



## MEMO

**To: Asheboro Redevelopment Commission**

**From: John L. Evans, Community Development Division Director**

**Date: October 29, 2025**

**RE: Asheboro Redevelopment Commission Regular Meeting**

---

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, November 3, 2025**, in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA  
ASHEBORO REDEVELOPMENT COMMISSION  
MONDAY, NOVEMBER 3, 2025  
CITY HALL COUNCIL CHAMBERS  
146 N. CHURCH STREET  
9:00 AM

- I. Call to order
- II. Approval of the minutes from the following regular meetings
  - a. April 7, 2025
  - b. September 2, 2025
- III. Update on redevelopment of former Acme McCrary facility on North Street
- IV. Update on Memorial Square Apartments
- V. Transportation Items:
  - a. Information regarding RCATS GO Randolph On-Demand Transportation Service
  - b. Information regarding NCDOT Pedestrian Safety project submissions
- VI. Items not on the agenda
- VII. Adjourn

**Minutes**  
**Asheboro Redevelopment Commission**  
**April 7, 2025**  
**9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Monday, April 7, 2025, at 9:00 AM in the Council Chambers at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

**Members Present:**

Ross Holt, Chair  
Gene Isom  
David Jarrell  
Ann McGlohon  
Katie Snuggs

**Members Absent:**

A. Owen George, III  
Ryan Terry  
Delilah Warner, Vice Chair

Also present were John Evans, Community Development Division Director; Addie Corder, Downtown Development Manager; Eddie Garner, Chief Building Inspector; Jamie Wilkins, Planning Technician

**Call to Order**

Mr. Holt called the meeting to order.

**Approval of the minutes of February 3, 2025, regular meeting**

Ms. Snuggs moved to approve February 3, 2025, regular meeting minutes. Ms. McGlohon seconded the motion, and the motion carried unanimously.

**Election of Officers and Appointments**

Mr. Evans advised the Commission that this was the time to designate officers. Mr. Holt recommended a nomination in the form of a motion. Ms. McGlohon motioned to keep the Commission as-is with the current officers, including Chair Ross Holt, Vice Chair Delilah Warner, and Redevelopment Commission secretary Jamie Wilkins. Mr. Isom seconded the motion, and the motion carried unanimously.

**Downtown Updates from Addie Corder and Justin Luck**

Addie Corder, Justin Luck, and Eddie Garner reported on the following projects of interest:

- **Trade Street Trash Collection Site:** Ms. Corder reported on the status of the Trade Street trash collection site. She showed photos and explained that the current trash collection site on Trade Street would cease operation on April 21<sup>st</sup>, 2025, and the new trash dumpsters and recycling dumpsters would be in operation. Trash cans will be moved off the street, and any business with recycling requirements will have their recycling bins moved to the new trash site's brick enclosure. Ms. Corder explained that the brick enclosure will contain grease traps for businesses as well as recycling bins. Trash and recycling bins will be moved in phases, and property owners have been notified of the changes. Keys for the new site will be provided for business owners by Public Works. Street improvements for Trade Street will commence later this year, following the implementation of the new fiscal year. Mr. Holt asked if there were any questions for Ms. Corder; the Commission did not have any questions.
- **Downtown Parking Study:** Mr. Luck gave an update on the Downtown parking study. The project is three-phased, and phase two has just wrapped up with the parking study and public survey done by Walker Associates. Mr. Luck explained how Walker Associates commenced their study and survey, including obtaining aerial views of Downtown via drone footage and conducting public surveys via an online resource. The parking space inventory for Downtown is found to be around 2,468 spaces in total, including: 920 public off-street public spaces, 1,227 private off-street parking and 321 curbside parking. Walker Associate's public survey received a total of 840 responses. Mr. Luck explained that phase 2 of the parking study will utilize statistics based on projected population growth and anticipated development projects. Phase 3 will include identifying recommendations and priorities for the downtown area. Mr. Luck explained that a final draft of the study may be available by late spring or early summer, before the commission's summer break. Mr. Holt asked if there were any questions for Mr. Luck; the Commission did not have any questions.
- **Annual Report from Chief Building Inspector Eddie Garner:** Mr. Garner presented the results of the annual building report for 2024. He explained that 2024 was a busy year for building and trade permits. Single family residence permits decreased slightly from 2023 to 2024. Mr. Garner said that the reason for the decrease may be due to people fixing older houses rather than building new homes. Mr. Garner stated that the biggest problem that his department faces is members of the public not knowing that they need building permits for some projects. He went on to say that the Building Department has been posting on social media to

