



AGENDA

Regular Town Board Meeting

September 19, 2022 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

Persons desiring to address the Board during a public comment period or a public hearing shall list their full name, address, telephone number, and subject matter to be discussed on the speaker sign-up sheet as provided by the Town Clerk prior to the beginning of the meeting. Once the meeting has begun, a person may not sign up to speak.
(Public Comment and Public Hearing Policy - Adopted April 19th 2021)

1. Pre-meeting - 5:00 p.m.

1.A. Debt Affordability Analysis Discussion. (*Mitch Brigulio, Davenport*)

1.B. Closed Session pursuant to N.C.G.S. 143-318.11(a)(5) to instruct staff or negotiating agents concerning the price and other material terms for the acquisition of real property. (*Stephen Trott*)

2. Call to Order

3. Invocation/ Moment of Silence

4. Pledge of Allegiance

5. Staff Questions

6. Public Comments, Requests, or Presentations

6.A. Presentation of Lifesaving Awards. (*Melinda Bales*)

6.B. Presentation from Hearts & Hands Food Pantry.

6.C. Colonial Pipeline Update - Representatives from Colonial Pipeline and NC DEQ's Division of Waste Management.

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

- 8.A. Approve the minutes of the September 6, 2022, Regular Town Board Meeting. (*Janet Pierson*)
- 8.B. Adopt Resolution to Acquire Right of Way and Easements for the Huntington Green Sidewalk Project. (*Stephen Trott*)
- 8.C. Accept Streets in the Arrington Subdivision for Town Maintenance. (*Kevin Fox*)
- 8.D. Accept Streets in Bryton Ridge for Town Maintenance. (*Kevin Fox*)
- 8.E. Accept Streets in the Farrington Subdivision for Town Maintenance. (*Kevin Fox*)
- 8.F. Accept Streets in the Walden Phase 1 Subdivision for Town Maintenance. (*Kevin Fox*)
- 8.G. Accept Streets in the Walden Phase 2 Subdivision for Town Maintenance. (*Kevin Fox*)
- 8.H. Adopt Resolution Authorizing Use of State Fiscal Recovery Funds on General Government Services. (*Bobby Williams*)

9. Public Hearings

- 9.A. Conduct public hearing on designating as a historic landmark the property known as the “Blythe House,” including the first and second level interior hallways and staircase of the building, the exterior of the building, and the approximately 0.397 acres of land listed under Tax Parcel Number 01711623 in the Mecklenburg County Tax Office. Said property is owned by HFH Investments, LLC and is located at 121 Gilead Road. (*Kayleigh Mielenz*)

10. Other Business

- 10.A. Consider decision on designating as a historic landmark the property known as the “Blythe House,” including the first and second level interior hallways and staircase of the building, the exterior of the building, and the approximately 0.397 acres of land listed under Tax Parcel Number 01711623 in the Mecklenburg County Tax Office. Said property is owned by HFH Investments, LLC and is located at 121 Gilead Road. (*Kayleigh Mielenz*)
- 10.B. Consider decision on Petition #S22-02, Novant Health Special Sign District, a request by Lockwood Identity Inc. (Sign Art) to amend the plan for the Special Sign District Overlay for Novant Health Hospital located at 10030 Gilead Road, Tax Parcel 01716601. (*Kayleigh Mielenz*)

- 10.C. Consider ratifying previous action of the Town Board taken in Closed Session allowed under the North Carolina Open Meetings law to award a 4.5 percent merit increase effective August 1, 2022, and a \$5,000 bonus for the Town Manager based on market analysis and performance evaluation. (*Melinda Bales*)
- 10.D. Consider Adopting Amendment to Preliminary Services Agreement for New Town Hall. (*Bobby Williams*)
- 10.E. Consider adopting Reimbursement Resolution for the design and construction of the new Town Hall. (*Pattie McGinnis*)
- 10.F. Consider approving budget amendment appropriating Fund Balance for the site preparation and design expenses of the new Town Hall. (*Pattie McGinnis*)
- 10.G. Consider approving Abernathy Park Master Plan. (*Michael Jaycocks*)
- 10.H. Consider authorizing staff to submit an application for the Accessibility for Parks Grant for the Abernathy Park Project. (*Michael Jaycocks*)

11. Mayor and Commissioner Reports/Closing Comments

12. Closed Session

- 12.A. Closed Session pursuant to N.C.G.S. 143-318.11(a)(6) to consider the qualifications, competence, and performance of an employee. (*Melinda Bales*)

13. Adjourn

Special Accommodations: Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format please contact the Town Clerk. The Clerk can be reached by phone or fax: 704-875-6541, email: clerk@huntersville.org or at 101 Huntersville-Concord Rd, Huntersville, NC 28078.
We request at least 72-hours' notice prior to the meeting to make the appropriate arrangements.

The Board reserves the right to deviate from the agenda.

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Bobby Williams, Assistant Town Manager

Date: September 19, 2022

Subject: Colonial Pipeline Update

EXPLAIN REQUEST:

Meg Blackwood will be attending for Colonial Pipeline to provide an update and answer any questions. North Carolina Department of Environmental Quality's Division of Waste Management will be represented by Underground Section Chief Vance Jackson and Trust Fund Branch Manager Wayne Randolph to do the same.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Janet Pierson, Town Clerk

Date: September 19, 2022

Subject: Approval of Minutes

EXPLAIN REQUEST:

Consider approving the minutes of the September 6, 2022, Regular Town Board Meeting.

ACTION RECOMMENDED:

Approve Minutes

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Draft Minutes

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**September 6, 2022
6:00 p.m. – Huntersville Town Hall
101 Huntersville-Concord Road**

PRE-MEETING

The Huntersville Board of Commissioners held a Pre-meeting at Huntersville Town Hall, 101 Huntersville-Concord Road, at 5:15 p.m. on September 6, 2022.

GOVERNING BODY MEMBERS PRESENT: Mayor Melinda Bales; Commissioners Dan Boone, Rob Kidwell, Amber Kovacs, Lance Munger, Derek Partee and Stacy Phillips.

Mayor Bales called the Pre-meeting to order.

Land Use Discussion. Jack Simoneau, Planning Director, gave presentation to the Board on Land Use – Identifying Areas of Concern. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

Following discussion, it was the general consensus of the Board to have staff continue to pursue options for concerns identified in presentation.

There being no further comments, the Pre-meeting was adjourned.

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall, 101 Huntersville-Concord Road, at 6:00 p.m. on September 6, 2022.

GOVERNING BODY MEMBERS PRESENT: Mayor Melinda Bales; Commissioners Dan Boone, Rob Kidwell, Amber Kovacs, Lance Munger, Derek Partee and Stacy Phillips.

Mayor Bales called the meeting to order.

Mayor Bales called for a moment of silence.

Mayor Bales led the Pledge of Allegiance.

STAFF QUESTIONS

Commissioner Boone requested update on traffic signal at Highway 21/Northdowns Lane.

Stephen Trott, Director of Engineering, reported that NCDOT has completed signal design and the Town is working with them on an agreement so they can build at less cost than was initially thought. The hope is to have signal installed by the end of the year.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Mayor Bales presented Constitution Week Proclamation to representatives of the Alexandria Chapter of the Daughters of the American Revolution.

Town of Huntersville Proclamation

WHEREAS, September 17, 2022 marks the two hundred and thirty-fifth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to read, study, and preach the greatest document of human liberty and to protect the freedoms set forth in the Bill Rights; and

WHEREAS, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

WHEREAS, it is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion; and

WHEREAS, public law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW, THEREFORE, I, Melinda Bales, Mayor of Huntersville, do hereby proclaim September 17 through 23, 2022 as “**CONSTITUTION WEEK**” in Huntersville, North Carolina and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 6th of September, 2022.

Stephen Swanick, 203 Mt. Holly-Huntersville Road, said I’m here speaking on behalf of Revitalize Downtown Huntersville or RDH. We are a citizen-led group with a mission of helping our downtown be the vibrant hub of live, work and play, we all know it can be. You might have even seen some of our green signs popping up at homes and businesses around where we are right now.

I’m here to talk about town hall. The Revitalize Downtown Huntersville group sponsored a survey over the past three weeks which was closed today. It was a simple poll asking one question – which option for downtown town hall do you want. We got a staggering 316 responses, which I personally was overwhelmed by considering how hard it is sometimes to get citizens engaged.

The seven options were those well familiar to you – the two original options shovel-ready across from Discovery Place Kids and the additional five options presented to this Board about a month ago. The winning option out of 316 responses was known as 4B to renovate this building and add a four-story annex, that won a plurality of 32 percent. The second and third place options were the across the street options, totaling 19 and 16 percent. The remaining options of those seven all scored less than 10 percent each. We will be posting full details of those results in total with some fancy bar charts to Facebook either later this evening or tomorrow, but I thought it important that we share this information with you to show how engaged citizenry was in having a say in this and also hoping that it provides some clear guidance to y’all.

My takeaway from this is there is no clear takeaway. There was a pretty severe split between Option 4B and the options across the street, so all I can say is good luck to y'all. Y'all have a tough decision to make, but I think it is important that the town hall matter be settled once and for all so that planning for the future of our downtown can continue and regardless, I personally and Revitalize Downtown Huntersville, will support either option because we want to see positive change for our beloved downtown.

