



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: February 24, 2021

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, March 1, 2021, at 9:00 a.m.** in the **Public Works Conference Room, located at 1312 N. Fayetteville St.**

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, MARCH 1, 2021
CITY OF ASHEBORO PUBLIC WORKS CONFERENCE ROOM
9:00 AM

- I. Call to Order
- II. Approval of the Minutes (November 2, 2020 & January 4, 2021)
- III. Annual Code Enforcement Update
- IV. Information regarding potential parking lot improvements at the corner of
West Salisbury Street and North Church Street
- V. Information regarding electric vehicle charging station grant funding
opportunity
- VI. Update regarding proposed zoning text amendments concerning allowable
encroachments into public right-of-way
- VII. State and Federal policy and legislative changes that could positively affect
historic redevelopment projects
- VIII. Items Not on the Agenda
- IX. Adjourn

Minutes
Asheboro Redevelopment Commission
November 2, 2020
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, November 2, 2020, at 9:00 AM in the Public Works Conference Room, located at 1312 North Fayetteville Street, Asheboro, NC, 27203.

Members Present:

Linda Carter, Chair
Cynthia Bailey, Vice Chair
David Jarrell
Jonna Libbert
Ann McGlohon
Katie Snuggs
Delilah Warner

Members Absent:

Ross Holt

Also present were Michael Leonard, City Engineer; Justin Luck, Planning and Zoning Administrator; Brad Morton, Planner/Deputy City Clerk

Ms. Linda Carter called the meeting to order.

Approve minutes of Last Meeting (October 5, 2020)

Ms. Warner moved to approve the October 5, 2020 regular Redevelopment Commission meeting minutes. Ms. Snuggs seconded the motion and the motion carried unanimously.

Michael Leonard, PE, City Engineer, will present the following items:

A. Downtown Asheboro Decorative Crosswalks Project

Mr. Leonard presented a map and handouts to the commission which showed conceptual decorative crosswalks featuring zoo animal paw prints. The map also showed the area in which these decorative crosswalks would be placed, including a portion of Sunset Avenue.

Ms. Libbert asked what the timeline for completion was, to which Mr. Leonard stated that depending on the weather it could take a couple more months or until spring to complete the project. He also stated that the City is coordinating this project with a streetscape company out of Florida.

No action was requested of the Commission, and none was taken.

B. Selection of Landscape Architect for Design of the David and Pauline Jarrell Center City Garden

Mr. Leonard stated that the initial plan of the City was to have NC State's landscape architecture program design the landscaping of The David and Pauline Jarrell Center City Garden. He stated that due to no response from the program the city will initiate an RFQ (Request for Qualifications) process in order to bid the job. Ms. Warner asked how the contractor is selected, to which Mr. Leonard stated that the RFQ process would score each contractor based on their qualifications and the contractor with the highest score would get the contract.

No action was requested of the Commission, and none was taken.

Downtown Asheboro Streatery Presentation by Ms. Rebekah McGee, Downtown Asheboro, Inc. Executive Director

Ms. Rebekah McGee spoke in detail on the Downtown Asheboro Streatery event that will take place on Saturday, November 7th from 11 a.m. to 3 p.m. She stated that in addition to the outdoor dining event, the City Council will be voting to pass an ordinance that would allow alcohol consumption in the public right of way at their Regular November meeting. She stated that in addition to the downtown restaurants on Sunset Avenue, The Table, Mike's Chicago Dog and More, and Positano would also be participating. She stated there will also be live music on the street. She mentioned that if the ordinance to allow alcohol in the public right of way is approved, Four Saints Brewery would be setting up an area for their products. She stated that in addition to the restaurants being open, several of the downtown businesses will be doing open houses during this time in order to gain additional retail revenues during the event. She then went over the Main Street Program and highlighted the four (4) main points of the Main Street Program. Ms. Snuggs inquired if regulations on social distancing and wearing a face covering will be in place, to which Ms. McGee stated that the event would adhere to all state guidelines regarding Covid-19.

No action was requested of the Commission, and none was taken.