educate the public on when building and trade permits are required. Mr. Garner praised the dedication of his team and described the changes in staffing in the Building Department, including two new hires and continuing training and promotions for building inspector Nathan Laughlin. Mr. Garner said that the growth of his department is due to the increasing development in the city. In addition, several large projects were done in 2024, including the Cone Health Center, Duke Energy Operations Center and Starbucks. Ongoing projects include the Randolph Farm Food and Family Education Center, Randolph Packing renovation, South Asheboro Middle School renovation, Fast Pace Urgent Care, Jersey Mikes, Dollar General. Planned projects for 2025 include a Marriot hotel, a Hilton hotel, Memorial Apartment Complex, Novant interior upfits. Mr. Garner stated that there has been an increase in commercial projects from 2023 to 2024 while there has been a decrease in residential projects. He said that he thinks that residential projects will increase in 2025. Mr. Garner said that he wants to change the way the annual report is done so that a more itemized report can be given in the future. He wants to be able to present a "true figure" in the statistics. Mr. Garner is anticipating tremendous growth in the city to come soon, and he is proud of what his department has achieved in 2024. Mr. Garner answered questions from the Commission concerning when building permits are required for residential alterations. Mr. Holt asked if there were any additional questions for Mr. Garner; the Commission did not have any further questions.

- **Development Updates from Community Development Division**  
**Director John Evans:** Mr. Evans presented the developmental updates for several ongoing projects, including South Asheboro Middle School renovations, Starbucks, Jersey Mikes, Chase Bank, Hilton True Hotel, Dollar General, Fast Pace Urgent Care, Farm Food and Family Education Center, Memorial Square Apartments, Cypress Point Apartments, Crestview Village, and Golda Ave. apartments. Mr. Holt asked if there were any questions for Mr. Evans; the Commission did not have any questions.

**Items not on the agenda:** City Manager Donald Duncan introduced himself to the Commission. Mr. Duncan explained to the Commission that the development of new projects usually takes around three years from start to finish. He stated that a good bit of maintenance needs to be done on the city's infrastructure, including water lines and pavement. Mr. Duncan added that another Fire Station is needed, in addition to more firefighters. He mentioned that the Police Department will be implementing new technology to aid them in their crime-fighting efforts. Mr. Holt asked about the Center City Garden and where it stands on funding. Mr. Duncan said that \$260,000 will be left over from the Trade St. improvement project that may be allowed to be used in the Center City Garden

project. Mr. Holt asked if there were any additional questions for Mr. Duncan; the Commission did not have any further questions.

### **Adjourn**

Mr. Holt moved to adjourn the meeting. Mr. Isom motioned, and Mr. Jarrell seconded. The motion to adjourn passed unanimously.

Jamie Wilkins, Secretary  
Asheboro Redevelopment Commission

**Minutes**  
**Asheboro Redevelopment Commission**  
**September 2, 2025**  
**9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Tuesday, September 2, 2025, at 9:00 AM in the Council Chambers at City Hall, located at 146 North Church Street, Asheboro, NC 27203.

**Members Present:**

Ross Holt, Chair  
David Jarrell  
Ann McGlohon

**Members Absent:**

A. Owen George, III  
Gene Isom  
Katie Snuggs  
Ryan Terry  
Delilah Warner, Vice Chair

Also present were Trevor Nuttall, Assistant City Manager; John Evans, Community Development Division Director; Nate Marsh, Intern to the City Manager; Bill McCaskill; Jamie Wilkins, Planning Technician

**Call to Order**

Mr. Holt called the meeting to order.

**Approval of the minutes of April 7, 2025, regular meeting**

Due to no quorum, there was no vote to approve the April 7, 2025 regular meeting minutes.

**Introduction of Cheryl "Smokey" Morrison, Code Enforcement Officer (Part-Time)**

Mr. Evans introduced Ms. Morrison to the Redevelopment Commission. He gave Ms. Morrison's background and explained her new role on the Code Enforcements team. The Redevelopment Commission welcomed Ms. Morrison and expressed their gratitude for her being a part of the team.

