



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: November 2, 2023

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, November 6, 2023, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, NOVEMBER 6, 2023
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order.
- II. Approval of the minutes from the September 5, 2023 regular meeting.
- III. Announcement of the 2023 Urgent Repair Program.
- IV. Recap of feedback received from City Council regarding the Visitor's Center status at the David and Pauline Jarrell Center City Garden.
- V. Announcement of a Public Workshop to be held on Monday, November 13, to present information on the proposed Trade Street and North Street Infrastructure Project
- VI. Presentation of information related to a potential Community Development Block Grant – Neighborhood Revitalization application that would assist the Asheboro Housing Authority with renovations to CASPN Homes
- VII. Items not on the agenda.
- VIII. Adjourn.

Minutes
Asheboro Redevelopment Commission
September 5, 2023
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Tuesday, September 5, 2023, at 9:00 AM in the Engineering Conference Room at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

Members Present:

Ross Holt, Chair
Delilah Warner, Vice-Chair
A. Owen George, III
Gene Isom
David Jarrell
Ann McGlohon
Katie Snuggs
Ryan Terry

Also present were Bill McCaskill, City Councilmember; Chuck Garner, Code Enforcement Officer; Brad Morton, Planner/Deputy City Clerk; Trevor Nuttall, Community Development Division Director

Call to order

Mr. Holt called the meeting to order.

Approval of the minutes from the May 1, 2023 regular meeting

Mr. Jarrell moved to approve the minutes from the May 1, 2023 regular meeting. Mr. Isom seconded the motion and the motion carried unanimously.

Status Report on the David and Pauline Jarrell Center City Garden

Mr. Nuttall gave a visual presentation on the above referenced agenda item. He gave the following information:

- Sadly, lost Pauline Jarrell in July
 - The family graciously asked for donations to be made in Pauline's memory for use at the Garden.
 - Significant funds were raised, and staff will be working with David and his family to identify how to honor.
- Wetlands delineation complete
- Authorization for consultant to interact with the US Army Corps of Engineers provided.
- HH Architecture has been hired to evaluate options for the visitor center.

- Owner-plan set submitted for review (prior to permit drawing submission)
 - Comments have been returned.
 - Permit set expected very soon.
- \$500,000+ in state and federal grants are being requested to construct the garden.
 - Environmental Enhancement Grant (state funds – disposition appears to be connected to current state budget conversations)
 - Land and Water Conservation Fund (federal funds – should know early 2024)
- The city is prepared to begin phase 1 construction (to include parking lot) this year once NCDEQ and USACE permits are possessed.
 - Can't begin work that we are seeking grant funds for prior to learning of outcome of funding request or we risk disqualifying the project.

He presented an initial owner set of plans that identified the layout of the garden. He also provided visitor center concepts, comparing renovation of the existing structure and new construction. He then outlined the next steps:

- Obtain state permits for construction.
 - USACE has been the most laborious (wetlands)
 - NCDEQ (site disturbance)
 - NCDOT (access to S. Cox St.)
- Determine how to honor Pauline Jarrell in an element or feature of the garden.
- Investigate how to best balance and represent the property's complex history, including its ownership by several city mayors and prominent business leaders over the years and the fact that enslaved people lived on the property during the 1800s.
- Decide on the best course of action for the visitor center (the Redevelopment Commission is on record recommending that the current structure on the property be converted)

Mr. Holt asked what the plans are for groundskeeping. Mr. Nuttall stated that it depends on how the city would like to operate the visitor's center. He stated that if there are interior restroom facilities and other amenities inside the center for the public to access, then there may be a need for a full-time employee. He stated that there are pros and cons to both indoor and outdoor restroom facilities, but the city would ultimately have to decide which option is best. There was general discussion about the pros and cons of indoor and outdoor restroom facilities between the commission.

Mr. Isom inquired on the cost difference between renovating the existing structure and new construction. Mr. Nuttall stated that the city is trying to get as close as possible to the same cost, however with the existing structure there are some unknowns about what will be found once renovations occur. At the current

time, the renovation would be considerably more cost, upwards of 250,000 dollars.

Mr. Holt stated that at the last meeting, the commission made a motion to recommend that the existing structure be saved. Having reviewed the newest concepts of renovation vs. new construction, he entertained a discussion to determine if they felt that this recommendation still reflects the wishes of the commission. It was the consensus of the commission that the recommendation should be changed. Mr. Jarrell noted that the new construction would need to be compatible with the neighborhood and it appears from the conceptual drawings that it will be. Mr. Holt entertained a motion to supersede the former consideration to focus attention on the new construction concept with respect to lower costs and subject to keeping with the residential character of the neighborhood. Mr. Isom made the motion. Mr. Terry seconded the motion and the motion carried unanimously.

Presentation of Trade Street Renovations Concepts

Mr. Nuttall gave a visual presentation on the above referenced agenda item. He provided the following information:

- State grant received last year for improvements to Trade Street
- Surveying and existing data, including mapping of existing underground infrastructure, is complete.
- Traffic Study that evaluated one-waying, reversing travel directions, and closing a small portion of North Street, is complete.
 - Findings suggest that the street network as it is currently configured can support the potential redevelopment of the former Acme McCrary mill now owned by the city.
 - Changes would likely be detrimental to the Level of Service of the existing network; no changes to streets are anticipated.
- The segment of North Street between Trade Street and Sunset Avenue has been added to the design scope; improving the look and function of Trade Street without considering North Street deemed short-sighted.
- Design staff recently provided city staff with 3 Trade St. renovation concepts for consideration.

