Swim

1:00pm – 6:00pm CLOSED TO THE PUBLIC

Wednesday:

1:00pm – 6:00pm Public Open Swim

Thursday:

10:00am – 11:30am Group/Daycare Swim

1:00pm – 6:00pm CLOSED TO THE PUBLIC

Friday:

12:00pm – 6:00pm Public Open Swim

Saturday:

12:00pm – 6:00pm Public Open Swim

North Pool Schedule 2026

Sunday:

²1:00pm – 6:00pm Public Open Swim

Monday:

11:30am – 12:15pm Water Aerobics

1:00pm – 6:00pm ¹CLOSED TO THE PUBLIC

Tuesday:

11:30am – 12:15pm Water Aerobics

1:00pm – 6:00pm Public Open Swim

Wednesday:

1:00pm – 6:00pm CLOSED TO THE PUBLIC

Thursday:

11:30am – 12:15pm Water Aerobics

1:00pm – 6:00pm Public Open Swim

7:00pm – Dark Public Night Swim

Friday:

¹11:00am – 11:45am Water Aerobics

12:00pm – 6:00pm Public Open Swim

Saturday:

12:00pm – 6:00pm Public Open Swim

NOTES:

¹Friday's Water Aerobics will move back a half hour to 11am, to accommodate a 12pm opening on Friday

² Changing from 12:00pm open start from Saturday and Sunday to Friday and Saturday. Sunday opening attendance is lower than that of Fridays. We have also run into the problem of getting staff to work at 11:30 on Sundays, as many are in church until noon. This will address both issues.

2026 ADMINISTRATIVELY APPROVED SUBDIVISIONS



Name of Subdivision	Case No.	Location	Number of lots	Type of Approval	Notes
Sierra Ridge	SUB-26-01	Old Cox and Old Humble Mill Rd.	429	Sketch Design (March, 2026)	Residential Planned Unit Development for conditional zoning approved in July, 2025, for up to 464 dwellings on 464 lots.

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on February 3, 2026

The Asheboro ABC Board met on Tuesday, February 3, 2026, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the meeting were Chairman Stephen Knight, Board Member Bob Morrison, Board Member Curtis Shipley, and General Manager Amy Welch (GM). A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

The Chair inquired as to any known conflict of interest, appearance of a conflict of interest, or objections concerning agenda items before the Board; after Board member(s) voiced having no conflict, and there being no objection, the agenda was adopted.

Board Minutes from the January 6, 2026, meeting were reviewed and approved by the Board.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent (sales and expenses).

Board Member Shipley provided an update of a second store location. Board Member Shipley has been in contact with the owner of property located at 2358 N. Fayetteville Street and was told the property would not be available until the current lease expires. An alternate location for a second store was discussed. The Board instructed the GM to inquire about the new location and report back to the Board at its next meeting.

The two weeks of winter weather caused the Asheboro ABC Board to operate on limited hours. All full-time employees missed hours. Upon motion from Board Member Curtis Shipley, the Board agreed to pay all full-time employees for the missed hours up to 40 hours per week.

During the month of January, three estimates were given for air duct cleaning. Board Member Bob Morrison, made the motion to approve Superior Mechanical's estimate of \$5,179, to properly clean and replace grill returns for the two HVAC units.

Two estimates were received for new inside high bay lights. The Board had questions about both estimates and instructed the GM to gather more information for each estimate and report back to the Board at its next meeting scheduled for March 3, 2026.

Grant applications for the 1st and 2nd Quarter of 2026 were reviewed by the Board. Upon motion by Chairman Steve Knight, the Board approved awarding funding to the following applicants: \$3000.00 to Keaton's Place (\$1,500 from 1st Quarter funds and \$1,500 from 2nd Quarter funds); \$6000.00 to Family Crisis Center (\$3,000 from 1st Quarter funds and \$3,000 from 2nd Quarter funds); \$1000.00 to Randolph Community College (\$500 from 1st Quarter funds and \$500 from 2nd Quarter funds); and any residual funds from 1st Quarter funds and 2nd Quarter funds awarded to Community Hope Alliance.

The Board heard reports from the General Manager concerning the following issues:

1. Asheboro ABC sales statistics comparing:

- January 2026 sales with the previous month indicate:
 - An overall -34.9% change (all sales and tax collections)
- January 2026 sales with sales from the same month last year indicate:
 - Retail Sales +6.8%
 - Mixed Beverage Sales: -20.7%
 - Sales Tax Collections: +2.0%
 - Overall Collections: +2.33%
- January 2026 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: -1.3%
 - Mixed Beverage Bottle Sales: -20.1%
 - Overall Bottle Sales: -2.8%

The next regular Asheboro ABC Board meeting will be held Tuesday, March 3, 2026, at 5:30 PM.

There being no further business, the meeting was adjourned.

Prepared by Amy Welch, GM, and Approved by the Board A. Welch 3/3/26
GM

Stephen R Knight
Anthony J. [unclear]
Robert J. [unclear]

**IN THE MATTER OF AN APPLICATION FOR A SPECIAL
USE PERMIT AUTHORIZING A BILLBOARD**

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER GRANTING
THE REQUESTED SPECIAL USE PERMIT**

THIS SPECIAL USE PERMIT APPLICATION was brought before the City Council of the City of Asheboro (the "City Council") for a quasi-judicial hearing that was conducted during a regular meeting on March 5, 2026. After receiving documentary evidence and sworn testimony, the City Council, on the basis of competent, material, and substantial evidence, hereby enters the following:

FINDINGS OF FACT

1. By and through member-manager Eric T. Lambeth, Jaeco General Contracting, L.L.C., a North Carolina limited liability company (the "Applicant"), applied for a special use permit ("SUP") authorizing the installation of a 10' X 30' digital LED billboard sign on the northwest corner of the Applicant's property. This application was received by city planning department staff on January 7, 2026.

2. The billboard is proposed for a single parcel of land with 727 Jaeco Caudill Drive as the street address. This location is at the intersection with North Carolina Highway 49 South. The parcel of land at issue (the "Zoning Lot") is owned by the Applicant and is approximately 9.51 acres in size. The Zoning Lot is more specifically identified by Randolph County Parcel Identification Number 7740511663.

3. The City Council previously approved a SUP for the Applicant authorizing a billboard on the Zoning Lot following a quasi-judicial hearing held on February 6, 2025. The present application constitutes a new request for a SUP submitted by the Applicant to revise the method of measuring the height of the billboard so that it is measured relative to the grade of the road crown, rather than from the base of the structure.

4. The City of Asheboro Community Development Director, John Evans, was placed under oath and presented testimony focused on the information in the written city staff report submitted and discussed during the hearing. This testimony included the following items:

- (A) The existing and principal land use on the Zoning Lot is classified under the City of Asheboro Zoning Ordinance (the "AZO") as a manufacturing, processing, and assembly land use;

- (B) The billboard proposed for the Zoning Lot is classified under the AZO as a "Signs, Off Premise Billboard & Poster Panel, etc." land use;
- (C) The height of the proposed billboard is 49' above grade, as measured from the ground at the base of the structure; provided, however, that no portion of the proposed billboard shall exceed 35' above grade as measured from the nearest adjacent roadway (NC Hwy 49 South). The face will primarily be a digital LED display.
- (D) The Zoning Lot is surrounded primarily by industrially zoned parcels, with some residential uses in the area (the residential property is approximately 300' away);
- (E) The Zoning Lot is located in an I2 zoning district, and the proposed new land use is permitted in this zoning district;
- (F) North Carolina Highway 49 South is a state-maintained major thoroughfare, and Jaeco Caudill Drive is a state-maintained road;
- (G) The Zoning Lot is approximately 600' northeast of the United States Highway 64 Bypass interchange;
- (H) Billboards are also subject to review and approval by the North Carolina Department of Transportation ("NCDOT");
- (I) The Applicant responded positively to city staff comments and provided revisions to the land use plan to confirm the billboard would be located outside the public right-of-way and to provide information on finished grade, details on construction materials and method of construction, light intensity, frequency of changeable copy, and information on retention of vegetation;
- (J) The Growth Strategy Map indicates that the Zoning Lot is in a primary growth area, and the Proposed LDP Map designates the area as industrial; and
- (K) In combination with the AZO, the Applicant has submitted the required site plan.

5. Billboards are subject to special use regulations that are specified as "Signs, Off Premise" in AZO Section 5.05(19). This subsection is quoted below in italics.

Off premise signs may be permitted in I1, I2, and I3 Districts in

accordance with Chapter 7: Sign Regulations, provided the following additional regulations are met.

- (1) Off premise signs may only be located along existing major thoroughfares or freeways as identified by the adopted Asheboro Thoroughfare Plan.*
- (2) The zoning district shall have at least 1,000-linear feet frontage along the major thoroughfare or freeway in question.*
- (3) Off premise sign structures shall be located a minimum of 1,000 linear feet apart as measured along the center line of the major thoroughfare or freeway. Only one off premise sign structure may occur every 1,000 linear feet.*
- (4) Off premise signs shall not exceed thirty-five (35) feet in height.*
- (5) Off premise signs shall be rectangular in shape and no part of the advertising face or copy shall extend or protrude beyond the outer limits of the rectangle.*
- (6) No portion of the off premise sign supporting structure shall be visible above the rectangular sign face.*
- (7) Off premise signs shall be limited to freestanding ground signs, only.*
- (8) No additional signs shall be permitted on any part of the supporting structure or bracing of an off premise sign.*
- (9) A billboard sign face area shall not exceed three-hundred (300) square feet in size.*
- (10) Off premise signs may only be single-faced, double-faced (back to back) or multi-faced provided that:*
 - (a) The total sign faces in any one direction do not exceed size requirements set forth in (9) above.*
 - (b) There is a definite distinction (such as a border or trim) between the individual sign faces to separate advertising copy.*
 - (c) The backs of back-to-back/double-faced signs are not*

separated by more than thirty-six (36) inches.

- (d) Double-faced or multi-faced signs when constructed in the form of a "V" when viewed from above or below, shall not exceed an angle (as measured at the apex) greater than forty-five (45) degrees.*
 - (e) Double-faced or multi-faced signs shall be structurally tied together to be considered as one structure.*
 - (f) Multi-faced signs shall not have more than two (2) sign faces per structure.*
- (11) Landscaping and screening shall be provided subject to the approval of the Planning Department. No undue undercutting of existing vegetation shall be permitted.*
- (12) No billboard shall be permitted within 100 linear feet of any residential district (R40, R15, R10, R7.5, and RA6).*
- (13) Off premise signs as provided for under Chapter 7 shall not be required to comply with the provisions set forth in this Section.*
- (14) Off premise signs must comply with regulations established by the N.C. Board of Transportation. However, the State or city requirement that is more stringent or restrictive shall apply. It is the responsibility of the sign owner to insure compliance with State and city regulations.*
- (15) An application for a Special Use Permit as required under this Section shall be accompanied by plans showing the following information:*
- (a) Location of the proposed billboard, including setback from public right-of-way.*
 - (b) Location of any existing buildings or structures within 100 feet of the proposed billboard.*
 - (c) Location of proposed billboard in relation to any residential district (R40, R15, R10, R7.5, and RA6) to enable a determination of compliance with this Section.*
 - (d) Size of the proposed billboard including the number of sign*

faces and their dimensions, as well as the proposed height of said billboard.

- (e) Proposed method of landscaping and screening.*
- (f) Proposed removal of any existing vegetation.*
- (g) Type of construction material and method of construction.*

6. Mr. Evans offered uncontroverted testimony that, with the inclusion of the staff recommended supplemental conditions, the Applicant's proposal, specifically including the required site plan, complied with the applicable AZO conditions and specifications.

7. The supplemental conditions proposed by city staff were entered into the record by Mr. Evans. These proposed conditions were stated as follows in italics.

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

8. Nick K. Blackwood, Esq. offered testimony and submitted supplementary documentary evidence on behalf of the Applicant. Mr. Blackwood noted that the plans submitted by the Applicant have been stamped by a professional engineer, who was available to testify if needed. The proposed billboard is in an industrially zoned district, abuts a state highway, and, as evidenced by photographs used during the hearing, the proposed billboard raises no sight line concerns.

9. On behalf of his client, Mr. Blackwood accepted the above-stated supplementary conditions that were initially proposed by the city planning staff.

10. H.R. Gallimore, CCIM with RE/MAX Central Realty in Asheboro is a commercial realtor, and he provided sworn expert testimony during the hearing of this matter. In Mr. Gallimore's professional opinion, the proposed land use will not have a negative impact on the value of adjoining properties. No testimony was offered in opposition to this expert opinion.

11. Furthermore, no testimony of any kind was offered in opposition to the requested SUP.

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

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

Based on the foregoing findings of fact, the City Council hereby enters the following:

CONCLUSIONS OF LAW

1. When an applicant has produced competent, material, and substantial evidence establishing the existence of the facts and conditions required by the AZO for the issuance of a SUP, is the applicant is prima facie entitled to the permit. A denial of the permit has to be based upon contrary findings supported by competent, material, and substantial evidence appearing in the record.

2. In this case, the Applicant has properly applied for the SUP needed to lawfully develop the billboard land use proposed for the Zoning Lot. All aspects of the application are compliant with the AZO.

3. Based on the evidence and sworn testimony presented during the hearing, the City Council has concluded that the proposed land use meets the special use regulations applicable to billboards as well as the four general standards for issuing the

requested SUP. More specifically, the proposed use will not materially endanger public health or safety; meets all required conditions and specifications of the AZO; will not substantially injure the value of adjoining or abutting property; and will be in harmony with the area in which it is to be located and is in general conformity with Asheboro's plan of development.

4. The Applicant is entitled to the requested SUP.

Based on the above-recited findings of fact and conclusions of law, the City Council hereby enters the following:

ORDER

The Applicant is hereby issued a SUP authorizing the billboard proposed for the Zoning Lot. This SUP shall be valid so long as, and only so long as, the Applicant and the Applicant's heirs, successors, and assigns develop and conduct the approved land use in compliance with the provisions of the Asheboro Zoning Ordinance, the approved site plan, and remain in compliance with the conditions listed below.

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

[The remainder of this page has been intentionally left blank. The signature blocks and attestation are on the next page.]

The foregoing final decision document was adopted by the Asheboro City Council in an open session during a regular meeting held on April 9, 2026.

W. Joseph Trogdon, Jr, Mayor

ATTEST

Holly H. Doerr CMC, NCCMC, City Clerk

**CITY OF ASHEBORO, NORTH CAROLINA
2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAM**

GRANT #20-V-3510

Resolution Approving Administrative Guidelines and Policies

WHEREAS, the City of Asheboro wishes to carry out its 2020 Community Development Block Grant Coronavirus (CDBG-CV) Program in accordance with established state and federal administrative guidelines.

NOW, THEREFORE, the City of Asheboro City Council hereby collectively adopts the following resolutions, guidelines, plans and policies, and resolves that they be utilized during the administration of the City of Asheboro 2020 CDBG-CV Program:

1. Assistance Policy
2. Construction Contract Award Policy
3. Citizen Participation Plan
4. Residential Anti-displacement and Relocation Assistance Plan
5. Local Jobs Initiative (Section 3) Plan
6. Code of Conduct
7. Fair Housing Policy
8. Excessive Force Policy
9. Procurement Standards Policy/Plan
10. Equal Opportunity Plan
11. Language Assistance Plan (Providing Meaningful Communication with Persons with Limited English Proficiency)
12. Recipient's Plan to Further Fair Housing

Adopted this 9th day of April, 2026.

William J. Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

CITY OF ASHEBORO 2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAM
GRANT #20-V-3510

Construction Contract Award Policy

During the performance of any construction activities included in the City of Asheboro 2020 CDBG Coronavirus (CDBG-CV) Program, the City will utilize the following guidelines in the award of contracts to contractors who bid on the construction or demolition of specific units:

- 1) The City shall reserve the right to reject bids and rescind contract awards if one of the following conditions has not been met:
 - a. The Contractor must have turned in all required forms, credit report, references, etc., with his bid.
 - b. The Contractor must have references and a past working record acceptable to the Project Manager prior to the Project Manager's recommendation of award.
 - c. The Contractor must have demonstrated the ability to meet the performance criteria established in the Instructions to Bidders and the Contract for Construction Work.
 - d. The Contractor must have demonstrated the ability to meet standards of workmanship outlined in the Contractor's Handbook as witnessed by the Project Manager.
- 2) Assessment of conditions 1(c) and 1(d) above shall be based on the Project Manager's review of Contractor references and work performed in other locations, if the Contractor has not performed recent construction work for the City of Asheboro.
- 3) If construction estimates are prepared, no contract award shall be made if the contract price is less than 85% or more than 115% of the Project Manager's or Construction Manager's final estimate. The Project Manager will document negotiation of bids and/or estimates before contract awards are made.
- 4) In a case where an individual contractor is performing adequately but is the low bidder on more units than can be completed within 120 days following the bid opening (based on past performance), the City of Asheboro shall reserve the right to reject bids for those surplus units and award those construction contracts to the next lowest bidders meeting the guidelines outlined herein, in the interest of efficient completion of construction activities. The City also reserves the right to reject bids and award contracts to alternate bidders in the interest of maintaining an efficient work schedule consistent with performance standards mandated by the funding agency.

- 5) The City of Asheboro reserves the right to rescind contract awards made prior to contract execution if circumstances beyond the control of the City, including directives by the funding agency, prohibit the City's participation in the contract as Owner's Representative.
- 6) Any action, either restrictive or affirmative, taken under these guidelines shall be in the interest of an efficiently-managed CDBG-CV program, and will be without self-interest on the part of any member of the City of Asheboro City Council or City staff; and furthermore, shall be without regard to race, creed, sex, color, or national origin.
- 7) The City Manager is hereby authorized to approve all contract awards and change orders and to execute all documents for construction contracts.

Adopted this 9th day of April, 2026.

William J. Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

CITY OF ASHEBORO 2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAM
GRANT #20-V-3510

Citizen Participation Plan
Rural Economic Development Division
North Carolina Department of Commerce

Grantee: City of Asheboro

Recipient's Address: 146 N. Church Street (PO Box 1106), Asheboro, NC 27204

Contact Person: Trevor L. Nuttall, Assistant City Manager

Contact Email: tnuttall@ci.asheboro.nc.us

Contact Phone #: (336) 626-1201 x2323

TDD#: Relay North Carolina TT#1-800-735-2962

The primary goal of the Citizen Participation Plan is to provide citizens, especially low and moderate income citizens of the community where CDBG-funded activities will take place, an opportunity to participate in an advisory role in the planning, implementation, and assessment of the programs and projects.

The Citizen Participation Plan is required by Section 104(a)(2) of the Housing and Community Development Act and by regulations at 24 CFR 570.486(a)(6).

The plan is vitally important to the success of CDBG-funded activities undertaken by local governments. Compliance with the plan reduces the number of legal challenges and citizen complaints against the local government recipient.

1. INTRODUCTION

The City of Asheboro has designed this community-wide Citizen Participation Plan to provide for and encourage citizen participation in the Community Development Block Grant (CDBG) programs. This Plan is an essential element of the City's present and future community development process and has been developed to comply with the regulations and requirements of the CDBG program as administered by the North Carolina Department of Commerce – Rural Economic Development Division (REDD) and the Department of Housing and Urban Development (DHUD).

The primary goal of this Citizen Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of the City's CDBG program(s). The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for citizen participation in the community development process. Special emphasis has been placed on encouraging participation by persons of low and moderate incomes, residents of blighted neighborhoods, and residents of areas where community development funds are utilized.

Citizens are encouraged to participate in all phases of the CDBG program(s) and will be provided full access to program information. However, final responsibility and authority for the development and implementation of CDBG program(s) will lie with the City.

2. SCOPE OF PARTICIPATION

The City will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation, and assessment of all CDBG program(s) undertaken by the City. Local officials will make every effort to involve citizens in all phases of the development, implementation, and assessment of community development programs including, but not limited to, the following phases:

- a. Identification and assessment of housing and community development needs; determination of CDBG project(s) and documentation; and the development of CDBG application(s);
- b. changes and/or amendments to approved CDBG projects; and
- c. assessment of CDBG program performance.

All phases of the community development process will be conducted by local officials in an open manner. Citizens of the City are encouraged to participate at all levels and will be given access to program information during each phase of any CDBG program as outlined herein.

3. CITIZEN PARTICIPATION CONTACT PERSON

Trevor L. Nuttall, Assistant City Manager, has been designated Citizen Participation Coordinator by the City of Asheboro City Council and will serve as the contact person for all matters concerning citizen participation activities. This person shall be responsible for overseeing citizen participation throughout the community development process and the implementation of all citizen participation activities and functions, except those which may be specifically delegated to other parties by this Plan.

The specific duties and responsibilities of the Citizen Participation Coordinator shall include, but not necessarily be limited to: disseminating information concerning proposed projects and the status of current project activities; coordinating various groups which may be participating in the community development process; receiving written comments; serving as a vehicle by which ideas, comments, and proposals from local residents may be transmitted to local officials and/or program staff; and monitoring the citizen participation process and proposing such amendments to the Citizen Participation Plan as may be necessary.

The Citizen Participation Coordinator may be contacted at the City of Asheboro City Hall, 146 N. Church Street, Asheboro, NC, at (336) 626-1201 during regular business hours. All questions concerning citizen participation in the community development process should be addressed to the Citizen Participation Coordinator.

4. TECHNICAL ASSISTANCE

City of Asheboro staff shall provide technical assistance to individual citizens and citizen groups, especially those groups representative of persons of low or moderate income, as may be required to adequately provide for citizen participation in the planning, implementation, and assessment of CDBG program(s).

Such technical assistance is intended to increase citizen participation in the community development decision making process and to ensure that such participation is meaningful. Technical assistance shall also be utilized to foster public understanding of CDBG program requirements.

Technical assistance shall be provided on request and may include, but not necessarily be limited to: interpreting the CDBG program and its rules, regulations, procedures and/or requirements; providing information and/or materials concerning the CDBG program; and assisting low and moderate income citizens and residents of blighted neighborhoods to develop statements of views, identify their needs, and develop activities and proposals for projects which, when implemented, will resolve those needs.

Technical assistance may be obtained by contacting the Citizen Participation Coordinator.

5. PUBLIC HEARINGS

Citizen participation in the community development process will be conducted on a community-wide basis and will actively involve the views and proposals of all citizens, especially low and moderate income persons and residents of areas where CDBG activities are proposed or ongoing.

Public hearings will be held during all phases of the community development process, as outlined herein, to allow citizens to voice opinions and offer proposals concerning the development and performance of CDBG programs. Local officials will respond to questions and proposals from citizens at each public hearing. Any questions that citizens may have concerning a program will be answered and their comments, suggestions, and/or proposals will be received. Citizens may also express comments and views concerning the community development process or any specific CDBG project to the governing body at any regularly scheduled meeting.

5.1 Public Hearing Times and Locations

All public hearings will be held at times and locations which will be accessible to all citizens, especially persons of low and moderate incomes, and residents of blighted neighborhoods and CDBG project areas.

Public hearings will be scheduled for convenient times as determined by the City. Public hearings may be held at any site which, in the opinion of the City, provides adequate access for citizen participation.

Hearings will normally be held at the Asheboro City Hall Chambers at 146 N. Church Street, Asheboro, NC, unless an alternate location is specified. This site is centrally located and generally accessible to all citizens. This building is also accessible to persons with disabilities. Hearings may, however, at the option of the City, be held at an alternate location to be specified in the public hearing notice(s).

5.2 Application Public Hearings

One public hearing shall be held during any CDBG program fiscal year prior to the submission of an application to REDD for CDBG assistance. The primary purposes of the public hearing shall be to assess community needs and problems in an effort to determine the most critical needs to be addressed by the CDBG program and to present for

public comment and review the program activities which have been selected by the City to resolve the identified needs.

An application public hearing will be held during the initial stage of program development to discuss items regarding community development and housing needs, the CDBG program, and the application process. The objective of citizen participation at this stage is to provide meaningful, community-wide citizen input into the decision-making process during the assessment of community needs and the consideration of priorities and options associated with the development and submission of a CDBG application. Local officials will also entertain proposals and comments from citizens concerning community development activities at this hearing.

This hearing will normally serve to discuss and review the information appropriate for all applications submitted by the City during any fiscal year. Additional changes in community development or housing needs in the community as determined by local officials can be addressed by a community meeting where citizens can share their comments prior to the submission of other CDBG applications late in the fiscal year.

Citizens will be provided with information concerning the CDBG program at this public hearing. Such information shall include, but not necessarily be limited to: the goals and objectives of the CDBG program; the total amount of CDBG funds available for the fiscal year and for the funding round; the role of citizens in program planning, implementation, and assessment; the range of activities which may be undertaken; the process to be followed in developing a CDBG application; a statement that 100 percent of the CDBG funds will be used to benefit low-to-moderate income people; the schedule of meetings and hearings; location where the application can be reviewed; activities previously funded in the City through the CDBG program; an identification of projects which could result in the relocation of area residences or businesses and the actions that would be undertaken if such relocation were necessary; and provision of contact information such as address, telephone number, and dates for submitting complaints or grievances by citizens. Furthermore, the effectiveness of the Citizen Participation Plan in allowing citizen participation in the community development process and potential changes and/or amendments to the Plan shall also be discussed at this meeting.

The City may, at the option of local officials, review multiple CDBG project applications at one hearing when more than one application is to be submitted during the same fiscal year. Each such hearing shall be held prior to, and in preparation for, the application's approval by the City.

A second objective of citizen participation during this stage is to inform citizens of the proposed project activities to be included in a CDBG application(s) and to solicit comments from citizens concerning these activities.

Citizens attending this hearing will be provided with information concerning the CDBG project(s) proposed including, but not necessarily limited to: the project application(s) to be submitted and the applicable CDBG fund; specific project activities to be included; the location of the project activities; the approximate cost estimate for the proposed activities; the estimate of local match required; the impact of the project on low and moderate income persons; and the approximate application submittal date.

5.3 ***Amendment Public Hearings***

The City will assure the opportunity for citizen participation during the implementation of any CDBG program(s) when changes to the project are under consideration by the City. Citizen participation shall be obtained and considered in any amendments to a CDBG program which involves changes in dollar amount spent on any activity, changes in program beneficiaries, changes in the location of approved activities, addition to or deletion of project activities, and major budget shifts between approved activities.

To ensure adequate opportunity for citizen participation during CDBG programs, the City shall hold a public hearing on all formal amendments which require Rural Economic Development Division approval. For “local” amendments and changes for which REDD approval is not required, input from citizens concerning changes or amendments will be received at regularly scheduled City meetings where such changes or amendments are considered.

5.4 ***Assessment of Performance Public Hearings***

Citizens of the City will be provided with the opportunity to comment on the performance of local officials, the City staff, consultants, engineers, and contractors, and the actual use of CDBG funds during the implementation of a CDBG program. Citizens will also be requested to assess the performance of the City in resolving identified community development and housing needs and in achieving its community development goals and objectives. Ongoing community assessment of the effectiveness of the community development process is considered essential to the success of the CDBG program.

At the conclusion of each CDBG project, a public hearing will be held to review program activities and to assess program performance. This hearing shall be held prior to the submission of the Closeout Performance Report and any other required closeout documents to REDD for a CDBG project. This hearing will be used to ensure community-wide participation in the evaluation of the CDBG program.

5.5 ***Additional Hearings***

Other public hearings may be held as deemed necessary by the City in order to inform citizens of community development project(s) and activities, and to solicit citizen opinions and comments. All additional hearings shall comply with the requirements set forth in this Plan.

5.6 ***Limited English Proficiency Residents***

The City has followed the guidance provided in the Language Access Plan to determine the need to undertake reasonable actions to facilitate the participation of persons with Limited English Proficiency. Local officials will undertake all reasonable actions necessary to allow such persons to participate in the community development process. Such actions may include the provision of an interpreter and/or the provision of materials in the appropriate language or format for persons with Limited English Proficiency.

5.7 *Public Hearing Notice*

Notice of public hearings must be published in a local newspaper of general circulation in a non-legal section of the paper at least ten (10) days prior to the hearing date but no more than 25 days prior to the meeting date. Each notice of a hearing shall include the time, date, place, and topics and procedures to be discussed.

5.8 *Accessibility to Low and Moderate Income Persons*

The public hearing procedures outlined herein are designed to promote participation by low and moderate income citizens as well as residents of blighted neighborhoods and CDBG project areas in any public hearing(s). Local officials may take additional steps to further promote participation by such groups or to target program information to these persons should officials feel that such persons may otherwise be excluded or should additional action be deemed necessary. Activities to promote additional participation may include posting of notices in blighted neighborhoods and in places frequented by low and moderate income persons and holding public hearings in low and moderate income neighborhoods or areas of existing or proposed CDBG project activities.

5.9 *Accessibility to Persons with Disabilities*

The locations of all public hearings as described herein shall be made accessible to persons with disabilities. The City shall provide a sign language interpreter whenever the Citizen Participation Coordinator is notified in advance that one or more deaf persons will be in attendance. The City shall provide a qualified reader whenever the Citizen Participation Coordinator is notified in advance that one or more visually impaired persons will be in attendance. Additionally, the City shall provide reasonable accommodations whenever the Citizen Participation Coordinator is notified in advance that one or more persons with mobility or developmental disabilities will be in attendance.

6. PROGRAM INFORMATION

Citizens will be provided full access to CDBG program information during all phases of a CDBG project. Local officials of the City shall make reasonable effort to assure that CDBG program information is available to all citizens, especially those of low and moderate incomes and those residing in blighted or Limited English Proficiency neighborhoods and/or CDBG project areas.

To facilitate citizen access to CDBG program information, the Citizen Participation Coordinator will keep all documents related to a CDBG program on file in Asheboro City Hall, 146 N. Church Street, Asheboro, NC. Information from the project files shall be made available for examination and duplication, on request, during regular business hours. CDBG program information and materials concerning specific CDBG projects will be available and distributed to the public at the regularly scheduled public hearings as outlined in this Plan. Furthermore, information concerning any CDBG project will be available at regularly scheduled City Council meetings where the program is discussed.

Materials to be made available shall include, but are not necessarily limited to: the Citizen Participation Plan; records of public hearing; mailings and promotional materials; prior CDBG program applications; letters of approval; grant agreements; the environmental review record; financial and procurement records; project design and construction specifications; labor standards materials; performance and evaluation reports; other reports required

by the REDD and/or the DHUD; proposed and approved CDBG program application(s) for the current year or project; written comments or complaints received concerning the community development program and written responses from the City; and copies of the applicable Federal and State rules, regulations, policies, requirements and procedures governing the CDBG program.

In no case shall the City disclose any information concerning the financial status of any program participant(s) which may be required to document program eligibility or benefit. Furthermore, the City shall not disclose any information which may, in the opinion of the Mayor, be deemed of a confidential nature.

7. PROCEDURES FOR COMMENTS, OBJECTIONS AND COMPLAINTS

The public hearings scheduled, as described in this Citizen Participation Plan, are designed to facilitate public participation in all phases of the community development process. Citizens are encouraged to submit their views and proposals on all aspects of a community development program at the public hearings. However, to ensure that citizens are given the opportunity to assess and comment on all aspects of the community development program on a continuous basis, citizens may, at any time, submit written comments or complaints to the City.

Any citizen or citizens' group desiring to comment or object to any phase of the planning, development or approval of the application for CDBG funds, or to the implementation of any CDBG program, should submit such comments or objections in writing to the Mayor. Should, after a reasonable period, a party believe that his/her comment or complaint has not been properly addressed or considered by the Mayor, then the aggrieved party may appeal his/her case to REDD.

Local officials shall make every effort to provide written responses to citizen proposals or complaints within ten (10) working days of the receipt of such comments or complaints where practicable. Should the City be unable to sufficiently resolve an objection or complaint, it may be forwarded by the aggrieved party to REDD.

Citizens may, at any time, contact REDD and/or DHUD directly to register comments, objections, or complaints concerning the City's CDBG application(s) and/or program(s). Citizens are encouraged, however, to attempt to resolve any complaints at the local level as outlined above prior to contacting REDD or DHUD.

All comments or complaints submitted to REDD or DHUD shall be addressed in writing to:

NC Department of Commerce
Rural Economic Development Division
4346 Mail Service Center
Raleigh, North Carolina 27699-4346

OR

U.S. Department of Housing and Urban Development
Community Planning and Development Division
Greensboro Field Office
1500 Pinecroft Road
Greensboro, NC 27407

Records of all comments, objections and/or complaints by citizens concerning the City's CDBG programs and subsequent action taken in response to those comments shall be maintained on file at the City and shall be made available for public inspection upon request.

8. AMENDMENTS

The City may, from time to time, modify the provisions outlined herein through amendment to this Citizen Participation Plan. It shall be the policy of the City to periodically review and discuss the effectiveness of this Citizen Participation Plan in allowing citizen participation in the community development process and in helping to meet the community development needs and goals identified by the citizens of the City. To this end, the effectiveness of the Plan will be discussed at public hearings held in conjunction with the community development programs as discussed herein and potential amendments to the Plan will be reviewed at this time.

Amendments to the Plan will be made as necessary. All amendments shall be approved by resolution of the City and shall be incorporated into this Plan.

9. AUTHORITY

No portion of this Citizen Participation Plan shall be construed to restrict the responsibility and authority of the elected officials of the City in the development, implementation, and execution of any Community Development Block Grant program.

Adopted this 9th day of April 2026.

William J. Trogon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

**CITY OF ASHEBORO 2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAM
GRANT #20-V-3510**

Residential Anti-Displacement and Relocation Assistance Plan

This Residential Anti-Displacement and Relocation Assistance Plan is prepared by the City of Asheboro, North Carolina, in accordance with the Housing and Community Development Act of 1974, as amended (the “Act”), and HUD regulations at 24 CFR 42.325.

A. Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Asheboro will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are “lower-income dwelling units” (as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project.
- Attempt to locate comparable replacement housing in or near the neighborhood where demolition activities occur to further minimize neighborhood disruption caused by the clearance activities.
- Avoid demolition of occupied severely deteriorated residential structures where possible through substantial rehabilitation as opposed to clearance.
- Rehabilitate vacant, occupiable residential structures as affordable housing for displaced tenants to minimize neighborhood disruption caused by clearance activities.

B. Relocation Assistance to Displaced Persons

The City will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under this Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided

relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

C. One-for-One Replacement of Lower-Income Dwelling Units

The City will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under this Program in accordance with 24 CFR 42.375.

Before entering into a contract committing the City of Asheboro to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City will make public by publishing notice in The Courier-Tribune newspaper, and submit to the North Carolina Rural Economic Development Division (REDD) the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. *NOTE: See D, below.*
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

D. Replacement Not Required Based on Unit Availability

Under 24 CFR 42.375(d), the City may submit a request to the State (REDD) for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

E. Contacts

The Assistant City Manager, (336) 626-1201 ext. 2323 is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period. The Assistant City Manager is responsible for ensuring that relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use are provided.

Adopted this 7th day of August 2025.

William J. Trogon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

**CITY OF ASHEBORO 2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAM
GRANT #20-V-3510**

**Local Jobs Initiative (Section 3) Plan
Local Economic Benefit for Low- and Very Low-Income Persons
April 9, 2026 - April 8, 2028**

I. APPLICATION AND COVERAGE OF POLICY

The City of Asheboro is committed to the policy that, to the greatest extent possible, opportunities for training and employment should be given to lower income residents of the community development project area and contracts for work in connection with federally assisted community development projects should be awarded to business concerns located or owned in substantial part by persons residing in the Section 3 covered area, as required by Section 3 of the Housing and Urban Development Act of 1968. The City has developed and hereby adopts the following Plan.

The City will comply with all applicable provisions of Section 3 of the Housing and Urban Development Act of 1968, as amended (24 CFR Part 135), all regulations issued pursuant thereto by the Secretary of Housing and Urban Development and all applicable rules and orders of the Department issued thereunder.

This Section 3 covered project area for the purposes of this grant program shall include the City and portions of the immediately adjacent area.

The City will be responsible for implementation and administration of the Section 3 plan. In order to implement the City's policy of encouraging local residents and businesses to participate in undertaking community development activities, the City will follow this Section 3 plan which describes the steps to be taken to provide increased opportunities for local residents and businesses.

This Section 3 Plan shall apply to services needed in connection with the grants, including but not limited to, businesses in the fields of planning, consulting, design, building construction/renovation, maintenance and repair, etc.

When in need of a service, the City will identify suppliers, contractors, or subcontractors located in the Section 3 area. Resources for this identification shall include the Minority Business Directory published through the State Department of Commerce, local directories, and Small Business Administration local offices. Word-of-mouth recommendation shall also be used as a source.

The City will include the Section 3 clause and this plan in all contracts executed under these Community Development Block Grant (CDBG) Programs. Where necessary, listings from any agency noted above shall be included as well as sources of subcontractors and suppliers. The Section 3 Plan shall be mentioned in the pre-bid meetings and pre-construction meetings.

The prime contractor selected for major public works facility or public construction work will be required to submit a Section 3 Plan which will outline his/her work needs in connection with the project. Should a need exist to hire any additional personnel, the North Carolina Division of Employment (DES) shall be notified and referred to the contractor.

Each contract for housing rehabilitation under the program, as applicable, for jobs having contracts in excess of \$100,000 shall be required to submit a Section 3 Plan. This Plan will be maintained on file in the grant office and shall be updated from time to time or as the grant staff may deem necessary.

Early in the project, prior to any contracting, major purchases or hiring, the City will develop a listing of jobs, supplies, and contracts likely to be utilized during the project. The City will then advertise the pertinent information regarding the project including all Section 3 required information. The City will send the bid information to the Rural Economic Development Division (REDD) in order for REDD to distribute information through its list-serve notification.

II. AFFIRMATIVE ACTIONS FOR RESIDENT AND BUSINESS PARTICIPATION

The City will take the following steps to assure that low-income residents and businesses within the community development project area and within the City are used whenever possible:

- List jobs through the NC Historically Underutilized Business (HUB) Office;
- Refer potential employees and businesses to various state and local agencies for development and training assistance;
- Place qualified residents and businesses on solicitation lists;
- Assure that residents and businesses are solicited whenever they are potential sources of contracts, services, or supplies.

The City will place a display advertisement in the local newspaper containing the following information:

- i. A brief description of the project.
- ii. A listing of jobs, contracts, and supplies likely to be utilized in carrying out the project.
- iii. An acknowledgement that under Section 3 of the Housing and Community Development Act, local residents and businesses will be utilized for jobs, contracts, and supplies in carrying out the project to the greatest extent feasible.
- iv. A location where individuals interested in jobs or contracts can register for consideration.
- v. A statement that all jobs will be listed and hiring will be done through the local office of the North Carolina Employment Security Commission; a statement that all contracts will be listed with the North Carolina Division of Purchase and Contracts; and a statement that potential employees and businesses may seek development and training assistance through various state and local agencies, for which the City will maintain a list for individuals and business concerns inquiring information.

Low-income residents and businesses will be informed and educated regarding employment and procurement opportunities in the following ways:

- i. Advertisement in the local newspaper.
- ii. Posting of Section 3 Plan at the Asheboro City Hall.
- iii. City Council meetings when project activities and schedules are discussed.
- iv. Notification to other agencies that provide services to low-income people.

The City will, to the greatest extent feasible, utilize lower income area residents as trainees and employees:

1. Encourage rehabilitation contractors to hire local area residents;
2. Encourage public works contractors to hire local area residents.

The City will, to the greatest extent feasible, utilize businesses located in or owned in substantial part by persons residing in the area, and will:

1. Contract with local contractors to perform demolition activities and housing rehabilitation activities.
2. Encourage public improvement contractors to hire local residents for site clearance work, hauling materials, and performing other site improvements.
3. Encourage all contractors to purchase supplies and materials from the local hardware and supply stores.

III. RECORDS AND REPORTS

The City will maintain such records and accounts and furnish such information and reports as are required under the Section 3 regulations and will permit authorized representatives of REDD and federal agencies access to books, records, and premises for purposes of investigation in connection with a grievance or to ascertain compliance with this Section 3 Plan.

The City shall report annually the Section 3 numbers using the form HUD 60002 to REDD at the end of the calendar year as part of the Annual Performance Report (APR).

IV. MONITORING COMPLIANCE

The City may require each applicable contractor to provide a copy of the Section 3 Plan and will monitor compliance during the performance of the contract. Copies of all advertisements, notices, and published information will be kept to document the implementation of the plan.

V. COMPLAINTS CONTACT

In case of any complaint received from the general public with regard to Section 3 compliance, the main contact is:

Trevor L. Nuttall, Assistant City Manager
146 N. Church Street, PO Box 1106
Asheboro, NC 27204
Telephone: (336) 626-1201, Email: tnuttall@ci.asheboro.nc.us

Adopted this 9th day of April, 2026.

William J. Trogon, Jr. Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

**CITY OF ASHEBORO 2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAM
GRANT #20-V-3510**

Policy Concerning Code of Conduct for Officers, Employees or Agents

BE IT RESOLVED BY THE CITY OF ASHEBORO CITY COUNCIL:

Section 1: No employee, officer, or agent of the City of Asheboro shall knowingly solicit or accept any form of gratuity from any person, firm, or organization whereby such gratuity shall in any way persuade or affect the outcome of the award of any contract of which any part is supported by federal funds.

Section 2: No employee, officer, or agent of the City of Asheboro shall participate in the selection, or in the award or administration of a contract supported by federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the employee, officer or agent, member of his/her immediate family, his/her partner, or an organization which employs, or is about to employ, any of the above individuals, has a financial or other interest in the firm selected for award.

Section 3: No employee, officer, or agent of the City of Asheboro shall solicit nor accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or parties to sub agreements.

Section 4: If any employee, officer, or agent shall knowingly violate any of the provisions of this policy, such employee, officer, or agent will be subject to such disciplinary measures as may be deemed appropriate by the City of Asheboro City Council or City Manager including, but not limited to, suspension without pay, demotion, or dismissal.

Section 5: If any contractor or his agent violates any provision of this policy, such violation will constitute grounds for action deemed appropriate by the City Manager including, but not limited to, withdrawal from consideration of any proposal or bid submitted by such contractor, withdrawal of award, or rescission of contract.

This policy shall become effective from and after its adoption by the City of Asheboro City Council in an open meeting.

If any part of this policy shall be found to be in conflict with any federal or State of North Carolina law, then that portion of the policy can be amended to comply with the federal or state law without affecting the validity of the other portions.

Adopted this 9th day of April 2026.

William J. Trogon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

**CITY OF ASHEBORO 2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAM
GRANT #20-V-3510**

Fair Housing Policy

WHEREAS, the City of Asheboro desires that the citizens of the City be afforded the opportunity to attain the national objective of a decent, safe, and sound living environment; and

WHEREAS, the City of Asheboro deplores discrimination in the provision of housing on the basis of race, religion, color, creed, sex, national origin, young children in a family, or handicapping conditions; and

WHEREAS, the City of Asheboro desires that every citizen be afforded the opportunity to select a home of his or her choice; and

WHEREAS, the City of Asheboro wishes to ensure that programs and activities undertaken by the City relating to housing and urban development be administered in a manner to affirmatively further fair housing as required by Title VIII of the Civil Rights Act of 1968, as amended; 24 CFR 107, Nondiscrimination and Equal Opportunity in Housing under Executive Order 11063; and the North Carolina State Fair Housing Act, NCGS, Chapter 41A;

NOW, THEREFORE, to accomplish the above, the City does adopt the following procedures for receiving and resolving housing discrimination complaints:

1. Any person or persons wishing to file a complaint of housing discrimination in the City of Asheboro may do so by informing the Assistant City Manager, Trevor Nuttall at (336) 626-1201 ext. 2323, or NC Human Relations Commission (919) 733-7996, TDD# (919) 733-7996 (or Relay North Carolina TT# 1-800-735-2962) of the facts and circumstances of the alleged discriminatory act or practice.
2. Upon receiving a housing discrimination complaint, the Assistant City Manager shall inform the North Carolina Human Relations Commission about the complaint within ten (10) calendar days. The City shall then assist the Commission and the complainant in filing an official written housing discrimination complaint with the Commission, pursuant to the State Fair Housing Act and Title VIII.
3. The City of Asheboro shall offer assistance to the Commission in the investigation and conciliation of all housing discrimination complaints which are based upon events occurring in the City.
4. The Assistant City Manager shall publicize within the City that he is the local official to contact with housing discrimination complaints.

Adopted this 9th day of April 2026.

William J. Trogon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

CITY OF ASHEBORO 2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAM
GRANT #20-V-3510

Excessive Force Policy
April 9, 2026– April 9, 2028

The City of Asheboro hereby adopts an Excessive Force Policy that is in accordance with the applicable State of North Carolina and Federal Regulations, i.e., Section 519 of Public Law 101-144, (1990 HUD Appropriations Act) requiring units of government receiving CDBG funds to adopt and enforce Excessive Force Provision. The City, as the recipient of Federal and/or State CDBG-CV Grant Funds, acknowledges its responsibility to and will adhere to the aforesaid NC State and Federal Excessive Force Regulations.

The use of excessive force is any degree of physical action beyond mere restraint. The use of physical force shall be restricted to the amount of force which is reasonable and apparently necessary to effect a lawful arrest or in defense of self or others.

Striking or any form of restraint in which injury occurs shall be considered use of force. Additionally, the pointing of any firearm directly at any person shall be deemed use of force.

Mere restraint is defined as physically overpowering without striking or using weapons. Scuffling, holding, tackling, etc., may or may not be mere restraint, depending upon the circumstances. Whenever doubt exists as to whether the level of restraint used constitutes use of force, the immediate supervisor will be notified of the incident and will make a determination.

More particularly, the City adopts and will enforce a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any and all individuals engaged in non-violent civil rights demonstrations, and is adopting and will enforce a policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstration within the City of Asheboro.

Adopted this 9th day of April 2026.

William J. Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

**CITY OF ASHEBORO 2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAM
GRANT #20-V-3510**

Procurement Standards Policy/Plan

Policy

The City of Asheboro will comply with the terms and conditions of Federal and/or State funding that is awarded and accepted, including but not limited to, the terms and conditions of Grant Contract, Title 2 CFR Part 200, and HUD implementing regulations contained in 24 CFR Section 570.489(g) which are incorporated by reference and included herein to the extent of its applicability. The City, as the recipient of Federal and/or State CDBG-CV funds, acknowledges its responsibility to and will adhere to the aforesaid North Carolina State and Federal Procurement Policies.

The City of Asheboro will, to the extent applicable, follow methods of procurement, procure by contracting with small, minority firms, women's business enterprises, and labor surplus area firms. Additionally, the City will demonstrate contract cost and price awareness and adhere to awarding agency review provisions (Title 2 CFR Appendix II to Part 200 – Contract Provisions for Non-Federal Entity Contracts under Federal Awards).

Plan

All procurement of goods and services by the City with CDBG-CV grant funds shall be accomplished in accordance with the regulations of **Procurement Standards**. Where applicable, Recipient shall follow the procurement standards established in the "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards" (2 CFR Part 200) and HUD implementing regulations contained in 24 CFR Section 570.489(g), which explicitly prohibit cost plus a percentage of cost and percentage of construction cost methods of contracting. In addition, all purchase orders and contracts shall include any clauses required by Federal Statutes, Executive Orders, and implementing regulations including the Section 3 clause, per 24 CFR 570.489 (g) and 24 CFR 135.38, or the North Carolina General Statutes applying to procurement in general by the North Carolina municipalities and counties.

When the Federal and State regulations are different, the more restrictive regulations shall apply to the procurement in question. Additionally, the City will adhere to the following guidelines during procurement of goods and services with Federal funds:

- In all cases where goods or services are procured on the basis of one bid or proposal received, the City will follow established principles included in OMB Circular A 87 to verify the reasonable cost of the procurement.
- Underutilized businesses, including women-owned and minority-owned enterprises, shall be included on bidders' or professional services' lists maintained by the City, and such firm(s) shall be solicited for all competitive negotiations, small purchases, and informal and formal bids when such firms are potential competitive sources for goods and services.

- The City shall develop a written scope of work for each service to be awarded on the basis of *competitive negotiation*, which shall include descriptions of tasks to be completed, project timetables, and outline of fee proposal requirements. The statement of work shall also include a written selection procedure. All *competitive negotiations* shall be awarded strictly on the basis of written selection procedures, and cost shall not be the sole nor more important factor in selection of services through the use of *competitive negotiations*.
- Prior to any contract award, the City shall verify the contractor's eligibility to participate in a federally-assisted program.
- No consultant or bidder shall assist in the evaluation of proposals or bid packages for contracts in which that consultant or bidder has an indirect or direct interest. The City shall adhere to all applicable Federal and State conflict of interest regulations in making contract awards.
- The City shall request references, or check references, of contractors or firms who are awarded contracts with Federal grant funds and will request a written warranty for all goods and services provided through small purchase requests.
- The City shall not award any contract for federally-assisted projects on a contingency or cost plus percentage of cost basis.

Adopted this 9th day of April 2026.

William J. Trogdon, Jr. Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

**CITY OF ASHEBORO 2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAM
GRANT #20-V-3510**

Equal Opportunity Plan

A. Equal Housing Opportunity Plan

Civil Rights Act of 1964

The Civil Rights Act of 1964 prohibits all racial discrimination in the sale or rental of property.

The Fair Housing Act

The Fair Housing Act declares a national policy of fair housing throughout the United States, making illegal any discrimination in the sale, lease, or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

Executive Order 12892, Equal Opportunity in Housing

Executive Order 12892, as amended (Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing), provides that programs and activities relating to housing and urban development (including any Federal agency having regulatory or supervisory authority over financial institutions) shall be administered in a manner to further affirmatively the purposes of the Act and shall cooperate with the Secretary of Housing and Urban Development, who shall be responsible for exercising leadership in furthering the design and delivery of Federal programs and activities.

The City of Asheboro shall eliminate housing discrimination and achieve diverse, inclusive communities by leading the City in the enforcement, administration, and public understanding of federal fair housing policies and laws.

The City shall include the Equal Housing Opportunity logo and/or the phrase affirming Equal Opportunity in Housing on all the CDBG-CV documents intended to be shared with the public.

The City shall post in public buildings and the CDBG-CV project area the Equal Housing Opportunity posters and/or additional information the local government has prepared to inform the community with the Equal Housing Opportunity policies and laws.

B. Equal Employment Opportunity Plan

The City of Asheboro maintains the policy of providing equal employment opportunities for all persons regardless of race, color, religion, sex, national origin, handicap, age, political affiliation, or any other non-merit factor, except where religion, sex, national origin, or age are *bona fide* occupation qualifications for employment.

In furtherance of this policy, the City prohibits any retaliatory action of any kind taken by any employee of the locality against any other employee or applicant for employment because that person made a charge, testified, assisted or participated in any manner in a hearing, proceeding, or investigation of employment discrimination. The City shall strive for greater utilization of all persons by identifying previously underutilized groups in the workforce, such as minorities, women, and the handicapped, and making special efforts toward their recruitment, selection, development, and upward mobility and any other term, condition, or privilege of employment.

Responsibility for implementing equal opportunities and affirmative action measures is hereby assigned to the City Manager to assist in the implementation of this policy statement.

The City is committed to this policy and is aware that with its implementation, the City will receive positive benefits through the greater utilization and development of all its human resources.

The City shall include the Equal Employment Opportunity logo and/or the phrase affirming Equal Employment Opportunity on all the CDBG-CV documents intended to be shared with the staff and the public.

The City shall obtain commitment from contractors that they will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, handicap, age, political affiliation, or any other non-merit factor, except where religion, sex, national origin, or age are *bona fide* occupation qualifications for employment. Contractors will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, national origin, handicap, age, political affiliation, or any other non-merit factor, except where religion, sex, national origin, or age are *bona fide* occupation qualifications for employment. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

The City shall obtain commitment from contractors that will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, national origin, handicap, age, political affiliation, or any other non-merit factor, except where religion, sex, national origin, or age are *bona fide* occupation qualifications for employment.

Adopted this 9th day of April 2026.

William J. Trogon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

**CITY OF ASHEBORO 2020 CDBG CORONAVIRUS (CDBG-CV) PROGRAMS
GRANT #20-V-3510**

Providing Meaningful Communication with Persons with Limited English Proficiency
Effective April 9, 2026 – April 8, 2028

The purpose of this Policy and Plan is to ensure compliance with Title VI of the Civil Rights Act of 1964, and other applicable federal and state laws and their implementing regulations with respect to persons with limited English proficiency (LEP). Title VI of the Civil Rights Act of 1964 prohibits discrimination based on the ground of race, color or national origin by any entity receiving federal financial assistance. Administrative methods or procedures, which have the effect of subjecting individuals to discrimination or defeating the objectives of these regulations, are prohibited.

POLICY:

In order to avoid discrimination on the grounds of national origin, all programs or activities administered by **the City of Asheboro** will take reasonable steps to ensure that persons with Limited English Proficiency (LEP) have meaningful access and an equal opportunity to participate in benefits and services for which such persons qualify. This Policy defines the responsibilities the agency has to ensure LEP individuals can communicate effectively.

DEFINITIONS:

Limited English Proficient (LEP) individual – Any prospective, potential, or actual recipient of benefits or services from the agency who cannot speak, read, write or understand the English language at a level that permits them to interact effectively with health care providers and social service agencies.

Vital Documents – These forms include, but are not limited to, applications, consent forms, all compliance plans, bid documents, fair housing information, citizen participation plans, letters containing important information regarding participation in a program; notices pertaining to the reduction, denial, or termination of services or benefits, the right to appeal such actions, or that require a response from beneficiary notices advising LEP persons of the availability of free language assistance, and other outreach materials.

Title VI Compliance Officer: The person or persons responsible for administering compliance with the Title VI LEP policies.

Substantial number of LEP: 5% or 1,000 people, whichever is smaller, are potential applicants or recipients of the agency and speak a primary language other than English and have limited English proficiency.

PROCEDURES:

1. IDENTIFYING LEP PERSONS AND THEIR LANGUAGE

The **City of Asheboro** will promptly identify the language and communication needs of the LEP person. Staff will use a language identification card (or “I speak cards,” <http://www.lep.gov/resources/ISpeakCards2004.pdf>) and LEP posters to determine the language. In addition, when records are kept of past interactions with individuals or family members, the language used to communicate with the LEP person will be included as part of the record.

2. OBTAINING A QUALIFIED INTEPRETER

List the current name, office telephone number, office address and email address of the Title VI compliance officers:

Trevor L. Nuttall
Assistant City Manager
146 N. Church Street
Asheboro, NC 27204
tnuttall@ci.asheboro.nc.us
(336) 626-1201, ext. 2323

Check all methods that will be used:

_____ Maintaining an accurate and current list showing the language, phone number and hours of availability of bilingual staff (**provide the list**):

_____ Contacting the appropriate bilingual staff member to interpret, in the event that an interpreter is needed, if an employee who speaks the needed language is available and is qualified to interpret;

- ✓ Obtaining an outside interpreter if a bilingual staff or staff interpreter is not available or does not speak the needed language.

The City of Asheboro has a Language Service Agreement with Propio Language Services

- ✓ Have/has agreed to provide qualified interpreter services. The agency's (or agencies') telephone number(s) is/are

Propio Language Services
(913) 381-3143
Standard services are provided 24 hours a day, 365 days a year.

_____ Other (**describe**):

All staff will be provided notice of this policy and procedure, and staff that may have direct contact with LEP individuals will be trained in effective communication techniques, including the effective use of an interpreter.

Some LEP persons may prefer or request to use a family member or friend as an interpreter. However, family members or friends of the LEP person will not be used as interpreters unless specifically requested by that individual and **after** the LEP person has understood that an offer of an interpreter at no charge to the person has been made by the facility. Such an offer and the response will be documented in the person's file. If the LEP person chooses to use a family member or friend as an interpreter, issues of competency of interpretation, confidentiality, privacy, and conflict of interest should be considered. If the family member or friend is not competent or appropriate for any of these reasons, competent interpreter services will be provided to the LEP person.

Children and other residents will **not** be used to interpret, in order to ensure confidentiality of information and accurate communication.

3. PROVIDING WRITTEN TRANSLATIONS

- i. The **City of Asheboro** will set benchmarks for translation of vital documents into additional languages. *(please ensure to keep records of those documents that apply to your agency)*
- ii. When translation of vital documents is needed, the **City of Asheboro** will submit documents for translation into frequently-encountered languages.
- iii. Facilities will provide translation of other written materials, if needed, as well as written notice of the availability of translation, free of charge, for LEP individuals.

