AMENDED AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, MAY 4, 2023, 7:00 PM

1. Call to order.

2. Silent prayer and pledge of allegiance.

3. Public comment period.

4. Old Business – Legislative Hearing (Case No. RZ-23-03): Community Development Director Trevor Nuttall will provide the initial testimony concerning an application to rezone property on US Hwy. 64 East, between 2307 US Hwy. 64 East and 2333 US Hwy. 64 East, (Randolph County Parcel Identification Number 7771152373) from R40 Low-Density Residential to B2 General Commercial*. This legislative hearing was continued from April 6, 2023.*

5. Consent Agenda:

   (a) Acknowledgment of the receipt from the Asheboro ABC Board of its meeting minutes for March 6, 2023.

   (b) Approval of a resolution awarding retiring police Master Sergeant Charles R. Burrow, Jr. his service side arm.

   (c) Acknowledgment of the receipt of a report detailing major subdivisions administratively approved since April 6, 2023. *There have been none approved.*

   (d) Approval of budget amendments for General Fund and Zoo City Sportsplex.

   (e) Approval of the community development division's request to schedule for June 8, 2023, and to advertise, hearings on the following cases:

      (i) Requested amendments of Chapter 5 (Use Regulations) and Chapter 10 (Watershed Protection Regulations) in the Asheboro Zoning Ordinance in order to allow certain residential developments to be eligible for a Special Intensity Allocation within Watershed Balance Areas;

(ii) Subject to the approval of a pending annexation petition, an application to establish city zoning [R15 (CZ) Low-Density Single-Family Residential Conditional Zoning] on properties located at the intersection of Old Cox Road and Old Humble Mill Road, and on the west side of Old Cox Road, (Randolph County Parcel Identification Numbers 7679024396, 7669905560, and 7679008885) in order to allow a Residential Planned Unit Development with Commercial Uses Authorized;

(iii) Request to rezone property located south of 1195 Pineview Road (Randolph County Parcel Identification Number 7753354982) from B2 (CZ) General Commercial Conditional Zoning to R10 (CZ) Medium-Density Conditional Zoning and grant a Special Intensity Allocation within the Back Creek Watershed Area for a Residential Planned Unit Development; and

(iv) Request to rezone property located at 379-1 and 379-2 South Cox Street from OA6 (Office-Apartment) to OA6 (CZ) Office-Apartment Conditional Zoning for a Congregate Living Facility.

6. Recreation Services Director Jonathan Sermon will present an ordinance amending the Recreation Services Policy Manual to allow Zoo City Social District regulations to apply to designated events at the Sunset Theatre.

7. YMCA Executive Director Patrick O'Hara will present a Zoo City Sportsplex logo for the soccer games and events.

8. Community Development Director Trevor Nuttall will present the items listed below.

(a) Consideration of a resolution approving, for purposes of satisfying Internal Revenue Code Section 147(f), the issuance of multifamily housing revenue bonds by the Asheboro Housing Authority to finance improvements to the Asheboro Summit Apartments located at 156 East Academy Street in Asheboro, North Carolina.

(b) Report on the proposed David and Pauline Jarrell Center City Garden Project:

(i) 205 South Cox Street Change of Use Feasibility;
(ii) Archaeological Study Status; and
(iii) Groundbreaking ceremony held on April 29, 2023.

(c) City of Asheboro Planning Board Annual Report.

9. City Engineer Michael Leonard, PE will present the Asheboro Regional Airport Authority Annual Report.

10. City Engineer Michael Leonard, PE will present an annexation petition requesting the satellite annexation of three parcels of land (Randolph County Parcel Identification Nos. 7679024396, 7679008885, and 7669905560) located at the intersection of Old Cox Road and Old Humble Mill Road (approximately 241 acres). Action items:

(a) Resolution directing the city clerk to investigate the annexation petition; and
(b) Resolution setting the date for a public hearing.

11. Assistant City Engineer Spencer Patton, EI will present a construction progress update on the McCrary Park project.

12. Assistant City Engineer Spencer Patton, EI will present a contract to purchase a North McCrary Street parcel of land (Randolph County Parcel Identification No. 7751451050) to use for McCrary Park interstate signage.

13. Finance Director Deborah Reaves will present budget amendments to allocate funds for the purchase of the above-referenced North McCrary Street parcel.

14. Assistant Community Development Director John Evans, AICP, CZO will present potential designs for the McCrary Park interstate signage.

15. Mayor Smith will announce upcoming events and items not on the agenda.

16. Adjournment.

RZ-23-03: Request to rezone property located on US Hwy. 64 East between 2307 US Hwy. 64 East and 2333 US Hwy. 64 East (Randolph County Parcel Identification Number 7771152373) from R40 Low-Density Residential to B2 General Commercial

Planning Board Recommendation and Staff Report

Planning Board Recommendation & Comments to City Council

NOTE: Have applicant Certify to Council mailings to all adjoining property owners.

Case # **RZ-23-03**

Date 3/6/2023 Planning Board

Applicant Phillip M. Ragsdale

Legal Description

The property of Phillip M. Ragsdale and Delbert G. Ragsdale Jr. located between 2307 and 2333 US Hwy. 64 East, totaling approximately 1.41 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7771152373.

Requested Action Rezone from R40 Low-Density Residential to B2 General Commercial

Existing Zone R40

Land Development Plan See rezoning staff report

Planning Board Recommendation

Approve

Reason for Recommendation

The Planning Board concurred with staff reasoning.

Planning Board Comments

Rezoning Staff Report

RZ Case # **RZ-23-03** **Date** 3/6/2023 Planning Board

General Information

Applicant Phillip M. Ragsdale
Address 510 College Drive
City Raeford NC 28376
Phone 336-309-7120
Location US Hwy 64 East

Requested Action Rezone from R40 Low-Density Residential to B2 General Commercial

Existing Zone R40 **Existing Land Use** Undeveloped
Size 1.41 acres +/- **Pin #** 7771152373

Applicant's Reasons as stated on application

It's consistent; request is consistent with the area. Areas is in transition. There has been no new residential in decades.

Surrounding Land Use

North Single-family residential
East Non-conforming single family residential (with B2 zoning)
South Non-conforming single family res. (B2 zoning)
West Single-family residential

Zoning History N/A

Legal Description

The property of Phillip M. Ragsdale and Delbert G. Ragsdale Jr. located between 2307 and 2333 US Hwy. 64 East, totaling approximately 1.41 acres +/- and more specifically identified by Randolph County Parcel Identification Number 7771152373.

Analysis

1. The property is located outside the city limits but in the city's zoning jurisdiction. Public water is available to the property; public sewer is approx. 4300 feet west of the subject property.
2. US Hwy. 64 East is classified as a state-maintained boulevard, which is considered a category of major thoroughfare. The intersection with the US 64 Bypass is approximately 1/2 mile to the east.
3. The zoning ordinance describes the requested B2 General Zoning district as "intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient. This district should always be located with access directly to minor thoroughfares or higher classification streets, but never local residential streets."
4. The request is for a general zoning district. No specific use or site plan is reviewed with this application. If the request is approved, all uses permitted by-right in the B2 district will be allowed.
5. The Land Development Plan Proposed Land use map designates the property as an employment center. The LDP states the intent of this designation is "to integrate a mixture of commercial, office & institutional, industrial, and open space uses into the fabric of the community, with ample sidewalks, street trees, on-street parking, public amenities & open space."
6. This property is designated as part of an "Economic Development area by the growth strategy map." It also states that "areas with prime access to a major thoroughfare and/or highway interchange, with high potential for economic development expansion, but in need of public infrastructure investment."
7. Along with other zoning requirements (including but not limited to paving of required parking, landscaping, etc.), new commercial construction requiring a Building Permit and located on a street with curb and gutter generally requires the owner or developer to construct a sidewalk along the property's public street frontage.

Rezoning Staff Report

RZ Case # **RZ-23-03**

Consistency with the 2020 LDP Growth Strategy designations

In reviewing this request, careful consideration is given to each Goal and Policy as outlined in the Land Development Plan. Some Goals and Policies will either support or will not support the request, while others will be neutral or will not apply. Only those Goals and Policies that support or do not support the request will be shown.

Proposed Land Use Map Designation	Employment Center
Small Area Plan	East
Growth Strategy Map Designation	Economic Development

LDP Goals/Policies Which Support Request

Checklist Item 1: Complies with LDP proposed land use map

Checklist Item 3: The property on which the rezoning district is proposed fits the description of the Zoning Ordinance. *(Article 200, Section 210, Schedule of Statements of Intent*)

Checklist Item 5: Complies with Growth Strategy Map

Checklist Item 7: The proposed rezoning is compatible with the applicable Small Area Plan

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

Rezoning Staff Report

RZ Case # **RZ-23-03**

LDP Goals/Policies Which Do Not Support Request

Checklist Item 14: Rezoning is located on steep slopes of greater than 20%. *(towards rear/interior of property)*

2.1.5: The City will ensure development regulations provide appropriate transitional land uses, such as office and institutional, between high-intensity industrial/commercial and low-intensity residential uses.

