



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: November 2, 2022

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, November 7, 2022, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, NOVEMBER 7, 2022
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Election of Officers
- III. Approval of the minutes from the following meetings:
 - a. September 12, 2022 Regular Meeting Minutes
 - b. October 27, 2022 Special Meeting Minutes
- IV. Update on Memorial Square Housing Project
- V. Wayfinding Signage Presentation
- VI. Update on the recent listing of the Asheboro Downtown Historic District on the National Register of Historic Places
- VII. Update on Environmental site assessment of the Acme-McCrary Hosiery Mill property that is underway
- VIII. Update on the qualifications-based selection process being utilized to procure professional services related to the Trade Street streetscape project.
- IX. Update on David and Pauline Jarrell Center City Garden construction and funding plan development
- X. Redevelopment Commission Member Comments Related to the October 27, 2022 Church Street Lofts Project Tour
- XI. Items not on the Agenda
- XII. Adjourn

Minutes
Asheboro Redevelopment Commission
September 12, 2022
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, September 12, 2022 at 9:00 AM in the Council Chambers at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

Members Present:

Ross Holt, Vice-Chair
A. Owen George, III
David Jarrell
Ann McGlohon
Katie Snuggs

Members Absent:

Ryan Terry
Delilah Warner

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

Call to order

Mr. Holt called the meeting to order.

Welcome and Introduce Newest Redevelopment Commission Member, Mr. Gene Isom

Mr. Nuttall introduced Mr. Gene Isom, the newest Redevelopment Commission member, and thanked him for serving on the Commission. Mr. Isom, a longtime employee of Clothes Warehouse, introduced himself and thanked the Commission for allowing him to serve.

Elections of Officers

Mr. Nuttall stated that due to the absence of two (2) commission members, he would advise deferring the election of officers to the October regular meeting. Mr. Holt deferred the election of officers to the October regular meeting. There was no opposition to this decision.

Approval of the minutes (May 2, 2022)

Mr. Jarrell moved to approve the meeting minutes from March 7, 2022. Ms. Snuggs seconded the motion and the motion carried unanimously.

Status Report on Request for Qualifications – Phase I and Potential Phase II Environmental Site Assessment: Acme-McCrary Hosiery Mill Property

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

- City had previously expressed interest in ensuring property is redeveloped for uses supportive of downtown economic development and historic preservation
- Identified in the 2018-2023 Central Business District Redevelopment Plan
- Property consists of 2.38 acres and includes surface parking lot on North Street
- City and property agreed in principal to sale
- State budget included a directed grant to the city for acquisition
- Survey, title work, and environmental reviews are underway related to acquisition
- City hopes to close on property this calendar year and then apply historic preservation requirements as part of a future conveyance

He showed an aerial image of the subject property. He then gave the scope of a Phase I ESA:

Scope of a Phase I ESA

The *scope* of a Phase I ESA is composed of several sections:

Property Description	Government Database
Building/Structure Description	Review of Prior Reports
Historical Land Use	Site Observation Summary
Interviews	Findings
Mapping Review	Recommendations

These scope items accomplish *three key goals* of a Phase I:

1. Documentation of the property's history.
2. Evaluate the current use and operations of the property to determine if REC's exist.
3. Determine if there are any environmental impacts from adjoining properties.

He then shared the city's next steps:

- Determine if Phase 2 ESA advisable
- Request council action on acquisition and obtain input on conveyance mechanism
- Establish necessary deed restrictions and sell property for redevelopment
 - Current discussions suggest a likelihood for market-rate housing with some potential for mixed use but those details are still to be determined
 - Anticipate more than 100 apartments possible
 - Parking needs remain a challenge to be overcome
 - Potential for public-private partnership to construct a parking deck has been discussed

He stated that with a machine shop and a dyeing process within the structure would lead the city to believe that a Phase 2 ESA may be necessary.