4. PROVIDING NOTICE TO LEP PERSONS

The **City of Asheboro** will inform LEP persons of the availability of language assistance, free of charge, by providing written notice in languages LEP persons will understand. Example: The notification will include, in the primary language of the applicant/recipient, the following language: **IMPORTANT: IF YOU NEED HELP IN READING THIS, ASK THE AGENCY FOR AN INTERPRETER TO HELP. AN INTERPRETER IS AVAILABLE FREE OF CHARGE.** All interpreters, translators and other aids needed to comply with this policy shall be provided without cost to the person being served, and individuals and their families will be informed of the availability of such assistance free of charge.

At a minimum, notices and signs will be posted and provided in intake areas and other points of entry, including but not limited to the main lobbies, waiting rooms, etc.

City of Asheboro Administration Building

Notification will also be provided through one or more of the following: outreach documents, telephone voice mail menus, local newspapers, radio and television stations, and/or community-based organizations

Outreach documents; local newspaper (The Courier-Tribune); webpage notice

5. MONITORING LANGUAGE NEEDS AND IMPLEMENTATION

On an ongoing basis, the **City of Asheboro** will assess changes in demographics, types of services or other needs that may require reevaluation of this policy and its procedures. In addition, the **City of Asheboro** will regularly assess the efficacy of these procedures, including but not limited to mechanisms for securing interpreter services, complaints filed by LEP persons, feedback from residents and community organizations, etc.

I. Compliance Procedures, Reporting and Monitoring

A. Reporting

The agency will complete an annual compliance report and send this report to NC Department of Commerce; Rural Economic Development (REDD) and/or other state agencies as necessary. (Format will be supplied by REDD)

B. Monitoring

The agency will complete a self-monitoring report on a quarterly basis, using a standardized reporting system proposed by the local government. These reports will be maintained and stored by the Title VI Compliance Officer and will be provided to the REDD upon request.

The agency will cooperate, when requested, with special review by the REDD.

II. Applicant/Recipient Complaints of Discriminatory Treatment

A. Complaints

The agency will provide assistance to LEP individuals who do not speak or write in English if they indicate that they would like to file a complaint. A complaint will be filed in writing, contain the name and address of the person filing it or his/her designee and briefly describe the alleged violation of this policy. The form can be found at

<http://www.nccommerce.com/rd/community-assistance/investment-assistance/forms-resources/compliance-plans-and-templates/limited-english-proficiency>.

The agency will maintain records of any complaints filed, the date of filing, actions taken and resolution.

The agency will notify the appropriate section within REDD of complaints filed, the date of filing, actions taken and resolution. This information will be provided within 30 days of resolution.

B. Resolution of Matter

If the matter cannot be resolved by informal means, the individual will be informed of his or her right to appeal further to REDD. This notice will be provided in the primary language of the individual with Limited English Proficiency.

The REDD Compliance Office will conduct an investigation of the allegations of the complaint. The investigation will afford all interested persons and their representatives, if any, an opportunity to submit evidence relevant to the complaint.

The investigation will not exceed 30 days, absent a 15-day extension for extenuating circumstances.

If the investigation indicates a failure to comply with the Act, the local unit of government, agency Director or his/her designee will so inform the recipient and the matter will be resolved by informal means whenever possible within 60 days.

If the matter cannot be resolved by informal means, then the individual will be informed of his or her right to appeal further to the Department of Justice. This notice will be provided in the primary language of the individual with Limited English Proficiency. If not resolved by REDD, then complaint will be forwarded to Department of Justice (DOJ), Department of Housing and Urban Development (HUD) Field Office.

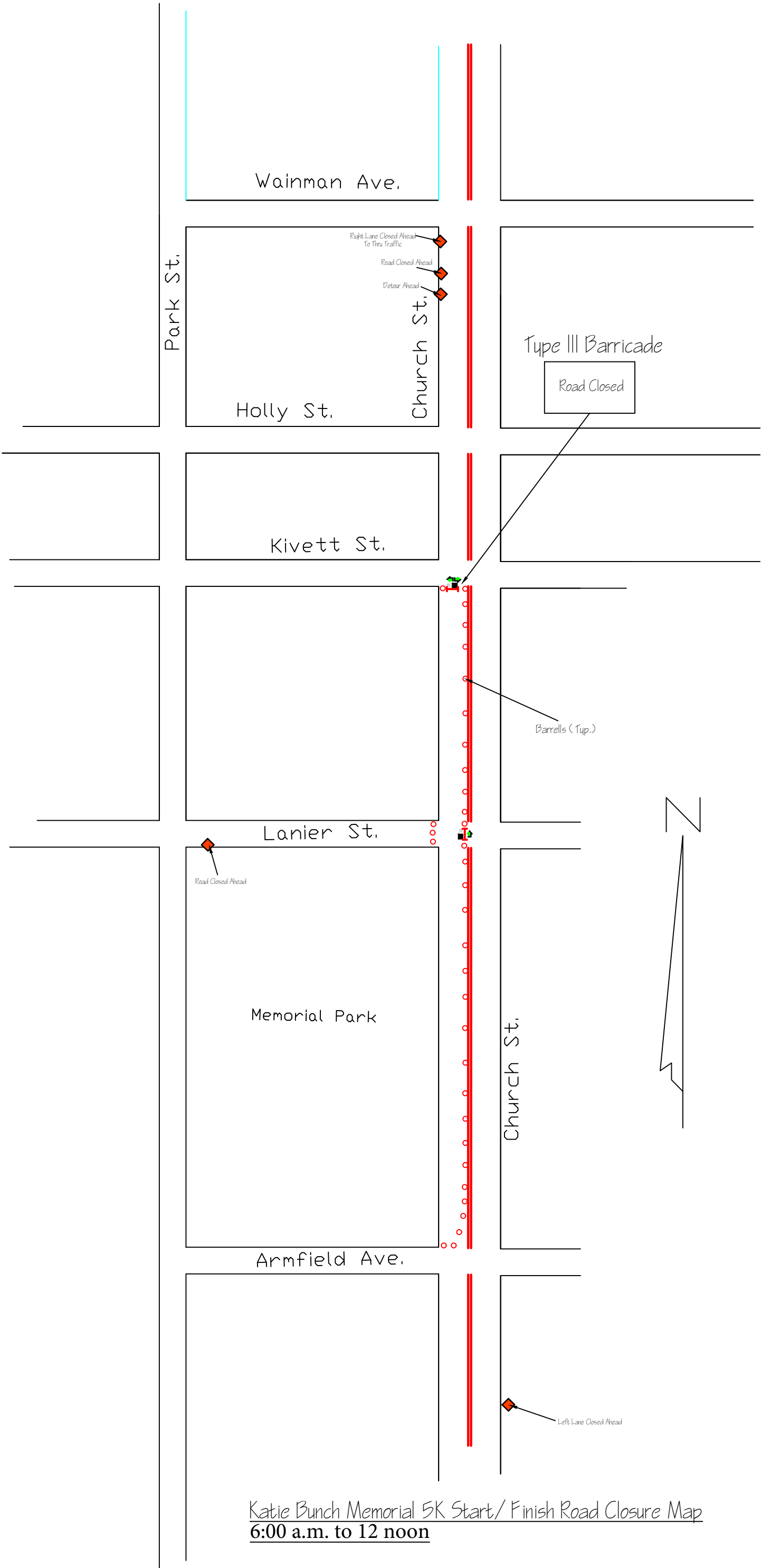
SUBMITTED AND ADOPTED BY:

William J. Trogon, Jr., Mayor
City of Asheboro

Date

HUD PORTAL LEP:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/promotingfh/lep-faq



Katie Bunch Memorial 5K Start/ Finish Road Closure Map
6:00 a.m. to 12 noon

PROCLAMATION

| National Travel and Tourism Week | May 3–9, 2026

WHEREAS, the week of May 3–9, 2026, marks the 43rd annual National Travel and Tourism Week, established by Congress in 1983 to celebrate the travel industry's role in fueling our nation's economy, community soul, and quality of life; and

WHEREAS, travel is a cornerstone of the North Carolina economy, and right here in the **Heart of North Carolina**, Randolph County continues to be a premier destination for visitors seeking world-class attractions, rich heritage, and natural beauty; and

WHEREAS, the tourism industry in Randolph County is a vital economic engine, with visitor spending reaching approximately **\$199.9 million** annually, representing a **5.4% increase** over previous reporting years; and

WHEREAS, this robust visitor activity generates significant tax revenue, providing a "tax relief" for every household in the county and allowing for the funding of essential public services including public safety, infrastructure, and education; and

WHEREAS, tourism supports the livelihoods of thousands of our residents, fostering a diverse workforce across the lodging, dining, retail, and transportation sectors, and empowering small businesses that are the backbone of our community; and

WHEREAS, beyond the numbers, tourism enhances the vibrancy of Randolph County, preserving our unique cultural identity—from the potters of Seagrove to the wildlife of the North Carolina Zoo—and ensuring that our county remains a place where people want to live, work, and play; and

WHEREAS, as we look toward the future, the Randolph County Tourism Development Authority continues to champion the "Travel Forward" spirit, ensuring that our destination remains competitive, sustainable, and welcoming to all;

NOW, THEREFORE, I, W. Joseph Trogdon, Jr., do hereby proclaim **May 3–9, 2026**, as

NATIONAL TRAVEL AND TOURISM WEEK

in Randolph County, and I urge the citizens of our community and the members of this board to join me in recognizing the critical importance of this industry and celebrating the professionals who make Randolph County a world-class destination.

W. Joseph Trogdon, Jr., Mayor

From: [John Evans](#)
To: [Cassie C. Kanoy](#); [Justin Luck](#); [Trevor Nuttall](#)
Cc: [Charlie T. Hall](#); [Zach Gardner](#); [Dionne Brown](#); [David B. Michaels](#); [Tom C. Hall](#)
Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation
Date: Tuesday, March 31, 2026 11:20:44 AM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)

Good Morning Cassie:

Thank you for letting us know. We will include this on the City Council agenda as a continuance request. Council will need to act on the request, but they typically will grant them, especially if it's the first meeting in which a continuance has been requested.

John

John L. Evans, AICP, CZO
Community Development Director
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)

<http://www.asheboronc.gov> | [Note: Development-related fees will change effective January 1, 2025.](#)



E-mail correspondence to and from this sender is subject to North Carolina Public Records Law and may be disclosed to third parties.

From: Cassie C. Kanoy <KanoyCC@stanleymartin.com>
Sent: Tuesday, March 31, 2026 11:08 AM
To: John Evans <jevans@ci.asheboro.nc.us>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall

<tnuttall@ci.asheboro.nc.us>

Cc: Charlie T. Hall <HallCT@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>; Dionne Brown <dbrown@davenportworld.com>; David B. Michaels <MichaelsDB@stanleymartin.com>; Tom C. Hall <HallTC@stanleymartin.com>

Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

Good morning John,

We'd like to go ahead & continue our Crestview Church Rd rezoning/annexation that is currently scheduled for the April 9th council meeting, to the **May 7th** council meeting. As expected, we need some additional time to work through some details prior to the mtg.

Thanks!

Cassie C. Kanoy

Land Entitlement Manager

STANLEY MARTIN HOMES

1007 Battleground Ave Suite 301 Greensboro NC 27408

kanoycc@stanleymartin.com



From: John Evans <jevans@ci.asheboro.nc.us>

Sent: Monday, March 30, 2026 12:47 PM

To: Cassie C. Kanoy <KanoyCC@stanleymartin.com>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: Charlie T. Hall <HallCT@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>

Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

CAUTION: EXTERNAL email.

Hi Cassie:

At least for this upcoming fiscal year (July 1, 2026, through June 30, 2027), there may be some changes to fees that will be presented with the adoption of the upcoming fiscal year budget that begins on July 1, but the systems development fee would likely be the most significant change.

At this point, there is not a specific amount that has been established by City Council for the Systems Development fees. This is an item that Council is currently investigating, and below is information on where this process is at this point.

[Asheboro, NC](#)

There may be an item on an upcoming Council agenda related to that issue, possibly for the April 9 meeting. Council agendas are posted [here](#), and will be available by the first of next week if not sooner.

Thanks,
John

John L. Evans, AICP, CZO
Community Development Director
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)

<http://www.asheboronc.gov> | *[Note: Development-related fees will change effective January 1, 2025.](#)*



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From: Cassie C. Kanoy <KanoyCC@stanleymartin.com>

Sent: Monday, March 30, 2026 12:22 PM

To: John Evans <jevans@ci.asheboro.nc.us>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: Charlie T. Hall <HallCT@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>

Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

Good morning John,

We're working on a detailed proforma & are trying to pin down permitting/ municipality fees to expect in anticipation of building houses on these lots in the future.

Aside from attached permitting fees, are there any other municipality fees we should budget for? It looks like Asheboro is currently undergoing a SDF analysis to implement water/sewer impact fees – are you able to provide a proposed fee amount or ballpark & timeline of when those SFDs may take effect?

Thank you!

Cassie C. Kanoy

Land Entitlement Manager

STANLEY MARTIN HOMES

1007 Battleground Ave Suite 301 Greensboro NC 27408

kanoycc@stanleymartin.com



From: John Evans <jevans@ci.asheboro.nc.us>

Sent: Friday, March 27, 2026 3:53 PM

To: Cassie C. Kanoy <KanoyCC@stanleymartin.com>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: Charlie T. Hall <HallCT@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>

Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

CAUTION: EXTERNAL email.

Hi Cassie:

Thank you for that update.

We believe it is in the applicant's best interest to have NCDOT's determination regarding the TIA prior to going to City Council so that the applicant can fully address questions from the Council or the public on road improvements.

We believe that this is important to help the public hearing go smoothly and will be better received by the Council if this information is known whether NCDOT accepts the TIA or in the event they have a different determination requiring additional improvements. It also helps avoid the scenario of NCDOT requiring improvements beyond a minor adjustment

approvable by staff but instead being a more significant modification to change the project layout and access/circulation requiring a new Conditional Zoning application and process.

Perhaps you will find out more information between now and the beginning of the week of April 6 to know whether NCDOT will have a determination by that point. I recommend seeing what progresses over the next week or so and going from there.

Thanks,
John

John L. Evans, AICP, CZO
Community Development Director
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)

<http://www.asheboronc.gov> | *[Note: Development-related fees will change effective January 1, 2025.](#)*



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From: Cassie C. Kanoy <KanoyCC@stanleymartin.com>

Sent: Friday, March 27, 2026 1:29 PM

To: John Evans <jevans@ci.asheboro.nc.us>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: Charlie T. Hall <HallCT@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>

Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

Happy Friday John!

I actually just followed up with Davenport this morning & received the below highlighted response & attached – apparently the 45 day timeline I was told is actually 40 business days, so we’re looking at 4/21. It’s my understanding we would need to continue the Council meeting on 4/9 if we don’t have NCDOT final comments, but of course we’d love to move forward if possible. Just let us know, either way we can hold off on continuing for now but it doesn’t appear it’ll be final by 4/9.

Thanks for reaching out, hope you guys have a great weekend!

Hi Cassie,

I received their preliminary review on Monday, which means it’s in their queue to review and provide comments.

I’m not sure where the date of April 4th came from as we didn’t submit the TIA until Feb 23rd and they have 40 business days to provide comment (April 21st because of the Easter holiday).

Unless that is a Town’s requirement, you don’t have to have the TIA approved to continue with your project. As long as they know it’s being reviewed and will be approved before your site plan submittals and such.



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

Cassie C. Kanoy

Land Entitlement Manager

STANLEY MARTIN HOMES

1007 Battleground Ave Suite 301 Greensboro NC 27408

kanoycc@stanleymartin.com



From: John Evans <jevans@ci.asheboro.nc.us>

Sent: Friday, March 27, 2026 1:20 PM

To: Cassie C. Kanoy <KanoyCC@stanleymartin.com>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: Charlie T. Hall <HallCT@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>

Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

CAUTION: EXTERNAL email.

Hi Cassie:

I hope that all is well with you and everyone. We are in the process of completing our staff reports that are distributed to Council in advance of the Council meeting. You may not have received a determination from NCDOT regarding the TIA for the Crestview development tin Asheboro, but I wanted to double check to see if there is any update in NCDOT's review of this? When you do have this, if you can please forward us the information, that is appreciated.

Have a great day and weekend!

John

John L. Evans, AICP, CZO
Community Development Director
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)

<http://www.asheboronc.gov> | *[Note: Development-related fees will change effective January 1, 2025.](#)*



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From: Cassie C. Kanoy <KanoyCC@stanleymartin.com>
Sent: Monday, February 23, 2026 2:02 PM
To: Justin Luck <jluck@ci.asheboro.nc.us>; John Evans <jevans@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Cc: Charlie T. Hall <HallCT@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>
Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

Good afternoon John,

Davenport has now submitted the attached TIA as it relates to the Crestview Church Rd property we have on Asheboro's agenda to annex/rezone. NCDOT has 40 days to review & approve the TIA, which would be by 4/4/26.

We want to confirm that it's ok we move forward with the March 2nd Planning Board meeting based on the attached drafted TIA with the understanding that NCDOT's approval is required for the City Council meeting. If for some reason we don't have the final NCDOT approved report back by the 4/9 meeting we would continue that meeting.

Thank you!

Cassie C. Kanoy
Land Entitlement Manager
STANLEY MARTIN HOMES
1007 Battleground Ave Suite 301 Greensboro NC 27408
kanoycc@stanleymartin.com



From: Justin Luck <jluck@ci.asheboro.nc.us>
Sent: Tuesday, February 10, 2026 11:35 AM
To: Zach Gardner <zach@gardnerengineeringpllc.com>; Cassie C. Kanoy <KanoyCC@stanleymartin.com>; John Evans <jevans@ci.asheboro.nc.us>; Charlie T. Hall <HallCT@stanleymartin.com>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

CAUTION: EXTERNAL email.

Hi Zach,

Standard postage is sufficient.

Thanks,

Justin

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392
www.asheboronc.gov



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FRAUD ADVISORY: The City of Asheboro does not utilize wire transfers for payment of application fees. Payment links will be sent from wo.iworq.net.

From: Zach Gardner <zach@gardnerengineeringpllc.com>

Sent: Tuesday, February 10, 2026 11:33 AM

To: Justin Luck <jluck@ci.asheboro.nc.us>; Cassie C. Kanoy <KanoyCC@stanleymartin.com>; John Evans <jevans@ci.asheboro.nc.us>; Charlie T. Hall <HallCT@stanleymartin.com>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

Justin,

Thank you for sending this information over.

Do these mailers need to be sent out with Certified Mail? Or will standard postage be sufficient?

Thank You,

Zachary Gardner, PE
Gardner Engineering, PLLC
P: 336-302-4949
E: zach@gardnerengineeringpllc.com
PO Box 3048

Asheboro NC, 27204
www.gardnerengineeringpllc.com

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Any computer files included with this transmittal are for informational purposes only. Their content can be considered accurate at the time of delivery, but is subject to change, in the future, without notice. These files are not to be interpreted as final engineering drawings and are not to be used for property acquisition or project construction. Due to constant updates and revisions to computers and software packages, GE, PLLC does not guarantee that these files can be opened or read by the recipient. Furthermore, GE, PLLC policy does not permit the internal conversion of files to alternate software packages or operating systems. These activities, if necessary, shall be the responsibility of the recipient. By opening this file, the recipient understands that GE, PLLC does not authorize in any way that drawing is accurate for construction material quantity takeoffs or for survey staking.

From: Justin Luck <jluck@ci.asheboro.nc.us>

Sent: Tuesday, February 10, 2026 11:20 AM

To: Cassie C. Kanoy <KanoyCC@stanleymartin.com>; John Evans <jevans@ci.asheboro.nc.us>;
Charlie T. Hall <HallCT@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>;
Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

Hi Cassie,

Please find the following documents attached:

- Excel sheet of abutting property owners
- Mailing labels for abutting property owners
- A map of the abutting properties
- A map of the properties to be rezoned (you may include this with your letter if desired)

The letters to the abutting property owners must be mailed by next Friday, February 20th. Please let us know if we may be of further assistance.

Thanks,

Justin

Justin T. Luck, AICP
Planning & Zoning Director
Planning & Zoning Dept.
336-626-1201 x 2392
www.asheboronc.gov



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From: Cassie C. Kanoy <KanoyCC@stanleymartin.com>

Sent: Tuesday, February 10, 2026 10:35 AM

To: John Evans <jevans@ci.asheboro.nc.us>; Charlie T. Hall <HallCT@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Subject: Re: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

Good morning Asheboro team,

Now that our rezoning application has been submitted, can you please circulate a list of adjacent owners so we can get a neighbor meeting scheduled soon? Looks like we need the report ready by the 3/2 PB meeting.

Thanks!

Cassie C. Kanoy

Land Entitlement Manager

STANLEY MARTIN HOMES

1007 Battleground Ave Suite 301 Greensboro NC 27408

kanoycc@stanleymartin.com

From: John Evans <jevans@ci.asheboro.nc.us>

Sent: Friday, February 6, 2026 1:42:57 PM

To: Charlie T. Hall <HallCT@stanleymartin.com>; Cassie C. Kanoy <KanoyCC@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: David B. Michaels <MichaelsDB@stanleymartin.com>

Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

CAUTION: EXTERNAL email.

Hello Charlie:

I enjoyed meeting you today. Attached is the fee receipt for the conditional zoning application. The scheduled meeting dates and times are as follows:

Planning Board: Monday, March 2 at 6 PM

City Council: Thursday, April 9 at 6 PM

As we discussed, if the TIA is not completed in time for these meetings, you can request a continuance to the next meeting schedule if needed.

Both meetings will be at City Hall, located at 146 N. Church Street in Asheboro (the office you visited today to pay the application fee). We will follow up with you regarding addresses for neighbors.

Thanks, and please let me know if you have any questions.

John

John L. Evans, AICP, CZO
Community Development Director
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)

<http://www.asheboronc.gov> | *[Note: Development-related fees will change effective January 1, 2025.](#)*



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From: John Evans

Sent: Friday, February 6, 2026 11:14 AM

To: 'Charlie T. Hall' <HallCT@stanleymartin.com>; Cassie C. Kanoy <KanoyCC@stanleymartin.com>; Zach Gardner <zach@gardnerengineeringpllc.com>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: David B. Michaels <MichaelsDB@stanleymartin.com>

Subject: RE: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

Hi Charlie: Sounds good- Thank you.

John

John L. Evans, AICP, CZO

Community Development Director

City of Asheboro

146 North Church Street

Asheboro, NC 27203

336-626-1201 Ext. 2325 (phone)

336-626-1218 (fax)

<http://www.asheboronc.gov> | [Note: Development-related fees will change effective January 1, 2025.](#)



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From: Charlie T. Hall <HallCT@stanleymartin.com>

Sent: Friday, February 6, 2026 11:09 AM

To: Cassie C. Kanoy <KanoyCC@stanleymartin.com>; John Evans <jevans@ci.asheboro.nc.us>; Zach Gardner <zach@gardnerengineeringpllc.com>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: David B. Michaels <MichaelsDB@stanleymartin.com>

Subject: Re: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

John,

I should be there within the next hour or two to deliver the check and application.

Thank you,

Charlie T. Hall

Land Acquisition Manager

STANLEY MARTIN HOMES

1007 Battleground Ave Suite 301 Greensboro NC 27408

hallct@stanleymartin.com

From: Cassie C. Kanoy <KanoyCC@stanleymartin.com>

Sent: Friday, February 6, 2026 10:32 AM

To: John Evans <jevans@ci.asheboro.nc.us>; Zach Gardner <zach@gardnerengineeringpllc.com>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: David B. Michaels <MichaelsDB@stanleymartin.com>; Charlie T. Hall <HallCT@stanleymartin.com>

Subject: RE: Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

Thank you. We'll be delivering a check for \$2260 as soon as we have everything together; I rounded to 84 ac.

Cassie C. Kanoy

Land Entitlement Manager

STANLEY MARTIN HOMES

1007 Battleground Ave Suite 301 Greensboro NC 27408

kanoycc@stanleymartin.com

From: John Evans <jevans@ci.asheboro.nc.us>

Sent: Friday, February 6, 2026 10:21 AM

To: Zach Gardner <zach@gardnerengineeringpllc.com>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: Cassie C. Kanoy <KanoyCC@stanleymartin.com>; David B. Michaels <MichaelsDB@stanleymartin.com>

Subject: RE: Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

CAUTION: EXTERNAL email.

Good Morning Zach:

Also, so you'll know fee for the conditional zoning application is based on the acreage, and for a project of this size equals \$1,000 plus \$15 per acre.

It totals **\$2,251.30**. You can either bring us a check payable to the "City of Asheboro", or we can send a payment link. The email listed on the application is and that is where the payment link will be sent unless you specify otherwise:

halltc@stanleymartin.com

If a payment link needs to go to someone else, please let us know.

Thank you,

John

John L. Evans, AICP, CZO

Community Development Director

City of Asheboro

146 North Church Street

Asheboro, NC 27203

336-626-1201 Ext. 2325 (phone)

336-626-1218 (fax)

<http://www.asheboronc.gov> | *[Note: Development-related fees will change effective January 1, 2025.](#)*



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From: John Evans

Sent: Thursday, February 5, 2026 4:19 PM

To: Zach Gardner <zach@gardnerengineeringpllc.com>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>

Cc: Cassie C. Kanoy <kanoycc@stanleymartin.com>; David B. Michaels <michaelsdb@stanleymartin.com>

Subject: RE: Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

Hi Zach:

Thank you for the update. Along with the applications, will typically ask for at least 5 hard copies of the plans so we can route them to our city departments. In addition, we ask for the plans electronically. You can submit these on our portal, which is at the following link:

[Citizen Portal](#)

You can select Option 8 and fill in the information. That also allows you the option to pay the submittal fee with a credit card payment if you prefer to do that.

As far as the addresses for mailing, we can provide those. Justin will send you a list of the owners soon after the application is filed, and you or the applicant will need to mail these between 10 and 25 days prior to the Planning Board meeting, along with additional public outreach that we strongly encourage you to do.

Thanks,
John

John L. Evans, AICP, CZO
Community Development Director
City of Asheboro
146 North Church Street
Asheboro, NC 27203
336-626-1201 Ext. 2325 (phone)
336-626-1218 (fax)

<http://www.asheboronc.gov> | *[Note: Development-related fees will change effective January 1, 2025.](#)*



E-mail correspondence to and from this sender is subject to North Carolina Public Records Law and may be disclosed to third parties.

From: Zach Gardner <zach@gardnerengineeringpllc.com>
Sent: Thursday, February 5, 2026 3:43 PM
To: John Evans <jevans@ci.asheboro.nc.us>; Justin Luck <jluck@ci.asheboro.nc.us>; Trevor Nuttall <tnuttall@ci.asheboro.nc.us>
Cc: Cassie C. Kanoy <kanoycc@stanleymartin.com>; David B. Michaels <michaelsdb@stanleymartin.com>
Subject: [External Sender] Crestview Subdivision - Application Submittal Documents - Rezoning & Annexation

John, Justing and Trevor,

We are planning on having everything finalized on the preliminary plat drawings and applications to submit to you all tomorrow for review for this project.

- Could you please let me know how many (if any) hard copies of the preliminary plat drawings that you will need delivered to City Hall?
 - Will this be a hard copy application or has the City transitioned this specific application to the online review portal?
- Also, will the City of Asheboro provide the adjoining landowner mailings notification list? Or will the design and development team need to generate that list and submit to the City for Review?
 - If you all will be proving this list, could you please forward that to us (Specifically Cassie, copied on this email)
 - If this has been sent to Stanly Martin already, please disregard.

Thank You,

Zachary Gardner, PE

Gardner Engineering, PLLC

P: 336-302-4949

E: zach@gardnerengineeringpllc.com

PO Box 3048

Asheboro NC, 27204

www.gardnerengineeringpllc.com

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RZ-26-04

Application to apply initial city zoning of R10 (CZ) Medium-Density Residential Conditional Zoning, authorizing a Residential Planned Unit Development consisting of single-family dwellings, to property located along Crestview Church Rd (PIN 7659842547 and 7659858407).

1. Request	
Applicant: Stanley Martin Homes, LLC	Property Owner: Candi Land Campground LLC
Zoning <i>Existing:</i> RM-CD Residential Randolph County Zoning for Campground Use <i>Proposed:</i> R10 (CZ) Residential Conditional Zoning <i>History:</i> RM-CD zoning granted by Randolph County in May 2024, authorizing a campground with 261 RV camping sites and 15 cabin sites	
Required Notice <i>Mailed Notice by Applicant:</i> 2-13-26	
<i>Mailed Notice by Staff:</i>	3-26-26
<i>Published Notice:</i>	3-19-26 & 3-26-26
<i>Posted Notice:</i>	3-23-26

2. Site Information	
Location	Crestview Church Rd
PIN	7659842547 and 7659858407
Size	83.78 acres +/-
Jurisdiction	Randolph County (Annexation Petition has been filed)
Current Land Use	Undeveloped
Overlay Districts	None
Infrastructure	City Sewer crosses the property; Water available at US 220 Bus S
Transportation	
<i>Street Classification:</i>	Minor Thoroughfare
<i>Maintenance:</i>	State Maintained
<i>Other Notes:</i>	2024 Average Annual Daily Traffic: 1,800; 2012 Capacity: 13,600
Surrounding Land Use	
<i>North:</i>	Undeveloped/Residential
<i>South:</i>	Residential
<i>East:</i>	Residential
<i>West:</i>	Industrial

3. Staff Analysis
1) Proposed use is a Residential Planned Unit Development for Single Family Dwellings (191 dwellings total on 191 lots). 2) R10 Residential District Statement of Intent: The R10 Residential District is intended to provide regulations which will produce a moderate intensity of residential uses, usually single family or two family in character and served by central water supply and sewage disposal systems, plus the necessary governmental and other support facilities to service such urban intensity living. 3) Relevant Zoning Ordinance Definitions:

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

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

- 4) The site plan shows two entrances from Crestview Church Road and a future connection to residentially zoned property to the north. A Traffic Impact Analysis (TIA) conducted by the applicant is currently under review by NCDOT. The preliminary recommendation of the TIA is that no improvements to Crestview Church Rd. (at either entrance or off-site) are necessary. As of March 27, 2026, the TIA is under review by NC Department of Transportation.
- 5) A 10-foot landscape buffer is proposed along the Crestview Church Road frontage and is to be maintained by the homeowners' association.
- 6) Proposed lot sizes, widths, and setbacks are reduced from typical R10 ordinance requirements as allowed for Planned Unit Development. Overall project density (roughly 2.6 units per acre, excluding right-of-way) is consistent with R10.
- 7) Two-car garages are proposed for each dwelling.
- 8) Planned Unit Developments typically require visitor parking. 38 visitor parking spaces are required for this project. While some dedicated visitor parking areas are proposed, visitor parking is primarily offered through on-street and driveway parking, with a proposed minimum of one space per driveway. When combining two parking spaces per garage with one per driveway, this results in a total of 573 parking spaces.
- 9) Sidewalk is proposed to be constructed along both sides of each street. Sidewalk will not connect to Lots 78 & 79, which are proposed to be accessed by Crestview Church Rd.
- 10) Recreation and open space are proposed through natural wilderness areas and a 5-foot wide natural foot path. Natural areas and passive recreation areas shall be provided in each phase of the development before the final plat for each phase. The applicant has indicated that the natural walking path and foot bridge will be installed after the construction of Phases 1 and 2.
- 11) A 30-foot undisturbed stream buffer, other than for the construction of roadway crossings, utility installation, and possible future walking paths, is proposed.
- 12) This specific project is exempt from NCDEQ stormwater permitting and post construction stormwater regulations, and therefore has no stormwater requirements. However, the applicant states the site has been designed in a manner typical for an NCDEQ low-density stormwater site, if it were in a jurisdictional area. A proposed condition ensures all NCDEQ permits are obtained prior to the issuance of a zoning compliance permit.

4. Modifications to Ordinance Regulations

- 1) (+) 10' Type B buffer along Crestview Church Rd.
- 2) (-) Lots 78 & 79 not connected to the pedestrian network

5. Summary of Proposed Zoning Conditions (subject to change prior to final report)

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

- K) 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 be limited to, maintenance responsibilities of the association and a release of the City of Asheboro from liability due to utility maintenance on any streets.
- L) The owner(s) of the Zoning Lot shall properly execute, and deliver to the Zoning Administrator for recordation in the office of the Randolph County Register of Deeds a Memorandum of Land Use Restrictions prepared by the City Attorney for the purpose of placing notice of the conditions attached to this Conditional Zoning in the chain of title for the Zoning Lot.

6. Land Development Plan Consistency and Reasonableness	
Proposed Land Use Map	Not Designated
Growth Strategy Map	Not Designated
Small Area Map	Not Designated
LDP Goals/Policies Supporting Request	
• Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance • Checklist Item 6: Existing infrastructure is adequate to support the desired zone • Checklist Item 11: Rezoning will promote the type of development described in Design Principles • Goal 4.1: Identification and protection of environmentally sensitive areas • Goal 5.3: Interconnected and multi-modal transportation networks • Checklist Items 12-13: 12.) Property is located outside of watershed; 13.) The property is located outside of Special Hazard Flood Area;	
LDP Goals/Policies Not Supporting Request	
• Checklist Item 14: Rezoning is not located on steep slopes of greater than 20%.	

7. Planning Board Recommendation and City Council Action Items	
Staff Recommendation	Approve, attaching conditions as summarized
Planning Board Recommendation	Approve, attaching conditions as summarized
Planning Board Plan Consistency and Reasonableness Statement	Although the Land Development Plan does not provide specific growth strategy and land use recommendations for the property and much of the surrounding area, the request can be reviewed against general goals and policies. This application is consistent with many LDP goals and policies, including interconnected and multi-modal transportation networks, open and recreation space, tree preservation and landscaping, and protection of environmentally sensitive areas. The application is reasonable given the proposed density relative to the size and topography of the property, Crestview Church Rd. being classified as a minor thoroughfare, the proximity to other major roads, employment, and recreational amenities such as the Cone Health ZooCity Sportsplex and NC Zoo, and the benefit to the overall community through additional housing opportunities.

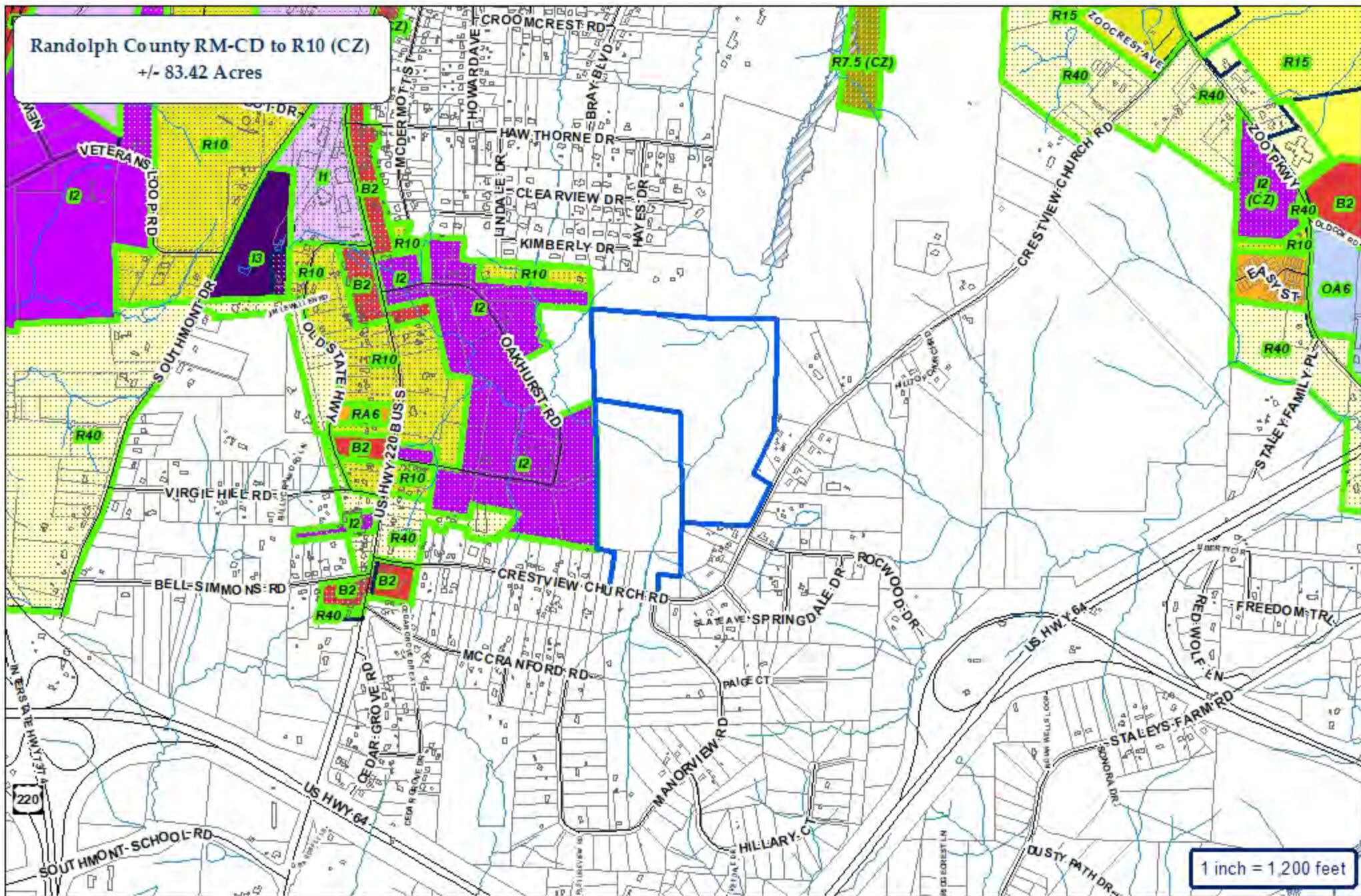
City Council Action Items	1) Approve or deny zoning map amendment RZ-26-04; apply initial city zoning of R10 (CZ) Medium-Density Residential Conditional Zoning, authorizing a Residential Planned Unit Development consisting of single-family dwellings 2) Attach zoning conditions as summarized or with modifications. 3) Adopt Plan Consistency and Reasonableness Statement
----------------------------------	---

Motions with Consistency and Reasonableness Statements	
Motion 1: Concurrence with Planning Board Recommendation and Statement	I move to approve rezoning request RZ-26-04, attaching conditions as summarized, and to adopt the plan consistency and reasonableness statement articulated by the Planning Board.
Motion 2: Approval with Modification	I move to approve rezoning request RZ-26-04, attaching conditions as modified (<i>state additional or modified conditions</i>), and to adopt the plan consistency and reasonableness statement articulated by the Planning Board.
Motion 3: Denial	I move to deny rezoning request RZ-26-04, finding that the plan consistency and reasonableness statement adopted by the Planning Board does not accurately describe the application's consistency with the Land Development Plan or its reasonableness for the following reason(s): - <i>State which goals or policies from the report support the motion to deny, and/or</i> - <i>State factors that make the request not reasonable (size of the property or project, impact on neighbors, and other public interest considerations supporting the determination to deny.</i>

Plan Consistency and Reasonableness Statement Information	
Plan Consistency	G.S. 160D-605 requires that governing boards approve a brief statement describing whether its action is consistent or inconsistent with the adopted land-use plan when adopting or rejecting any zoning text or map amendment. When considering if a request is consistent or inconsistent, the Council may reference the maps, goals, and policies of the Land Development Plan, as well as changing conditions since the plan's adoption.
Reasonableness	G.S. 160D-605 requires that governing boards approve a brief statement analyzing the reasonableness of any zoning map amendment being approved or denied. This statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of the area proposed to be rezoned (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community (iii) the relationship between the current actual and permissible development on the tract and adjoining areas, and the development that would be permissible under the proposed amendment (iv) why the action taken is in the public interest (v) any changed conditions warranting the amendment

Randolph County RM-CD to R10 (CZ)

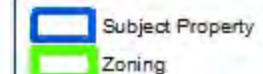
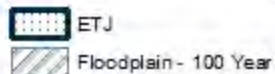
+/- 83.42 Acres



City of Asheboro Planning & Zoning Department

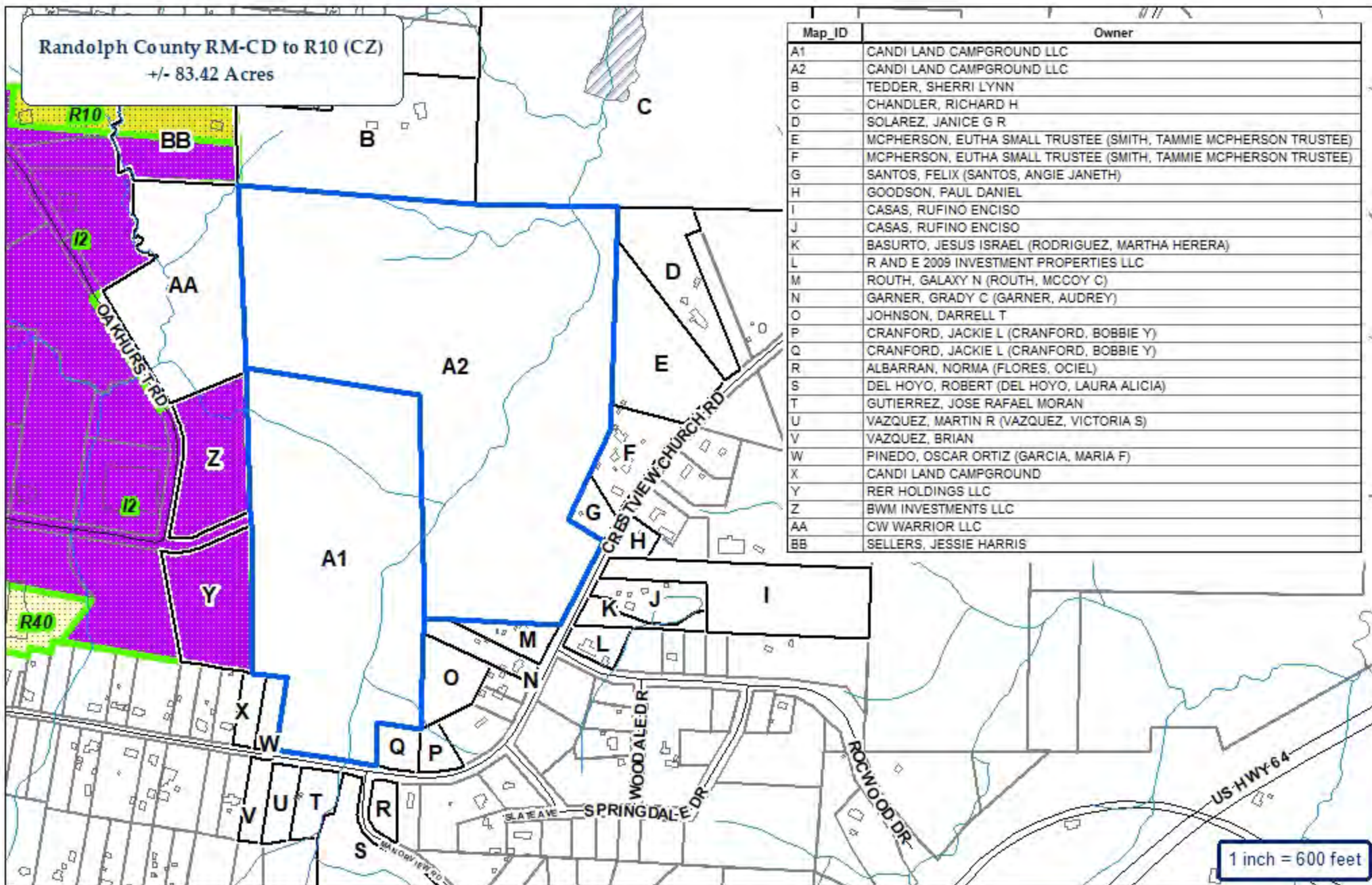
Rezoning Case: RZ-26-04

Parcels: 7659842547 & 7659858407



Randolph County RM-CD to R10 (CZ)
+/- 83.42 Acres

Map_ID	Owner
A1	CANDI LAND CAMPGROUND LLC
A2	CANDI LAND CAMPGROUND LLC
B	TEDDER, SHERRI LYNN
C	CHANDLER, RICHARD H
D	SOLAREZ, JANICE G R
E	MCPHERSON, EUTHA SMALL TRUSTEE (SMITH, TAMMIE MCPHERSON TRUSTEE)
F	MCPHERSON, EUTHA SMALL TRUSTEE (SMITH, TAMMIE MCPHERSON TRUSTEE)
G	SANTOS, FELIX (SANTOS, ANGIE JANETH)
H	GOODSON, PAUL DANIEL
I	CASAS, RUFINO ENCISO
J	CASAS, RUFINO ENCISO
K	BASURTO, JESUS ISRAEL (RODRIGUEZ, MARTHA HERERA)
L	R AND E 2009 INVESTMENT PROPERTIES LLC
M	ROUTH, GALAXY N (ROUTH, MCCOY C)
N	GARNER, GRADY C (GARNER, AUDREY)
O	JOHNSON, DARRELL T
P	CRANFORD, JACKIE L (CRANFORD, BOBBIE Y)
Q	CRANFORD, JACKIE L (CRANFORD, BOBBIE Y)
R	ALBARRAN, NORMA (FLORES, OCIEL)
S	DEL HOYO, ROBERT (DEL HOYO, LAURA ALICIA)
T	GUTIERREZ, JOSE RAFAEL MORAN
U	VAZQUEZ, MARTIN R (VAZQUEZ, VICTORIA S)
V	VAZQUEZ, BRIAN
W	PINEDO, OSCAR ORTIZ (GARCIA, MARIA F)
X	CANDI LAND CAMPGROUND
Y	RER HOLDINGS LLC
Z	BWM INVESTMENTS LLC
AA	CW WARRIOR LLC
BB	SELLERS, JESSIE HARRIS



City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-04

Parcels: 7659842547 & 7659858407

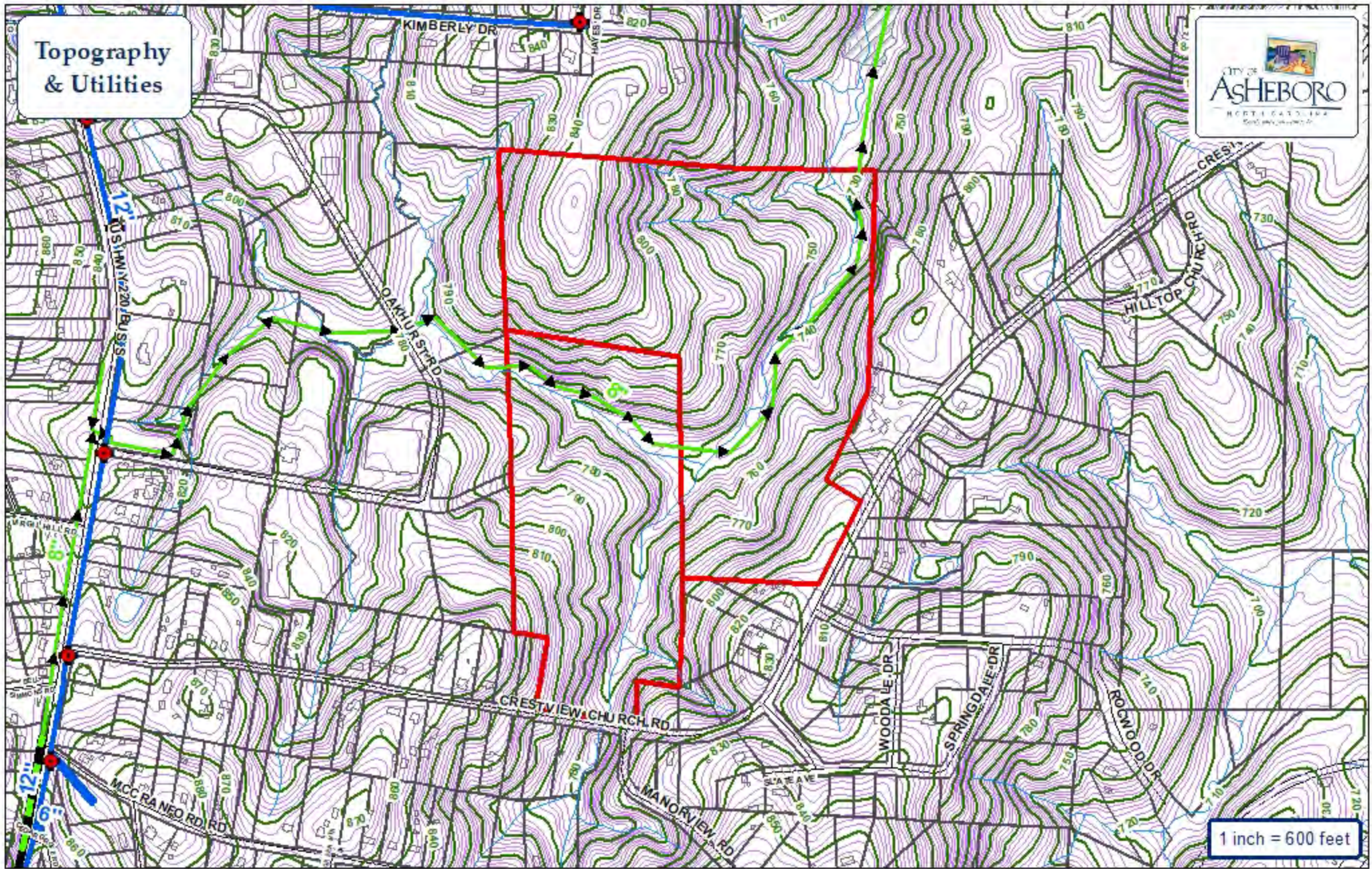


ETJ
Floodplain - 100 Year

Subject Property
Adjoining Properties
City Zoning



Topography & Utilities



- | | | | |
|--|------------|--|--------------|
| | Water Main | | Fire Hydrant |
| | Sewer Main | | Pump Station |
| | Force Main | | Watershed |

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-04

Parcels: 7659842547 & 7659858407

Subject Property

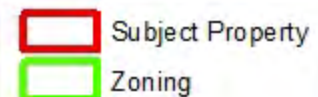




City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-26-04

Parcels: 7659842547 & 7659858407





**Case No. RZ-26-04: Information related to Traffic Impact Analysis (TIA)
provided by applicant**

**The information provided includes correspondence related to the Traffic
Impact Analysis, traffic counts, and then the completed TIA.**

John Evans

From: Dionne Brown [REDACTED]
Sent: Monday, February 16, 2026 12:14 PM
To: Kimes, Tyler J
Cc: Richardson, Justin T; Hill, Carl J; John Evans
Subject: RE: [External Sender] [External] 260006 Crestview Church Development
Attachments: Figure 4 Exist Vol.pdf; Figure 6 Trip Dist.pdf; Figure 7 Site Trips.pdf

Hello Everyone,

After weeks of winter weather/ school closures/delays, we were finally able to get data collected.

Attached you will find the existing volume, trip distribution and site trip figures for your review.

Let me know if you have any questions, if not, we will continue with the analysis.

Thanks



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Thursday, January 22, 2026 10:13 AM
To: Dionne Brown [REDACTED]
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Given the growth we have seen on Zoo Parkway over the past couple of years (exceeding 1%), we would prefer collecting new counts at this intersection to ensure an accurate study.

Thanks!

Tyler Kimes, EI
Senior Assistant District Engineer
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office
336-318-4005 – Direct
Tjkimes@ncdot.gov

300 DOT Drive
Asheboro, NC 27205



From: Dionne Brown [REDACTED]
Sent: Thursday, January 22, 2026 9:54 AM
To: Kimes, Tyler J <tjkimes@ncdot.gov>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

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Thank you Tyler. You are correct, Crestview Village was not submitted.

I forgot to ask about a previous count, Crestview Church Road at Zoo Parkway (March 2025). Can we utilize this count and use a growth rate of 1% to bring it up to 2026?

Please let me know.

Thanks



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Thursday, January 22, 2026 9:21 AM
To: Dionne Brown <[REDACTED]>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Good morning Dionne,

We are good with your scoping document, with just one comment. You mentioned Crestview Village in your nearby approved development but I do not believe this TIA/Development was ever approved. If this was not approved, you do not need to account for it in your study.

Thanks!

Tyler Kimes, EI
Senior Assistant District Engineer
NCDOT Highway Division 8

District 1 - District Office

336-318-4000 – Office

336-318-4005 – Direct

Tjkimes@ncdot.gov

300 DOT Drive

Asheboro, NC 27205



From: Dionne Brown [REDACTED]

Sent: Wednesday, January 21, 2026 3:41 PM

To: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Kimes, Tyler J <tjkimes@ncdot.gov>; jevans@ci.asheboro.nc.us

Subject: [External] 260006 Crestview Church Development

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Hello All,

We have a new residential development project off of Crestview Church Road east of US 220 BUS.

I have prepared a scoping document for your review and concurrence.

I understand with winter weather approaching, collecting data could be delayed until beginning of Feb.

Please let me know if there is anything I'm missing (approved developments/ committed improvements/ etc) that needs to be addressed.

Thank you.