Staff's Final Analysis Concerning Consistency with Adopted Comprehensive Plans, Reasonableness and Public Interest

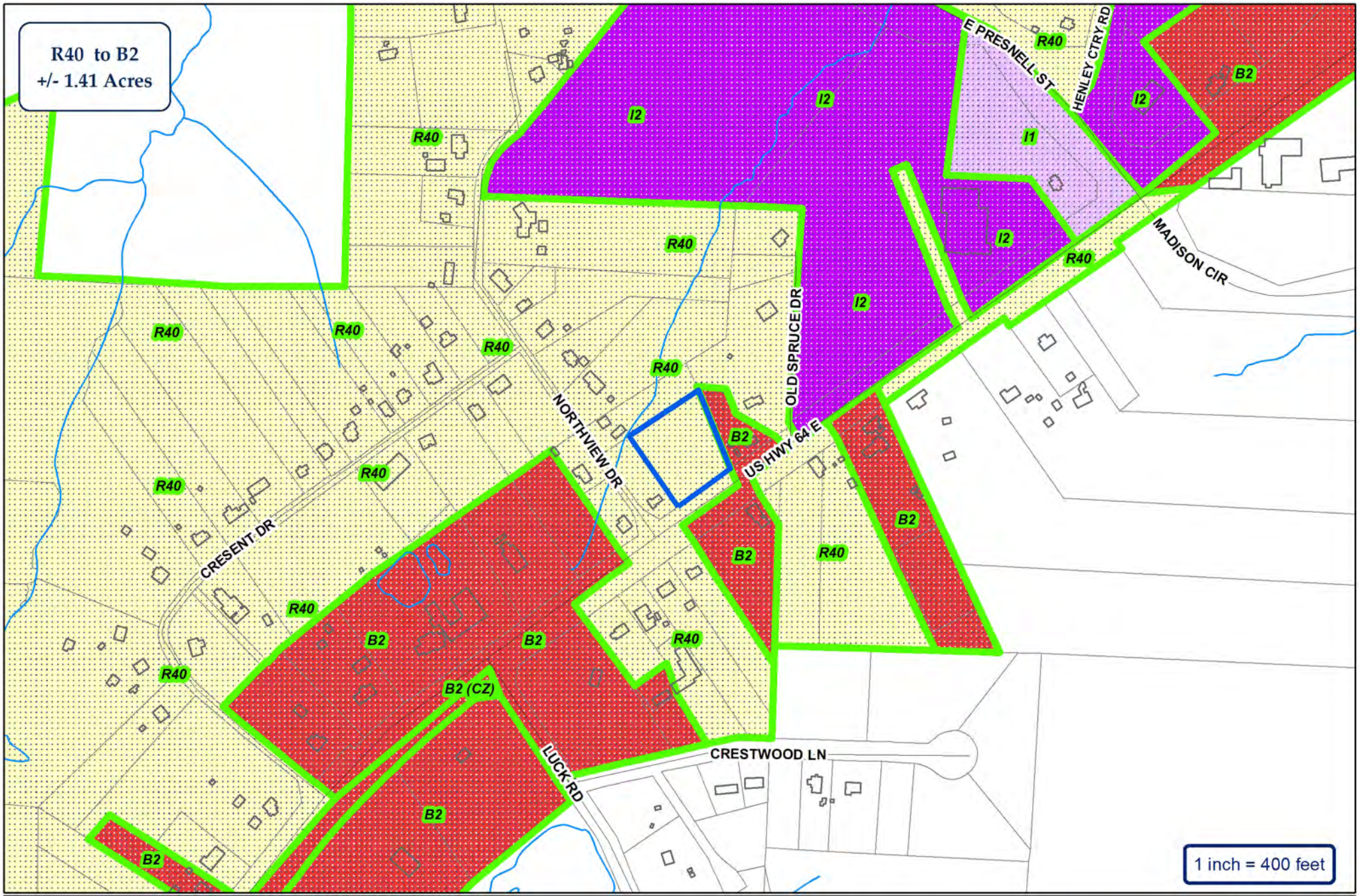
Approval of this request would continue the US 64 corridor's transition from rural residential land uses to future non-residential development as envisioned by the Land Development Plan. The area continues to be prepped for development that would align with the plan's Employment Center and Economic Development recommendations, a trend that has been occurring for more than 20 years and is reinforced by the area's proximity to the US 64 bypass interchange. The East Small Area plan further supports expansion of commercial uses within this highway corridor.

While there still are residentially zoned properties and uses interspersed in the vicinity, the area of commercial and industrial zoning continues to expand. The dwelling to the east and the home across the highway to the south are both considered legal non-conforming uses as a result of prior rezoning requests by property owners.

One factor limiting economic development within the area in the short-term is the lack of public sewer. The city continues to evaluate options that may be available to bring city-maintained sewer to the area but there is no active utility extension project that has begun at this time.

Considering these factors, staff believes that the proposed zoning map amendment is reasonable and in the public interest.

Recommendation Considering all factors, staff believes the proposed zoning map amendment to be consistent with the city's adopted Land Development plan. Approval is reasonable based on the area's characteristics.



CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

ETJ

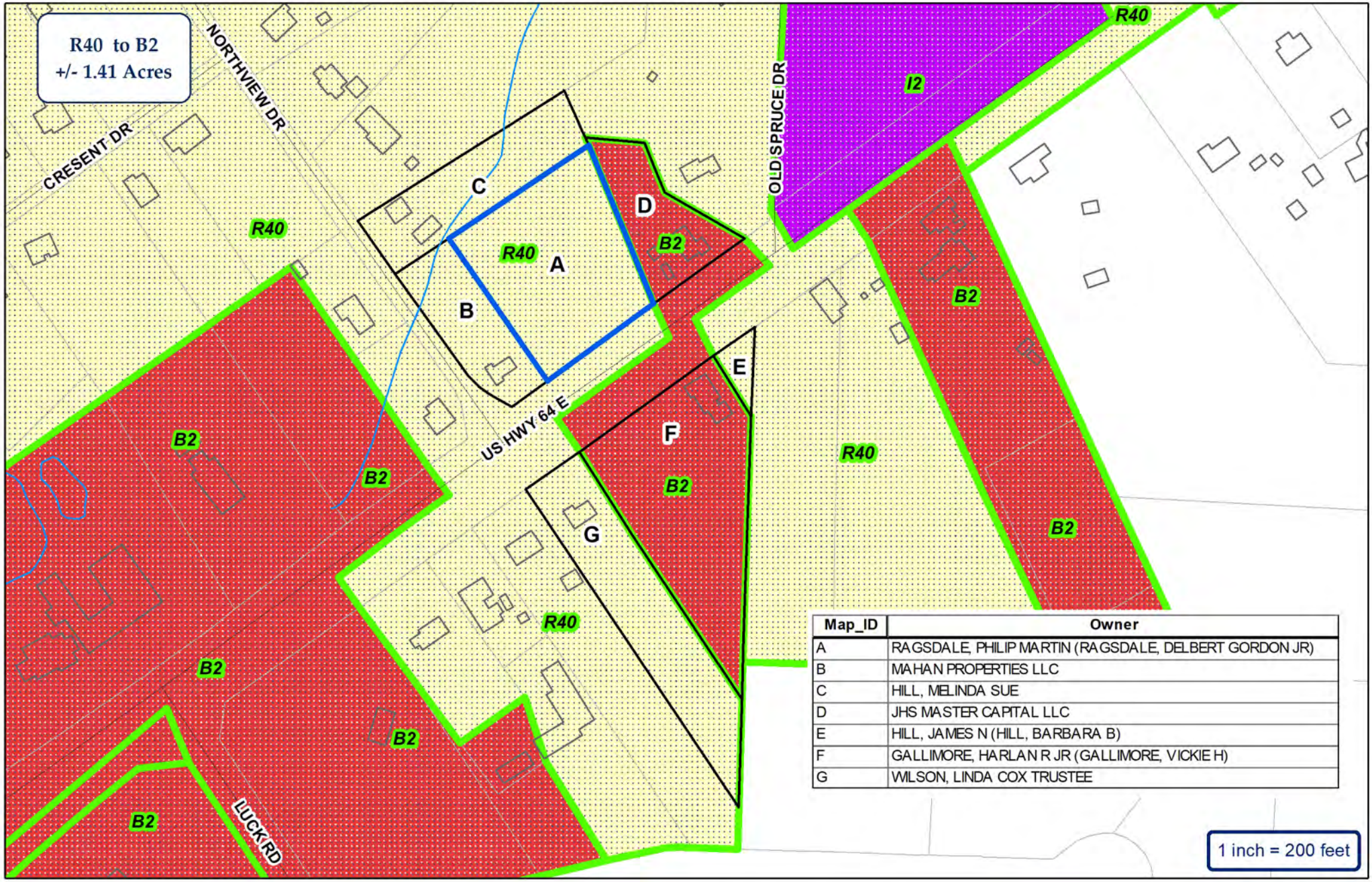
City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-03

Parcels: 7771152373

Subject Property
Zoning

N
W
E
S



Map_ID	Owner
A	RAGSDALE, PHILIP MARTIN (RAGSDALE, DELBERT GORDON JR)
B	MAHAN PROPERTIES LLC
C	HILL, MELINDA SUE
D	JHS MASTER CAPITAL LLC
E	HILL, JAMES N (HILL, BARBARA B)
F	GALLIMORE, HARLAN R JR (GALLIMORE, VICKIE H)
G	WILSON, LINDA COX TRUSTEE

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NORTH CAROLINA
Exactly where you want to be.