Mr. Holt asked if the intent of this project was for structures historic character to be preserved without the use of tax credits. Mr. Nuttall stated that the intent of the project from the city's standpoint is to preserve the historic character and ensure appropriate maintenance is provided to the structure. There were no other questions regarding this agenda item.

Status Report on Request for Qualifications – Trade Street Improvement Project

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

- Trade St. discussed by Commission for several years; interest in improving the look and function of this alley
- Downtown Asheboro, Inc. began the preliminary investigation in possible improvements
 - Wooten Company prepared conceptual drawings for DAI
 - Concept plans were presented and well-received by the Commission and DAI
 - Project stalled due to lack of funding
- Continued interest in the project led to a state-directed grant to finalize design and construct the project
- \$1.5M has been allocated for the project
- City is in negotiations with Wooten to refine its preliminary concepts, prepare cost estimates, and develop final drawings for permitting and approval
 - Utilities relocation and replacement costs will be a major driver of project expenses

- Final planning and construction is expected to take up to 18 months but is expected to commence soon

He also showed the conceptual drawings mentioned above showing the potential improvements to be made to Trade Street, noting the utility relocation, and adding a curvature to the road to incorporate wider sidewalks for dining possibilities as well as pedestrian travel. Mr. Holt inquired about trash management and collection. Mr. Nuttall mentioned that solid waste disposal is an issue that may affect cost and that pickup frequency may need to increase. There were no further questions regarding this agenda item.

Status Report on Progress Related to the Updated Land Development Plan

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

- Update to the Land Development Plan began in late 2019
- Steering committee formed and several meetings held
- COVID-19 Pandemic ...
- Attempts to continue progress through virtual meetings but the process slowed
- Reconvened group in late 2021 following improvement of public health environment

He then gave the current status:

- Total of 5 committee meetings have occurred
- Focus group conversations held with community leaders and representatives in 2021
- Public survey released and data collected
- Infrastructure and existing conditions maps and demographic data updated
- Draft Vision Statement prepared
- Draft recommendations are emerging in terms of growth, land use and land development plan goals

He gave the current Vision Statement and noted that this is still subject to change prior to adoption:

Asheboro is a welcoming city that embraces a growing, engaged population and diversified economy.

Land development and investment expands housing, employment, and recreational opportunities for all residents and protects and enhances the city's valuable and unique community assets, such as the North Carolina Zoo, healthy natural environment, and historic charm.

He gave information related to the Growth Strategy Map:

- Classifies different areas based on efficiency of city service provision and suitability for development;
- Serves as a guide to help implement city policies and is not regulatory;
- Can indicate the level of support or encouragement land development proposals may receive;
- Used in conjunction with other element of the plan;
- Referenced during zoning amendment (primarily map amendments).

He listed the categories of the Growth Strategy Map:

- ***Targeted Primary Growth Area (TGPA)** – Primary growth areas that are also within Low-Moderate income areas or a Qualified Census Tract. Suitable development within TPGAs should be given the highest level of encouragement and incentives for immediate completion.
- **Primary Growth Area (PGA)** – Areas with prime access to existing city infrastructure and urban services and located within existing city limits. Suitable development within PGAs should be given a high level of encouragement and incentives for immediate completion.
- **Secondary Growth Area (SGA)** – Areas in close proximity to an existing city maintained public utilities and located outside of, but adjacent to existing city limits. Suitable development within SGAs should be given a moderate to high level of encouragement and incentives for completion over the next 1-10 years.
- **Long-Range Growth Area (LGA)** – Areas with moderate potential for expansion of city maintained public utilities and located outside of existing city limits. Suitable development within LGAs should be given a moderate level of encouragement for completion over the next 5-15 years.
- **Economic Development Area (EDA)** – 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. Suitable economic development within EDAs should be given a high level of encouragement and incentives for immediate completion.
- **Conservation Area (CA)** – Areas with a low level of existing urban development, with low potential for expansion of city maintained public utilities, and primarily located in a rural setting outside of existing city limits. Areas within CAs should be given a very high level of encouragement and incentives to be maintained in very low-density, rural uses.
- ***US 64 Bypass Economic Activity Center** – Location with potential to provide economic development opportunities and diversify the tax base but currently rural in character and lacking the infrastructure to support sizeable projects that will generate significant jobs and investment. Land use decisions within such a center should promote and protect the viability of these areas as prime and finite assets.