Dionne Brown, PE | Project Manager II

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Zoo Parkway

← 171 / 222
↪ 41 / 20

113 / 247
32 / 51

Crestview Church Road

↪ 36 / 34
↪ 21 / 44

← 402 / 434
↪ 13 / 59

↪ 51 / 36
↪ 72 / 24

US 220 BUS

↪ 396 / 280
↪ 45 / 38

Crestview Church Road

*** NOT TO SCALE ***

** A minimum of 4 vehicles per hour is analyzed for each movement per NCDOT Congestion Management Guidelines.

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LEGEND



SIGNAL



STOP



ROADWAY



TRAFFIC MOVEMENT

BLACK = EXISTING

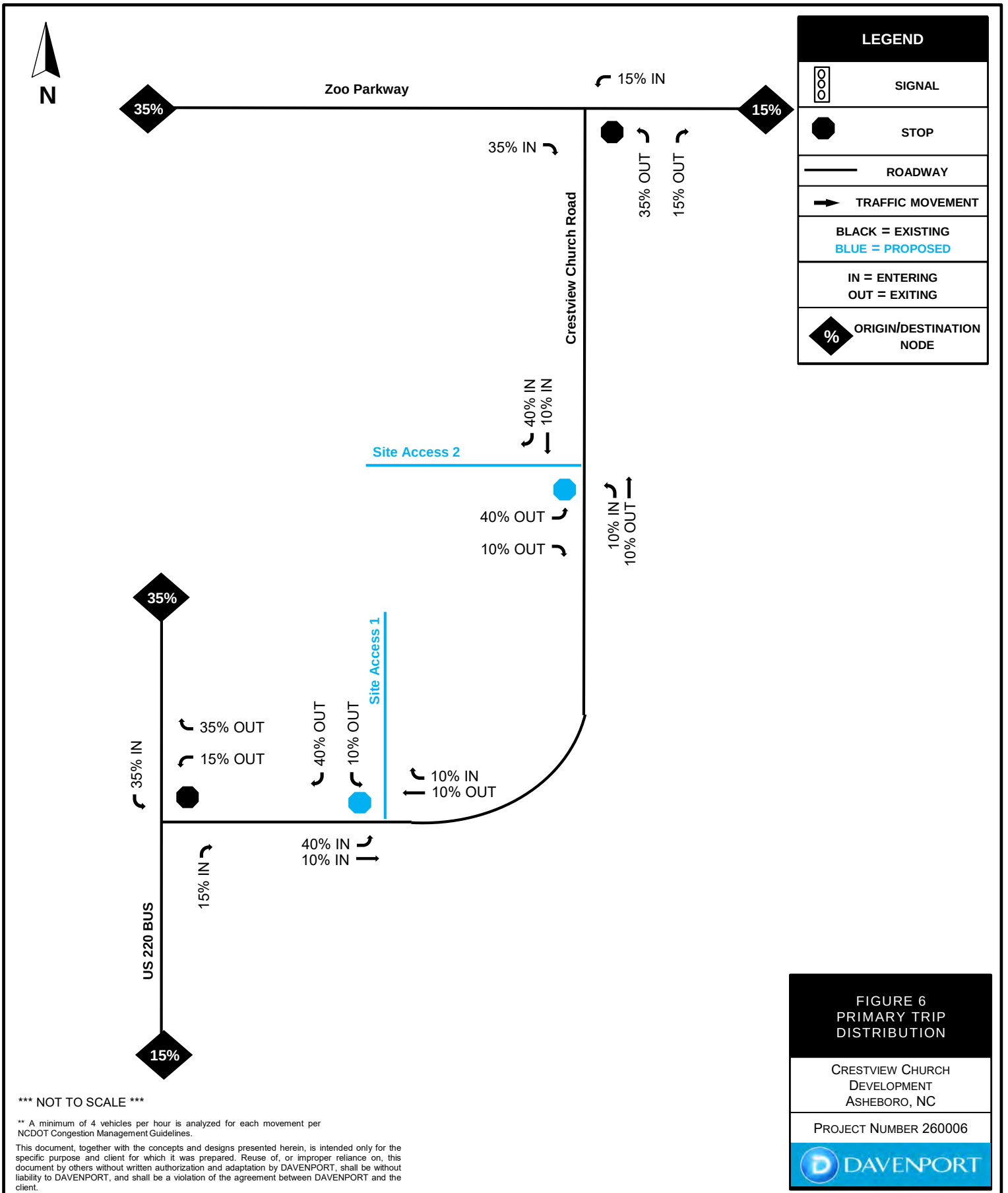
AM / PM PEAKS

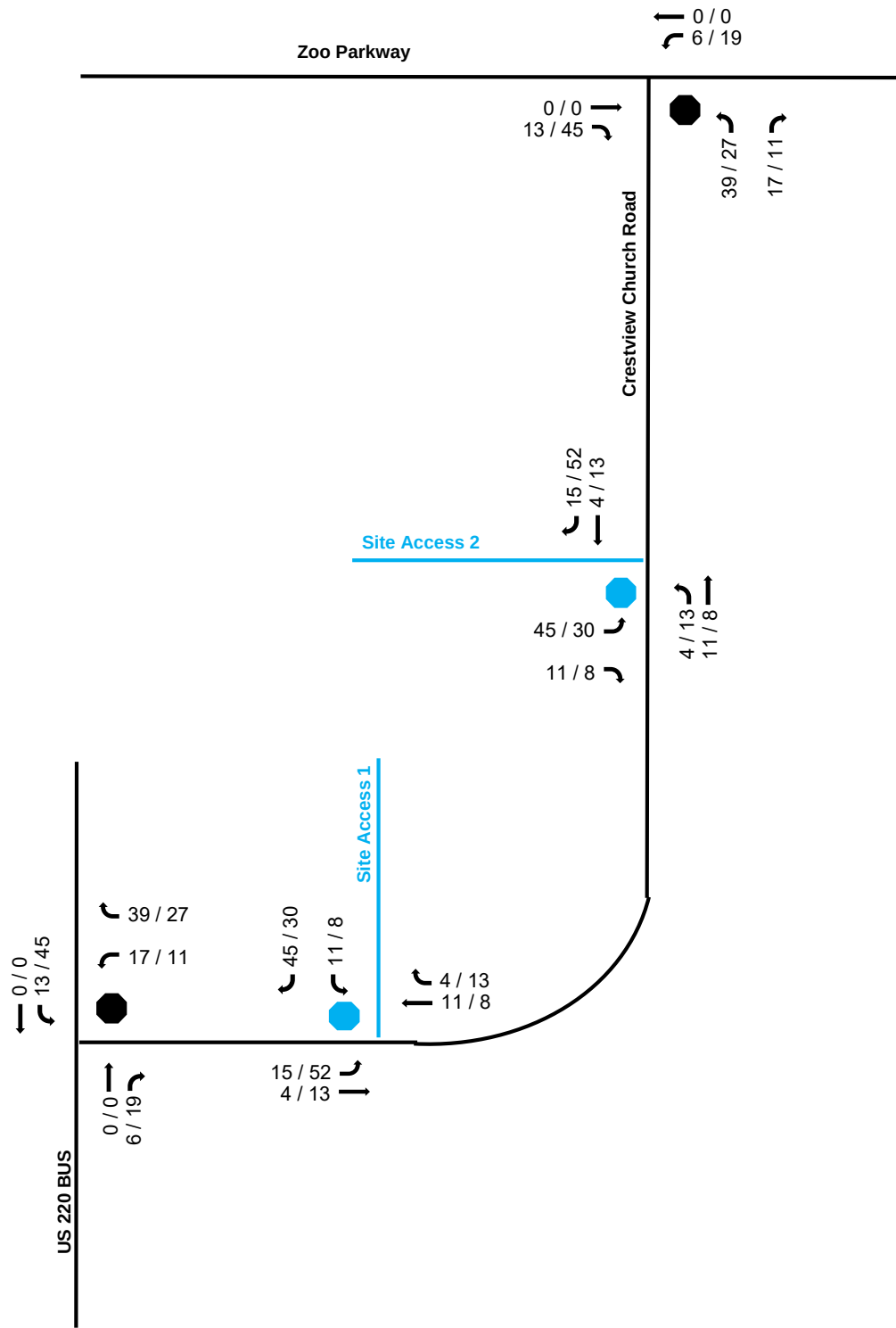
FIGURE 4
2026 EXISTING
TRAFFIC VOLUMES

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006







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February 23, 2026



TRANSPORTATION IMPACT ANALYSIS

Crestview Church Development

Asheboro, NC

Project # 260006

Prepared For: Stanley Martin Homes

Transportation Impact Analysis

Crestview Church Development Asheboro, NC

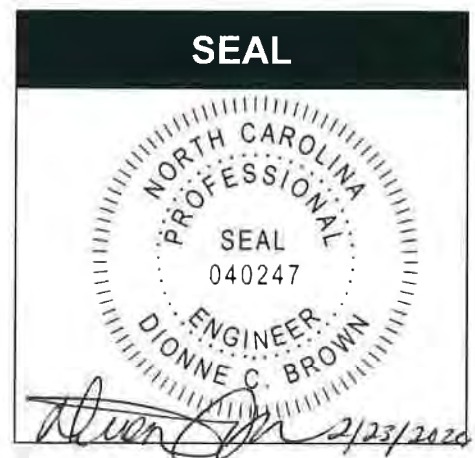
Prepared for
Stanley Martin Homes

February 23, 2026

Analysis and Graphics by: Dionne C. Brown, PE

Reviewed by: Dylan Coley, PE

Sealed by: Dionne C. Brown, PE



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EXECUTIVE SUMMARY

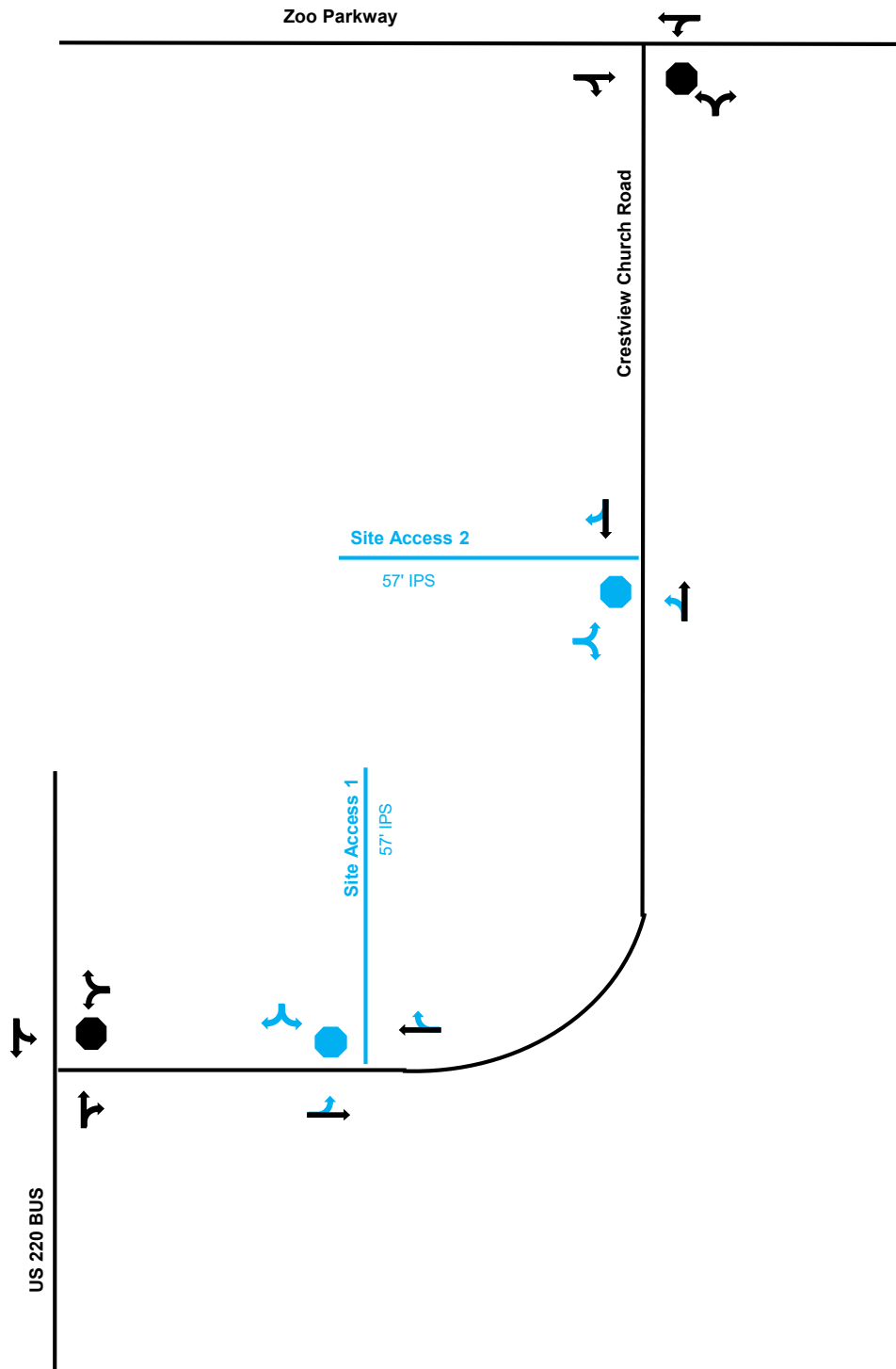
The Crestview Church Development is located north of Crestview Church Road between US 220 BUS and Zoo Parkway in Asheboro, NC. The proposed development will consist of up to 215 single family homes. Two full movement access points are proposed on Crestview Church Road. The expected build-out year for this development is 2029. Information regarding the property was provided by Stanley Martin Homes.

DAVENPORT was retained to determine the potential traffic impact of this development and to identify transportation improvements that may be required to accommodate the new development traffic.

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with City of Asheboro and NCDOT. This site has a trip generation potential of 2,041 daily trips, 149 trips in the AM peak hour, and 205 trips in the PM peak hour.

In conclusion, this study has determined the potential traffic impact of this development and determined that no improvements are necessary to mitigate future traffic. The proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The site access recommendations summarized in Figure A and in Table A should be constructed to comply with applicable NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and/or local standards.

Table A – Summary of Recommended Improvements	
INTERSECTION	RECOMMENDATIONS
US 220 BUS at Crestview Church Road	No improvements recommended.
Crestview Church Road at Zoo Parkway	No improvements recommended.
Crestview Church Road at Site Access 1	- Design site drive according to applicable NCDOT standards. - No additional improvements are recommended.
Crestview Church Road at Site Access 2	- Design site drive according to applicable NCDOT standards. - No additional improvements are recommended.



LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	
IPS = INTERNAL PROTECTED STEM	

**FIGURE A
RECOMMENDED
IMPROVEMENTS**

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006



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1.0 Introduction

The Crestview Church Development is located north of Crestview Church Road between US 220 BUS and Zoo Parkway in Asheboro, NC. The proposed development will consist of up to 215 single family homes. Two full movement access points are proposed on Crestview Church Road. The expected build-out year for this development is 2029. Information regarding the property was provided by Stanley Martin Homes.

A conceptual site plan is shown in Figure 1, and a site location map and a vicinity map are provided in Figures 2A and 2B, respectively.

DAVENPORT was retained to determine the potential traffic impact of this development and to identify transportation improvements that may be required to accommodate the new development traffic. The following intersections are included in the study:

1. US 220 BUS at Crestview Church Road (unsignalized)
2. Zoo Parkway at Crestview Church Road (unsignalized)
3. Crestview Church Road at Site Access 1 (unsignalized)
4. Crestview Church Road at Site Access 2 (unsignalized)

These intersections were analyzed during the AM and PM peaks for the following conditions:

- 2026 Existing Conditions
- 2029 Future No Build Conditions
- 2029 Future Build Conditions
- 2029 Future Build Conditions + Improvements

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with the City of Asheboro and North Carolina Department of Transportation (NCDOT). It was conducted according to the standards and best practices of the transportation engineering profession.

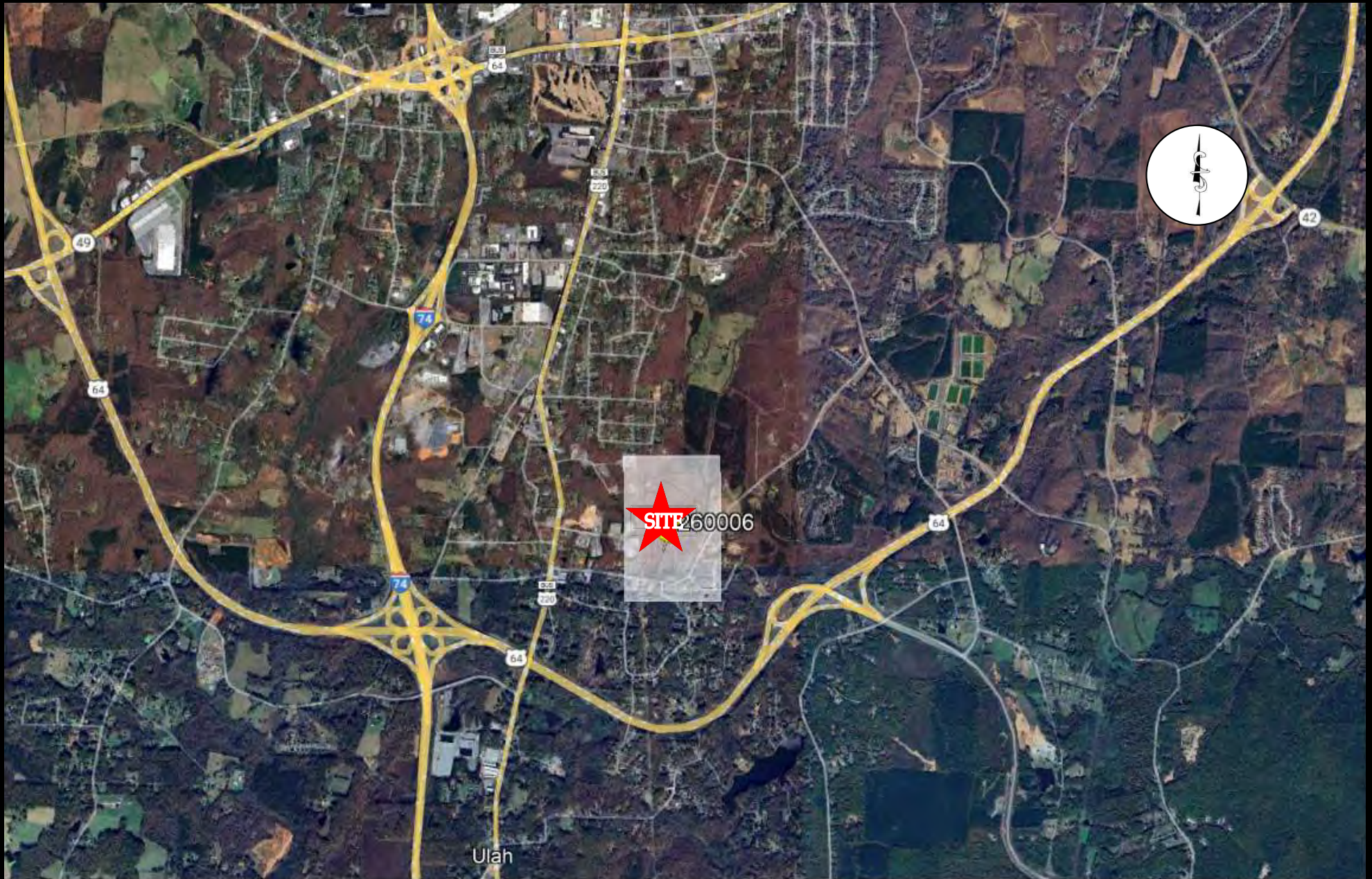


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FIGURE 1
SITE PLAN

PROPOSED
DRIVEWAY
LOCATIONS





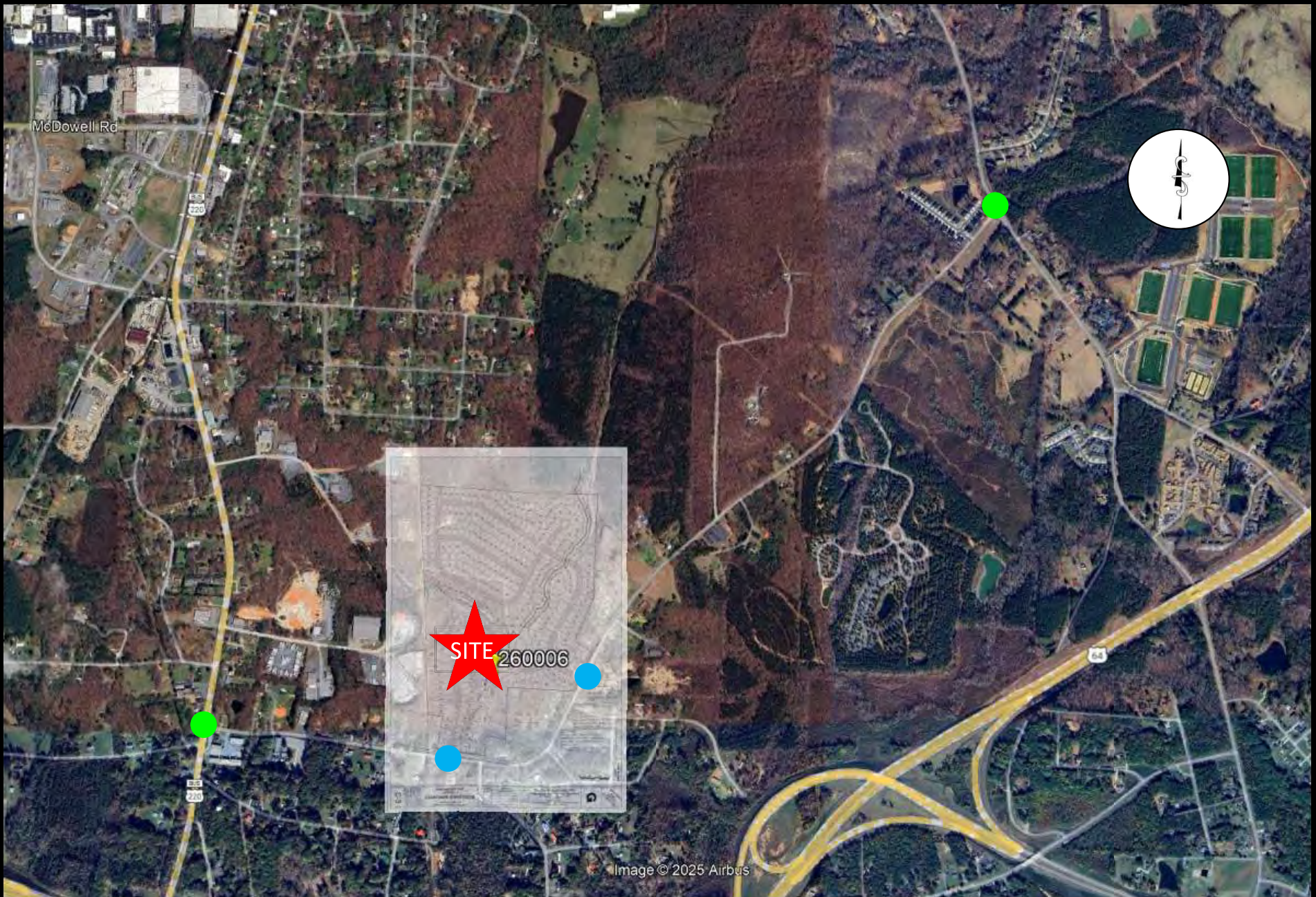


FIGURE 2B
VICINITY MAP

STUDY INTERSECTIONS
BACKGROUND
PROPOSED



2.0 Existing Conditions

2.1 Inventory

Table 2.1 presents a summary of the study area roadway conditions. Figure 3 shows the existing lane geometry.

Table 2.1 - Street Inventory						
Facility Name	Route #	2023 AADT (vpd)	Typical Cross Section	Lane Width	Speed Limit (MPH)	Maintained By
Fayetteville Street	US 220 BUS	6,900	2-lane undivided	12 feet	45	NCDOT
Zoo Parkway	SR 3017	4,500	2-lane undivided	12 feet	45	NCDOT
Crestview Church Road	SR 2820	1,800	2-lane undivided	10 feet	45	NCDOT

2.2 Existing Traffic Volumes

Turning movement counts for this project were collected by DAVENPORT when local public schools were in session. Table 2.2 contains the location, dates, and times these counts were conducted. The traffic volumes were not balanced between the study intersections since the existing driveways and land uses account for the imbalance. Additionally, a minimum of four vehicles per hour were assigned to all movements, per NCDOT Congestion Management standards. The existing AM and PM peak hour volumes are shown in Figure 4. Traffic count data are provided in the Appendix.

Table 2.2 - Traffic Volume Data		
Count Location	Date Taken	Hours
US 220 BUS at Crestview Church Road (unsignalized)	Thursday, February 12, 2026	7-9 AM, 4-6 PM
Zoo Parkway at Crestview Church Road (unsignalized)	Thursday, February 12, 2026	7-9 AM, 4-6 PM



SPEED
LIMIT
45

Zoo Parkway

4,500

Crestview Church Road

SPEED
LIMIT
45

US 220 BUS

Crestview Church
Road

1,800

6,900

SPEED
LIMIT
45

LEGEND



SIGNAL



STOP

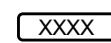


ROADWAY



TRAFFIC MOVEMENT

BLACK = EXISTING



2023 AADT
VOLUMES

FIGURE 3 EXISTING LANE GEOMETRY

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006



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Zoo Parkway

← 171 / 222
↪ 41 / 20

113 / 247
32 / 51

Crestview Church Road

↪ 36 / 34
↪ 21 / 44

← 402 / 434
↪ 13 / 59

↪ 51 / 36
↪ 72 / 24

US 220 BUS

↪ 396 / 280
↪ 45 / 38

Crestview Church Road

*** NOT TO SCALE ***

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LEGEND



SIGNAL



STOP



ROADWAY



TRAFFIC MOVEMENT

BLACK = EXISTING

AM / PM PEAKS

FIGURE 4 2026 EXISTING TRAFFIC VOLUMES

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006



3.0 Approved Development and Committed Improvements

3.1 *Approved Developments*

Approved developments are projects that have been authorized in the area but are not yet constructed. Per the approved scoping document, there are two approved developments to consider for this study site. Relevant information is provided in the Appendix.

Hillcrest Farm is planned to consist of 282 single family homes and 64 townhomes. It is located west of Zoo Parkway and south of Newbern Avenue. A TIA was completed by DAVENPORT in November 2023.

Asheboro Residential is planned to consist of 260 single family homes and 160 townhomes. It is located in the vicinity of the intersection of Old Cox Road and Old Humble Mill Road. A TIA was completed by Kimley-Horn in February 2025.

3.2 *Committed Improvements*

Committed improvements are projects planned by NCDOT, the County, or City, or that are associated with a prior approved development(s) in the area but are not yet constructed. Per the approved scoping document, there are no committed improvements to be included in this study.

4.0 Methodology

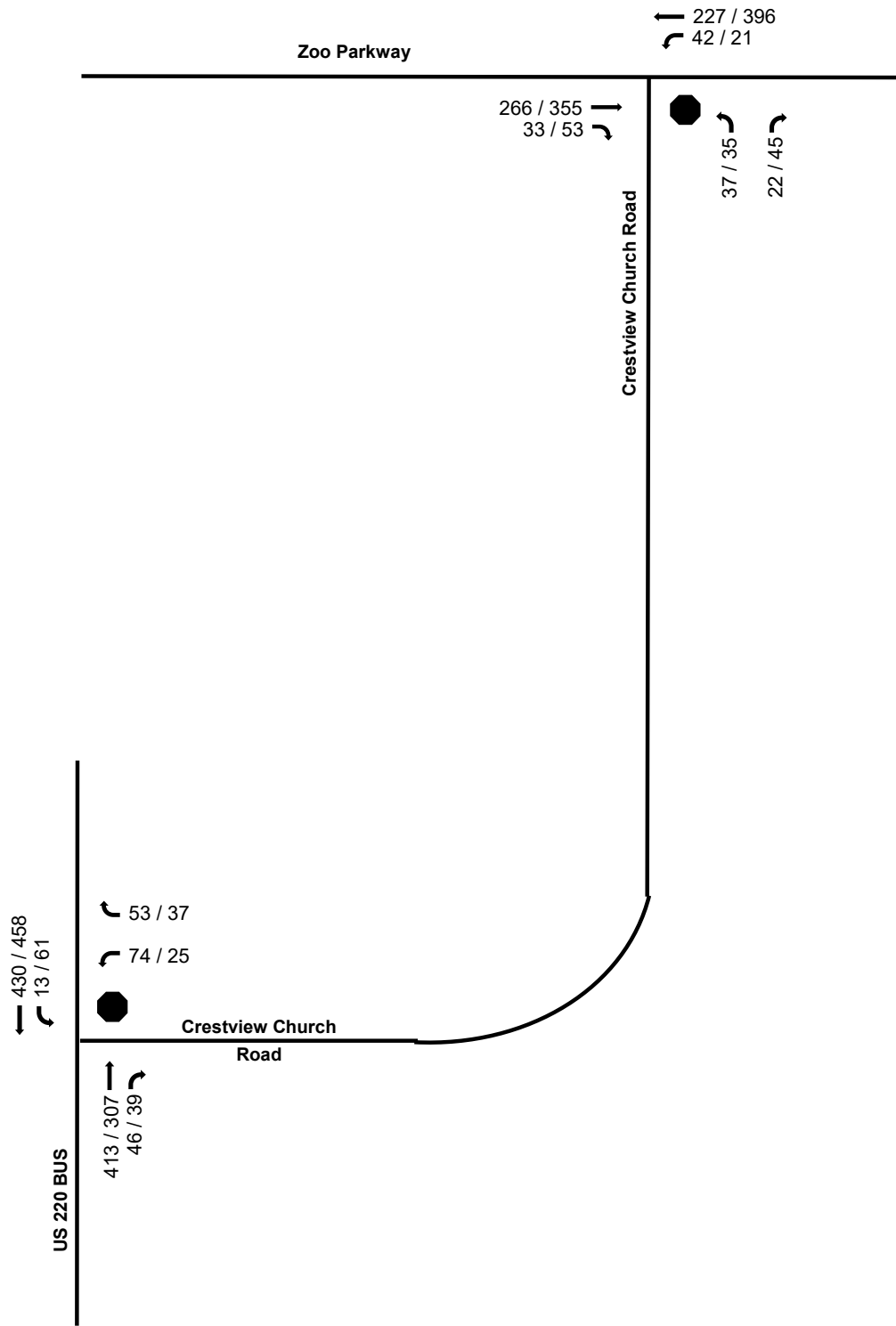
4.1 *Baseline Assumptions and Standards*

In general, the analysis for this project was conducted utilizing commonly accepted NCDOT standards. Table 4.1 contains a summary of the baseline assumptions.

Table 4.1 - Assumptions	
Annual Growth Rate	1%
Analysis Software	Synchro/SimTraffic
Lane Widths	12 feet
Peak Hour Factor	0.90
Truck Percentage	2%

4.2 *Future No Build Volumes*

The 2029 future no build traffic volumes were computed by applying a one percent (1%) compounded annual growth rate to the 2026 existing traffic volumes and adding approved development trips. Figure 5 shows 2029 future no build traffic volumes for AM and PM peaks.



LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
AM / PM PEAKS	

FIGURE 5
2029 FUTURE NO
BUILD VOLUMES

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006



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4.3 Trip Generation

The proposed development will contain residential units. The trip generation potential of this site was projected based on the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual* and guidance from NCDOT Congestion Management on the selection of appropriate variables. Table 4.2 presents the results.

Table 4.2 - ITE Trip Generation 11th Edition											
Average Weekday Driveway Volumes					24-Hour	AM Peak Hour			PM Peak Hour		
					Two-Way						
Land Use	ITE Land Use Code	Size		Method	Volume	Enter	Exit	Total	Enter	Exit	Total
Single-family Homes	210	215	Dwelling Units	Adjacent/Equation	2041	37	112	149	129	76	205
Total Trips					2,041	37	112	149	129	76	205

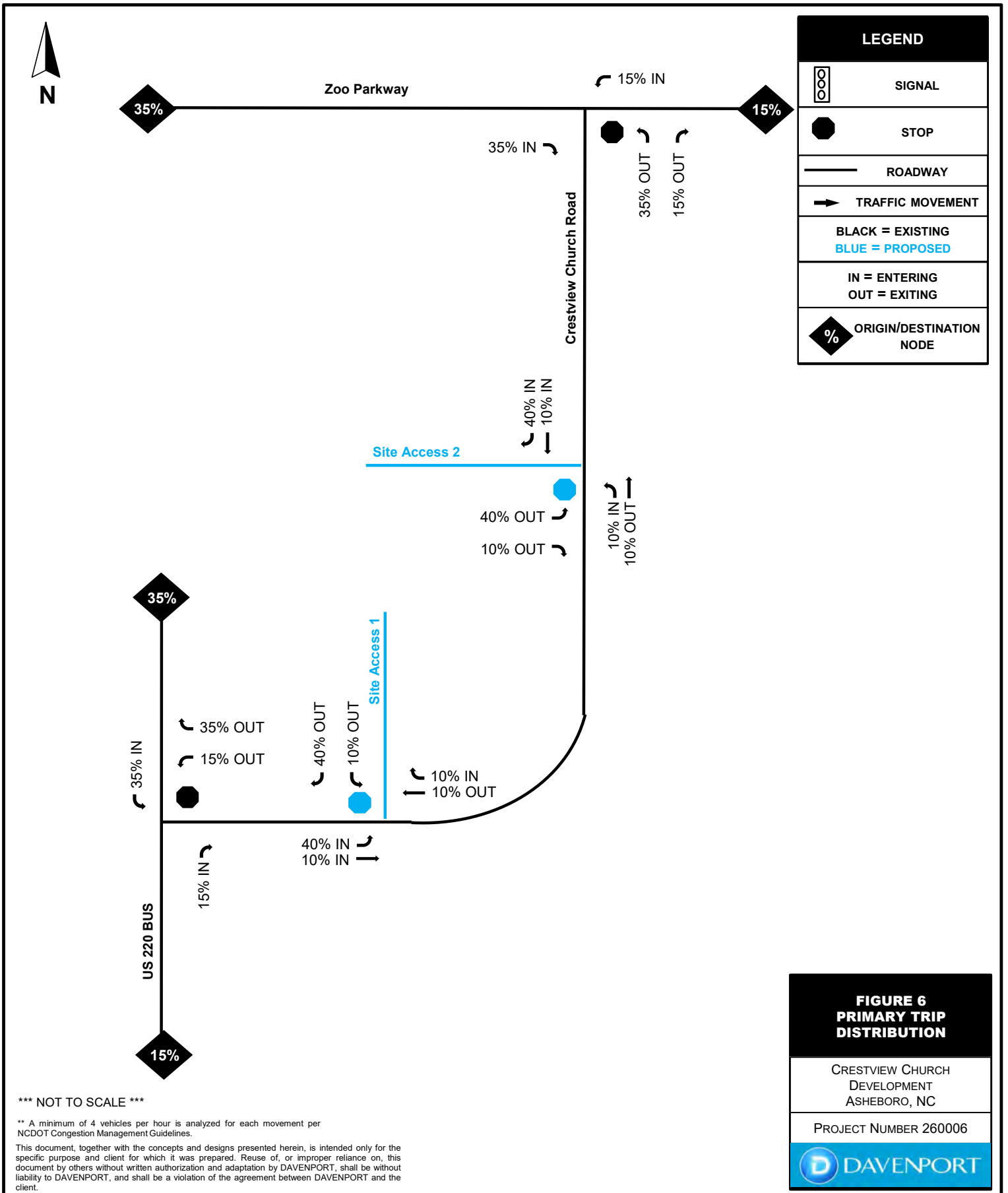
4.4 Trip Distribution and Assignment

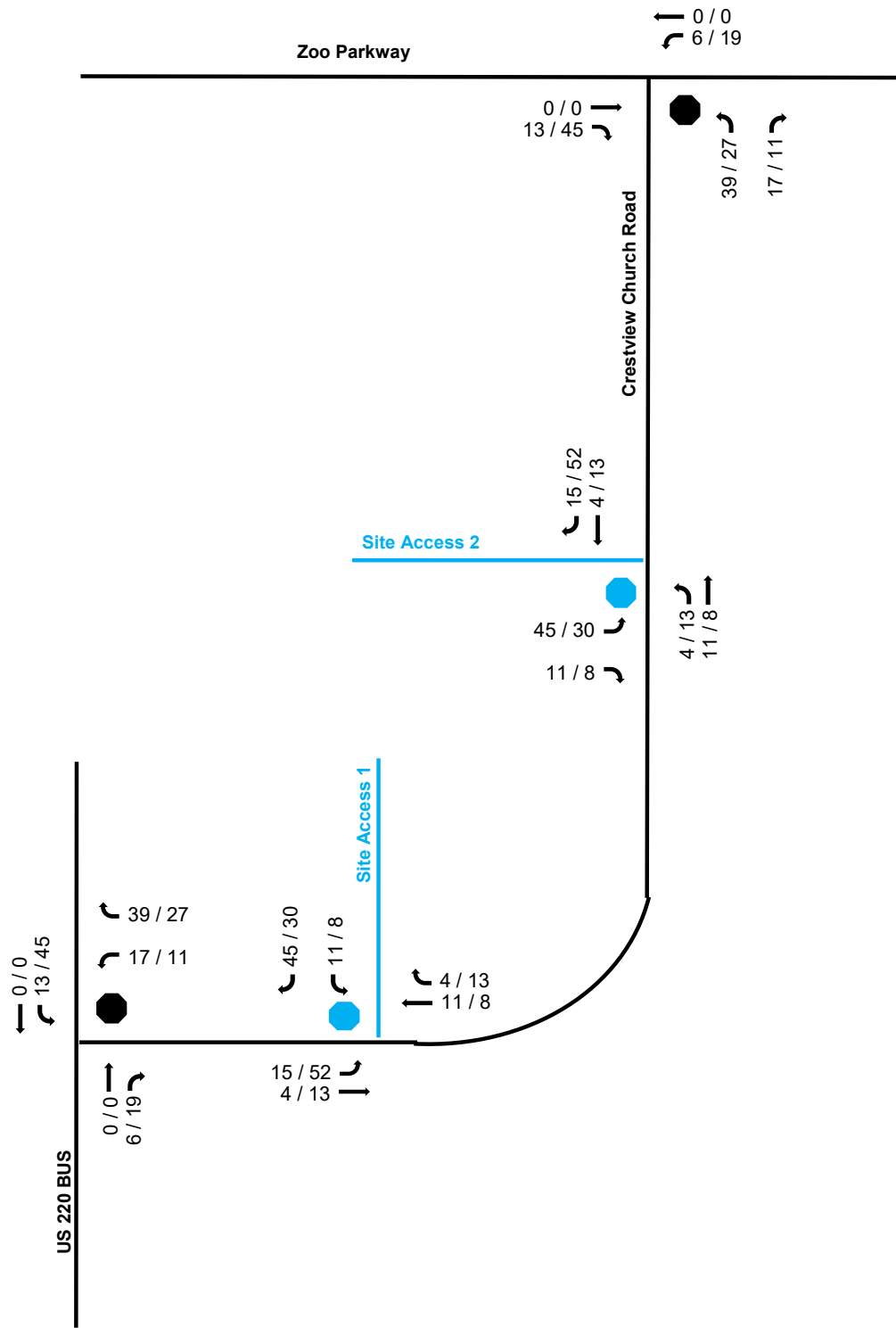
Site trips for this proposed development were distributed based on the existing traffic patterns and engineering judgment. The trip distribution model is shown in Figure 6. The directional distribution for site trips is:

- 35% to/from the north on US 220 BUS
- 35% to/from the east on Zoo Parkway
- 15% to/from the south on US 220 BUS
- 15% to/from the west on Zoo Parkway

4.5 Future Build Volumes

Site trip volumes were added to the future no build volumes to compute the 2029 Future Build volumes. Site trips are shown in Figure 7 and Future Build volumes are shown in Figure 8.





LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
BLUE = PROPOSED	
AM / PM PEAKS	

FIGURE 7
PRIMARY SITE TRIPS

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

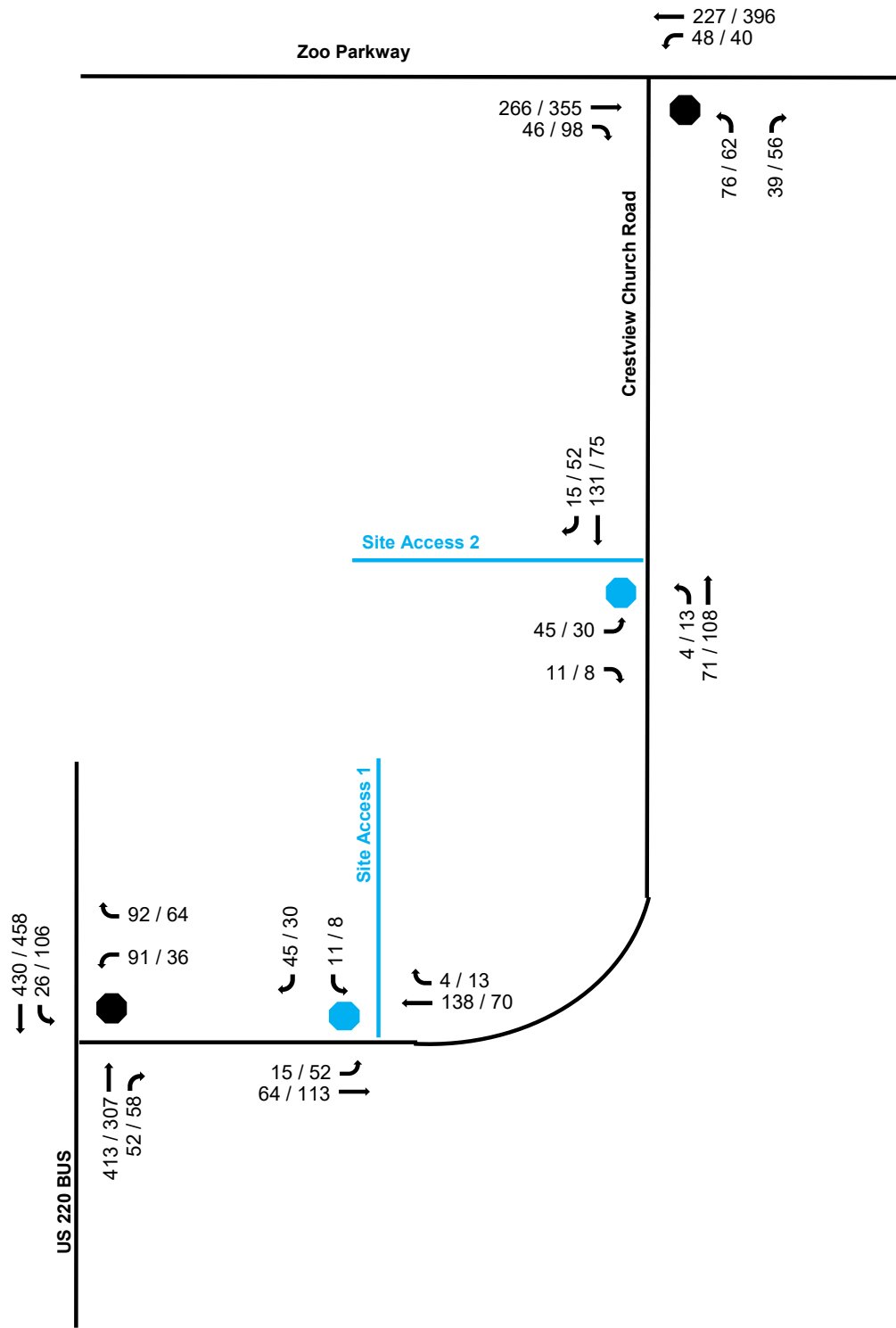
PROJECT NUMBER 260006

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LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	
AM / PM PEAKS	

FIGURE 8
2029 FUTURE BUILD
VOLUMES

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006

DAVENPORT

*** NOT TO SCALE ***

** A minimum of 4 vehicles per hour is analyzed for each movement per NCDOT Congestion Management Guidelines.

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT, shall be without liability to DAVENPORT, and shall be a violation of the agreement between DAVENPORT and the client.

5.0 Capacity Analysis

5.1 Level of Service Evaluation Criteria

The Transportation Research Board's *Highway Capacity Manual* (HCM) utilizes the term "level of service" (LOS) to measure how traffic operates in intersections and on roadway segments. There are six levels of service ranging from A to F as shown in Table 5.1. Level of service "A" represents low-volume traffic operations and level of service "F" represents high-volume, oversaturated traffic operations. Synchro traffic modeling software is used to determine the LOS and delay for study intersections. Synchro analysis worksheet reports are provided in the Appendix.

Table 5.1 – Highway Capacity Manual			
Levels of Service and Control Delay Criteria			
Signalized Intersection		Unsignalized Intersection	
Level of Service	Control Delay Per vehicle (seconds)	Level of Service	Delay Range (seconds)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

5.2 Queueing Evaluation

A queueing analysis was performed using Synchro and SimTraffic simulation, based on a minimum 10-minute seeding, a 60-minute recording period, and 10 runs. The maximum SimTraffic queues and 95th-percentile Synchro queues are provided, along with the turn lane lengths. Synchro and SimTraffic queue reports are provided in the Appendix.

5.3 Level of Service and Queueing Results

The results of the capacity analyses are discussed by intersection in the following paragraphs. The LOS, delay and queue results are summarized in Tables 5.2 to 5.5.

US 220 BUS at Crestview Church Road (unsignalized)

The worst approach operates at LOS C in existing, and future no build, conditions for AM and PM peak hours. In future build conditions, LOS D is expected for AM peak hour and LOS C for PM peak hour. No improvements are recommended.

Table 5.2 – US 220 BUS at Crestview Church Road				
Scenario	Worst Approach	Level of Service per Movement & by Approach (delay in seconds/vehicle)		
		Westbound	Northbound	Southbound
AM Peak Hour				
2026 Existing	C (20.5) WB Approach	LR	TR	LT
		C (20.5)	A (0.0)	A (0.3)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	34	0	0
	Max Queue (ft)	90	22	53
2029 No Build	C (22.4) WB Approach	LR	TR	LT
		C (22.4)	A (0.0)	A (0.2)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	38	0	0
	Max Queue (ft)	68		96
2029 Future Build	D (28.5) WB Approach	LR	TR	LT
		D (28.5)	A (0.0)	A (0.5)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	70	0	2
	Max Queue (ft)	140		52
PM Peak Hour				
2026 Existing	C (15.0) WB Approach	LR	TR	LT
		C (15.0)	A (0.0)	A (1.0)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	10	0	4
	Max Queue (ft)	51		72
2029 No Build	C (16.0) WB Approach	LR	TR	LT
		C (16.0)	A (0.0)	A (1.0)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	12	0	4
	Max Queue (ft)	70		72
2029 Future Build	C (19.5) WB Approach	LR	TR	LT
		C (19.5)	A (0.0)	A (1.6)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	26	0	6
	Max Queue (ft)	95	22	215

Crestview Church Road at Zoo Parkway (unsignalized)

The worst approach operates at LOS B in existing conditions for AM and PM peak hours. In future no build conditions, LOS B in the AM peak hour and LOS C in the PM peak hour is expected. In future build conditions, LOS C is expected for AM and PM peak hours. No improvements are recommended.

Table 5.3 – Crestview Church Road at Zoo Parkway				
Scenario	Worst Approach	Level of Service per Movement & by Approach (delay in seconds/vehicle)		
		Eastbound	Westbound	Northbound
AM Peak Hour				
2026 Existing	B (11.1) NB Approach	TR	LT	LR
		A (0.0)	A (1.5)	B (11.1)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	6
	Max Queue (ft)		29	52
2029 No Build	B (13.5) NB Approach	TR	LT	LR
		A (0.0)	A (1.3)	B (13.5)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	1
	Max Queue (ft)		53	55
2029 Future Build	C (15.6) NB Approach	TR	LT	LR
		A (0.0)	A (1.4)	C (15.6)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	22
	Max Queue (ft)		101	71
PM Peak Hour				
2026 Existing	B (12.3) NB Approach	TR	LT	LR
		A (0.0)	A (0.7)	B (12.3)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	10
	Max Queue (ft)		27	52
2029 No Build	C (15.8) NB Approach	TR	LT	LR
		A (0.0)	A (0.4)	C (15.8)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	16
	Max Queue (ft)		95	73
2029 Future Build	C (20.6) NB Approach	TR	LT	LR
		A (0.0)	A (0.8)	C (20.6)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	2	38
	Max Queue (ft)	22	155	93

Crestview Church Road at Site Access 1 (unsignalized)

Under future build conditions, the minor-street approach is expected to operate at LOS A in the AM and PM peak hours. The need for left- and right-turn lanes was reviewed based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. Based on projected volumes, auxiliary lanes were not warranted. The site access should be designed in accordance with applicable NCDOT standards. No other improvements are recommended.

Table 5.4 – Crestview Church Road at Site Access 1				
Scenario	Worst Approach	Level of Service per Movement & by Approach (delay in seconds/vehicle)		
		Eastbound	Westbound	Southbound
AM Peak Hour				
2029 Future Build	A (9.6) SB Approach	LT	TR	LR
		A (1.4)	A (0.0)	A (9.6)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	0	0	4
	Max Queue (ft)			54
PM Peak Hour				
2029 Future Build	A (9.3) SB Approach	LT	TR	LR
		A (2.4)	A (0.0)	A (9.3)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	2	0	4
	Max Queue (ft)	53		51

Crestview Church Road at Site Access 2 (unsignalized)

Under future build conditions, the minor-street approach is expected to operate at LOS B in the AM and PM peak hours. The need for left- and right-turn lanes was reviewed based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. Based on projected volumes, auxiliary lanes were not warranted. The site access should be designed in accordance with applicable NCDOT standards. No other improvements are recommended.

Table 5.5 – Crestview Church Road at Site Access 2				
Scenario	Worst Approach	Level of Service per Movement & by Approach (delay in seconds/vehicle)		
		Eastbound	Northbound	Southbound
AM Peak Hour				
2029 Future Build	B (10.1) EB Approach	LR	LT	TR
		B (10.1)	A (0.4)	A (0.0)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	6	0	0
	Max Queue (ft)	48	51	
PM Peak Hour				
2029 Future Build	B (10.0) EB Approach	LR	TR	LT
		B (10.0)	A (0.8)	A (0.0)
	Available Storage (ft)	FULL	FULL	FULL
	95th% Queue (ft)	4	0	0
	Max Queue (ft)	22	27	

6.0 Internal Protected Stem

The NCDOT *Policy on Street and Driveway Access to North Carolina Highways*, or the Driveway Manual, states that the length of the internal protected stem (IPS) will be determined from the maximum vehicle storage required as measured from the right-of-way line to the nearest conflict point with a minimum recommendation of 100 feet. For the purposes of this report, the IPS is estimated from the edge of right-of-way as shown in the preliminary conceptual site plan.

Table 6.1 summarizes the maximum storage recorded in the analysis as compared to the estimated IPS. Both Site Access 1 and Site Access 2 queues are expected to be contained within the estimated IPS.

Table 6.1 – Queue Lengths on Site Driveways					
Site Drive	Estimated IPS (feet)	95 th -%ile Queue (feet)		Maximum Queue (feet)	
		AM	PM	AM	PM
SB Site Access 1 Approach	57	4	4	54	51
EB Site Access 2 Approach	57	6	4	48	22

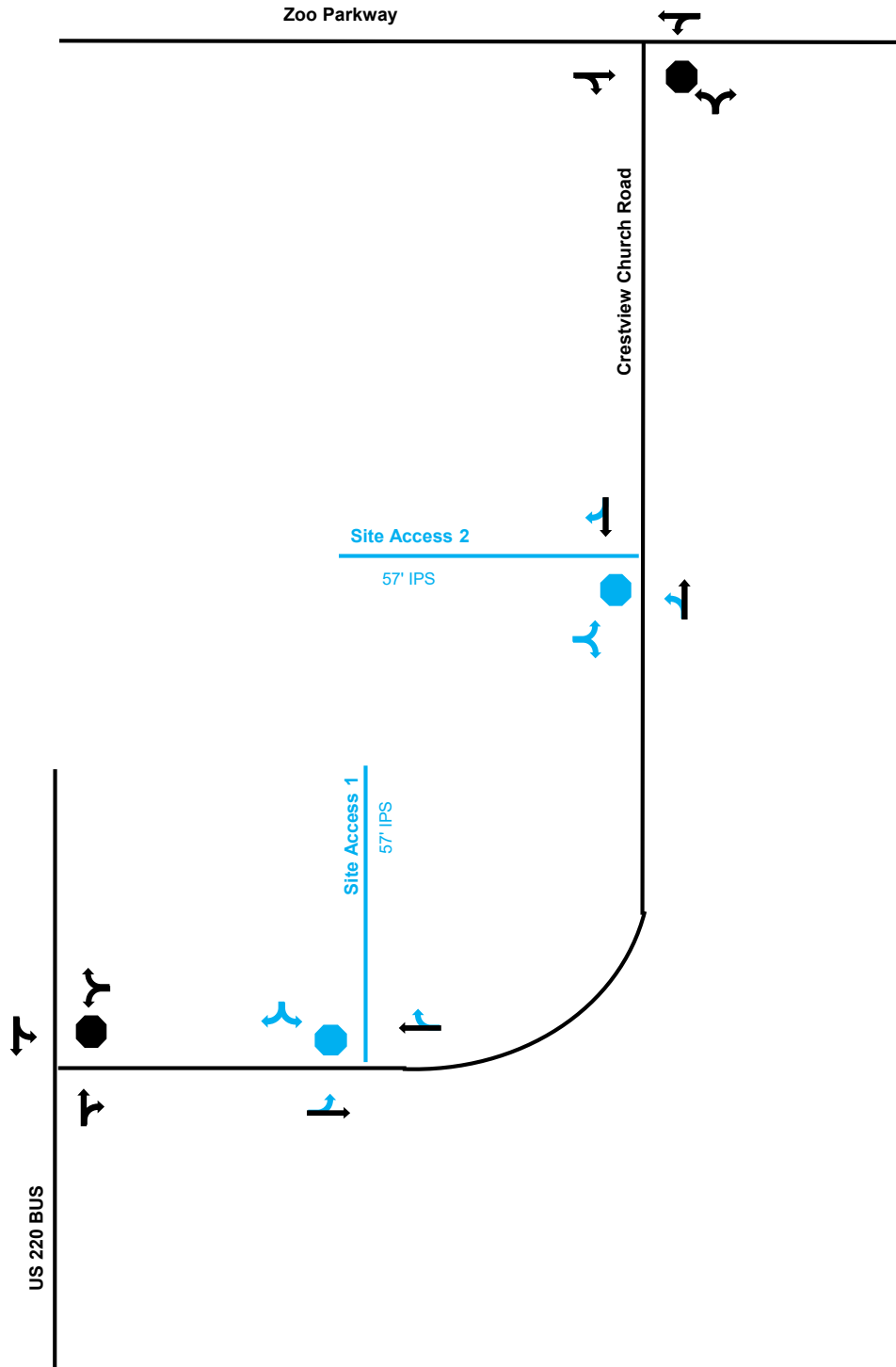
7.0 Summary and Conclusion

The Crestview Church Development is located north of Crestview Church Road between US 220 BUS and Zoo Parkway in Asheboro, NC. The proposed development will consist of up to 215 single family homes. Two full movement access points are proposed on Crestview Church Road. The expected build-out year for this development is 2029. Information regarding the property was provided by Stanley Martin Homes.

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with City of Asheboro and NCDOT. This site has a trip generation potential of 2,041 daily trips, 149 trips in the AM peak hour, and 205 trips in the PM peak hour.

In conclusion, this study has determined the potential traffic impact of this development. No improvements are recommended to mitigate future traffic. Table 7.1 summarizes the recommended improvements, which are also reflected in Figure 9. The anticipated transportation impact of the proposed development can be accommodated.

Table 7.1 – Summary of Recommended Improvements	
INTERSECTION	RECOMMENDATIONS
US 220 BUS at Crestview Church Road	• No improvements recommended.
Crestview Church Road at Zoo Parkway	• No improvements recommended.
Crestview Church Road at Site Access 1	• Design site drive according to applicable NCDOT standards. • No additional improvements are recommended.
Crestview Church Road at Site Access 2	• Design site drive according to applicable NCDOT standards. • No additional improvements are recommended.



LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	
IPS = INTERNAL PROTECTED STEM	

**FIGURE 9
RECOMMENDED
IMPROVEMENTS**

CRESTVIEW CHURCH
DEVELOPMENT
ASHEBORO, NC

PROJECT NUMBER 260006



*** NOT TO SCALE ***

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Appendix

Approved Scoping Documents



NCDOT Traffic Impact Analysis Need Screening / Scoping Request



TIA Need
Screening



TIA
Scoping



TIA
Submittal

A Traffic Impact Analysis (TIA) may be required for developments based on the site trip generation estimates, site context, or at the discretion of the NCDOT District Engineer. The Applicant or the TIA Consultant shall submit this form along with the site plan to the District Engineer to determine the TIA need and, if a TIA is required, initiate the TIA scoping process. Without an approved scope, the TIA is incomplete and will be rejected until the study is revised to conform to NCDOT's TIA requirements.

Project Name: Crestview Church Development

Previous Name: If Applicable _____

Location: east of US 220 on Crestview Church Rd

County: Randolph

Municipality: Asheboro

Project Description: up to 215 single family homes

Project Contact:

Applicant

TIA Consultant

Company Name

Stanley Martin Home

DAVENPORT

Contact Person

Charlie T Hall

Dionne C Brown

Phone Number

919-948-3289

Email

hallct@stanleymartin.com

dbrown@davenportworld.com

Mailing Address

1007 Battleground Ave Suite 301
Greensboro, NC 27408

4600 Marriott Drive Suite 350
Raleigh, NC 27612

Site Plan Prepared By: Gardner Engineering

Site Plan Date: Dec 2025

See site plan/vicinity map requirements on page 2.

Parcel Size: 83.77 Acre(s)

Anticipated Build-Out Year: 2029

Weekday Site Trip Generation - Do NOT adjust for mode split, pass-by, internal capture, or diverted trips.

ITE LUC	Proposed Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips			PM Peak Hour Trips			Data Source
						Enter	Exit	Total	Enter	Exit	Total	
210	Single Family	215	DU	2041	Adj. Street	37	112	149	129	76	205	ITE Equation
Total				2041		37	112	149	129	76	205	

Refer to the current [NCDOT Congestion Management Capacity Analysis Guidelines](#) for acceptable trip calculation methods and data sources.

**Explain local or other data sources, if used: _____

☐ The estimated site trips meet NCDOT's TIA trip threshold of 3,000 daily trips.

☒ The estimated site trips meet the municipal TIA trip threshold of 100 peak hour trips

☐ This project is located in a known [STIP](#) and/ or local CIP project # _____

☒ This project includes a rezoning request.



NCDOT Traffic Impact Analysis Need Screening / Scoping Request



- ☐ The proposed site access is located within 1,000 feet of an interchange.
- ☐ The Applicant requests for a new or modified control-of-access break.
- ☐ The Applicant requests for a new or modified median break.

Applicant's Signature

Print Name

Date

Site Plan/Vicinity Map Requirement for TIA Need Screening: While the site plan may not be finalized during the TIA scoping stage, the graphic representation of the proposed development shall provide adequate details on the development scope and context. More specifically, the site plan/map shall clearly show the location and type of each access point, spacing to adjacent and opposing driveways or intersections, internal street network, proposed buildings/parcels with their anticipated uses and sizes at full build-out and, if applicable, any nearby interstate, US, NC or Secondary Roads (SR).

Project Name: _____ **Project Reference Number:** _____

- ☐ **A TIA is Required by the Local Government.** In addition, the study area is expected to include NCDOT maintained transportation facilities.
- ☐ **A TIA is Required by NCDOT,** per the [Policy on Street and Driveway Access to North Carolina Highways](#).

If either or both of the boxes above are checked, the Applicant/TIA Consultant is hereby requested to fill out as much as possible of the following TIA scoping checklist, and return it along with the supporting documents to NCDOT prior to the scoping meeting.