Items not on the Agenda

There were several items brought up by staff and members of the commission including:

- Ms. Rebekah McGee, Downtown Asheboro, Inc. Executive Director, is assisting downtown businesses with grant applications for Covid-19 related assistance.

- Ms. Warner stated that there was free covid-19 testing at Premier Medical Center at the corner of Presnell St and North Fayetteville St.
- Jenna McKenzie's project on South Fayetteville Street is moving forward with retail downstairs and residential units upstairs.
- Hamilton's Steakhouse may be moving to the old Salvation Army building downtown across the street from the Asheboro Masonic Lodge.
- Mr. Ben Tuggle's project at Cherry St. and Sunset Ave. is moving forward with parking expansion.
- Construction at the Randolph Mall is moving forward.
- Potential multi-tenant retail and restaurant located in Hobby Lobby parking lot is being reviewed.
- Interest in the old Bamboo Garden property for a two restaurant tenant structure is pending NCDOT comments regarding access.
- Cookout has a revised plan for a restaurant located at the Cookout Carwash.
- IHOP is reopening.
- Multi-tenant commercial space in Wal-Mart parking lot may be moving forward.
- K&W property being renovated and leased by Thomas Tire for tractor trailer servicing/repair.
- Bojangles' North Fayetteville Street location construction is almost complete.
- Ms. Warner wanted clarification on any upcoming sidewalk repairs, to which staff will provide information at the next meeting.

Adjourn

Ms. Bailey moved to adjourn. Ms. Snuggs seconded the motion and the motion carried unanimously. After hearing no further business, Ms. Carter adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission

Minutes
Asheboro Redevelopment Commission
January 4, 2021
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, January 4, 2021, at 9:00 AM in the Public Works Conference Room, located at 1312 North Fayetteville Street, Asheboro, NC, 27203.

Members Present:

Linda Carter, Chair
Ross Holt
Jonna Libbert
Ann McGlohon
Delilah Warner

Members Absent:

Cynthia Bailey
David Jarrell
Katie Snuggs

Also present were John Evans, Assistant Community Development Division Director; Brad Morton, Planner/Deputy City Clerk; Trevor Nuttall, Community Development Division Director; John Ogburn, City Manager.

Ms. Linda Carter called the meeting to order.

Approve minutes of Last Meeting (November 2, 2020)

A quorum was not present at this particular time of the regular meeting, therefore this action item has been deferred to the February 1, 2021 meeting.

Discussion of pending study examining public right-of-way needs on Sunset Avenue from Davis Street to Church Street

Mr. Nuttall gave a visual presentation of the above referenced agenda item. He gave a brief background of the following:

- Requests over the years from property owners about building additions that may encroach into the public right-of-way (ROW) along Sunset Avenue.
- Zoning ordinance generally does not permit structures in public ROWs.
- The city code authorizes limited encroachments.
- NCGS provides stipulations on the city's granting of easements within public ROWs.

He showed aerial images of Sunset Avenue, noting the changes in ROW widths from Fayetteville Street to Davis Street. He also showed an image from Davis Street to Church Street and noted significant changes in ROW widths. He showed photos of the area in questions. He gave a list of the zoning ordinance requirements as well as the city code requirements as follows:

- Zoning ordinance establishes setbacks of structures from property lines and right-of-ways.
- Prohibitions are within the zoning ordinance that pertain to specific types of encroachments within public ROWs.
 - Includes canopies, marquees, awnings, most signs
- However, the city code permits limited encroachments adjacent to the street, specifically over sidewalks where certain conditions are met.
 - Standards include requirements related to distance from curb, overhead clearance, and the use of noncombustible materials.
- State law provides that in instances where the city wishes to grant an easement to allow use within a public right-of-way, such grant must be treated as a sale of property. Permitted encroachments do not require an easement nor property sale.

He listed the recent requests that have been made to the city including:

- 2nd story balcony additions
- Canopies
- Awnings
- Signs
- Improvements related to outside dining
- All requests have required consideration of public right-of-way, type of proposed encroachment, zoning/city code review, and evaluation of state law.