ETJ

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-03

Parcels: 7771152373

Subject Property
Adjoining Properties
City Zoning

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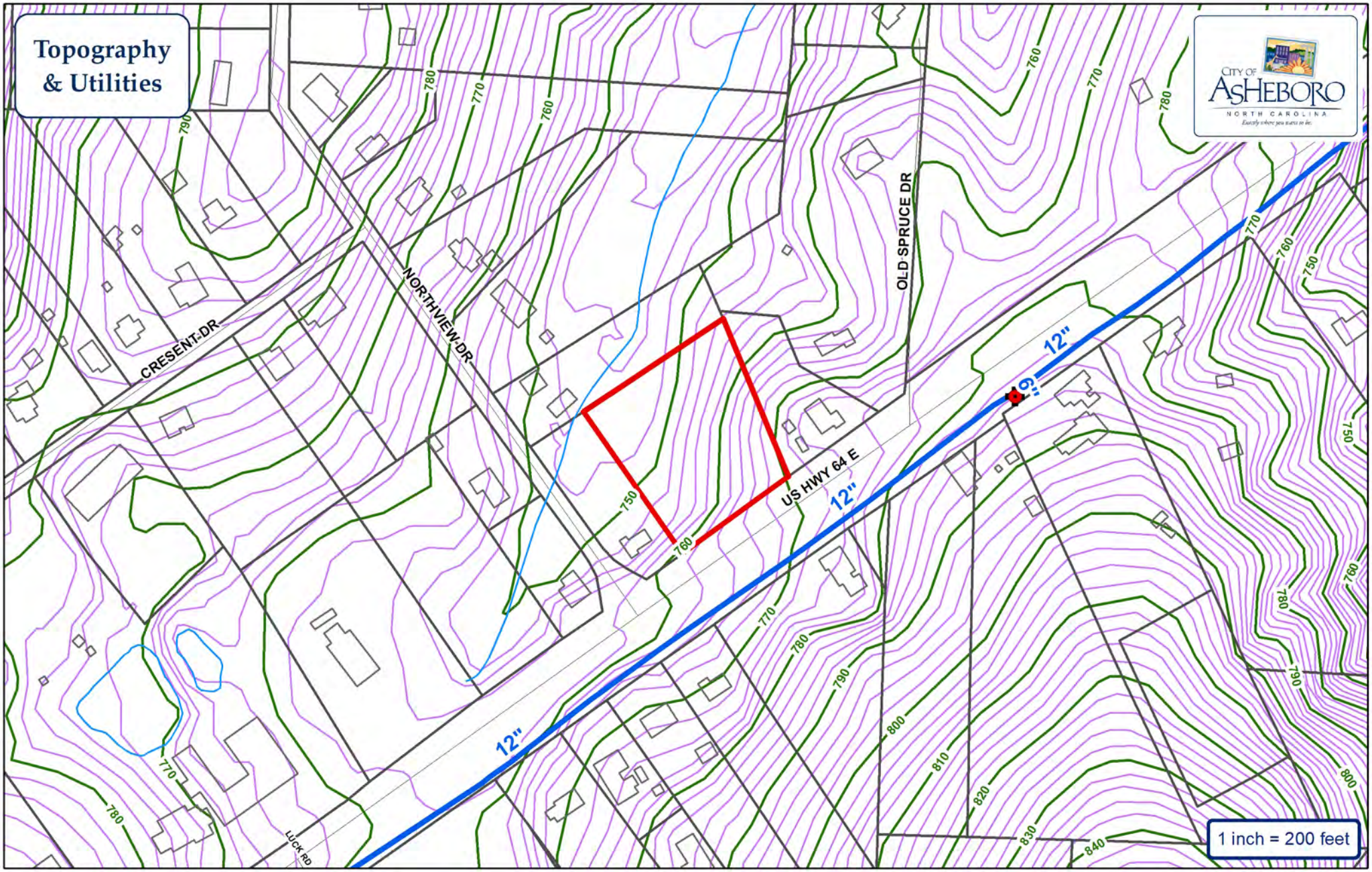
Topography & Utilities
CITY OF ASHEBORO
NORTH CAROLINA
CRESENT DR
NORTHVIEW DR
OLD SPRUCE DR
US HWY 64 E
LUCK RD
12"
12"
12"
9"
1 inch = 200 feet
Water Main
Sewer Main
Force Main
Fire Hydrant
PS
Pump Station
Watershed
City of Asheboro Planning & Zoning Department
Rezoning Case: RZ-23-03
Parcels: 7771152373
Subject Property
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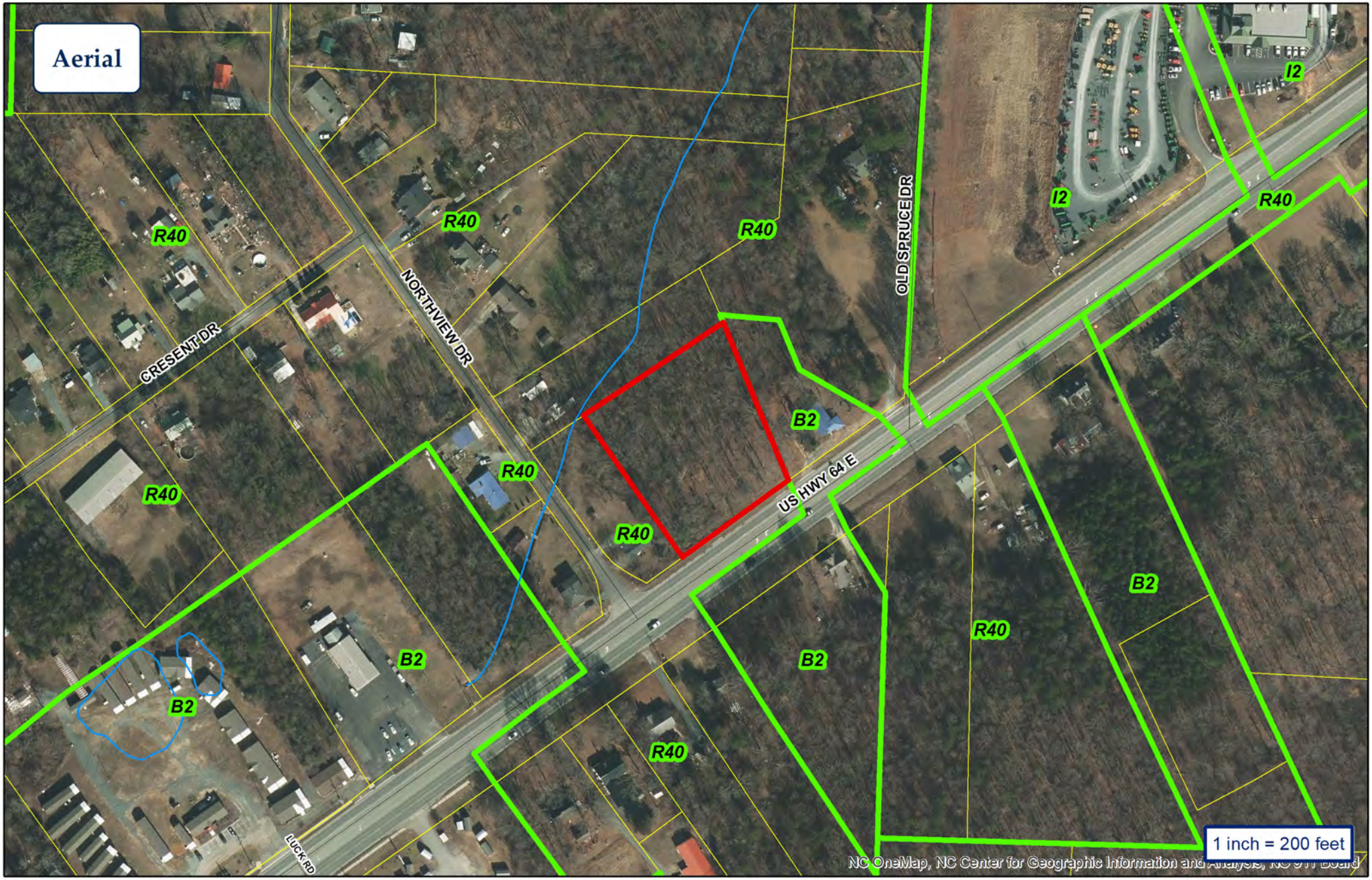

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

City of Asheboro Planning & Zoning Department

Rezoning Case: RZ-23-03

Parcels: 7771152373

Subject Property
Zoning

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APPLICANT INFORMATION

Applicant Philip M. Ragsdale

Applicant's Phone # 910 - 309 - 7120

Applicant's Address 510 College Drive
Raeford, NC 28376

Applicant Email Address philipragsdale01@gmail.com

PROPERTY INFORMATION FOR MAP AMENDMENTS

Property Owner's Name Philip M. Ragsdale / Delbert G. Ragsdale Jr.

Location of Property US Hwy 64 East, near intersection of Northview Dr.

Property Size (ac. or s.f.) 1.41 Acres

Randolph County Property Identification Number (PIN#) 7771152373

Current Zoning District R - 40

Requested Zoning District B - 2

Date Property Title Acquired May 6, 2020

Deed Book 20E Page 431

Subdivision _____ Section _____ Lot # _____

Plat Book _____ Page _____

ORDINANCE AMENDMENT INFORMATION

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

Its consistant

For questions (2) and (3), if either of these questions apply, please state a reason. If you believe these do not apply, please check "does not apply".

2. 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.

NO

Does not apply ☐

3. 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 the public health, safety, and general welfare?

Request is Consistent with the Area

Does not apply ☐

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

Area is in transition there has been no new Residential in Decades.

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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 the proposed amendment rests with the applicant. The applicant for rezoning to any district other than a conditional use district shall be prohibited from offering any testimony or evidence concerning the specific manner in which he or she intends to use or develop the property.

Applicant Signature

DocuSigned by:
FC0DD6E24D59498...