- ☐ **A TIA is NOT required.** This decision is based on the development information presented above. Changes in the development plan will require re-evaluation of the TIA need, and may necessitate a TIA. The Applicant should inform the District Engineer of any significant changes in a timely fashion to avoid delays or rejections of the driveway permit / encroachment agreement applications.



NCDOT Traffic Impact Analysis Need Screening / Scoping Request



Additional Comments:

The TIA need decision is made by the NCDOT Division _____ District _____ on _____.

NCDOT District Representative's Signature

Email concurrence may be used in lieu of the signature.

Print Name



NCDOT TIA Scoping Checklist



Project Name: Crestview Church Development

TIA Scoping Date: _____

☒ **TIA Need Screening Forms are Attached.** Project Reference #: _____ Decision Date: _____

☒ **Site Plan and Access**

☒ Provide a site plan illustrating site access, internal and external roadways, buildings and land uses.

Refer to NCDOT's [Policy on Street and Driveway Access to North Carolina Highways](#) pages 14 and 15 for site plan requirements.

☒ Identify site access.

New Access	On Road	Access Type		Driveway Spacing		
	Road Name	Permitted Movements	Traffic Control	Distance (ft)	Direction	Nearest Intersection / Access
Access A	Crestview Church	Conventional Full-Mvmt	2-Way Stop	2360	East	US 220
Access B	Crestview Church	Conventional Full-Mvmt	2-Way Stop	4100	East	US 220
Access C						
Access D						
Access E						
Access F						
Access G						
Access H						
Existing Access	Existing Intersection of		Access	Proposed Interconnectivity (If Applicable)		
	Road A	Road B	Modification	Connector #	Road Connected	Adjacent Development
Access 1			Please Select	Connector 1		
Access 2				Connector 2		
Access 3				Connector 3		
Access 4				Connector 4		

☐ Additional access clarifications and provisions (e.g., proposed control-of-access or median breaks, modifications of existing access, loading/unloading area access, bike/pedestrian accommodation).



Proposed K-12 School Site

- ☐ NCDOT [MSTA School Traffic Calculator](#) for Select School Type shall be used.
- ☐ Peak Hour Factors (PHFs) shall be adjusted/weighted for new school trips (0.5 PHF by default).
- ☐ Internal school circulation analysis is required, and should be submitted in advance or concurrent with the TIA submittal.
- ☐ Clarify traffic operation plans (e.g. traffic circulation pattern, pedestrian access, drop-off/pick-up zone location and configuration, queue storage area and, if applicable, staggered start times).



NCDOT TIA Scoping Checklist



☒ Trip Generation

The TIA Consultant shall prepare trip generation estimates following the current [NCDOT Congestion Management Capacity Analysis Guidelines](#), and submit the calculation sheets and supporting information to the District Engineer for approval prior to capacity analysis.

ITE LUC	Proposed Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips			PM Peak Hour Trips			Data Source
						Enter	Exit	Total	Enter	Exit	Total	
210	Single Family	215	DU	2041	Adj. Street	37	112	149	129	76	205	ITE Equation
Unadjusted Site Trips				2041		37	112	149	129	76	205	
Internal Capture Trips (Attach Calculation Sheets)												Please Select
Internal Capture % of Unadjusted Site Trips				%		%			%			
LUC	Proposed Land Use	Any Internal Trips?		Pass-By % of External Trips								
		Please Select		%		%			%			Please Select
				%		%			%			
				%		%			%			
				%		%			%			
				%		%			%			
Pass-By Trips (Attach Calculation Sheets)												
Adjacent Street Volumes												Please Select
Non-Pass-By Primary Trips												
Diverted Trips, if Applicable and Justifiable												Please Select

**Explain local or other data sources, if used:

☐ Existing Site Trip Information for Redevelopment Projects (Attach separate sheets as needed)

ITE LUC	Existing Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips			PM Peak Hour Trips			Data Source
						Enter	Exit	Total	Enter	Exit	Total	
					Please Select							Please Select
Total Existing Site Trips												



NCDOT TIA Scoping Checklist



☒ Trip Distribution

- ☐ Trip distribution diagrams are submitted concurrently with this document (attach separate sheets).
- ☒ Trip distribution diagrams will be submitted separately, along with supporting information, to the District Engineer for review and approval prior to capacity analysis. The trip distribution shall be based on the current and anticipated traffic patterns, as well as instructions noted below.

If required by the District Engineer, the following additional diagrams shall also be submitted:

- ☐ Mixed-Use Developments (separate diagrams for residential, commercial, and office trips)
- ☐ Inter-Development Trips (if 'internal' trips cross public streets)
- ☐ Pass-By Trips
- ☐ Diverted Trips
- ☐ Each Analysis Period

☐ Mode Split

- ☐ Provide Data Source and Justification

Mode Period	Auto		
AM Peak	%	%	%
PM Peak	%	%	%
Daily	%	%	%
	%	%	%

- ☐ Identify proper infrastructure and accommodation for other modes of travel.

☒ Analysis Peak Periods:

- ☒ Weekday AM Peak 7-9 AM
- ☒ Weekday PM Peak 4-6 PM
- ☐ Weekday Midday Peak _____
- ☐ Weekday PM School Peak _____
- ☐ Weekend _____ Peak _____
- ☐ Other _____



NCDOT TIA Scoping Checklist



☒ Study Area Intersections and Data Collection

The study area shall include the site access intersections (both new and existing) identified under “Site Plan and Access” on page 1, as well as the following external and, if applicable, internal intersections.

External Intersection	Intersection of		Traffic Control	Intersection Turning Movement Counts			Notes
	Road A	Road B		New / Existing	Date of Counts	Growth Adjustment	
#1	US 220 BUS	Crestview Church	2-Way Stop	Require New Counts			
#2	Zoo Parkway	Crestview Church	2-Way Stop	Require New Counts			
#3	Crestview Church	Site Access 1	2-Way Stop				
#4	Crestview Church	Site Access 2	2-Way Stop				
#5							
#6							
#7							
#8							
#9							
#10							
#11							
#12							

Internal Intersection	Intersection of		Access Type		Intersection Spacing		
	Road A	Road B	Traffic Control	Permitted Movements	Distance (ft)	Direction	Nearest Intersection
#101			Please Select	Please Select		Please Select	
#102							
#103							
#104							
#105							

The following data will be collected:

- ☒ New traffic turning movement counts in ☒ 15-min intervals ☐ 5-min intervals (near schools)
Unless otherwise noted above, new traffic counts shall be collected at the existing study intersections during the analysis periods. Weekday counts shall avoid Mondays, Fridays, holidays, school breaks, road closures, and major weather events.
- ☐ To account for the impact of existing and/or proposed school traffic, PHFs will be adjusted for:
intersections numbered: _____
and access points numbered: _____
- ☐ Traffic Forecast Data for TIP: _____
- ☒ Roadway/Intersection Configuration & Traffic Control
- ☐ Traffic Signal Phasing & Timing Data
- ☐ Crash Data: _____ Period: _____
- ☐ Other: _____



NCDOT TIA Scoping Checklist



☒ Future Year Conditions

☒ Project Build-Out Year: 2029

☐ Future Analysis Year(s): _____

- ☐ Identify below any funded/committed future transportation improvements, as well as any approved but incomplete developments near the site.

Funded STIP / Local CIP Project	Project Description		Year Complete
Nearby Approved Development	Location	Future Land Use (exclude any completed phases)	Committed Improvements
Crestview Village	Crestview Church Rd	Residential	
Hillcrest Farm	west of Zoo Parkway	Residential	
Ashebro Residential	Old Cox/ Old Humble Mill	Residential	

☒ Annual Growth Factor: 1 %

Justification/Data Source: Historical AADT shows min. growth, 1% proposed to be conservative

☐ Local Comprehensive Transportation Plan Compliance

- ☐ Identify Applicable Local Transportation Planning Documents

- ☐ Identify Applicable Roadways inside the Study Area

Road Name	Classification	Speed Limit	Proposed Cross-Section	Proposed Right-of-Way	Compliance Requirements	Affect Study Intersection #



NCDOT TIA Scoping Checklist



☒ Study Method

The traffic analysis shall follow the current [NCDOT Congestion Management Capacity Analysis Guidelines](#), [Policy on Street and Driveway Access to North Carolina Highways](#), and use the current approved version of analysis software (e.g. Synchro/SimTraffic, HCS, Sidra Intersection, TransModeler).

The study shall include the following analysis scenarios for each analysis period.

1. Existing Conditions
2. Future No-Build Conditions (existing + background growth + approved developments + committed or funded improvements)
3. Future Build Conditions (future no-build + site trips)
4. Future Build with Improvements Conditions (future build traffic with improvements to mitigate the proposed development's impacts) and, if applicable:
- ☐ 5. TIP Design Year Analysis _____
- ☐ 6. Alternative Access Scenario (without proposed control-of-access or median break / modification)

The following additional analysis/outputs should be provided as warranted:

- ☐ Signal Warrant Analysis for accesses/intersections _____
- ☐ Multi-Modal Level of Service Analysis
- ☐ School Loading Zone Traffic Simulation
- ☐ Phasing Analysis (scope separately as needed)
- ☐ Safety/Crash Analysis
- ☐ Control-of-Access Modification Justification
- ☐ Median Break / Modification Justification
- ☐ Other _____

☒ Submittals

In addition to the hardcopies required below, the TIA Consultant shall provide the District Engineer and, if required, the local government an electronic copy of the study documents, including the latest site plan, figures and appendices, in searchable PDF files and the original traffic analysis files (e.g., Synchro, HCS). To expedite review, the NCDOT electronic submittals shall also be delivered concurrently to:

☐ Div. Traffic Engr ☐ Regional Traffic Engr ☐ Congestion Management ☐ Other _____

Submittals	NCDOT		Local Government	
	Electronic	Hardcopy	Electronic	Hardcopy
Trip Generation & Distribution	Required		Please Select	
Draft TIA Report	Required			
Final Sealed TIA Report	Required			

☐ **Additional Comments** (municipal TIA requirements, approved variations from NCDOT guidelines)



NCDOT TIA Scoping Checklist



Agreement by All Parties

The undersigned agree to the contents and methodology described above for completing the required traffic impact analysis for the proposed development identified herein. Any changes to the above methodology contemplated by the Applicant or the TIA Consultant must be submitted to the District Engineer in writing. If approved by NCDOT, then such changes may be accepted for the TIA report. Subsequent revisions to the development plan (e.g. land use, density, site access, or schedule) may require additional scoping and analysis, and may modify the TIA requirements.

This agreement shall become effective on the date approved by NCDOT, and shall expire ____ months after the effective date or upon significant changes to the roadway network and/or development assumptions, whichever occurs first. Once expired, renewal or re-scoping will be required for subsequent TIA submittals.

APPLICANT

_____	Charlie Hall	_____
Signature	Print Name	Date

TIA CONSULTANT

_____	Dionne C. Brown	_____
Signature	Print Name	Date

LOCAL GOVERNMENT REPRESENTATIVE (If Applicable)

_____	_____	_____
Signature	Print Name	Date

Email concurrence may be used in lieu of the signature.

NCDOT DISTRICT REPRESENTATIVE

Reviewed and approved by the NCDOT Division ____ District ____ on _____.

_____	_____
Signature	Print Name

Email concurrence may be used in lieu of the signature.

C-3

SHEET NO.
PROJECT NO. 25.0010
CHECKED BY ZHC
DRAWN BY ZHC
DATE DEC. 2025
SCALE AS NOTED

PRELIMINARY PLAT
OPTION - 2
CRESTVIEW SUBDIVISION

CRESTVIEW CHURCH RD
ASHEBORO - NC - RANDOLPH COUNTY

#	DATE	DESCRIPTION	BY
0	NO-XX-XX	SUBMIT PLAN REVIEW	ZHC

Gardner Engineering, PLLC

Engineering - Land Planning - Permitting

NO Engineering Fee - \$3000

P.O. Box 3046
Asheboro, NC 27304
P: (336) 900-0480 Email: zach@gardnerengineeringpllc.com
www.gardnerengineeringpllc.com

PRELIMINARY
PLAN
FOR
CONSTRUCTION

G

215 LOTS

OWNER'S PREFERRED ROW WIDTHS: 30 FT DEEP

HOUSE SITE WILL BE 40X70

MIN. C.O. ROW = 150'

MIN. OUTSIDE ROW EAD = 145'

INTERIORS AREAS:
TOTAL SITE AREAS : 3,464,827 SF (83.77 AC)
TOTAL LOT INTERIORS : 645,000 SF (14.8 AC)
RIGHT OF WAY INTERIORS : 215,176 SF (4.94 AC)
TOTAL PROJECT INTERIORS : 860,176 SF (19.75 AC)
INTERIORS PERCENTAGE : 23.8%

SITE AREAS:
TOTAL SITE AREAS : 3,464,827 SF (83.77 AC)
PROPOSED RIGHT OF WAY AREAS : 422,223 SF (9.70 AC)
AREAS OUTSIDE ROW : 3,225,904 SF (74.08 AC)
PROPOSED LOTS:
OVERALL LOT PERCENT : 415,000 SF PER PROPOSED LOT (3,464,827 SF / 215 LOTS)

GRAPHIC SCALE
0 100' 200' 300' 400'

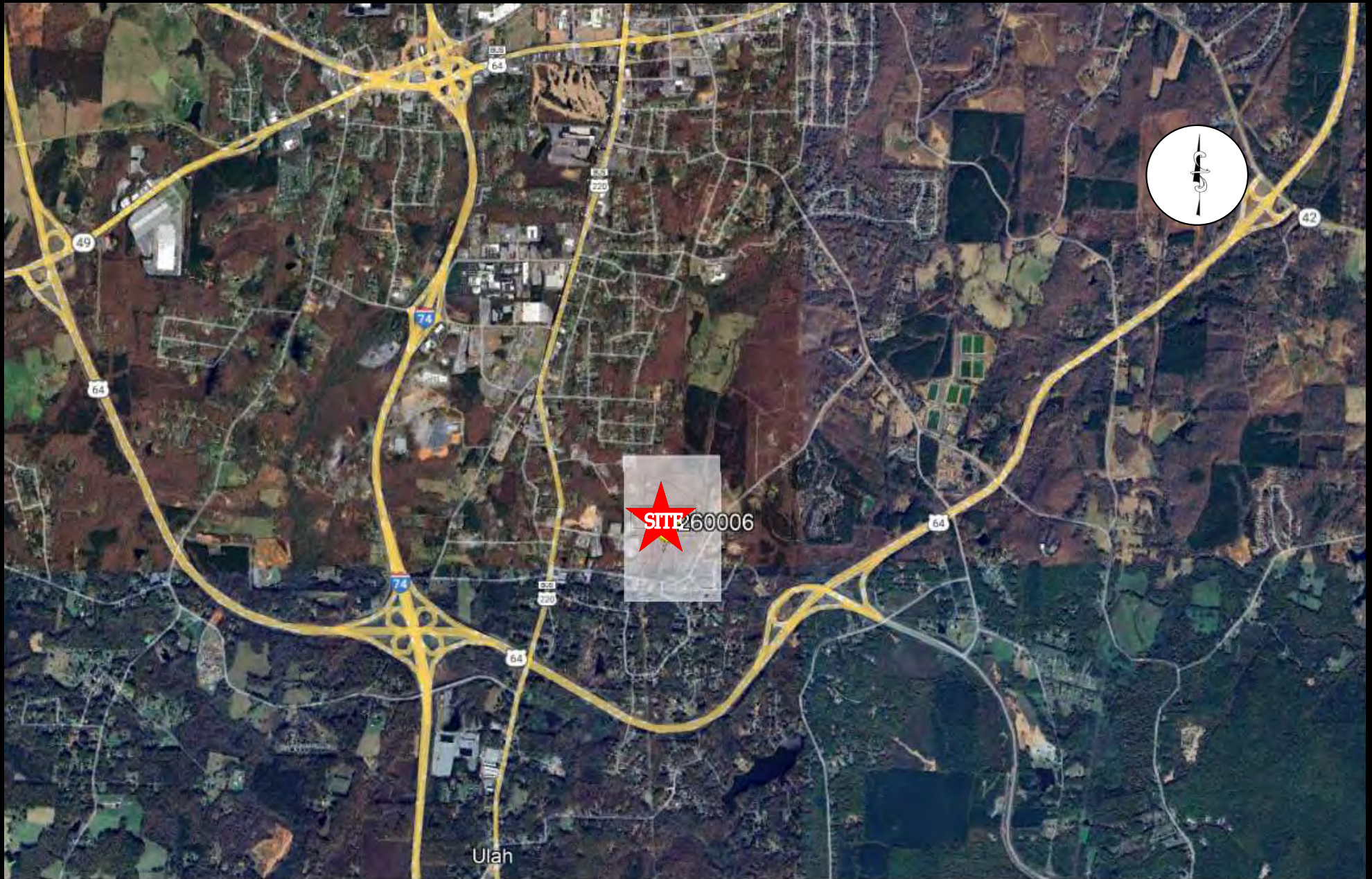


FIGURE 2A
SITE LOCATION MAP

SITE INDICATOR



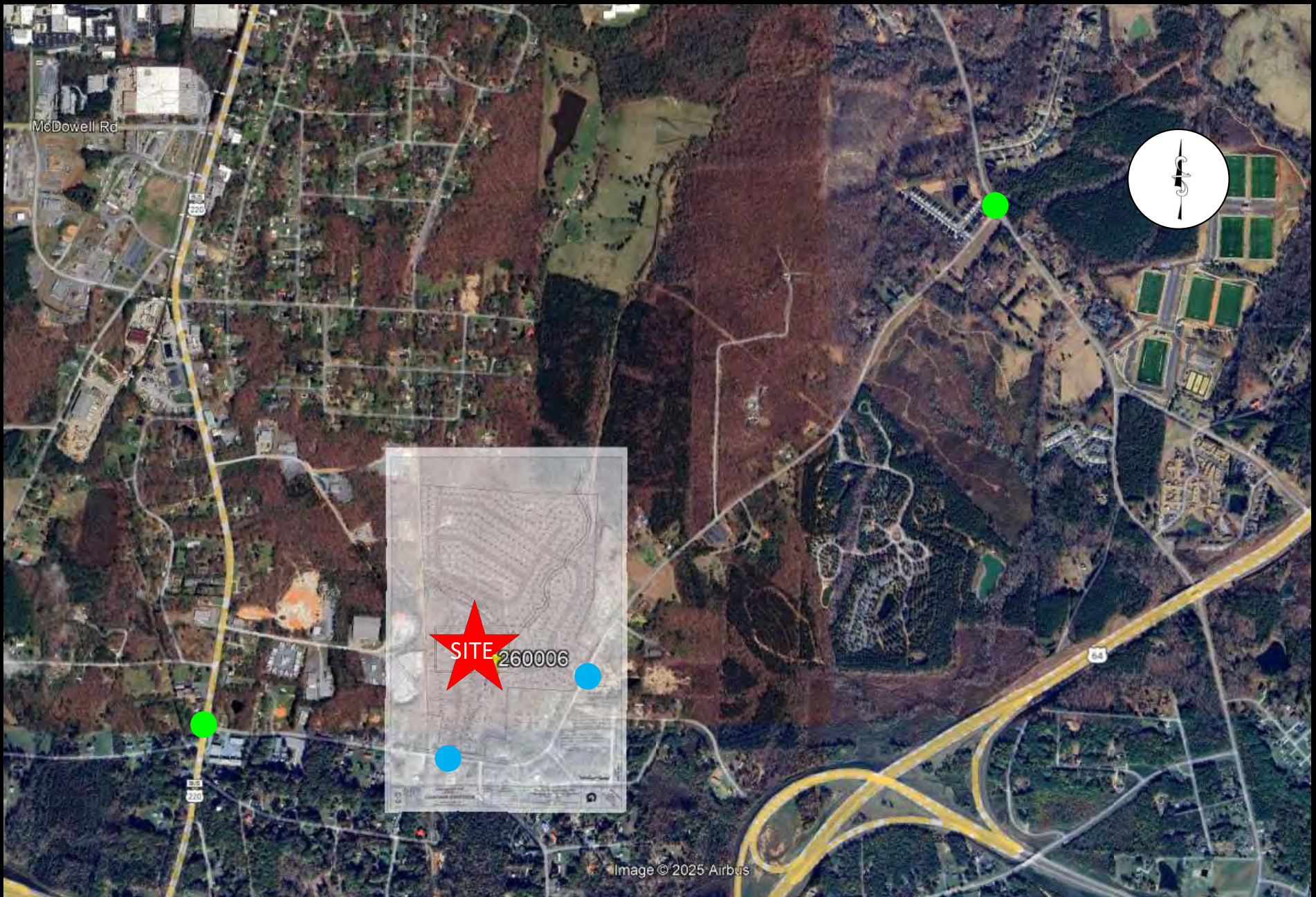


FIGURE 2B
VICINITY MAP

STUDY INTERSECTIONS
BACKGROUND
PROPOSED



Table A - ITE Trip Generation 11th Edition											
Average Weekday Driveway Volumes					24-Hour	AM Peak Hour			PM Peak Hour		
					Two-Way						
Land Use	ITE Land Use Code	Size		Method	Volume	Enter	Exit	Total	Enter	Exit	Total
Single-family Homes	210	215	Dwelling Units	Adjacent/ Equation	2041	37	112	149	129	76	205
Total Unadjusted Trips					2,041	37	112	149	129	76	205

Legend

NCDOT AADTT Traffic Segmentation

NCDOT AADT Stations

- Interstates
- US Routes
- NC Hwys
- Secondary Routes
- Non-System Routes
- Ramps

NCDOT AADT Traffic Segments Secondary Non-System

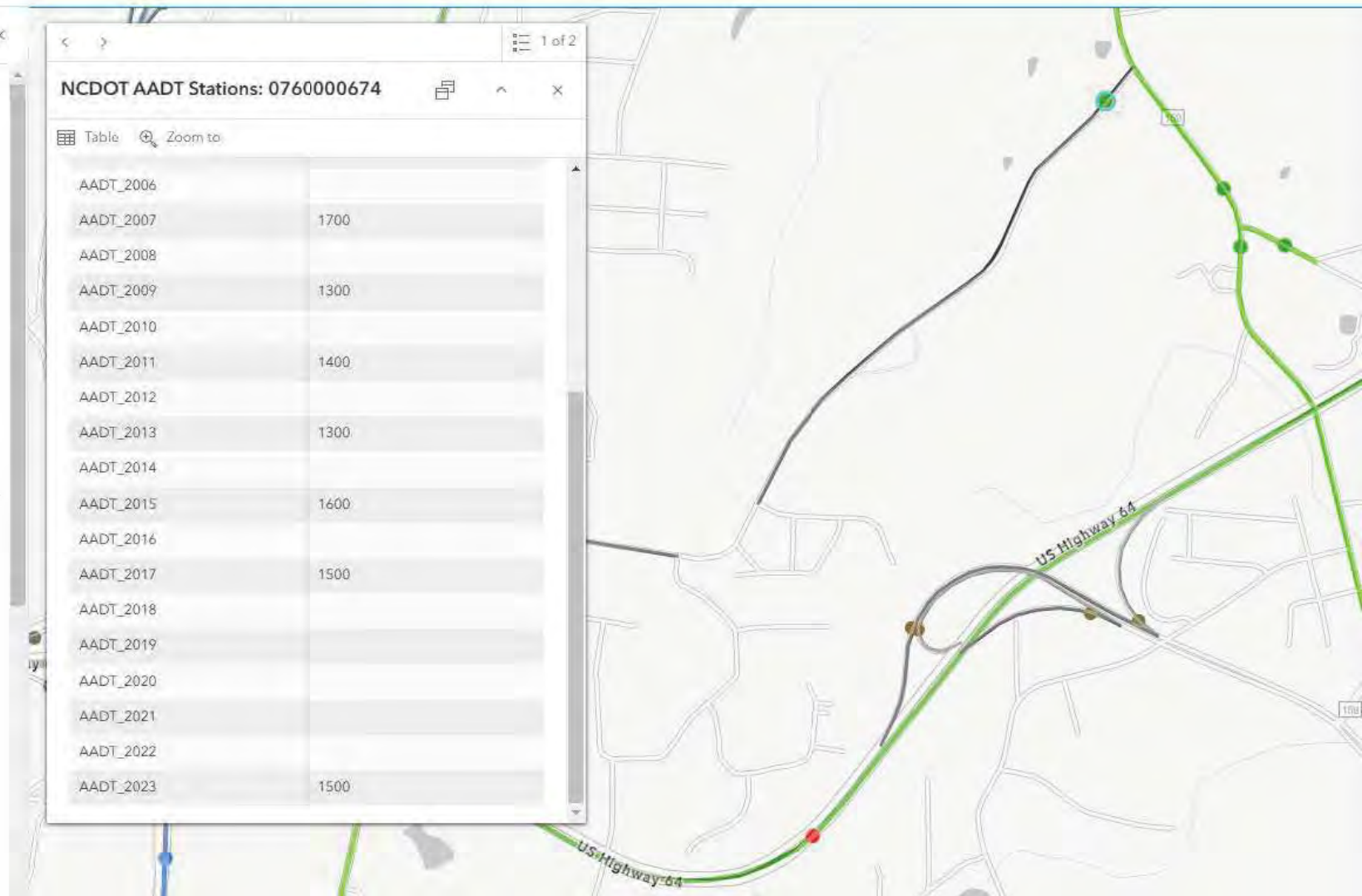
AADT

- 175,000 +
- 125,000 - 174,999
- 85,000 - 124,999
- 55,000 - 84,999
- 35,000 - 54,999
- 20,000 - 34,999
- 10,000 - 19,999
- 5,000 - 9,999
- 2,000 - 4,999
- 500 - 1,999

NCDOT AADT Stations: 0760000674

Table Zoom to

AADT_2006	
AADT_2007	1700
AADT_2008	
AADT_2009	1300
AADT_2010	
AADT_2011	1400
AADT_2012	
AADT_2013	1300
AADT_2014	
AADT_2015	1600
AADT_2016	
AADT_2017	1500
AADT_2018	
AADT_2019	
AADT_2020	
AADT_2021	
AADT_2022	
AADT_2023	1500



Legend

NCDOT_AADTT_Traffic_Segmentation

NCDOT AADT Stations

- Interstates
- US Routes
- NC Hwys
- Secondary Routes
- Non-System Routes
- Ramps

NCDOT AADT Traffic Segments Secondary Non-System

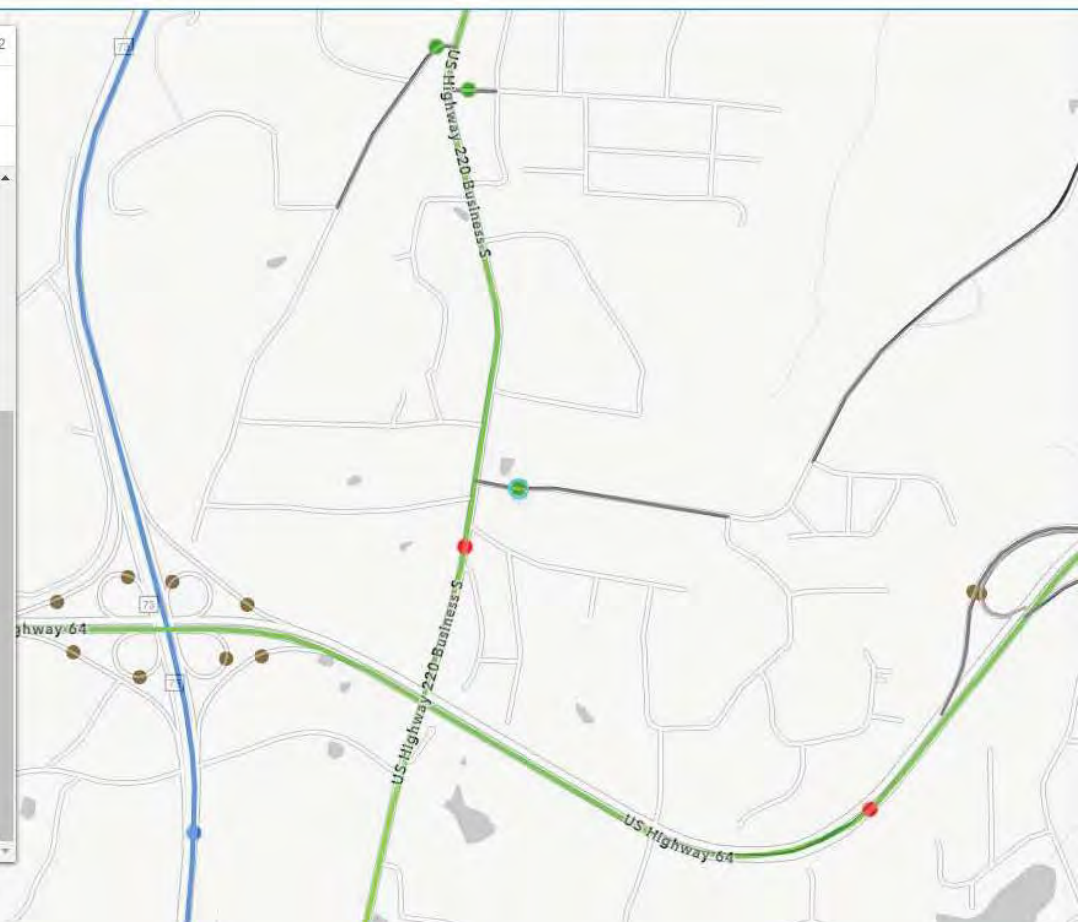
AADT

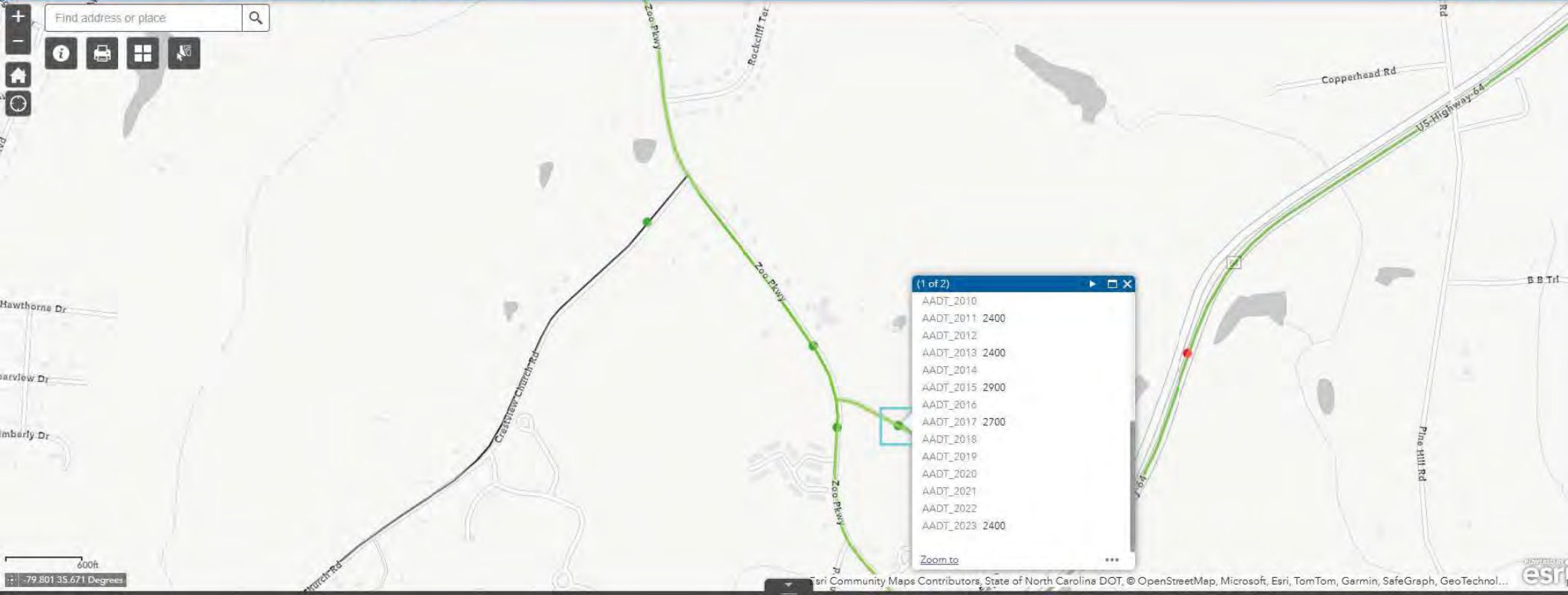
- 175,000 +
- 125,000 - 174,999
- 85,000 - 124,999
- 55,000 - 84,999
- 35,000 - 54,999
- 20,000 - 34,999
- 10,000 - 19,999
- 5,000 - 9,999
- 2,000 - 4,999
- 1,000 - 1,999

NCDOT AADT Stations: 0760000286

Table Zoom to

AADT_2006	
AADT_2007	2200
AADT_2008	
AADT_2009	1900
AADT_2010	
AADT_2011	1600
AADT_2012	
AADT_2013	1600
AADT_2014	
AADT_2015	1900
AADT_2016	
AADT_2017	1800
AADT_2018	
AADT_2019	
AADT_2020	
AADT_2021	
AADT_2022	
AADT_2023	1800





NCDOT AADT Stations | NCDOT AADT Traffic Segments Secondary Non-System | NCDOT AADT Traffic Segments Primaries | NCDOT AADT Traffic Segments Interstates

Options															
Filter by map extent															
LocationID	COUNTY	RTE_CLS	ROUTE	LOCATION	AADT_2002	AADT_2003	AADT_2004	AADT_2005	AADT_2006	AADT_2007	AADT_2008	AADT_2009	AADT_2010	AADT_2011	AADT_2012
0760000675	RANDOLPH	Secondary Routes	SR 2834 (Old Cox Rd)	EAST OF NC 159 Zoo Pkwy		2800		2900		3200		2600		2400	2400

Dionne Brown

From: Richardson, Justin T <jtrichardson@ncdot.gov>
Sent: Wednesday, February 18, 2026 9:44 AM
To: Dionne Brown; Kimes, Tyler J
Cc: Hill, Carl J; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Dionne,

NCDT has no concerns with the numbers provided, we are comfortable with you proceeding with your analysis.

Thanks

Justin Richardson
District Supervisor
Division 8 District 1
(336) 318-4000 (Office)
jtrichardson@ncdot.gov

From: Dionne Brown <DBrown@davenportworld.com>
Sent: Monday, February 16, 2026 12:14 PM
To: Kimes, Tyler J <tjkimes@ncdot.gov>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Some people who received this message don't often get email from dbrown@davenportworld.com. [Learn why this is important](#)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hello Everyone,

After weeks of winter weather/ school closures/delays, we were finally able to get data collected.

Attached you will find the existing volume, trip distribution and site trip figures for your review.

Let me know if you have any questions, if not, we will continue with the analysis.

Thanks



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Thursday, January 22, 2026 10:13 AM
To: Dionne Brown <DBrown@davenportworld.com>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Given the growth we have seen on Zoo Parkway over the past couple of years (exceeding 1%), we would prefer collecting new counts at this intersection to ensure an accurate study.

Thanks!

Tyler Kimes, EI
Senior Assistant District Engineer
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office
336-318-4005 – Direct
Tjkimes@ncdot.gov

300 DOT Drive
Asheboro, NC 27205



From: Dionne Brown <DBrown@davenportworld.com>
Sent: Thursday, January 22, 2026 9:54 AM
To: Kimes, Tyler J <tjkimes@ncdot.gov>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Thank you Tyler. You are correct, Crestview Village was not submitted.

I forgot to ask about a previous count, Crestview Church Road at Zoo Parkway (March 2025). Can we utilize this count and use a growth rate of 1% to bring it up to 2026?

Please let me know.

Thanks



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

From: Kimes, Tyler J <tjkimes@ncdot.gov>
Sent: Thursday, January 22, 2026 9:21 AM
To: Dionne Brown <DBrown@davenportworld.com>
Cc: Richardson, Justin T <jtrichardson@ncdot.gov>; Hill, Carl J <cjhill1@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: RE: [External] 260006 Crestview Church Development

Good morning Dionne,

We are good with your scoping document, with just one comment. You mentioned Crestview Village in your nearby approved development but I do not believe this TIA/Development was ever approved. If this was not approved, you do not need to account for it in your study.

Thanks!

Tyler Kimes, EI
Senior Assistant District Engineer
NCDOT Highway Division 8
District 1 - District Office

336-318-4000 – Office
336-318-4005 – Direct
Tjkimes@ncdot.gov

300 DOT Drive
Asheboro, NC 27205



From: Dionne Brown <DBrown@davenportworld.com>
Sent: Wednesday, January 21, 2026 3:41 PM
To: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Kimes, Tyler J <tjkimes@ncdot.gov>; jevans@ci.asheboro.nc.us
Subject: [External] 260006 Crestview Church Development

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hello All,

We have a new residential development project off of Crestview Church Road east of US 220 BUS.

I have prepared a scoping document for your review and concurrence.

I understand with winter weather approaching, collecting data could be delayed until beginning of Feb.

Please let me know if there is anything I'm missing (approved developments/ committed improvements/ etc) that needs to be addressed.

Thank you.



Dionne Brown, PE | Project Manager II
DAVENPORT
O. (919) 324-1665, Ext. 24402 | D. (919) 948-3289
www.davenportworld.com

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Capacity Analysis Synchro Worksheets

Existing Conditions

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/16/2026

Intersection						
Int Delay, s/veh	2.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	72	51	396	45	13	402
Future Vol, veh/h	72	51	396	45	13	402
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	80	57	440	50	14	447
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	940	465	0	0	490	0
Stage 1	465	-	-	-	-	-
Stage 2	475	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	293	597	-	-	1073	-
Stage 1	632	-	-	-	-	-
Stage 2	626	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	288	597	-	-	1073	-
Mov Cap-2 Maneuver	288	-	-	-	-	-
Stage 1	632	-	-	-	-	-
Stage 2	615	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	20.5	0		0.3		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	-		367	1073	
HCM Lane V/C Ratio	-	-		0.372	0.013	
HCM Control Delay (s)	-	-		20.5	8.4	
HCM Lane LOS	-	-		C	A	
HCM 95th %tile Q(veh)	-	-		1.7	0	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/16/2026

Intersection						
Int Delay, s/veh	2.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	113	32	41	171	36	21
Future Vol, veh/h	113	32	41	171	36	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	126	36	46	190	40	23
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	162	0	426	144
Stage 1	-	-	-	-	144	-
Stage 2	-	-	-	-	282	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1417	-	585	903
Stage 1	-	-	-	-	883	-
Stage 2	-	-	-	-	766	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1417	-	564	903
Mov Cap-2 Maneuver	-	-	-	-	564	-
Stage 1	-	-	-	-	883	-
Stage 2	-	-	-	-	738	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		1.5		11.1	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	655	-	-	1417	-	
HCM Lane V/C Ratio	0.097	-	-	0.032	-	
HCM Control Delay (s)	11.1	-	-	7.6	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-	

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/17/2026

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	24	36	280	38	59	434
Future Vol, veh/h	24	36	280	38	59	434
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	27	40	311	42	66	482
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	946	332	0	0	353	0
Stage 1	332	-	-	-	-	-
Stage 2	614	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	290	710	-	-	1206	-
Stage 1	727	-	-	-	-	-
Stage 2	540	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	268	710	-	-	1206	-
Mov Cap-2 Maneuver	268	-	-	-	-	-
Stage 1	727	-	-	-	-	-
Stage 2	500	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	15	0		1		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	-		428	1206	
HCM Lane V/C Ratio	-	-		0.156	0.054	
HCM Control Delay (s)	-	-		15	8.2	
HCM Lane LOS	-	-		C	A	
HCM 95th %tile Q(veh)	-	-		0.5	0.2	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/17/2026

Intersection						
Int Delay, s/veh	1.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	247	51	20	222	34	44
Future Vol, veh/h	247	51	20	222	34	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	274	57	22	247	38	49
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	331	0	594	303
Stage 1	-	-	-	-	303	-
Stage 2	-	-	-	-	291	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1228	-	468	737
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	759	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1228	-	458	737
Mov Cap-2 Maneuver	-	-	-	-	458	-
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	743	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.7		12.3	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	582	-	-	1228	-	
HCM Lane V/C Ratio	0.149	-	-	0.018	-	
HCM Control Delay (s)	12.3	-	-	8	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-	

Future No Build Conditions

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/16/2026

Intersection						
Int Delay, s/veh	2.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	74	53	413	46	13	430
Future Vol, veh/h	74	53	413	46	13	430
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	82	59	459	51	14	478
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	991	485	0	0	510	0
Stage 1	485	-	-	-	-	-
Stage 2	506	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	273	582	-	-	1055	-
Stage 1	619	-	-	-	-	-
Stage 2	606	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	268	582	-	-	1055	-
Mov Cap-2 Maneuver	268	-	-	-	-	-
Stage 1	619	-	-	-	-	-
Stage 2	595	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	22.4	0		0.2		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	346	1055	-	
HCM Lane V/C Ratio	-	-	0.408	0.014	-	
HCM Control Delay (s)	-	-	22.4	8.5	0	
HCM Lane LOS	-	-	C	A	A	
HCM 95th %tile Q(veh)	-	-	1.9	0	-	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/16/2026

Intersection						
Int Delay, s/veh	1.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	266	33	42	227	37	22
Future Vol, veh/h	266	33	42	227	37	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	296	37	47	252	41	24
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	333	0	661	315
Stage 1	-	-	-	-	315	-
Stage 2	-	-	-	-	346	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1226	-	427	725
Stage 1	-	-	-	-	740	-
Stage 2	-	-	-	-	716	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1226	-	408	725
Mov Cap-2 Maneuver	-	-	-	-	408	-
Stage 1	-	-	-	-	740	-
Stage 2	-	-	-	-	684	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	1.3		13.5		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	487	-	-	1226	-	
HCM Lane V/C Ratio	0.135	-	-	0.038	-	
HCM Control Delay (s)	13.5	-	-	8.1	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-	

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/17/2026

Intersection						
Int Delay, s/veh	1.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	25	37	307	39	61	458
Future Vol, veh/h	25	37	307	39	61	458
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	41	341	43	68	509
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1008	363	0	0	384	0
Stage 1	363	-	-	-	-	-
Stage 2	645	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	267	682	-	-	1174	-
Stage 1	704	-	-	-	-	-
Stage 2	522	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	245	682	-	-	1174	-
Mov Cap-2 Maneuver	245	-	-	-	-	-
Stage 1	704	-	-	-	-	-
Stage 2	480	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	16	0		1		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	-		397	1174	
HCM Lane V/C Ratio	-	-		0.174	0.058	
HCM Control Delay (s)	-	-		16	8.3	
HCM Lane LOS	-	-		C	A	
HCM 95th %tile Q(veh)	-	-		0.6	0.2	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/17/2026

Intersection						
Int Delay, s/veh	1.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	355	53	21	396	35	45
Future Vol, veh/h	355	53	21	396	35	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	394	59	23	440	39	50
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	453	0	910	424
Stage 1	-	-	-	-	424	-
Stage 2	-	-	-	-	486	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1108	-	305	630
Stage 1	-	-	-	-	660	-
Stage 2	-	-	-	-	618	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1108	-	297	630
Mov Cap-2 Maneuver	-	-	-	-	297	-
Stage 1	-	-	-	-	660	-
Stage 2	-	-	-	-	601	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.4		15.8	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	423	-	-	1108	-	
HCM Lane V/C Ratio	0.21	-	-	0.021	-	
HCM Control Delay (s)	15.8	-	-	8.3	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0.8	-	-	0.1	-	

Future Build Conditions

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/16/2026

Intersection						
Int Delay, s/veh	4.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	91	92	413	52	26	430
Future Vol, veh/h	91	92	413	52	26	430
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	101	102	459	58	29	478
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1024	488	0	0	517	0
Stage 1	488	-	-	-	-	-
Stage 2	536	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	261	580	-	-	1049	-
Stage 1	617	-	-	-	-	-
Stage 2	587	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	251	580	-	-	1049	-
Mov Cap-2 Maneuver	251	-	-	-	-	-
Stage 1	617	-	-	-	-	-
Stage 2	565	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	28.5	0	0.5			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	351	1049	-	
HCM Lane V/C Ratio	-	-	0.579	0.028	-	
HCM Control Delay (s)	-	-	28.5	8.5	0	
HCM Lane LOS	-	-	D	A	A	
HCM 95th %tile Q(veh)	-	-	3.5	0.1	-	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/16/2026

Intersection						
Int Delay, s/veh	3.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	266	46	48	227	76	39
Future Vol, veh/h	266	46	48	227	76	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	296	51	53	252	84	43
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	347	0	680	322
Stage 1	-	-	-	-	322	-
Stage 2	-	-	-	-	358	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1212	-	417	719
Stage 1	-	-	-	-	735	-
Stage 2	-	-	-	-	707	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1212	-	396	719
Mov Cap-2 Maneuver	-	-	-	-	396	-
Stage 1	-	-	-	-	735	-
Stage 2	-	-	-	-	671	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		1.4		15.6	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	467	-	-	1212	-	
HCM Lane V/C Ratio	0.274	-	-	0.044	-	
HCM Control Delay (s)	15.6	-	-	8.1	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-	

HCM 6th TWSC
300: Crestview Church Road & Site Access 1

02/16/2026

Intersection						
Int Delay, s/veh	2.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	64	138	4	11	45
Future Vol, veh/h	15	64	138	4	11	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	71	153	4	12	50
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	157	0	-	0	260	155
Stage 1	-	-	-	-	155	-
Stage 2	-	-	-	-	105	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1423	-	-	-	729	891
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	919	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1423	-	-	-	720	891
Mov Cap-2 Maneuver	-	-	-	-	720	-
Stage 1	-	-	-	-	863	-
Stage 2	-	-	-	-	919	-
Approach	EB	WB		SB		
HCM Control Delay, s	1.4	0		9.6		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1423	-	-	-	851	
HCM Lane V/C Ratio	0.012	-	-	-	0.073	
HCM Control Delay (s)	7.6	0	-	-	9.6	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0.2	

HCM 6th TWSC
400: Crestview Church Road & Site Access 2

02/16/2026

Intersection						
Int Delay, s/veh	2.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	45	11	4	71	131	15
Future Vol, veh/h	45	11	4	71	131	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	50	12	4	79	146	17
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	242	155	163	0	-	0
Stage 1	155	-	-	-	-	-
Stage 2	87	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	746	891	1416	-	-	-
Stage 1	873	-	-	-	-	-
Stage 2	936	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	744	891	1416	-	-	-
Mov Cap-2 Maneuver	744	-	-	-	-	-
Stage 1	870	-	-	-	-	-
Stage 2	936	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.1	0.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1416	-	769	-	-	
HCM Lane V/C Ratio	0.003	-	0.081	-	-	
HCM Control Delay (s)	7.5	0	10.1	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.3	-	-	

HCM 6th TWSC
100: US 220 BUS & Crestview Church Road

02/17/2026

Intersection						
Int Delay, s/veh	2.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	36	64	307	58	106	458
Future Vol, veh/h	36	64	307	58	106	458
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	71	341	64	118	509
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1118	373	0	0	405	0
Stage 1	373	-	-	-	-	-
Stage 2	745	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	229	673	-	-	1154	-
Stage 1	696	-	-	-	-	-
Stage 2	469	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	196	673	-	-	1154	-
Mov Cap-2 Maneuver	196	-	-	-	-	-
Stage 1	696	-	-	-	-	-
Stage 2	402	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	19.5	0		1.6		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	-	359	1154	-	
HCM Lane V/C Ratio	-	-	0.31	0.102	-	
HCM Control Delay (s)	-	-	19.5	8.5	0	
HCM Lane LOS	-	-	C	A	A	
HCM 95th %tile Q(veh)	-	-	1.3	0.3	-	

HCM 6th TWSC
200: Crestview Church Road & Zoo Parkway

02/17/2026

Intersection						
Int Delay, s/veh	2.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	355	98	40	396	62	56
Future Vol, veh/h	355	98	40	396	62	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	394	109	44	440	69	62
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	503	0	977	449
Stage 1	-	-	-	-	449	-
Stage 2	-	-	-	-	528	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1061	-	278	610
Stage 1	-	-	-	-	643	-
Stage 2	-	-	-	-	592	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1061	-	263	610
Mov Cap-2 Maneuver	-	-	-	-	263	-
Stage 1	-	-	-	-	643	-
Stage 2	-	-	-	-	559	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.8		20.6	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	360	-	-	1061	-	
HCM Lane V/C Ratio	0.364	-	-	0.042	-	
HCM Control Delay (s)	20.6	-	-	8.5	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	1.6	-	-	0.1	-	

Intersection						
Int Delay, s/veh	2.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	52	113	70	13	8	30
Future Vol, veh/h	52	113	70	13	8	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	58	126	78	14	9	33
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	92	0	-	0	327	85
Stage 1	-	-	-	-	85	-
Stage 2	-	-	-	-	242	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1503	-	-	-	667	974
Stage 1	-	-	-	-	938	-
Stage 2	-	-	-	-	798	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1503	-	-	-	640	974
Mov Cap-2 Maneuver	-	-	-	-	640	-
Stage 1	-	-	-	-	900	-
Stage 2	-	-	-	-	798	-
Approach	EB	WB		SB		
HCM Control Delay, s	2.4	0		9.3		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1503	-	-	-	878	
HCM Lane V/C Ratio	0.038	-	-	-	0.048	
HCM Control Delay (s)	7.5	0	-	-	9.3	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2	

HCM 6th TWSC
400: Crestview Church Road & Site Access 2

02/17/2026

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	30	8	13	108	75	52
Future Vol, veh/h	30	8	13	108	75	52
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	9	14	120	83	58
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	260	112	141	0	-	0
Stage 1	112	-	-	-	-	-
Stage 2	148	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	729	941	1442	-	-	-
Stage 1	913	-	-	-	-	-
Stage 2	880	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	722	941	1442	-	-	-
Mov Cap-2 Maneuver	722	-	-	-	-	-
Stage 1	904	-	-	-	-	-
Stage 2	880	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10	0.8		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1442	-	759	-	-	
HCM Lane V/C Ratio	0.01	-	0.056	-	-	
HCM Control Delay (s)	7.5	0	10	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.2	-	-	

Queueing Analysis SimTraffic Worksheets

Queuing and Blocking Report

AM Existing

02/16/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	90	22	53
Average Queue (ft)	39	1	5
95th Queue (ft)	72	7	26
Link Distance (ft)	9725	1440	1600
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	29	52
Average Queue (ft)	1	27
95th Queue (ft)	10	45
Link Distance (ft)	1683	9725
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report

PM Existing

02/17/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	51	72
Average Queue (ft)	25	17
95th Queue (ft)	49	50
Link Distance (ft)	9725	1600
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	27	52
Average Queue (ft)	4	29
95th Queue (ft)	20	44
Link Distance (ft)	1683	9725
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report
AM Future No Build

02/16/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	68	96
Average Queue (ft)	37	9
95th Queue (ft)	60	45
Link Distance (ft)	9725	1600
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	53	55
Average Queue (ft)	12	27
95th Queue (ft)	40	55
Link Distance (ft)	1683	9725
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	70	72
Average Queue (ft)	25	17
95th Queue (ft)	43	56
Link Distance (ft)	9725	1600
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	95	73
Average Queue (ft)	10	31
95th Queue (ft)	47	59
Link Distance (ft)	1683	9725
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report
AM Future Build

02/16/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	140	52
Average Queue (ft)	61	5
95th Queue (ft)	100	26
Link Distance (ft)	2306	1596
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	101	71
Average Queue (ft)	20	39
95th Queue (ft)	54	66
Link Distance (ft)	1674	5559
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 300: Crestview Church Road & Site Access 1

Movement	SB
Directions Served	LR
Maximum Queue (ft)	54
Average Queue (ft)	25
95th Queue (ft)	49
Link Distance (ft)	1501
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Queuing and Blocking Report
AM Future Build

02/16/2026

Intersection: 400: Crestview Church Road & Site Access 2

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	48	51
Average Queue (ft)	22	3
95th Queue (ft)	43	19
Link Distance (ft)	1298	1669
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report
PM Future Build

02/17/2026

Intersection: 100: US 220 BUS & Crestview Church Road

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	95	22	215
Average Queue (ft)	36	1	40
95th Queue (ft)	70	7	103
Link Distance (ft)	2306	1446	1596
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 200: Crestview Church Road & Zoo Parkway

Movement	EB	WB	NB
Directions Served	TR	LT	LR
Maximum Queue (ft)	22	155	93
Average Queue (ft)	1	32	45
95th Queue (ft)	10	97	79
Link Distance (ft)	1029	1674	5559
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 300: Crestview Church Road & Site Access 1

Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	53	51
Average Queue (ft)	11	18
95th Queue (ft)	40	43
Link Distance (ft)	2306	1501
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 400: Crestview Church Road & Site Access 2

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	22	27
Average Queue (ft)	15	3
95th Queue (ft)	31	15
Link Distance (ft)	1298	1669
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Turning Movement Counts

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Groups Printed- Cars - Buses - Trucks

[illegible]

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**119 Brookstown Ave., Suite PH1,
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File Name : US_220_BUS_and_Crestview_Church_Road

Site Code : 2600062

Start Date : 2/12/2026

Page No : 2

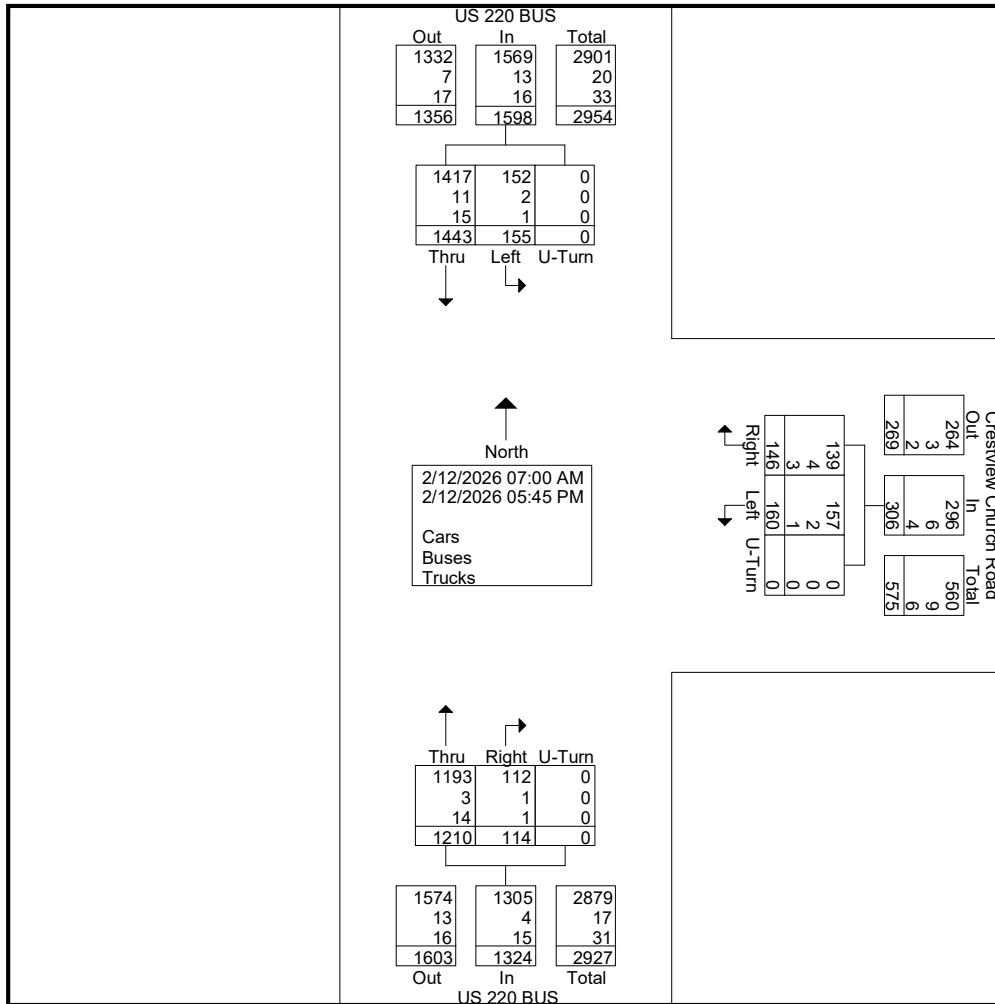
Groups Printed- Cars - Buses - Trucks

	US 220 BUS Southbound				Crestview Church Road Westbound				US 220 BUS Northbound				
Start Time	Left	Thru	U-Turn	App. Total	Left	Right	U-Turn	App. Total	Thru	Right	U-Turn	App. Total	Int. Total
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	23	101	0	124	7	10	0	17	70	6	0	76	217
04:15 PM	15	99	0	114	3	2	0	5	65	5	0	70	189
04:30 PM	11	97	0	108	6	10	0	16	65	9	0	74	198
04:45 PM	13	101	0	114	4	5	0	9	65	11	0	76	199
Total	62	398	0	460	20	27	0	47	265	31	0	296	803
05:00 PM	14	116	0	130	6	9	0	15	75	9	0	84	229
05:15 PM	21	120	0	141	8	12	0	20	75	9	0	84	245
05:30 PM	13	105	0	118	10	8	0	18	46	7	0	53	189
05:45 PM	14	97	0	111	11	6	0	17	58	3	0	61	189
Total	62	438	0	500	35	35	0	70	254	28	0	282	852
Grand Total	155	1443	0	1598	160	146	0	306	1210	114	0	1324	3228
Apprch %	9.7	90.3	0		52.3	47.7	0		91.4	8.6	0		
Total %	4.8	44.7	0	49.5	5	4.5	0	9.5	37.5	3.5	0	41	
Cars	152	1417	0	1569	157	139	0	296	1193	112	0	1305	3170
% Cars	98.1	98.2	0	98.2	98.1	95.2	0	96.7	98.6	98.2	0	98.6	98.2
Buses	2	11	0	13	2	4	0	6	3	1	0	4	23
% Buses	1.3	0.8	0	0.8	1.2	2.7	0	2	0.2	0.9	0	0.3	0.7
Trucks	1	15	0	16	1	3	0	4	14	1	0	15	35
% Trucks	0.6	1	0	1	0.6	2.1	0	1.3	1.2	0.9	0	1.1	1.1