Taylor Hutto, 127 Holbrook Street, said all of you sat with me at every forum that we had last summer/fall and this topic, 10.B, came up multiple times. Tonight, as it states discuss and consider taking action, I ask that we take action tonight. I believe that you should make the fiscally responsible decision by choosing Option 4B. Mr. Swanick mentioned 316 people participated in his survey, so you can tell it's on other citizens' minds as well. Not only is it cheaper per sq. ft., but this option gives us the capacity to expand in the future, if necessary, which if I'm not mistaken is the very reason we built this town hall right here where it is, to expand, not only just 25 years ago. If I could, I would say this in red. If I could say it in red, underline it, the sliver that most people refer to in front of Discovery Place Kids, the shovel-ready option that Mr. Swanick mentioned, is simply not available for growth. There is no opportunity to grow there with it being just 0.4 acres. This is something that I and many others, several of you sitting up here, stated several times over the last year. It's been said multiple times as well that our population is expected to grow from what it is just 60,000 residents to 100,000 residents in the next 10 years. To put it simply, 4B in my opinion maximizes growth opportunity and if I'm being honest, I don't really want to pay for another town hall in 20 years when we grow out of any of the other options.

Ron Julian deferred his 3 minutes to Teresa Julian.

Teresa Julian, 110 N. Maxwell Avenue, said I sent a letter to each of the Board members this last week and if I can, I would like to have that added to the record. *Refer to Exhibit No. 2.* I look at this and think it hasn't been that long ago, November 2021, during an election time and seems like all the candidates were really slamming the previous board. Some of you were on that, about spending \$15 million on a town hall and I believe it was nicknamed the Tajmahall. I guess here we are September 2022, not even a year, and we're looking at spending \$28 million for Option 4B.

I guess what I wanted to say, and I was glad I listened to Ms. Hutto's speech, is expansion I think is very important and I think it's very important that we have that. I don't think enough people probably realize that the Town owns Discovery Place Kids. Come 2040 or sooner if they don't renew their lease, we are going to have a building that's 54,000 sq. ft. sitting empty if we don't build on what is nicknamed the sliver.

The other thing is obviously I looked at the agenda and you are going to discuss the options. I have heard the rumor that there's going to be a motion to vote on the location, because obviously the Board seems very split from what I have seen on which option, be it in front of DPK or behind this building. I'm concerned that if the rumors are correct and the location issue is voted on tonight and the vote goes for behind Town Hall, then the only options that were presented are going to be \$24 million to \$28 million. It's going to be a lock-in and force others to vote on that.

Having said that, if we build in front of DPK, the sliver, not only do we give this piece of property marketable commercial as Steve mentioned for the future of developing, revitalizing downtown, which would give us the Town the revenue from selling this and I understand from the previous board, I think there was a restaurant interested in this piece of property, if what I'm hearing is correct, for around \$1.2 million to turn the old town hall/current town hall into a restaurant and then you're probably looking at

totaling the rest of the land that we could develop a total of maybe \$3 million. When you look at that, look at having a DPK building that may be very well left empty, what do we do with it. We can't do anything with the land that's in front because who's going to build if we are not willing to sell a portion of our parking deck that we have. You are basically looking at net, and I understand through the rumor mill we are going to apply the \$12 million ARPA funds towards this, you're basically looking a \$4 million project after you've sold land, built this building, you are looking at a \$4 million versus a \$15 million after the current town hall is with the ARPA funds. To me that's big.

The second thing is if we have a building and talking about 20 years from now with the expansion is if we are built right next to Discovery Place, we are going to have 90 some thousand sq. ft. between a building that would be 36,000 sq. ft., a third-story that we already occupy that's 18,000 sq. ft., and then another 36,000 sq. ft. at the point the lease is expired, at the least. I think we should strongly consider all our options and what the cost to the taxpayers are. I appreciate it, Rob. You've been very upfront that you are not voting on either option. I'm concerned that there may not be transparency in trying to get this vote for the location and then forcing others to vote on that. I guess I just wanted to say I hear the 20 years down the road, I just think that if we build on.....if not we're going to have two buildings that are government buildings and nobody wants to look at a revitalized building with a town with all government buildings. I wrote about the Veterans Park so you understand we have a park with no parking that we don't own it.

Amy Hallman (Elaine Kerns deferred her 3 minutes), 100 Cambridge Road, said this is a compilation of quotes from minutes taken. Omissions are only for sake of brevity. No intent nor essence has been changed.

December 21, 2020, Town Board meeting, "Mayor Aneralla said...I asked to put this on the agenda.

"...our current fund balance as a Town is \$81 million, of which \$20 million plus is unassigned at this time...As you can see, the town is in very good financial health.

"Going back to 2006, there were plans...to expand town hall. The problem is...the Town doesn't own any additional land and you need parking and so forth.

"I've spoken to at least four different groups that are interested in discussions for current Town Hall and the parcel adjacent..."

Commissioner Bales said: "...Will this location serve our community long-term...I want to make sure...that we are building it to last 40-50 years."

In response, Town Manager Anthony Roberts said: "Three floors [plus DPK space] will definitely hold us 20+ years but it's not going to hold us for 50 years."

In response, Bales said: "I...am not interested in a 20-year Band-Aid. If we were going to build it we need...to build it for sustainability...I just can't envision us building something that we are going to sit here 20 years from now and regret..."

Bales said, "...in my opinion, we are not providing them with a safe enough of a working environment...We...all need to do our part to provide the right space for not only our employees but our residents so that they may have a community space that they can come to and utilize and do it fiscally responsibly. ... I do not want to be part of the 20-year fix."

Commissioner Hines said, though he was not for deciding that night: "...we do have the money. We could either pay cash for it or we can borrow it."

Mayor Aneralla said: "...we have \$20 million we could use for some of the road projects, some of the greenways, but also for the Town Hall..."

February 1, 2021, Town Board meeting, Mayor Aneralla said: "...it's appropriate to have a new Town Hall...to have additional community space..."

Anthony Roberts said: "There's many different [financial] ways you can do it, but we are financially strong enough to do it."

May 17, 2021, Town Board meeting, "Commissioner Boone said this is the only side that you've studied right there in front of Discovery Place Kids. Mr. Carlisto said that's what we were instructed to program for...."

September 20, 2021, Town Board meeting, Mayor Aneralla said: "...That's a total of \$5.4 million that could go toward this Town Hall...consolidate everything into one Town Hall. ...We are the best funded community in North Carolina."

February 21, 2022, Town Board meeting, Anthony Roberts said: "The Town has received an Agreement for Purchase of Sale of Improved Real Estate from Jeffrey D Howard trustee...for the purchase of 105 N. Maxwell Street, Huntersville, NC. If the Board moves forward, the closing will be 60 days from February 21. The reason for purchasing this property is to meet the need in the 2006 Downtown Master Plan and also for potential Town Hall expansion.

"Commissioner Kovacs made the motion...

"Commissioner Partee seconded the motion.

"Motion carried unanimously."

April 4, 2022, Town Board meeting, "Commissioner Munger made a motion to approve budget amendment appropriating \$37,400 from Fund Balance to the Land Account to offset some of the purchase price of 105 N. Maxwell Street.

"Commissioner Kovacs seconded motion. Motion carried unanimously."

June 6, 2022, pre-meeting, Mayor Bales said: "I would encourage the Board...to really think through...putting everyone under one roof..."

Anthony Roberts said: "You could do that over here and then lease that over there."

He said, "At that time, we did not own additional property behind the Carquest building, and now that we do, you could make the current site even bigger, and you could have additional parking and then the Town could lease the top floor of DPK."

Minute 18:36, Commissioner Partee said: "I'm more leaning towards the expansion aspect of the Town Hall..." and then he asked about cost comparisons and architectural renderings.

Commissioner Phillips said the original cost to build “the sliver” did not include the third floor. It was “ghost space.” She said: “It’s the last little sliver of green space in downtown. Eventually it could be the most expensive piece of land in Huntersville. We’re cutting our nose to spite our face...”

Roberts agreed and said: “The property is more valuable than it was in December 2021 because it can now be used for private use...”

Minute 21:50, Mayor Bales said, “And I would agree with you: If we’re not gonna build over there then we should sell it...”

Phillips responded: “...if you sell that, you lease out DPK, then you start to get money back to offset whatever’s gonna happen in the future.” Minute 23:47, she said: “...we need to do it so...no other Board has to talk about this for the next 50 to 100 years.”

Mayor Bales responded: “Well, that was the goal. Originally. To have the complex.”

August 15, 2022, pre-meeting, Minute 26:19, Commissioner Munger asked Edifice (and responded) about the Aneralla option: “If we build out all three floors...that would not be enough to house all of our staff right now? (they say on Day One yes)....so, 10, 15, 20 years from now we’d need more space.”

Minute 27:01, Roberts said: “4B...it would definitely house everyone under one roof, and yes, it will be enough to house our people until I’m gone, for sure.”

Minute 27:43, Munger said: “As long as we’re going to do hypotheticals...I lean 4B, but that’s a lot of money...”

Minute 30:30, Mayor Bales said: “...while it may be the most expensive, 4B for long term, for growth of our community, if we’re really going to create a government center that can grow past us all, then B looks like it would make the most sense.... if we continue to grow there’s always the opportunity...the original town hall could be taken down and you could build again here if you needed to...So I think it’s interesting...”

Lee Hallman, 100 Cambridge Road, said I invited all of you to discuss this issue and would like to thank those that accepted for listening. As you know, I do my homework and will be glad to share the supporting data, most taken from Edifice’s latest presentation. Let’s look at comprehensive fact-based reasoning. The comparatives are I’m going to call it the Aneralla Model versus 4B.

The Aneralla Model is cheaper at \$19.5 million completely built out; 4B is \$27.9 million, but you get what you pay for.

The Aneralla Model is \$537/sq. ft.; 4B is \$447/sq. ft. - \$90 less per sq. ft.

The Aneralla Model is a 36,000 sq. ft. building, whereas 4B is a 62,500 sq. ft. building but includes this.

The Aneralla Model has 3,000 sq. ft. of community room in an upstairs area; 4B has 8,000 sq. ft. stand-alone community center.

The Aneralla Model has no additional parking; 4B offers an additional 130 space surface lot, multi-use for the downtown area.

The Aneralla Model is crammed on 0.3 acres; 4B is 1.3 acres.

I've done the math for this and can share it with you, but the Aneralla Model supports us to 2035 and at that point we should be at 97,000 people based on the metrics that Edifice has given us; 4B will support us until 2046, at which point we'll have 130,000 people.

The Aneralla Model puts employees in two locations across the street; 4B is in one location.

The DPK space keeps coming up. At that point in 2035 when we are about out of space, DPK space will be 25 years old and the lease extensions won't expire for another 5 years, so we'll be stuck. In 2025 just a side note if we were to try to buy out the DPK space, additional 3 ups of 5 years, it would probably cost somewhere around \$10 million to buy them out in 2025. That's based on replacement cost at \$25/sq. ft. per year.

The Aneralla Model has us overbuilding an already viable corner. Whereas over here, We're doing the downtown development on a dead parcel that's been for sale for years.

If you can imagine the construction phase on the Aneralla Plan, what are we going to do. How is that going to work. We are going to probably have to close DPK for a month at a time to even get started over there. Over here, you'd have plenty of room to stage your material and equipment and accesses on all three sides. The Aneralla Plan has nothing green on it. We have a civic green on 4B. It also integrates The Vine and Veterans Park. There's an opportunity to change your civic building style. The Aneralla model takes the downtown civic presence down to a minimum where 4B invites development by leading by example showing other developers that we're willing to spend the money down here so we hope you do too.

The Aneralla Model lacks general public support; 4B is supported by the 2005 Downtown Master Plan and the Downtown Steering Committee.

AGENDA CHANGES/ADOPTION OF AGENDA

Commissioner Phillips made a motion to adopt the agenda. Commissioner Kovacs seconded motion. Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes – June 21, 2022. Commissioner Phillips made a motion to approve the minutes of the June 21, 2022, Regular Town Board Meeting. Commissioner Kidwell seconded motion. Motion carried unanimously.

Approval of Minutes – July 18, 2022. Commissioner Phillips made a motion to approve the minutes and ratify actions of the July 18, 2022, Regular Town Board Meeting. Commissioner Kidwell seconded motion. Motion carried unanimously.

Approval of Minutes – August 1, 2022. Commissioner Phillips made a motion to approve the minutes of the August 1, 2022, Regular Town Board Meeting. Commissioner Kidwell seconded motion. Motion carried unanimously.

Approval of Minutes – August 15, 2022. Commissioner Phillips made a motion to approve the minutes of the August 15, 2022, Regular Town Board Meeting. Commissioner Kidwell seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R22-01. Commissioner Phillips made a motion to call a public hearing for October 3, 2022, at 6:00 p.m. at Huntersville Town Hall on Petition #R22-01, a request by DDRTC Birkdale Village, LLC to rezone +/- 8.82 acres located at the intersection of Townley Drive and Lindholm Drive (Parcel 00537157) from Highway Commercial Conditional District to Highway Commercial Conditional District for 350 Multi-family Units, 125 Room Hotel, 150,000 sq. ft. Office, and 25,000 sq. ft. Commercial. Commissioner Kidwell seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R22-02. Commissioner Phillips made a motion to call a public hearing for Monday, October 3, 2022, at 6:00 p.m. at Huntersville Town Hall on Petition #R22-03, a request by Alan Spragins for Hawthorn Devco, LLC to rezone +/- 9.219 acres located at 6925 April Mist Trail (Parcel 01516113) at the corner of Beatties Ford Road and April Mist Trail from Highway Commercial – Conditional District to Neighborhood Residential – Conditional District. Commissioner Kidwell seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R22-04. Commissioner Phillips made a motion to call a public hearing for Monday, October 3, 2022, at 6:00 p.m. at Huntersville Town Hall on Petition #R22-04, a request by Jeremy Martin to rezone +/- 1.29 acres located at 15901 Cramur Drive (Parcel 00102370) from Neighborhood Center and General Residential to Highway Commercial – Conditional Use. Commissioner Kidwell seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #TA22-06. Commissioner Phillips made a motion to call a public hearing for Monday, October 3, 2022, at 6:00 p.m. at Huntersville Town Hall on Petition #TA22-06, a request by DDRTC Birkdale Village, LLC to amend the Zoning Ordinance to allow hotels and commercial use structures within a pedestrian-oriented development of the Highway Commercial zoning district to exceed the permitted building height up to 145' with a special use permit. Commissioner Kidwell seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #TA22-07. Commissioner Phillips made a motion to call a public hearing for Monday, October 3, 2022, at 6:00 p.m. at Huntersville Town Hall on Petition #TA22-07, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to comply with Senate Bill 105 regarding the restriction of harmony requirements if the development contains affordable housing units for families or individuals with incomes below 80 percent of the area median income. Commissioner Kidwell seconded motion. Motion carried unanimously.

Call for Public Hearing – Blythe House Historic Designation. Commissioner Phillips called a public hearing for Monday, September 19, 2022, at 6:00 p.m. at Huntersville Town Hall on the question of designating as a historic landmark the property known as the “Blythe House,” including the first and second level interior hallways and staircase of the building, the exterior of the building, and the approximately 0.397 acres of land listed under Tax Parcel 01711623 in the Mecklenburg County Tax Office, owned by HFH Investments, LLC and located at 121 Gilead Road. Commissioner Kidwell seconded motion. Motion carried unanimously.

PUBLIC HEARINGS

Mayor Bales recognized Planning Board members present: Trina Loomis and Frank Gammon. Stephen Swanick was present, but indicated he was present as a private citizen.

Petition #TA22-10. Mayor Bales called to order public hearing on Petition #TA22-10, a request by the Town of Huntersville Planning Department to amend Article 8.2 related to limiting one principal single-family and duplex building to a lot.

Nathan Farber, Planner I, entered the Staff Report into the record and reviewed request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 3.*

Planning staff proposes an amendment to Article 8.2, which reads that only one principal building and its customary accessory building(s) may be erected on any lot, except that multiple buildings which, taken together, compose a single principal use may be erected on a single lot as permitted by the district regulations and described by building and lot type. Requirements of the Subdivision Ordinance Section 6.800 apply. Staff is proposing to add the following sentence: The multiple building exception shall not apply to single-family homes and duplex house types that are not a part of a retirement community or congregate care facility.

Planning staff recommends approval based on the amendment being consistent with Policy LU-11 of the 2040 Huntersville Community Plan. We believe it is reasonable and in the public interest to amend the Zoning Ordinance because it will protect unique character of the existing housing stock by requiring all residential subdivisions to meet the same development standards, it is consistent with the definition of single-family home, and it provides options for future transactions. It is also similar to almost all of the surrounding communities in Mecklenburg County.

On September 1, the Huntersville Ordinances Advisory Board voted 7-1 to recommend approval.

Commissioner Munger said why shouldn't we apply this to retirement communities as well?

Jack Simoneau, Planning Director, said this was the staff recommendation. The Huntersville Ordinances Advisory Board agreed to it. If you decide that we want to include retirement communities, that's fine. Everything that's been approved is legal and fine. New developments moving forward, if it's a retirement community, they too would have to provide the lot lines. We recommended to exclude those in the congregate care because we had some existing ones, but if you do decide to include retirement, that's fine, too, everything that has been approved is legal because it met the requirements at the time.

Commissioner Munger said is there any specific pro/con as to not including retirement communities.

Mr. Farber said not necessarily, no.

No questions from Planning Board.

There being no further questions or comments, Mayor Bales closed the public hearing.

OTHER BUSINESS

Downtown Steering Committee. Dave Hill, Senior Planner, said on June 21 there was a motion made to pause the Downtown Committee operations. During that time we talked with the consultant team and we basically shut the whole project down during that period. Once we started working with Commissioners Phillips and Kidwell, the staff drafted a motion for consideration that's in your packets today. *Refer to Exhibit No. 4.*

I think the important factor in all of this is the survey that was conducted of the committee members and they asked a lot of questions in terms of expectations of the Town Board itself, what is staff doing right, what's not being done right, what's the reaction to the work being done by the consultants, etc. I think that the takeaway from that was that there are some improvements that can be made, but the Downtown Plan should continue to move forward with a similar schedule, the number of meetings for example, the same budget, and the same scope of work.

During the pause we have been in contact with Shook Kelley and their consultant team. They have reviewed the schedule that's been placed in the resolution. There probably will be some tweaks necessary to make sure that they are available for every single one of the meetings. There's a clarification I did want to make. The first two meetings, Meetings Nos. 10 and 11, are committee meetings, but those would be conducted with staff only and that is part of the idea of getting some ethics training and starting to regear and maybe go back and get a little bit better background in terms of zoning regulations that affect the downtown and also kind of reenergize the concept of what the Steering Committee already is tasked to do. That would be the staff responsibility and the Town Attorney helping us do that. The remaining meetings, there are five committee meetings, and one is a public forum. The last meeting, if you choose to do it this way, would be a joint meeting between the Planning Board, Town Board and the Committee, which would signify a hand-off of the draft plan to begin the formal review process by the Planning Board. There are a lot of other provisions in here and I'm not going to read them all, but I think that you as a Board need to discuss this.

Commissioner Kovacs said I just wanted to say that this is pretty impressive and I appreciate Mr. Hill and Commissioner Phillips and Commissioner Kidwell working so hard on it.

Commissioner Munger said I would like to echo that sentiment. Thank you Mr. Hill and Commissioners Kidwell and Phillips. It really lays it out quite nicely. My question, it's just kind of clarification, do we have a diagram of exactly how big the ¼ mile radius is. Is there a specific reason why this committee would only be focusing on the ¼ mile radius.

Commissioner Phillips said we looked at it a bit like how you look at an earthquake and an epicenter so the ¼ mile is the directly impacted and then outside of that is like the reverberation and everything does impact everything together within the Downtown area, but we felt like this met the standards listed in the survey.

Mayor Bales said to be clear, to the north does that ½ mile encompass the roundabout to the north or is it just outside.

Jack Simoneau, Planning Director, said it does include it. I will say from the first meeting in November was always ¼ mile, ½ mile. The ¼ mile is a 5-minute walk. The ¼ to ½ mile is a 10-minute walk. It's got to be pretty interesting for you to walk the 10-minute walk. It does include roundabout to roundabout. Interestingly enough, in 1995 the Town did a Community Plan and in essence identified downtown from

what is roundabout to roundabout and right at Gilead all the way to Vermillion. Even in 1995 that was kind of the downtown area.

Commissioner Kidwell said I just want to thank both of you for your excellent work and communication with Stacy and I on this. I want to thank the Downtown Steering Committee for filling out the surveys, giving us honest answers. We couldn't have done any of this without that information. One of the rings was a 5-mile scope which is large and so the ¼ to ½ mile I think is a good focus area for that committee and I look forward to them getting started and really going through this list.

Commissioner Phillips made a motion to resume the meeting functions of the Downtown Steering Committee effective immediately under the following conditions as listed in the agenda.

Commissioner Kidwell seconded motion.

Mayor Bales called for the vote.

Motion carried unanimously.

New Town Hall. Anthony Roberts, Town Manager, reviewed two options for a new town hall – the initial site adjacent to Town Center and Option 4B presented at the last meeting on property adjacent to the current town hall. *Refer to PowerPoint attached hereto as Exhibit No. 5.*

Let's start with the initial site first. I took the presentation that Edifice put together and kind of carved it down a little bit smaller because it sounds like most folks are either looking at the initial site or Option 4B. On the initial site, we were looking at a 3-story building, roughly 36,000 sq. ft. This building is roughly 8,000 sq. ft. The third floor of DPK is roughly 18,000 sq. ft. where we house offices, and then the first and second floor of Discovery Place Kids, it's like a floor and a quarter. I won't focus on how many square feet on those because if you were to upfit that space at some later date, obviously if it's 2040 God knows what it will cost in 2040 to update that space. On the 3-story building when we are looking across the street, on the sliver of land, I'll use that term, the first floor basically had a small community room and then the intent was to bring over Parks & Rec and IT from the third floor building and bring them over to create some space on the third floor. IT is typically on the Planning side. Parks & Rec is on the Engineering side, so it would free up some office space there to allow those departments to grow. It roughly would free up as of today four to five different spaces on each side. Additionally, on the first floor we have anywhere from six to eight additional offices to grow into. Second floor, same thing. I say offices and/or cubes to grow into because you can look on here and you will see future spaces. The third floor we left unfinished at that time, so you'd roughly have eight spaces on the third floor to grow into and then six to eight on each floor here and then the third floor would be your growth to sort of take you to 2040.

On Day One if this was to be built, yes, there's space and then obviously you have the third floor, but without the third floor and without DPK, is it a 50 year fix. Absolutely not. We would have to have a third floor and then what they were banking on at that time was 2040, I think some folks mentioned, is when the DPK lease is up, we get roughly \$30,000 a year for parking spaces for them to use that space. They can renew for 5-year increments, 2025 on up to 2040. Who knows what will happen. In 2040 the Board can make a decision on whether to take that space over and finish that space out. Finishing that space is not in these numbers. I have no idea what that would cost.

That's sort of general information around the sliver of land, the 3-story building, two floors finished out. You have a Board Room with roughly 150 or so seats on one version of this. You have a community space here and then the third floor is just blank. Third floor, depending on how you lay it out, is probably 35 to 40 max office cubicles on this space, so that's kind of what you are looking at on the sliver.

Mayor Bales said what we are looking at now are these three floors, plus the third floor of Town Center, totals the 54,500.

Mr. Roberts said that's right. This is roughly 36,000 sq. ft. and then DPK space is roughly 18,000 sq. ft. You notice all of these different spaces that Edifice put together around 54,000 sq. ft.

The cost they came up with is \$19 million. I wouldn't hold it to \$19 million. You're looking at probably 1-1/2 years before you get there.

Mr. Roberts said Option 4B provides 130 spaces of surface parking and then in the future it allows you space for a future parking deck. That is not in the numbers we are talking about right now.

Option 4B is 4-story building. It is 54,500 sq. ft. under one roof, plus the renovation of the 8,000 sq. ft. existing town hall. The estimated cost I'm rounding up to \$28 million. This would be a 50-year fix.

Mayor Bales said if 54,500 on this side is a 50-year fix, how is 54,500 on that side not a 50-year fix, if it's the same square footage.

Mr. Roberts said over on that side you have 36,000 sq. ft. When we were looking at it, that was a 50-year fix with the additional space. Part of the thing over there is in that total space you've got a community room that kind of eats into some of that space and then at the back there's some things that go with that so that eats into some of that space. This gives you a lot more space because you are taking that community room out. When I say 50 years, it's a guess. That DPK space, with this you still could use it. We have had additional revenue on the sales of land, we bought some land, we've got all those numbers to talk about if you want to. They are both good options, it's just a matter of where you want to locate it. There's a lot to consider, but the space is needed.

Mayor Bales said I think that wading through these options has been healthy to take a look at all that has been presented this evening and the last few weeks. I'm interested in what the impact is on the tax rate and how we are going to fund it, whichever option that may be. I would like to ask Ms. Huffman if we can take a look at those numbers and the impact that both of these.

Jackie Huffman, Deputy Town Manager, said I'm going to recommend that if you decide to pursue a town hall, a municipal building is some of the simplest debt there is to get a good rate on. You can do any type of financing you want. There's a general obligation bond option, LOB's – limited obligation bond which is one type of installment financing. Installment financing is the state's version of what your home mortgage is like. If we issue debt on property, the Local Government Commission has to approve every piece of that debt for every local government in North Carolina, county, city. I went to the Local Government Commission's website to see what rate they approved debt on their August 2022 Agenda. It was August 2. One piece of municipal building debt was 3.41 percent for 20 years, another town hall at \$21 million was 3.5 percent. I'm not telling you we can issue at 3.5 percent. My crystal ball is very foggy on what future interest rates are going to be. Interest rates in August were at 3.5. Are they going to stay at 3.5? I doubt it. Are they going to move up, are they going to move down? I don't know. If we

issued \$27,938,000, the exact dollar figure, I wouldn't do that, I would issue around a dollar figure, but if you issued the exact figure that the Edifice report told us that they estimate it would cost, our first year debt service payment would be \$2,374,730. *Refer to Spreadsheet attached hereto as Exhibit No. 6.* In the budget process we estimated that one penny on the tax rate would generate \$1,040,000. If you'll move the cursor to Cell H7, I have taken the first year payment of \$2,374,730 and divided that by \$1,040,000, which is what a penny on the tax rate generates and that would tell you that the impact on the tax rate would be 2.28 cents. If you change Cell C to any other figure, the \$19,400,000 or any number you want to, would you use all or a portion of the future ARPA funding to minimize the amount that we borrow, you could. We can change that figure to anything you want to change it to and then you see if you decide you are going to use the whole ARPA \$12,000,000, bringing the price that you'd finance down to \$15,900,000, then the impact on the tax rate would be 1.3 cents. Bobby, will you change Cell C2 to \$10,000,000. Will you change the principle amount to \$10,000,000 and will you change the interest rate to 5 percent. I don't know if interest rates are going to be 3.5 percent. For the last 22 years of my career when somebody ask me about how much debt would we be able to issue and how much would it cost us, I would recommend that you guesstimate that you are going to be able to issue debt at ballpark 5 percent. The one thing that I want you to take from this conversation is notice Column E, the payment amount of \$1,000,000, the one rule I will allow you to rely on for the foreseeable future, you should be able to issue debt for the foreseeable future at 5 percent or less, so \$10,000,000 at 5 percent would cost us ballpark estimate of \$1,000,000, so think of it as 10 percent. When you issue debt, that debt service payment initially is going to be ballpark 10 percent.

Bobby very wisely has created separate sheets. If you want to see some extremes, the \$27,000,000 issued at 3.5 percent was the first spreadsheet we looked at. The \$27,000,000 less the \$12,000,000 in ARPA funding which would be extreme case scenario, you can see what the debt service payment impact on the tax rate would be. If you issue debt on the entire \$19,000,000 or the \$19,000,000 less the \$12,000,000 in ARPA, to me that's the extremes and you can see what the impact on the tax rate would be. For \$27,900,000, a maximum impact on the tax rate was 2.28 cents, \$19,000,000 less the \$12,000,000 in ARPA would be issuing \$4,700,000, so the minimum impact on the tax rate would be ballpark half a penny \$0.61. Here's the other caveat I will give you. Mecklenburg County is doing a revaluation in FY24. A penny on the tax rate in FY23 generated \$1,040,000. I do not have any insider information about how much values increase, so I don't know what a penny is going to generate in FY24. I suspect it will be more than \$1,040,000.

Commissioner Partee said is that tax rate passed on to the Huntersville residents.

Ms. Huffman said I would recommend you assume it would be. You've got some alternatives. You could say you are going to use fund balance for a portion of it. I wouldn't recommend it, but you could assume that you're going to do that.

Commissioner Partee said in other words the higher we borrow, the higher the tax rate; the lower we borrow, the lower the tax rate, if we intend to pass it on. Do we pass it on or do we float a bond to offset the tax rate.

Ms. Huffman said I would assume that if you are going to issue debt, for that debt service payment you are going to need to increase the tax rate. For at least the last 3 years, we've used fund balance, which is government speak for savings to balance our budget to fund multiple capital projects. If your revenues are \$1,000,000 and your expenses are \$1,000,000 and then you add debt service on top of that, you either need to cut into your \$1,000,000 expense budget or you need to generate additional revenue. For us the most logical place to generate revenue would be the tax rate.

Commissioner Munger said can you flip this back over to whichever one C2 has \$19,400,000. We are looking at 1.59 cents on the tax rate. In February, what would the interest rate have been.

Ms. Huffman said my guess is it would have been in the 2 percent range. I'll be glad to look at LGC agendas and tell you what debt got issued for. I think 2 percent is reasonable for a AAA bond rated agency.

Commissioner Munger said let's go 2.25 percent just for the heck of it. Throw 2.25 percent in Cell C3. Our inaction has cost us \$2,500,000 on the total and 23 cents on the tax rate, if I go with the 2.25 percent, which we agreed to compromise and I think everyone in the room would recognize that the interest rate in February was much lower than it is now. That was just my question out of curiosity on this particular item.

Mr. Roberts said I know these are good examples, etc. but what I will say is it depends on how much you are going to possibly put down on it. I know this is all good stuff to look at, but you've got to get to that point. We can run these numbers any which way you want. The other thing, you've got reval year coming up, those kind of things.

Ms. Huffman said I think the fed is going to change interest rates. I think it's going to go up. I hope it then comes back down. I don't know what they are going to do and so will the interest rate be 3.5 percent, I don't know. I literally looked at the LGC agenda today to see if they had released their agenda for September to see how much interest rates had changed since August and that's not out yet.

Mayor Bales said I think the decision facing this Board is one that's generational. What this Board is making a decision around not only impacts us today, but impacts us for our children and our children's children. There's a lot for you to wade through. Don't make this decision lightly for sure. The numbers I think are very important for us to understand. It's really not based off of what I just saw. It's not \$28,000,000, it's \$38,000,000, because you've got to factor that interest rate in there. How do we tackle it? That's the question on either option, but it's one you are going to have to make on behalf of the citizens of this community in order for our community to move forward.

Commissioner Kovacs said I just wanted to respond to Commissioner Munger. I understand your sentiment because I was on board with that idea how I hated that waiting would cost us more money, which is another reason I didn't want to wait until the bond either, but you said this is something that we have done, but previously when the town hall options were given, there weren't options. There was one place and so I know that us taking time unfortunately interest rates have raised, but I think that's just us doing our due diligence to hopefully save money over time. I understand what you are saying with the money, but with only one option we couldn't make a responsible decision.

Commissioner Boone said you said that we shouldn't take any money out of fund balance to reduce this debt.

Ms. Huffman said issuing debt on town hall is some of the easiest debt to issue and so based on what our CIP looks like and how much more complicated it might be to issue debt on other projects like streets or sidewalks, I would recommend that if you are going to issue debt, issue debt on the things that's easy to issue debt on and use your fund balance for other capital projects. Your savings is available for you to use one time, just like they are personally so whatever you use it on, feel good about it and move on.

Commissioner Boone said in December 2020 when we first looked at the numbers, we had \$81,000,000 in fund balance and now I believe we have \$90,000,000 in fund balance.

Ms. Huffman said I don't remember \$80,000,000. I remember \$60,000,000. I wonder if there's an investment in fixed assets that's included in that number. I'd be happy to share with you our audit report where we track what it is.

Commissioner Boone said everything that the Town has sold starting in 2015 from the Anchor Mill, Blythe Building, is that money in fund balance now.

Ms. Huffman said yes. The Blythe Building sale was ballpark \$1,800,000 and that will have dropped into fund balance at the end of FY22. The \$1,350,000 we got for selling Anchor Mill, ballpark 2018, would have dropped into fund balance. Forty (40) acres that we sold to Greenway Solutions on Holbrooks Road would have dropped into fund balance. That was an FY18 sale as well and there was a Walters Street sale for just under \$200,000. Those four added together ballpark \$3,800,000 contribution to fund balance.

Mayor Bales said how many projects outside of the scope of the budget process, any idea how much money we've spent outside of the budget process.

Ms. Huffman said in previous years it's not unusual for our CIP to have funded in the current year's budget three to six projects and three to six has become fifteen. The number and the cost of those projects has gone up expediently.

Mayor Bales said I think my point was though we bought land but the things that we've sold it's not sitting in an account earmarked solely for it at this point. It's sitting in the fund balance with everything else.

Mr. Roberts said there are things sometimes that we buy that makes sense at that time i.e. we may have not put in the CIP to put a light at the Hamptons, but it made sense, or we purchased the land back here for \$775,000 but it made sense, it gave us another option. I don't know off the top of my head how much those numbers are. Every year there's items like that, couple hundred thousand dollars this year, at least a million if you figure the light, and then the land is probably about a million, but that's every year we have items like that come up.

Commissioner Partee said I'm leaning towards the Town Center and I'm going to try to articulate why I'm leaning towards the Town Center. This past weekend I had an opportunity to go home and visit friends in my former neighborhood in the Town of Hempstead. The town government seat is like the town hub where all your buildings are in one area and it's convenient. My late dad said that he taught us that procrastination is a loss of opportunity and I think we have opportunity to build over in an area where we have the square footage, we have the parking deck, approximately 294 square parking lanes and seeing this opportunity and not to procrastinate because I believe procrastination is the grave in which opportunity is buried. We have an opportunity to build a great facility on that area and I'm not opposed to Plan B, but Plan B to me gets in the way of a vision of a greenway that's going to allow our citizens to walk directly from the Town greenway to Veterans Park and we have an opportunity to build on this side a social area where we can have businesses such as cafes, businesses of retail that will extend into Veterans Park and have a social district in this area. The cost to borrow against ARPA funds is reasonable. The square footage is reasonable. In that instance I think we have the opportunity to

build a fantastic facility because the infrastructure is there and move forward and take advantage of this opportunity and not procrastinate and let's move forward.

Commissioner Munger said under 4B we would build a 4-story building behind current town hall and this facility would be gutted and re-done. What would be housed in this building.

Mr. Roberts said that would be a Board decision, but I would assume this would be community space.

Commissioner Munger said just to confirm, Commissioner Partee mentioned the current parking deck has 294 parking spaces. Is that an accurate statement.

Mr. Roberts said the parking deck – three levels, 293 spaces.

Commissioner Munger said at one point in time if memory serves and you can help me out here, did we ever put an RFP out for the sliver.

Mr. Roberts said before my time my understanding is that there were some requests for proposals for the sliver and I think the actual piece of land where Northstate is going. There were multiple parcels. As far as my understanding on the history of that, we got no takers on the sliver and really no takers on the Northstate and then when I got here the Board asked to get proposals on Parcel 2 where Northstate is proposed to build and then that land the Board accepted that and we sold that land and I'm just going to round, I think it was about \$600,000 maybe a little less.

Commissioner Munger said we couldn't find a developer who found this sliver to be economically viable

Mr. Roberts said you have to remember there were issues, I think some folks maybe mentioned this, the parking deck....so you've got a sliver of land there that ultimately there were private uses associated with the parking deck so you could not sell that to a private entity to build there because of the bond of the deck and if you recall in 2021 we were able to get that refinanced and remove those restrictions which opened up opportunities for that parcel to actually potentially have someone who may be interested because then you could see parking spaces in the deck.

Commissioner Munger said on the current existing DPK, one possible outcome if we chose 4B would be the possibility of moving the police station into the DPK building. Is the current police station facility at or near capacity.

