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MEMO

To: Asheboro Redevelopment Commission

From: John L. Evans, Community Development Division Director

Date: October 29, 2026

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, November 2, 2026,** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA

ASHEBORO REDEVELOPMENT COMMISSION

MONDAY, NOVEMBER 2, 2026

CITY HALL COUNCIL CHAMBERS

146 N. CHURCH STREET

9:00 AM

I. Call to order

II. Approval of minutes from October 5, 2026, meeting

III. Update on the Asheboro 2046 Comprehensive Plan and Redevelopment Commission participation activity

IV. Presentation of overview related to upcoming zoning and subdivision ordinance text amendments

V. Items not on the agenda.

VI. Adjourn

Minutes
Asheboro Redevelopment Commission
October 5, 2026
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, October 5, 2026, 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
Delilah Warner, Vice Chair
Ann McGlohon
A. Owen George, III
David Jarrell

Members Absent:
Katie Snuggs
Ryan Terry
Gene Isom

Also present were John Evans, Community Development Division Director; Trevor Nuttall, Assistant City Manager; Addie Corder, Downtown Development Manager; Tom Carruthers, City Attorney; Tawanna Williams, Transportation Director of RCATS; and Jamie Wilkins, Planning Technician

Call to Order
Mr. Holt called the meeting to order.

Approval of minutes from the special meeting held on June 1, 2026, and the regular meeting held on September 8, 2026
Mr. Holt asked if there was a motion to approve the minutes from the June 1st, 2026 meeting and the September 8th, 2026 meeting. Mr. Jarrell motioned to approve the minutes as presented. Ms. McGlohon seconded, and all were in favor of approving the June 1st, 2026, and September 8th, 2026 meeting minutes.

Guest Speaker, Tawanna Williams, Transportation Director of Regional Coordinated Area Transportation Services (RCATS), will provide an update on the Go Randolph Transit Program
Ms. Tawanna Williams presented her update on the Go Randolph Transit program. She gave a brief overview of the program and its function. She addressed the pricing concern of $6.00 per ride and said that the price has not been an issue so far. Ms. Williams also explained that, compared to last October's numbers, the number of riders this October has doubled. She said that she has found that a lot of people within Asheboro do not have personal

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vehicles and use the service to get to work. Ms. Williams said that the Go Randolph service area will be expanding soon and will include the Randolph Community College campus. Mr. George asked if RCATS and Go Randolph cover the same footprint. Ms. Williams said that no, RCATS is county-wide while Go Randolph is only within the city of Asheboro. Ms. Warner asked if the usual RCATS riders had switched to GO Randolph. Ms. Williams said that they have not switched over but have added the Go Randolph service to their RCATS routines. Ms. McGlohon asked if there is a separate charge for couples riding together. Ms. Williams said that yes, each person must pay a separate riding fee; however, caretakers riding with their charges are not required to pay a separate fee. Mr. George remarked that, in comparison to Go Randolph, Uber has a 30% higher fare. He asked if the Go Randolph service will expand services past 6 pm. Ms. Williams said that the service currently runs from 7 am to 7 pm each day.

Consideration of Building Reuse Grant Application from Taylor Callicutt concerning property located at 118 1/2 Sunset Avenue

