



MEMO

To: Asheboro Redevelopment Commission
From: John N. Ogburn, III, City Manager
Date: October 31, 2017
RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, November 6, 2017, at 9:00 a.m.** at City Hall, located at 146 North Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
Monday, November 6, 2017
9:00 AM

- I. Call to order
- II. Approve minutes of last meeting (October 2, 2017)
- III. Redevelopment Area Update
- IV. Redevelopment Commission vacancy update
- V. Discussion on potential Cox Street zoning map amendment
- VI. Items not on the Agenda
- VII. Adjourn

**Minutes
Asheboro Redevelopment Commission
October 2, 2017
9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Monday, October 2, 2017, at 9:00 AM in the Council Chambers located at 146 North Church Street, Asheboro, NC 27203

Members Present:

Linda Carter, Chair
David Jarrell
Jonna Libbert
Ann McGlohon
Katie Snuggs
Roger Spoon

Members Absent:

Cynthia Bailey

Also present were John Ogburn, City Manager; Justin Luck, Zoning Administrator/Planner; Bradley Morton, Planning Technician/Deputy City Clerk; Trevor Nuttall, Community Development Director

No citizens were present at this meeting.

Ms. Linda Carter called the meeting to order.

Approve Minutes Of Last Meeting (September 18, 2017)

Upon motion by Mr. David Jarrell and seconded by Ms. Katie Snuggs, the commission unanimously voted to approve the minutes of the September 18, 2017 regular meeting.

Downtown Associate Community Program Update

Mr. Luck reported back to the Commission regarding the Downtown Associate Community kickoff meeting which occurred on September 26th at 8 a.m. He stated that this was the first meeting in a series of meetings in the coming year. He stated that an initial presentation of the program was given and afterwards, breakout groups were formed to discuss more detailed plans, including mapping downtown assets, identifying stakeholders, and gathering downtown data (building inventory, zoning regulations, overlay regulations). He stated that next month, a SWOT analysis will likely be held, identifying the strengths, weaknesses, opportunities, and threats of the downtown area. He stated that the city is really ahead of the curve of most cities as we already have a lot of the downtown goals established. He stated that the biggest hurdle would be the organizational aspects of the program. He stated that there will be a report at the next Redevelopment Commission meeting as well.

**Review of Updated Redevelopment Area Map to be Presented to Planning Board
October 2, 2017**

Mr. Nuttall gave an update to the commission showing the proposed map of the updated redevelopment area, and stated that there was an addition of two parcels, which would be the Acme-McCrary gym as well as the building on the corner of north and trade street, beside the gym. He stated that the Planning Board would be reviewing the area tonight at their regular meeting and he wanted the commission to be advised. He showed a drafted resolution that would be adopted by the Planning Board. Ms. Carter asked if all properties were in the city limits, to which Mr. Nuttall replied they were. Mr. Jarrell asked if Trade Street and other areas in the downtown could be included, in order to encompass more of the downtown area. Mr. Nuttall stated that according to the statute, properties that were deemed blighted or reasonably at risk to become blighted in the futures were the only properties that could be included. Ms. Libbert asked if the old rail depot was still owned by the railroad company, to which Mr. Nuttall replied it was. Mr. Nuttall then stated that he would report back at the November meeting on the status.

Report on Findings for Filling Redevelopment Commission Vacancy

Mr. Nuttall reported that three of the four applicants still showed interest in filling the vacancy for the Redevelopment Commission. He listed the names of Jean Vollrath, Michael O'Kelley, and Ken Powell and stated that the commission should choose two of these names to forward to City Council so that they can make a decision. Mr. Jarrell moved to send Michael O'Kelley and Ken Powell's names to the council. Ms. Snuggs seconded the motion and the motion carried unanimously.

