



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: April 27, 2022

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, May 2, 2022, at 9:00 a.m.** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, MAY 2, 2022
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes (March 7, 2022)
- III. Update on Acme McCrary Acquisition
- IV. Information on the Proposed Memorial Square Whole Block Redevelopment Project
- V. Discussion concerning anticipated Asheboro Transportation Survey
- VI. Report on Progress related to the Updated Land Development Plan
- VII. Items not on the Agenda
- VIII. Adjourn

Minutes
Asheboro Redevelopment Commission
March 7, 2022
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, March 7, 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
Ryan Terry
Delilah Warner

Members Absent:

Katie Snuggs

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.

Approval of the minutes (February 7, 2021)

Ms. McGlohon moved to approve the meeting minutes from February 7, 2022. Ms. Warner seconded the motion and the motion carried unanimously.

Presentation by Ms. Rebekah McGee, Executive Director – Downtown Asheboro, Inc., related to a Downtown Asheboro social district and upcoming spring events

Ms. McGee gave a presentation regarding a proposal for a social district in the downtown area. She defined a social district and mentioned that other states and cities within North Carolina have adopted social districts. She stated that Asheboro's size of downtown is perfect for a social district. She went over the rules pertaining to a social district, including but not limited to, approved containers for alcoholic beverages, signage, a map of the district reviewed by the ABC commission, time limits, and must be reviewed and approved by City Council. She envisions the social district to complement the various downtown events that occur. She then asked the commission if they had any questions. Mr. Terry inquired on the police stance of the social district. Ms. McGee stated that

the police department have some concerns. She also stated that overall, the cities that have introduced social districts don't appear to have many issues for their respective law enforcement departments. Ms. Warner asked if other cities gathered data or feedback in the form of surveys from their community members. Ms. McGee stated that she was unaware of what other communities had done prior to introducing a social district. She stated that she did talk to the downtown merchants and there were some that did not want to be included in the social district but overall didn't have any issues with other businesses participating. Mr. George mentioned the example of Savannah, Georgia and that the local economy could benefit from the social district. He also asked if environmental impacts were considered with the social district, such as litter and paper over plastic cups. Ms. McGee stated that other areas with a social district haven't had litter issues at this point. Mr. Holt asked if the boundaries could be extended to accommodate other businesses near downtown, like the new Black Powder Smokehouse. Ms. McGee stated that the goal is to have the boundary be for immediate downtown area at this point and would be difficult to extend the boundaries. Ms. McGlohon asked when the district would be in effect. Ms. McGee stated that the hope is by the summer.

Ms. McGee also spoke on summer events downtown. She mentioned that there will be concerts downtown on May 20th, June 10th, July 15th, and August 5th. She stated that these concert dates will be different dates than the city summer concert series. There were no further questions and no action was taken by the commission at this time.

Request for feedback – NCDOT Transportation Alternative Program (TAP) Projects

Mr. Nuttall gave a visual presentation regarding the above referenced item. He stated that during the past several years, NCDOT has made funds available specifically for new or repaired sidewalk handicapped ramps and short sidewalk sections to connect nearby ramps. NCDOT has requested projects from local government units. No local match is required and NCDOT manages the project. He stated that in prior years, the city has requested and received funding to improve handicap accessibility in the city; recent examples are on Park St. at W. Wainman and Lanier Avenues. Projects must involve an NCDOT street and be submitted prior to March 15. He stated that City staff put together a list of projects that may be submitted and is requesting feedback on this list as well as suggestions for other locations. He then showed the list as follows:

- NC-42 (E. Salisbury Street) & N. Elm St.
- NC-49 (64 Bus. W.) & SR-1156 (S. Park St.)
- NC-49 (64 Bus. W.) & SR-1156 (S. Park St.): New sidewalk at SW Corner to connect with existing sidewalk fronting Dairy-O to create a continuous path (approx. 200').

