



MEMO

To: Asheboro Redevelopment Commission

From: John L. Evans, Community Development Division Director

Date: September 2, 2026

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Tuesday, September 8, 2026**, in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
TUESDAY, SEPTEMBER 8, 2026
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of minutes from the special meeting held on June 1, 2026
- III. Update on the David and Pauline Jarrell Center City Garden Project.
- IV. Updates on long-term planning activities:
 - a. Randolph County Comprehensive Transportation Plan Workshop results
 - b. Asheboro Comprehensive Plan
- V. General development updates
- VI. Items not on the agenda.
- VII. Adjourn

Minutes
Asheboro Redevelopment Commission
June 1, 2026
9:00 AM

The Asheboro Redevelopment Commission held a special meeting on Monday, June 1, 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
David Jarrell
Katie Snuggs

Members Absent:

Ryan Terry
Gene Isom

Also present were John Evans, Community Development Division Director; Tom Carruthers, City Attorney; Nate Marsh, Grant Writer; Addie Corder, Downtown Development Manager; Jamie Wilkins, Planning Technician, Neal Griffin, III, and Amy Barney.

Call to Order

Mr. Holt called the meeting to order.

Approval of the Minutes of May 4, 2026

Mr. Holt asked the Commission if any changes or corrections needed to be made to the May 4, 2026 regular meeting minutes. Mr. George pointed out an error in the May 4th, 2026 meeting minutes concerning statements that were made about engine braking. Mr. George pointed out that a discussion had taken place among Ms. Warner, Ms. Snuggs, Ms. McGlohon and himself and was not recorded in the minutes; the members of the Commission had discussed concerns that they had about engine braking in their own neighborhoods. Mr. Owens added that it is not his intention to put an ordinance into place; rather, he intends to continue further discussion on the matter of engine braking. The secretary made a note of these corrections and will have them corrected before the next regular meeting. Mr. Holt motioned to adopt the May 4th meeting minutes with corrections. Ms. Warner seconded, and all were in favor.

**Consideration of Building Reuse Grant Application from Neal Griffin
Concerning Property Located at 129 Sunset Avenue**

Nate Marsh presented an application submitted by Neal Griffin, III, owner of 129 Sunset Avenue in Asheboro. Mr. Griffin has applied for the building reuse grant to cover some of the expenses of repairing the upstairs space of his commercial property. Mr. Marsh stated that staff recommends approval because the project would activate unused space. The project would take approximately 120 days, and the city will award up to \$25,000 in grant funds. Mr. Griffin would like the project to be done before September 1st so that the current tenant, Amy Barney of Collective Interiors, can make use of the upper floor of the building. The tenant has been a business within downtown Asheboro for over 10 years and has recently moved into the 129 Sunset Avenue building. Ms. Barney is currently occupying the ground floor of the building and would like to sign a second lease to utilize the upstairs space for her business. The unfinished upstairs space has been out of commission for many years due to poor conditions and is not suitable for a tenant. The upstairs area lacks drywall and sheetrock and does not have heating or air conditioning. Additionally, rainwater leaks from the nine 40-year-old windows that face Bicentennial Park, and some plumbing needs to be replaced. Ms. Barney then gave some additional information to the Redevelopment Commission. She explained how her business is conducted on the ground floor, including the display of furniture and art for customers to view. She then explained that she would like to utilize the upstairs space for the design, presentation, and consultation portion of her business. She added that occupying the upstairs space would allow her to hire a team of people, which she is excited about. Mr. Marsh stated that readying the upstairs space would include the installation of an HVAC system. To install a new HVAC system, a new electrical service subpanel will be needed. The leaking windows will be replaced. In addition, the back entrance to the property and the stairwell to the upstairs space are over 50 years old and are dilapidated and unsafe; therefore, this issue will need to be addressed prior to a tenant occupying the upstairs space. Mr. Griffin would also like to enlarge the street-facing upstairs window so that pedestrians can see into the space from the street. Enlarging the upstairs front window would allow for Ms. Barney to display and advertise her work to people that pass by the building. Mr. Marsh went on to list the quotes provided by Mr. Griffin, totaling \$89,500; the city would match up to \$25,000 of the costs. With the incentive, the property owner, tenant, and city will benefit from a new studio that will attract design clients to the downtown area. In addition, the vacant floor would become a taxable space and the modern façade would improve the streetscape. Mr. Marsh told the Commission that staff recommends approval. Mr. Owens asked Ms. Barney if her business is open on Saturdays; Amy responded that the retail portion of her business is currently open downstairs on Tuesday through Friday and on Saturdays. Ms. Barney said that the upstairs portion of the business may be by appointment only. She said that she feels that a showroom for interior home improvements would be an asset to the city. Mr. Owens agreed and added that Mr. Griffin has given a lot back to the city through the rotary foundation and that he is generous with his money. Mr. Owens feels that the \$25,000 grant would be a great use of tax dollars. Mr. Griffin added that the property is the historic suit sewing and design business,

and that the upstairs portion was never finished. Mr. Griffin feels that Amy will bring back functionality to the upstairs area and will restore some creativity to downtown Asheboro. Mr. Marsh asked if the Commission had any questions; there were no questions for Mr. Marsh. Mr. Jarrell made a motion to recommend approval of the grant application to City Council. Ms. Warner seconded, and all were in favor.