He then stated the City's current status:

- City staff have received a proposal that would add a canopy and raised outdoor dining area in the block between Davis Street and Church Street.
- Zoning ordinance amendment(s) and closure of public right-of-way by City Council necessary for project to move forward.
- City Manager has directed an evaluation of right-of-way needs for this block of Sunset Avenue. Surveying is pending.
- Anticipate reporting back to Redevelopment Commission following completion of study

He then asked the Commission if they had any questions on this item.

Ms. Carter asked if the city has ever assisted business owners with putting up awnings or canopies, to which Mr. Ogburn stated the city has assisted with removing them for business owners. She also asked if Church Street was included in this study, to which Mr. Nuttall stated that Church Street would not be included in this study as it is a state-maintained road. She stated that there is not a lot of continuity with the width of sidewalks in this area and if business owners have the frontage and additional depth to make something good happen for downtown then they should be able to do so. Mr. Holt asked if the right of way closure would be because of additions made, to which Mr. Nuttall stated that the recent request is for an addition of a canopy. Mr. Holt also stated that the city should make it streamlined and asked if there were design standards that would go along with this study, to which Mr. Nuttall stated that there are design standards in place that address building materials but stated that the city would look into the question of whether modified design standards would be advisable. Ms. Warner asked if the request was made for this because of the location, to which Mr. Nuttall stated that this is related to a request brought forth by a business in this block of Sunset Avenue. Ms. Libbert asked if there would be a business lost because of this request, to which Mr. Nuttall stated that there would not be a net loss of businesses in the downtown area because of this. There were no more questions at this time. No action was requested of the Commission, and none was taken.

Presentation on Trade Street Opportunities

Mr. Ogburn showed a visual presentation of the Trade Street area of downtown. He noted several points in his presentation, including utility poles, exposed wires, backs of buildings, and narrow sidewalks. He showed several pictures of the Trade Street area, from Fayetteville Street to North Street. He mentioned that the downtown plan has included renovations to City Hall, Sunset Theatre, Cranford Hosiery, access areas on Church Street near Positano's, as well as potential renovations to the Acme McCrary structures. He stated Trade Street updates to rejuvenate the area in a similar manner to the rest of the downtown area would benefit the public. He stated that he has reached out to Rebekah McGee of Downtown Asheboro Inc. to assist with these efforts. He stated that Ms. McGee has reached out to the Wooten Company for cost estimates on improvements to Trade Street. He is hoping to receive information from another company that would like to rehab the Acme McCrary building into market rate and affordable housing. He stated that a good goal for the current climate of the pandemic is to improve public spaces. Mr. Holt noted that there is significant condensation dripping from A/C units on Trade Street. There were no other questions or comments at this time. No action was requested of the Commission, and none was taken.

Announcement of Community Development Block Grant Coronavirus Relief (CDBG-CV) funding

Mr. Ogburn mentioned the state of things in the City of Asheboro, including that there have been 144 deaths and approximately 3,000 active cases of COVID-19. He stated that Randolph Health did receive vaccines. He stated that the police and fire department employees are being contacted by Randolph Health for vaccinations if they want them. He stated that the area hospitals are full. Ms. Carter asked if there were any city employees who have had COVID-19, to which he stated that there were.

Mr. Nuttall then gave a brief presentation on the announcement of CDBG-CV funding. He stated that:

- City's request for community subsistence approved by Department of Commerce for up to \$900,000
 - Rent, utility, and/or mortgage payments for LMI
 - City application also proposed food distribution and support
- Intent is to utilize United Way of Randolph County as a conduit to provide funding to community non-profits engaged in these activities

He then gave the projected schedule:

- Council authorizes agreement with DOC January 7
- City completes required compliance documents by April, 2021
- Release of Funds requested May, 2021
- Agreement with United Way executed by May, 2021
- All funds must be obligated by March 17, 2023 and spent by June 17, 2023. Closeout to occur before September 17, 2023
- Progress reports submitted annually; presentation to Council required

No action was requested of the Commission, and none was taken.

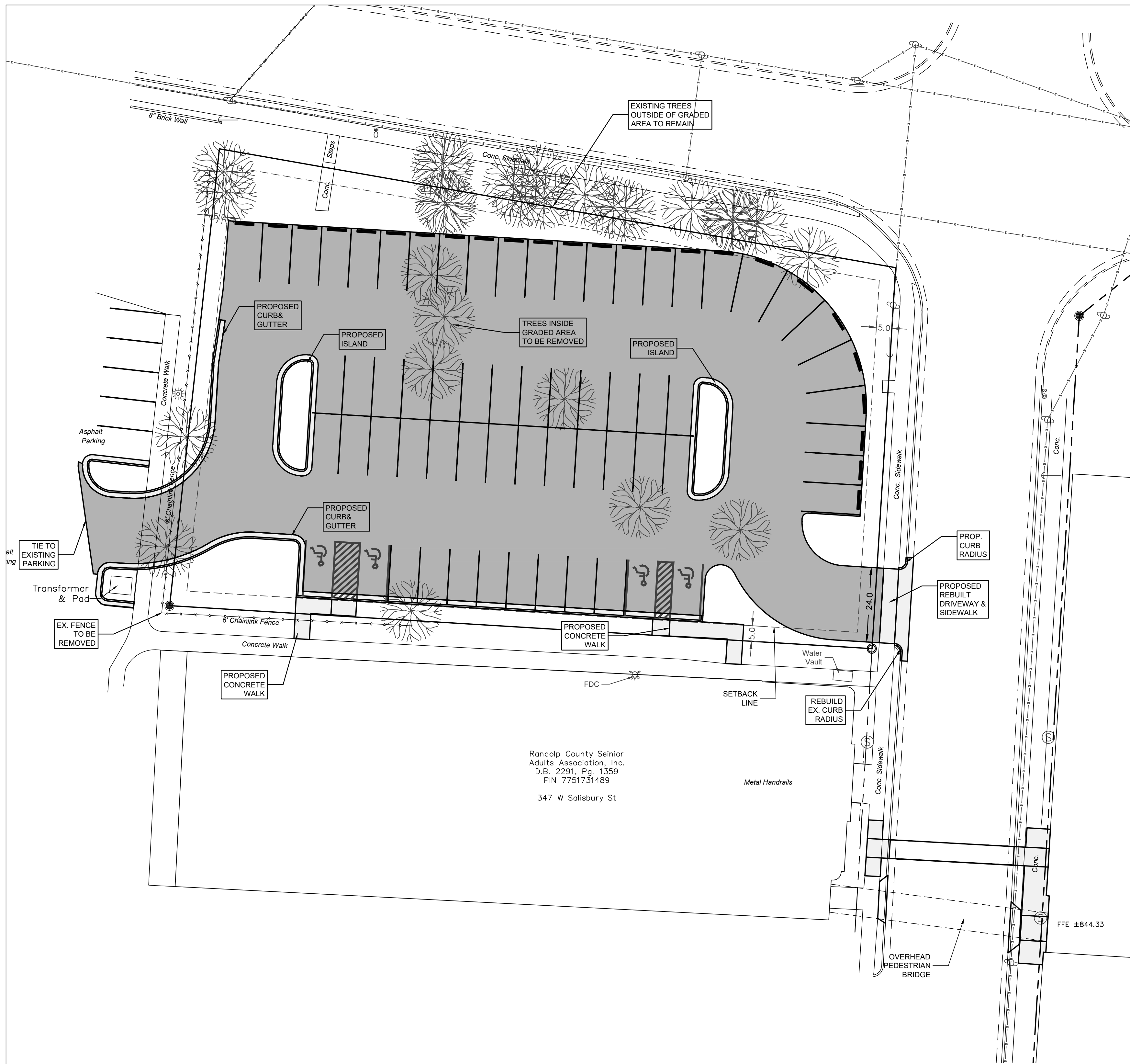
Items not on the Agenda

There were no other items.

Adjourn

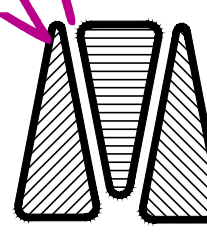
After hearing no further business, Ms. Carter adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission



REVISIONS			
BY	DATE	DESCRIPTION	SYM.