Mr. John Evans presented the Building Reuse Grant application from Taylor Callicutt. He said that the upstairs space at 118 ½ Sunset Avenue will soon be inhabited by a yoga studio called Spiral Yoga. Mr. Evans said that, due to moisture intrusion, the applicant, Taylor Callicutt, is requesting grant money to aid in replacement of all windows (11) in the upper portion of the building. The windows face both Sunset Avenue and Trade Street. Mr. Evans presented the applicant's quotes for replacing the windows. The two quotes were for $21,900 and $23,000. He explained that the city may reimburse up to half of the cost of the lowest bid ($10,450), minus any permitting fees calculated into the bid. He mentioned that the applicant is also making other renovations to the upstairs portion of the building. He discussed alignment with the Building Reuse Grant program including increasing the property value, providing additional business space, readiness of two potential contractors to complete the work, and the improved condition of the building. Mr. George asked Ms. Addie Corder who would make the final determination in whether historic windows should be restored or replaced. Ms. Corder said that the National Park Service would be the ultimate decisionmaker on the matter, and that the Service suggests that historic windows be replaced with similar-looking modern windows when repair is not possible. Mr. George asked if Spiral Yoga is an existing business. Ms. Corder said yes, Spiral Yoga is a business that is relocating from another location in Asheboro. Mr. Holt asked what the plan is for replacing the windows on Sunset Avenue. Mr. Callicutt said that the replacement windows on Sunset Avenue will be similar to the Arts Guild's windows across the street. Ms. McGlohon asked for how long the upstairs portion of the building has been vacant. Mr. Callicutt answered that the location has been vacant for about six months. Mr. George asked if grids will be added to the replacement windows to better resemble the original windows. Mr. Callicutt said that grids are included in one of the quotes. Mr. Evans indicated that staff supported the application, subject to removing any permit costs that were calculated in the lowest quote in

what is reimbursable and ensuring the replacement windows are architecturally compatible with the property's location in the Downtown Historic District. Mr. Holt asked if there was a motion to recommend approval of the Building Reuse Grant application for 118 ½ Sunset Avenue, subject to staff's comments. Ms. Warner motioned to approve the grant application, and Mr. George seconded. All were in favor of the application's approval.

Downtown Development Manager Addie Corder will present updates on the award of $225,000 Rural Downtown Economic Development Grant from the North Carolina Department of Commerce, Progress Update on Trade Street, and Downtown Asheboro Business Boost Program sponsored by the Duke Energy Foundation

Ms. Corder presented. She said that, for the Rural Downtown Economic Development Grant, there is a total of $800,000 in available rewards. She explained that the amount will be based on the amount of retained jobs. Mr. Holt asked for a timeline of when grant money may be awarded. Ms. Corder said that bids will go out in the first quarter. Mr. George asked about the Trade Street renovation and how pedestrian-friendly the results will be. Ms. Corder said that traffic will be one-way, the sidewalk will be replaced, and traffic-calming techniques will be implemented. Mr. Holt asked if power lines will be installed under the sidewalk. Ms. Corder said that yes, the power lines will be relocated from above-ground to under the sidewalk. Mr. George asked if hanging pots will be added to Trade Street. Ms. Corder said that there are plans for adding greenery to Trade Street. Hr. Holt asked if there will be parking on Trade Street. Ms. Corder said that there will be no parking allowed on Trade Street, with the exception of loading zones. Ms. Corder went on to present the Duke Energy Foundation Grant information. Mr. Jarrell asked what the Duke Energy Foundation grant can be used for. Ms. Corder said that the Duke Energy grant money can be used for anything that could help improve the appearance and/or function of the businesses downtown. She added that some business owners have requested new signs and awnings. Mr. George asked if there is an ordinance that regulates outdoor dining and alcohol consumption in outdoor seating areas. Mr. Carruthers said that alcohol consumption in outdoor seating areas is subject to ALE regulations. Mr. George said that Greensboro has been encouraging outdoor dining, and he wondered how Asheboro compares. Mr. Holt asked about the historic walking sign program. Ms. Corder gave an update and said that the drafts have been completed for 18 signs. After sign drafts have been edited, the signs will be fabricated, and brochures will be created. In addition, there will be assistance for Spanish-speaking people viewing the signs.

Items not on the agenda

Mr. Nuttall said that the ribbon-cutting event for the Jarrell Garden will be November 15th, 2026.

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Adjourn

Mr. Jarrell motioned to adjourn the meeting. Ms. McGlohon seconded, and all were in favor.

Jamie Wilkins, Secretary
Asheboro Redevelopment Commission

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