- ***NC Highway 49 Study Area** – Area where significant growth potential exists as a result of public utility availability and recent transportation improvements but warranting special consideration due to increasing land development interest and unique land characteristics. Urban growth and the provision of city services should be evaluated within the next two years in order to define a growth strategy.
- ***NC Zoo Study Area** – Area where significant growth potential exists as a result of public utility availability, recent transportation improvements and the proximity to the North Carolina Zoo but warranting special consideration due to increasing land development interest and unique land characteristics. Urban growth and the provision of city services should be evaluated within the next two years in order to define a growth strategy.

He then showed the existing and proposed Growth Strategy Maps. He also went over a comparison between the current and new maps:

Current Maps:

- Current maps only reflect jurisdictional area
- Have only one Primary Growth Area
- Does not comment on growth relative to the Hwy 64 Bypass
- Omits any area of future study area
- Does not contain a "Conservation Area"

New Maps:

- Projects growth areas beyond jurisdictional area
- Proposes 2 different levels of Primary Growth (Primary and Targeted)
- Provides recommendations related to areas projected to see development interest connected to the Hwy 64 Bypass
- Identifies 2 areas for future study; the Hwy 49 corridor and the NC Zoo study area
- Adds a "Conservation Area" to reflect certain areas with land development limitations due to environmental constraints

He also spoke on Future Land Use Mapping:

- Specifies guidelines and recommendations related to land use;
- Contains a variety of uses designed to accommodate a range of densities and intensities;
- Detailed descriptions are provided for each designation;
- Used in conjunction with other element of the plan;
- Referenced during zoning amendment (primarily map amendments).

He then showed the existing and proposed Future Land Use Maps. He also went over a comparison between the current and new maps:

Current Maps:

- Current maps only reflect jurisdictional area
- Limited mixed use activity centers outside of downtown
- Does not comment on growth relative to the Hwy 64 Bypass
- Omits any area of future study area

New Maps:

- Projects growth areas beyond jurisdictional area
- Recommends several neighborhood and village scale mixed use centers in areas that have experienced such development
- Provides recommendations related to areas projected to see development interest connected to the Hwy 64 Bypass
- Identifies 2 areas for future study; the Hwy 49 corridor and the NC Zoo study area

He went over some of the Plan Goal Categories:

- Housing
- Economic Development
- Land Use
- Transportation
- Community Resources and Facilities

He spoke on population projections, showing a model of a 1 percent annual growth rate applied to current 2020 population, out to year 2040. He stated that this method is used in the City's sewer plan.

Year	Historical Population
1890	510
1900	992
1910	1,865
1920	2,559
1930	5,021
1940	6,801
1950	7,701
1960	9,449
1970	10,797
1980	15,252

1990	16,362
2000	21,672
2010	25,012
2020	27,156

Year	Population Projection
2020	27,156
2021	27,428
2022	27,702
2023	27,979
2024	28,259
2025	28,542
2026	28,827
2027	29,115
2028	29,406
2029	29,700
2030	29,997
2031	30,297
2032	30,600
2033	30,906
2034	31,215
2035	31,527
2036	31,842
2037	32,160
2038	32,482
2039	32,807
2040	33,135

He also discussed housing projections:

- Expect Asheboro to add 5,979 people in the next 20 years, a 22% increase
- Assume housing units will increase at the same rate (22%)
- Therefore, Asheboro is expected to need **2,610** new housing units in the next 20 years

He shared some scenario modeling that walked through steps to place expected new housing units in the city. He stated that scenario 1 models most likely growth patterns (2,610 new homes in the primary growth areas). He also stated

that other scenarios, such as a 2% increase in population, accounting for unbuildable lands and approved projects, are being examined. The above referenced modeling maps and data is available and in the office of the secretary of the Redevelopment Commission.