Printed Name of Authorized Signatory (if different from Applicant)

Position/Relationship of Authorized Signatory to Applicant

Owner Signature (if different than Applicant)

Owner Address

Telephone Number

Printed Name of Authorized Signatory (if different from Owner)

Position/Relationship of Authorized Signatory to Owner

STAFF USE

Received by: bwm **Date:** 2-10-23 **Case Number:** _____

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on March 6, 2023

The Asheboro ABC Board met on Monday, March 6, 2023, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the meeting were Chairman Steve Knight, Board Member Bob Morrison, Board Member Curtis Shipley, and General Manager Rodney Johnson (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 February 6, 2023, 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).

Monthly drafts and EFT payments from February 2023 were reviewed by the Board.

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

1. Asheboro ABC sales statistics comparing:
    - February 2023 sales with the previous month indicate:
        - An overall +9% change (all sales and tax collections)
    - February 2023 sales with sales from the same month last year indicate:
        - Retail Sales +3.6%
        - Mixed Beverage Sales: +12.6%
        - Sales Tax Collections: +3.6%
        - Overall Collections: +4.74%
    - February 2023 bottle sales with bottle sales from the same month last year indicate:
        - Retail Bottle Sales: -1%
        - Mixed Beverage Bottle Sales: -18.4%
        - Overall Bottle Sales: -2.6%

The next regular Asheboro ABC Board meeting will be held Monday, April 3, 2023, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board 4-3-22 RJ GM

Stephen R Knight

Curtis Shipley

Robert Morrison

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2022-2023

WHEREAS, the City of Asheboro wishes to allocate funding for the contract with Field Turf USA for the construction / installation of the turf fields on Fields 2, 3 and 4 at the Zoo City Sportsplex in the amount of $1,503,860.

WHEREAS, the City of Asheboro has a contract with Bliss Products for installation of the playground at Zoo City Sportsplex.

WHEREAS, the cost to complete the installation has changed from the original estimate due to the need to add additional stone to raise the base up to the proper elevation.

WHEREAS, the City of Asheboro wishes to appropriate funding for this additional cost in the amount of $29,950.

WHEREAS, the City of Asheboro has a contact with Hicks Landscaping for grading at the ZCSP volleyball courts.

WHEREAS, additional grading was needed increasing the cost of the project by $2,500.

WHEREAS, the City of Asheboro wishes to install trail bridges made out of fiber reinforced plastic for pedestrian and light vehicle traffic at the Zoo City Sportsplex.

WHEREAS, the estimated cost for the bridge materials that will be assembled by City forces on site is $40,480.

WHEREAS, the City of Asheboro wishes to allocate additional funding for soil testing at Zoo City Sportsplex in the amount of an estimated cost of $67,000.

WHEREAS, the General Fund needs to be amended to appropriate funding for all of the above referenced costs.

WHEREAS, funding for this will come as an appropriation of General Fund balance.

WHEREAS, the City Council of the City of Asheboro desires to be in compliance with all generally accepted accounting principles to incorporate new expenditures outline above, and

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

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

Account #	Expense Description	Increase
10-000-399.0000	Fund Balance Appropriation	$1,643,790

ORDINANCE TO AMEND
THE GENERAL FUND
FY 2022-2023

Section 2: That the following expense line item be increased:

Account #	Expense Description	Increase
10-620-574.7400	Contribution to Zoo City Sportsplex Fund	$1,643,790

Adopted this 4th day of May 2023.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE ZOO CITY SPORTSPLEX FUND
FY 2022-2023

WHEREAS, the City of Asheboro wishes to allocate funding in the amount of $1,503,860 coming from the General Operating fund for Field Turf USA's installation of turf on Fields 2, 3 and 4.

WHEREAS, the City of Asheboro wishes to allocate funding in the amount of $29,950 for additional costs with Bliss Products resulting from additional stone needed to raise and level the base of the playground.

WHEREAS, the City of Asheboro wishes to allocate funding in the amount of $2,500 for additional grading by Hicks Landscaping at the Beach Volleyball courts.

WHEREAS, the City of Asheboro wishes to allocate funding in the amount of $40,480 for fiber reinforced plastic bridges for pedestrians and light vehicle traffic at the Zoo City Sportsplex.

WHEREAS, the City of Asheboro wishes to allocate funding in the amount of $67,000 for soil testing at the Zoo City Sportsplex.

WHEREAS, the City of Asheboro wishes to reclassify budget for field turf installation at Fields 5-8 at Zoo City Sportsplex from the Construction expense line item to Field Turf expense budget line item.

WHEREAS, the Zoo City Sportsplex fund needs to be amended to recognize and appropriate revenue and expenses relating to this work.

WHEREAS, the City Council of the City of Asheboro desires to be in compliance with all generally accepted accounting principles to incorporate new expenditures outline above, and

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

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

Account #	Expense Description	Increase
74-000-370.0000-74	Contribution from General Fund	$1,643,790

Section 2: That the following expense line item be increased:

Account #	Expense Description	Increase / decrease
74-000-400.9001-74	Construction	(3,897,217)
74-000-400.9004-74	Field Turf	3,897,217
74-000-400.9004-74	Field Turf	1,503,860
74-000-400.9006-74	Playground	29,950
74-000-400.9007-74	Beach Volleyball	2,500
74-000-400.9010-74	Bridges	40,480

ORDINANCE TO AMEND
THE ZOO CITY SPORTSPLEX FUND
FY 2022-2023

74-000-400-9000-74	Professional Services	67,000
		$1,643,790

Adopted this 4th day of May 2023.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION APPROVING THE ISSUANCE OF UP TO $10,790,000 MULTIFAMILY HOUSING REVENUE BONDS TO PROVIDE FINANCING FOR ASHEBORO SUMMIT APARTMENTS TO SATISFY SECTION 147(f) OF THE INTERNAL REVENUE CODE

WHEREAS, the City Council (the "City Council") of the City of Asheboro, North Carolina (the "City") met in Asheboro, North Carolina at 7:00 p.m. on the 4th day of May, 2023; and

WHEREAS, the Asheboro Housing Authority (the "Issuer") has tentatively agreed to issue its multifamily housing revenue bonds in an amount not to exceed $10,790,000 (the "Bonds"), for the purpose of financing the acquisition, rehabilitation and equipping by Asheboro Summit, LP, a North Carolina limited partnership, or an affiliated or related entity (the "Borrower"), of a qualified residential rental project for seniors known as Asheboro Summit Apartments (the "Development"); and

WHEREAS, the Development consists of approximately 101 units located at 156 East Academy Street, Asheboro, North Carolina; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires that any bonds issued by the Issuer for the Development may only be issued following a public hearing with respect to such bonds and after approval of the plan of financing by the City Council of the City; and

WHEREAS, on April 19, 2023, the Issuer held a public hearing with respect to the issuance of the Bonds to finance, in part, the Development (as evidenced by the Certificate and Summary of Public Hearing attached hereto) and has requested the City to approve the issuance of the Bonds as required by the Code; and

WHEREAS, the City has determined that approval of the issuance of the Bonds is solely to satisfy the requirement of Section 147(f) of the Code and shall in no event constitute an endorsement of the Bonds or the Development or the creditworthiness of the Borrower, nor shall such approval in any event be construed to obligate the City for the payment of the principal of or premium or interest on the Bonds or for the performance of any pledge, mortgage or obligation or agreement of any kind whatsoever which may be undertaken by the Issuer, or to constitute the Bonds or any of the agreements or obligations of the Issuer an indebtedness of the City, within the meaning of any constitutional or statutory provision whatsoever;

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

1. The proposed issuance by the Asheboro Housing Authority of its multifamily housing revenue bonds in an amount not to exceed $10,790,000 to finance, in part, the costs of the acquisition, rehabilitation and equipping of the Development described above by the Borrower is hereby approved for purposes of Section 147(f) of the Code.

2. This resolution shall take effect immediately.

* * * * * * *

CERTIFICATION

I, Holly Doerr, City Clerk of the City of Asheboro, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and complete copy of so much of the proceedings of the City Council for the City of Asheboro, North Carolina, at a regular meeting duly called and held on May 4, 2023 as it relates in any way to the resolution hereinabove set forth, and that such proceedings are recorded in the minutes of the City Council.

WITNESS my hand and the seal of the City of Asheboro, North Carolina, this the 4th day of May, 2023.

_____

Holly H. Doerr, CMC, NCCMC, City Clerk

City of Asheboro, North Carolina (SEAL)

Exhibit A

Certificate and Summary of Public Hearing

(Attached)

CERTIFICATE AND SUMMARY

The undersigned designated hearing officer of the Asheboro Housing Authority hereby certifies:

1. Notice of a public hearing (the "Hearing") to be held on April 19, 2023, with respect to the issuance of bonds by the Asheboro Housing Authority (the "Authority") for the benefit of Asheboro Summit, LP, a North Carolina limited partnership was published on April 6, 2023, in *The Courier-Tribune*. The proceeds of the bonds will be loaned to Asheboro Summit, LP and used, together with equity from related 4% low income housing tax credits and other funds, to acquire and rehabilitate Asheboro Summit Apartments, which will continue to be operated as affordable housing.

2. I was the hearing officer for the Hearing.

3. The following is a list of the names and addresses of all persons who spoke at the Hearing:
   - No one spoke at the Hearing.

4. The following is a summary of the oral comments made at the Hearing:
   - No one made oral comments at the Hearing.

IN WITNESS WHEREOF, my hand and the seal of the Asheboro Housing Authority this 19th day of April, 2023.