Mr. Roberts said I haven't looked at it in a while. I think the square footage on that building is in the 20 some thousand range and obviously it's not going to be 18,000 sq. ft. per floor because.....on a simple math you look at it that way but when you carve it up some floors are less than that etc. At some point in time are we going to have to look at probably a new police station, but with the DPK in there and assuming they go to 2040, unless you buy out or do something like that, I don't know that they would be leaving before 2040, but that is a possibility in the future. It can't be a possibility if you are going to build over there and potentially use the space, the first and second floor for future use. But if you were to do 4B and then you decided what do we do with that space in the long term, yes that definitely be very good option for a police station.

Commissioner Munger said can you tell me approximately what the sliver is worth and what the current town hall and behind is worth.

Mr. Roberts said the sliver I just don't know because the sliver is worth little or nothing without parking. I don't want to say nothing. You can look at the tax value and see what it's worth. Probably not worth a lot and what makes it valuable is parking. You've got to have that parking that's why it never went anywhere. I think the January 2021 tax value of current town hall was roughly \$1,600,000. The white building behind us (old auto parts store) was about \$200 some thousand.

Commissioner Munger said does that include the empty lot.

Mr. Roberts said not the new lot we purchased. I'm just talking about the white building, sliver behind us and then the town hall.

Commissioner Munger said if I add that extra piece back there, I think I'm getting up to about \$2,750,000.

Mr. Roberts said if you just say we paid \$775,000 for it, just kind of throw that number in there, that gives you some general thoughts and ideas and we sold the police station at roughly \$1,900,000, I'm rounding up, but that had more acreage. I haven't looked at what the acreage over there is compared to with the additional acreage on the back how they compare. I have not looked at that so I'm not sure how those acreage compare. The buildings are very similar.

Commissioner Munger said when I look at the sliver, if you don't build town hall there, you are not going to build anything there. That's just my opinion.

Mr. Roberts said there were some elevations that were drawn on some of the plans that put a building there and Jack will have to help me out because he's been here a while, but it was commercial retail space and it may have allowed for some living quarters above, but probably fairly similar to the footprint of the town hall, so that was proposed and I think that was in some of the packets that they sent out. The biggest issue there was there was no parking to be had until we did the refinance, so that would have been impossible. Is it possible now? Sure, I think it is.

Commissioner Munger said the other question relates back to this in terms of what you could do with this size of a lot, what could be put here instead, and the opportunity costs related to that. If I look at the opportunity costs that building a town hall here and occupying two corners as opposed to building a town hall over there and opening this one up for residential/commercial, the property tax revenues that could be generated by this particular corner way overwhelm what could be generated by that corner. I know it's a guess.

Mr. Roberts said probably because you are looking at a much bigger piece of land so height of the buildings, more square footage versus the little sliver. That would make sense to me that you probably get more over here because you've got more land to work with. There you just have a little sliver and then parking, so you can't get but so big of a building over there. Here you are already seeing the kind of size buildings you can get, how much parking depends on the uses. Generally, I would say yes because it's much bigger.

Commissioner Kidwell said there's been a lot of talk about community space and community space here, community space there. How many people are knocking at our door to rent out town hall.

Mr. Roberts said I've never had anybody to call me. Typically we don't rent out this space and maybe the Board did at one time.

Commissioner Kidwell said one option we're not seeing on here is Option 4C and that's to do nothing. I still believe we don't need a new town hall. We could rent space in the business center over there – they've got 62,000 sq. ft. available, \$30 sq. ft., next 25 years we'd be squared away. But these are the only two options that have been presented and I am grateful that more than one option was presented, whether I agree with either one or not. I think that was something that needed to be done for the residents of the community to give their honest feedback whether it's the sliver or Option 4B or whatever Option they choose.

Commissioner Boone made a motion to approve and fund Option 4B that was presented by Edifice Creech and Associates as the town continues to grow, a new community building will be needed to provide the citizens of Huntersville the services needed if the town wants to continue to prosper.

Commissioner Kovacs seconded motion.

Mayor Bales called for the vote.

Motion carried 4 to 2, with Commissioners Munger and Partee opposed.

Mayor Bales said so this Board is going to spend \$28 million on a new town hall. What would the next steps need to be.

Mr. Roberts said obviously we need to talk to our contractors to determine the next steps, look at any existing contracts we may have to see how we move that forward. We definitely would have to come back to the Board for any budget amendment to spend any money. We would probably lay out some options, but what I take from this is I've got to go back and do a little bit of homework and come back to you before we spend any money. Whether that's getting us to various stages, obviously there's no way we are going to be asking for a budget amendment right now for \$28,000,000. We don't even know if that's what it's going to cost. If we were to come back, it's probably in phases what we would ask a budget amendment for. We've got to do some homework. Next phase is let us do some homework, look at the existing contract, can we shift here and how do we move that forward, and come back with some more information that you will have to vote on to spend some dollars.

Mayor Bales said I have to say I am shocked that this Board is spending this much taxpayer money. That makes me very nervous.

Commissioner Kovacs said I can explain why. I seconded this because I think it's the most long-term and all encompassing plan. The location of the parking lot will add access for Veterans Park, future uses for the sliver can be discussed later. It's fiscally responsible in the long-term and it's the lowest cost per square foot so we are not at this again in 20 years at a higher cost per square foot because as you said this is generational and I don't want to cause more debt for the next generation and I don't want us to have just adequate space, I want to be proactive which I feel like we've been lacking on this topic.

Mayor Bales said it still makes me nervous to spend roughly \$38 million at the end of the day. It's a lot of money. I just don't know if we have ever spent this much money on something.....I'm not even sure we spent this much money on a road project, so it makes me nervous.

Resolution – CRTPO Grant Application for Highway 21 Greenway Tunnel. Michael Jaycocks, Parks & Recreation Director reviewed request. *Refer to Staff PowerPoint attached hereto as Exhibit No. 7.*

Based on the discussions between the Engineering, Planning, and Parks & Recreation Departments, it was determined that the best project for this round of Charlotte Regional Transportation Planning Organization (CRTPO) funding would be the Highway 21 Greenway Tunnel. The staff feels that this project has a good chance of getting funded due to the safety component of the project as well as that NCDOT staff has already provided the design for the project.

In order to meet the October deadline for grant submissions, the Town will need to update the CIP and approve a resolution for supporting the grant application by the first meeting in October. This resolution will include the Town's 20 percent (\$650,000) match. These funds will only be needed if the Town is awarded the grant in January/February of 2023. The Town funds won't be needed until FY27.

Commissioner Kovacs said do you think the likelihood of this being funded is high.

Commissioner Kidwell said no, I don't. As I shared with the Town Manager and Michael, during the conversation at CRTPO when they were talking about these funds they brought up very similar statistics that you did, it's 50 and 60 percent matches that got funded on projects. Now this is a different pot of money, but we are competing with a lot of different municipalities and honestly we are getting a new road with a four-way crosswalk signalized.

Commissioner Partee said before I make a motion, I just want to ask Ms. Hoffman do we have money in the general fund or surplus where we can partially fund this in the event we do not receive CRTPO money.

Jackie Huffman, Deputy Town Manager, said at the end of our last audited year, our fund balance was \$58,000,000. I suspect at the end of 2022 our total fund balance will be \$59,000,000. Could you choose to fund a portion of it, you can use your fund balance for whatever you choose.

Mr. Roberts one of the reasons I looked at 20 percent was because there was maybe not 100 percent yes this is a great project, we've got a cross walk, so the reason I suggested a 20 percent was because it checks all the boxes, but I think Commissioner Kidwell is right, we are going to compete with other ones. There is no loss here if we don't get the grant. It's really up to the Board, do you want to actually put more money towards it. I went with a minimum based on sort of the vibes I was getting from the Board.

Commissioner Kovacs said I wasn't here at the last meeting when this got brought up. Did I recall correctly that you said a bridge over would be expediently more.

Mr. Jaycocks said that's from the state. Their thought was they didn't really look into that because of the elevation on both sides of the road is lower than the road. That makes it even harder to get above. If the tunnel didn't pass, we could look into a bridge later.

Commissioner Boone said if we went to 20 to 30 percent, do you think our chances would be any better with CRTPO getting it approved.

Commissioner Kidwell said I honestly don't know. I know whatever this Board chooses is the vote I will take down to CRTPO and present. I can't tell you 30 percent is going to move the needle. I'll take whatever the Board votes to CRTPO, but I think this is a waste of money. I would rather us look at our CIP and say I want to move something up on the list rather than take money from the general fund. I'd rather see us put this money towards existing dirtways that need to become greenways.

Commissioner Partee I want to thank GTBC because they put a lot of time, effort, volunteer time to come up with a viable greenway project throughout Huntersville connecting Mecklenburg County and the other Towns. At the last meeting they wholeheartedly stated that they would like to have this tunnel part of their network. It will save lives. It will add increased viability of connecting our townships, this town in particular. We created the GTBC to give us advice and to totally ignore them is not acceptable in my mind because they are our citizens. If we can just vote on a \$30 million project, \$650,000 is not going to break this Town and I think we owe it to our citizens, the Greenway Committee to pass this resolution.

Commissioner Partee made a motion to adopt the Resolution to amend Capital Improvement Program and apply for the Charlotte Regional Transportation Planning Organization funding for the Highway 21 Greenway Trail Project, approve 21 percent match funds of \$650,000, in the event the Town is awarded the CRTPO grant in February 2023.