He went over the next steps:

- Finalize committee input
- Refine plan objective and policy statements relative to each goal
- Formal presentations of draft to city boards and commissions
- Community meetings for public review and input
- Anticipated adoption of plan in 2022

He asked if there were any questions from the commission. There were no questions. Several of the commission members thanked staff for all of their work on this project.

Update on David and Pauline Jarrell Center City Garden

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

- Jarrell family donated and sold property to the city for an urban garden to be developed on the property
- Community has raised funds for the project
- Master Planning was initiated in 2021, led by Prospect Landscape Architecture
- Progress has been slowed by the resources needed to complete both the Zoo City Sportsplex and the renovations at McCrary Park
- In August, Council awarded a contract with the Piedmont Triad Regional Council of Government to lead pursuit of grant funding and completion of the environmental reviews needed in order to be eligible for state and federal funding
- Site surveying will be underway in the next two weeks to allow detailed construction drawings to be prepared based upon the master planning concepts produced earlier
- Anticipate a community workday this fall to bring awareness to the project and the property's history: information likely will go out soon about that event

He showed aerial imagery of the site as well as a final concept plan showing the different zones of the garden. He stated that the concept is subject to change if necessary. Mr. Holt noted that a suggestion to move the Marmaduke Swaim law office onto the property was made. He additionally suggested the possibility of relocating the Gatekeeper's House instead of the law office as the location of the law office is its actual historic site. Mr. George inquired if there were any old

structures or graves on the site. Mr. Holt stated that it could be possible that there are old structures and mentioned that the garden site was a previous site for the private McCrary golf course. Mr. Jarrell expressed his opinion that the Walker properties should have been acquired by the City to enable a connection to the garden from Worth Street. There were no further questions or comments on this agenda item.

Update on Church Street Lofts

Mr. Nuttall stated that the city should be in a position to issue some temporary certificates of occupancy this year. He stated that it appears the company is on track for substantial completion of the project this year. He stated that there are 50 units in the scope of the project and that all rough-in inspections are completed. There were no questions on this agenda item.

Items not on the Agenda

Ms. McGlohon inquired about the status of the former BB Walker shoe building located at the corner of East Dixie Drive and Third Street. Mr. Nuttall stated that there have been no plans at this time to come before planning and zoning for review. Mr. Isom stated that Schwarz Properties owns the property in question and that he has not heard of a timeline for any development or demolition. There were several comments related to the nearby chip manufacturing facility in Chatham County regarding utilities extension and opportunities for the City of Asheboro. There were no more items to discuss at this time.

Adjourn

Ms. Snuggs moved to adjourn the meeting. Mr. Jarrell seconded the motion. Hearing no objections, Mr. Holt adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission

Special Meeting Minutes
Asheboro Redevelopment Commission
October 27, 2022
9:00 AM

The Asheboro Redevelopment Commission held a Special Meeting on Thursday, October 27, 2022 at 4:00 PM in the at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

Members Present:

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

Members Absent:

Katie Snuggs

Also present were Justin Luck, Planning and Zoning Administrator; Brad Morton, Planner/Deputy City Clerk; Trevor Nuttall, Community Development Division Director

Mayor David Smith, the entire City Council, and the City Clerk were present along with the following City Management team members: John Ogburn, City Manager; Michael Leonard, City Engineer; Michael Rhoney, Water Resources Director; Jeff Sugg, City Attorney.

Mr. Holt called the meeting to order. The commission toured the facility of the senior housing project that is under development next to City Hall at 170 N. Church Street and is known as the Church Street Lofts. Mr. John Stiltner with The Landmark Group spoke to the commission regarding the lofts project. Mayor Smith gave a brief history of the buildings being used for the lofts project. Following the tour, the meeting was adjourned. No action was taken by the commission during this special meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission