



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: March 27, 2024

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, April 1, 2024, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, APRIL 1, 2024
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Anticipated Redevelopment Commission Member Re-appointments
- III. Election of Officers
- IV. Approval of the minutes from the February 5, 2024 regular meeting
- V. Discussion of Land and Water Conservation Fund Application submitted for the David and Pauline Jarrell Center City Garden
- VI. Report on request to Duke Energy to participate in the North/Trade Street Infrastructure Project
- VII. Status of planned tank removal at the Historic Mill located at 159 North Street
- VIII. Upcoming Events:
 - a. Thrifty Thursday Movie at Sunset Theatre: "Smokey and the Bandit" – April 4th at 1 p.m.
 - b. Asheboro Jazz Fest – April 5th and 6th at 7 p.m.
 - c. Randolph Youth Theater Company presents "Willy Wonka, Jr." at Sunset Theatre on the following dates:
 - Thursday, April 11 - 7:00 PM
 - Friday, April 12 - 7:00 PM
 - Saturday, April 13 - 2:00 PM
 - Saturday, April 13 - 7:00 PM
 - Sunday, April 14 - 2:00 PM
 - d. Zoo City StrEAT Fest – April 20th from 5-8 p.m.
 - e. Expected Grand Opening of Zoo City Sportsplex
- IX. Items not on the agenda
- X. Adjourn

Minutes
Asheboro Redevelopment Commission
February 5, 2024
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, February 5, 2024, 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
Owen George, III
Gene Isom
David Jarrell
Ann McGlohon
Katie Snuggs

Members Absent:

Ryan Terry

Also present were Bill McCaskill, City Councilmember; John Evans, Assistant Community Development Division Director; Chuck Garner, Code Enforcement Officer; Eddie Garner, Chief Building Inspector, 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 January 8, 2024 regular meeting

Mr. Jarrell moved to approve the minutes from the January 8, 2024 regular meeting. Ms. Warner seconded the motion and the motion carried unanimously.

Annual Report: Building Inspections

Mr. Eddie Garner, Chief Building Inspector, gave a visual presentation of the Annual Report for the Building Inspections department for the year 2023. He noted that the Building Inspections department is made up of himself as Chief Building Inspector, Mr. Nathan Laughlin, Building Inspector, and Ms. Khanthaly Keohanam, Permit Technician. He stated that the city had a very successful and busy year in 2023. He stated that the need for an additional building inspector may be necessary soon due to the growth Asheboro is seeing. He stated that the number of building permits has increased and there seems to be more awareness of the need for and importance of applying for building permits

throughout the city. He went over the various building permit types and the building inspections valuation report. He stated that the total valuation for both new construction and additions/alterations is \$40,162,437.00 and noted that the valuation indicated on the report are estimated valuations by the contractor/homeowner for permitting purposes and were not provided by the tax assessor. He stated that there was a total of 3,283 permits issued in 2023, which includes all residential, commercial, and trades permits. He mentioned that, in the future, the city may wish to standardize the way construction value is established for building permits. One option could be to utilize the International Code Council as a basis for cost rather than using self-reported costs, which is how fees are currently assessed. He then asked the commission if there were any questions at this time. There was general commentary on the several different developments happening in Asheboro, including 44 townhomes at Crestview Church Road and Zoo Parkway, a total of 750 residential units approved on Zoo Parkway, and a new Cone Health Facility. There were no further questions for Mr. Garner and there was no formal action taken by the commission at this time. The Commission thanked Mr. Garner for his service to the city.

Annual Report: Code Enforcement

Mr. Chuck Garner, Code Enforcement Officer, gave a visual presentation of the annual report for the Code Enforcement Department for the year 2023. He mentioned that 2023 was a busy year, with 173 notices of violations issued, 16 dilapidated structures removed, and 17 encampments of unhoused individuals retired. He then provided photographs of the various types of code compliance situations that exist within the City of Asheboro. He mentioned that, related to the homeless population, there are community navigators, specifically Ms. Angi Polito, who have been providing resources to people in need. Unfortunately, often times people in encampments in the City of Asheboro have not been interested in learning about assistance. Requirements for assistance can include abstaining from drug use and people suffering from drug dependency can have a difficult time accepting and completing the treatment needed to recover from drug use. Ms. McGlohon inquired about where the people go after an encampment is retired. Mr. Garner stated, while the number and location of unsheltered individuals is pretty well known through proactive measures and community census efforts such as the Point In Time count, where people go following disbandment of a camp is less known. Mr. George inquired about how many encampments remain. Mr. Garner stated that there are two (2) left that will be retired in the next week. Mr. Holt mentioned that 26 individuals from Randolph County have been provided with assistance from the Community Navigator program. Ms. Snuggs thanked Mr. Garner for his service to the city. There was general conversation about code enforcement cases related to dilapidated housing as well as comments related to the challenges people have now with obtaining low-income housing, including the lack of housing stock as well as housing vouchers expiring prior to obtaining housing. Mr. George inquired about

the status of 118 and 120 N. Main Street. Mr. Garner stated that the property owner is currently in the process of subdividing this property. He stated that there has been an administrative hearing on the property in question, and this has started a timeline for action to occur. Mr. George inquired if the owner was allowed to enter the property. Mr. Nuttall stated that technically no one should be entering the building unless the Building Inspector provides permission due to the structure being declared unsafe. He stated that there has been regular communication with the property owner; the intent appears to be to subdivide the property in order to be able to convey the western portion of the property separately from the rest of the land. There were no further questions, and no formal action was taken by the commission at this time. The commission thanked Mr. Garner for his service to the city.

Development Update

Mr. Evans gave an update on development that had occurred or progressed since the last update given during the Commission's November 6, 2023 meeting. He provided the following information to the commission:

- Rezoning of property at 155 South Fayetteville St. and 142 Worth Street (former PNC Bank and drive through ATM) from OA6 Office-Apartment to B3 Central Commercial.
- Proposal for LIHTC development with 46 units (Uwharrie Park Apartments located at 853 East Salisbury Street)
- Potential multi-family development at 801/817 Sunset Avenue at South Cherry Street
- Renovations at West Salisbury/Ross Streets for Hunt Electric Supply
- Flex Commercial Space beside Harpley Meat Processing
- Approval of Hillcrest Farms residential subdivision (350 residential dwellings, mix of townhomes and single-family) by City Council in January
- Randolph Mall: Renovations to Shoe Department with exterior entrance; City Water billing office relocated to near East Salisbury Street Entrance
- Cone Health facility permits have been issued.
- Proposed Arlington Apartments Phase 2 with 180 additional dwellings proposed. There are currently 120 units. Planning Board Considers request today; Council scheduled for March 7th.

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

Items not on the agenda

Mr. Nuttall addressed the following items brought up by the commission:

- Chandler Concrete: No formal information known about a move from their current location.
- Trade Street Improvements: Similar to last month's status update, the city continues to work with property owners to assess potential reconnection costs associated with buildings receiving new underground power.
- Jarrell Garden: Funding has been awarded for site preparation work of the project. He stated that there will be a city council workshop later in the month related to capital project prioritization. Currently, the Army Corps of Engineers hasn't assigned a field inspector to determine any federal jurisdiction on the property.
- In response to an inquiry from the commission, Mr. Nuttall mentioned the removal of trees at Memorial Park is due to fence damage at the tennis courts.
- Ms. Warner inquired about locations where kids could play basketball. It was advised that she communicate with Cultural and Recreation Services to answer this inquiry.

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

Adjourn

Ms. McGlohon 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