Commissioner Munger seconded motion.

Commissioner Kidwell said I don't think this is about the \$650,000. This is about a need versus a want. We want a tunnel, we don't need a tunnel. We don't need to spend the money for a tunnel when we already have a path set up going through.

Mayor Bales called for the vote.

Motion was tied 3 to 3 – Commissioners Partee, Munger and Boone in favor; Commissioners Phillips, Kidwell and Kovacs opposed.

Mayor Bales broke the tie by supporting the motion.

Resolution attached hereto as Exhibit No. 8.

Exaction Authority Discussion. Emily Sloop, Town Attorney, said when we initially started working on the 160D updates to our ordinances this particular subsection is one that we had left a placeholder for because we were running against a deadline to implement the changes to comply with the legislative changes in 160D and so we needed to go back and look at what other municipalities were doing in terms of the formulas that they were using. Recently when we updated our Subdivision Ordinance we circled back to this particular subsection and were able to do some research and look at what other municipalities were using for their formulas and we had a pretty lengthy discussion at one of the HOAB meetings about what we found and the formula and the language below was incorporated on July 18, 2022, into our Subdivision Ordinance.

N.C.G.S. 160D-804(d) provides for the following exaction authority as related to subdivision regulation:

Recreation Areas and Open Space – The regulation may provide for the dedication or reservation of recreation areas serving residents of the immediate neighborhood within the subdivision or, alternatively, for payment of funds to be used to acquire or develop recreation areas serving residents of the development or subdivision or more than one subdivision or development within the immediate area. All funds received by cities pursuant to this subsection shall be used only for the acquisition or development of recreation, park, or open space sites. All funds received by counties pursuant to this subsection shall be used only for the acquisition of G.S. 160D-804 Page 2 recreation, park, or open space

sites. Any formula enacted to determine the amount of funds that are to be provided under this subsection shall be based on the value of the development or subdivision for property tax purposes. The regulation may allow a combination or partial payment of funds and partial dedication of land when the governing board determines that this combination is in the best interests of the citizens of the area to be served.

Commissioner Munger said so we have already taken the necessary steps to be able to get an exaction fee.

Ms. Sloop said correct, we now with the most recent edits in July have implemented that language into our Subdivision Ordinance and included a formula that could be used so that now developers can use this option. We have not had anyone use it thus far because it is such a recent change.

Commissioner Munger I just wanted to say I would like us to direct staff that any future discussions regarding 160D and this exaction fee, point right back to this meeting. We've discussed it, put it to bed, it's already part of our ordinance, never want to hear about it again.

Town Personnel Policy Updates. Lara Cagle, Human Resources Director, reviewed proposed updates to the Town Personnel Policy. *Refer to Summary attached hereto as Exhibit No. 9.*

Commissioner Boone requested staff come back to the Board sometime before the end of December of this year with a proposed policy or program for people that can't work at home on snow days.

Commissioner Boone motion to approve the updates to the Huntersville Town Personnel Policy that is related to recruitment and retention.

Commissioner Kidwell seconded motion.

Motion carried unanimously.

MAYOR AND COMMISSIONER REPORTS/CLOSING COMMENTS

Mayor Bales

- Lake Norman Economic Development Corporation is currently working 43 projects, 24 of which are in Huntersville.
- Metropolitan Transit Commission met in August and received updates on the Charlotte Transportation Center Redevelopment and micro transit.
- Met with Jason Lawrence from CATS to discuss reliable transit service in our community with the Village Rider.
- Provided update from the Communications Committee.
- Field of honor is at Town Center and Veterans Park in honor of 9/11.

Commissioner Munger

- Next Public Arts Commission meeting is September 14.
- Consider supporting local non-profits.

Commissioner Partee

- No commissioner report past two weeks.

- This month of September is really a month that I go through a lot of emotional ups and downs and swings and concentration because of my involvement in 9/11. I want to quote Abraham Lincoln "A house divided against itself cannot stand." For me the month of September is a time of reflection on one of the most horrific days in my life and the history of this nation. September 11, 2001, a normal regular workday became a journey into a hell of death, destruction, fear, horror, and terror. After 21 years I can recount every minute of my presence at the World trade Center. My duties and service on September 11 is well documented. I want to talk about after the towers fell. How this country, the American people, were united, New Yorkers were unified across all ethnic communities, people were compassionate, complimentary of one another. I can remember a sea of humanity, men and women of all nationalities standing on the west side.....the sidewalks of 34th Street to Chambers Avenue as I traveled. Waving of American flags, holding up signs made saying thank you, God Bless You, we appreciate you, for weeks, as my partner and I drove from the command post on the USS Intrepid to Ground Zero, the smoldering pile. September 11 was the embodiment of extreme hate that caused death, long-term physical suffering, and grief to survivors like myself. My reflection now, after 21 years as a nation we are becoming divided by a growing infrastructure of distrust, hate, which has become a malignant growth within our fabric of this country. I just hope moving forward we the people can prevent the next September 11 and heed the words of the late Abraham Lincoln "A house divided against itself cannot stand." Never forget.

Commissioner Phillips

- No report

Commissioner Kidwell

- Charlotte Regional Transportation Planning Organization will meet later this month
- Pottstown Heritage Group will have community engagement session with Habitat for Humanity on September 24.

Commissioner Kovacs

- Provided update from the Huntersville Ordinances Advisory Board meeting.
- Provided update from Lake Norman Chamber of Commerce.
- Provided update from Huntersville Connection, formerly the Huntersville Chamber.

Commissioner Boone

- Fall session of Huntersville 101 is being offered.

CLOSED SESSION

Commissioner Kidwell made a motion to go into Closed Session pursuant to N.C.G.S. 143-318.11(a)(6) to consider the qualifications, competence, and performance of an employee

Upon return from closed session, there being no further business, the meeting was adjourned.

Approved this the ____ day of _____, 2022.

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Stephen Trott, Director of Engineering

Date: September 19, 2022

Subject: Resolution to Acquire Right of Way and Easements for Huntington Green

EXPLAIN REQUEST:

Resolution to Acquire Right of Way and Easements for the Huntington Green Sidewalk Project.

ACTION RECOMMENDED:

Approval

FINANCIAL IMPLICATIONS:

CDBG Funds, General Fund

ATTACHMENTS:

1. Huntington Green Sidewalk Resolution-ROW-2022.9.12



**RESOLUTION OF THE TOWN OF HUNTERSVILLE BOARD OF COMMISSIONERS TO ACQUIRE
RIGHT OF WAY AND EASEMENTS NECESSARY FOR THE CONSTRUCTION OF THE ADOPTED
AND FUNDED HUNTINGTON GREEN - SIDEWALK PROJECT**

WHEREAS, the Town of Huntersville (the “Town”) has determined that the acquisition of fee title right of way, and easements is necessary to the delivery of the Huntington Green Project; and

WHEREAS, the Town finds that such title, rights-of-way, and easements, including existing public rights-of-way and easements, are for a public use and necessary for the construction of the Huntington Green Sidewalk Project; and

WHEREAS, the statutory powers of the Town include the power to acquire real property (N.C.G.S. §160A-11 and §160A-240.1), including the power of eminent domain (N.C.G.S. Chapter 40); and

WHEREAS, to meet said defined project delivery schedule, property acquisition process should begin no later than October 2022; and

WHEREAS, the Town’s proposed property acquisition process for the Huntington Green Sidewalk Project will comply with applicable federal and state requirements; and

WHEREAS, the Town has certified that the parcels (“the Property”), represented on Exhibit A, are needed for the Huntington Green Sidewalk Project.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF HUNTERSVILLE BOARD OF
COMMISSIONERS (the “Town Board”) AS FOLLOWS:**

1. The Town Board approves and authorizes the acquisition of the necessary fee title, rights-of-way, and easements affecting the parcels described on Exhibit A at a price not to exceed that determined by the appraisals described in the Proposal for Real Estate Acquisition Services by a Professional Property Acquisition Firm and permitted Administrative Adjustments for Right-of-Way Acquisition. No further action is required by this Board to authorize the acquisition.
2. In the event any of the parcels or interest in Exhibit A cannot be acquired by negotiations at the price authorized above, the Town Manager, through counsel, may institute and pursue acquisition by the process of Eminent Domain according to the procedures contained in Chapter 40A, including but not limited to, giving notice of intent to the property owner, executing and filing a complaint and declaration of taking and depositing the necessary appraised value amount with the Clerk of

Superior Court of Mecklenburg County. Any action pursuant to this subsection requires approval by the Town Board.

3. The Town Board hereby authorized the Town Manager, acting on advice of counsel, to take any actions necessary to carry out the provisions of this Resolution; and
4. This Resolution shall be effective as of the date its adoption.

Adopted this 19th day of September, 2022.

