



MEMO

To: Asheboro Redevelopment Commission

From: John L. Evans, Community Development Division Director

Date: August 27, 2025

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting at 9:00 AM on **Tuesday, September 2, 2025** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
TUESDAY, SEPTEMBER 2, 2025
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from April 7, 2025 regular meeting
- III. Introduction of Cheryl “Smokey” Morrison, Code Enforcement Officer (Part-Time)
- IV. Discussion of proposed small business incentive program (Job Creation Tax Credit)
- V. Update on Downtown Parking Study
- VI. Presentation of information related to downtown investment and activity
- VII. General development update
- VIII. Items not on the agenda
- IX. 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 21st, 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