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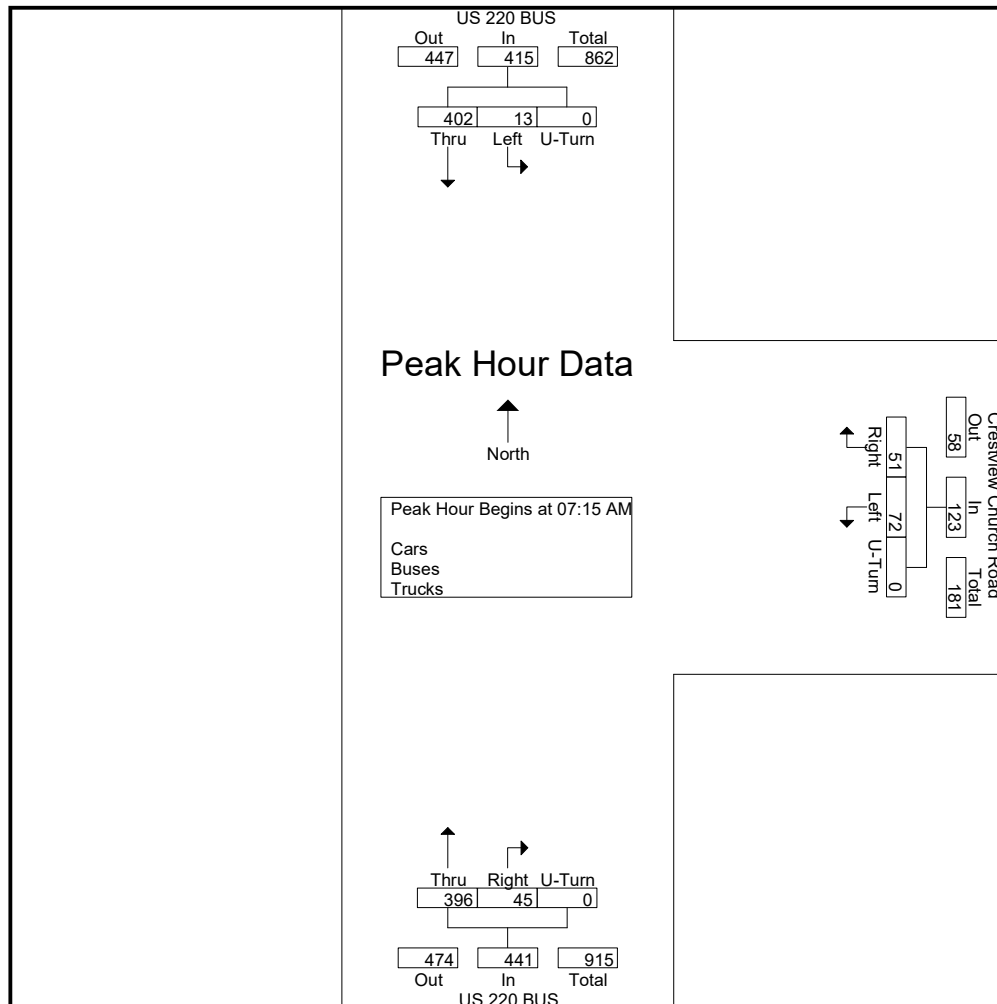


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Site Code : 2600062
Start Date : 2/12/2026
Page No : 4

	US 220 BUS Southbound				Crestview Church Road Westbound				US 220 BUS Northbound				
Start Time	Left	Thru	U-Turn	App. Total	Left	Right	U-Turn	App. Total	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:15 AM													
07:15 AM	4	101	0	105	19	12	0	31	61	5	0	66	202
07:30 AM	3	139	0	142	22	12	0	34	85	10	0	95	271
07:45 AM	2	95	0	97	21	17	0	38	146	16	0	162	297
08:00 AM	4	67	0	71	10	10	0	20	104	14	0	118	209
Total Volume	13	402	0	415	72	51	0	123	396	45	0	441	979
% App. Total	3.1	96.9	0		58.5	41.5	0		89.8	10.2	0		
PHF	.813	.723	.000	.731	.818	.750	.000	.809	.678	.703	.000	.681	.824

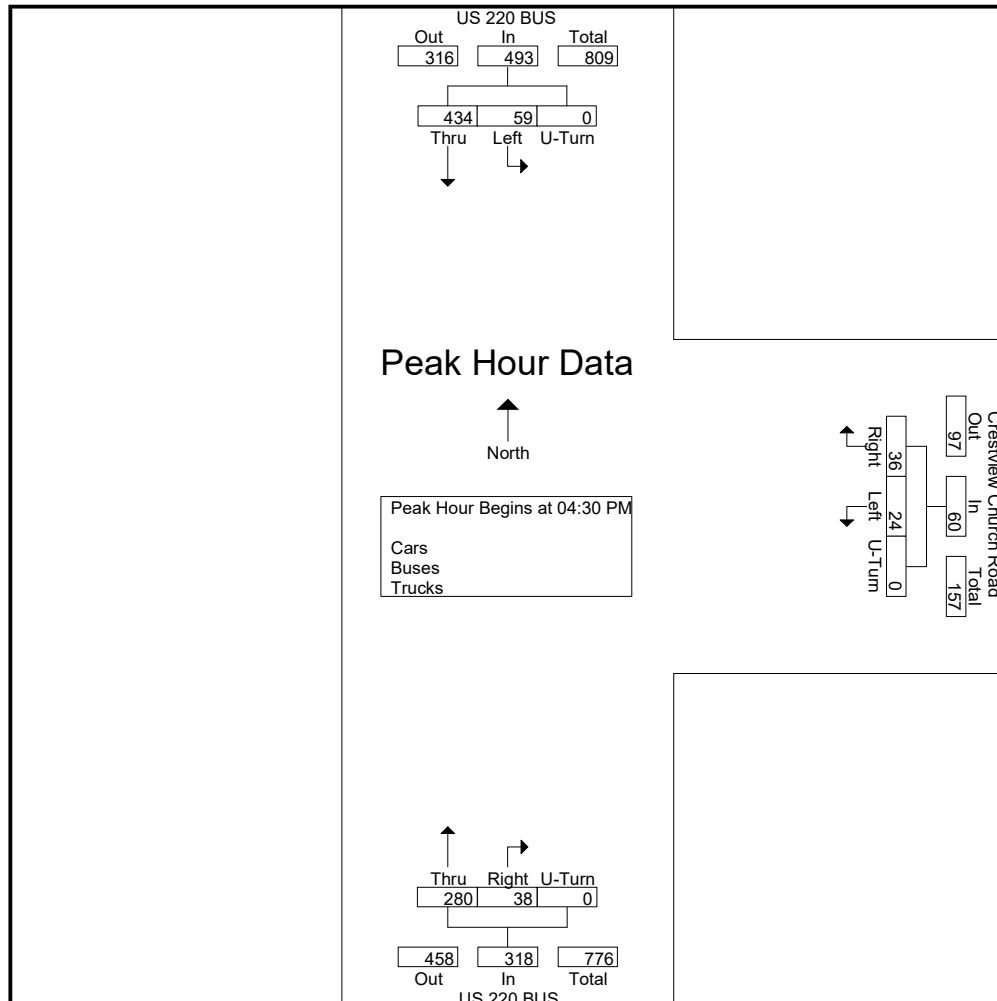


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Start Date : 2/12/2026
Page No : 5

	US 220 BUS Southbound				Crestview Church Road Westbound				US 220 BUS Northbound				
Start Time	Left	Thru	U-Turn	App. Total	Left	Right	U-Turn	App. Total	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 04:30 PM													
04:30 PM	11	97	0	108	6	10	0	16	65	9	0	74	198
04:45 PM	13	101	0	114	4	5	0	9	65	11	0	76	199
05:00 PM	14	116	0	130	6	9	0	15	75	9	0	84	229
05:15 PM	21	120	0	141	8	12	0	20	75	9	0	84	245
Total Volume	59	434	0	493	24	36	0	60	280	38	0	318	871
% App. Total	12	88	0		40	60	0		88.1	11.9	0		
PHF	.702	.904	.000	.874	.750	.750	.000	.750	.933	.864	.000	.946	.889



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Site Code : 2600061
Start Date : 2/12/2026
Page No : 1

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File Name : Crestview_Church_Road_and_Zoo_Parkway
Site Code : 2600061
Start Date : 2/12/2026
Page No : 2

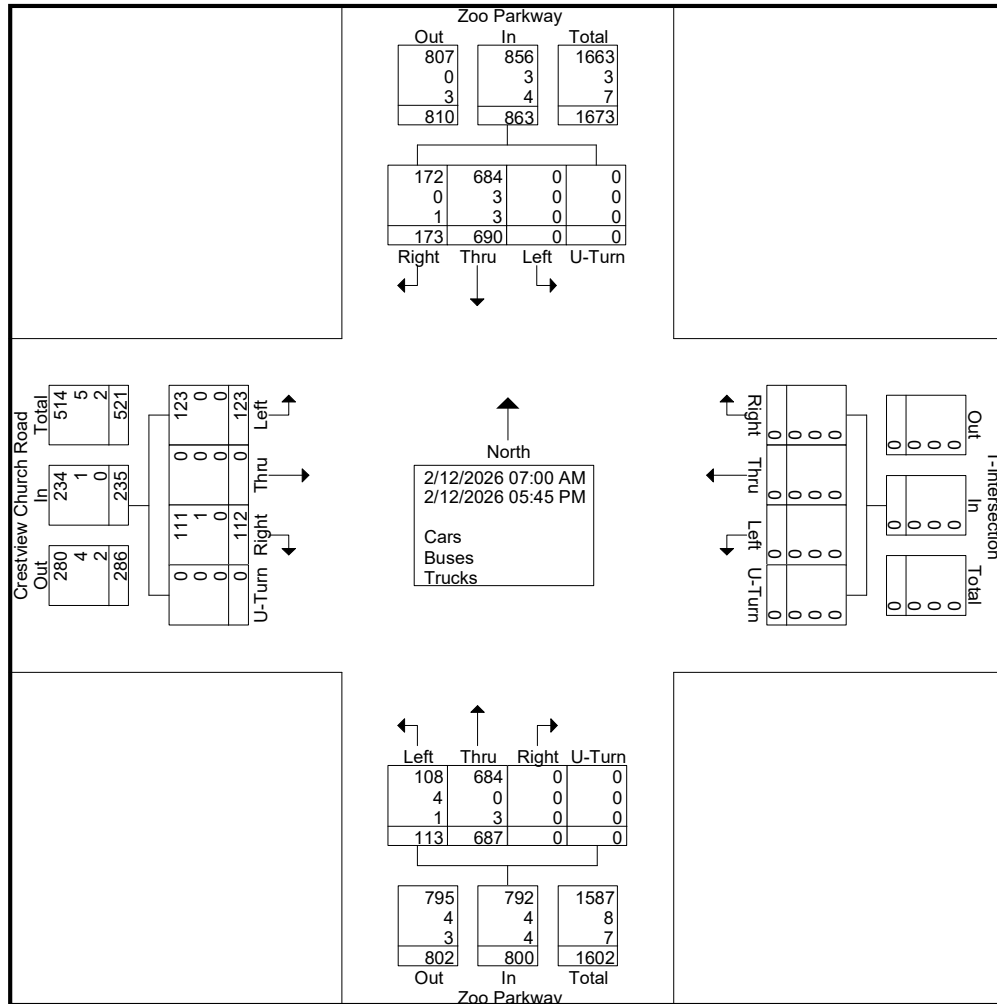
Groups Printed- Cars - Buses - Trucks

	Zoo Parkway Southbound					T-Intersection Westbound					Zoo Parkway Northbound					Crestview Church Road Eastbound					
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	0	61	9	0	70	0	0	0	0	0	5	41	0	0	46	10	0	8	0	18	134
04:15 PM	0	61	13	0	74	0	0	0	0	0	7	42	0	0	49	8	0	10	0	18	141
04:30 PM	0	56	9	0	65	0	0	0	0	0	2	61	0	0	63	8	0	8	0	16	144
04:45 PM	0	51	16	0	67	0	0	0	0	0	5	42	0	0	47	11	0	11	0	22	136
Total	0	229	47	0	276	0	0	0	0	0	19	186	0	0	205	37	0	37	0	74	555
05:00 PM	0	69	14	0	83	0	0	0	0	0	7	69	0	0	76	4	0	8	0	12	171
05:15 PM	0	71	12	0	83	0	0	0	0	0	6	50	0	0	56	11	0	17	0	28	167
05:30 PM	0	46	15	0	61	0	0	0	0	0	8	40	0	0	48	7	0	9	0	16	125
05:45 PM	0	52	16	0	68	0	0	0	0	0	2	43	0	0	45	5	0	6	0	11	124
Total	0	238	57	0	295	0	0	0	0	0	23	202	0	0	225	27	0	40	0	67	587
Grand Total	0	690	173	0	863	0	0	0	0	0	113	687	0	0	800	123	0	112	0	235	1898
Apprch %	0	80	20	0		0	0	0	0		14.1	85.9	0	0		52.3	0	47.7	0		
Total %	0	36.4	9.1	0	45.5	0	0	0	0	0	6	36.2	0	0	42.1	6.5	0	5.9	0	12.4	
Cars	0	684	172	0	856	0	0	0	0	0	108	684	0	0	792	123	0	111	0	234	1882
% Cars	0	99.1	99.4	0	99.2	0	0	0	0	0	95.6	99.6	0	0	99	100	0	99.1	0	99.6	99.2
Buses	0	3	0	0	3	0	0	0	0	0	4	0	0	0	4	0	0	1	0	1	8
% Buses	0	0.4	0	0	0.3	0	0	0	0	0	3.5	0	0	0	0.5	0	0	0.9	0	0.4	0.4
Trucks	0	3	1	0	4	0	0	0	0	0	1	3	0	0	4	0	0	0	0	0	8
% Trucks	0	0.4	0.6	0	0.5	0	0	0	0	0	0.9	0.4	0	0	0.5	0	0	0	0	0	0.4

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Site Code : 2600061
Start Date : 2/12/2026
Page No : 3

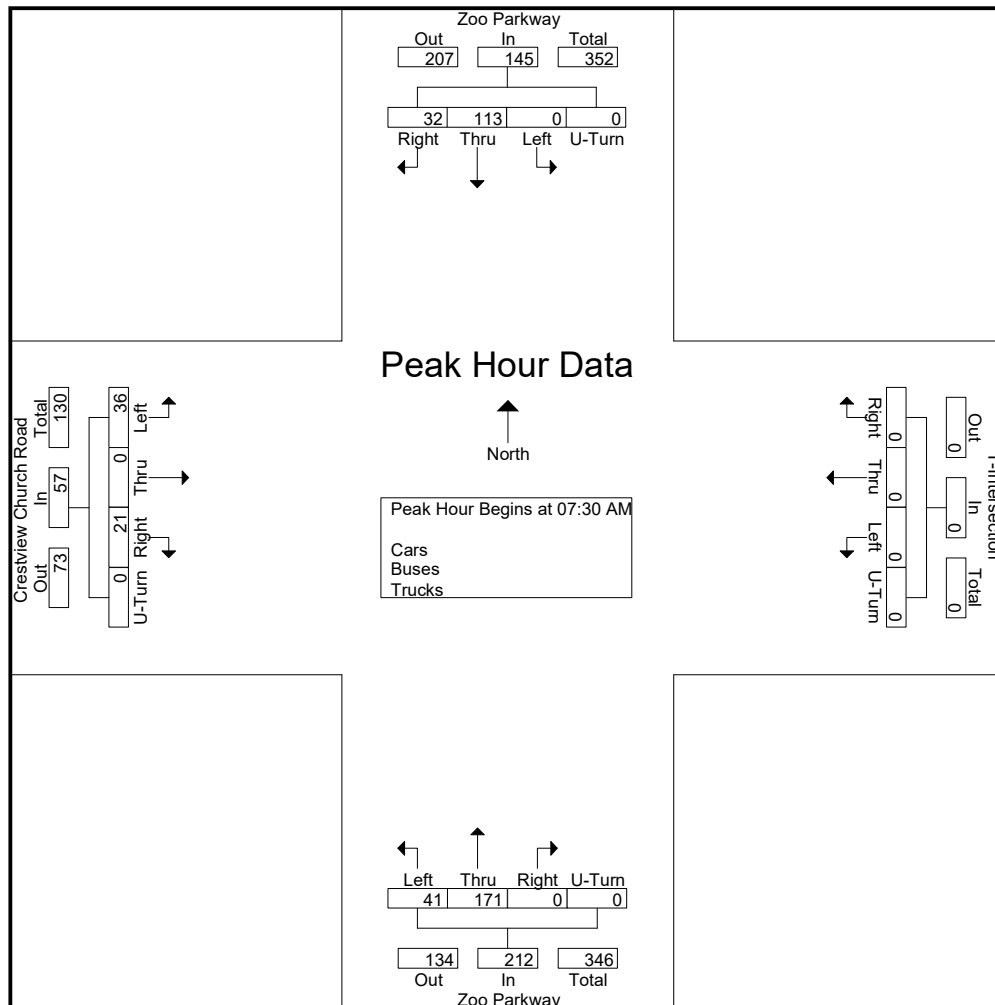


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File Name : Crestview_Church_Road_and_Zoo_Parkway
Site Code : 2600061
Start Date : 2/12/2026
Page No : 4

	Zoo Parkway Southbound					T-Intersection Westbound					Zoo Parkway Northbound					Crestview Church Road Eastbound					
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	28	13	0	41	0	0	0	0	0	15	48	0	0	63	12	0	4	0	16	120
07:45 AM	0	31	6	0	37	0	0	0	0	0	16	40	0	0	56	7	0	5	0	12	105
08:00 AM	0	26	6	0	32	0	0	0	0	0	7	41	0	0	48	5	0	8	0	13	93
08:15 AM	0	28	7	0	35	0	0	0	0	0	3	42	0	0	45	12	0	4	0	16	96
Total Volume	0	113	32	0	145	0	0	0	0	0	41	171	0	0	212	36	0	21	0	57	414
% App. Total	0	77.9	22.1	0		0	0	0	0		19.3	80.7	0	0		63.2	0	36.8	0		
PHF	.000	.911	.615	.000	.884	.000	.000	.000	.000	.000	.641	.891	.000	.000	.841	.750	.000	.656	.000	.891	.863



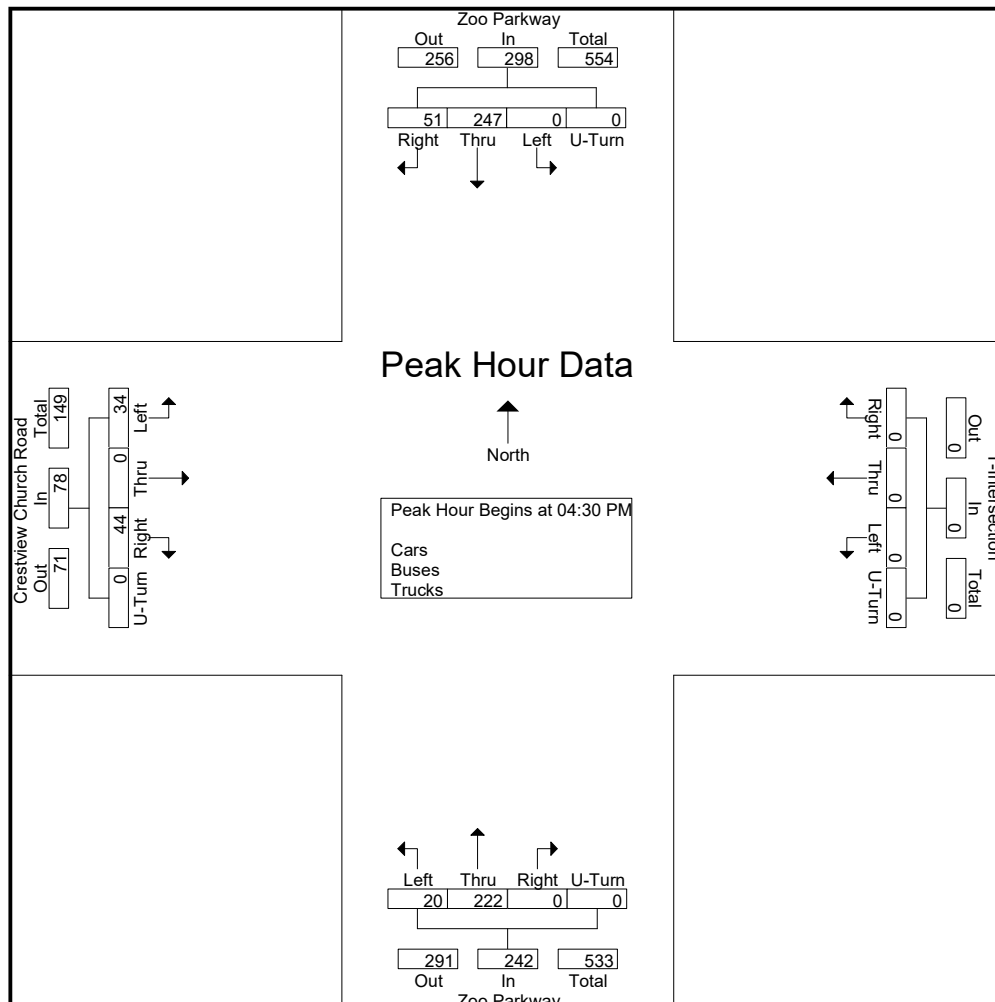
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File Name : Crestview_Church_Road_and_Zoo_Parkway
Site Code : 2600061
Start Date : 2/12/2026
Page No : 5

Start Time	Zoo Parkway Southbound					T-Intersection Westbound					Zoo Parkway Northbound					Crestview Church Road Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
04:30 PM	0	56	9	0	65	0	0	0	0	0	2	61	0	0	63	8	0	8	0	16	144
04:45 PM	0	51	16	0	67	0	0	0	0	0	5	42	0	0	47	11	0	11	0	22	136
05:00 PM	0	69	14	0	83	0	0	0	0	0	7	69	0	0	76	4	0	8	0	12	171
05:15 PM	0	71	12	0	83	0	0	0	0	0	6	50	0	0	56	11	0	17	0	28	167
Total Volume	0	247	51	0	298	0	0	0	0	0	20	222	0	0	242	34	0	44	0	78	618
% App. Total	0	82.9	17.1	0		0	0	0	0		8.3	91.7	0	0		43.6	0	56.4	0		
PHF	.000	.870	.797	.000	.898	.000	.000	.000	.000	.000	.714	.804	.000	.000	.796	.773	.000	.647	.000	.696	.904

Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Entire Intersection Begins at 04:30 PM

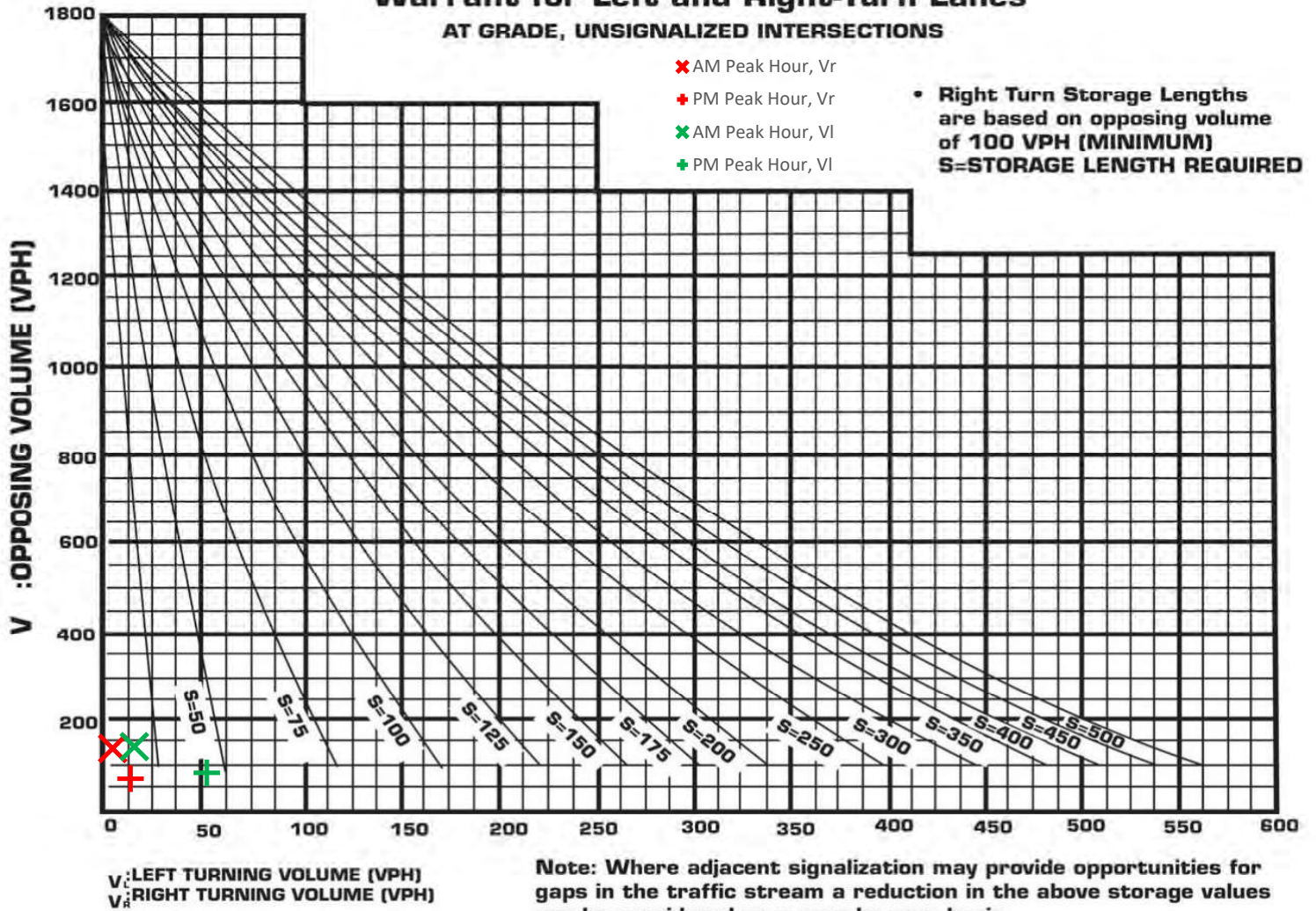


Supporting Documentation

Peak Hour	Volumes		Peak Hour	Volumes	
	Opposing	Lefts		Opposing	Rights
AM	142	15	AM	138	4
PM	83	52	PM	70	13

Warrant for Left and Right-Turn Lanes

AT GRADE, UNSIGNALIZED INTERSECTIONS



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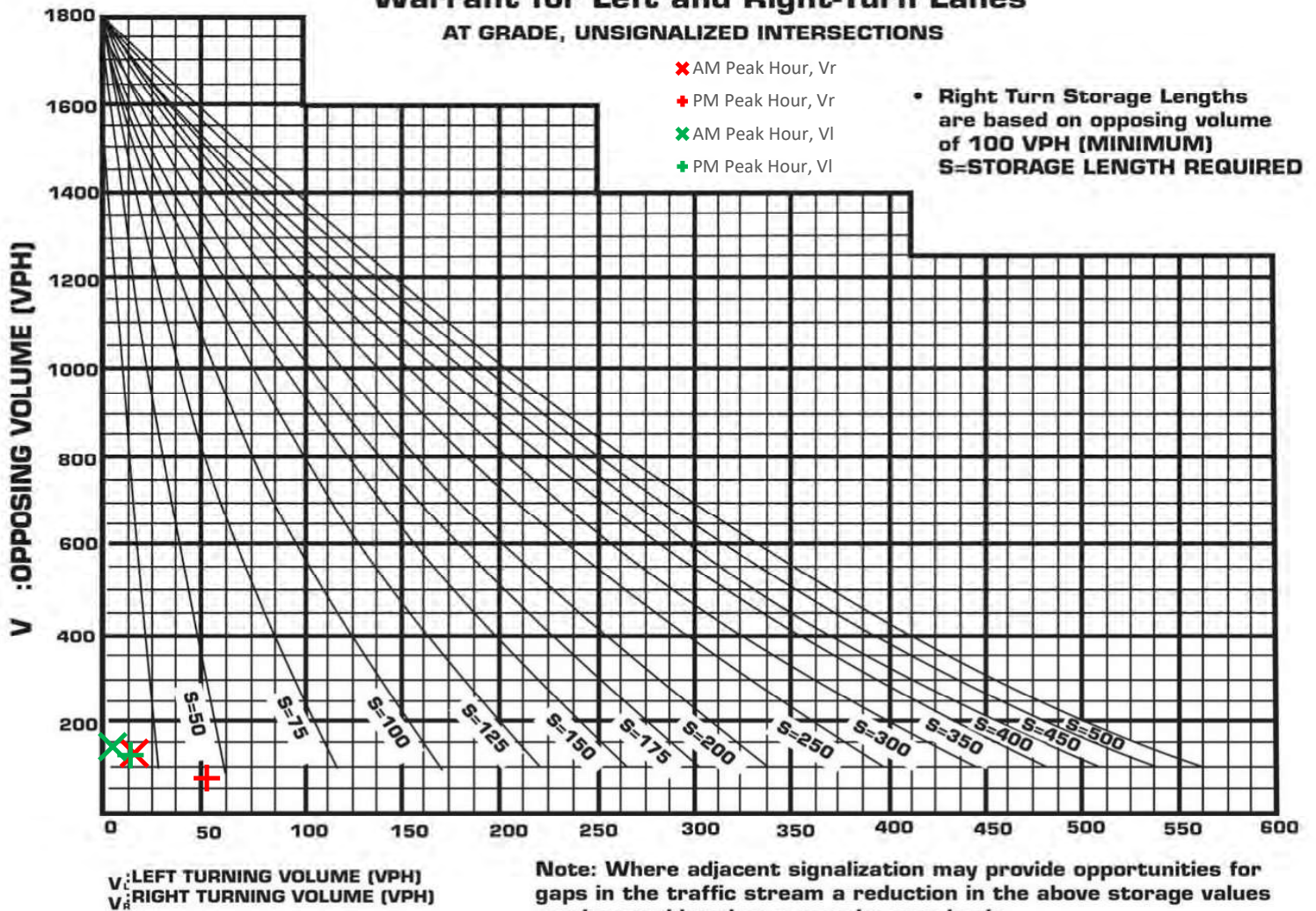
TURN LANE WARRANT SUMMARY

CRESTVIEW CHURCH ROAD AT SITE
ACCESS 1

Peak Hour	Volumes		Peak Hour	Volumes	
	Opposing	Lefts		Opposing	Rights
AM	146	4	AM	131	15
PM	127	13	PM	75	52

Warrant for Left and Right-Turn Lanes

AT GRADE, UNSIGNALIZED INTERSECTIONS



TURN LANE WARRANT SUMMARY

CRESTVIEW CHURCH ROAD AT SITE
ACCESS 2



Transportation Impact Analysis

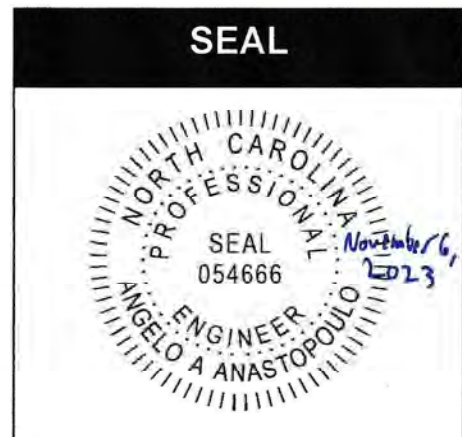
Hillcrest Farm Asheboro, NC

Prepared for
FitzComm Commercial Realty

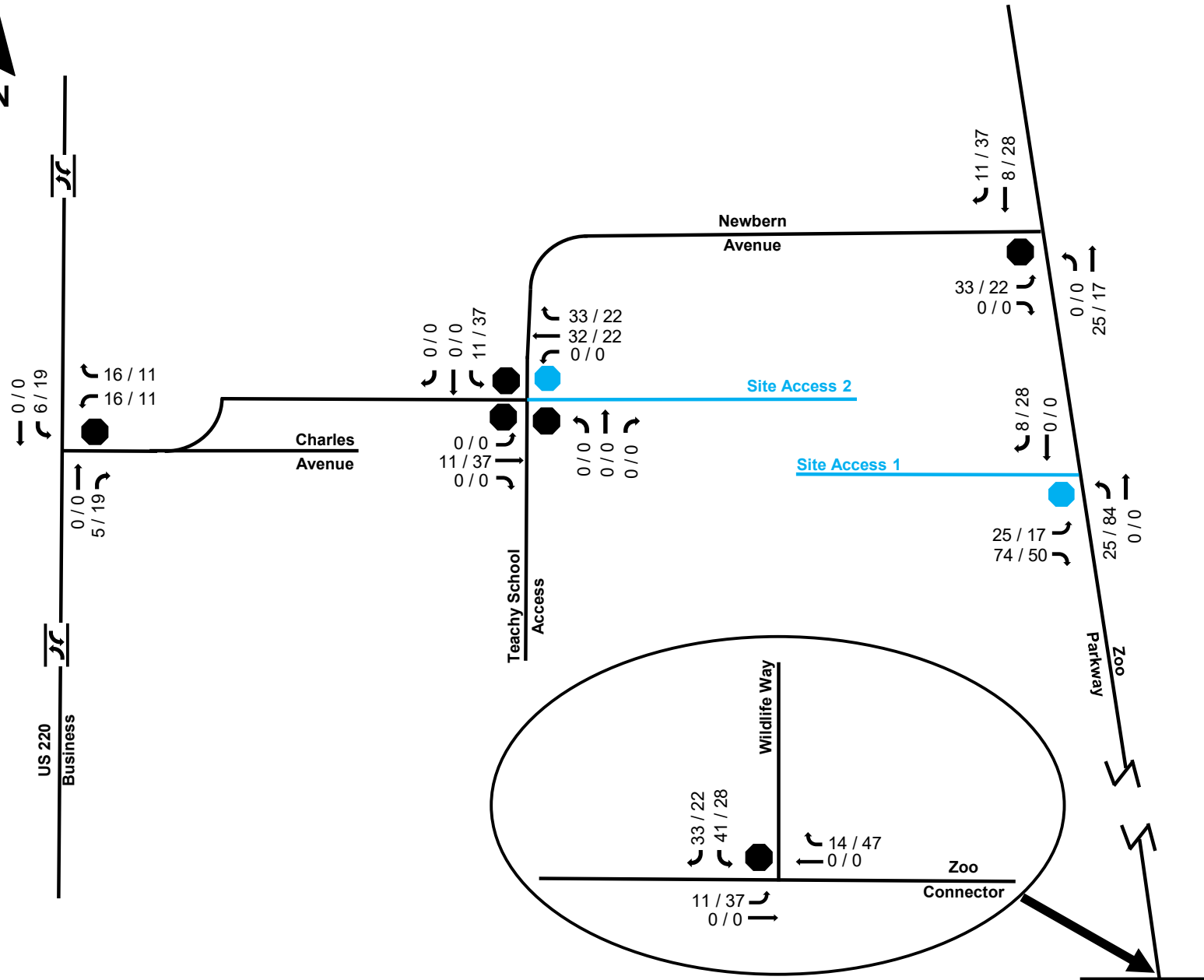
November 6, 2023

Analysis and Graphics by: Amrit Williams

Reviewed and Sealed by: AJ Anastopoulos, PE



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LEGEND	
	SIGNAL
	STOP
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	
	TWO-WAY LEFT-TURN LANE
AM / PM PEAKS	

**FIGURE 7
SITE TRIPS**

HILLCREST FARM SUBDIVISION
ASHEBORO, NC

PROJECT NUMBER 230054

DAVENPORT

*** NOT TO SCALE ***

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Study Scenarios

The study shall consist of the following scenarios:

1. Existing Year (2025)
2. Background Year (2029)
3. Build-out (2029)

Volume Development Methodology

1. Traffic Data Collection
 - a. Peak turning movement counts will be collected at the five (5) existing study intersections when area schools are in session.
2. Growth Rate Assumptions
 - a. Based on AADT data from NCDOT in the vicinity of the site, a 1.0% annual growth rate will be used.
3. Background Developments
 - a. The following approved development has been identified for inclusion in this analysis:
 - i. NC Zoo Expansion – anticipated to be completed in 2026
4. Proposed Development
 - a. Trip Generation will be used for a General Urban/Suburban setting/location.
 - b. ITE 11th Edition data will be used (see attached Table 1 for anticipated trip generation calculations).

Trip Distribution / Assignment

Projected site traffic generated by the proposed development will be assigned throughout the study with the following distribution:

- 40% to/from the north on Zoo Parkway
- 25% to/from the west on NC 42
- 10% to/from the north on Pine Hill Road
- 10% to/from the south on Zoo Parkway
- 5% to/from the east on NC 42
- 5% to/from the south on Old Cox Road
- 5% to/from the south on Lions Rest Road

The overall trip distribution and trip assignment percentages are shown on Figure 2 in the attachments.

Analysis Methods

This analysis will be performed using Synchro/SimTraffic version 12. Analysis files will be provided in Synchro/SimTraffic version 11 for TIA submittal.

Existing peak hour factors (PHF) will be used at all intersections, and a PHF of 0.90 will be used for turning movements at new intersections.

Attachments:

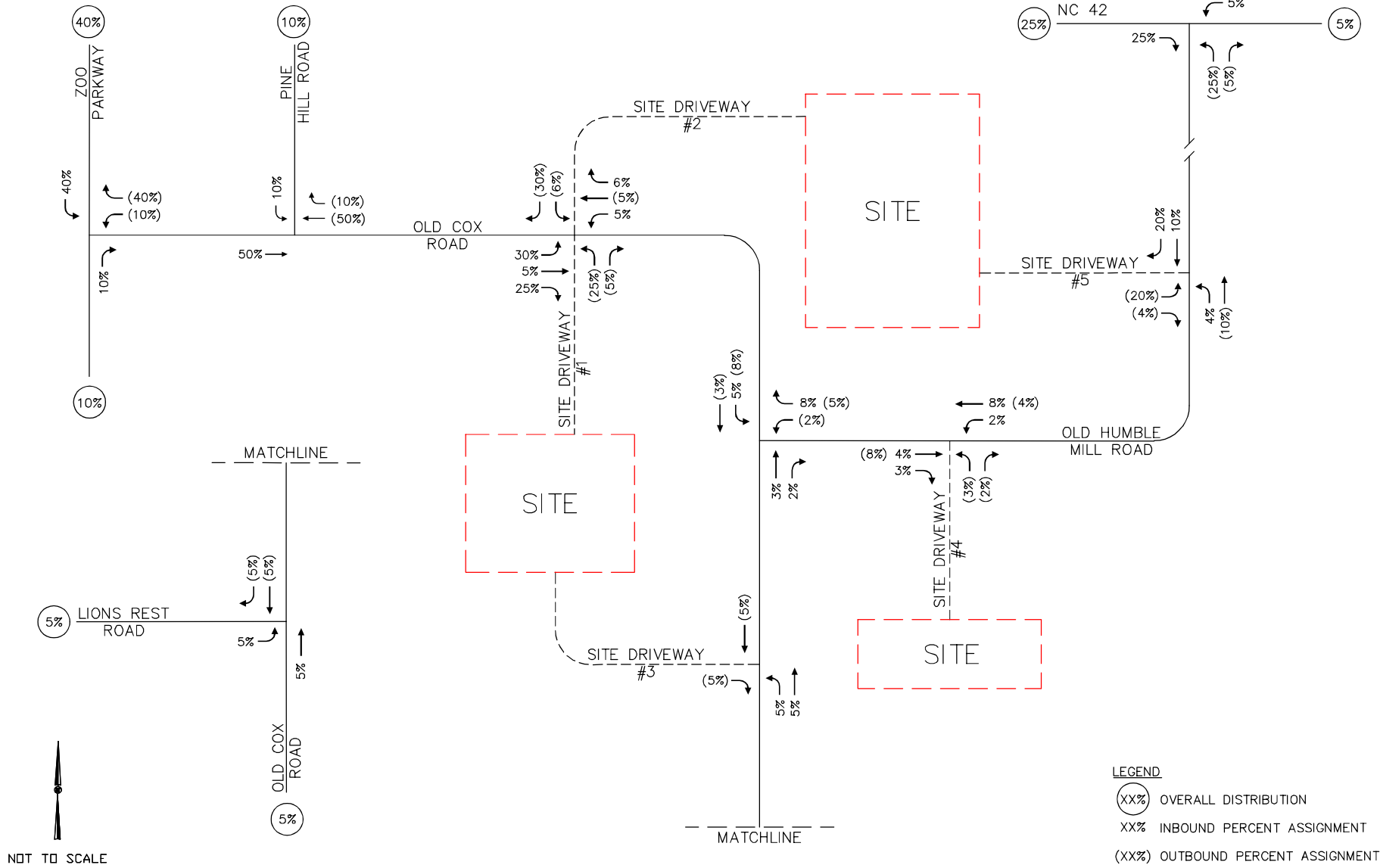
Figure 1: Study Area

Figure 2: Trip Distribution and Assignment

Table 1: Trip Generation

Asheboro Residential
Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
<u>210</u> Single Family Detached Housing	260 d.u.	2,430	1,215	1,215	178	45	133	244	154	90
<u>215</u> Single Family Attached Housing	160 d.u.	1,170	585	585	78	20	58	92	54	38
Total Net New External Trips		3,600	1,800	1,800	256	65	191	336	208	128



APPLICANT INFORMATION

Applicant Stanley Martin Homes, LLC *Applicant's Phone #* 336-282-3535

Applicant's Address PO Box 9147
Greensboro NC 27429

Applicant email address [REDACTED]

PROPERTY INFORMATION

Property Owner's Name Candi Land Campground, LLC (Jeremy McNeill, Manager)

Location of Property Crestview Church Rd (unassigned) *Property Size (ac. or s.f.)* 83.783

Randolph County Property Identification Number (PIN#) 7659 85 8407 and 7659 84 2547

Current Zoning District RM/RR *Requested Zoning District* R10 (CZ)

Date Property Title Acquired 5/30/2024 *Deed Book* 2912 *Page* 1009

Subdivision N/A *Section* N/A *Lot #* N/A

Plat Book 184; 165 *Page* 7; 84

CONDITIONAL ZONING DISTRICT INFORMATION (Attach additional sheets if necessary)

1. Application is hereby made to the City of Asheboro for a Conditional Zoning District for the following purpose:

Development of a residential subdivision consisting of single family detached homes.

(Proposed conditions attached)

2. In what manner will the proposed amendment carry out the intent of the Land Development Plan?

The development is being configured in accordance with Asheboro's Land Development Plan ("Neighborhood Residential" future land use classification) with (CZ) conditions offered by Applicant and agreed upon by the parties.

For questions (3) and (4), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

3. Are there alleged errors in this Ordinance that would be corrected by the proposed amendment? If so, give a detailed explanation of such error and detailed reasons how the proposed amendment will correct the errors.

Does not apply ☒

4. What are the changed or changing conditions, if any, in the jurisdiction of the City of Asheboro generally, which would make the proposed amendment reasonably necessary to the promotion of public health, safety, and general welfare?

There has been an increased need for residential single family housing in Asheboro in recent years due to increase in local and nearby job markets promoting population increase in the Asheboro area. This development will provide single family homes and therefore serve the public welfare and public need for family housing.

Does not apply ☐

5. Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment?

Asheboro's Growth Strategy Map draft (Spring 2022) shows the subject property within the Secondary Growth Area, in close proximity to existing city maintained public utilities and located outside of, but adjacent to existing city limits. Growth Strategy notes suitable developments within SGAs should be given moderate to high level of encouragement and incentives for completion over the next 1-10 years.

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

Applicant Signature

Thomas C Hall

Thomas C Hall, VP of Land Acquisition
*Printed Name of Authorized Signatory (if
different from Applicant)*

*Position/Relationship of Authorized
Signatory to Applicant*

Owner Signature (if different than Applicant)

Jeremy McNeill, Manager
Owner Address

PO Box 4367

Asheboro NC 27204

Telephone Number

336-963-4415

*Printed Name of Authorized Signatory (if
different from Owner)*

*Position/Relationship of Authorized
Signatory to Owner*

STAFF USE

Received by: JFL Date: 2-6-26 Case Number: 26-04

APPLICATION SIGNATURES

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for a Conditional Zoning District rests with the applicant.

No application for a Conditional Zoning District will be advertised for public hearing until the Planning and Zoning Department has received all required materials. If all required materials are not received prior to the specified deadlines, hearings for the case may be delayed.

Per Section 4.05 of the zoning ordinance, it is intended that property will be reclassified to a Conditional Zoning District only in the event of firm plans to develop the property. Accordingly, subject to any specific durational limits imposed by the ordinance applying conditional zoning to the Zoning Lot, if no action has been taken to obtain a Zoning Compliance Permit in conformance with the conditional zoning ordinance within 36 months of the City Council's approval of conditional zoning for the Zoning Lot, the Community Development Director or his or her designee shall initiate appropriate action to rezone the Zoning Lot to a general zoning classification that is consistent with the adopted comprehensive plan.

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*Printed Name of Authorized Signatory (if
different from Applicant)*

*Position/Relationship of Authorized
Signatory to Applicant*

Owner Signature (if different than Applicant)

Jeremy McNeill, Manager
Owner Address

PO Box 4367

Asheboro NC 27204

Telephone Number

336-963-4415

*Printed Name of Authorized Signatory (if
different from Owner)*

*Position/Relationship of Authorized
Signatory to Owner*

STAFF USE

Received by: JTL *Date:* 2-6-24 *Case Number:* 26-04

City of Asheboro

Application for Conditional Zoning District

Crestview Church Road > RM/RR to R10 (CZ)

Applicant: Stanley Martin Homes, LLC

Proposed Conditions:

1. Use: Single family residential building.
2. Maximum number of lots shall be one hundred ninety-one (191).
3. Minimum lot size shall be 7,500 square feet.
4. The total built upon area for the development shall remain under twenty-four percent (24%).
5. Sidewalks shall be provided on both sides of the streets within the development.
6. A 10-foot landscape buffer shall be installed along Crestview Church Road frontage and will be maintained by the homeowners association.
7. Natural areas / passive recreation areas have been provided in each phase of the development.
8. A natural walking path and foot bridge is proposed to be installed once Phases 1 and 2 are constructed to promote walkability/connectivity throughout the development.
9. There shall be a 30-foot undisturbed stream buffer other than for the construction of roadway crossings, utility installation and possible future walking paths.

**CITY OF ASHEBORO
NOTICE OF CONDITIONAL ZONING DISTRICT HEARING**

This is to notify you that I (we) Stanley Martin Homes, LLC have filed an application with the City of Asheboro for a Conditional Zoning District for the property located at Crestview Church Rd (unassigned) for the purpose of developing a residential subdivision consisting of single family detached homes

On Monday, March 2nd, 2026, at 6:00 PM, the Planning Board will review the Conditional Zoning District request and forward its recommendation to City Council. As part of this process, you and others will have an opportunity to speak concerning the request and offer input.

On Thursday, April 9th, 2026, at 6:00 pm the City Council will hold a public hearing on the Conditional Zoning District request. As part of this process, you and others again will have an opportunity to speak concerning the request and offer input.

The meetings will be held in the City Council Chambers, 146 North Church Street, Asheboro, NC. The Council, after considering the information/testimony presented during the public hearing and reviewing the report of the Planning and Zoning Department and recommendation of the Planning Board, will take action on the application. Such action may include approval of the request, referral back to the Planning Board, denial of the request, or approval of a modified version of the request on the basis of the Council's determination that such action is reasonably necessary to promote the public health, safety, or general welfare and to achieve the purposes of the adopted Land Development Plan. The meeting is open to the public and your participation is encouraged. If you have any questions, please contact the Planning and Zoning Department at 336-626-1201 Ext. 2392. In addition, you may contact me (or my representative) Charlie Hall at hallct@stanleymartin.com.

18488 Stanley Martin Homes Metes & Bounds Description

Beginning at an iron pipe set at the north-western most corner of this parcel, having a NAD 83 North Carolina State Plane Coordinate of Northing 696,308.15, Easting 1,757,806.88; Thence S 85°47'48" E a distance of 1099.29' to an iron; Thence S 88°20'07" E a distance of 603.80' to an iron; Thence S 89°10'26" E a distance of 57.29' to an iron; Thence S 02°10'46" W a distance of 139.62' to an iron; Thence S 01°58'10" W a distance of 178.76' to an iron; Thence S 01°57'05" W a distance of 312.02' to an iron; Thence S 01°52'22" W a distance of 274.83' to an iron; Thence S 01°55'03" W a distance of 116.30' to an iron; Thence S 24°12'14" W a distance of 222.32' to an iron; Thence S 23°49'35" W a distance of 236.75' to an iron; Thence S 57°25'44" E a total distance of 199.86' to a point not set within the right-of-way of Crestview Church Road (SR 2820), crossing an iron at 180.62' along line; Thence S 01°56'16" W a distance of 26.02' to an iron rod set in the centerline of said right-of-way; Thence along the centerline of said right-of-way S 26°37'32" W a distance of 401.93' to a point not set; Thence leaving said right-of-way N 87°25'00" W a total distance of 550.73' to an iron rod, crossing an iron at 41.23' along line; Thence N 87°16'10" W a distance of 104.88' to an iron; Thence S 02°32'09" W a distance of 59.85' to an iron; Thence S 03°21'33" W a distance of 219.85' to an iron; Thence S 02°36'36" W a distance of 6.56' to an iron; Thence S 02°36'36" W a distance of 220.25' to an iron; Thence N 82°29'30" W a distance of 199.70' to an iron; Thence S 02°42'12" W a distance of 199.39' to an iron set on the northern right-of-way line of Crestview Church Road (SR 2820); Thence along said right-of-way N 80°43'21" W a distance of 474.67' to an iron; Thence leaving said right-of-way N 09°51'01" E a distance of 327.56' to an iron; Thence N 79°50'38" W a distance of 100.55' to an iron; Thence N 80°14'33" W a distance of 49.24' to an iron; Thence N 01°52'59" W a distance of 690.77' to an iron; Thence N 01°52'59" W a distance of 65.17' to an iron; Thence N 01°53'42" W a distance of 648.09' to an iron; Thence N 01°49'03" W a distance of 20.05' to an iron; Thence N 01°54'52" W a distance of 833.04' to an iron; Which is the point of beginning, having a total area of 83.783 Acres as shown on that plat entitled "Survey For: Stanley Martin Homes, LLC; On the Property of : Candi Land Campground, LLC" Prepared by Survey Carolina, PLLC dated January 9, 2026, Job Number 18488.

BK 2912 PG 1009 (3)

This document presented and filed:

05/30/2024 12:22:07 PM

DEED

Fee \$26.00 Excise Tax: \$0.00



20183267

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 7659.85.8407 & 7659.84.2547

Mall after recording to: P/U T. Callicutt ✓

This instrument was prepared by: TBC/abb: Taylor Callicutt Attorney at Law: PO Box 2445 Asheboro NC 27204

THIS DEED made this 28th day of May, 2024 by and between

GRANTOR

J-Mac Properties, LLC, a North Carolina limited liability company

Mailing Address: PO Box 4367 Asheboro, NC 27204

GRANTEE

Candi Land Campground, LLC, a North Carolina limited liability company

Mailing Address: PO Box 4367 Asheboro, NC 27204

Property Addresses: 83.423 +/- Acres Crestview Church Road, Asheboro, NC 27205 ("0" & "0")

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2894/2828 Page 197/1651, Randolph County Registry.

A map showing the above described property is recorded in Plat Book 184/165, Page 7/84, and referenced within this instrument.

Does the above described property include the primary residence (yes/no)? No

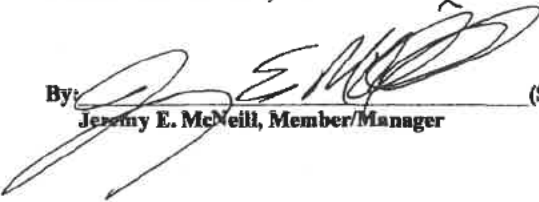
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

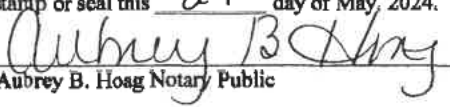
J-MAC PROPERTIES, LLC

By:  (SEAL)
Jeremy E. McNeill, Member/Manager

NORTH CAROLINA, Randolph County:

I, AUBREY B. HOAG, a Notary Public for Randolph County, North Carolina, certify that Jeremy E. McNeill personally came before me this day and acknowledged that he is the Member/Manager J-MAC PROPERTIES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed.

WITNESS my hand and Notarial stamp or seal this 29 day of May, 2024.


Aubrey B. Hoag Notary Public

My Commission Expires: 07/07/2024



Exhibit "A"

TRACT #1:

"0" Crestview Church Road, Asheboro, NC 27205

Parcel ID # 7659.85.8407

CEDAR GROVE TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA:

BEING ALL OF THAT 53.718 ACRES TOTAL (53.423 ACRES CLEAR IF R/W), MORE OR LESS, PURSUANT TO A SURVEY ENTITLED "SURVEY FOR J-MAC PROPERTIES ON THE PROPERTY OF SHERRI LYNN TEDDER" PREPARED BY SURVEY CAROLINA, PLLC, JOB # 15883, DATED JANUARY 9, 2024 AND RECORDED ON JANUARY 19, 2024 IN PLAT BOOK 184 PAGE 7, RANDOLPH COUNTY REGISTRY.

TOGETHER WITH AND SUBJECT TO THE EXISTING PERMANENT SANITARY SEWER EASEMENT PER PLAT BOOK 51, PAGE 36 AND AS SHOWN ON PLAT BOOK 184 PAGE 7, RANDOLPH COUNTY REGISTRY.

TRACT #2:

"0" Crestview Church Road, Asheboro, NC 27205

Parcel ID # 7659.84.2547

CEDAR GROVE TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA:

BEING ALL of that 30.0 acres, more or less and identified as "Tract #2" on a survey entitled "survey for Taylor B. Callicutt", dated July 9, 2020, certified by William C. Burrow, PLS as Project No. 5653 and recorded in Plat Book 165 at Page 84 of the Randolph County Registry.

TOGETHER WITH AND SUBJECT TO THE EXISTING PERMANENT SANITARY SEWER EASEMENT PER PLAT BOOK 51, PAGE 36 AND AS SHOWN ON PLAT BOOK 184 PAGE 7, AND PLAT BOOK 165, PAGE 84 RANDOLPH COUNTY REGISTRY.

TRACT #3:

BEING ALL of Lot 41 of Woodland Acres containing .776 acre, more or less, as indicated on a survey performed by William C. Burrow dated February 6th 2006 and project number 2976; and said survey recorded in Plat Book 102 Page 82 of the Randolph County Registry.