By: Robert Lawler
Robert Lawler, Executive Director and
Hearing Officer

Summey Engineering Associates, PLLC

Engineering - Consulting - Surveying
P.O. Box 968
Asheboro, NC 27204
Phone: 336-328-0902 • Web: summeyengineering.com

April 5, 2023

Mr. Trevor Nuttall
City of Asheboro
146 North Church Street
Asheboro, NC 27203

Reference: Building Structure Report
205 S. Cox Street
Asheboro, NC 27203
SEA Job No. E-8628

Dear Mr. Nuttall:

Per your request, the above referenced residence was visited to perform an “as-is” non invasive visual inspection of the existing house to determine its general condition and what improvements are necessary to ensure the building construction and components are structurally sound, Code compliant, and ADA accessible. Based on our visual inspection of the property, we would like to provide the following information:

This property and house is proposed to be used for the Center City Garden Site. As part of the proposed improvements, the existing house will either be renovated or torn down and a new building constructed, to provide a multi-purpose public facility associated with the Center City Garden project. This report will explain what repairs and improvements will be necessary for the existing house to bring it into compliance with current standards, and acceptable for the proposed use.

The house was originally built in 1955 according to public records. It is a two-story wood framed stick structure over an unfinished basement. Additions were built onto the left and right ends of the house sometime after its original construction. The house foundation appears to be constructed of single layer brick with a secondary exterior veneer layer that extends to the roof line. Hardwood flooring is present throughout most of the original house interior. Carpet and laminate are present at other areas. Most of the interior wall and ceiling finishes are lath and plaster. Plumbing piping original to the house is galvanized and cast iron materials, but some portions have been upgraded to modern materials such as PVC or PEX. Based on our observations of the electrical panel located in the basement at the south wall, the house has a 200amp service connection. Although the panel has been upgraded, most of the electrical wiring throughout the house appears to be 2-wire conductors that are ungrounded. Throughout the exterior, we found various areas of exposed wood trim, such as around wall opening and roof soffits, which has experienced varying degrees of moisture decay. The brick veneer throughout, and especially along the left end and rear of the

house, is experiencing significant cracking and beginning to pull away from the house. Detailed descriptions of our findings are given in the following sections of this report.

Based on our visual observations of the property, below is a list of known repairs which are necessary. For clarity, directional references throughout this report are described from the standpoint of facing the front of the house from South Cox Street.

Exterior:

1. Brick veneer throughout the house exterior is failing. Areas of significant vertical and stair step style cracking are present at several locations. Along the left upper gable end of the house, multiple stair step style cracks are visible over each side of the second story window. At the rear of the house, more cracking is visible, typically of 1/4-inch or more in width. Many of the cracking tends to be located in the areas surrounding the door and window openings. Similar cracks are also present along the front of the house above and/or below the windows and front entry door. Other areas of cracking, not specifically mentioned, may also be present. Multiple factors may be contributing to the brick veneer's failure, such as settlement due to an insufficient or damaged footing. Another factor could be the condition of the brick ties which are responsible for anchoring the veneer to the wood framework of the house. If too few brick ties were used during construction, or if the existing brick ties have rusted and corroded over time, then the veneer will not be held in place sufficiently and could easily begin to shift, as appears to be occurring at this property. To properly repair the existing veneer, it will likely be necessary for the exterior veneer to be removed in its entirety. Then, the veneer would need to be replaced, from the ground up, beginning with a new concrete footing being placed in the ground, assuming the existing footing beneath the veneer is insufficient or non-existent. It should be noted, the foundation layer of the brick as visible from the basement area, which is a separate inner layer from the outer veneer, appears to be in generally good condition. No signs of excessive cracking or settlement were visible in the inner foundation layer at the time of our inspection. However, we did observe extensive moisture intrusion through the brickwork from ground water saturation. The lot along the front of the house is generally damp and is sloping towards the front foundation wall. More information about drainage and lot slope will be given in another section of this report. If during the exterior brick veneer repair foundation settlement, currently concealed, is revealed, additional remedial measures such as the installation of a series of helical piers may also be required.

2. The roof was visually inspected from the ground. Based on our observations, it appears that the roof is in poor condition and may be leaking at serval areas. Water is ponding on the flat roof at the left end of the house, over the addition. Flashing is missing at multiple locations. There are holes between the brick and facia or soffit trim at areas as well. As a result, the building envelope is not weather tight and we believe water to be regularly entering into the framework of the house. It is unknown if moisture decay damage has occurred to portions of the inner framing which is not currently visible. But it was obvious that the exposed trim and woodwork that is visible has experienced decay and therefore must be replaced. The entire existing roof shingling would need to be removed

along with existing associated trim and flashing. When the roof framework and sheathing is exposed and visible, any damaged components would need to be replaced or reinforced as needed. Then a new roof along with all associated flashing, trim work, and exterior cladding can be replaced.

3. Moisture damage was visible at the front door threshold and trim work surrounding the door. Rotten and damaged wood will need to be replaced, along with flashing and other weather proofing measures installed, to ensure the door opening is watertight. The rear basement door is also in poor condition and must be replaced.

4. Windows throughout the house exterior appear to be in questionable to poor condition. The existing windows also appear to be single paned and are not energy efficient by today's standards. We advise for all the windows to be replaced. Trim work and flashing around the windows will also need to be replaced to ensure the wall openings are watertight.

5. A sunporch addition has been built onto the right end of the house sometime in the past. At the time of our inspection, the porch structure appears to be settling and pulling away from the house. Extensive measures to reinforce the sunporch foundation will likely be needed or the porch addition in its entirety may need to be demolished and rebuilt.

6. The wooden decks at the right end and front of the house are in poor condition. Expansive wood decay is present. All decayed or otherwise damaged wooden components must be replaced.

7. Exterior paint was not tested by our firm but given the age of the home we suspect it may contain lead. Further testing is recommended.

8. Vegetation is overgrown adjacent to the house exterior. Mature trees are located in proximity to the house and may undermine the structural integrity of the foundation in the future. All overgrown vegetation and trees near the house should be trimmed and/or removed as needed. Vine growth at the rear of the house inhibited the entirety of the veneer from being visually inspected. We also recommend for trees which are desired to be left in place to be inspected by a qualified arborist to determine if they pose a falling risk. At minimum, limbs overhanging the house should be trimmed back to reduce the possibility of one falling on the house and causing damage to the building and occupants.

Interior:

1. Structural damage from moisture decay was visible to the wood framing components of the floor structure as visible form the basement, beneath the first floor hall bathroom. All damaged joists and sub-flooring components would need to be replaced as needed.

2. Damage from a past termite infestation was visible on a portion of the rim joist and sub-flooring along the left side basement wall, adjacent to the addition crawlspace. This damage did not appear expansive but reinforcement to the

damaged area is advised. We also recommend for the house to be inspected by a qualified pest control professional and treatment provided as recommended by them to ensure no active or future infestations occur.

3. Moisture decay damage was present to the floor framing beneath the fireplace hearth. Damaged components must be replaced as needed.

4. Signs of water intrusion were present along the front basement foundation walls. The front yard generally slopes down towards the house from the street and sidewalk. As a result, water has been seeping through the front basement wall for many years. Measures to improve exterior water flow are recommended, such as re-grading the lot as needed, and/or installing exterior inlet drains. A foundation perimeter drain system with sump pump has been installed at the right half of the basement where a dirt floor is present. This drain system appears to be functioning as intended. While this drain system is advantageous, it does not prevent water from protruding through the walls. Therefore, measures to prevent intrusion from the exterior are recommended. It may be advantageous to excavate along the front of the house and install a water proofing membrane on the wall surface along with an exterior perimeter foundation drain system at the footing level. However, if foundation is excavated, great care must be taken not to damage the structural integrity of the existing house.

5. The left half of the basement contains a concrete floor. There is a sump pump located at the back left corner of the basement (separate from the sump pump at the right side, referenced above). This sump pump at the left side basement was not functioning at the time of our inspection and multiple inches of standing water was present at this area as a result.

6. Termite damage was visible to areas of the interior wood flooring. We assume that when carpet was previously in place, termites infested the area between the carpet and floor. The damage appeared isolated to a few specific locations, primarily in the dining room.

7. The existing wooden stairs leading to the basement from the main level have experience significant moisture decay at the base of the stair stringers and are no longer structurally sound. The existing stairs also do not meet current Building Code standards due to the rise/run height and headroom clearance.

8. We assume there to be little or no insulation in the exterior walls of this home. An invasive inspection was not conducted, so it is unknown what if any insulation is currently installed in the walls. However, insulation properties throughout the house will need to be brought up to current Code standards if the house is renovated for its proposed use.

9. Portions of the plaster finishes throughout the house show signs of stress and/or structural cracking, likely as a result of natural settlement and movement to the home over time. Sings of water damage from roof and/or plumbing leaks were also visible at certain areas.

Electrical:

Existing electrical wiring throughout, which is original to the home, appears to be 2-wire non-grounded conductors. Some wiring and outlets may have been upgraded over the years, but all wiring that is not Code compliant will need to be replaced.

HVAC:

It is our understanding that there is no existing functional HVAC system at this property.

Plumbing:

As previously stated, the existing original plumbing of this house is constructed of galvanized and cast iron piping which would have to be replaced. Close to 100% of the plumbing would need to be replaced anyway to meet the demands of the new proposed use for this building, including one or multiple public ADA accessible restrooms.

Accessibility:

1. If the existing house is renovated to meet the proposed use for the Center City Garden project, all entry and exit ways, corridors, restrooms, etcetera will have to meet current ADA requirements. This house was originally built as a single-family residence and does not meet necessary ADA requirements in its current condition. Therefore, extensive renovations and alterations would have to be conducted for the house to meet these standards.