- SR-2189 (Martin Luther King Jr Drive) & Harrison St.: New sidewalk to connect with existing on West side of Harrison.
- SR-2189 (Martin Luther King Jr Drive) & SR-2216 (Cedar Falls Rd.)
- SR2189 (Martin Luther King Jr Drive) & Loach St.
- SR-2269 (Vision Drive), BUS 220 N, and SR-2261(Old Liberty Rd.): Add new Domes on the NW and NE intersections. Cut median and add domes, connecting the northern crosswalks.
- BUS 220 N and Miller St.
- BUS 220 N and Burns St.
- BUS 220 N and MacArthur St.
- SR-1451 (N. Park St) and Hoover St.
- SR 2327 (S. Cox Street) and E. Kivett St.

He then showed photographs of various intersections on the list of projects to be submitted to NCDOT and asked the commission if there were any questions.

Mr. George inquired about new crosswalks. Mr. Nuttall stated that the state would not add any new crosswalks unless they were ready to receive pedestrian access and that the first step in the process is to get the ramps in place for intersections with no initial pedestrian access. Mr. Holt asked if ramps can be installed where there is no sidewalk. Mr. Nuttall stated that if sidewalk is planned at this location in the future then they can usually install new ramps prior to installing new sidewalks. Ms. Warner inquired about future plans for improvements. Mr. Nuttall stated that there is money in the city budget for sidewalk improvements but that the money usually is used for maintenance work. He stated that citizens are encouraged to report any trip hazards or street repair, such as pot holes, to public works either by phone or the city website. There were no further questions and no action was taken by the commission at this time.

Discussion on RCAT's Proposal for Local Transit Routes in Asheboro

Mr. Nuttall gave the following information to the commission regarding a proposal from RCATS for a deviated local transit route in the City of Asheboro:

- RCATS presented idea of deviated fixed route to City Council in February
- Preliminary concept is for a 7 am – 7 pm M-F route
- 2 vans would run the routes simultaneously
 - 20 total stops
 - 11 residential complexes
 - 9 commercial/office/institutional
- Startup costs approx. \$320k; recurring year costs \$190k
- Fare TBD
- Not “on-demand” but regular service with limited route deviation requests (1/4 mile)
- Branded as Zoo City Loop

- 8 Northbound routes per day and 8 Southbound routes per day at the following times:
- Start times
 - Morning route — 7 a.m., 8:30 a.m. and 10 a.m.
 - Midday route — 11:30 a.m., 1 p.m. and 2:30 p.m.
 - Evening route — 4 p.m. and 5:30 p.m.
 - 90 minutes to complete loop
- Service could be expanded in future (NC Zoo loop)
- Council expected to consider proposal as part of '22-'23 budget

He stated that he would answer any questions from the commission at this time.

Mr. Jarrell asked how this project will be funded. Mr. Nuttall stated that this will be from NCDOT transit dollars for initial startup costs and that outside of any participation from the county, the city will be paying for this program. Mr. George asked if electric vehicle alternatives were thought of for this program. Mr. Nuttall stated that the current proposal doesn't itemize electric vehicles in the budget but this could definitely be a future addition as many vehicle manufacturers are exploring these electric fleet vehicles. Mr. Nuttall added that this service is for anyone who needs the transit service and not just for seniors. He mentioned that the total loop would be around a 90 minute trip. He mentioned the potential for additional stops in the future for expansion to the route. Mr. George noted that other cities that are attracting more people are those that provide transportation alternatives for their citizenship. There were no further questions and no action was taken by the commission at this time.

Items not on the agenda

Mr. Holt mentioned that the community navigator program has launched and at the end of February, the program is working to assist 14 people so far. He also mentioned a federal energy grant that the library is working to obtain in order to solarize the mobile library unit.

Mr. Jarrell asked for an update on Trade Street improvements. Mr. Nuttall stated that staff can update the commission next month on this information. There was a question on the project start date for the NC-42 sidewalk expansion. Mr. Nuttall informed the commission that staff can update them on this information next month.

Mr. Nuttall mentioned that there is a vacancy on the commission and if the members would reach out to him if they know of any potential candidates to fill the position.

Adjourn

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

Brad Morton, Secretary
Asheboro Redevelopment Commission