**Downtown Updates from Nate Marsh, Trevor Nuttall, and John Evans**

Nate Marsh, Trevor Nuttall, and John Evans reported on the following projects of interest:

- **Discussion of proposed small business incentive program (Job Creation Tax Credit):** Intern Nate Marsh presented on behalf of Donald Duncan. Mr. Marsh explained that the incentive program is an effort by Mr. Duncan to consolidate an incentive package for Downtown Asheboro small businesses; consolidation of the package into one application will make it easier for small business owners to apply for available incentives. The small business incentives package will help small businesses to receive grants; otherwise, small businesses may lose state and federal grant opportunities to larger firms. The small business incentive package includes three incentives in one application: Job creation tax credit; building rehabilitation /reuse grant; and system development fee reimbursement. Mr. Marsh went on to give the descriptions of each incentive type and explained the application process and timeline for review, which includes staff presenting completed incentive application to the Redevelopment Commission; the Redevelopment Commission would then make a recommendation to City Council to approve funds. Ross Holt remarked that he was appreciative of the simple application process. Trevor Nuttall added that these programs are based on State programs and are meant to be reserved for small businesses rather than large businesses.
- **Update on Downtown Parking Study:** Mr. Nuttall presented the latest updates on the Downtown Parking Study. He explained that, according to the study, the City will not need to start charging for parking. Additionally, the City currently has adequate parking spaces, and a parking deck or additional parking will not be needed. Mr. Nuttall mentioned that the City may need to manage Downtown parking differently, including implementing ordinance changes. One change may be to enforce the times of the day when loading zones can be used for parking. The City can provide educational materials and resources to patrons and Downtown businesses on any new parking enforcement changes. In addition, Downtown signage and pavement markings can be improved; wayfinding signs need to be updated. The City should improve pedestrian safety and add flashing pedestrian crossing signs. Mr. Nuttall suggested that a 90-day educational campaign should be utilized to inform visitors and Downtown businesses of new parking enforcement, which will include tickets written by the City Police Department. Educational material will be provided via fliers, social media platforms, and the City website. Mr. Nuttall added that, pending permission by the State, booting may be applied to the vehicles of repeat offenders, and LPR (License Plate Reader) technology may be installed Downtown. New signage should be installed in December 2025, and enforcement will begin in January 2026. Mr. Holt asked Mr. Nuttall how far into the future the study reaches and if the study includes projected population growth; Mr. Nuttall explained that

the study is meant to be accurate for at least 10 years, and City parking should be able to accommodate increased traffic for at least 5 years.

- **Presentation of information related to downtown investment and activity:** Mr. Evans provided information involving Downtown investment. Vacancy rate of Downtown spaces has stayed the same at 5% due to low availability. Our demand for additional retail space remains strong with a vacancy rate sitting at ~5%. The majority of vacant spaces available for rent downtown are individual office spaces. The City's public investment increased from 100k to 575k, including improvements to city hall and the trade street trash facility. This information is meant to show a strong commitment from the city on the vibrancy of our downtown. Private investment decreased from 2.7 million to 1.7 million but still reflects strong interest in investment opportunities downtown. The City is seeing a continued trend of buildings going for sale off market; this year, there were two properties publicly listed with a real estate agent that sold. The City's median annual rental rate downtown is \$15, which is an increase from last year. This is to be expected with the increase in commercial property insurance NC experienced this year. Mr. Jarrell asked about the proposed expansion project in the space behind The Table; Mr. Nuttall explained that the property owner of the business is currently having issues with the railroad right-of-way and is also working with the City to move forward on the project.
- **General development update:** Mr. Evans presented the developmental updates for several ongoing projects, including the following:
  - South Asheboro Middle School renovations: Progressing
  - YMCA: Indoor soccer complex under construction
  - Randolph County Agricultural Center under construction – progress on the first part of building.
  - Memorial Square Apartments-Permits issued- excavation of utilities.
  - Crestview Village- Withdrawn
  - Bailey's Grove Baptist Church- Additional Parking
  - Golda Grande Apartments- 48 units- Under construction – Rough ins completed
  - Technimark Addition
  - Wishon Auto Repair & Towing

Mr. Nuttall added the following projects to the list:

- Trade street project: Underground power has proved to be a challenge. A new power pole will be set diagonally across from Fayetteville Street on a property owned by Downtown Asheboro, Inc.
- Garden Project
- Fire Station #3

**Items not on the agenda:** There were no items to present.

**Adjourn**

Citing no quorum, Mr. Holt adjourned the meeting.

Jamie Wilkins, Secretary  
Asheboro Redevelopment Commission