2. Exterior entries into the house are too narrow and must be widened to 36-inches minimum to meet ADA requirements.

3. The existing entries into the house are not ADA accessible. Ramps or other means of access must be constructed to meet the requirements.

4. New restrooms would have to be built to meet ADA requirements.

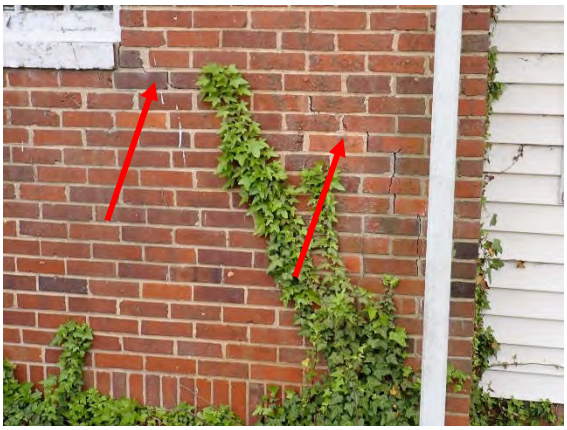
5. Stairs to second floor of house are not ADA accessible, nor do they meet current NC Residential Building Code requirements (tread depth and step height dimensions are not compliant). The upstairs of this house would have to be closed off to the public and/or an elevator would need to be installed. The stairs down to basement also do not meet current Code requirements.

6. In the basement, the existing ceiling height clearance are too low at some locations, due to ductwork or other obstructions in the way. Doorways exiting the basement do not provide enough headroom.

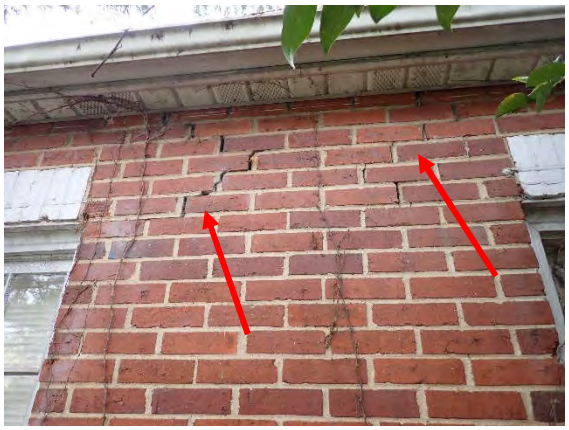
If it is decided to renovate this existing structure and bring it into modern Building Code and ADA compliance, additional Engineering may be required for multiple facets of the renovation process. This office can provide such Engineering if requested but it is outside the scope of this report summary.

Pictures below were taken during the visual inspection of the property:

Picture 1 Front of subject house



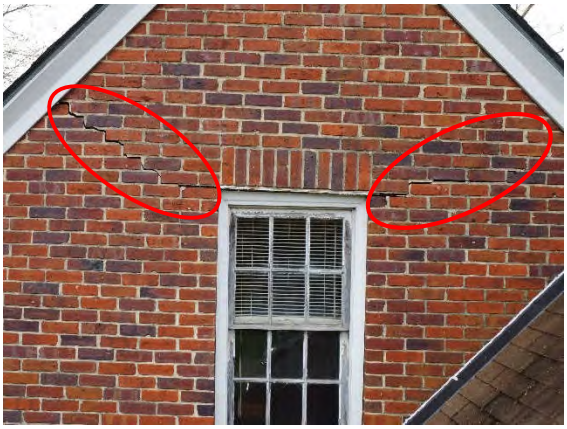
Picture 2 Veneer cracking at front of house, right



Picture 3 Veneer cracking at front of house, left

Picture 4 Moisture decay, rot damage at front door threshold & trim

Picture 5 Right end sunporch addition, may be settling & pulling away from house



Picture 6 Veneer cracking, left gable end, over 2nd story window

Picture 7 Standing water on flat roof, left rear addition

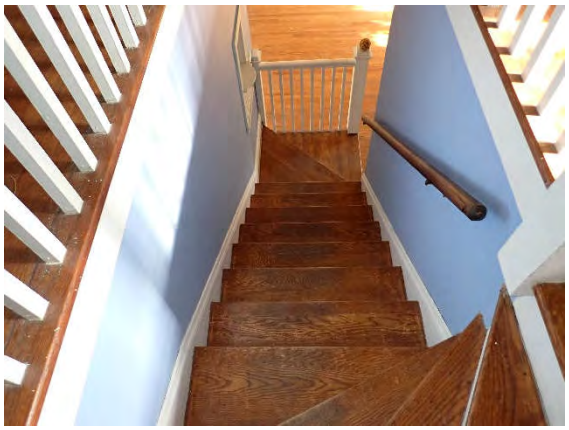
Picture 8 Side and front decks, poor condition

Picture 9 Veneer cracking, rear of house

Picture 10 Veneer cracking, rear of house by corner

Picture 11 Water & cracking damage to interior ceiling

Picture 12 Water damage to interior ceiling



Picture 13 Existing interior stairs, not Code compliant

Picture 14 Moisture intrusion through fireplace brick (from exterior)

Picture 15 Non-grounded two wire receptacle (typical)

Picture 16 Basement stairs, poor condition & not Code compliant

Picture 17 Basement stair stringer, rotted

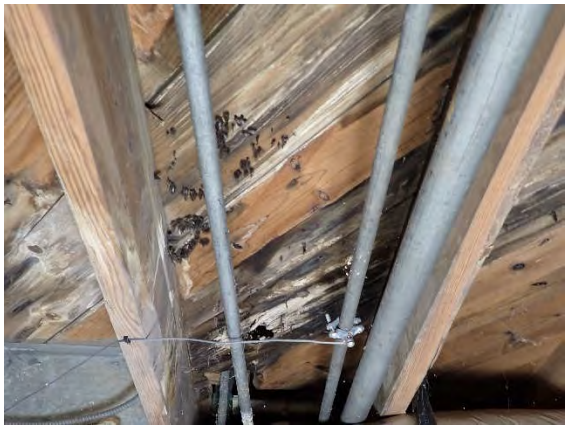
Picture 18 Right half basement/cellar, dirt floor, functional drain system

Picture 19 Moisture intrusion through front basement wall (typical)

Picture 20 Standing water at basement, left half

Picture 21 Termite damage, left side basement wall

Picture 22 Moisture decay damage to wood structure beneath fireplace hearth



Picture 23 Moisture decay damage to floor structure beneath 1st floor hall bathroom

Picture 24 Termite damage to hardwood floor, dining room

Note: pictures displayed above are intended only to give a general representation of the items viewed during the inspection but do not necessarily depict all the structural and Code compliance issues present at this residence.

After completion of our visual inspection and Building Code review of the existing structure, in regard to its proposed future use as a multi-purpose public facility to be used in conjunction with the Center City Garden site, we have concluded the following: The existing incompatible floor plan layout combined with the cost of repair and upgrading to current Building and ADA Code compliance, would be cost prohibitive. Therefore, it is our professional opinion that the more cost effective option would be to remove the existing structure and construct a new building, designed to meet the specific needs of the Center City Garden project.

Please note that all items generated within this report are based on a visual inspection of the property and address only the issues as noted above. No other aspects of the house construction are part of this report summary. As in any inspection of this nature there could be items that cannot be seen visually. Summey Engineering Associates, PLLC is not responsible for those items if they exist.

Should you have any questions or comments please do not hesitate to call me at 336-328-0902.

Sincerely,
Summey Engineering Associates, PLLC

H. Mack Summey, Jr., PE

HMSJ/is
CC: File

Seal

To: Asheboro City Council

From: Michael O'Kelley, Planning Board Chairman

Date: May 1, 2023

RE: Annual Report- Asheboro Planning Board

This memorandum provides a summary of the Planning Board's activities since July 1, 2022, an analysis of the expenditures to date for the current fiscal year and the anticipated funds needed for operation during the ensuing fiscal year. The Planning Board is comprised of seven (7) members, five (5) of whom reside in the corporate limits and two (2) who reside within the city's extraterritorial planning jurisdiction. A current Board roster is attached to this memo for your reference.

Summary of Activities

Through May 1, 2023 (not including continued and withdrawn cases), the Planning Board has reviewed a total of 16 cases. The 16 cases consisted of four (4) major subdivisions, one (1) quasi-judicial subdivision variance, five (5) conditional rezoning requests, three (3) general district rezoning requests, two (2) zoning ordinance text amendments, and one (1) subdivision ordinance amendment.

