



MEMO

To: Asheboro Redevelopment Commission

From: John L. Evans, Community Development Division Director

Date: April 2, 2026

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, April 6, 2026**, in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, APRIL 6, 2026
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of the minutes from the March 2, 2026, regular meeting
- III. Election of Board Officers and Secretary
- IV. Presentation of information regarding various city initiatives and upcoming projects
- V. Items not on the agenda
- VI. Adjourn

Minutes
Asheboro Redevelopment Commission
March 2, 2026
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, March 2, 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
Gene Isom
David Jarrell
Katie Snuggs

Members Absent:

Ryan Terry

Also present was Trevor Nuttall, Assistant City Manager; John Evans, Community Development Division Director; Eddie Garner, Chief Building Inspector; Chuck Garner, Code Enforcement Officer II; and Jamie Wilkins, Planning Technician

Call to Order

Mr. Holt called the meeting to order.

Approval of the minutes of January 5, 2026, regular meeting

Mr. Holt asked if there was a motion to accept the January 5, 2026 regular meeting minutes as presented. Ms. McGlohon moved to approve the January 5, 2026, regular meeting minutes. Ms. Warner seconded the motion, and the motion carried unanimously.

Annual Building Inspections Report from Eddie Garner

Eddie Garner, Chief Building Inspector, presented the Annual Building Inspections Report. Using a presentation of graphs, Mr. Garner showed the number of building permits issued for the year 2025: There were 1,772 total building permits issued with over \$486,000 collected on permit fees. Single family dwellings totaled 125 units in 2025 and duplexes totaled 88. He also showed the total project valuations from last year. Mr. Garner listed some of the commercial projects that were completed in 2025: Fast Pace Urgent Care, Starbucks, Jesey Mikes, Novant Dollar General, Masonic lodge renovations, Randolph Agricultural Center, and indoor soccer training facilities. Ongoing projects include: Asheboro Middle School, Randolph Packing, Laurel

Apartments, Bank Hotel, Chase Bank, 44-unit Golda Avenue townhome development. For the future, 2,000 single family residential units are planned to be built starting in 2026. City construction projects have increased with 3,631 inspections in 2025. Mr. Garner told the Commission that the Building Inspections Department staff have been equipped with laptops that they now use out in the field, making their work more efficient. Mr. George asked how fees for different sized decks are determined. Mr. Garner said that the Building Department's fees used to be based on the cost of the project but are now based on square footage, making permit costs more expensive for projects with more square footage. Ms. Warner asked if people avoid purchasing building permits due to cost of the permits. Mr. Garner said that some homeowners are waiting for interest rates to decrease before starting any major renovations of their homes. Mr. Garner also explained to the Commission that a project evaluation of \$40,000 or more triggers the requirement for a licensed general contractor.

Annual Code Enforcement Report from Chuck Garner

Chuck Garner, Code Enforcement Officer II, showed the Commission a presentation on code enforcement activity for the year 2025. He started off by saying that there were seven volunteer activities in the last year and there were 281 notices of violation, most of which have been abated. Two dilapidated structures were given to the Fire Department for training in 2025; one was demolished in 2025 and the other is scheduled to be burned as a training exercise. Over 75 homeless encampments have been retired since the city has started their push to disable homeless encampment; this number extends further back from the year 2025. Homeless encampment dissolution is a weekly occurrence, and encampment is reported by citizens and City staff. Mr. Garner mentioned efforts to share supportive with persons encountered in these encampments, but ultimately if this is refused and someone is trespassing on private property, that issue must be resolved and the encampments vacated. Mr. Holt asked if encampments have been getting smaller; Mr. Garner said yes, because the homeless do not have time to become established. Mr. Garner showed pictures of items and situations that he encountered when entering homeless encampments, including hazardous materials. In terms of various code violations, Mr. Garner explained that sometimes people do not realize that they have created a violation within the City, and that sometimes these issues are solved by talking with the violator once. Mr. Holt asked about the progress on condemning the Theil property; Mr. Nuttall explained that title work for the property is still being compiled. Mr. Nuttall explained that a new city attorney will be hired soon, and that the speed at which dilapidated structures will be condemned will increase.

Update on NCDOT Pedestrian Safety Project Submittals from John Evans

Mr. Evans presented the updates on the NCDOT pedestrian safety project submittals. He stated that funding has been received for four projects for the year 2026: West Dixie and South Park Street sidewalk extension and high-visibility crosswalk installation, North Fayetteville Street and East Pritchard Street

high-visibility crosswalk and push-button upgrades, West Academy Street and West Wainman Avenue, South Church Street and Academy Street crosswalks will be re-stripped, and a high-visibility crosswalk will be added to South Church Street at West Wainman Avenue. Mr. George had previously suggested improvements to East Salisbury Street; Mr. Evans explained that funds were not awarded for a project on East Salisbury Street this year, as funds could not be committed and engineering design would be more complex for this project. Mr. Evans went on to say that the West Dixie Street and South Park Street sidewalk in front of Dairi-O would be extended, and a high-visibility pedestrian crosswalk would be installed. North Fayetteville Street and Pritchard Street will have crosswalks converted to high-visibility crosswalks; push-button timing will be upgraded and more accessible. Mr. George asked if the current sign at the South Church Street crosswalk requires drivers to stop by law. Mr. Evans answered yes, the sign does require drivers to stop for pedestrians waiting at the crosswalk. Mr. George and Mr. Evans discussed how push buttons work and could be installed at the Dixie Drive crosswalk. Mr. Nuttall asked what the pricing would be for these projects; Mr. Evans said that he has not received pricing information from NCDOT yet, but the projects will be bid soon.

Jarrell Center City Garden Bid Report from Trevor Nuttall

Mr. Nuttall presented the Jarrell Center City Garden bid report. He said that there were four companies that bid on the project, with J&K General Contractors having the lowest bid at a proposed \$955,000, lower than the designer's estimate. The highest bid was \$2.8 million. J&K has a longer timeframe of construction at 240 days, which lowers the cost of construction. Mr. Nuttall mentioned that the funding deadlines for the federal funds will be handled by an attorney and need to be spent by June. There is a plan to ask the State to designate a different funding source for other federal dollars that are unspent on this project. This April, a different funding source may be announced at a Redevelopment Commission meeting. Mr. Nuttall said that J&K asked for some small contract revisions and that the City is waiting for J&K's pay and performance bond and for the contract to be returned from J&K. The City will have a pre-construction meeting with J&K before site is handed over to the contractor. Mr. Nuttall added that a \$200,000 fence will be paid for by the City and will be installed between the park and the surrounding residential properties. Mr. Holt asked if the contractor will do the planting and landscaping; Mr. Nuttall said yes, and that there are no constraints or conditions for the landscaping. Mr. Holt asked if there will be a restroom at the new park. Mr. Nuttall stated that there may be a modular restroom at the park, as the City does have funding to build one. Mr. Nuttall explained that there is always a risk that the federal government will request that their funding be returned if the deadline for the City to use the funding is not met. He also explained that research has been done on J&K Contractors and that the company is highly regarded. Mr. Nuttall added that the fencing that will be installed around the park will be decorative. Mr. Holt asked if the Trade Street project has an update; Mr. Nuttall said that the plans are finished and will be going to bid soon.

Items not on the agenda:

There were no items to discuss.

Adjourn

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

Jamie Wilkins, Secretary
Asheboro Redevelopment Commission