



MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: March 27, 2019

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, April 1, 2019, at 9:00 a.m.** in the City Council Chambers, located at 146 N. Church St.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
Monday, April 1, 2019
9:00 AM

- I. Call to order
- II. Approve Minutes of Last Meeting (March 4, 2019)
- III. Update on Church Street Lofts
- IV. Update on Asheboro Recreation Center
- V. Update on Acme McCrary – North Street Facility
- VI. Update on the Neal Building
- VII. Update on George Washington Carver Center
- VIII. Items not on the Agenda
- IX. Adjourn

Minutes
Asheboro Redevelopment Commission
March 4, 2019
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, March 4, 2019, at 9:00 AM in the Council Chambers, located at 146 North Church Street, Asheboro, NC, 27203.

Members Present:

Linda Carter, Chair
Ross Holt
David Jarrell
Jonna Libbert
Ann McGlohon
Katie Snuggs
Delilah Warner

Members Absent:

Cynthia Bailey, Vice Chair

Also present were John L. Evans, Assistant Community Development Director; Justin T. Luck, Planning and Zoning Administrator; Brad W. Morton, Planning Technician/Deputy City Clerk, Trevor L. Nuttall, Community Development Division Director

No citizens were present at this meeting.

Ms. Linda Carter called the meeting to order.

Approve Minutes of Last Meeting (February 4, 2019)

Mr. David Jarrell moved to approve the minutes of the Regular February 4, 2019 Redevelopment Commission meeting. Ms. Katie Snuggs seconded the motion and the motion carried unanimously.

Downtown Associate Community Program Update

Mr. Luck gave a visual presentation on the path to Main Street America via the Downtown Associate Community Program. He gave an overview of the Main Street program, highlighting some of the points of the Main Street Program including some of the reasons why a municipality would want to become a Main Street Community, the Main Street Approach, and then gave the vision which Asheboro has crafted for their Downtown Associate Community Program:

"In the heart of North Carolina, Asheboro proudly serves as the gateway to the world's largest zoo, the North Carolina Zoo. Downtown is home to a spirited group of entrepreneurs offering an eclectic mix of retail, dining, arts and culture, and provides a wide range of residential options so that locals can live in harmony with the world's wild life."

He then went over an annual work plan which explains how to make the vision a reality. He showed an example of the gateway to NC ZOO work plan. He mentioned that inviting a zoo representative to sit on the downtown board would be a good idea. He also mentioned getting downtown representation on a zoo board. He mentioned the promotion of signage and other improvements, such as crosswalk animal prints, wrapping signal boxes and street signage. In addition, he stated that the national register advisory committee at the State Historic Preservation Office has unofficially study listed downtown Asheboro. Also, in reference to the plan, he mentioned the potential establishment of a downtown advisory board.

He mentioned that a Children's Puppet Parade would be held at 10 am Friday, April 12 and that children will march with zoo-themed puppets created in their child care programs. He stated that there will be a Zoo presentation and people puppet creation following the parade. Downtown businesses will display artwork (Kid-created). RhinoLeap will assist in the people puppets.

He also stated that there will be an animal puppet "crafternoon" held at the Randolph Asheboro Public Library before the parade event. Partnership is expecting over 200 children at the parade.

Ms. Carter asked if daycares had been notified of the puppet parade, to which Mr. Luck responded that the Partnership has a large network of childcare services that they contact and network with. Ms. Carter asked about the work plan, specifically where it mentioned increasing connectivity by 10% by year 2020. Mr. Luck stated that the DAC program is attempting to obtain statistical analysis with certain aspects of the work plan. Ms. Carter mentioned having a good backing by management of the city partnering with downtown businesses is a great move. Ms. Carter mentioned the possibility of giving out zoo tickets. Mr. Luck mentioned that zoo will come out and do programs at child care centers. Ms. Libbert mentioned the idea of afternoon trams from downtown to zoo. Mr. Luck mentioned that this idea has been talked about. Flyers were then passed out for the puppet parade. Ms. Carter mentioned she was very excited about the overall DAC process and is excited to have good networking and contacts.

Mr. Luck listed the partners of the program, including, the NC Zoo, Randolph Arts Guild, RhinoLeap Productions, City of Asheboro, Randolph County Public Library, Randolph Partnership for Children, and the Downtown Business Association.

He stated that the next DAC is Wednesday, April 24 at 8:30 a.m. in the Council Chambers and that he will be sending reminders and emails in the coming weeks.

There were no other questions or comments and the commission took no formal action.

Discussion of Pending Update to the Land Development Plan

Mr. Nuttall gave a visual presentation on the update to the 2020 Land Development Plan. He stated that the next plan is envisioned to be only a 10 to 15 year timeframe. He stated that public meetings will be occurring and hopefully the new plan will take us to 2035.

He stated that the land development plan is as follows:

- A guide for the community when evaluating and making land development decisions
- Intention is to provide for the orderly growth and development of the City of Asheboro
- A source of information on demographics, the economy, housing, environmental constraints and development suitability, and infrastructure
- A decision making tool that can support or refute new development proposals.
- An opportunity for community involvement – active participation during plan preparation helps ensure community values are represented and embodied by plan.