Crestview Church Rd Rezoning Application Pkg 020526

Final Audit Report

2026-02-06

Created:	2026-02-06
By:	Cassie Kanoy (ckanoy@windsorinvestments.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzuW1STUvcV5dabfai-vx-ioqI-Xv10zK

"Crestview Church Rd Rezoning Application Pkg 020526" History

-  Document created by Cassie Kanoy (ckanoy@windsorinvestments.com)
2026-02-06 - 3:34:57 PM GMT
-  Document emailed to Thomas C Hall (halltc@stanleymartin.com) for signature
2026-02-06 - 3:35:09 PM GMT
-  Email viewed by Thomas C Hall (halltc@stanleymartin.com)
2026-02-06 - 3:36:12 PM GMT
-  Document e-signed by Thomas C Hall (halltc@stanleymartin.com)
Signature Date: 2026-02-06 - 3:36:37 PM GMT - Time Source: server
-  Agreement completed.
2026-02-06 - 3:36:37 PM GMT

WATER AND WASTEWATER SYSTEM DEVELOPMENT FEE ANALYSIS

Prepared for:

City of Asheboro

February 2026



Prepared by:

FREESE AND NICHOLS, INC.
1017 Main Campus Drive, Suite 1200
Raleigh, NC 27606
919-582-5850

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APPENDIX A: CIP WATER PROJECTS

APPENDIX B: CIP WASTEWATER PROJECTS

APPENDIX C: CIP WATER REHABILITATION PROJECTS

APPENDIX D: CIP WASTEWATER REHABILITATION PROJECTS

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1.0 EXECUTIVE SUMMARY

The purpose of this report is to evaluate the methodologies for the development and calculation of water and wastewater system development fees (SDF) for the City of Asheboro (City). The City has proposed CIP projects aimed at supporting future growth by increasing system capacity. Additionally, it has identified necessary rehabilitation and modernization improvements to extend the lifespan of existing systems, prompting development of an SDF in accordance with the methodology described in the North Carolina General Statutes (NCGS) Chapter 162A Article 8, as amended by Session Law 2017-138 (S.L. 2017-138), for the establishment of water and wastewater SDF (see section 2.0 below for more detail). Also, in accordance with the statute, the City has retained Freese and Nichols, Inc. (FNI) to perform the analysis. The maximum SDF per Service Unit (SU) utilizing each of the allowable calculation methods are shown in **Table 1-1**.

Table 1-1: Maximum Allowable System Development Fees per SU

Method	Water SDF	Wastewater SDF	Total SDF
Incremental	\$396.52	\$7,061.26	\$7,457.78
Buy-In	\$324.37	\$2,118.17	\$2,442.54
Combined	\$720.89	\$9,179.43	\$9,900.32

2.0 INTRODUCTION

S.L. 2017-138 amended Chapter 162A, Article 8 of the NCGS and defines an SDF as “a charge or assessment for service imposed with respect to new development to fund costs of capital improvements necessitated by and attributable to such new development, to recoup costs of existing facilities which serve such new development, or a combination of those costs.” The statute requires that should a municipality desire to implement an SDF, an analysis must be performed, and the corresponding local government unit must adopt the fees. These fees must be re-evaluated and updated at least every five years. NCGS Chapter 162A, Article 8 allows the calculation of fees based on the following methods:

- Incremental/Marginal Cost – This method requires new development to pay the proportional share of new capital costs that are attributable to the new development.
- Buy-In – This method requires new development to pay a proportional share of the capital costs previously incurred by the local government unit for sufficient capacity to serve the new development.
- Combined – This method uses a combination of the incremental/marginal cost and the buy-in method.

Further, the statute allows fees to be calculated based on a planning horizon of not less than 5 years and not more than 20-year planning horizon. The statute also identifies SDF expenditures. The following items have been identified as costs that system development fees may be spent on:

- Construction contract price
- Surveying and engineering fees
- Land acquisition costs
- Principal and interest on bonds, notes, or other obligations issued by or on behalf of the local government unit to finance the costs above
- Fees paid to the consultant preparing or updating the system development fee analysis
- Previously completed capital projects for which capacity exists (buy-in method)
- Capital rehabilitation projects (buy-in method)

The City has CIP projects to support future growth that require increasing system capacity. Additionally, rehabilitation and modernization improvements have been identified that are needed to prolong the

longevity of the existing systems. As part of this analysis, the buy-in method, incremental/marginal method, and combined method were all evaluated.

3.0 CAPITAL IMPROVEMENT PLAN

The City developed a water and wastewater system CIP based on known needs for both capacity and rehabilitation/modernization needs. This plan was evaluated for applicability and utilized as the basis of the SDF calculations.

3.1 WATER AND WASTEWATER SYSTEM IMPROVEMENTS

The City developed a comprehensive list of proposed water and wastewater capital improvement projects to meet projected needs through 2038. FNI evaluated these projects for their applicability to system development fees. Based on this evaluation, the list of projects was then narrowed to include those driven by growth and development in the City's system for the incremental/marginal method, or by rehabilitation/modernization upgrades to existing system components for the buy-in method.

Appendix A and **Appendix B** provide a detailed summary of the costs for each CIP project required for the 13-year planning horizon for the water and wastewater systems, respectively. **Table 3-1** summarizes these costs for the water and wastewater systems.

Table 3-1: Total CIP Project Costs

Collection/Distribution System	Total Cost (2025 Value)
Water	\$25,016,974.26
Wastewater	\$123,686,310.00

4.0 SYSTEM DEVELOPMENT FEE ANALYSIS

The system development fee was analyzed utilizing the three statutorily allowable methods:

- Incremental/Marginal
- Buy-In
- Combined

A discussion on the process is included herein.

4.1 SERVICE UNITS (SU)

A critical factor used to determine the maximum SDF is a service unit. A service unit (SU) is defined as the service equivalent to a domestic water connection for a single-family residence. It is used to calculate both water and wastewater SDF.

The allowable flow associated with residential, commercial, and industrial connections is converted into SU Equivalents based upon the capacity of the meter used or planned for the location. The number of equivalent residential SU's required is based on the maximum continuous operating capacity of the corresponding meter size. For the purposes of this calculation, and in consulting with the City, FNI has assumed the use of Neptune T-series water meters for all new installations; however, MACH 10 ultrasonic meters may also be used for meter sizes 3-inches and greater. Neptune specification sheets (**Appendix E**) for these meter types were used to determine the maximum continuous operating capacity. The SU equivalent for each meter size used by the City is listed in **Table 4-1**.

Table 4-1: SU Equivalencies

Meter Size	Maximum Continuous Operating Capacity (gpm) ⁽¹⁾	Service Unit Equivalent
3/4"	30	1
1"	50	1.7
1-1/2"	100	3.3
2"	160	5.3
3"	500	16.7
4"	1,250	41.7
6"	2,000	66.7
8"	4,000	133.3
10"	6,500	216.7

⁽¹⁾Maximum continuous operating capacity is based on Neptune meter specification sheets.

4.2 GALLONS PER SU

The calculation of maximum allowable fees is based on the daily water and wastewater usage per service unit (SU), multiplied by the cost per gallon per day per SU (gpd/SU). For this study, wastewater usage is estimated using guidance from North Carolina Session Law 2023-137, which permits an assumption of 75 gpd per bedroom. Assuming three bedrooms per connection, this results in wastewater usage of 225 gpd/SU. For this study, water usage is estimated using data from the City's Local Water Supply Plan. The product of multiplying water usage per person (48 gpd) by the number of people per connection (2.3) and the maximum peaking factor (1.315) results in water usage of 145 gpd/SU. A summary of the gpd/SU is shown in **Table 4-2**.

Table 4-2: Gallons Per Day Per SU

Component	Value
Water	145
Wastewater	225

4.3 CREDIT CALCULATION

NCGS 162A Article 8 outlines the procedures and requirements for calculating maximum allowable SDF to recover costs associated with capital improvement projects needed due to growth over the planning horizon. NCGS 162A Article 8 also requires a credit to account for capital improvement funds included in rates and debt principal. This credit must not be less than twenty-five percent (25%) of the cost of capital

improvements. Per the statutory requirements, the credit is only to be applied to the proposed capital improvement projects (capacity related projects) used in the incremental/marginal method. The basis for the buy-in method includes the value of capital improvements less depreciation, debt credits, grants and other generally accepted valuation adjustments.

No outside funding sources have been identified for any of the proposed CIP projects. The City does not utilize more than 25% of the rates collected for capital improvement projects; therefore, for the purposes of this report as applicable, a minimum credit of 25% was applied for both the calculated water and wastewater system development fees.

4.4 ASSETS

Based on the 2024 City of Asheboro Annual Comprehensive Financial Report (ACFR), the total combined water and wastewater system is valued at \$84,228,049 and has a depreciation of \$50,803,082 for a total depreciated value of \$32,618,485. This information was used as the basis for the Buy-In and Combined Methods and is depicted in **Table 4-3**. For the purposes of this report, FNI has assumed an even split of the total asset value between the water distribution and wastewater collection systems.

Table 4-3: Water and Wastewater Assets

Asset	Asset Original Value*	Depreciation	Debt Service Principal	Asset Value
Water Distribution System	\$42,114,025	\$25,401,541	\$403,241	\$16,309,243
Wastewater Collection System	\$42,114,025	\$25,401,541	\$403,241	\$16,309,243
Water Distribution and Wastewater Collection Systems	\$84,228,049	\$50,803,082	\$806,482	\$32,618,485

*Asset value includes assets, land, construction in progress and buildings.

4.5 SYSTEM DEVELOPMENT FEE – INCREMENTAL/MARGINAL METHOD

The SDF analysis for the Incremental/Marginal method requires determination of the utilization of proposed projects as defined in the CIP to serve new development over the planning horizon. In this case, the planning horizon is defined as 13 years. For proposed projects, the SDF is calculated as a percentage of the project cost, based upon the percentage of the project's capacity required to serve development projected to occur between 2025 and 2038. Capacity serving development projected beyond the planning period cannot be included in the calculation of SDF. Based on the CIP defined water system projects,

considering their respective capacities and projected use over the next 13-year planning horizon and the required credit, a cost of \$2.73 per gpd/SU has been calculated as shown in **Table 4-4**.

Table 4-4: Water System SDF Projects for Incremental/Marginal Method

Project	Capital Cost	% Applicable to SDF	Adjusted Cost	Capacity (MGD)	\$/gpd /SU
Betterment of Water Main on Pineview Street	\$314,299.00	44%	\$138,292	1.3	\$0.11
New Raw Water Line (Lake Lucas to WTP)	\$3,200,000.00	17%	\$533,333	3.0	\$0.18
New Raw Water Line (Lake Reese to Lake Lucas)	\$5,000,000.00	10%	\$500,000	3.0	\$0.17
North Clearwell Replacement	\$2,500,000.00	27%	\$666,667	1.0	\$0.67
Replace 12" Water Main	\$3,500,000.00	90%	\$3,150,000	1.3	\$2.52
Subtotal			\$4,988,292		\$3.64
Credit (25%)					(\$0.91)
Total					\$2.73

Similarly, the wastewater system projects were evaluated and a cost of \$31.38 per gpd/SU, including the required credit was calculated as shown in **Table 4-5**.

Table 4-5: Wastewater System SDF Projects for Incremental/Marginal Method

Name of Project	Capital Cost	% Applicable to SDF	Adjusted Cost	Capacity (MGD)	\$/gpd /SU
100% - Upsize Sewer Main along Along NC Highway 49 S, (BOND)	\$3,334,600.00	16%	\$533,536	0.3	\$1.78
100% - Upsize Sewer Main along Carl Drive (BOND)	\$3,051,100.00	12%	\$366,132	1.3	\$0.28
100% - Upsize Sewer Main along Cedar Fork Creek (BOND)	\$3,768,800.00	28%	\$1,055,264	0.6	\$1.76
100% - Upsize Sewer Main along East Dorsett Avenue (BOND)	\$1,054,800.00	8%	\$84,384	0.3	\$0.28
100% - Upsize Sewer Main along Penwood Branch (BOND)	\$15,381,800.00	12%	\$1,845,816	1.0	\$1.85
50% - Meter Replacement: New Taps and Meter Maintenance	\$1,031,000.00	100%	\$1,031,000	0.4	\$2.58
Ag Center pump station	\$250,000.00	100%	\$250,000	0.3	\$0.83
Lift Station #2 Expansion	\$7,774,000.00	24%	\$1,865,760	1.2	\$1.55
Lift Station #3 upgrade/Force main replacement	\$2,700,000.00	73%	\$1,980,000	0.5	\$3.96
Lift Station #4 upgrade Pumps, utility electrical service.	\$1,500,000.00	45%	\$675,000	0.4	\$1.69
Lift Station #6 Expansion	\$5,980,000.00	33%	\$1,993,333	1.1	\$1.81
LS#12 Upgrading electrical service, pump station, & force main.	\$400,000.00	53%	\$211,765	0.2	\$1.06
LS#14 upgrade	\$500,000.00	73%	\$366,667	0.2	\$1.83

Name of Project	Capital Cost	% Applicable to SDF	Adjusted Cost	Capacity (MGD)	\$/gpd /SU
LS#2 flow study upgrades were done based on 20 yr. plan	\$250,000.00	24%	\$60,000	1.2	\$0.05
LS#9 Expansion	\$2,242,500.00	53%	\$1,196,000	0.3	\$3.99
Presnell street pump station and gravity sewer	\$1,000,000.00	80%	\$800,000	0.2	\$4.44
Replace LS#23 pump station, force main, and air release valves.	\$1,500,000.00	100%	\$1,500,000	0.3	\$5.00
Replace pumps, motors, add 3rd pump etc...LS #10	\$400,000.00	90%	\$360,000	0.3	\$1.20
Replace pumps, motors, add 3rd pump etc...LS #11	\$400,000.00	80%	\$320,000	0.3	\$1.07
Upgrade LS#13 and force main	\$2,500,000.00	40%	\$1,000,000	0.3	\$3.33
Upgrade LS#21	\$250,000.00	30%	\$75,000	0.1	\$1.50
Subtotal			\$17,569,657		\$41.84
Credit (25%)					(\$10.46)
Total					\$31.38

4.6 SYSTEM DEVELOPMENT FEE – BUY-IN METHOD

The existing water and wastewater systems have existing capacity for new development to buy in. Additionally, the City is planning a series of rehabilitation and modernization projects to prolong the longevity of existing water and wastewater system assets. The depreciated value of the existing water distribution system is shown in **Table 4-3**. Utilizing this information, a cost of \$2.23 per gpd/SU was calculated to be applied to the Buy-In method as shown in **Table 4-6**. The planned rehabilitation projects included in the Buy-In method are listed in **Appendix C**.

Table 4-6: Water System Buy-In Costs

Asset	Depreciated Total	Planned Rehab Projects	Total Cost	Capacity (MGD)	\$/gpd/SU
Water Distribution System	\$16,309,243	\$10,502,675	\$26,811,918	12	\$2.23

The total depreciated value of the wastewater collection system is shown in **Table 4-3**. Utilizing this information, a cost of \$9.41 per gpd/SU was calculated to be applied to the wastewater Buy-In method as shown in **Table 4-7**. The planned rehabilitation projects included in the Buy-In method are listed in **Appendix D**.

Table 4-7: Wastewater System Buy-In Costs

Asset	Depreciated Total	Planned Rehab Projects	Total Cost	Capacity (MGD)	\$/gpd/SU
Wastewater Collection System	\$16,309,243	\$68,417,710	\$84,726,953	9	\$9.41

4.7 SYSTEM DEVELOPMENT FEE – COMBINED METHOD

Because there is sufficient capacity in the system to provide service to future development and additional projects are needed in the future, the Combined method was considered. This method combines fees calculated by both the Buy-In and Incremental/Marginal methods. Based on information developed for the Incremental / Marginal and Buy-In costs, the combined costs for water and wastewater are as shown in **Table 4-8**.

Table 4-8: SDF Costs – Combined Method

System	Water	Wastewater
Incremental	\$2.73	\$31.38
Buy-In	\$2.23	\$9.41
Combined	\$4.97	\$40.80

4.8 SYSTEM DEVELOPMENT FEE – COMBINED METHOD

Based on the calculations for both water and wastewater system development fees for the Incremental/Marginal, Buy-In and Combined method, multiplied by the gallons per day per SU shown in **Table 4-2**, the maximum allowable fees per SU are as shown in **Table 4-9**.

Table 4-9: Maximum Allowable SDF Per SU

Method	Water SDF	Wastewater SDF	Total SDF
Incremental	\$396.52	\$7,061.26	\$7,457.78
Buy-In	\$324.37	\$2,118.17	\$2,442.54
Combined	\$720.89	\$9,179.43	\$9,900.32

Utilizing the SU Equivalencies as shown in **Table 4-1**, and the maximum SDF as shown in **Table 4-9**, the maximum allowable fee per meter size and method is shown in **Table 4-10**.

Table 4-10: Maximum Allowable SDF Per Meter Size

Meter Size	Service Unit Equivalent	Water			Wastewater			TOTAL
		Incremental / Marginal	Buy-In	Combined	Incremental / Marginal	Buy-In	Combined	Combined
3/4"	1	\$397	\$324	\$721	\$7,061	\$2,118	\$9,179	\$9,900
1"	1.7	\$674	\$551	\$1,226	\$12,004	\$3,601	\$15,605	\$16,831
1-1/2"	3.3	\$1,309	\$1,070	\$2,379	\$23,302	\$6,990	\$30,292	\$32,671
2"	5.3	\$2,102	\$1,719	\$3,821	\$37,425	\$11,226	\$48,651	\$52,472
3"	16.7	\$6,622	\$5,417	\$12,039	\$117,923	\$35,374	\$153,296	\$165,335
4"	41.7	\$16,535	\$13,526	\$30,061	\$294,454	\$88,328	\$382,782	\$412,843
6"	66.7	\$26,448	\$21,636	\$48,083	\$470,986	\$141,282	\$612,268	\$660,351
8"	133.3	\$52,856	\$43,239	\$96,095	\$941,266	\$282,353	\$1,223,618	\$1,319,713
10"	216.7	\$85,926	\$70,291	\$156,217	\$1,530,174	\$459,008	\$1,989,183	\$2,145,400

APPENDIX A: CIP WATER PROJECTS

FY	Project Description	Project Cost (2025 Value)
2025	Miscellaneous Small Equipment	\$9,000.00
2025	Portable Turbidity Meter	\$5,200.00
2025	Sample Stations (B)	\$63,000.00
2026	50% - Meter Replacement: New Taps and Meter Maintenance	\$1,569,641.98
2026	Additional Raw Water Pump Lake Reese	\$250,000.00
2026	HACH spectrophotometer for WTP	\$7,500.00
2026	Handheld pH meters for WTP Lab (2)	\$5,400.00
2026	Second Water Tank on Dave's Mountain (Rehabilitation/Maintenance)	\$25,000.00
2026	New High Service Pump	\$250,000.00
2026	New Pump Control Valve on Reese Pump # 2	\$85,000.00
2026	Replace Air Scour Grid	\$20,000.00
2026	Replace Flocculator Gearbox	\$14,800.00
2026	Replace Mud Valves	\$14,400.00
2026	Sample Stations (A)	\$16,372.00
2027	Additional Raw Water Pump Lake Lucas	\$260,000.00
2027	Betterment of Water Main on Pineview Street	\$314,299.00
2027	New Isolation Valves for High Service Lines	\$50,000.00
2027	Overhaul Booster Pump # 2	\$160,000.00
2027	Raw Water Isolation Valves	\$50,000.00
2027	Replace 12" Water Main	\$3,500,000.00
2028	Additional Sludge Collectors for Basin 5&6	\$900,000.00
2028	Autoclave for WTP Lab	\$20,000.00
2028	Drying Oven for WTP Lab	\$2,000.00
2028	Overhaul Booster Pump # 1	\$160,000.00
2029	Analytical Balance for WTP Lab	\$7,000.00
2029	Chemical Storage/Metering Pump Building (Lake Lucas)	\$250,000.00
2029	North Clearwell Replacement	\$2,500,000.00
2029	Water Line Replacement	\$5,208,161.28
2030	Aeration System for Lake Lucas and Reese	\$1,000,000.00
2030	Handheld Chlorine Meters (2)	\$2,500.00
2030	Handheld Monochloramine/Free Ammonia Meter	\$1,200.00
2030	Incubator for WTP	\$12,000.00
2031	Accumet XL500 WTP	\$6,000.00
2031	New Raw Water Line (Lake Lucas to WTP)	\$3,200,000.00
2031	TOC Analyzer	\$60,000.00
2031	Water Bath for WTP	\$6,000.00

FY	Project Description	Project Cost (2025 Value)
2032	AT1000	\$3,000.00
2033	Benchtop Balance for WTP Lab	\$3,000.00
2033	Refrigerator for WTP	\$2,500.00
2034	New Raw Water Line (Lake Reese to Lake Lucas)	\$5,000,000.00
2034	Sterilizer for WTP	\$3,000.00
2034	Vacuum Pump for WTP	\$1,000.00
Total 2025 - 2038		\$25,016,974.26

APPENDIX B: CIP WASTEWATER PROJECTS

FY	Project Description	Project Cost (2025 Value)
2025	PinAAcle 900T to replace non-functional ICP-MS	\$80,000.00
2025	100%- New Sampler models	\$145,500.00
2025	Ag Center pump station	\$250,000.00
2025	Altair 4 XR atmospheric monitor replacement	\$44,750.00
2025	annual replacement parts for pumps	\$20,000.00
2025	LS#4 slip line gravity lines coming to station	\$100,000.00
2025	LS#6 (identify and slip line gravity lines)	\$600,000.00
2025	LS#9,10,11 identify and slip line gravity lines coming into stations	\$1,000,000.00
2025	Miscellaneous Small Equipment	\$13,500.00
2025	Purchase spare pumps. motors, and impellers for 15, 16, 17, 18, 19,	\$200,000.00
2025	Replace LS#27	\$300,000.00
2026	100% - 16" Augers for boring machine.	\$29,000.00
2026	100% - Concrete/ Rehab on Primaries and SCTs	\$1,550,000.00
2026	100% - Replace Softstarts for AB Blowers	\$200,000.00
2026	100% - Replace valves in Nitrification Pump Station	\$500,000.00
2026	100% - Replace/Rehab Sewer Main Sherwood Road and I-73	\$167,300.00
2026	50% - Meter Replacement: New Taps and Meter Maintenance	\$1,031,000.00
2026	Drying oven for WWTP Lab	\$5,200.00
2026	FIMS Unit for Mercury Analysis	\$55,000.00
2026	Flow Meter for Lift Station	\$20,000.00
2026	Lift Station #3 upgrade/Force main replacement	\$2,700,000.00
2026	Lift Station #7 pump station replacement,	\$380,000.00
2026	LS#17 rehab wet well leaking at joints contributing to I&I	\$100,000.00
2026	LS#2 flow study upgrades were done based on 20 yr. plan	\$250,000.00
2026	Presnell Street pump station and gravity sewer	\$1,000,000.00
2026	Replace Grinder LS#10	\$102,000.00
2026	Replace Grinder LS#11	\$94,000.00
2026	Replace Grinder LS#2	\$50,000.00
2026	Replace Grinder LS#9	\$90,000.00
2026	Replace LS#23 pump station, force main, and air release valves.	\$1,500,000.00
2026	Replace LS#27 add cleanouts	\$100,000.00
2027	100% - Main Line Camera and Computer System.	\$170,000.00
2027	Autoclave for WWTP Lab	\$13,000.00
2027	Handheld pH meter for WWTP Lab	\$1,200.00

FY	Project Description	Project Cost (2025 Value)
2027	LS#14 upgrade	\$500,000.00
2027	Quantitray Sealer for WWTP Lab	\$6,000.00
2027	Replace Generator LS#10	\$100,000.00
2027	Water bath for WWTP Lab	\$5,000.00
2028	100% - Replace Sodium Hypochlorite Bulk Storage Tank	\$500,000.00
2028	HACH Spectrophotometer for WWTP Lab	\$7,000.00
2028	Lift Station #4 upgrade Pumps, utility electrical service.	\$1,500,000.00
2028	Lift Station #6 Expansion	\$5,980,000.00
2028	LS#12 Upgrading electrical service, pump station, & force main.	\$400,000.00
2028	Muffle Furnace for WWTP Lab	\$6,500.00
2028	Replace Generator & Transfer switch LS#7 (Obsolete)	\$75,000.00
2028	Replace pumps, motors, add 3rd pump etc...LS #10	\$400,000.00
2029	100% - Concrete/ Rehab on Secondaries	\$800,000.00
2029	100% - Schreiber to replace all Diffusers in Aeration Tanks	\$325,000.00
2029	BOD Incubator for WWTP Lab	\$7,000.00
2029	Digital Titrator WWTP	\$960.00
2029	Distillation Unit for WWTP Ammonia	\$7,000.00
2029	LS#1 upgrade pumps,	\$400,000.00
2029	LS#2 Replace outdated solid state soft starts	\$400,000.00
2029	LS#9 Expansion	\$2,242,500.00
2029	Replace Generator & Transfer switch LS#5 (Obsolete)	\$75,000.00
2029	Replace pumps, motors, add 3rd pump etc...LS #11	\$400,000.00
2029	Upgrade LS#21	\$250,000.00
2029	YSI Multi-Lab DO meter for WWTP Lab	\$1,500.00
2030	100% - Replace 6 40HP blowers/motors	\$300,000.00
2030	100% - Replace Tertiary Filters with membrane filters	\$5,000,000.00
2030	100% - Replace/Rehab Sewer Main - Hasketts Creek phase 1	\$3,148,900.00
2030	100% - Upsize Sewer Main along Cedar Fork Creek (BOND)	\$3,768,800.00
2030	Car to replace Jeep Liberty WWTP	\$40,000.00
2030	HACH Spectrophotometer for WWTP	\$7,500.00
2030	Upgrade LS#13 and force main	\$2,500,000.00
2031	100% - Final Clarifier Settleability Improvements	\$1,378,000.00

FY	Project Description	Project Cost (2025 Value)
2031	100% - New Septage Hauler discharge station	\$400,000.00
2031	100% - Replace/Rehab Sewer Main Penwood Branch – West Side,	\$1,416,700.00
2031	Accumet XL500 WWTP	\$6,000.00
2031	Lift Station #2 Expansion	\$7,774,000.00
2031	Ultrasonic Bath for WWTP	\$3,000.00
2032	100% - Replace Aeration blowers, motors, and controls	\$3,000,000.00
2032	100% - Replace DAF with Drum Thickeners	\$5,550,000.00
2032	100% - Replace Sludge Thickening Structure	\$1,000,000.00
2032	100% - Replace/Rehab Sewer Main Penwood Branch – East Side,	\$1,758,500.00
2032	100% - UV disinfection	\$4,000,000.00
2032	Benchtop Balance WWTP	\$3,000.00
2032	Perkin Elmer Atomic Absorption Instrumentation	\$100,000.00
2033	100% - Replace arms/ center mast for Trickling Filters 1 & 2	\$1,500,000.00
2033	100% - Replace/Rehab Sewer Main Penwood Branch	\$1,822,700.00
2033	100% - Sludge Dryer w/building at Press	\$24,900,000.00
2033	100% - Upsize Sewer Main along NC Highway 49 S, (BOND)	\$3,334,600.00
2033	Hot Block for metals digestion	\$6,000.00
2033	IDEXX Sealer for WWTP	\$7,000.00
2034	100% - Replace Final Clarifier Structures	\$3,000,000.00
2034	100% - Upsize Sewer Main along Carl Drive (BOND)	\$3,051,100.00
2034	100% - Upsize Sewer Main along Penwood Branch (BOND)	\$15,381,800.00
2034	COD/TKN/Phos Reactor WWTP	\$3,000.00
2034	IDEXX Sealer for WWTP	\$7,000.00
2034	Microscope	\$10,000.00
2034	Portable DO Meter	\$1,500.00
2034	Vacuum pump WWTP	\$1,000.00
2034	Water purifier for metals WWTP	\$7,000.00
2035	100% - Replace/Rehab Sewer Main Penwood Branch	\$696,300.00
2035	100% - Upsize Sewer Main along East Dorsett Avenue (BOND)	\$1,054,800.00
2038	100% - Replace/Rehab Sewer Main Hasketts Creek phase 2	\$498,200.00
Total 2025 - 2038		\$123,686,310.00

APPENDIX C: CIP WATER REHABILITATION PROJECTS

Project	Capital Cost
Accumet XL500 WTP	\$6,000.00
Additional Raw Water Pump Lake Lucas	\$260,000.00
Additional Raw Water Pump Lake Reese	\$250,000.00
Additional Sludge Collectors for Basin 5&6	\$900,000.00
Aeration System for Lake Lucas and Reese	\$1,000,000.00
Analytical Balance for WTP Lab	\$7,000.00
AT1000	\$3,000.00
Autoclave for WTP Lab	\$20,000.00
Benchtop Balance for WTP Lab	\$3,000.00
Chemical Storage/Metering Pump Building (Lake Lucas)	\$250,000.00
Drying Oven for WTP Lab	\$2,000.00
HACH spectrophotometer for WTP	\$7,500.00
Handheld Chlorine Meters (2)	\$2,500.00
Handheld Monochloramine/Free Ammonia Meter	\$1,200.00
Handheld pH meters for WTP Lab (2)	\$5,400.00
Incubator for WTP	\$12,000.00
Second Water Tank on Dave's Mountain (Rehabilitation/Maintenance)	\$25,000.00
Miscellaneous Small Equipment	\$9,000.00
New High Service Pump	\$250,000.00
New Isolation Valves for High Service Lines	\$50,000.00
New Pump Control Valve on Reese Pump # 2	\$85,000.00
Overhaul Booster Pump # 1	\$160,000.00
Overhaul Booster Pump # 2	\$160,000.00
Portable Turbidity Meter	\$5,200.00
Raw Water Isolation Valves	\$50,000.00
Refrigerator for WTP	\$2,500.00
Replace Air Scour Grid	\$20,000.00
Replace Flocculator Gearbox	\$14,800.00
Replace Mud Valves	\$14,400.00
Sample Stations (A)	\$16,372.00
Sample Stations (B)	\$63,000.00
Sterilizer for WTP	\$3,000.00
TOC Analyzer	\$60,000.00
Vacuum Pump for WTP	\$1,000.00
Water Bath for WTP	\$6,000.00
Water Line Replacement	\$5,208,161.28
Total 2025 - 2038	\$8,933,033.28

APPENDIX D: CIP WASTEWATER REHABILITATION PROJECTS

Project	Capital Cost
PinAAcle 900T to replace non-functional ICP-MS	\$80,000.00
100% - 16" Augers for boring machine.	\$29,000.00
100% - Concrete/ Rehab on Primaries and SCTs	\$1,550,000.00
100% - Concrete/ Rehab on Secondaries	\$800,000.00
100% - Final Clarifier Settleability Improvements	\$1,378,000.00
100% - Main Line Camera and Computer System.	\$170,000.00
100% - New Septage Hauler discharge station	\$400,000.00
100% - Replace 6 40HP blowers/motors	\$300,000.00
100% - Replace Aeration blowers, motors, and controls	\$3,000,000.00
100% - Replace arms/ center mast for Trickling Filters 1 & 2	\$1,500,000.00
100% - Replace DAF with Drum Thickeners	\$5,550,000.00
100% - Replace Final Clarifier Structures	\$3,000,000.00
100% - Replace Sludge Thickening Structure	\$1,000,000.00
100% - Replace Sodium Hypochlorite Bulk Storage Tank	\$500,000.00
100% - Replace Softstarts for AB Blowers	\$200,000.00
100% - Replace Tertiary Filters with membrane filters	\$5,000,000.00
100% - Replace valves in Nitrification Pump Station	\$500,000.00
100% - Replace/Rehab Sewer Main - Hasketts Creek phase 1	\$3,148,900.00
100% - Replace/Rehab Sewer Main Hasketts Creek phase 2	\$498,200.00
100% - Replace/Rehab Sewer Main Penwood Branch – East Side,	\$1,758,500.00
100% - Replace/Rehab Sewer Main Penwood Branch – West Side,	\$1,416,700.00
100% - Replace/Rehab Sewer Main Penwood Branch	\$696,300.00
100% - Replace/Rehab Sewer Main Penwood Branch	\$1,822,700.00
100% - Replace/Rehab Sewer Main Sherwood Road and I-73	\$167,300.00
100% - Schreiber to replace all Diffusers in Aeration Tanks	\$325,000.00
100% - Sludge Dryer w/building at Press	\$24,900,000.00
100% - UV disinfection	\$4,000,000.00
100%- New Sampler models	\$145,500.00
Accumet XL500 WWTP	\$6,000.00
Altair 4 XR atmospheric monitor replacement	\$44,750.00
annual replacement parts for pumps	\$20,000.00
Autoclave for WWTP Lab	\$13,000.00
Benchtop Balance WWTP	\$3,000.00
BOD Incubator for WWTP Lab	\$7,000.00
Car to replace Jeep Liberty WWTP	\$40,000.00

Project	Capital Cost
COD/TKN/Phos Reactor WWTP	\$3,000.00
Digital Titrator WWTP	\$960.00
Distillation Unit for WWTP Ammonia	\$7,000.00
Drying oven for WWTP Lab	\$5,200.00
FIMS Unit for Mercury Analysis	\$55,000.00
Flow Meter for Lift Station	\$20,000.00
HACH Spectrophotometer for WWTP Lab	\$7,000.00
HACH Spectrophotometer for WWTP	\$7,500.00
Handheld pH meter for WWTP Lab	\$1,200.00
Hot Block for metals digestion	\$6,000.00
IDEXX Sealer for WWTP	\$7,000.00
IDEXX Sealer for WWTP	\$7,000.00
Lift Station #7 pump station replacement,	\$380,000.00
LS#1 upgrade pumps,	\$400,000.00
LS#17 rehab wet well leaking at joints contributing to I&I	\$100,000.00
LS#2 Replace outdated solid state soft starts	\$400,000.00
LS#4 slip line gravity lines coming to station	\$100,000.00
LS#6 (identify and slip line gravity lines)	\$600,000.00
LS#9,10,11 identify and slip line gravity lines coming into stations	\$1,000,000.00
Microscope	\$10,000.00
Miscellaneous Small Equipment	\$13,500.00
Muffle Furnace for WWTP Lab	\$6,500.00
Perkin Elmer Atomic Absorption Instrumentation	\$100,000.00
Portable DO Meter	\$1,500.00
Purchase spare pumps. motors, and impellers for 15, 16, 17, 18, 19,	\$200,000.00
Quantitray Sealer for WWTP Lab	\$6,000.00
Replace Generator & Transfer switch LS#5 (Obsolete)	\$75,000.00
Replace Generator & Transfer switch LS#7 (Obsolete)	\$75,000.00
Replace Generator LS#10	\$100,000.00
Replace Grinder LS#10	\$102,000.00
Replace Grinder LS#11	\$94,000.00
Replace Grinder LS#2	\$50,000.00
Replace Grinder LS#9	\$90,000.00
Replace LS#27	\$300,000.00
Replace LS#27 add cleanouts	\$100,000.00
Ultrasonic Bath for WWTP	\$3,000.00

Project	Capital Cost
Vacuum pump WWTP	\$1,000.00
Water bath for WWTP Lab	\$5,000.00
Water purifier for metals WWTP	\$7,000.00
YSI Multi-Lab DO meter for WWTP Lab	\$1,500.00
Total 2025 - 2038	\$68,417,710.00

APPENDIX E: NEPTUNE WATER METER SPECIFICATION SHEETS



A PRODUCT SHEET OF NEPTUNE TECHNOLOGY GROUP

T-10 Meter

SIZES $\frac{5}{8}$ ", $\frac{3}{4}$ ", AND 1"

Every T-10® water meter meets or exceeds the latest AWWA C700 Standard. Its nutating disc, positive displacement principle has been time-proven for accuracy and dependability since 1892, ensuring maximum utility revenue.

The T-10 water meter consists of three major assemblies: a register, a lead free, high-copper alloy maincase, and a nutating disc measuring chamber.

The T-10 meter is available with a variety of register types. For reading convenience, the register can be mounted in one of four positions on the meter.

The corrosion-resistant maincase will withstand harsh service conditions; internal water pressure, rough handling, and in-line piping stress.

The innovative floating chamber design of the nutating disc measuring element is unaffected by meter position or in-line piping stresses while the unique chamber seal extends the low-flow accuracy by sealing the chamber outlet port to the maincase outlet port. The nutating disc measuring element utilizes corrosion-resistant materials throughout and a thrust roller to minimize wear.



KEY FEATURES

REGISTER

Magnetic-driven, low-torque registration ensures accuracy

Impact-resistant register

High-resolution, low-flow leak detection

Bayonet-style register mount allows in-line serviceability

Tamperproof seal pin deters theft

Date of manufacture, size, and model stamped on dial face

LEAD FREE MAINCASE

NSF/ANSI 372, NSF/ANSI 61

Lifetime guarantee

Resists internal pressure stresses and external damage

Handles in-line piping variations and stresses

Provides residual value vs. plastic or composite

Electrical grounding continuity

NUTATING DISC MEASURING CHAMBER

Positive displacement

Widest effective flow range for maximum revenue

Proprietary polymer materials maximize long-term accuracy

Floating chamber design is unaffected by in-line piping stresses

Specifications

- NSF/ANSI 372, NSF/ANSI 61
- National Type Evaluation Program (NTEP) certification

Application

- Cold water measurement of flow in one direction in residential service applications

Maximum Operating Water Pressure

- 150 psi (1034 kPa)

Maximum Operating Water Temperature

- 80°F

Measuring Chamber

- Nutating disc technology design made from proprietary synthetic polymer

Options

Sizes

- $\frac{5}{8}$ " , $\frac{5}{8}$ " x $\frac{3}{4}$ "
- $\frac{3}{4}$ " , $\frac{3}{4}$ " SL, $\frac{3}{4}$ " x 1"
- 1" , 1" x 1 $\frac{1}{4}$ "

Units of Measure:

- U.S. gallons, imperial gallons, cubic feet, cubic metres

Register Types

- Direct reading: bronze box and cover (standard)

Remote Reading:

- ProCoder™, E-CODER®, E-CODER®R900i™, ProCoder™R900i™

Bottom Caps

- Synthetic polymer ($\frac{5}{8}$ " only)
- Cast iron
- Lead free, high-copper alloy

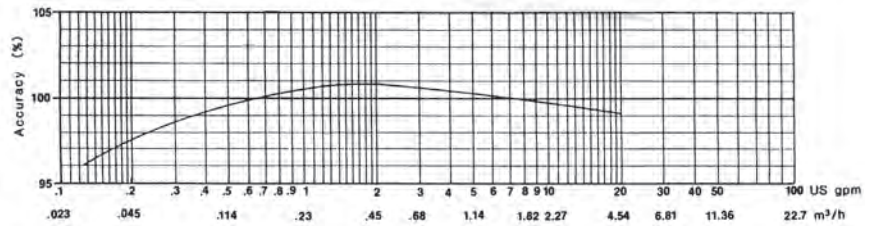
Connections

- Lead free, high-copper alloy, straight or bent

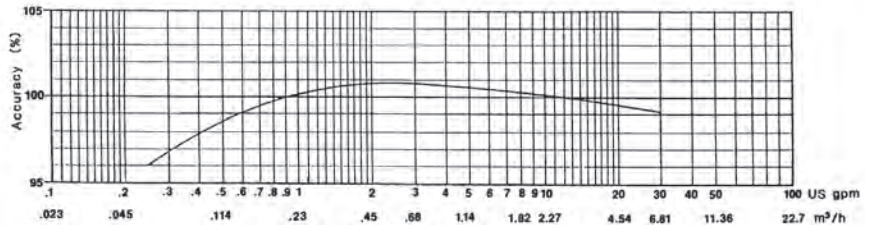
Environmental Conditions

- Operating temperature: +33° F to +149° F (0° C to +65° C)
- Storage temperature: +33° F to +158° F (0° C to +70° C)

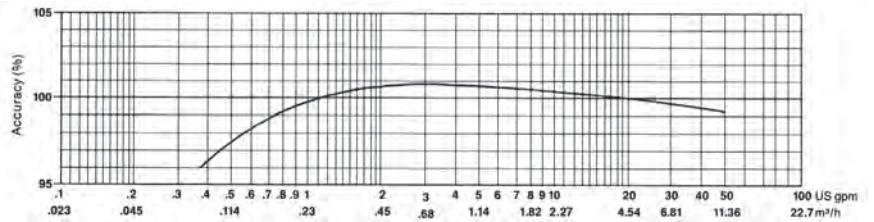
$\frac{5}{8}$ " ACCURACY



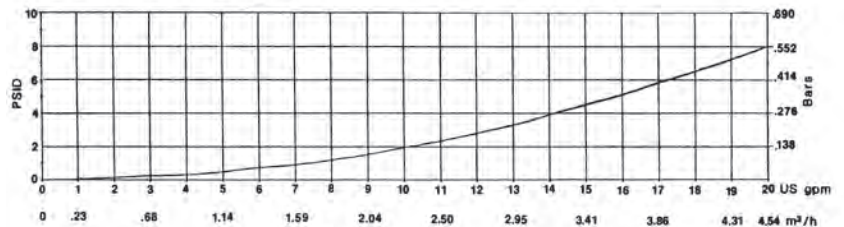
$\frac{3}{4}$ " ACCURACY



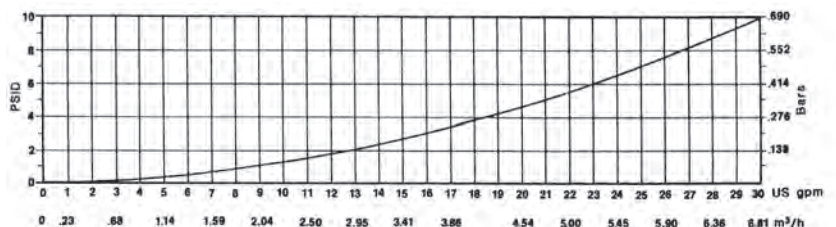
1" ACCURACY



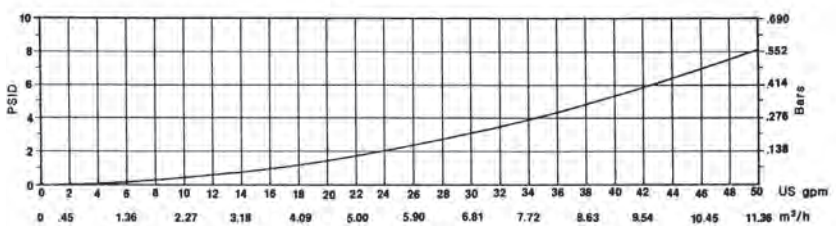
$\frac{5}{8}$ " PRESSURE LOSS



$\frac{3}{4}$ " PRESSURE LOSS



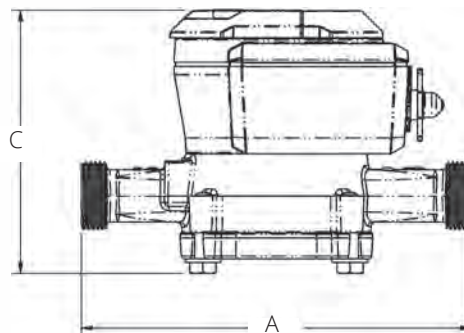
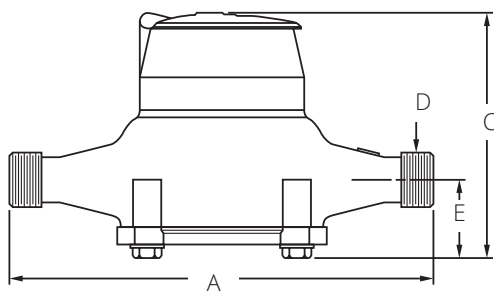
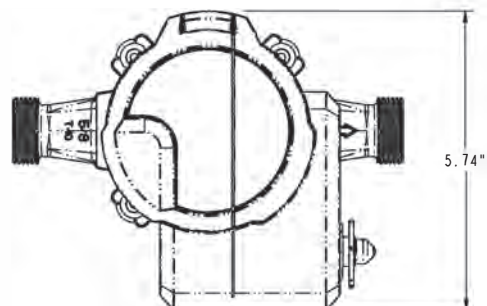
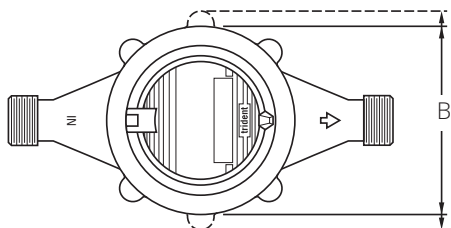
1" PRESSURE LOSS



These charts show typical meter performance. Individual results may vary.

Dimensions

Meter Size	A	B	C					D-	E-	Weight lbs/kg
	in/ mm	in/ mm	Std. in/mm	ARB in/mm	ProCoder™ or E-CODER®	ProCoder™) R900i™ or ProCoder™) R450i™	E-CODER®) R900i™ or E-CODER®) R450i™	NPSM Thread	in/ mm	
$\frac{5}{8}$ "	7½ 191	3½ 92	4¾ 111	5¼ 133	5¼ 133	5¼ 133	5¼ 133	¾" - 14"	1½ 38	3¼ 1.4
$\frac{5}{8}$ " x ¾"	7½ 191	3½ 92	4¾ 111	5¼ 133	5¼ 133	5¼ 133	5¼ 133	1" - 11½"	1½ 38	3¾ 1.5
Pre 2011 ¾"	7½ 191	3½ 92	4¾ 124	5½ 146	5½ 139	5½ 139	5½ 139	¾" - 14"	1¾ 41	3¾ 1.7
Pre 2011 ¾" x ¾"	7½ 191	3½ 92	4¾ 124	5½ 146	5½ 139	5½ 139	5½ 139	1" - 11½"	1¾ 41	4 1.8
¾"	9 229	4¾ 111	5½ 140	6¼ 159	6¼ 159	6¼ 159	6¼ 159	1" - 11½"	1¾ 48	6 2.7
¾" SL	7½ 191	4¾ 111	5½ 140	6¼ 159	6¼ 159	6¼ 159	6¼ 159	1" - 11½"	1¾ 48	5½ 2.5
¾" x 1"	9 229	4¾ 111	5½ 140	6¼ 159	6¼ 159	6¼ 159	6¼ 159	1¼" - 11½"	1¾ 48	6½ 2.9
1"	10¾ 273	6½ 165	6¾ 162	7 178	7 178	7 178	7 178	1¼" - 11½"	2½ 54	9¾ 4.4
1" x 1¼"	10¾ 273	6½ 165	6¾ 162	7 178	7 178	7 178	7 178	1½" - 11½"	2½ 54	10¼ 4.6



Operating Characteristics

Meter Size	Normal Operating Range @ 100% Accuracy (+/- 1.5%)	AWWA Standard	Low Flow @ 95% Accuracy
5/8"	1/2 to 20 US gpm 0.11 to 4.55 m³/h	1 to 20 US gpm 0.23 to 4.5 m³/h	1/8 US gpm 0.03 m³/h
3/4"	3/4 to 30 US gpm 0.17 to 6.82 m³/h	2 to 30 US gpm 0.45 to 6.8 m³/h	1/4 US gpm 0.06 m³/h
1"	1 to 50 US gpm 0.23 to 11.36 m³/h	3 to 50 US gpm 0.68 to 11.4 m³/h	3/8 US gpm 0.09 m³/h

Registration

ProRead Registration (per sweep hand revolution)		5/8"	3/4" & 1"
10	US Gallons	√	√
10	Imperial Gallons	√	√
1	Cubic Foot	√	√
0.1	Cubic Metre	√	√
Register Capacity ProRead, ProCoder, and E-CODER		5/8"	3/4" & 1"
10,000,000	US Gallons	√	√
10,000,000	Imperial Gallons	√	√
1,000,000	Cubic Feet	√	√
100,000	Cubic Metres	√	√
ProCoder and E-CODER High Resolution (8-digit reading)		5/8"	3/4" & 1"
0.1	US Gallons	√	√
0.1	Imperial Gallons	√	√
0.01	Cubic Feet	√	√
0.001	Cubic Metres	√	√

Warranty

Neptune® provides a limited warranty for performance, materials, and workmanship. See warranty statement for details.

Guaranteed Compatibility

All T-10 water meters are guaranteed adaptable to our ProRead™, AutoDetect, ProCoder™, E-CODER®, E-CODER®)R900i™, E-CODER®)R450i™, ProCoder™)R900i™, TRICON®/S, TRICON/E® 3, and Neptune meter reading systems without removing the meter from service.



A PRODUCT SHEET OF NEPTUNE TECHNOLOGY GROUP

T-10[®] METER

SIZES: 1 ½" and 2"



Every Neptune[®] T-10[®] water meter meets or exceeds the latest AWWA C700 Standard. Its nutating disc, positive displacement principle has been time-proven for accuracy and dependability since 1892, ensuring maximum utility revenue.

The T-10 water meter consists of three major assemblies: a register, a lead free, high-copper alloy maincase, and a nutating disc measuring chamber.

The T-10 meter is available with a variety of register types. For reading convenience, the register can be mounted in one of four positions on the meter.

The corrosion-resistant maincase will withstand harsh service conditions: internal water pressure, rough handling, and in-line piping stress.

The innovative floating chamber design of the nutating disc measuring element protects the chamber from frost damage while the unique chamber seal extends the low-flow accuracy by sealing the chamber outlet port to the maincase outlet port. The nutating disc measuring element utilizes corrosion-resistant materials throughout and a thrust roller to minimize wear.

KEY FEATURES

Register

- Magnetic-driven, low-torque registration ensures accuracy
- Impact-resistant register
- High-resolution, low-flow leak detection
- Bayonet-style register mount allows in-line serviceability
- Tamperproof seal pin deters theft
- Date of manufacture, size, and model stamped on dial face

Lead Free Maincase

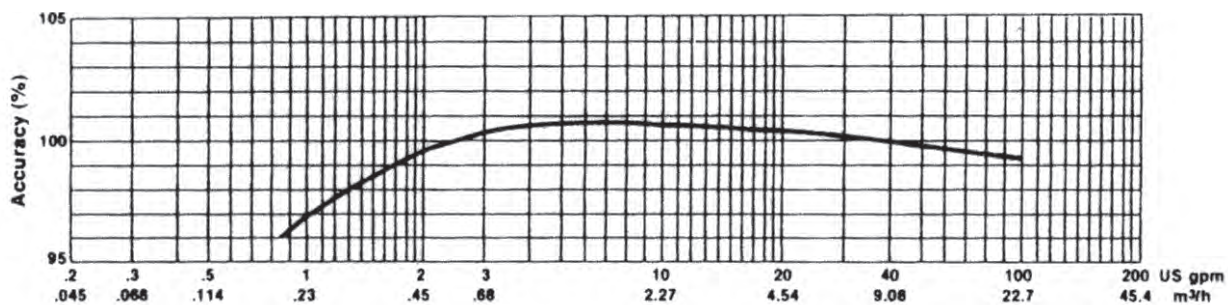
- Made from lead free, high-copper alloy
- NSF/ANSI 61 Certified
- NSF/ANSI 372 Certified
- Lifetime guarantee
- Resists internal pressure stresses and external damage
- Handles in-line piping variations and stresses
- Provides residual value vs. plastic

Electrical grounding continuity

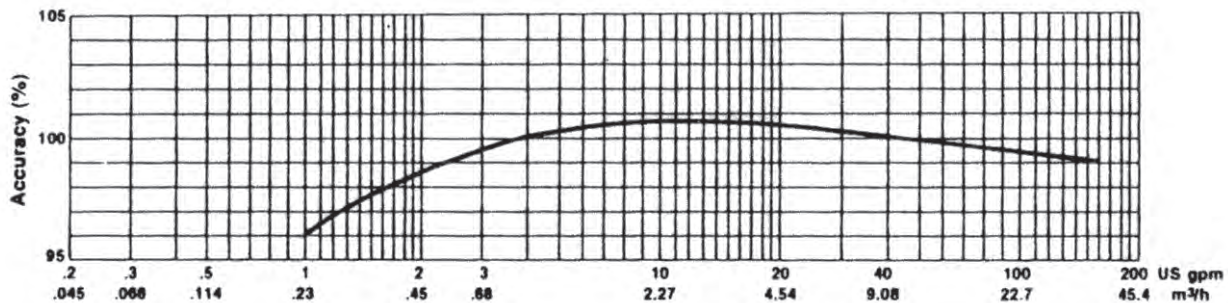
Nutating Disc Measuring Chamber

- Positive displacement
- Widest effective flow range for maximum revenue
- Proprietary polymer materials maximize long-term accuracy
- Floating chamber design is unaffected by in-line piping stresses

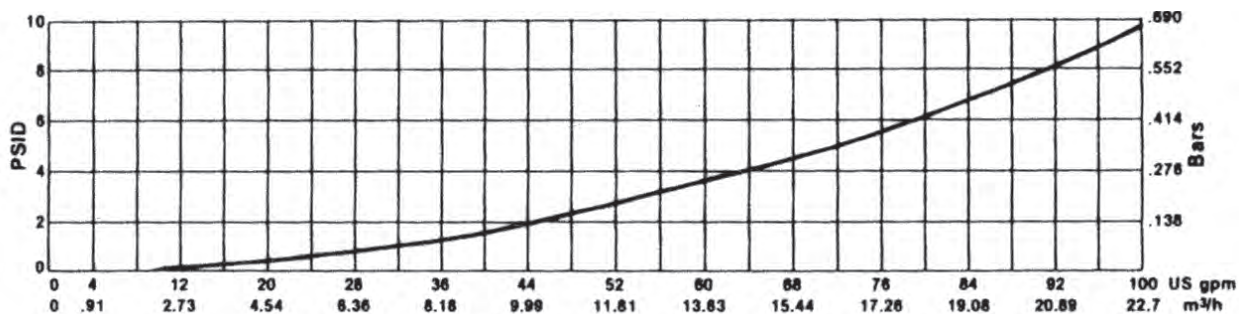
1 1/2" Accuracy



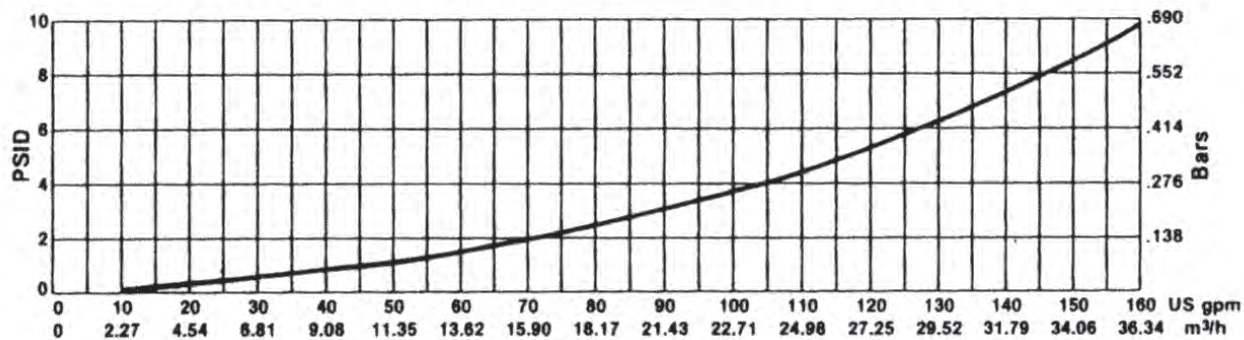
2" Accuracy



1 1/2" Pressure Loss



2" Pressure Loss



These charts show typical meter performance. Individual results may vary.