Items not on the Agenda

Mr. Ogburn mentioned the following items not on the agenda:

- City Council meeting to be held Thursday, October 5, and includes a rezoning request for the property on the corner of North Church Street and West Salisbury Street.
- Dairy Queen construction started.
- Randolph County hired an architect for the proposed Agricultural Center on E Dixie Drive.
- Bamboo Garden has been demolished. A possible new restaurant and hotel will go on property.
- Cookout purchased carwash next to them. Now called Cookout Carwash.
- City financial audit went well.
- Fall Festival this weekend.
- Lights in the 3 Tier Parking lot on N. Church Street installed.
- Trick or Treat in the Park coming on Halloween.
- Thanksgiving and Christmas holiday coming soon.
- Biscuitville on North Fayetteville Street to open on the 3rd of October.
- City Manager will be at ICMA Conference in San Antonio on October 22-24.
- Mr. John Evans reported on the United Way efforts.

Ms. Carter asked in the Harbor Freight building has been shown any interest in another tenant. Mr. Ogburn stated there was not at this time. Ms. Carter also mentioned adding an early voting slide to Channel 8.

Adjournment

As no other business came before the commission, Ms. Carter adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission

DRAFT

**RESOLUTION CERTIFYING A REDEVELOPMENT AREA AND REQUESTING THE
CITY OF ASHEBORO REDEVELOPMENT COMMISSION PREPARE A
REDEVELOPMENT PLAN COVERING RANDOLPH COUNTY PARCEL
IDENTIFICATION NUMBERS 7751726479, 7751725650, 7751738346, 7751831174, AND
7751733983 PURSUANT TO N.C.G.S 160A-500 ET SEQ.**

WHEREAS, the Urban Redevelopment Law, N.C.G.S. 160A-500 et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Asheboro City Council as a general policy desires to support, with special emphasis, continued investment and development within areas of its territorial boundaries that are blighted; and

WHEREAS, the City of Asheboro Community Development Division, charged with executing development-related policies of the City Council, believes Randolph County Parcel Identification Numbers 7751726479, 7751725650, 7751738346, 7751831174 and 7751733983 and inclusive of all adjacent streets and right-of-ways (the Study Area) may comprise an appropriate area for designation by the City of Asheboro Planning Board as a redevelopment area that could benefit from preparation of a redevelopment plan; and

WHEREAS, according to analysis performed by the Community Development Division, the Study Area encompasses an area in which there is a predominance of buildings or improvements, and which, by reason of dilapidation, deterioration, age or obsolescence, substantially impair the sound growth of the community, has seriously adverse effects on surrounding development, and due to their condition being conducive to ill health, juvenile delinquency and crime, is detrimental to the public health, safety, morals or welfare; and

WHEREAS, the Urban Redevelopment Law sets forth a specific procedure for designating a redevelopment area and preparing a redevelopment plan; and

WHEREAS, pursuant to N.C.G.S. 160A-500 et seq, prior to the preparation of a redevelopment plan by the Redevelopment Commission, the City of Asheboro Planning Board shall certify the redevelopment area consistent with the Urban Redevelopment Law and in conformity with the city's comprehensive general plan for the area; and

WHEREAS, upon review and investigation performed at the regular meeting of the Planning Board on October 2, 2017, the Planning Board concurs with the Community Development Division's assessment that the Study Area encompasses a blighted area in which there is a predominance of buildings or improvements, and which, by reason of dilapidation, deterioration, age or obsolescence, substantially impair the sound growth of the community, has seriously adverse effects on surrounding development, and due to their condition being conducive to ill health, juvenile delinquency and crime, is detrimental to the public health, safety, morals or welfare;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board finds that no less than two-thirds of the buildings within the Study Area substantially contribute to the conditions making such area a blighted area.

BE IT FURTHER RESOLVED that the Planning Board further finds the blighted area also to be an appropriate rehabilitation, conservation, and reconditioning area that, in the absence of municipal action to rehabilitate, conserve and recondition, will become in the reasonably foreseeable future an increasingly blighted area.

BE IT FURTHER RESOLVED that the Planning Board, as a result of the above-stated findings, does hereby certify the Study Area as a redevelopment area, in conformity with the city's comprehensive general plan for the area, in accordance with N.C.G.S. 160A-513.

BE IT FURTHER RESOLVED that the Planning Board requests the Redevelopment Commission to prepare a redevelopment plan for the Study Area and follow the hearing process in accordance with N.C.G.S. 160A-513.