He then gave a history of the current 2020 land development plan stating that development of the document started in 1999 and was adopted in 2000, with the notion to take us to 2020. Ms. Carter asked if this was the first LDP, to which Mr. Nuttall stated that there were others before this, including one in the 1970s and one before this time period. He also stated that there was a big gap between the current and the previous LDP.

He showed population growth projections, major employers from 2006 as well as the most recent major employers, noting some differences. He also showed the evolution of the city limits over time. Ms. Warner mentioned a big Latino population growth from early 2000s and present. Mr. Nuttall noted that the Hispanic population is around 23%.

Mr. Nuttall stated that the City has been impacted since 2000 in a number of ways, including transportation, housing, alcohol sales, industry, shopping, communication, energy consumption, and technology and conditions are going to continue to change. He stated that it is the hope of the city that the land

development plan update will give us a good roadway for these changing conditions.

He then gave an outline of the planning process of the Land Development Plan Update as follows:

- Mid 2019 – Establishment of Advisory Committee
- Late 2019 – Data gathering and analysis
 - Population trends
 - Economic factors
 - Development codes
 - Adopted plans (Strategic, County, Transportation)
- Early 2020 – Public involvement
 - Presentation of background findings; public feedback
 - Solicitation of citizen input
- Mid 2020 – Development of community vision and identification of important community values
- Late 2020 – Plan preparation, public review, revision and adoption

Mr. Jarrell, being on the team which created the current Land Development Plan stated that at the time they were working on it in 1999, it didn't seem like they would reach 2020, and now they are here. He mentioned a possible review of where we are before the new plan rolls out would be a good idea. He stated that the streets and sidewalks are not in the best shape and that hopefully present infrastructure will be improved. Mr. Holt mentioned that large amount of rainfall may not be helping the infrastructure. Mr. Jarrell mentioned the possibility of a bond to improve streets and sidewalks. Ms. Warner asked if the planning board would start the implementation process, to which Mr. Nuttall stated that budget preparations have started for the new year and that the management team starts the process of budgeting for updates to the plan. He stated that the planning board doesn't get involved in budget preparations. He stated that a budget would be adopted in June to appropriate monies for the next fiscal year. Ms. Warner also mentioned that sidewalks were an issue.

Ms. Carter mentioned Eastside neighborhood sidewalk improvements, to which Mr. Nuttall stated that due to storms, neighborhood revitalization funds are being put towards affected areas in the eastern part of the state. Ms. Carter encouraged the commission to show up and participate in the public meetings regarding the land development plan update when they are established so that their voices may be heard if they have comments or concerns.

There were no other questions or comments and the commission took no formal action.

Conceptual Site and Floor Design – Church Street Lofts

Mr. Nuttall showed the commission a site layout of the proposed Church Street Lofts, located at Randolph County Parcel Identification Number 7751738346. He noted that the building adjoins City Hall property and that one of the big challenges of the project will be the provision for adequate parking. He stated that 50 residential dwelling units require a lot of parking and will also require the provision of handicap parking spaces along the Church Street Lofts. He stated that the possibility of shifting city employee parking as well as water billing customer parking on the City Hall property has been discussed. He also stated that the dumpster location is proposed to be on the city hall property as well and that the dumpster must be screened. He stated that a crosswalk leading to the Senior Adults building is proposed below the skybridge. He stated that ultimately NCDOT is the authority on Church Street and they would need to review the mid-block crosswalk proposal. He also stated that security is a big issue for the Senior Adult's center. He stated that they will likely have access from outside into their building where an elevator will be located and utilized by residents of the mill, giving them direct access to the skybridge. He stated that this entrance will need to be secured. He then mentioned that the existing structures located on Randolph County Parcel Identification Number 7751732594 will be removed and the addition of 63 additional parking spaces will be provided. He also mentioned that landscaping will be required around the parking area. The Senior Adults property has also given access to their parking lot making it easier to get to the parking areas rather than getting on Church Street to head East on Salisbury Street.

Mr. Holt inquired if the skybridge would be utilized, to which Mr. Nuttall stated that it would. He also asked if NCDOT would have to approve utilization of the skybridge. Mr. Nuttall stated that it would depend on how much work was done to the bridge. He stated that if no significant structural alterations occur they would likely not be involved.

He then showed the floor plans. He stated that 50 apartments are proposed, including four (4) efficiency studio sized apartments, 36 one bedroom, and ten (10) two (2) bedroom units. He stated that laundry facility is separate although some rooms may have their own laundry hookups. He stated that sizes range from 600 to 1200 square foot with the majority of the units ranging from 700 to 800 square foot. He stated that the most important aspect of determining if the project will be implemented is if tax credits are awarded. He stated that there is a milestone in May which would determine if they are awarded. He did mention that the group is competing state wide for these credits.

There were no other questions or comments and the commission took no formal action.

Items not on the Agenda

Ms. Carter mentioned the many events that are coming out of the library and thanked Mr. Holt for his efforts. Mr. Holt thanked the many people who share the events on social media. Ms. Carter also mentioned that the Randolph Arts Guild had some good events coming soon and stated that sharing small businesses events helps get the word out.

Adjournment

Hearing no further business, Ms. Warner moved that the meeting be adjourned. Mr. Holt seconded the motion and the motion carried unanimously. At this time, Ms. Carter adjourned the meeting.

Brad Morton, Secretary
Asheboro Redevelopment Commission