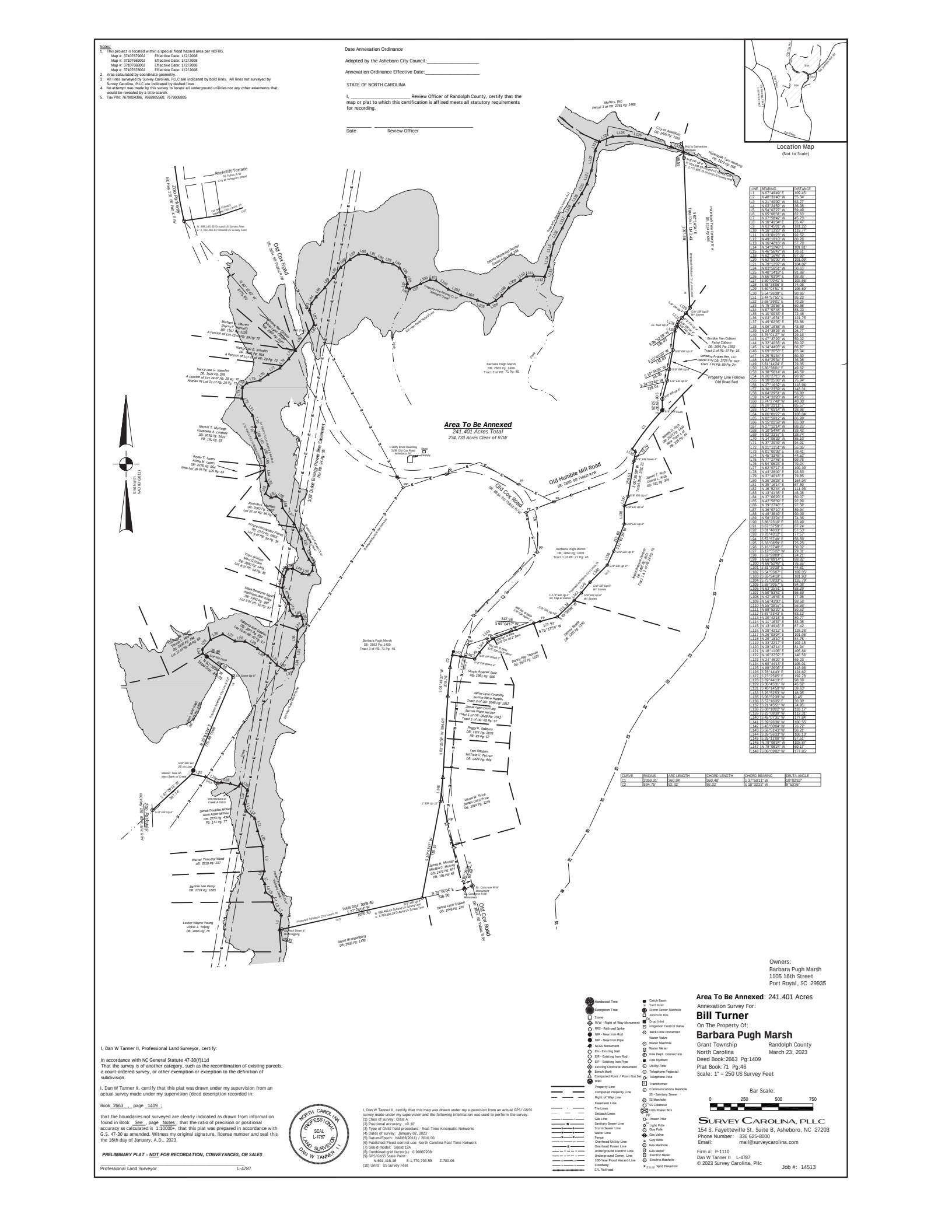
Expenditures and Budget

The Board's only expenditure this fiscal year has been related to members' stipends, which received an increase from $100 a month to $150 a month, effective February 1, 2023, the first such increase since 2009. $8,400 was budgeted for board stipends in FY 22-23. $12,600 is requested for FY 23-24, which accounts for the change in stipends previously approved by Council in 2023.

On behalf of the Planning Board, I thank you for your support. It is an honor to serve the Asheboro community.

City of Asheboro
Planning Board/Board of Adjustment

Name/City or ETJ	Appointed/Expires
Van Rich / City	2-3-86 / 1-1-26
Ritchie Buffkin / City	2-7-13 / 1-1-25
Harold Anderson / City	3-5-20 / 1-1-27
David Henderson / ETJ	2-4-13 / 2-1-28
Pamela Vuncannon, Vice Chair	08-9-18 / 1-1-24
Mike O'Kelley, Chair / City	2-8-18 / 1-1-28
Thomas Rush / ETJ	2-3-14 / 2-1-24



LINE	BEARING	DISTANCE
L1	N 07° 49'49" E	109.45'
L2	N 48° 31'40" W	55.34'
L3	N 21° 45'00" W	63.27'
L4	N 03° 24'59" W	35.08'
L5	N 53° 40'27" W	59.49'
L6	N 05° 06'31" W	62.63'
L7	N 27° 58'42" W	45.23'
L8	N 18° 41'34" E	55.47'
L9	N 03° 45'01" W	193.22'
L10	N 18° 13'29" W	119.77'
L11	N 11° 19'29" W	94.32'
L12	N 49° 18'10" W	60.26'
L13	N 15° 42'16" W	57.78'
L14	N 14° 12'48" E	101.81'
L15	N 45° 58'47" W	70.61'
L16	N 81° 18'48" W	67.95'
L20	N 62° 50'00" W	103.59'
L21	N 79° 13'07" W	104.59'
L24	N 07° 58'51" W	90.66'
L25	N 49° 14'18" E	91.86'
L26	N 85° 08'04" E	68.89'
L27	S 89° 00'41" E	102.68'
L28	S 88° 39'58" E	74.06'
L29	S 60° 04'51" E	106.69'
L30	S 54° 24'38" E	98.86'
L31	S 44° 57'51" E	95.23'
L32	S 52° 29'01" E	70.52'
L33	N 75° 20'58" E	60.86'
L34	N 07° 07'42" E	85.03'
L35	N 10° 00'33" E	72.48'
L36	N 03° 18'31" E	123.75'
L37	N 49° 02'35" E	93.86'
L38	N 06° 18'56" W	48.80'
L39	N 24° 35'09" W	25.77'
L40	N 30° 07'07" W	49.62'
L43	N 01° 31'22" W	50.62'
L44	N 32° 40'57" W	60.02'
L45	N 14° 44'03" W	66.67'
L46	N 09° 20'52" E	65.94'
L47	N 25° 53'34" E	66.30'
L48	N 81° 25'48" E	96.35'
L49	N 81° 14'04" E	79.83'
L50	S 85° 28'01" E	49.62'
L53	N 86° 59'14" W	46.56'
L54	N 26° 27'15" W	90.92'
L55	N 10° 25'26" W	71.94'
L56	N 27° 16'52" W	118.94'
L57	N 36° 29'29" W	143.31'
L58	N 04° 29'51" W	75.82'
L59	N 54° 33'00" W	49.15'
L60	S 74° 27'56" W	45.00'
L62	N 50° 21'11" E	65.57'
L63	N 27° 01'14" W	38.86'
L64	N 06° 04'27" W	108.04'
L65	N 09° 29'12" W	66.99'
L66	N 15° 44'09" W	65.00'
L67	N 27° 21'14" W	88.45'
L68	N 02° 54'44" W	93.42'
L69	N 03° 23'57" E	38.74'
L70	N 14° 08'29" W	85.10'
L71	N 37° 20'49" W	64.01'
L72	N 21° 11'51" W	56.06'
L73	N 01° 00'38" E	79.41'
L74	N 45° 33'45" E	44.04'
L75	N 71° 27'48" E	99.75'
L76	N 54° 08'27" E	70.04'
L77	N 83° 07'17" E	100.39'
L78	N 47° 28'00" E	93.63'
L79	N 37° 40'18" E	79.85'
L80	N 36° 28'28" E	164.04'
L81	N 85° 18'14" E	67.49'
L82	N 75° 54'44" E	111.96'
L83	N 13° 41'33" E	48.08'
L84	N 47° 08'20" E	66.07'
L85	N 40° 58'39" E	93.89'
L86	N 39° 27'43" E	97.58'
L87	N 36° 07'10" E	89.94'
L88	N 45° 36'49" E	90.09'
L89	N 58° 33'24" E	74.36'
L90	N 85° 23'10" E	111.49'
L91	N 67° 37'58" E	67.24'
L92	N 61° 46'03" E	57.53'
L93	N 78° 43'12" E	77.57'
L94	N 57° 57'48" E	56.59'
L95	N 31° 08'59" E	75.45'
L96	N 49° 33'58" E	69.82'
L97	N 15° 55'22" W	39.31'
L98	N 55° 28'59" E	104.31'
L99	N 66° 09'14" E	88.62'
L100	N 85° 32'48" E	76.89'
L101	N 81° 20'29" E	44.91'
L102	S 54° 55'07" E	109.90'
L103	N 85° 44'10" E	103.60'
L104	S 73° 38'43" E	128.79'
L105	N 86° 39'57" E	84.68'
L106	N 61° 25'51" E	58.29'
L107	N 50° 53'04" E	56.69'
L108	N 42° 16'45" E	77.35'
L109	N 56° 43'00" E	64.66'
L110	N 75° 26'57" E	95.28'
L111	N 85° 29'40" E	45.62'
L112	S 87° 33'52" E	83.12'
L113	N 75° 42'15" E	80.71'
L114	N 11° 18'27" E	83.05'
L115	N 13° 49'43" E	87.42'
L116	N 28° 42'17" E	128.29'
L117	N 45° 19'04" E	117.98'
L118	N 29° 16'10" E	84.75'
L119	N 09° 42'21" E	105.18'
L120	N 28° 42'14" E	81.94'
L121	N 18° 11'06" E	105.61'
L122	N 10° 37'32" E	148.56'
L123	N 24° 45'29" E	69.22'
L124	N 68° 44'12" E	105.61'
L125	N 85° 26'06" E	118.98'
L126	S 78° 14'43" E	124.82'
L127	S 72° 23'05" E	100.78'
L128	S 69° 44'13" E	98.69'
L129	S 36° 45'31" W	45.82'
L131	S 40° 14'59" W	39.63'
L133	S 25° 52'52" W	18.95'
L135	S 05° 52'49" W	0.45'
L136	S 17° 16'25" E	30.00'
L137	S 21° 45'51" W	74.95'
L138	S 00° 10'02" W	118.17'
L139	S 25° 08'39" W	112.31'
L140	S 45° 07'31" W	177.84'
L141	S 39° 26'36" W	100.50'
L142	S 43° 00'04" W	52.72'
L143	S 56° 51'43" W	50.71'
L144	S 39° 58'32" W	109.13'
L145	S 25° 11'18" W	57.51'
L146	N 79° 08'24" W	103.87'
L147	N 79° 08'24" W	66.17'
L148	S 06° 09'02" W	177.85'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2059.31'	360.94'	360.48'	S 37° 50'11" W	10° 02'33"
C2	594.75'	92.32'	92.22'	S 10° 32'22" W	8° 53'36"