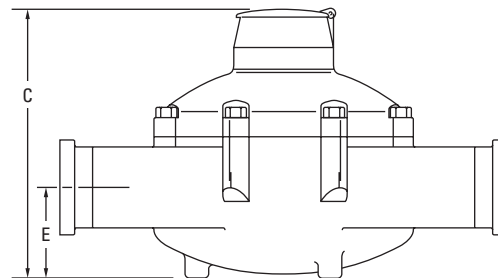
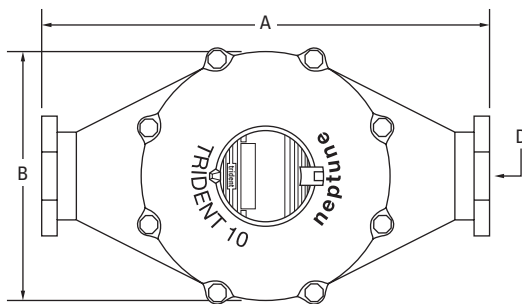
Operating Characteristics

Meter Size	Normal Operating Range @100% Accuracy (±1.5%)	AWWA Standard	Low Flow @ 95% Accuracy
1 ½"	2 to 100 US gpm 0.46 to 22.73 m³/h	5 to 100 US gpm 1.1 to 22.7 m³/h	¾ US gpm 0.17 m³/h
2"	2 ½ to 160 US gpm 0.57 to 36.36 m³/h	8 to 160 US gpm 1.8 to 36.3 m³/h	1 US gpm 0.23 m³/h

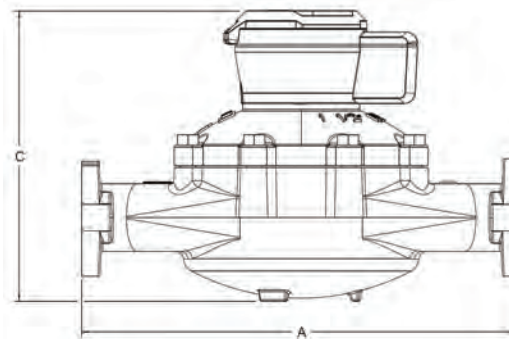
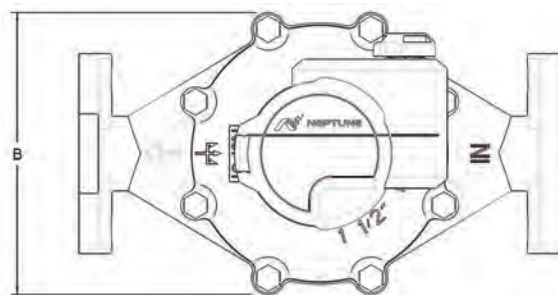
Dimensions

Meter Size	A in/mm	B in/mm	C-Std. in/mm	C-ARB in/mm	C- E-CODER®) R900™ or ProCoder™) R900™	D- Threads per inch	D- Thread Type	E in/mm	Weight lbs/kg
1 ½" Screw End	12 ⅝ 321	8 ⅛ 205	8 ⅛ 206	8 ⅜ 220.3	8 ⅜ 213	11 ½	1 ½ NPT	2 ⅞ 65	31 14.1
1 ½" Flanged End	13 330	8 ⅛ 205	8 ⅛ 206	8 ⅜ 220.3	8 ⅜ 213	—	—	2 ⅞ 65	35 15.9
2" Screw End	15 ¼ 387	9 ⅞ 240	9 ⅞ 237	9 ⅞ 248.4	9 ½ 241	11 ½	2" NPT	3 ⅛ 79	40 18.1
2" Flanged End	17 432	9 ⅞ 240	9 ⅞ 237	9 ⅞ 248.4	9 ½ 241	—	—	3 ⅛ 79	44 20.0

T-10 With Standard Register



T-10 With E-CODER®)R900™ or ProCoder™)R900™ Pit Register



Guaranteed Compatibility

All T-10 meters are guaranteed adaptable to our ProRead™, ProCoder™, E-CODER®, E-CODER®)R900i™, E-CODER®)R450i™, ProCoder™)R900i™, TRICON®/S, TRICON/E®3, and Neptune Utility Systems™ without removing the meter from service.

Specifications

Certification

- NSF/ANSI 61, NSF/ANSI 372

Application

- Cold water measurement of flow in one direction

Maximum Operating Water Pressure

- 150 psi (1,034 kPa)

Maximum Operating Water Temperature

- 80°F

Measuring Chamber

- Nutating disc technology design made from proprietary synthetic polymer

Options

Sizes

- 1 ½" flanged or threaded end
- 2" flanged or threaded end

Units of Measure

- U.S. gallons, imperial gallons, cubic feet, cubic metres

Register Types

- ProCoder, E-CODER, E-CODER)R900i, ProCoder)R900i

Measuring Chamber

- Synthetic polymer

Companion Flanges

- Lead free, high-copper alloy

Environmental Conditions

- Operating temperature: +33°F to +149°F (0°C to +65°C)
- Storage temperature: +33°F to +158°F (0°C to +70°C)

Test Ports

- 1" (optional)

Warranty

Neptune provides a limited warranty for performance, materials, and workmanship. See warranty statement for details.

Registration

ProRead Registration (per sweep hand revolution)		1 ½"	2"
100	US Gallons	✓	✓
100	Imperial Gallons	✓	✓
10	Cubic Feet	✓	✓
1	Cubic Metre		✓
.01	Cubic Metre	✓	
Register Capacity ProRead, ProCoder, and E-CODER		1 ½"	2"
100,000,000	US Gallons	✓	✓
100,000,000	Imperial Gallons	✓	✓
10,000,000	Cubic Feet	✓	✓
100,000	Cubic Metres	✓*	
1,000,000	Cubic Metres	✓**	✓
E-CODER High Resolution (8-digit reading)		1 ½"	2"
1	US Gallons	✓	✓
1	Imperial Gallons	✓	✓
0.1	Cubic Feet	✓	✓
0.01	Cubic Metres		✓
0.001	Cubic Metres	✓	
ProCoder High Resolution (8-digit reading)		1 ½"	2"
1	US Gallons	✓	✓
1	Imperial Gallons	✓	✓
0.1	Cubic Feet	✓	✓
0.01	Cubic Metres	✓	✓

*ProRead and E-CODER only **ProCoder only



#winyourday
neptunetg.com

Neptune Technology Group
1600 Alabama Highway 229
Tallahassee, AL 36078
800-633-8754 f 334-283-7293

Superior Accuracy. Zero Maintenance.

Neptune® MACH 10® Ultrasonic Meter



The MACH 10® ultrasonic water meter features solid state ultrasonic technology including a factory-calibrated, replaceable unitized measuring element (UME) with no degradation of accuracy over time. Combined with a corrosion-resistant, lead free, high-copper alloy maincase, the MACH 10 is built to withstand demanding service conditions and deliver sustained accuracy over the life of the meter.

- Sizes 3" through 12"
- Extended low-flow range for superior leak detection
- Accuracy sustained over meter life
- Can be installed in both horizontal and vertical applications
- Open flow path design with low pressure loss
- Advanced ultrasonic technology with easily replaceable UME design
- Lead free, high-copper alloy maincase
- UL Listed and FM Approved (standard)
- Available in standard turbine and compound lay lengths
- No maintenance

Specifications

AWWA C715 Compliant

NSF/ANSI 61 Certified

UL Listed/FM Approved
(Standard)

Maximum Operating Water Pressure

- 175 psi

Operating Water Temperature Range

- +33°F to +122°F (+0.5°C to +50°C)

Environmental Conditions

- Operating temperature:
+14°F to +149°F (-10°C to +65°C)
- Storage temperature:
-40°F to +158°F (-40°C to +70°C)

Expected Battery Life

- 10 years

Applications

- Potable water
- Fire service
- Reclaim water

Warranty

- Neptune provides a limited warranty for performance, materials, and workmanship. See warranty statement for details.

System Compatibility

- Compatible with Neptune R900® System. Also available as MACH 10®)R900i™ for an integrated radio solution and MACH 10®)TC for Sensus Touch Coupler compatibility.

Operating Characteristics

Meter Size	Extended Low Flow @ 100% Accuracy (+/- 3.0%)	Normal Operating Range @ 100% Accuracy (+/- 1.5%)	Safe Maximum Operating Capacity	
			Normal Operation (Non Fire Service)	Fire Service
3"	0.50 U.S. gpm	0.75 to 500 U.S. gpm	500 U.S. gpm	420 U.S. gpm
4"	0.75 U.S. gpm	1.5 to 1250 U.S. gpm	1250 U.S. gpm	1100 U.S. gpm
6"	1.0 U.S. gpm	2.0 to 2000 U.S. gpm	2000 U.S. gpm	1800 U.S. gpm
8"	4.0 U.S. gpm	6.0 to 4000 U.S. gpm	4000 U.S. gpm	4000 U.S. gpm
10"	6.0 U.S. gpm	10.0 to 6500 U.S. gpm	6500 U.S. gpm	6500 U.S. gpm
12"	8.0 U.S. gpm	12.0 to 8000 U.S. gpm	8000 U.S. gpm	8000 U.S. gpm

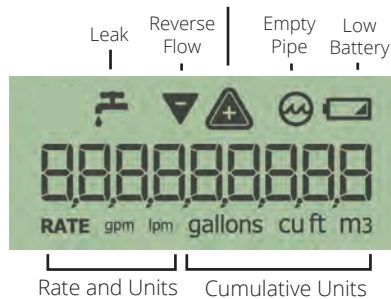
Registration

High Resolution (8-digit reading)		3"	4"	6" - 12"
1	U.S. Gallons	✓	✓	
10	U.S. Gallons			✓
0.1	Cubic Feet	✓	✓	
1	Cubic Feet			✓
0.01	Cubic Metres	✓	✓	
0.1	Cubic Metres			✓

LCD Display

9-digit display for extra resolution on manual reads.

Forward Flow + Warning for Excessive Flow



Dimensions

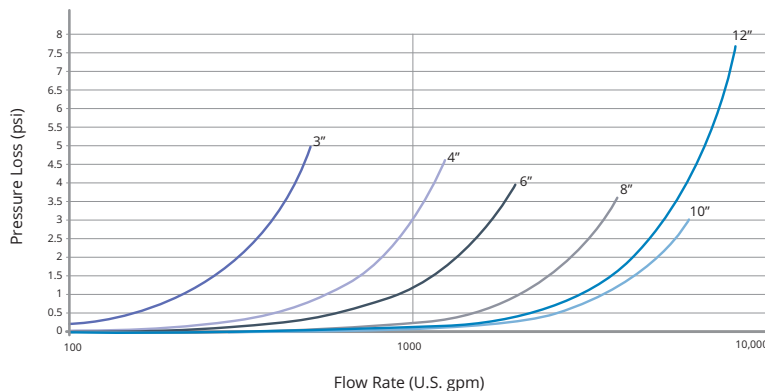
Meter Size	Length	Height	Weight
3"	12"	9½"	39 lbs
	17"	9½"	42 lbs
4"	14"	11"	51 lbs
	20"	11"	57 lbs
6"	18"	12¾"	79 lbs
	24"	12¾"	91 lbs
8"	20"	15 ⅜"	160 lbs
10"	26"	17 ⅞"	264 lbs
12"	19 ⅞"	20"	292 lbs

Available Units of Measure

Consumption	Rate
Gallons	GPM
Cubic Feet	GPM
Cubic Metres	LPM

Pressure Loss

This chart shows typical meter performance. Individual results may vary.



Unitized Measuring Element (UME)



Neptune Technology Group
1600 Alabama Highway 229
Tallahassee, AL 36078
800-633-8754 f 334-283-7293

Water Resources Division
146 N Church Street
PO Box 1106
Asheboro, NC 27204-1106



Tel: 336-626-1201 Ext.
2358

Fax: 336-626-1218

BID SUMMARY
CHEMICALS BIDS FOR THE CITY OF ASHEBORO
WATER/WASTEWATER TREATMENT PLANTS
3/31/2026

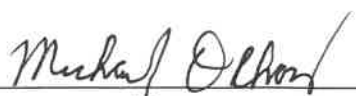
The City of Asheboro received seventeen (17) bid packages listed on the attached Bid Tabulation Sheet at 10:00 AM, March 27, 2025. These bids are for seven (7) chemicals needed for operations at the Water/Wastewater Treatment Plants. These bids include furnishing chemicals to the plants for the time period from April 16, 2025 to April 15, 2026.

Bids for Fluosilicic Acid, Calcium Nitrate, and Calcium Carbonate were solicited via advertising in accordance with City practice but the total purchasing amount for these chemicals is under the formal bidding threshold.

The low bid for Calcium Carbonate from Omya, Inc. was submitted with a qualifier on the bid form which makes their bid nonresponsive. Therefore, staff recommends awarding the contract to Univar Solutions, the next lowest bidder.

It is recommended that the contracts to purchase chemicals from April 16, 2026 to April 15, 2027 be awarded to the responsive, responsible low bidders as listed below:

<u>Chemical</u>	<u>Company</u>	<u>Price</u>
Liquid Alum	C & S Chemicals	\$472.95/Ton
Liquid Caustic	Trinity Mfg. DBA Oltrin Solutions, LLC	\$650.56/Ton
Fluosilicic Acid	Univar, USA, Inc.	\$850.00/Ton
Sodium Hypochlorite	Univar, USA, Inc.	\$1.67/Gal
Calcium Nitrate	CITCO Water	\$2.49/Gal
Sodium Permanganate	Chemrite, Inc	\$13.34/Gal
Calcium Carbonate	Polydyne, Inc.	\$2.10/Gal

By: 
Michael D. Rhoney, P.E.
Water Resources Director

CITY OF ASHEBORO CHEMICAL BID TABULATION MARCH 10, 2026 - REV 4-6-26

Company Name	Liquid Alum	Liquid Caustic	Floussilic Acid	Sodium Hypochlorite 12%	Sodium Permanganate	Calcium Nitrate	Calcium Carbonate
Brenntag Southeast NSF CERT (X)		\$ 657.00		\$ 1.79			
C & S Chemicals NSF CERT (X)	\$ 472.95						
Cape Fear Water Solutio NSF CERT (X)						\$ 2.749	
Chemrite, Inc NSF CERT (X)					\$13.340		
Chemtrade NSF CERT (X)	\$ 495.00						
CITCO Water NSF CERT ()	\$ 536.08	\$772.00			\$ 17.08	\$ 2.49	
Colonial Chem Sol. NSF CERT ()		\$780.22					
JCI Jones NSF CERT ()		\$725.00					
Olin Corporation NSF CERT ()				\$1.814			
Omya, Inc. NSF CERT ()							\$ 2.02
PENCCO, Inc. NSF CERT ()			\$ 2,525.27			\$ 2.89	
Polydyne NSF CERT ()							\$ 2.10
Shannon Chemical NSF CERT (X)					\$ 16.23		
Trinity Manufacturing NSF CERT ()		\$650.56					
Univar Solutions NSF CERT ()	\$499.29	\$ 798.41	\$ 850.00	\$ 1.67			\$ 2.1049
MINIMUM	\$472.95	\$650.56	\$850.00	\$1.670	\$13.340	\$2.49	\$2.0200
MAXIMUM BID	\$536.08	\$798.41	\$2,525.27	\$1.814	\$17.0800	\$2.89	\$2.1049

CITY OF ASHEBORO CHEMICAL BID TABULATION MARCH 10, 2026 - REV 4-6-26

Company Name	Liquid Alum	Liquid Caustic	Floussilic Acid	Sodium Hypochlorite 12%	Sodium Permanganate	Calcium Nitrate	Calcium Carbonate
Usalco NSF CERT ()	\$624.14						
Hawkins, Inc (Water Guard) NSF CERT ()				\$1.90	\$15.50		
NSF CERT ()							
NSF CERT ()							
NSF CERT ()							
NSF CERT ()							
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NSF CERT ()							
NSF CERT ()							
NSF CERT ()							
NSF CERT ()							
NSF CERT ()							
NSF CERT ()							
MINIMUM BID	\$624.14	\$0.00	\$0.00	\$1.900	\$15.5000	\$0.00	\$0.00
MAXIMUM BID	\$624.14	\$0.00	\$0.00	\$1.900	\$15.5000	\$0.00	\$0.00

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION SUPPORTING AND AUTHORIZING AN
APPLICATION FOR A STATE GRANT/LOAN FOR WASTEWATER
COLLECTION SYSTEM IMPROVEMENTS**

WHEREAS, The **City of Asheboro** has need for and intends to plan for, conduct a study or construct wastewater collection system improvements including: (1) Lift Station #3 & Force Main, (2) Lift Station #6, (3) Lift Station #23 & Force Main, (4) Lift Station #4 & Gravity Line Rehabilitation, and

WHEREAS, The **City of Asheboro** (hereafter referred to as the “City”) intends to request a State loan and/or grant assistance for the project,

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

1. That the City submit an application to the Division of Water Infrastructure, Department of Environmental Quality, or other appropriate state entities for this grant and/or loan.
2. That the City will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.
3. That the City will provide for efficient operation and maintenance of the project on completion of construction thereof.
4. That the City will adopt and place into effect on or before completion of the Project a schedule of fees and charges, in addition to other available funds, that will provide adequate funding for the proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.
5. That the City Council of the City of Asheboro agrees to include a provision in the loan agreement authorizing the State Treasurer, upon failure of the City to make scheduled repayment(s) of the loan, to withhold from the City any State funds that would otherwise be distributed to the City in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.
6. That Donald E. Duncan, Jr, City Manager and Authorized Representative for the City or other successor so titled, is hereby authorized to execute and

file an application on behalf of the Applicant with the State of North Carolina for a loan to aid in the construction of the Project described above.

7. That Donald E. Duncan, Jr, City Manager and Authorized Representative for the City or other successor so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the Project, to make the assurances as contained above, and to execute such other documents as may be required in connection with the application.
8. That the City has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the Project and to Federal and State grants and loans pertaining thereto.

This Resolution is adopted by the Asheboro City Council in open session during a regular meeting that was held on the 9th day of April, 2026.

William J. Trogdon, Jr.
City of Asheboro, North Carolina

CERTIFICATION BY THE RECORDING OFFICER

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

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of April, 2026.

ATTEST:

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

**DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR RESTORATION PURPOSES
("RESTORATION DECLARATION")**

Haskett Creek at North Asheboro Park Restoration

Prepared by: Debra Bechtel, Attorney
After Recording Return to: P/U City of Asheboro

NORTH CAROLINA
NCLWF Project No.: 2024-423 PCC

Randolph COUNTY
PIN: 7752991582

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RESTORATION PURPOSES ("Restoration Declaration") is made this 7th day of April, 2026, by *the City of Asheboro, 146 N. Church St, Asheboro, NC 27203* (the "Declarant").

RECITALS AND CONSERVATION PURPOSES

A. The Declarant is a municipal corporation and political subdivision of the State of North Carolina and accepts responsibility for enforcing the terms of this Restoration Declaration and for upholding its conservation purposes forever.

B. The Declarant is the sole owner in fee simple of certain real property containing 26 acres, more or less, PIN 775291582 ("Parcel"), located in Asheboro Township, Randolph County, North Carolina. This Declaration of Covenants, Conditions and Restrictions for Restoration Purposes ("Restoration Declaration") applies to a 2.914 acre tract, more or less, within said Parcel, more particularly described in a map depicting the Conservation Easement Area, marked as Exhibit A, attached and incorporated herein by reference.

C. The State of North Carolina ("State") enacted the Uniform North Carolina Conservation and Historic Preservation Agreements Act (the "Conservation Agreements Act"), Chapter 121, Article 4 of the North Carolina General Statutes ("NCGS"), which provides for enforceability of restrictions, easements, covenants, or conditions related to certain land or water areas and their preservation.

D. This Restoration Declaration is intended to be a "Conservation Agreement" and/or a "Preservation Agreement" as defined and contemplated in the Conservation Agreements Act.

E. The North Carolina Land and Water Fund (the "NCLWF"), an independent agency of the State with its address at 1651 Mail Service Center, Raleigh, North Carolina 27699-1651, is authorized by NCGS Chapter 113A, Article 18, to provide funding for projects and to acquire land and interests in land for riparian buffers for the purposes of protecting surface waters and urban drinking water supplies.

F. The Declarant is party to an agreement with the NCLWF through which it has received a grant from the Fund, identified as Grant Contract no. 2024-423-PCC (the "Grant Contract"), entered into between the Declarant and the NCLWF effective 1/21/2025, for improving water quality by restoring Haskett Creek on or bordering the Property and restoring and/or protecting riparian buffers on the Property (the "Restoration Project").

G. The Declarant and the NCLWF have determined water quality will benefit by implementation of the Restoration Project and subsequent protection and maintenance of riparian resources and other natural values on the Property (the "Conservation Values").

H. In order to protect and maintain the Conservation Values, the Declarant wishes to restrict and limit in perpetuity activities on and uses of the Property that could conflict with the Conservation Values, such restrictions and limitations applying only to that portion of the Property shown as Exhibit A (the "Protection Area").

NOW, THEREFORE, the Declarant hereby unconditionally and irrevocably declares the Protection Area will be held and subject to the following restrictions, covenants and conditions as set out herein, to run with the subject real property and be binding on all parties that have or may have any right, title, or interest in said property.

ARTICLE I. DURATION OF RESTORATION DECLARATION

The covenants, conditions, and restrictions contained in this Restoration Declaration are permanent and perpetual, run with the land, and are binding on the Declarant and its successors and assigns as owner of the Property and on all those claiming by, through, or under each such owner, in perpetuity.

ARTICLE II. ACTIVITIES AND USES EXPRESSLY RESTRICTED OR PROHIBITED AND EXCEPTIONS THERETO

A. **Prohibited Activities and Uses.** The Protection Area must be maintained in a manner and cannot be developed or used in any manner that would impair or interfere with the purposes of this Restoration Declaration. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited, except as expressly identified herein as exceptions:

(1) Industrial, Residential and Commercial Uses. Industrial, residential and commercial activities and the rights of passage for such purposes.

(2) Agricultural, Grazing and Horticultural Use. Agriculture, grazing, horticultural and animal husbandry operations.

(3) New Construction. Buildings, facilities, mobile homes, antennas, utility poles, and towers.

(4) Dumping or Storing. Dumping or storage of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances or machinery, or other material.

(5) Mitigation. Neither the Protection Area nor any portion thereof may be used to satisfy compensatory mitigation requirements under 33 USC Section 1344 or NCGS §143-214.11 or any successor or replacement provision of the foregoing.

(6) Open Space Requirements. The Protection Area may not be used to satisfy open space requirements of any cluster or other development scheme.

(7) Development Rights. All development rights are extinguished from the Protection Area and may not be transferred to any other lands pursuant to a transfer of development rights scheme or cluster development arrangement or otherwise.

B. Activities and Uses Restricted in the Easement Area. Without limiting the generality of the foregoing, the following activities and uses are expressly restricted, except as expressly identified herein as exceptions:

(1) Cutting of Vegetation. Except as related to removal of non-native plants, diseased or damaged trees, and vegetation that obstructs, destabilizes or renders unsafe the Protection Area to persons or natural habitat or as necessitated by the activities described in Article III, above, all cutting, removal, mowing, harming, or destruction of any trees and vegetation on the Protection Area is prohibited except for the required maintenance of sanitary sewer easements and recreational uses.

(2) Stream Crossings and Roads. New stream crossings for livestock and access to adjacent property are prohibited, with the understanding any crossing may not impede flow of water or aquatic life. Existing roads, trails, or paths may be maintained with loose gravel or permanent vegetation to stabilize or cover the surfaces.

(3) Signs. Signs are prohibited, except interpretive signs describing activities and the purpose and function of the Protection Area, signs identifying the owner of the Property, signs giving directions, and signs prescribing rules and regulations for the use of the Protection Area.

(4) Grading, Mineral Use, Excavation, Dredging. Grading, filling, excavation, dredging, mining, drilling, and removal of topsoil, sand, gravel, rock, peat, minerals, and other materials are prohibited, except as necessitated by activities described in Article III.

(5) Water Quality and Drainage Patterns. Except as necessitated by activities described in Article III, diking, draining, dredging, channeling, filling, leveling, pumping, impounding or diverting, causing, allowing or permitting the diversion of surface or underground water; altering or tampering with water control structures or devices; disruption or alteration of the restored, enhanced, or created drainage patterns; and removal of wetlands, polluting or discharging into waters, springs, seeps, or wetlands, or use of pesticide or biocides are prohibited.

(6) Subdivision and Conveyance. The Protection Area may not be subdivided, partitioned nor conveyed, except in its current configuration as an entity or block of property.

ARTICLE III. ACTIVITIES AND USES EXPRESSLY ALLOWED

Any activity on or use of the Protection Area not consistent with the purposes of this Restoration Declaration or that could interfere with maintenance of the Protection Area in its natural or restored condition is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly allowed on the Protection Area:

A. Passive Recreational Uses. The Declarant may engage in recreational uses, including hiking, bird watching, and fishing, and access to the Protection Area for the purposes thereof. Motorized vehicles may be used on trails, paths, and roads existing on the date hereof but only for managing, maintaining, and stewarding the Protection Area.

B. Educational Uses. The Declarant may engage in and permit others to engage in educational uses on the Protection Area consistent with this Restoration Declaration and the right of access to the Protection Area for such purposes, including organized educational activities such as site visits and observations. Educational uses of the Protection Area may not alter vegetation, hydrology, or topography.

C. Restoration. The Declarant and its representatives may engage in the Restoration Project. All activity associated with the Restoration Project must be conducted according to the requirements hereof and those incorporated herein from the Grant Contract and pursuant to all applicable laws, rules, regulations, and permits.

ARTICLE IV. RIGHT OF ENFORCEMENT IN STATE

In the event the Declarant fails to comply with the terms of this Restoration Declaration, pursuant to the terms of the Grant Contract between the Declarant and the State acting by and through the Fund, the State has the independent right to enforce the terms of this Restoration Declaration through any and all authorities available under State law. Any forbearance by the State to exercise this right of enforcement may not be deemed or construed to be a waiver by the State of such right in general or with respect to a specific violation of any of the terms of this Restoration Declaration. The State and its agents and employees have such right of entry and access to the Protection Area as may be necessary to carry out the rights of enforcement set forth herein.

ARTICLE V. DECLARANT'S WARRANTY OF TITLE

The Declarant covenants, represents, and warrants (i) the Declarant is the sole owner and is seized of the Protection Area in fee simple and has good right to grant and convey the aforesaid Restoration Declaration; (ii) there is legal access to the Property and the Protection Area; (iii) the Protection Area is free and clear of any and all encumbrances, except those exceptions of record, none of which would nullify, impair or limit in any way the terms or effect of this Restoration Declaration; and (iv) the Declarant will defend its title against the claims of all persons whomsoever.

ARTICLE VI. MISCELLANEOUS

A. Stewardship of the Protection Area. Pursuant to the terms of the Grant Contract, the Declarant hereby covenants and agrees it will monitor and observe the Protection Area in perpetuity to assure compliance with the purposes and provisions of this Restoration Declaration and the provisions of the Grant Contract.

B. Subsequent Transfer of Fee. The Declarant may not convey the Property or any interest therein and may not incur, assume, or suffer to exist any lien upon or with respect to the Property without disclosing to the prospective buyer the Restoration Declaration, the obligations of an owner of the Property, and limitations on use of the Property hereunder. The Declarant further agrees to make any subsequent lease, deed, or other legal instrument by which any interest in the Property is conveyed subject to the Restoration Declaration herein created.

C. Transfer of the Restoration Declaration. The Declarant has the right to transfer this Restoration Declaration to a "qualified conservation organization" under Section 170(h) of the Code, only if the agency or organization expressly agrees to assume the responsibility imposed on the Grantee by this Restoration Declaration and if said transfer is approved by the State acting by and through the NCLWF or its successor agency.

D. Amendments. The Declarant, or its successors in interest in the Protection Area, is free to amend this Restoration Declaration to meet changing conditions, provided no amendment is allowed that is inconsistent with the purposes of this Restoration Declaration or affects the perpetual duration of this Restoration Declaration. Such amendment(s) require the written consent of both the Declarant and the NCLWF and will be effective upon recording in the public records of Randolph County, North Carolina. The Declarant acknowledges it has no right to agree to any activity that would result in the termination of this Restoration Declaration.

E. Interpretation. This Restoration Declaration will be construed and interpreted under the laws of the State, and any ambiguities herein will be resolved so as to give maximum effect to the purposes of this Restoration Declaration as stated herein. Further, this Restoration Declaration will be construed to promote the purposes of the Conservation Agreements Act, which authorizes the creation of conservation agreements for purposes including those set forth herein, such conservation purposes as are defined in Section 170(h) (4) (A) of the Code and set forth in NCGS Chapter 113A, Article 18. If any provision of this Restoration Declaration is found to be invalid, the remainder of the provisions of this Restoration Declaration, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, will not be affected thereby.

[SEE FOLLOWING PAGES FOR SIGNATURES AND NOTARY]

IN WITNESS WHEREOF, Declarant, by authority duly given, has hereunto caused these presents to be executed by its respective officers and its seal affixed, to be effective the day and year first above written.

DECLARANT:
City of Asheboro

By: _____ (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF _____

I certify the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Name of Signatory

Date _____

Official Signature of Notary

Notary's printed or typed name

(Official Seal) My commission expires: _____

APPROVED AS TO FORM:



Debra Bechtel (Apr 6, 2026 14:08:02 EDT)

CITY ATTORNEY

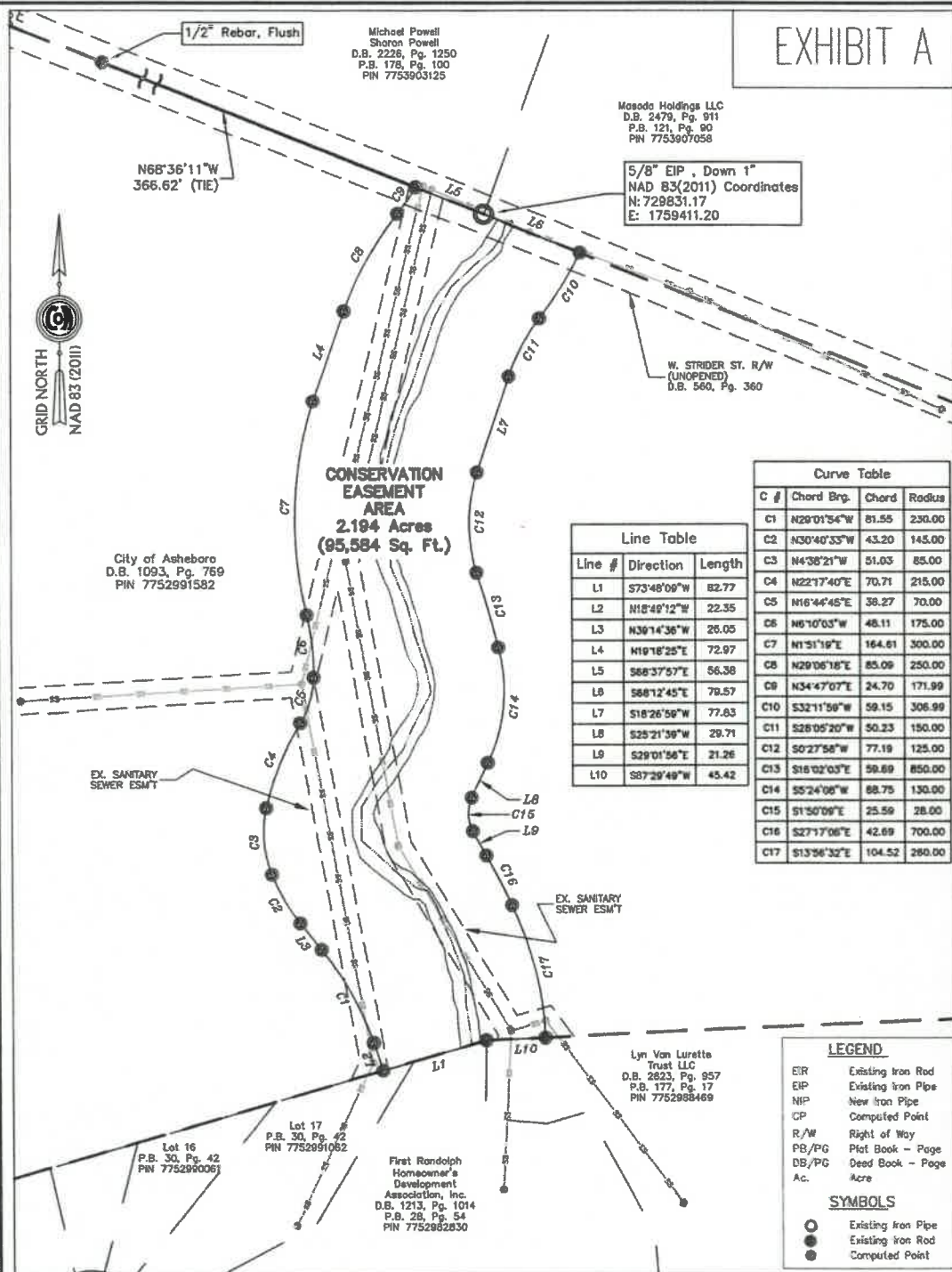
ACCEPTED AS TO FORM:

NORTH CAROLINA CLEAN WATER MANAGEMENT TRUST FUND

BY:

RESTORATION/STORMWATER PROJECT MANAGER

EXHIBIT A



Total Parcel Area: 26.140 Acres (By Deed)
Area in Easement Shown: 2.194 Acres
Owner: City of Asheboro, P.O. Box 1106, Asheboro, NC 27204
Deed Ref.: D.B. 1093, Pg. 769
Parcel ID: 7752991582

Grid coordinates based on NC Real Time Network GPS, Field Survey Date 03/30/2026,
Combined Factor 0.99866395. All distances shown are ground unless otherwise indicated.

Easement shown derived from information provided by Kris Bass Engineering.

This property is subject to any Easements, Agreements, or Rights-of-Way of record prior to this date and not visible at the time of inspection.

I, Thomas Scaramastra, certify that this plot was drawn by me from an actual survey made by me (deed description recorded in Book 1093, Page 769); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 1093, Page 769; that this survey was made using Global Positioning System and the NC Real Time Network; and that the GNSS survey results are: Class of Survey 6A, Positional Accuracy ± 0.005 m; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

Witness my original signature, and Seal this
6th day of April, 2026.

Professional Surveyor
License Number L-4421

Job # 26-002



Conservation Easement Map City of Asheboro Haskett Creek at North Asheboro Park

City of Asheboro, Randolph County, North Carolina
Scale: 1"=100' March 27, 2026



Map Prepared by City of Asheboro Engineering Dept.
146 N. Church St., Asheboro, North Carolina 27203
Ph: (336) 626-1200

N Asheboro Park restoration_declaration 4-6-26

Final Audit Report

2026-04-06

Created:	2026-04-06
By:	Nate Marsh (nmarsh@ci.asheboro.nc.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjZ2pDdJAYntA4fleuMRvXmVftzsvEySq

"N Asheboro Park restoration_declaration 4-6-26" History

-  Document created by Nate Marsh (nmarsh@ci.asheboro.nc.us)
2026-04-06 - 6:02:27 PM GMT
-  Document emailed to Debrea Bechtel (dbechtel@teaguecampbell.com) for signature
2026-04-06 - 6:03:40 PM GMT
-  Email viewed by Debrea Bechtel (dbechtel@teaguecampbell.com)
2026-04-06 - 6:03:57 PM GMT
-  Document e-signed by Debrea Bechtel (dbechtel@teaguecampbell.com)
Signature Date: 2026-04-06 - 6:08:02 PM GMT - Time Source: server
-  Agreement completed.
2026-04-06 - 6:08:02 PM GMT



Adobe Acrobat Sign

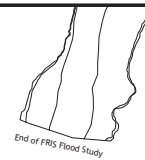
Notes:

- This project is not located within a special flood hazard area per NCFRIS. Map #: 37107659001. Effective Date: 1/2/2008
- Area calculated by coordinate geometry.
- All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
- No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
- Tax PIN: 7659842547; 7659858407;

STATE OF NORTH CAROLINA

I, _____ Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____



Location Map
(Not to Scale)

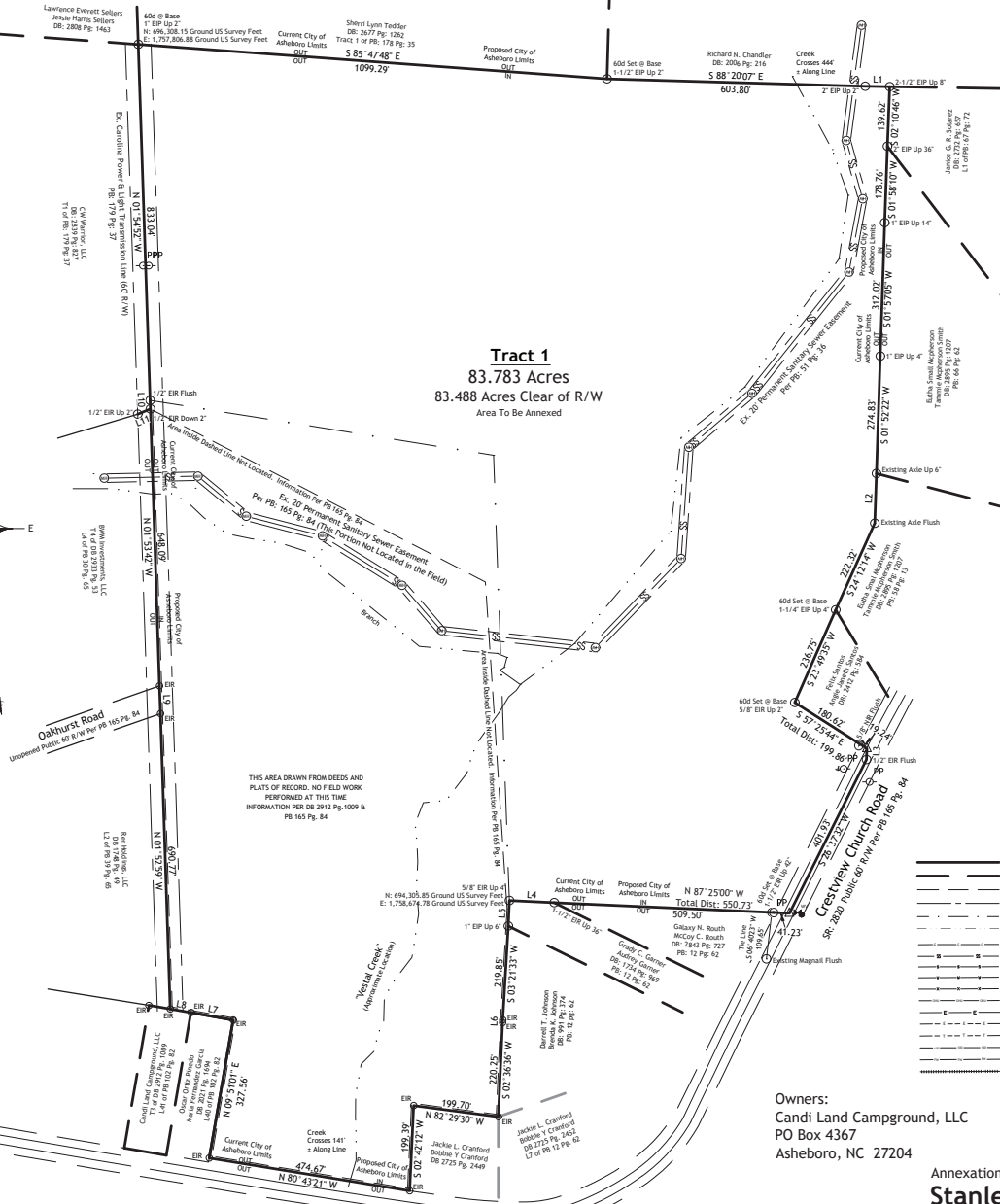
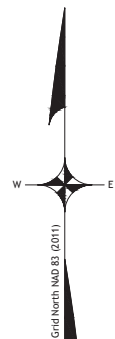
Date Annexation Ordinance _____

Adopted by the Asheboro City Council: _____

Annexation Ordinance Effective Date: _____

Annexation Data:
83.488 Acres in Tract
12,859 Sq. Ft. in Public R/W

Tract 1
83.783 Acres
83.488 Acres Clear of R/W
Area To Be Annexed



- Hardwood Tree
- Evergreen Tree
- Stone
- R/W - Right of Way Monument
- RRS - Railroad Spike
- NIR - New Iron Rod
- NIP - New Iron Pipe
- NCGS Monument
- EN - Existing Nail
- ER - Existing Iron Rod
- EP - Existing Iron Pipe
- Existing Concrete Monument
- Bench Mark
- Computed Point / Point Not Set
- Well
- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Setback Lines
- Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Fence
- Overhead Utility Line
- Overhead Power Line
- Underground Electric Line
- Underground Comm. Line
- 100-Year Flood Hazard Line
- Floodway
- C/L Railroad
- Catch Basin
- Yard Inlet
- Storm Sewer Manhole
- Junction Box
- Drop Inlet
- Irrigation Control Valve
- Back Flow Preventer
- Water Valve
- Water Meter
- Fire Dept. Connection
- Fire Hydrant
- Utility Pole
- Telephone Pedestal
- Telephone Pole
- Transformer
- Communications Manhole
- SS - Sanitary Sewer
- SS Manhole
- SS Cleanout
- U/G Power Box
- PP - Power Pole
- Light Pole
- Guy Pole
- Gas Valve
- Guy Wire
- Gas Manhole
- Gas Meter
- Electric Meter
- Electric Manhole
- Spot Elevation

Owners:
Candi Land Campground, LLC
PO Box 4367
Asheboro, NC 27204

I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(f)11c.1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 2912, page 1009;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See, page Notes; that the ratio of precision or positional accuracy as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 9th day of January, A.D., 2026.

Dan W Tanner II



Professional Land Surveyor

L-4787

LINE	BEARING	DISTANCE
L1	S 89° 10' 26" E	57.29
L2	S 01° 55' 03" W	116.30
L3	S 01° 56' 16" W	26.07
L4	N 87° 16' 10" W	104.88
L5	S 02° 32' 09" W	59.85
L6	S 02° 36' 36" W	6.56
L7	N 79° 50' 38" W	100.55
L8	N 80° 14' 33" W	49.24
L9	N 01° 52' 59" W	65.17
L10	N 01° 49' 03" W	20.05
L11	S 67° 02' 41" W	32.19

I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: <0.10'
- (3) Type of GNSS field procedure: Real-Time Kinematic Networks
- (4) Dates of survey: December 8, 2023
- (5) Datum/Epoch: NAD83(2011) / 2010.00
- (6) Published/Fixed-control use: North Carolina Real Time Network
- (7) Geoid model: Geoid 12A
- (8) Combined grid factor(s): 0.99986805
- (9) GPS/GNSS Scale Point: N694,437.74 E:1,799,315.60 Z:811.31
- (10) Units: US Survey Feet

Annexation Map For:

Stanley Martin Homes, LLC

On the Property of:

Candi Land Campground, LLC

Cedar Grove Township Randolph County
North Carolina January 9, 2026

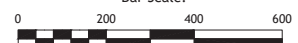
Deed Book:2912 Pg:1009

Plat Book:165 Pg:84

Plat Book:184 Pg:7

Scale: 1" = 200 US Survey Feet

Bar Scale:



SURVEY CAROLINA, PLLC

154 S. Fayetteville St, Suite B, Asheboro, NC 27203

Phone Number: 336 625-8000

Email: mail@surveycarolina.com

Firm #: P-1110

Dan W Tanner II L-4787

© 2026 Survey Carolina, PLLC

Drawn By: JER Checked By: DWT Job #: 18488

ORDINANCE NO. _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

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

WHEREAS, in accordance with Section 160A-58.1 of the North Carolina General Statutes, Candi Land Campground, LLC submitted a petition requesting the annexation into Asheboro of approximately 83.488 acres of their land that is located on the north side of Crestview Church Road (North Carolina Secondary Road 1549); and

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

WHEREAS, on March 5, 2026, by means of a duly adopted resolution (Resolution Number 12 RES 3-26), the Asheboro City Council directed the city clerk to investigate the sufficiency of the annexation petition submitted by Candi Land Campground, LLC, and the city clerk has in fact certified the sufficiency of the referenced annexation petition; and

WHEREAS, pursuant to Asheboro City Council Resolution Number 13 RES 3-26, a legal notice was published on March 19, 2026, in *The Courier-Tribune*, a newspaper with general circulation in the City of Asheboro, announcing that a public hearing to consider the adoption of an ordinance annexing the described territory into the City of Asheboro would be held during the city council's next regular meeting, which was scheduled to begin at 6:00 p.m. on April 9, 2026, in the council chamber on the second floor of Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203; and

WHEREAS, the public hearing was held, as advertised, on March 5, 2026; and

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

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

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

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

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

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

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING at a 60d nail at the base of a 1-inch existing iron pipe up two inches at a point located by means of the North Carolina Coordinate System at the coordinates of North 696,308.15 Ground US Survey Feet and East 1,757,806.88 Ground US Survey Feet (NAD 83 (2011)), this Beginning point is on the proposed Asheboro

satellite city limits line at the northwest corner of the Annexation Area (the "Annexation Area" is the entirety of the territory for which annexation was requested when Candi Land Campground, LLC submitted an annexation petition listing the requested annexation area as two parcels of land identified by Randolph County Parcel Identification Numbers 7659842547 and 7659858407 that are owned by the limited liability company and described in a deed recorded in the Office of the Register of Deeds for Randolph County, North Carolina (the "Randolph County Registry") in Book of Record 2912, Page 1009 (the property is shown on plats of survey recorded in Plat Book 165, Page 84, Randolph County Registry and in Plat Book 184, Page 7, Randolph County Registry)); thence, departing from the described Beginning point, following the proposed Asheboro satellite city limits line South 85 degrees 47 minutes 48 seconds East 1099.29 feet along the boundary line between the Annexation Area and the Sherri Lynn Tedder property described in Book of Record 2677, Page 1262, Randolph County Registry (the Tedder property is shown as Tract 1 in Plat Book 178, Page 35, Randolph County Registry) to a 60d nail set at the base of a 1 and 1/2-inch existing iron pipe up two inches; thence continuing along the proposed Asheboro satellite city limits line and the northern boundary of the Annexation Area by running the next two bearings and distances along the Richard N. Chandler property described in Book of Record 2006, Page 216, Randolph County Registry: South 88 degrees 20 minutes 07 seconds East 603.80 feet to a 2-inch existing iron pipe up two inches; thence South 89 degrees 10 minutes 26 seconds East 57.29 feet to a 2 and 1/2-inch existing iron pipe up eight inches; thence departing from the northern boundary of the Annexation Area and continuing to follow the proposed Asheboro satellite city limits line South 02 degrees 10 minutes 46 seconds West 139.62 feet along the Janice G.R. Solarez property described in Book of Record 2732, Page 657, Randolph County Registry (shown as Lot 1 in Plat Book 67, Page 72, Randolph County Registry) to a 2-inch existing iron pipe up thirty-six inches; thence continuing along the proposed Asheboro satellite city limits line by running the next three bearings and distances with the Eutha Small McPherson and Tammie McPherson Smith property described in Book of Record 2895, Page 1207, Randolph County Registry (shown in Plat Book 66, Page 62, Randolph County Registry): South 01 degree 58 minutes 10 seconds West 178.76 feet to a 1-inch existing iron pipe up fourteen inches; thence South 01 degree 57 minutes 05 seconds West 312.02 feet to a 1-inch existing iron pipe up four inches; thence South 01 degree 52 minutes 22 seconds West 274.83 feet to an existing axle up six inches; thence continuing along the proposed Asheboro satellite city limits line by running the next two bearings and distances with the Eutha Small McPherson and Tammie McPherson Smith property described in Book of Record 2895, Page 1207, Randolph County Registry (shown in Plat Book 58, Page 13, Randolph County Registry): South 01 degree 55 minutes 03 seconds West 116.30 feet to an existing axle flush with the ground; thence South 24 degrees 12 minutes 14 seconds West 222.32 feet to a 60d nail set at the base of a 1 and 1/4-inch existing iron pipe up four inches; thence continuing along the proposed Asheboro satellite city limits line by running the next two bearings and distances along the Felix Santos and Angie Janeth Santos property described in Book of Record 2412, Page 584, Randolph County Registry:

South 23 degrees 49 minutes 35 seconds West 236.75 feet to a 60d nail set at the base of a 5/8-inch existing iron rod up two inches; thence South 57 degrees 25 minutes 44 seconds East 180.62 feet to 5/8-inch new iron rod flush with the ground in the western margin of the 60-foot public right-of-way for Crestview Church Road (North Carolina Secondary Road 2820); thence South 26 degrees 37 minutes 00 seconds West 440.95 feet along the western margin of the public right-of-way for Crestview Church Road and the proposed Asheboro satellite city limits line to a 60d nail set at the base of a 1 and 1/2-inch existing iron rod up forty-two inches; thence departing from the western margin of the public right-of-way for Crestview Church Road and continuing to follow the proposed Asheboro satellite city limits line North 87 degrees 25 minutes 00 seconds West 509.50 feet along the Galaxy N. Routh and McCoy C. Routh property described in Book of Record 2843, Page 727, Randolph County Registry (shown in Plat Book 12, Page 62, Randolph County Registry) to a 1 and 1/2-inch existing iron rod up thirty-six inches; thence continuing to follow the proposed Asheboro satellite city limits line by running the next two bearings and distances along the Grady C. Garner and Audrey Garner property described in Book of Record 1734, Page 969, Randolph County Registry (shown in Plat Book 12, Page 62, Randolph County Registry): North 87 degrees 16 minutes 10 seconds West 104.88 feet to a 5/8-inch existing iron rod up four inches (this point is located by means of the North Carolina Coordinate System at the coordinates of North 694,305.85 Ground US Survey Feet and East 1,758,674.78 Ground US Survey Feet (NAD 83 (2011))); thence South 02 degrees 32 minutes 09 seconds West 59.85 to a 1-inch existing iron pipe up six inches; thence continuing to follow the proposed Asheboro satellite city limits line by running the next three bearings and distances along the Darrell T. Johnson and Brenda K. Johnson property described in Book of Record 991, Page 374, Randolph County Registry (show in Plat Book 12, Page 62, Randolph County Registry): South 03 degrees 21 minutes 33 seconds West 219.85 feet to an existing iron rod; thence South 02 degrees 36 minutes 36 seconds West 6.56 feet to an existing iron rod; thence South 02 degrees 36 minutes 36 seconds West 220.25 feet to an existing iron rod; thence continuing to follow the proposed Asheboro satellite city limits line by running the next two bearings and distances with the Jackie L. Cranford and Bobbie Y. Cranford property described in Book of Record 2725, Page 2449, Randolph County Registry: North 82 degrees 29 minutes 30 seconds West 199.70 feet to an existing iron rod; thence South 02 degrees 42 minutes 12 seconds West 199.39 feet to an existing iron rod in the northern margin of the public right-of-way for Crestview Church Road; thence continuing to follow the proposed Asheboro satellite city limits line by following the southern boundary of the Annexation Area North 80 degrees 43 minutes 21 seconds West 474.67 feet along the northern margin of the public right-of-way for Crestview Church Road to an existing iron rod; thence departing from the northern margin of the public right-of-way for Crestview Church Road, but continuing to follow the proposed Asheboro satellite city limits line, by running the next two bearings and distances along the Oscar Ortiz Pinedo and Maria Fernandez Garcia property described in Book of Record 2021, Page 1694, Randolph County Registry (shown as Lot 40 in Plat Book 102, Page 82, Randolph County Registry): North 09 degrees 51

minutes 01 second East 327.56 feet to an existing iron rod; thence North 79 degrees 50 minutes 38 seconds West 100.55 feet to an existing iron rod; thence continuing to follow the proposed Asheboro satellite city limits line by proceeding North 80 degrees 14 minutes 33 seconds West 49.24 feet along the Candi Land Campground, LLC property described as Tract 3 in Book of Record 2912, Page 1009, Randolph County Registry (shown as Lot 41 in Plat Book 102, Page 82, Randolph County Registry) to an existing iron rod within the existing 60-foot right-of-way for the Carolina Power & Light Transmission Line shown in Plat Book 179, Page 37, Randolph County Registry; thence following the proposed Asheboro satellite city limits line the next five bearings and distances by running with the western boundary of the Annexation Area: North 01 degree 52 minutes 59 seconds West 690.77 feet along the RER Holdings, LLC property described in Book of Record 1748, Page 49, Randolph County Registry (the property is shown as Lot 2 in Plat Book 39, Page 65, Randolph County Registry) to an existing iron rod in the southern margin of the platted, but unopened, 60-foot public right-of-way for Oakhurst Road; thence North 01 degree 52 minutes 59 seconds West 65.17 feet across the referenced unopened public right-of-way for Oakhurst Road to an existing iron rod in the northern margin of the platted, but unopened, public right-of-way for Oakhurst Road; thence North 01 degree 53 minutes 42 seconds West 648.09 feet along the BWM Investments, LLC property described as Tract 4 in Book of Record 2933, Page 53, Randolph County Registry (shown as Lot 4 in Plat Book 30, Page 65, Randolph County Registry) to a 1/2-inch existing iron rod down two inches; thence North 01 degree 49 minutes 03 seconds West 20.05 feet along the CW Warrior, LLC property described in Book of Record 2839, Page 827, Randolph County Registry (shown as Tract 1 in Plat Book 179, Page 37, Randolph County Registry) to a 1/2-inch existing iron rod flush with the ground; thence North 01 degree 54 minutes 52 seconds West 833.04 feet with the previously described CW Warrior, LLC property to the point and place of BEGINNING, and containing a total of 83.488 acres, more or less, to be annexed.