Downtown Development Manager Addie Corder will Present Information Concerning Historic Walking Signs

Ms. Corder presented on the possible addition of historic walking signs to downtown Asheboro. The Downtown Asheboro Board's proposal is to install signs at historic spots in the downtown area for pedestrians to engage with. One goal is to improve pedestrian mobility, connectivity and walkability. The inspiration comes from downtown Sylva. The Board is hoping to implement the historic walking signs in Asheboro within the next five years. The walking signs would be the main focus of a self-guided tour and would prompt pedestrians to walk in order to locate the informational signs throughout downtown. There would possibly be a guided walking tour in the future. Ms. Corder added that Karen Garner, the owner of The Little Mustard Seed in downtown Asheboro, who is a member of a Woodman Life chapter, mentioned that the chapter has some funds that need to be spent. Ms. Garner said that her Woodman Life chapter is wanting to fund community projects; Ms. Corder had asked Ms. Garner if the chapter would be interested in funding the historic walking signs project, and Ms. Garner expressed that her chapter is interested. The Downtown Asheboro Board held a meeting to discuss the details of the project, including what materials the signs may be made of. Each sign will be placed on an outside wall of their respective building. Cast aluminum is a material that is being considered for the signs, as it is cheap and available. A formal approach is desired, with a photo and a description of the historic property featured on each sign. The building history and the location of the building will be included on the signs. The goal is to start with twenty signs Downtown. Maps and brochures will be provided to pedestrians for self-guided tours. The Downtown Asheboro Board wants to add more signs every year. Ms. Corder said that the next step for the program is figuring out which properties will be the first twenty to have signs installed. This step requires the permission of the owners of the properties. Ms. Corder then asked if the Commission had any questions. Mr. Owens asked if cast aluminum signs can physically display photos. Ms. Corder said yes, cast aluminum is able to showcase photos on its façade. Additionally, The Trophy Shop in Asheboro has given quotes for the creation of the signs. Mr. Holt added that each building has a lot of history, and that this information should be shared with the public as a service. This is a way to provide history to the public without having to go through a lengthy process. Ms. Corder added that she would like for there to be QR codes on each sign; when scanned, these QR codes would link a person to additional sources, such as the Randolph Room. Mr. Owens asked how much the signs may cost. Ms. Corder said that the cost is \$600 per sign for cast aluminum, and there is a discount with a bulk order. Ms. Corder added that the

Woodman Life Chapter would be providing the funds. Mr. Holt asked how the first twenty will be picked. Ms. Corder said that the Board will have a committee to discuss which properties will be picked first. Ms. Snuggs asked what the signs would look like. Ms. Corder said that the signs will be 8" by 10" and will be installed on the side of each historic building. Mr. Owens asked if it was possible that the property owners or someone else may be interested in funding the signs. Ms. Corder said that she has received some feedback from one property owner who expressed interest in cost-sharing for the project. Mr. Holt added that maybe property owners who are not chosen among the first twenty properties will want their properties included after seeing the public's interest in the signs. Mr. Owens said that maybe this could be a program that other organizations would want to help fund.

Items Not on the Agenda:

Mr. Evans said that the Comprehensive Planning Process will be kicked off this summer, a 12 month process and the commission will be included in updates. Mr. Marsh said that there are no active applications for a July special meeting. Mr. Holt said that the City's public information officer could promote the grant program to increase interest. Mr. Marsh said that it may be a good idea to include success stories as promotion for the program. Ms. McGlohon asked what is happening to The Carolina Taproom. Ms. Corder said that a new business, The Corner Joint, has taken over the spot and will be opening soon. Mr. Owens asked if the Corner Joint will have food and live music. Ms. Corder said that they will not have food but may have live music at some point. Ms. Snuggs asked about the American 250 celebration and how the city will be participating. Ms. Corder said that at the end of June and up to the July 4th weekend there will be a film festival to showcase free movies. In addition, there will be fireworks at the Zookeeper's baseball game, and there is a decent budget for fireworks this year. Ms. Corder said that the library has done some genealogy tracing for the public so that participants can trace ancestors back to the Revolutionary War. Mr. Holt added that across from the Randolph County courthouse, four large monuments will be installed for the Charters of Freedom. These will be permanent brass displays of important American documents such as the Constitution and the Declaration of Independence.

Adjourn

Mr. Holt asked if there was a motion to adjourn the meeting. Ms. Warner motioned to adjourn the meeting, and Ms. Snuggs seconded. All were in favor.

Jamie Wilkins, Secretary
Asheboro Redevelopment Commission