He showed the three different concepts to the commission. He provided the next steps:

- Develop and refine preferred concept.
- Move into engineering design related to burying power and overhead utilities.
- Prepare for public workshops to present project status report and obtain feedback.

- Develop cost estimate.
- Request final design approval.

Mr. Isom inquired if North Street would still be a two-lane street. Mr. Nuttall stated that a one-way on North Street is not any more helpful to add on-street parking than the current configuration, so it will stay a two-lane street. Mr. Holt asked about sidewalks and if the proposed sidewalks will be the standard width. Mr. Nuttall stated that the proposed sidewalks will be at least four feet in width so this will make the proposed a little wider than the existing sidewalks on Trade Street. Mr. Holt inquired about maintenance of the street when considering these concepts. Mr. Nuttall stated that the infrastructure in the street likely will all be replaced at the start of the project to avoid any future major maintenance. Mr. Nuttall also stated that there are no cost estimates at this time for either of the concepts and the city will make the decision for design after some of this data has been provided. Mr. Holt inquired about trash and food waste. Mr. Nuttall stated that currently there is a can collection system, but the city will be appropriating funds to acquire property for a dumpster location. He stated that this property could potentially also assist with the location of the infrastructure to house electrical and power utilities. He stated that more frequent trash pickups likely will be needed, but the overall goal is to have a centralized location for dumpsters. Mr. George inquired about recycling and if there was a current plan in place for recycling for commercial uses like restaurants and bars. Mr. Nuttall stated that the potentially acquired property may serve to assist with this as well, but it is undetermined at this time. Mr. Holt inquired about the former recycling lot on Wainman street and why it closed. Mr. Nuttall stated that this came because of improper disposal at the different collection bins on this property.

There were no further questions, and no action was taken by the commission at this time.

Progress Report on Efforts to Preserve 159 North Street, the Historic Structure Formerly Owned by Acme-McCrary

Mr. Nuttall gave a visual presentation on the above referenced agenda item. He provided the following information:

- Discussions continue with Downtown Asheboro, Inc. related to a framework for sale that would promote historic preservation of the structure.
- City Council has acted on the recommendation of the County Historic Preservation Commission and officially designated the building a local landmark, bestowing ad valorem tax benefits to an owner provided the property complies with the historic preservation guidelines for any future redevelopment.

- Establishes a formal review and approval process for any modifications to the structure to ensure that its historic character is not lost.
- The property also has been rezoned from an industrial district to the Office and Apartment Zoning District
 - The code allows mixed residential and office occupancy by right.
 - Parking would have to comply with zoning requirements for parking availability; retail or other commercial use would require rezoning to be approved.
- The city is considering seeking a lease from Norfolk Southern that could be beneficial to preservation efforts by recognizing areas within the rail r/w that historically has been used for vehicular access and parking.

He showed a rezoning map and mentioned that the current property zoning is now OA6 (Office and Apartment). He also showed an aerial view of the property and pointed out that this also includes the surface parking lot across North Street from the larger portion of the property. There were no further comments, and no action was taken by the commission at this time.

Discussion on Public Input Received Related to the Homeless Population in Randolph County

Mr. Chuck Garner, Code Enforcement Officer, generated a discussion with the Redevelopment Commission regarding the above referenced agenda item. He stated that he has been working in numerous homeless camps and has identified and is aware of the majority of these camps within the city limits. He stated that there has been an increase in the quantity of these camps over the last few years. He is now going through a process to identify the names and number of inhabitants in these camps for a census of this specific population. He also stated that he is then working with landowners to seek permission to remove these camps from their properties. Mr. George inquired how many camps are currently in the city. He stated that there are currently approximately 17 camps in the city limits of Asheboro. Mr. Garner stated that once landowners give permission to remove the camps from their properties, the police department can also charge people with trespassing. He stated that several of the homeless population would be willing to comply with processes and rules but more of them would not be willing to follow any rules if a potential shelter was established. Ms. Snuggs commented that she sees a lot of people at the soup kitchen and that they need a place to go. Mr. George inquired about how many homeless people there were total occupying these 17 camps. Mr. Garner stated that he is trying to get that number identified but doesn't have that information currently. Ms. Warner and Ms. McGlohon commented on some locations that offer showers and temporary shelter, including the YMCA and First Methodist. Mr. Terry spoke on no loitering signage and mentioned other cities that are trying these methods. Mr. Nuttall spoke to this point by stating that the larger municipalities simply have more resources to address their issues with the homeless populations throughout

the state and the country. He stated that there are no solutions at this time that will address the entire homeless population because a lot will still choose this lifestyle. He stated that it all comes down to the number of resources a municipality has to address the situation. Mr. Holt mentioned that the county and city had a joint meeting to address these concerns and thanked Mr. Garner for his efforts and handling these situations in a good manner. Mr. Jarrell commented that no one has an answer of what is to be done about the issue. Mr. Nuttall mentioned that there have been many forums and opportunities to come from these discussions and there are some residential developments in the pipeline totaling almost 1000 new residential units, however, not a lot of these will be considered as affordable housing.

There were no further comments and there was no action taken by the commission at this time.

Items not on the agenda

There were no further items to discuss at this time.

Adjourn

Ms. Warner moved to adjourn the meeting. Ms. Snuggs seconded the motion. Hearing no objections, the motion carried unanimously. At this time, Mr. Holt adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission