



MEMO

To: Asheboro Redevelopment Commission

From: John L. Evans, Community Development Division Director

Date: April 29, 2026

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, May 4, 2026**, in the Council Chambers at City Hall, located at 146 N. Church Street.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
MONDAY, MAY 4, 2026
CITY HALL COUNCIL CHAMBERS
146 N. CHURCH STREET
9:00 AM

- I. Call to order
- II. Approval of minutes from the regular meetings on the following dates:
 - a. March 2, 2026
 - b. April 6, 2026
- III. Consideration of Building Reuse Grant Application from Brad Ivey concerning property located at 118 South Church Street.
- IV. Introduction of Captain Byron Hill (Asheboro Police Department) to share information and perspective on engine compression brakes.
- V. Election of Officers continued from the April 6, 2026, meeting.
- VI. Items not on the agenda.
- VII. 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

Minutes
Asheboro Redevelopment Commission
April 6, 2026
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, April 6, 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

Members Absent:

A. Owen George, III
Gene Isom
David Jarrell
Katie Snuggs
Ryan Terry

Also present was John Evans, Community Development Division Director; and Jamie Wilkins, Planning Technician

Call to Order

Mr. Holt called the meeting to order.

Approval of the Minutes of March 2, 2026, Regular Meeting

As there was no quorum, minutes from the March 2, 2026 regular meeting were not reviewed.

Election of Board Officers and Secretary

Due to there being no quorum, the Board Officer and Secretary elections did not commence.

Presentation of Information Regarding Various City Initiatives and Upcoming Projects

Mr. Evans went over several upcoming city initiatives and projects. He started off by saying that the City's Comprehensive Plan will be initiated this year. The Plan will be comprised of several parts, including updates to the Land Development Plan that has been active since the year 2000 and was updated in 2009 and 2015. An attempt to update the Land Development Plan begun in 2020, but was halted due to Covid-19. As events have unfolded, such as the development of the Toyota Megasite, it became apparent that a Comprehensive Plan to include more elements than simply the Land Development would be the better approach. In addition, he discussed the City's Recreation Plan, and the City Strategic Plan,

which was adopted in 2008. Mr. Evans added that the City's Comprehensive Transportation Plan, started in 2014, will be updated within the next twelve months (and is led by the NC Department of Transportation), but is being converted to a Countywide plan, excepting Archdale and Trinity, which are part of High Point's Metropolitan Planning Organization related to transportation planning. He said that various other components could be included in the plan, including Economic Development, Infrastructure, information determined by the County Strategic Plan, the City's Pedestrian Plan, and other goals and policies that are identified through input during the process. He indicated that the benefit of having the Strategic Plan is to combine all these components into a unified and guiding document. Mr. Evans said that the next steps to developing the Comprehensive Plan are to select a consultant, gather data, and collect public input. He let the Commission know that they would be made aware of the progress of the Comprehensive Plan and of opportunities to participate as the process moved forward.

Mr. Evans continued with his discussion by mentioning that the City Skate Park may soon be reworked to serve a different recreational use. The skate park was opened in 2006 and has seen a significant drop in use over the years. There is a possibility that the skate park could be reused as a pickleball recreation center, with three to four outdoor pickleball courts. The indoor areas are currently being reviewed for possible future uses.

Mr. Evans went on to talk about the Small Business Grant Program, which will be comprised of two categories: A building renovation grant up to \$25,000 and a local job creation incentive up to \$30,000. The Redevelopment Commission may be asked to provide input to City Council for the recommendation of grants to applicants of the Small Business Grant Program. There may be a special meeting in the summer for Redevelopment Commission to review applications for the grant program.

Mr. Evans moved on to discuss system development fees, which are an additional initiative that could soon be adopted by the city. Mr. Evans explained that, due to a recent statute passed by the North Carolina General Assembly, the city could adopt a system development fee schedule applied to new development to cover the costs of expanding and maintaining infrastructure. Mr. Evans went on to say that the potential fee per dwelling to cover the city's cost of expanding and repairing infrastructure could be a maximum of \$9,900.32 per home for water and sewer systems, though the fee that is ultimately adopted may or may not be the maximum amount. Additionally, the total CIP Project Costs Collection/Distribution System from 2025 was \$25,016,974.26 for water and \$123,686,310.00 for wastewater. The collection of system development fees from developers would cover these costs, rather than the cost being borne by existing water and sewer customers, many of whom are very sensitive to increases in monthly billing fees.

Mr. Evans said that strategies for addressing noise from engine braking were being researched, and that the Police Department may give a presentation to the Redevelopment Commission on how engine braking could be regulated and the challenges related to such regulations.

Items not on the agenda:

There were no items to discuss.

Adjourn

Mr. Holt moved to adjourn the meeting.

Jamie Wilkins, Secretary
Asheboro Redevelopment Commission