



MEMO

To: Asheboro Redevelopment Commission

From: John L. Evans, Community Development Division Director

Date: February 25, 2026

RE: Asheboro Redevelopment Commission Regular Meeting

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

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, MARCH 2, 2026
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from the January 5, 2026, regular meeting
- III. Eddie Garner, Chief Building Inspector, will present the Annual Building Inspections Report
- IV. Chuck Garner, Code Enforcement Officer II, will present the Annual Code Enforcement Report
- V. Update on NCDOT Pedestrian Safety project submittals
- VI. Report on bids received and apparent low-bidder for Jarrell Center City Garden.
- VII. Items not on the agenda
- VIII. Adjourn

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

The Asheboro Redevelopment Commission held its meeting on Monday, January 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
Katie Snuggs

Members Absent:

Gene Isom
David Jarrell
Ryan Terry

Also present was Trevor Nuttall, Assistant City Manager; John Evans, Community Development Division Director; Addie Corder, Downtown Development Manager; and Jamie Wilkins, Planning Technician

Call to Order

Mr. Holt called the meeting to order.

Approval of the minutes of December 1, 2025, regular meeting

Mr. Holt asked if there was a motion to accept the December 1, 2025 regular meeting minutes as presented. Ms. Snuggs moved to approve the December 1, 2025, regular meeting minutes. Ms. McGlohon seconded the motion, and the motion carried unanimously.

Downtown Development Manager Addie Corder's Presentation Regarding the 2025-2030 Work Plan for Downtown

Ms. Corder presented Downtown Asheboro, Inc.'s (DAI) strategic five-year plan. DAI's vision and goals include organization, promotion, design, and economic vitality. DAI also has a role in the NC Main Street Program. Ms. Corder presented the City of Asheboro's 2025-2030 work plan for the downtown area. She explained that the work plan includes utilizing its connection with the North Carolina Zoo to encourage tourism of Downtown Asheboro, and vice versa. A major focus of the work plan is improving transportation and parking Downtown. Ms. Corder described an instance where DAI had shuttled zoo volunteers into Downtown Asheboro as a way to promote the downtown area; she mentioned that this is something that she is hoping to do again in 2026. Ms. Corder

explained that Downtown Asheboro could exploit its unique artistic, entrepreneurial, residential and walkable assets to attract zoo patrons. She mentioned that a potential project that the City could embrace is to paint zoo themes onto the signal boxes Downtown. She described several goals that she hopes to reach by the year 2030, including: promoting the NC Zoo in Downtown Asheboro; encouraging small businesses and residential living; and supporting a walkable, connected environment. One specific goal is to design and sell Asheboro-themed Christmas ornaments in order to raise funds. Another goal is to encourage the addition of child-oriented shops. Additionally, downtown events such as concerts will continue to be a staple in Downtown Asheboro's funding sources. Ms. Corder said that the City wants to be encouraging of Downtown events but needs to be strategic about partnering with third parties for such events, as events can be demanding of resources. Mr. George asked if events are sometimes a burden on City money and resources; Mr. Nuttall informed the Commission that there will be a presentation about this subject later in the meeting. Ms. Corder stated that the city will continue to coordinate with Downtown businesses when events take place that may disrupt business hours. Additionally, she mentioned that she would like to see banners utilized as advertisement for Downtown events; these banners would be placed over Sunset Ave. She added that the City will continue to offer the Preservation Asheboro program for owners of historic properties to earn tax credits. Ms. Corder concluded by stating that DAI would like to see upper stories of downtown buildings be utilized as rental properties or office spaces. Also, part of the work plan for Downtown includes encouraging patrons to walk and enforcing traffic calming to improve safety for pedestrians. A trolley system or park-and-ride system could be adopted to improve downtown patronage and traffic. Mr. George mentioned that Seagrove is utilizing their unique history of pottery-making to draw people to their downtown area; perhaps Asheboro could do something similar. Ms. Warner asked how a zoo gift shop in Downtown Asheboro would be obtained. Ms. Corder said that there have been talks with zoo administration on coordinating a zoo-owned store downtown.

