



MEMO

To: Asheboro Redevelopment Commission

From: John L. Evans, Community Development Division Director

Date: November 25, 2025

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, December 1, 2025,** in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, DECEMBER 1, 2025
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from the November 3, 2025, regular meeting
- III. Announcement of the award of \$790k in additional CDBG-CV funding to be used towards construction of the Jarrell Center City Garden
- IV. Adoption of 2026 meeting dates
- V. Items not on the agenda
- VI. Adjourn

**Minutes
Asheboro Redevelopment Commission
November 3, 2025
9:00 AM**

The Asheboro Redevelopment Commission held its meeting on Monday, November 3, 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
Delilah Warner, Vice Chair
David Jarrell
Ann McGlohon
A. Owen George, III
Gene Isom
Katie Snuggs

Members Absent:

Ryan Terry

Also present were Trevor Nuttall, Assistant City Manager; John Evans, Community Development Division Director; Jamie Wilkins, Planning Technician

Call to Order

Mr. Holt called the meeting to order.

Approval of the minutes of April 7, 2025, regular meeting and the September 2, 2025 regular meeting

Mr. Jarrell moved to approve April 7, 2025, regular meeting minutes and the September 2, 2025 regular meeting minutes. Ms. Warner seconded the motion, and the motion carried unanimously.

Update on redevelopment of former Acme McCrary facility on North Street

Mr. Evans presented photos and a site plan of the property and gave an update on the corresponding rezoning case that was approved by the Planning Board at the October 6th, 2025, regular meeting. Mr. Jarrell asked about the nearby property on North Fayetteville Street that will be used as parking. Mr. Evans explained that the building that is to be removed from this nearby property is not a contributing historic building, and demolition of this building would be acceptable in order to create more parking spaces. No Certificate of Appropriateness would be needed to remove this building. Mr. Evans showed additional parking areas that will be used for the development. He went on to explain that the portions of the Acme McCrary building that are deemed historic

will require a Certificate of Appropriateness to be approved before renovations can begin. Mr. Evans showed a site plan of the proposed development and outlined the number of residential units that are being proposed as well as open space and recreation space. Mr. Nuttall added that negotiations are being made with the Railroad to secure additional space for parking. He said that construction may begin in 2027, and that a city water line will need to be abandoned before construction can begin.

Update on Memorial Square Apartments

Mr. Evans reported that the project has broken ground and some foundations have been established, including framing for the first floor. The complex will be age-restricted for senior residents, and the project will likely be finished in Summer 2026. Mr. Evans showed photos of the property and explained that the building has been re-oriented to be closer to South Fayetteville Street rather than Church Street so that the existing stream, trees and vegetation on Church Street would be preserved. Mr. Holt asked where the front of the building would be facing. Mr. Evans explained that the front of the building would be facing Church Street. Mr. George asked why the developer decided to re-orient the building; Mr. Evans said that the developer had come to the conclusion that it would be more feasible and less impactful to the environment if the building were to be built against South Fayetteville rather than Church Street. Mr. Nuttall added that it would be more cost-effective to build away from the existing creek rather than having to budget for filling in the creek and mitigation. Mr. Nuttall also stated that the City had provided a low-interest loan for the development of this project. Mr. Holt remarked that he hoped that the developer would do some clearing of overgrown vegetation along Church Street.

Transportation Items:

- **Information regarding RCATS GO Randolph On-Demand Transportation Service:** Mr. Nuttall presented the update on the new RCATS project. He explained that this pilot project will provide on-demand transportation for the citizens of Asheboro and will be a 5-mile service area. Federal and State funding was provided to the City of Asheboro for the implementation of this program. Riders will be charged \$6.00 per person per ride. He mentioned that some charitable organizations may be able to provide vouchers to clients they serve if the fee is a hardship. Mr. Nuttall stated that many North Carolina cities are moving away from fixed-route transportation services in favor of on-demand transportation services. Mr. Nuttall explained that the service is same-day/same-hour; there is no calling ahead for service. Sixty riders had been reported for the month of October. Mr. Nuttall showed an advertisement for the new RCATS GO service; this advertisement was created by the City to explain the benefits of the on-demand transit service. The service is available for booking through a smart phone

application. Mr. Nuttall stated that there should be some metrics to present in the next couple of months.