PRF



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PARKING LOT SITE PLAN

CHURCH STREET LOFTS
City of Asheboro,
Randolph Co. - North Carolina

Scale: 1" = 20'	Sheet No.:
Date: 01/31/2021	2
Drawn: TS	
Checked: ---	
Job No.: CHURCH ST	
Of: 10	Version: 1

RZ-21-01: Text amendments to the zoning ordinance concerning allowable encroachments into the public right-of-way (Article 200A, Center City Planning Area)

Tier 1

(4) Development Standards for Buildings

The following sections identify standards that shall apply to development within the Central Business Planning Area in addition to all other applicable standards contained in this Ordinance. In general, infill uses shall be compatible with the established architectural character of the area by using complementary building style, form, size, color, materials, and detailing. New construction should reinforce existing building and design patterns.

(a) Building Materials:

(i) Permitted Materials: Buildings shall be clad in one or more of the following: brick, brick veneer, ornamental split-faced concrete block or similar ornamental concrete masonry unit (CMU), stucco (synthetic or natural), stone or simulated stone/marble. Vinyl and/or aluminum may be used to clad soffits, trim, or windows. Aggregate stone panels may be used provided it does not cover more than 30 percent of any wall area.

(ii) Prohibited Materials: Materials specifically disallowed as primary siding materials include, but are not limited to: vinyl and aluminum siding, unfinished wood, concrete block (except split-faced block). In addition, materials prohibited in Sections 316A, 317A and 318A of this Ordinance are prohibited.

(b) Colors: No high intensity colors metallic colors, or fluorescent colors shall be allowed on any building or architectural element. Exception: The use of such colors shall be permitted on business identification signs.

(c) Existing Street Fronting Facades:

(i) For existing buildings, no openings on any portion of a wall oriented toward a public street shall be covered or blocked with any material so as to render the opening functionally obsolete (unable to be utilized for entry into the building) or inhibit transparency.

(ii) Security bars, panels, curtains, and like devices, whether retractable or permanent, shall not be constructed or used on the exterior portion of any building wall oriented toward a public street. Such devices may be installed on the interior of the building.

(iii) A zoning compliance permit shall be obtained prior to painting, staining, or covering any street front facade. Any street front facade of masonry buildings that has historically been left in a natural, uncovered state shall not be painted, stained or otherwise covered; this prohibition shall apply only to the masonry portion of the building and not to any non-masonry building trim or accents. This subsection shall not apply to single-or two family dwellings. (Amended 2-4-2016)

(iv) Notwithstanding Sections 304.4 and 505 of the Asheboro Zoning Ordinance, objects and structures over sidewalks otherwise permitted by Chapter 99 of the Code of Asheboro shall be allowed to encroach into city-maintained public right-of-ways and, with state approval, state-maintained public right-of-ways, provided:

(aa) any sidewalk within the public right-of-way is not rendered non-compliant with Americans with Disabilities Act standards by such object or structure; and

(bb) the object or structure does not prevent the city and any other entitled entity from maintaining public infrastructure within the public right-of-way; and

(cc) the object or structure is in strict compliance with Chapter 99 of the Code of Asheboro and all other provisions of the city Zoning Ordinance.

RZ-21-01: Text amendments to the zoning ordinance concerning allowable encroachments into the public right-of-way (Article 200A, Center City Planning Area)

Tier 2

(4) Development Standards for Buildings

The following sections identify standards that shall apply to development within the Central Fringe Planning Area in addition to all other applicable standards contained in this Ordinance. In general, infill uses shall be compatible with the established architectural character of the area by using complementary building style, form, size, color, materials, and detailing. New construction should reinforce existing building and design patterns.

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(bb) the object or structure does not prevent the city and any other entitled entity from maintaining public infrastructure within the public right-of-way; and

(cc) the object or structure is in strict compliance with Chapter 99 of the Code of Asheboro and all other provisions of the city Zoning Ordinance.