Update on Trade Street Infrastructure Project

Mr. Nuttall presented an update on the infrastructure and utility improvements on Trade Street. The infrastructure and utility improvements will have additional benefits, including the following: the opportunity to enhance overall appearance of the corridor; burying overhead lines and upgrading sidewalks will provide an attractive streetscape; Trade Street is intended to become a natural extension of the downtown area for events/festivals; and the stimulation of commerce along Trade Street. Mr. Nuttall then went over the history of the project and the timeline, providing historical events from project kickoff to the present streetscape construction documents. He provided the project breakdown, listing the steps for the current contract with Wooten Engineering: water main replacement, sanitary sewer replacement, gas service replacement, and underground electric service. Mr. Nuttall then listed the steps for the second contract with Wooten Engineering, specifically the streetscape improvements:

stamped and colored asphalt, scored sidewalks, traffic calming islands, and benches and landscape planters. He described the constraints and challenges that Wooten has encountered and the next steps for moving forward. Mr. Nuttall concluded by stating that the city will have to coordinate with Duke Energy to make sure that the utility improvements will be up to Duke Energy's standards. In addition, the city will have to coordinate the timing of the infrastructure improvements with businesses along Trade Street, as these improvements may temporarily inhibit access to some businesses. Mr. Holt asked how long the project will take once ground is broken. Mr. Nuttall said that hopefully the project will take around ten months. Ms. Warner asked how much this project will cost. Mr. Nuttall answered that the project will likely cost around two million dollars.

Presentation Of Special Event/Parade Permitting Policy Amendments

Mr. Nuttall presented a plan for the city to better manage special events going forward. He stated that the number of special events and parades have been increasing and that events can average one to two per week during warm months. Better management of special events in the city will help protect public safety, recover some of the expenses in personnel and equipment paid for by the city, and will help preserve staff morale and stamina during busy times. Mr. Nuttall listed the changes to management of special events, including: requiring more advance time to plan and prepare, with at least 30 days of notice but encouraging more for NCDOT road closures; obtaining additional information from event organizers; a direct and paid law enforcement component based on alcohol sales and/or anticipated attendance; and establishing an event fee based on the footprint of the event and the demand on resources. These changes will be implemented within the fiscal year 2026-2027. Past organizers will be notified of changes, and changes will be publicized over the next several months. The changes will be discussed at the next City Council meeting and will be discussed with Downtown Asheboro, Inc board and downtown merchants. The new special event application will be introduced to applicants immediately before going live and before fees are included; this will give the City time to work out any potential issues with the new rules. Mr. Holt asked if the Fall Festival would fall under these types of special events. Mr. Nuttall answered that these new rules really only apply to events where the City does not have any involvement.

General Development Updates

Mr. Evans went over the number of permitted housing units counted for the year 2025. The total amount of new permitted housing units was 158, with approximately 13.2 new dwellings permitted per month, or about 3 dwellings per week. An approximate annual growth rate of 1.3 percent was calculated for 2025. Mr. Evans presented a map that showed the locations of the new residential dwellings. He also gave a list of the largest developments that are currently under review and may be finalized in the year 2026: Arlington Square Apartments, Thomas Estates PUD, Hillcrest PUD, and Sierra Ridge PUD. Mr. Holt asked about a development off of East Allred Street. Mr. Nuttall answered that the development in question is likely the Ridgewood expansion. He said that

multiple developers have reached out to discuss possible work on the subdivision. Ms. Snuggs asked about the Cherry St./Sunset Ave. church project. Mr. Evans said that the project is still in the planning phases. Ms. Snuggs asked about the progress of the Downtown hotel; Mr. Evans answered that the developer has been working diligently to comply with building code and historic preservation rules.

Discussion by Commission of Potential Topics For 2026

Mr. Nuttall invited the Commission to discuss potential topics for the year 2026.

Mr. George stated that he would like to discuss topics based on public health, safety, and quality of life. He voiced concern over the noise caused by drivers engine braking or engaging “Jake Brakes” when passing through residential areas and through Downtown. He suggested creating an ordinance and adding street signage that would address this issue. Mr. Nuttall suggested adding this topic to the March City Council meeting.

Ms. Warner asked if there was an update on the planned improvements for pedestrian walking and crossing areas. Mr. Evans stated that there is currently no update.

Mr. Holt suggested that the city designate safe areas for spectators to watch fireworks during the 4th of July holiday celebrations. He noted that he has witnessed motorists pulling off to the side of Highway 73 and other dangerous areas to watch Asheboro fireworks displays. Mr. Nuttall suggested speaking with property owners in Asheboro to see if any would be permissive with allowing spectators to watch fireworks from the safety of these properties.

Ms. Warner asked if elephant sculptures, similar to the sculptures at the entrance to the Zoo, were still being considered for the entrance to the city from Interstate Highway 73/74. Mr. Nuttall confirmed that the Federal Highway Department would not allow sculptures at a highway exit due to safety concerns.

Items not on the agenda:

There were no items to discuss.

Adjourn

Mr. Holt moved to adjourn the meeting. Ms. Snuggs motioned, and Ms. Warner seconded. The motion to adjourn passed unanimously.

Jamie Wilkins, Secretary
Asheboro Redevelopment Commission