- **Information regarding NCDOT Pedestrian Safety project**

submissions: Mr. Evans provided information on Pedestrian Safety funding from NC Department of Transportation. He explained that funding is available from the State and that the City of Asheboro would be competing with other cities for about \$4 million in State funding. He also gave examples of areas in Asheboro that could benefit from pedestrian safety improvements; he explained that it is up to the City to identify potential projects that would meet NCDOT requirements for improvement. Mr. Evans presented slides that showed several intersections within the city that could be improved with improvements such as crosswalks and pedestrian signalization. Specifically, the locations and potential improvements included the following:

- West Dixie Drive (US 64 Business) and South Park Street: High-visibility crosswalks and sidewalk connecting curb ramp at southwest corner of intersection at Speedway to Dairy-O.
- East Dixie Drive and NC Hwy. 42: Crosswalks
- East Presnell Street at Loach and Farr Street and Tipton Drive intersections: Crosswalks and/or other pedestrian safety enhancements.
- North Fayetteville Street: Crosswalks and/or other pedestrian safety enhancements at MacArthur Street and crosswalks at Burns Street and Miller Street intersections.
- South Church Street: Pedestrian signalization at intersection of Sunset Avenue; and crosswalks and other visibility enhancements between West Wainman Avenue and Sunset Avenue, including improved crosswalks and visibility enhancements at and/or near West Academy Street, and high-visibility crosswalks at West Wainman Avenue.
- Mid-block crosswalk on South Fayetteville Street between Scarboro and Cranford Streets.

Mr. Evans invited the Board to offer suggestions for other intersections or locations in need of safety improvements. Mr. George stated his concern over whether drivers would know when to stop for pedestrians at crosswalks. Mr. Nuttall explained that it is North Carolina State law for drivers to stop for pedestrians that are waiting to cross a street at a crosswalk. There was a brief discussion on the safety of varying streets within the City. Ms. Warner suggested that improvements on North Fayetteville Street also include the intersection of East Pritchard Street. Mr. George suggested that improvements include East Salisbury Street at intersections between North Elm Street and Martin Luther King Jr. Drive. After discussion, it was the consensus of the Commission that the public

needs to be educated on pedestrian rights and safety; each situation needs a solution based on the conditions of the street in question.

- Mr. Evans asked the Commission to adopt the resolution. Ms. Warner motioned to adopt the Resolution. Ms. McGlohon seconded the motion, and the motion carried unanimously. Mr. Evans stated that the Resolution would be included in the City of Asheboro's application for pedestrian safety grants.

Items not on the agenda: Mr. Jarrell asked for an update on the Cranford project. Mr. Nuttall answered that the project is at a standstill while the owner of the property finds a partner and comes up with some infrastructure improvements. Mr. George asked about the status of the repaving of Salisbury Street; Mr. Nuttall explained that the city is not always notified of exactly when the State will repave its streets. Mr. Jarrell asked for an update on the Trade Street project. Mr. Nuttall stated that the Wooten engineering team is working to design the project. The latest estimate of burying all utilities and rebuilding the street is estimated to cost around \$2 million, and Mr. Nuttall explained that the City has \$1.5 million for the project. Mr. Holt asked about an update on the center city garden project. Mr. Nuttall answered that the City is waiting on an approved letter of funding from the State.

Adjournment

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

Jamie Wilkins, Secretary
Asheboro Redevelopment Commission

Proposed Redevelopment Commission 2026 Meeting Dates

Monday, January 5, 2026

Monday, February 2, 2026

Monday, March 2, 2026

Monday, April 6, 2026

Monday, May 4, 2026

Monday, June 1, 2026

Monday July 6, 2026

Monday, August 3, 2026

Tuesday, September 8, 2026* (Alternate: Monday, September 14, 2026).

Monday, October 5, 2026

Monday, November 2, 2026

Monday, December 7, 2026

*City Hall is closed on Monday, September 7, 2026, in observance of Labor Day. Planning Board could meet on either Tuesday, September 8, 2026 or the following Monday, September 14, 2026.