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	MTG Power Box
Gas Line	OH
Sanitary Sewer Line	Power Pole
Storm Sewer Line	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	210.00 Spot Elevation
C/L Railroad	

LEGEND

EIR	Existing Iron Rod
EIP	Existing Iron Pipe
MON	Monument
NIP	New Iron Pipe
CP	Computed Point
R/W	Right of Way
PB/PG	Plat Book – Page
DB/PG	Deed Book – Page
Ac.	Acre

LINETYPE LEGEND

W — W —	Water Line
G — G —	Gas Line
SS — SS —	Sanitary Sewer
ST — ST —	Storm Sewer
X — X — X —	Fence
E — E —	Overhead Power
UGE — UGE —	Underground Power
UGT — UGT —	Underground Phone
TV — TV —	TV Cable
FO — FO —	Fiber Optic Cable

State of North Carolina
County of Randolph

I, _____, Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____
Review Officer

_____
Date

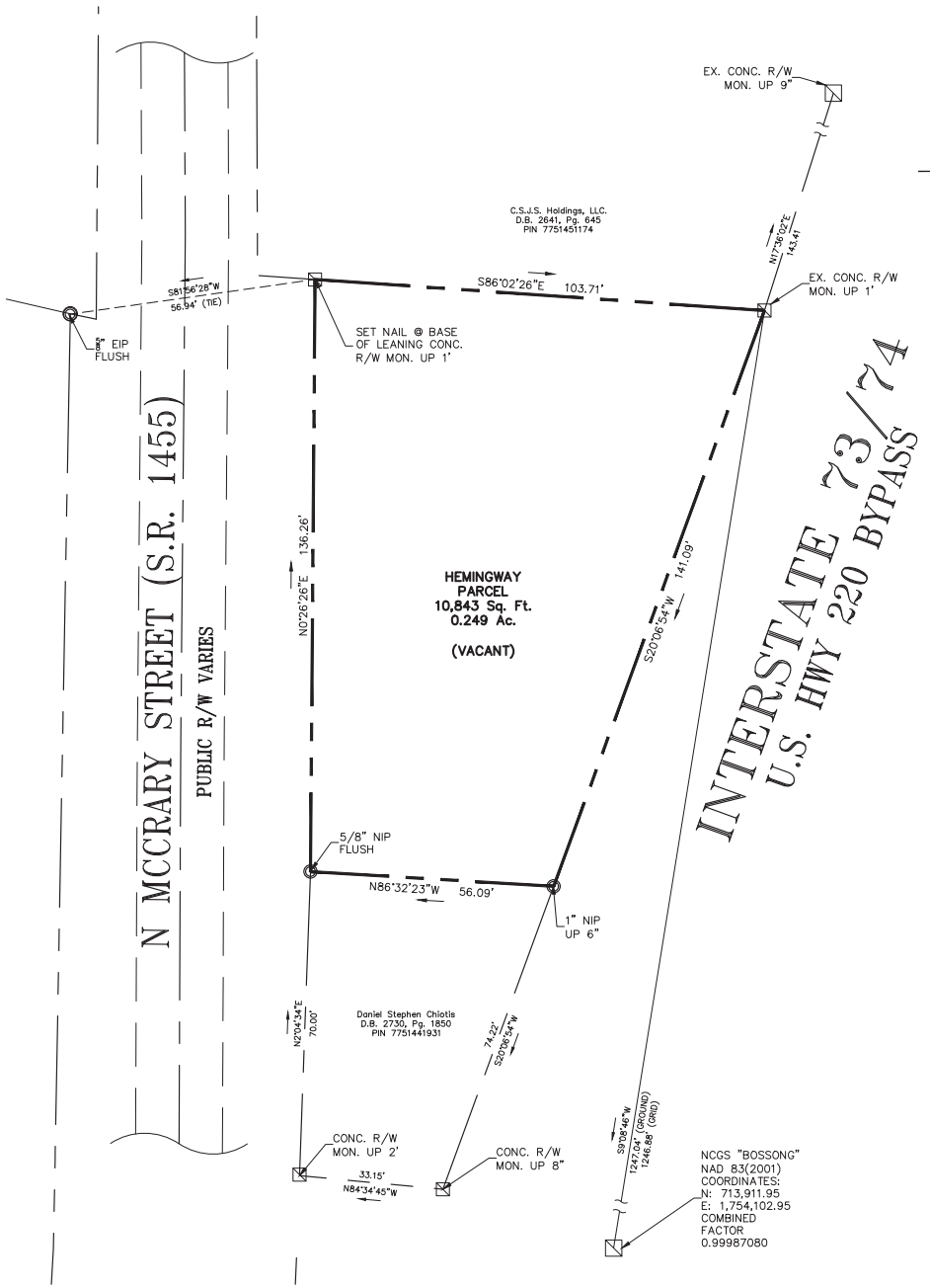
I, Thomas Scaramastra, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2790, Page 832); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, Page SHOWN; that the Global Positioning System (GPS) survey and the following information was used to perform the GNSS survey: Class of Survey A, Positional Accuracy 0.06'; that this plat was prepared in accordance with G. S. 47–30 as amended; that this plat was prepared in accordance with G. S. 47–30 section F–11–c–1, (a survey of an existing parcel of land and does not create a new street of or change an existing street).

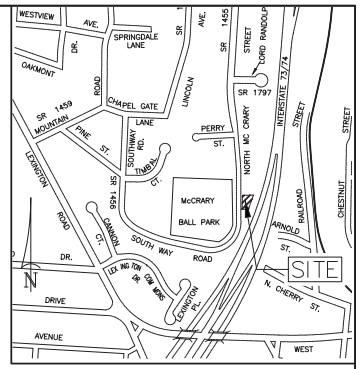
Witness my original signature, and Seal this

_____day of_____A.D. 2023.

_____
Professional Surveyor

License Number L–4421





Vicinity Map Not To Scale

NOTES

1. Total Area In Parcel:
0.249 Acre (10,843 Sq. Ft.)

2. Deed Reference – D.B. 2790, Pg. 832

3. Parcel ID No. – 7751451050

4. Survey performed using North Carolina Network RTK system. NAD 83 (NSRS 2011) Datum; Field Survey Date April 5, 2023; Positional Accuracy 0.060 Ft; Combined Factor 0.99987171; Units US Survey Feet; Distances shown are ground unless otherwise indicated.

5. Location work shown hereon was derived by above ground indicators only, unless otherwise noted.

6. 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.

7. This survey was prepared without the benefit of a legal title search, and is subject to any facts an accurate title search may disclose.

(Mail To:) City of Asheboro
146 N. Church St.
P.O. Box 1106
Asheboro, NC 27204

Plat for the City of Asheboro
Property Of

Donald L. Hemingway, Jr.

Asheboro Township, City of Asheboro
Randolph County, North Carolina
Scale : 1"=20' May 3, 2023

20 0 10 20 40 80

Surveyed and Mapped By
Thomas Scaramastra, PLS
City of Asheboro Engineering Dept.
146 N. Church St.
Asheboro, North Carolina 27203
Ph : (336) 626–1200

Job # 23–004

ORDINANCE TO AMEND THE GENERAL FUND
FY 2022-2023

WHEREAS, the City of Asheboro has an opportunity to purchase a small parcel of land along Highway 220 ideal for the installation of signage for McCrary Ballpark.

WHEREAS, the cost to the City of Asheboro for the land is $13,500 and the estimated closing costs are estimated not to exceed $2,500.

WHEREAS, the City of Asheboro desires to appropriate $16,000 from the General Fund Balance for this purpose.

WHEREAS, the City of Asheboro desires amend the 2022-2023 General Fund operating budget to as required by law to adjust for changes in revenues and expenditures in comparison to the current adopted budget.

WHEREAS, the City of Asheboro desires to be in compliance with all generally accepted accounting principles, and;

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

That the following Revenue line items be increased:

Line Item	Description	Increase
10-000-399.0000	Fund Balance Allocation	16,000

That the following expense line items be increased:

Line Item	Description	Increase
10-620-574.6500	Contribution to McCrary Ballpark Fund	16,000

Adopted this the 4th day of May 2023.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE MCCRARY BALLPARK IMPROVEMENTS FUND
FY 2022-2023

WHEREAS, The City of Asheboro is appropriating $16,000 in General Fund balance to be transferred to the McCrary Ball Park Improvements Fund for purchase of land along Highway 200.

WHEREAS, the City of Asheboro desires amend the 2022-2023 McCrary Ballpark capital project fund budget to as required by law to adjust for changes in revenues and expenditures in comparison to the current adopted budget.

WHEREAS, the City of Asheboro desires to be in compliance with all generally accepted accounting principles, and;

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

Section 1: The following revenue line items be increased:

Line Item	Description	Increase
65-000-300.0001-65	Contribution from General Fund	16,000

Section 2: The following expense line item be increased:

Line Item	Description	Increase
65-000-408.0000-65	Land	16,000

Adopted this the 4th day of May 2023.

_____
David H. Smith, Mayor

ATTEST:

_____
Holly H Doerr, CMC, NCCMC, City Clerk