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

**[The remainder of this page has been intentionally left blank.
The signature blocks and attestation are on the next page.]**

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

W. Joseph Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

Approved as to form:

Tom Carruthers, City Attorney

Notes:

- This project is not located within a special flood hazard area per NCFRIS.
- Map #: 3710765900J Effective Date: 1/2/2008
- Area calculated by coordinate geometry.
- All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
- No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
- Plat Reference
PB: 1
PG: 343
Tax PIN: 7659640413

Date Annexation Ordinance

Adopted by the Asheboro City Council: _____

Annexation Ordinance Effective Date: _____

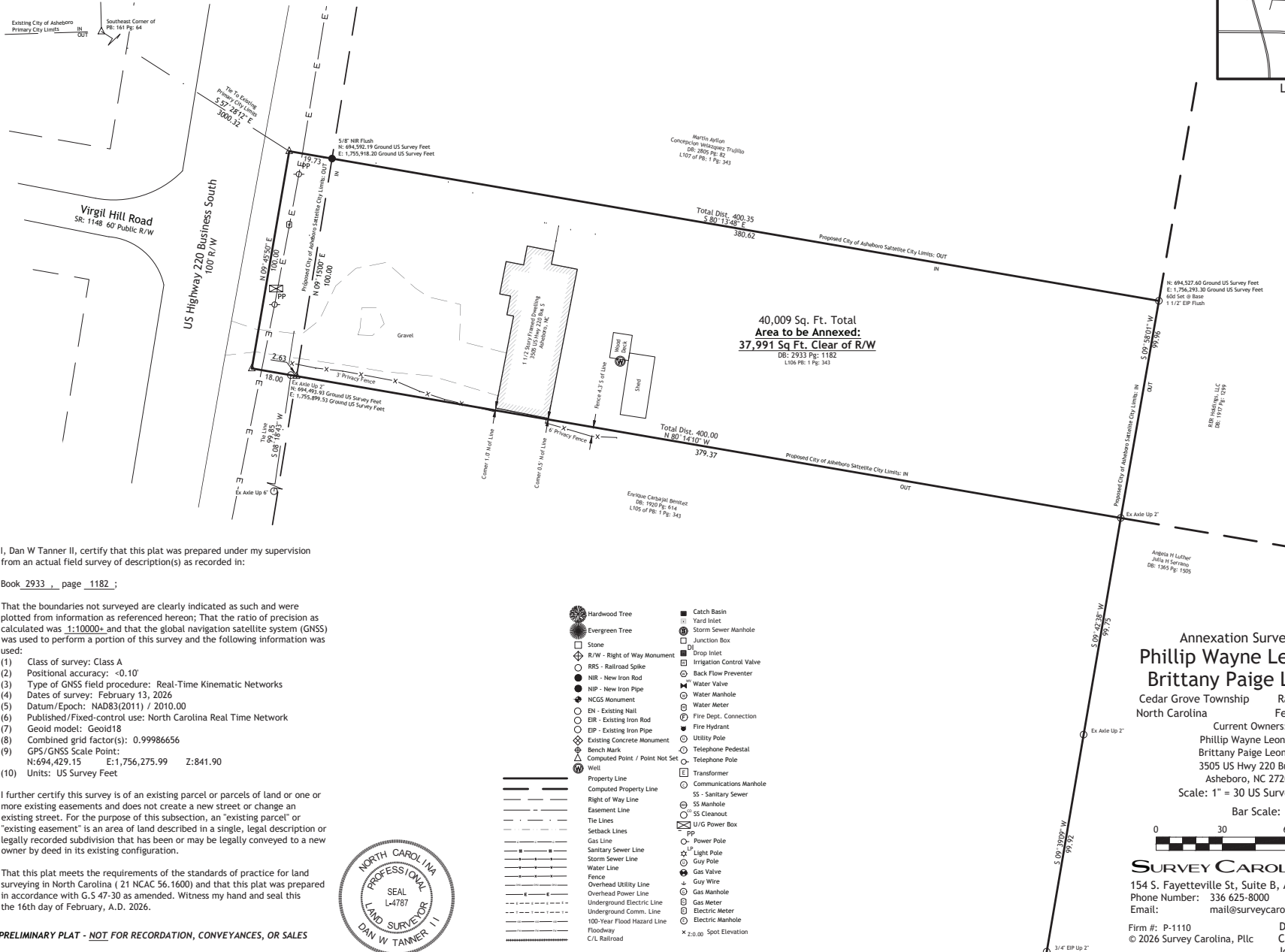
STATE OF NORTH CAROLINA

I, _____ Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____



Location Map
(Not to Scale)



I, Dan W Tanner II, certify that this plat was prepared under my supervision from an actual field survey of description(s) as recorded in:

Book 2933, page 1182;

That the boundaries not surveyed are clearly indicated as such and were plotted from information as referenced hereon; That the ratio of precision as calculated was 1:10000+ and that the global navigation satellite system (GNSS) was used to perform a portion of this survey and the following information was used:

- Class of survey: Class A
- Positional accuracy: <0.10'
- Type of GNSS field procedure: Real-Time Kinematic Networks
- Dates of survey: February 13, 2026
- Datum/Epoch: NAD83(2011) / 2010.00
- Published/Fixed-control use: North Carolina Real Time Network
- Geoid model: Geoid18
- Combined grid factor(s): 0.99986656
- GPS/GNSS Scale Point:
N: 694,429.15 E: 1,756,275.99 Z: 841.90
- Units: US Survey Feet

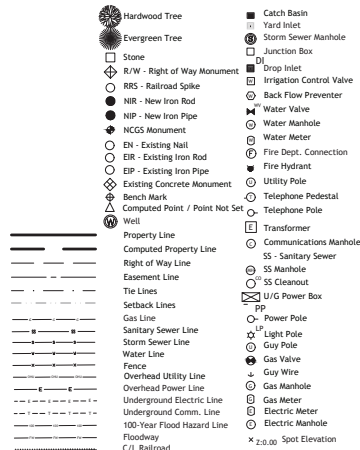
I further certify this survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

That this plat meets the requirements of the standards of practice for land surveying in North Carolina (21 NCAC 56.1600) and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this the 16th day of February, A.D. 2026.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor

L-4787



Annexation Survey For:
Phillip Wayne Leonard & Brittany Paige Leonard
Cedar Grove Township Randolph County
North Carolina February 16, 2026

Current Owners:
Phillip Wayne Leonard
Brittany Paige Leonard
3505 US Hwy 220 Bus S
Asheboro, NC 27205

Scale: 1" = 30 US Survey Feet

Bar Scale:



SURVEY CAROLINA, PLLC

154 S. Fayetteville St, Suite B, Asheboro, NC 27203

Phone Number: 336 625-8000

Email:

mail@surveycarolina.com

Firm #: P-1110

© 2026 Survey Carolina, PLLC

Drawn By: AJS

Checked By: DWT

Job #: 18570

ORDINANCE NO. _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

ORDINANCE EXTENDING THE ASHEBORO CITY LIMITS
BY ANNEXING APPROXIMATELY 37,991 SQUARE FEET OF LAND
OWNED BY
PHILLIP WAYNE LEONARD AND BRITTANY PAIGE LEONARD

WHEREAS, in accordance with Section 160A-58.1 of the North Carolina General Statutes, Phillip Wayne Leoanrd and Brittany Paige Leoanard submitted a petition requesting the annexation into Asheboro of approximately 37,991 square feet of their land that is located at 3505 United States Highway 220 Business South; and

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

WHEREAS, on March 5, 2026, by means of a duly adopted resolution (Resolution Number 14 RES 3-26), the Asheboro City Council directed the city clerk to investigate the sufficiency of the annexation petition submitted by Phillip Wayne Leoanrd and Brittany Paige Leoanard, and the city clerk has in fact certified the sufficiency of the referenced annexation petition; and

WHEREAS, pursuant to Asheboro City Council Resolution Number 15 RES 3-26, a legal notice was published on March 19, 2026, in *The Courier-Tribune*, a newspaper with general circulation in the City of Asheboro, announcing that a public hearing to consider the adoption of an ordinance annexing the described territory into the City of Asheboro would be held during the city council's next regular meeting, which was scheduled to begin at 6:00 p.m. on April 9, 2026 in the council chamber on the second floor of Asheboro City Hall, 146 North Church Street, Asheboro, North Carolina 27203; and

WHEREAS, the public hearing was held, as advertised, on February 5, 2026;
and

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

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

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

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

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

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

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

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING on the proposed Asheboro satellite city limits line at a 5/8-inch new iron rod flush with the ground in the eastern margin of the 100-foot public right-of-way for United States Highway 220 Business South, this Beginning point is located by means of the North Carolina Coordinate System at the coordinates of North 694,592.19 Ground US Survey Feet and East 1,755,918.20 Ground US Survey Feet (NAD 83 (2011)) (the described Beginning point is at the northwest corner of the "Annexation Area" owned by Phillip Wayne Leonard and Brittany Paige Leonard and identified in their annexation petition with references to Randolph County Parcel Identification Number 7659640413 and the deed by which they acquired title recorded in the Office of the Register of Deeds for Randolph County, North Carolina (the "Randolph County Registry") in Book of Record 2933, Page 1182 (the Leonard property is shown as Lot 106 in Plat Book 1, Page 343, Randolph County Registry)); thence, departing from the described Beginning point, following the proposed Asheboro satellite city limits line South 80 degrees 13 minutes 48 seconds East 380.62 feet along the boundary line between the Annexation Area and the Martin Ayllon and Concepcion Velazquez Trujillo property described in Book of Record 2805, Page 82, Randolph County Registry (this property is shown as Lot 107 in Plat Book 1, Page 343, Randolph County Registry) to a 60d nail set at the base of a 1 and 1/2-inch existing iron pipe flush with the ground, this point at the northeast corner of the Annexation Area is located by means of the North Carolina Coordinate System at the coordinates of North 694,527.60 Ground US Survey Feet and East 1,756,293.30 Ground US Survey Feet (NAD 83 (2011)); thence continuing along the proposed Asheboro satellite city limits line and departing from the northern boundary of the Annexation Area to proceed along the eastern boundary of the Annexation Area the following bearing and distance: South 09 degrees 58 minutes 01 second West 99.96 feet along the RER Holdings, LLC property described in Book of Record 1917, Page 1299, Randolph County Registry to an existing axle up two inches at the southeast corner of the Annexation Area; thence departing from the eastern boundary of the Annexation Area and running North 80 degrees 14 minutes 10 seconds West 379.37 feet along the Enrique Carbajal Benitez property described in Book of Record 1920, Page 614, Randolph County Registry (this property is shown as Lot 105 in Plat Book 1, Page 343, Randolph County Registry) to a computed point/point not set in the eastern margin of the public right-of-way for United States Highway 220 Business South; thence departing from the southern boundary of the Annexation Area and continuing to follow the proposed Asheboro satellite city limits line by proceeding along the eastern margin of the public right-of-way for United States Highway 220 Business South, which serves as the western boundary of the Annexation Area, North 09 degrees 15 minutes 00 seconds East 100.00 feet to the point and place of BEGINNING, and containing a total of 37,991 square feet, more or less, to be annexed.

The above-stated legal description is in accordance with a plat of survey drawn under the supervision of Dan W. Tanner, II, Professional Land Surveyor with License

Number L-4787. The plat of survey is titled "Annexation Survey For: Phillip Wayne Leonard & Brittany Paige Leonard" and is identified as Job #: 18570.

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

W. Joseph Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

Approved as to form:

Tom Carruthers, City Attorney

Notes:

- This project is located within a special flood hazard area per NCFRIS.
Map #: 3710765800J Effective Date: 1/2/2008
Map #: 3710765900J Effective Date: 1/2/2008
- Area calculated by coordinate geometry.
- All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
- No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
- Tax PIN: 7659304064

Date Annexation Ordinance

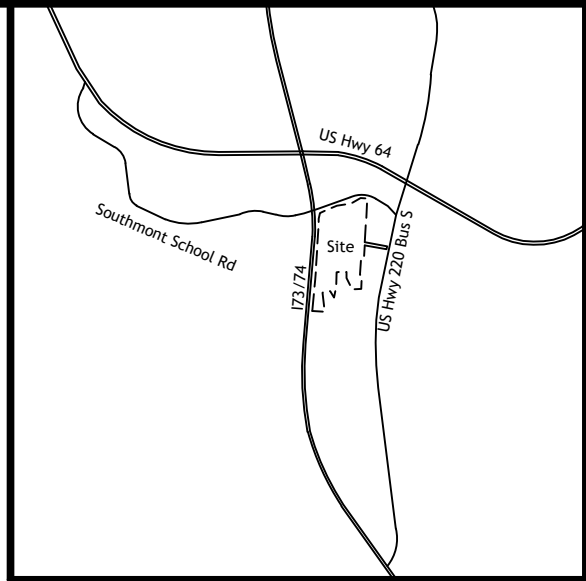
Adopted by the Asheboro City Council: _____

Annexation Ordinance Effective Date: _____

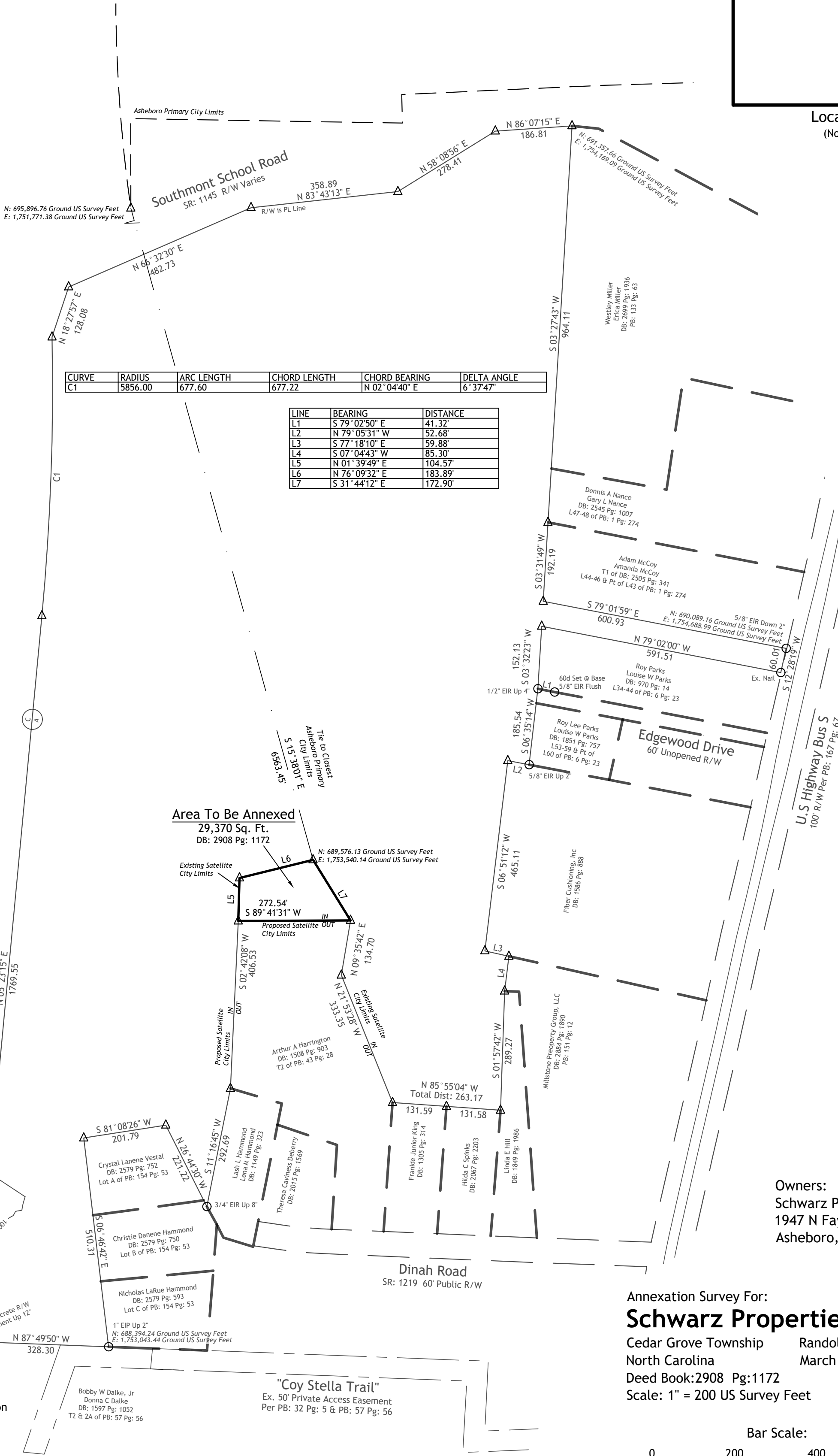
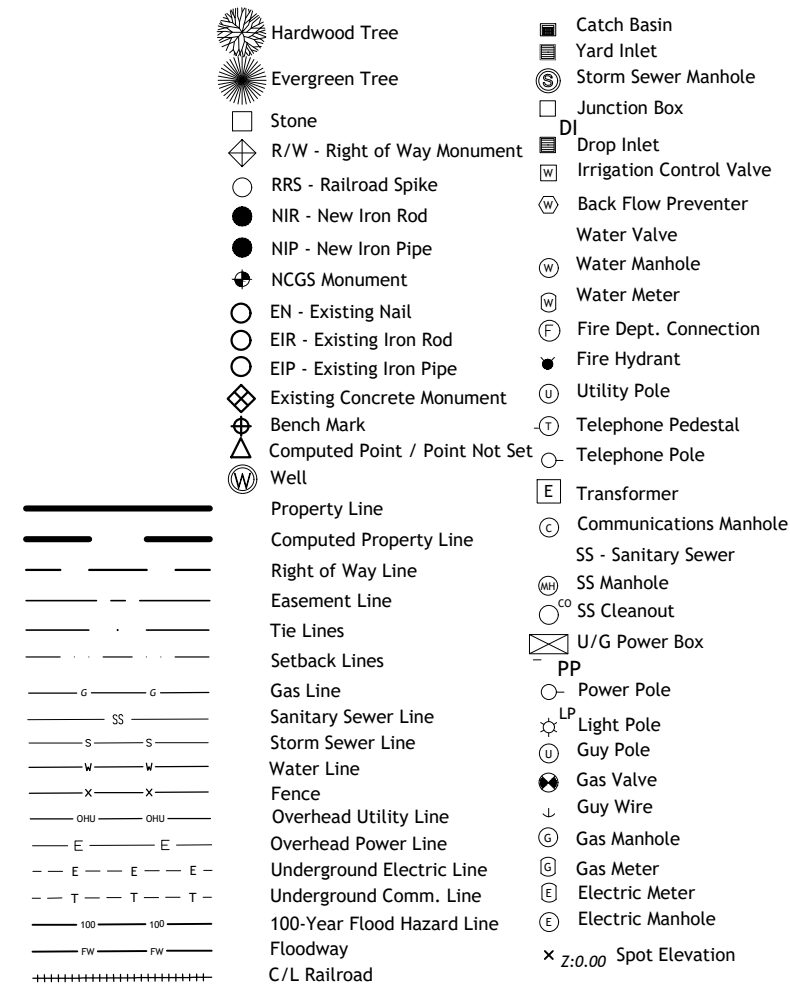
STATE OF NORTH CAROLINA

I, _____ Review Officer of Randolph County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.

Date _____ Review Officer _____



Location Map
(Not to Scale)



I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(f)11d That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 2908 , page 1172 ;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See , page Notes ; that the ratio of precision or positional accuracy as calculated is 1:10000+, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 11th day of March, A.D., 2026.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

Professional Land Surveyor L-4787

I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS survey made under my supervision and the following information was used to perform the survey:

- Class of survey: Class A
- Positional accuracy: <0.10'
- Type of GNSS field procedure: Real-Time Kinematic Networks
- Dates of survey: December 18, 2025
- Datum/Epoch: NAD83(2011) / 2010.00
- Published/Fixed-control use: North Carolina Real Time Network
- Geoid model: Geoid18
- Combined grid factor(s): 0.99986127
- GP5/GNSS Scale Point: N:690,105.90 E:1,754,627.01 Z:822.92
- Units: US Survey Feet

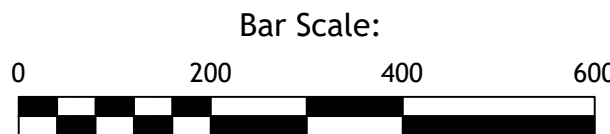
Annexation Survey For:

Schwarz Properties, LLC

Cedar Grove Township Randolph County
North Carolina March 11, 2026

Deed Book:2908 Pg:1172

Scale: 1" = 200 US Survey Feet



SURVEY CAROLINA, PLLC

154 S. Fayetteville St, Suite B, Asheboro, NC 27203

Phone Number: 336 625-8000

Email: mail@surveycarolina.com

Firm #: P-1110

© 2026 Survey Carolina, PLLC

Drawn By: HRM & AJS Checked By: DWT Job #: 18451

CERTIFICATE OF SUFFICIENCY

(Petition Requesting the Annexation of Land Owned by Schwarz Properties, LLC)

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

I, Holly H. Doerr, 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 Schwarz Properties LLC, a North Carolina limited liability company, (the “Petitioner”). I further certify that the following paragraphs accurately state the information obtained during the course of my investigation of the annexation petition.

The Petitioner has requested annexation into Asheboro of approximately .674 acres of the limited liability company’s land that is located along US HWY 220 Business South. The proposed annexation area contains territory identified by Randolph County Parcel Identification Number 7659304064. This territory is not contiguous to the primary corporate limits of the City of Asheboro.

Based on my investigation, I have concluded that all of the owners of the real property for which annexation has been requested have signed the prescribed petition. The petition appears to be sufficient to satisfy the provisions of Section 160A-58.1 of the North Carolina General Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Asheboro to make this certification effective as of April 9, 2026.

(CITY SEAL)

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING
ON THE QUESTION OF ANNEXING LAND OWNED BY
SCHWARZ PROPERTIES LLC

WHEREAS, Schwarz Properties LLC, a North Carolina limited liability company (the “Petitioner”) has submitted a petition requesting the annexation into Asheboro of approximately .674 acres of land that is located along US HWY 220 Business South and is identified by Randolph County Parcel Identification Number 7659304064; and

WHEREAS, the proposed annexation area is not contiguous to the primary corporate limits of the City of Asheboro; and

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

WHEREAS, the city clerk has certified the sufficiency of the petition for proceeding with setting the date for a public hearing on the question of the requested annexation in accordance with Section 160A-58.2 of the North Carolina General Statutes.

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

Section 1. A public hearing on the question of annexing the non-contiguous territory described herein will be held in the council chamber on the second floor of Asheboro City Hall, 146 N. Church Street, Asheboro, North Carolina 27203 during a regular meeting of the Asheboro City Council that will begin at 6:00 p.m. on April 9, 2026; and

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

[The remainder of this page has been intentionally left blank.
The signature line and the attestation are on the next page.]

Cedar Grove Township, Randolph County, North Carolina:

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

The above legal description was prepared based on a plat of survey by Dan W Tanner, PLS (North Carolina Professional Land Surveyor License Number L-4787), entitled "Annexation Survey for: Schwarz Properties, LLC", and is identified as Job # 18451.

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 April 9, 2026.

W. Joseph Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

- Notes:
- This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710765900J Effective Date: 1/2/2008
 - Area calculated by coordinate geometry.
 - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 - Tax PIN: 7659652322

Date Annexation Ordinance

Adopted by the Asheboro City Council: _____

Annexation Ordinance Effective Date: _____

STATE OF NORTH CAROLINA

I, _____ Review Officer of Randolph County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.

Date _____ Review Officer _____

I, Dan W Tanner II, Professional Land Surveyor, certify:

In accordance with NC General Statute 47-30(f)11c.1.
That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purpose of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

I, Dan W Tanner II, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in:

Book 3000 , page 834 ;

that the boundaries not surveyed are clearly indicated as drawn from information found in Book See , page Notes ; that the ratio of precision or positional accuracy as calculated is 1:10000+, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 18th day of February, A.D., 2026.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

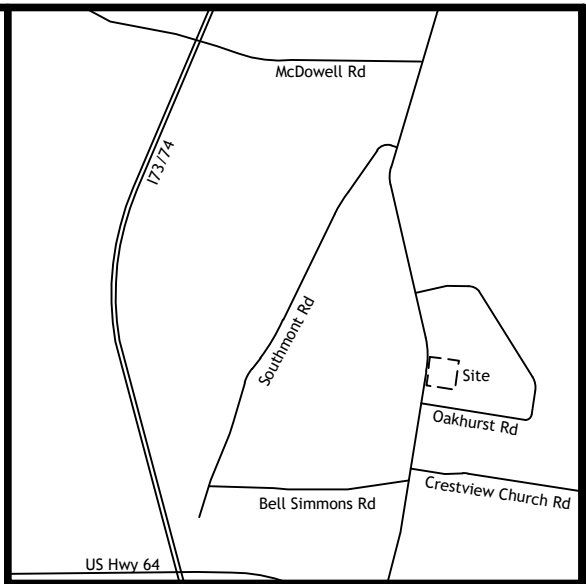
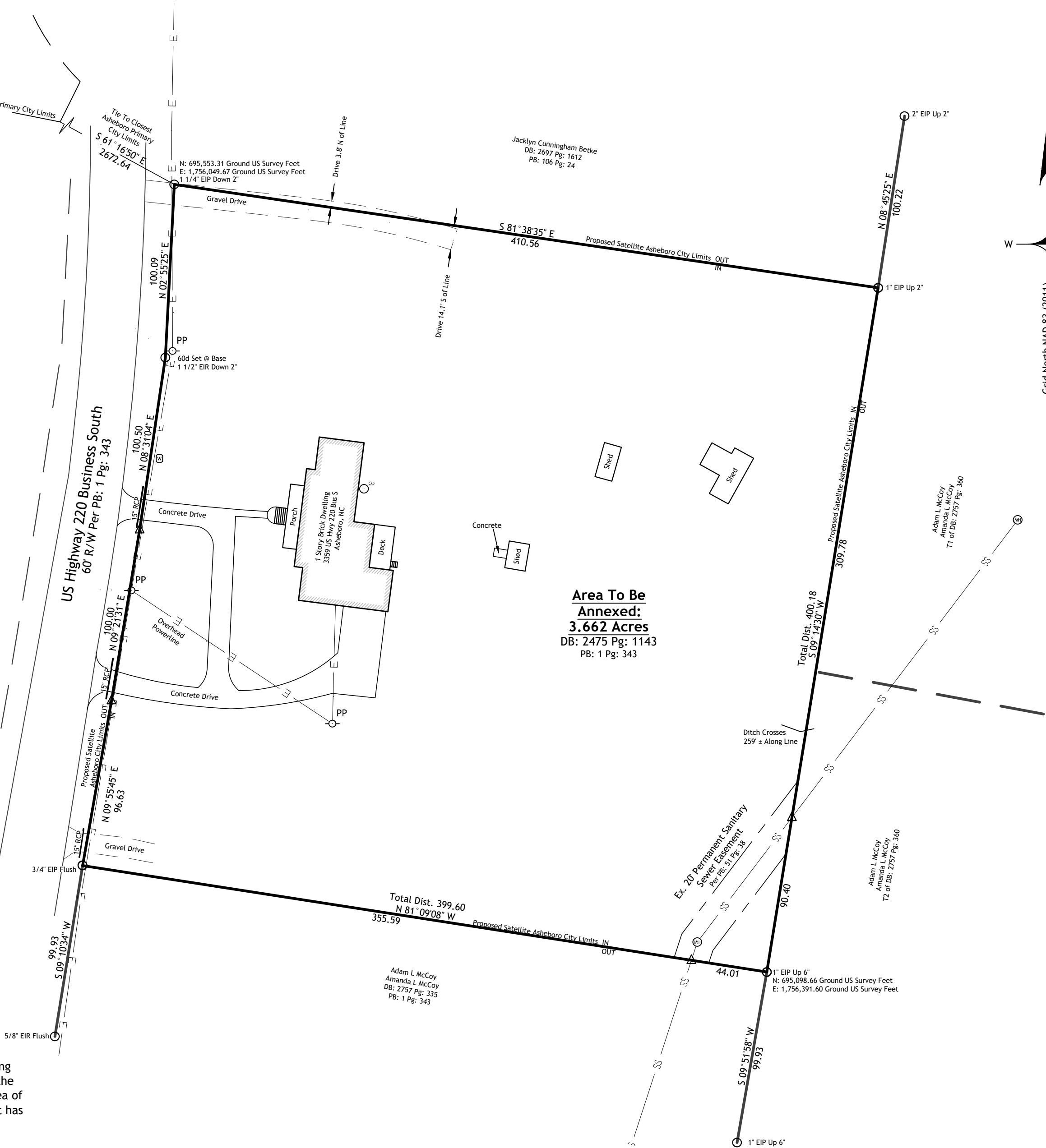
Professional Land Surveyor

L-4787

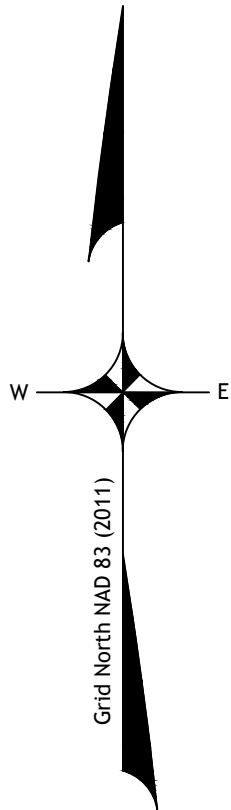


I, Dan W Tanner II, certify that this map was drawn under my supervision from an actual GPS/ GNSS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Class A
- (2) Positional accuracy: <0.10'
- (3) Type of GNSS field procedure: Real-Time Kinematic Networks
- (4) Dates of survey: December 11, 2025
- (5) Datum/Epoch: NAD83(2011) / 2010.00
- (6) Published/Fixed-control use: North Carolina Real Time Network
- (7) Geoid model: Geoid18
- (8) Combined grid factor(s): 0.99989748
- (9) GPS/GNSS Scale Point:
N:694,920.76 E:1,756,587.05 Z:826.39
- (10) Units: US Survey Feet



Location Map
(Not to Scale)



	Hardwood Tree		Catch Basin
	Evergreen Tree		Yard Inlet
	Stone		Storm Sewer Manhole
	R/W - Right of Way Monument		Junction Box
	RRS - Railroad Spike		Drop Inlet
	NIR - New Iron Rod		Irrigation Control Valve
	NIP - New Iron Pipe		Back Flow Preventer
	NCGS Monument		Water Valve
	EN - Existing Nail		Water Manhole
	EIR - Existing Iron Rod		Water Meter
	EIP - Existing Iron Pipe		Fire Dept. Connection
	Existing Concrete Monument		Fire Hydrant
	Bench Mark		Utility Pole
	Computed Point / Point Not Set		Telephone Pedestal
	Well		Telephone Pole
	Property Line		Transformer
	Computed Property Line		Communications Manhole
	Right of Way Line		SS - Sanitary Sewer
	Easement Line		SS Manhole
	Tie Lines		SS Cleanout
	Setback Lines		U/G Power Box
	Gas Line		PP
	Sanitary Sewer Line		Power Pole
	Storm Sewer Line		LP Light Pole
	Water Line		Guy Pole
	Fence		Gas Valve
	Overhead Utility Line		Guy Wire
	Overhead Power Line		Gas Manhole
	Underground Electric Line		Gas Meter
	Underground Comm. Line		Electric Meter
	100-Year Flood Hazard Line		Electric Manhole
	Floodway		x 2:0.00 Spot Elevation
	C/L Railroad		

Owners:
Magnolia NC, LLC
10373 Fincher Rd
Waleska, GA 30183

Annexation Survey For:

Magnolia NC, LLC

Cedar Grove Township Randolph County
North Carolina February 18, 2026

Deed Book:3000 Pg:834

Plat Book:195 Pg:20

Scale: 1" = 50 US Survey Feet

Bar Scale:



SURVEY CAROLINA, PLLC

154 S. Fayetteville St, Suite B, Asheboro, NC 27203

Phone Number: 336 625-8000

Email: mail@surveycarolina.com

Firm #: P-1110

Dan W Tanner II L-4787

© 2026 Survey Carolina, Plc

Drawn By: HRM Checked By: DWT Job #: 18393

CERTIFICATE OF SUFFICIENCY

(Petition Requesting the Annexation of Land Owned by Magnolia NC, LLC, LLC)

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

I, Holly H. Doerr, am 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 Magnolia NC, LLC, a North Carolina limited liability company, (the "Petitioner"). I further certify that the following paragraphs accurately state the information obtained during the course of my investigation of the annexation petition.

The Petitioner has requested annexation into Asheboro of approximately 3.66 acres of the limited liability company's land that is located along US Highway 220 Business South. The proposed annexation area contains territory identified by Randolph County Parcel Identification Number 7659652322. This territory is not contiguous to the primary corporate limits of the City of Asheboro.

Based on my investigation, I have concluded that all the owners of the real property for which annexation has been requested have signed the prescribed petition. The petition appears to be sufficient to satisfy the provisions of Section 160A-58.1 of the North Carolina General Statutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Asheboro to make this certification effective as of April 9, 2026.

(CITY SEAL)

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING
ON THE QUESTION OF ANNEXING LAND OWNED BY
Magnolia NC, LLC

WHEREAS, Magnolia NC, LLC, a North Carolina limited liability company (the “Petitioner”) has submitted a petition requesting the annexation into Asheboro of approximately 3.66 acres of land that is located along US HWY 220 Business South and is identified by Randolph County Parcel Identification Number 7659652322; and

WHEREAS, the proposed annexation area is not contiguous to the primary corporate limits of the City of Asheboro; and

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

WHEREAS, the city clerk has certified the sufficiency of the petition for proceeding with setting the date for a public hearing on the question of the requested annexation in accordance with Section 160A-58.2 of the North Carolina General Statutes.

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

Section 1. A public hearing on the question of annexing the non-contiguous territory described herein will be held in the council chamber on the second floor of Asheboro City Hall, 146 N. Church Street, Asheboro, North Carolina 27203 during a regular meeting of the Asheboro City Council that will begin at 6:00 p.m. on May 7, 2026; and

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

Cedar Grove Township, Randolph County, North Carolina:

BEGINNING at an 1-1/4 inch Existing Iron Pipe in the eastern Right-of-Way of US Highway 220 Business South, having North Carolina Grid Coordinates of Northing 695,553.31 US survey feet and Easting 1,756,049.67 US survey feet (NAD83 (2011)), said point being South 61°16'50" East a distance of 2672.64 feet from a corner of the Primary City Limits of the City of Asheboro, said point being the northwestern corner of the Annexation Area herein described and the northwestern corner of Magnolia NC, LLC, as recorded in Deed Book 3000, Page 834 1612 in the Office of the Register of Deeds of Randolph County, and being a common corner with Jacklyn Betke, as recorded in Deed Book 2697, Page 1612 of said Registry; thence along the common line with Betke and the northern line of Magnolia NC, LLC and the proposed Annexation Area South 81°38'35" East a distance of 410.56 feet to a 1 inch Existing Iron Pipe in the eastern line of Adam and Amanda McCoy, as recorded in Deed Book 2757, Page 360 of said Registry, said point being the northeastern corner of Magnolia NC, LLC and the proposed Annexation Area; thence with said McCoy and the eastern line of Magnolia NC, LLC and the proposed Annexation Area South 09°14'30" West a distance of 400.18 feet to a 1 inch Existing Iron Pipe in the western line of said McCoy, a common corner with Adam and Amanda McCoy as recorded in Deed Book 2757, Page 335 of said Registry, and being the southeastern corner of Magnolia NC, LLC and the proposed Annexation Area; thence with said McCoy and the southern line of Magnolia NC, LLC and the proposed Annexation Area North 81°09'08" West a distance of 399.60 feet to an Existing Iron Pipe in the eastern Right-of-Way of US Highway 220 Business South; thence with said Right-of-Way and the western line of the proposed Annexation Area the following four (4) Bearings and Distances; North 09°55'45" East 96.63 feet to a Computed Point; North 09°29'31" East 100.00 feet to a Computed Point; North 08°31'04" East 100.50 feet to a Computed Point; North 02°55'25" East 100.09 feet to an Existing Iron Pipe, the Point and Place of BEGINNING, and being 3.662 Acres.

The above legal description was prepared based on a plat of survey by Dan W Tanner, PLS (North Carolina Professional Land Surveyor License Number L-4787), entitled "Annexation Survey for: Magnolia NC, LLC", and is identified as Job # 18393.

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 April 9, 2026.**

W. Joseph Trogdon, Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC City Clerk

**City of Asheboro
Finance Office**

To: Donald E. Duncan Jr., City Manager
From: Debbie Reaves, Finance Director
Date: March 24, 2026
Re: General Fund Budget Amendment April 2026

Attached is a proposed Ordinance to Amend the General Fund for the April 2026 Council Meeting.

The attached budget ordinance moves money around between departments within the General Operating Fund. I am recommending moving budgeted funds from the Planning and Zoning budget and from the Recreation Department budget to the Fleet Department Budget. The reason for the amendment now is to allow the Facilities Maintenance Department to install permanent AC in the Fleet Maintenance garage.

As you are aware, the Fleet Maintenance garage is not a temperature-controlled environment. Last spring, a portable AC unit was rented and installed to evaluate the benefit of adding air conditioning in a future budget year. The unit was in place during the warmer months of June to the end of August. During the time that it was in place, the staff communicated, they felt better physically and leadership observed an overall improvement in staff morale and a measurable improvement in productivity.

David Hutchins communicated to me that he initially intended to request AC in the new operating budget 2026-2027 but with the earlier than usual warm temperatures, the timing was reevaluated. The price for the AC unit purchase is quoted at \$115,000. I have drafted the budget amendment moving \$125,000 to allow for contingency.

Staff have identified funds from various lines in the Planning and Zoning department budget and the Recreation department budget that can be transferred to Fleet Maintenance to fund the AC Project. No fund balance allocation is needed.

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2025-2026

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

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

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

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

<u>Account #</u>	<u>Description</u>	<u>Increase / (Decrease)</u>
10-555-515.0000	MAINTENANCE AND REPAIR - BLDG	125,000
10-490-551.0000	SPECIAL PROJECTS	(10,000)
10-490-555.0000	CODE ENFORCEMENT	(5,000)
10-490-556.0000	NUISANCE ABATEMENT	(10,000)
10-490-522.0000	PROFESSIONAL SERVICES	(20,000)
10-620,574.0000	CAPITAL OUTLAY	<u>(80,000)</u>
	TOTAL EXPENDITURES	\$0.00

Adopted the 9th day of April 2026

W. Joseph Trogdon Jr., Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

CITY OF ASHEBORO
NOTICE OF PUBLIC HEARING
2020 COMMUNITY DEVELOPMENT BLOCK GRANT
CORONAVIRUS CARES ACT PROGRAM
GRANT # 20-V-3510

Notice is hereby given that the Asheboro City Council will conduct a Public Hearing on Thursday, April 9, 2026, beginning at 6:00 p.m., or as soon thereafter as the meeting agenda will allow, in the Asheboro City Hall Council Chambers, 146 North Church Street, Asheboro, North Carolina 27203. The purpose of this Public Hearing is to consider a program amendment for the city's 2020 CDBG-CV program. The proposed CDBG-CV amendment would reallocate up to \$600,000 from the Parks, Playgrounds, and Recreation Facilities activity to two other eligible activities: (1) **Other Public Facilities:** To support the purchase and installation of an HVAC and air filtration system; and (2) **Public Services:** To support the purchase of COVID-19-related EMS equipment. These activities are intended to reduce the spread of COVID-19 and strengthen the community's capacity to respond to ongoing and future public health challenges.

The amendment also seeks approval for a funding substitution that would allow any remaining unexpended CDBG-CV funds to be replaced with CDBG-NR funds from a newer program year. This substitution would provide the City with additional time to complete the David and Pauline Jarrell Center City Gardens project.

All interested citizens are encouraged to attend this public hearing, and all comments are welcome. Anyone wishing to submit written comments should do so by submitting them directly or by mail to Trevor Nuttall, Assistant City Manager, 146 N. Church Street, Asheboro, NC 27204, no later than 5:00 p.m., Tuesday, April 7, 2026.

Persons with disabilities or who otherwise need assistance should contact the Assistant City Manager, (336) 626-1201 ext. 2323 (TDD #919/807-4420 or Relay North Carolina TTY#1-800-735-2962) or tnuttall@ci.asheboro.nc.us at least three days prior to the hearing. Accommodation will be made for all who request assistance with participating in the public hearing.

This information is available in Spanish or any other language upon request. Please contact Trevor Nuttall, Assistant City Manager, at (336) 626-1201 ext. 2323, or at City Hall, 146 N. Church Street, Asheboro, NC, for accommodations for this request.

Esta informacion esta disponible en espafiol o en cualquier otro idioma bajo peticion. Par favor, pongase en contacto con Trevor Nuttall, Assistant City Manager, al (336) 626-1201 ext. 2323, o en City Hall, 146 N. Church Street, Asheboro, NC, de alojamiento para esta solicitud.



City of Asheboro
146 North Church Street
Post Office Box 1106
Asheboro, North Carolina 27204-1106



MEMORANDUM

To: Asheboro City Council
From: Trevor L. Nuttall, Assistant City Manager
Date: April 2, 2026
Subject: Adoption of Special Event Application and Fee Schedule

Purpose

The purpose of this memorandum is to recommend that the City Council formally adopt a standardized Special Event application process and associated fee schedule, including an exemption for designated legacy events from applicable fees, at the April 9 regular city council meeting. Staff presented information about the need and rationale for this new process at the regular city council meeting in January.

Background

The City of Asheboro continues to experience increased interest in community events, including temporary street and sidewalk closures, parades, races, and public gatherings utilizing public rights-of-way and requiring varying degrees of public services. While these events provide significant cultural and economic value, they also require coordinated support from multiple city departments. The city currently does not assess a special event or parade fee.

Application and Process Overview

The proposed Special Event application establishes a **two-step application process**:

1. **Special Event Interest and Description Form**
 - o Submitted 60–120 days in advance depending on event scope and jurisdiction of any public right-of-way to be temporarily closed
 - o Allows for early coordination and feasibility review
2. **Special Event Application**
 - o Formal permit submission following staff review of the Interest and Description Form
 - o Requires detailed plans, documentation, and applicable fees

Fee Schedule Recommendation

Application Fees

- \$100 – Asheboro residents and non-profit organizations
- \$200 – Non-residents and for-profit organizations

Event Fees (by Tier Classification)

- **Tier 1 (Small-Scale Events)**
 - o \$200 (Resident/Non-Profit)
 - o \$300 (Non-Resident)
- **Tier 2 (Medium-Scale Events)**
 - o \$350 (Resident/Non-Profit)
 - o \$450 (Non-Resident)
- **Tier 3 (Large-Scale Events)**
 - o \$500 (Resident/Non-Profit)
 - o \$600 (Non-Resident)



City of Asheboro
146 North Church Street
Post Office Box 1106
Asheboro, North Carolina 27204-1106



Additional costs may include facility rental and reasonable security-related fees determined in consultation with the Asheboro Police Department.

Legacy Event Fee Exemption

To recognize the historical significance and community value of certain annual events, most of which are centered around a federal holiday, it is recommended that the following **designated legacy events be exempt from special event application fees:**

1. Martin Luther King Jr. Holiday March
2. Juneteenth March and Commemoration
3. Fall Festival
4. Veterans Day Parade
5. Christmas on Sunset and Parade

These events still would be expected to:

- Submit forms and documentation
- Coordinate with city staff
- Comply with safety and operational requirements

Should the council wish to expand the list of legacy event exemptions, it may do so through resolution amending the Fee Schedule.

First Amendment Exemption

Activities that do not require a street or sidewalk closure or obstruct or hinder the routine use of such areas are not subject to the special event application or fee, unless the anticipated crowd size or use of amplified sound is expected to disrupt the routine use of public space. Event organizers are encouraged to contact the City Manager's office should there be uncertainty as to special event permit applicability.

Recommendation

It is recommended that the City Council endorse the Special Event Application and Fee Schedule as presented, including the exemptions cited, with an effective date of July 1, 2026.

Next Steps

Upon adoption:

- Staff will take the necessary action to implement the application process by the effective date
- Information on the process will be published, and the application will be made available
- Past event organizers will be notified of the new application process, application process, and fees.

Please let me know if you have any questions or require additional information prior to consideration at the April meeting.

**INITIAL INQUIRY FORM -
RECOMMEND SUBMITTING 120 DAYS PRIOR TO EVENT**

Special Event Interest & Description Form

The City of Asheboro requires a parade permit to be approved before a parade or special event is held that could interfere with normal vehicular or pedestrian traffic.

To inquire about whether a parade permit is required and how to request a permit, please fill out this form. If you have any questions, please call the City Manager's office at 336-626-1201 ext. 2313. It is strongly recommended that an inquiry or parade permit request be submitted at least 120 days prior to the event.

NOTE: Submission of the form IS NOT authorization to hold the parade or special event.

The purpose of this form is to express initial interest in holding a special event involving City of Asheboro property. This form is separate from a city park rental application and shall be used when the event involves activities outside of a park boundary. It should be submitted at least 120 days prior to the event if the closure of a state-maintained street is requested and 60 days prior to all other events.

Following the submittal and review of this form, city staff will arrange a meeting with the applicant to discuss further details about the event and what the applicant will need to submit to have a formal application approved. There is no fee associated with this Special Interest and Description Form. The Special Event Application Fee will be collected at the time of formal application submittal; final event fees will be collected prior to formal event approval but no less than three business days prior to the event. Applicable fees are available [HERE](#).

Fee Schedule:

Fee	Resident/ Non-Profit	Non-Resident
Application	\$100	\$200
Facility Rental (Memorial / Bicentennial Park)	Current Park Rental Rate	Current Park Rental Rate
Tier 1 – (limited footprint and impact)	\$200	\$300
Tier 2 - (sizeable footprint and impact)	\$350	\$450
Tier 3 - (substantial footprint and impact)	\$500	\$600

Event Tiers

Fees will be assessed based on the size and the involvement of city services needed to carry out the event. Final determinations of the event tier generally will adhere to the following guidelines:

Tier 1: Describes small-scale events with a limited footprint and minimal impact on traffic, emergency and public services

Tier 2: Describes medium-scale events with a sizeable footprint and moderate impact on traffic, emergency, and public services

Tier 3: Describes large-scale events with a substantial footprint and significant impact on traffic, emergency, and public services

Fee Policies

- Application/reservation fee: \$100 for non-profits, not-for profits, and Asheboro residents, \$200 for non-residents and for-profit organizations payable at time of formal application
- Event fee based on tier designation of event (size of requested closures & attendance)
- Municipal facility rental fees (if applicable)
- Public Safety fee determined by the Manager's Office in consultation with the Asheboro Police Department for large-scale events or events proposing to offer or provide alcohol

Event Inquiry & Applicant Information

Applicant Name and Title: _____

Organization/ Business: _____

Address: _____ **Email:** _____

Event Name: _____

Event Date(s): _____ **Estimated Attendance:** _____

Event Location (with address): _____

Event Start Time: _____ **Event End Time:** _____

Set Up Time: _____ **Clean Up Time:** _____

Are you requesting a road closure? ☐ Yes ☐ No

Are you requesting to utilize a city park or property as part of the event? ☐ Yes ☐ No

Note: if "Yes", you will need to submit a separate Facility Rental Form

Description of Event: _____

NOTE: Submission of the form **IS NOT** authorization to hold the parade or special event.

Applications and events are prioritized based on a first-come, first-serve basis, and the City may approve or disapprove an event's requested date based on availability of City resources. Events that occur successfully on an annual basis will receive priority consideration the following year.

**FORMAL APPLICATION - SUBMIT AFTER EVENT HAS BEEN
DISCUSSED WITH MANAGER'S OFFICE**

Special Event Application Form

This form is to be submitted only after the city has reviewed a Special Event Interest and Description Form and/or authorized its submission. The form is separate from a city park rental application and shall be used when the event involves activities outside of a park boundary. It should be submitted at least 100 days prior to the event if the closure of a state-maintained street is requested and 30 days prior to all other events. An approval/denial decision will be provided to the applicant(s) once all criteria is met.

The application fee identified below must be submitted with the form. Final event fees will be collected prior to event approval but no less than three business days prior to the event. Only once all applicable fees have been paid will a Special Event Permit be issued. Applicable fees are available below:

Fee Schedule:

Fee	Resident/ Non-Profit	Non-Resident
Application	\$100	\$200
Facility Rental (Memorial / Bicentennial Park)	Current Park Rental Rate	Current Park Rental Rate
Tier 1 – (limited footprint and impact)	\$200	\$300
Tier 2 - (sizeable footprint and impact)	\$350	\$450
Tier 3 - (substantial footprint and impact)	\$500	\$600

Event Tiers

Fees will be assessed based on the size and the involvement of city services needed to carry out the event. Determinations of the event tier generally will adhere to the following guidelines:

Tier 1: Describes small-scale events with a limited footprint and minimal impact on traffic, emergency and public services; typically involves only 1 street or partial parking lot closure

Tier 2: Describes medium-scale events with a sizeable footprint and moderate impact on traffic, emergency, and public services; typically involves 2 streets and/or parking lot closures

Tier 3: Describes large-scale events with a substantial footprint and significant impact on traffic, emergency, and public services; typically involves 3 or more streets and/or parking lot closures

Disclosure Policy: The City requires that applicants inform businesses and other organizations that may be impacted by the special event. **It is in your best interest to inform affected**

parties of your event and its impact on traffic. Should the City receive any complaints about the event, we will provide the contact details of the applicant. The City’s consideration of any future applications may be impacted if the event is not effectively disclosed to affected parties.

Street Closures/Route Plans

Will the event include the closure of public streets? ☐ Yes ☐ No

Are you utilizing a city park or property as part of the event? ☐ Yes ☐ No

Note: if “Yes”, please include separate Facility Rental Form

Are you requesting the closure of a public parking lot? ☐ Yes ☐ No

If yes, which ones? _____

How will the roads be used (i.e. parade, walk/race, vendors, etc.)? _____

Expected attendance (vendors, parade entries, spectators, etc) _____

For parades, how many entries will participate? _____

Will animals participate? ☐ Yes ☐ No **If yes, what animals?** _____

List the streets you are requesting to close, including the requested details:

<u>Street/Lot</u>	<u>Start Intersection</u>	<u>End Intersection</u>	<u>Date</u>	<u>Time</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Describe planned arrangements to resolve conflicts with people trying to reach businesses, their own residences, places of worship, and public facilities, including public transportation. _____

Site Plan

Provide a detailed sketch of your proposed site plan for the event and include it with this application. Include maps, outlines, or diagrams of the entire event venue and include the names of all streets or areas that are part of the venue and the surrounding area that you would like to include.

The site plan should include the following information (if applicable):

- Location of the event/activity on the property. Showing adjacent streets/roads and boundaries.
- Location of temporary structures that will be used during the event. Must indicate size of temporary structures, distances between temporary structures and existing buildings.
- Identify all designated parking areas.
- Identify the location of any generators and fuel storage.

Tents & Other Temporary Structures

Will tents be used at the event? ☐ Yes ☐ No

If yes, how many? _____ **What sizes?** _____

Are there multiple tents without sidewalls being placed side by side? ☐ Yes ☐ No

Will membrane or air-supported structures (also known as domes or bubbles) be used? ☐ Yes ☐ No **If yes, how many and what size?** _____

Will the event include mechanical rides, inflatables, or other similar attractions?

☐ Yes ☐ No **If yes, what type and how many?** _____

Note: If additional permits and fire resistance documentation were discussed in your meeting with city staff, attach them to this application.

Utilities Information

Will you use generators? ☐ Yes ☐ No

Will you require a City of Asheboro power source? ☐ Yes ☐ No

Will the event have amplified sound? ☐ Yes ☐ No

If yes, what kind? ☐ DJ ☐ Live Band ☐ Other _____

Will rollout trash cans be needed? ☐ Yes ☐ No **If yes, how many?** _____

Will portable toilets be used during the event? ☐ Yes ☐ No

NOTE: If portable toilets are being used, units should be dropped off/picked up within 24 hours of the event

Food Vendors

Will food vendors be present?

☐ Yes ☐ No

Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders, or other upright tanks?

☐ Yes ☐ No

Will there be any portable heaters? ☐ Yes ☐ No **Deep-fat fryers?** ☐ Yes ☐ No

What is the clean-up plan for the event? _____

NOTE: It is the responsibility of the applicant to acquire any/all required County Health Department permits. Approval of this application does not supersede County Laws. For questions about health department rules, visit: randolphcountync.gov

Social District

The social district is currently in effect Thursday – Saturday from 11:00 am to 11:00 pm each day. Please choose one of the following as it relates to your event:

☐ There are **NO** issues with the regular operation of the social district during this event.

☐ Request a special event closure order from the city council to supersede the social district during this event.

Documents to attach to your application

1. Proof of Insurance for Event (Accord Sheet)

2. Proposed Site Plan & Road Closure Map

3. Payment

Applicant Name: _____ **Date:** _____

Applicant Signature: _____

By signing this application, I acknowledge that I understand the rules and regulations pertaining to organized activities and public events in the City of Asheboro. I agree that I must pay all fees and costs to the Asheboro Finance or Parks and Recreation Department, as applicable.

NORTH CAROLINA

RANDOLPH COUNTY

COUNTY OF RANDOLPH

AGREEMENT

AND

CITY OF ASHEBORO

THIS AGREEMENT, made and entered into this ____ day of _____, 2026 by and between the County of Randolph, a government entity and a political subdivision of the State of North Carolina (hereinafter referred to as “County”), and the City of Asheboro, a North Carolina Municipal Corporation (hereinafter referred to as “Asheboro”) and collectively referred to as the “Parties.”

WITNESSETH

WHEREAS, both the State of North Carolina and Piedmont Triad Regional Water Authority (“PTRWA”) have, within the past 3 years, completed studies indicating the necessity of regionalization of utility resources; and

WHEREAS, regionalization strengthens utilities by creating redundant, resilient, and efficient systems, with greater capacity for growth and increased predictability and sustainability of customer rates; and

WHEREAS, the County has received a funding allocation from the North Carolina General Assembly to be used for water and sewer improvements throughout the County; and

WHEREAS, the County, with this funding, intends to strengthen municipal utility systems and promote interconnectivity and regionalization; and

WHEREAS, Asheboro received \$55,000,000 from the State of North Carolina to assist in the construction of a water transmission line along Highway 64 (the “Line”) to service the Chatham – Siler City Advanced Manufacturing Site; and

WHEREAS, the \$55,000,000 from the State of North Carolina has been allocated, but is insufficient to complete Phase 1 of the Line; and

WHEREAS, the County has committed to upsizing 11,000 linear feet of the Line at an estimated cost of \$773,800 for future capacity to serve the eastern portion of Randolph County; and

WHEREAS, the estimated cost of completion of Phase 1 of the Line is \$16,447,202.20; and

WHEREAS, the construction of Phase 1 is crucial to the provision of water to eastern Randolph County; and

WHEREAS, the County is currently constructing a water line from PTRWA to Asheboro, at an estimated cost of \$9,000,000; and

WHEREAS, the County has an allocation of 1.25 million gallons per day of treated water from PTRWA; and

WHEREAS, the Seagrove-Ulah Metropolitan Water District was duly formed pursuant to Article 4 of Chapter 162A of the North Carolina General Statutes on October 2, 1989; and

WHEREAS, the Seagrove-Ulah Metropolitan Water District has an existing connection and water purchase and wastewater treatment agreement with Asheboro; and

WHEREAS, the Seagrove-Ulah Metropolitan Water District is unable to continue to provide services in a manner that is professionally and economically feasible given its number of customers, and the Seagrove-Ulah Metropolitan Water District Board wishes to partner with a municipal system for a sustainable future.

NOW, THEREFORE, for valuable consideration and the mutual covenants exchanged between the parties hereto, it is agreed as follows:

1. The County shall guarantee an amount not to exceed \$16,447,202.20 to Asheboro towards the construction of Phase 1 of the Line. Invoices shall be generated by the Contractor and certified by both Parties' representatives.
2. Asheboro agrees and warrants that up to the first 1.25 million gallons of water per day that flows through the Line shall be water purchased from the County's PTRWA water allocation. This is a bulk water sale and not a take or pay agreement. The County, in its sole discretion, reserves the right to redirect this portion of allocation to other municipal systems with notice, to be defined, to Asheboro, and any affected municipal system.
3. Asheboro agrees to purchase the water referenced in Paragraph 2 above at an initial Fiscal Year 2027 rate of \$3.30 per thousand gallons from the County, and the County agrees to sell said water at said rate to Asheboro, when the Line is put in operation, through a water purchasing agreement.
4. The County has initiated engineering and design to improve and upgrade a wastewater package treatment plant owned by the Seagrove-Ulah Metropolitan Water District. Estimated construction cost is \$4,500,000 to be paid by the County. The package plant is expected to be operational by December 2027.
5. Asheboro shall, within 18 months from the date of signing this Agreement, assume ownership, management, and control of the operation, maintenance, repair, replacement, and improvement of the Seagrove-Ulah Metropolitan Water District, a step towards the regionalization envisioned by the State and PTRWA.

6. In order to limit liability to Asheboro customers, Asheboro shall create a separate enterprise fund among its finances to manage the future Seagrove-Ulah Metropolitan Water District, until such time as it becomes financially sustainable to merge.
7. Beginning on July 1, 2026, and continuing until the change in ownership and management contemplated in this Agreement, Asheboro shall serve as Operator in Responsible Charge ("ORC") for the Seagrove-Ulah Metropolitan Water District. The Seagrove-Ulah Metropolitan Water District shall remain responsible for all costs and liabilities until the change in ownership.
8. Beginning on the date of this Agreement, Randolph County shall assist the Seagrove-Ulah Metropolitan Water District in procuring services to complete an Asset Inventory and Assessment ("AIA") study for its utility system to assist in the identification of its assets and to prepare for efficient change in ownership and management contemplated in this Agreement.
9. The County agrees that, should the construction of the Line cost less than \$16,447,202.20, Asheboro shall have the use of up to \$3,000,000.00 of the remaining funds, if any, for capital improvement costs identified in the AIA study that are associated with its assumption of ownership, management, and control of the Seagrove-Ulah Metropolitan Water District operations contemplated in this Agreement.
10. Subject to review and approval by North Carolina Emergency Management Commission, the County shall transfer to the Asheboro 100 acres of 10/70 development rights of the Back Creek Balance Watershed and 20 acres of 10/70 development rights of the unnamed tributary (UT) to Cedar Fork Creek Balance Watershed to Asheboro for the city to use in responding to Special Intensity Allocations requests within its land use jurisdiction.
11. The County and the City shall not be construed as joint ventures or general partners of each other, and neither shall have the power to bind or obligate the other Party except as set forth in this Agreement.
12. Neither Party shall transfer or assign its rights or obligations under this Agreement without the other Party's prior written consent.
13. This Agreement shall be construed under the provisions of the law of the State of North Carolina. Any legal proceeding brought in connection with disputes relating to or arising out of this Agreement shall be filed and heard in the courts of Randolph County, North Carolina.
14. The County and the City hereby attest that they currently comply with and shall continue to comply with, for the duration of this Agreement, Article 2 of Chapter 64 of the North Carolina General Statutes (commonly referred to as "E-Verify").
15. In the event that any provision of this Agreement is determined invalid, illegal, or otherwise unenforceable, the validity, legality and enforceability of the remaining provisions shall in no way be affected or impaired thereby.

16. Each Party represents and warrants to the other as follows: (a) this Agreement has been executed by each Party's duly authorized representative; (b) it has full right, power, and authority to enter into the Agreement; and (c) the compliance with the terms of the agreement will not contravene the provisions of its charter, bylaws, or any agreement to which it is bound.
17. Any notice to be given under this Agreement will be in writing, delivered via (i) personal delivery, (ii) certified mail, return receipt requested, trackable mail, postage prepaid, or (iii) nationally recognized courier service, addressed to the parties and at the addresses designated below and will be considered effective (i) five (5) Business Days following the date the notice is placed, first-class postage prepaid, in the United States mail; (ii) on the day the notice is hand delivered; (iii) for certified or registered mail, the date on the return receipt; (iiiv) for commercial courier service, the date of delivery.

For the County:
County Manager
725 McDowell Road
Asheboro, NC 27205

For Asheboro:
City Manager
146 North Church Street
Asheboro, NC 27203

18. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which taken together constitute one and the same instrument.
19. This Agreement contains the entire agreement between the parties and cannot be modified except by an instrument in writing signed by both parties.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement under seal as of the day and year first above written.

COUNTY OF RANDOLPH

(SEAL)

Attest:

By: _____
Darrell Frye, Chairman
Randolph County Board of
Commissioners

Dana Crisco, Clerk to the Board

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

William Massie, Finance Officer

CITY OF ASHEBORO

(SEAL)

Attest:

By: _____
W. Joseph Trogdon Jr.,
Mayor of Asheboro

Holly Doerr, City Clerk

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Debbie Reaves, Finance Officer