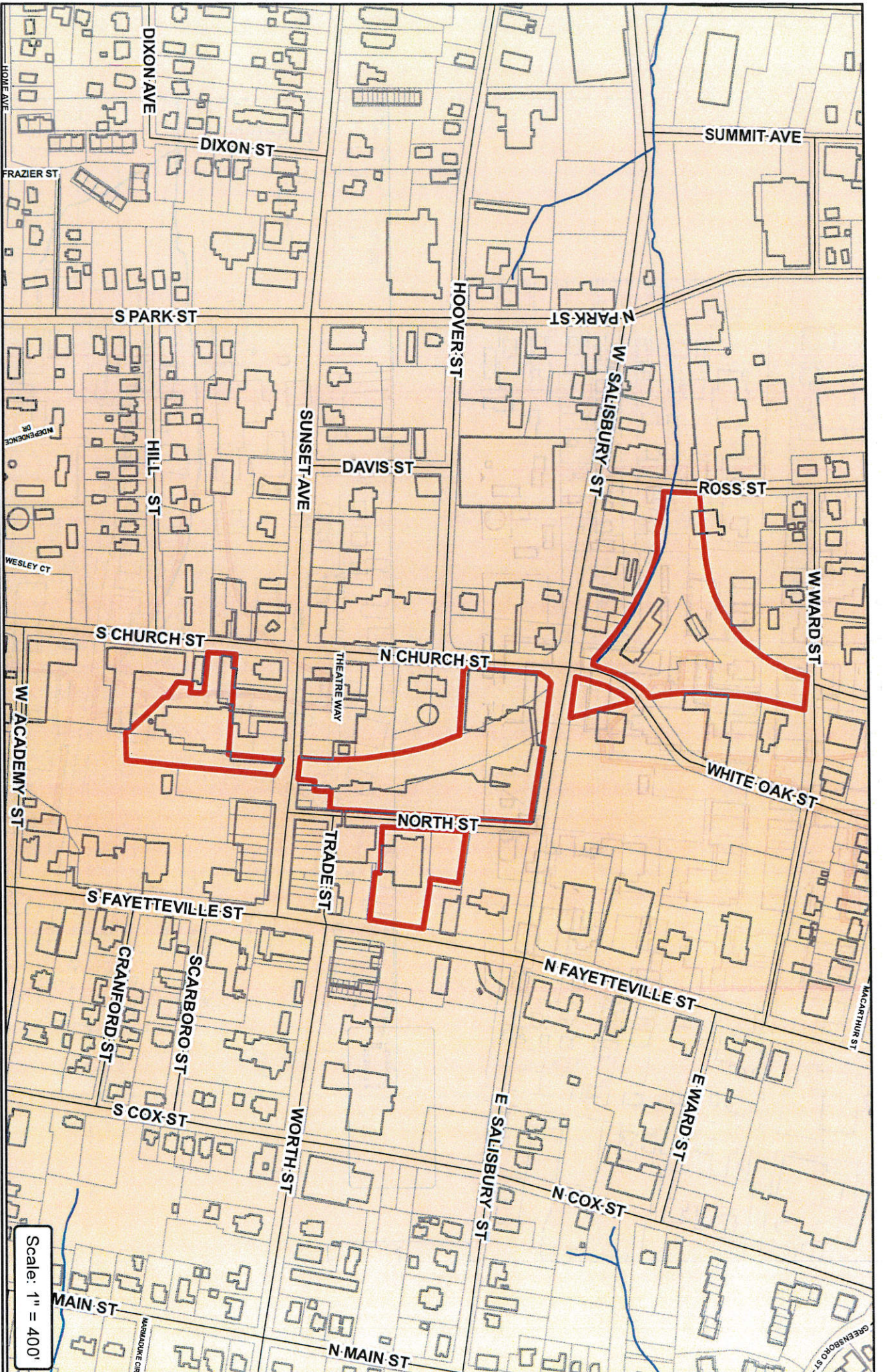
BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the Redevelopment Commission and Redevelopment Commission Secretary.

This resolution was duly adopted by the City of Asheboro Planning Board in open session during a regular meeting held on the 2nd day of October, 2017.

Van Rich, Chairman

ATTEST:

Bradley Morton, Planning Board Secretary



Scale: 1" = 400'

2017 Central Business District Proposed Redevelopment Area