ATTEST:

TOWN OF HUNTERSVILLE

Town Clerk

Town Mayor

APPROVED AS TO FORM:

Town Attorney

EXHIBIT A - PARCEL INDEX
Huntington Green Sidewalk

PARCEL #	PARCEL ID #	PROPERTY OWNER NAME
1	017-241-14	Foxlyn Properties 2, LLC
2, 3	017-241-13	Jeronimo E Cayax
4	017-241-12	Wagner Rosveli Mazariegos Rodas, Aura Margoth Rodriguez Ochoa
5	017-241-11	Wagner Rosveli Mazariegos Rodas, Aura Margoth Rodriguez Ochoa
6, 7	017-241-09	Wagner Rosveli Mazariegos Rodas, Aura Margoth Rodriguez Ochoa
8	017-241-08	Wagner Rosveli Mazariegos Rodas, Aura Margoth Ochoa
9	017-241-07	Wagner Rosveli Mazariegos Rodas, Aura Margoth Ochoa
10, 11	017-242-09	Euda Ojeda
12, 13, 14	017-242-05	Sergio Luis Castillo, Veronica Miranda
15	017-242-04	Adrian Soto Cabanas, Juanita Lopez Soto
16	017-242-03	Adrian Soto Cabanas, Juanita Lopez Soto
17, 18	017-242-01	Adrian Soto Cabanas
19	017-461-02	Queen City Real Estate Group
65	017-272-11	John G Pribas, Peter Spero, Athena Victoria P Allgood, Tommy Sam Pistolis
66	017-272-10	John G Pribas, Peter Spero, Athena Victoria P Allgood, Tommy Sam Pistolis
67	017-272-09	Jose Delores Juarez-Lopez
68	017-272-08	Michael S Clark, Sandra H Clark
69	017-272-07	Francisco M Sustaita, Maritza Monrroy Ruiz
70	017-272-06	Francisco M Sustaita, Maritza Monrroy Ruiz
71	017-272-05	Jose Guillermo Moran, Thelma M Moran
72	017-272-04	Aaron Cruz, Antonia Cruz

73	017-272-03	Ginger B Green, Tyler Joseph Grosso
74	017-272-02	Charles K Pace, Rachel K Pace
75	017-272-01	Charles Pace, Rachel Pace
76	017-271-06	Pat M Nixon, Judy S Nixon
77	017-271-05	JHG Properties, LLC
78, 79	017-271-04	Crisanto Mejia, Alberta Nieto Montalvo
80	017-271-02	Cynthia Gail Collins
81	017-271-01	Cynthia Gail Collins
82	017-272-12	John G Pribas, Peter Spero, Athena Victoria P Allgood, Tommy Sam Pistoris
83	017-273-01	Severiano Cruz Bautista, Josefina R Vanegas
84	017-273-02	Stewart Rentals, LLC
85	017-273-03	Adrian Soto Cabanas, Juanita Soto Lopez
86	017-273-04	Wilda G Ladda, Roger Ladda
87	017-273-05	Wilda G Ladda, Roger Ladda
88	017-273-06	Jose Efrain Hernandez- Maya
89	017-273-07	Jeffrey Wayne Bowden
90, 91	017-273-08	Evelyn D Woolwine
92	017-273-10	Jose Javier Morales Martinez, Luz Maria Rosales
93	017-273-11	Michael H Stewart, Patricia N Stewart
94	017-273-12	Michael H Stewart, Patricia N Stewart
95	017-273-13	JHG Properties, LLC
96	017-273-14	William S Cook
97	017-273-15	Florisel Sotelo Rivera, Rolando Anaya
98	017-273-16	Jessie G Brooks

99	017-273-17	Jean Garris Cothran
100	017-295-12	Brillion R. Ligon, Janice O. Ligon
101	017-295-13	North Mecklenburg Properties, LLC
104	017-297-03	Maria Del Carmen, Padilla Garcia
105	017-297-05	Wayne E Thomas, II, Helen L Thomas
106	017-297-07A	Charles L Shipen, Jr, Diane Ruth
319	017-296-17	Victor Cardenas
320	017-296-18	Bertha Perez
A	017-301-62	Thomas F Elrod
B	017-301-61	Patrick Dineen, Pamela Dineen
C	017-301-06	Jeffrey W Hargett
D	017-301-05	David Colter Scott
E	017-301-04	Horace Sullivan, Sharon Sullivan
F	017-301-03	Dorothy M Ciappetta
G	017-301-02	Daniel E Short
H	017-301-66	EAE Realty, LLC
J	017-301-64	Charles Wayne Stephens, Terri Lane

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Kevin Fox, Director of Public Works

Date: September 19, 2022

Subject: Accept Streets in the Arrington Subdivision for Town Maintenance

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the streets listed below for Town maintenance, which are located in Phase 1, Maps 1 & 2 of the Arrington Subdivision.

Street Name	From	To	Approx. Length
Caledonia Dr	Bud Henderson	Approx 160' NW of Grenfell Ave	900
Grenfell Ave	122' W of Caledonia Ave	Approx 60' NW of Barnmore Dr	705
Barnmore Dr	Grenfell Ave	Approx 190' NE of Grenfell Ave	190

ACTION RECOMMENDED:

Approval of Streets for Town Maintenance

FINANCIAL IMPLICATIONS:

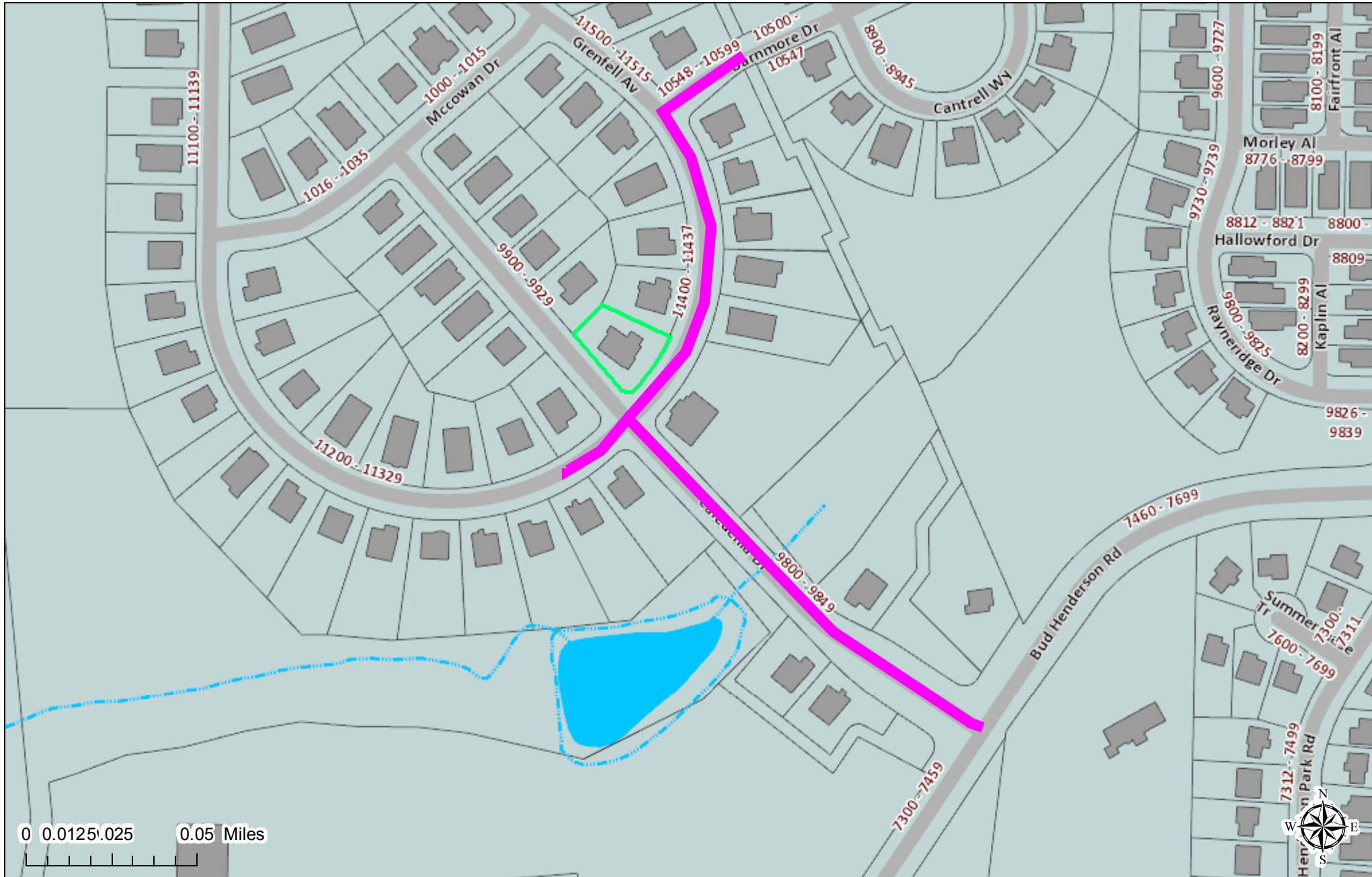
Powell Bill

ATTACHMENTS:

1. Arrington Phase 1 Maps 1 & 2 - Map

Arrington Phase 1 Maps 1&2

Date Printed: 9/8/2022 2:40:40 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Kevin Fox, Director of Public Works

Date: September 19, 2022

Subject: Accept Streets in Bryton Ridge for Town Maintenance

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Bryton Subdivision.

Street Name	From	To	Approx. Length
Bryton Ridge Pkwy	Old Statesville Rd / 115	Bryton Pkwy Roundabout	1460

ACTION RECOMMENDED:

Approval of Street for Town Maintenance

FINANCIAL IMPLICATIONS:

Powell Bill

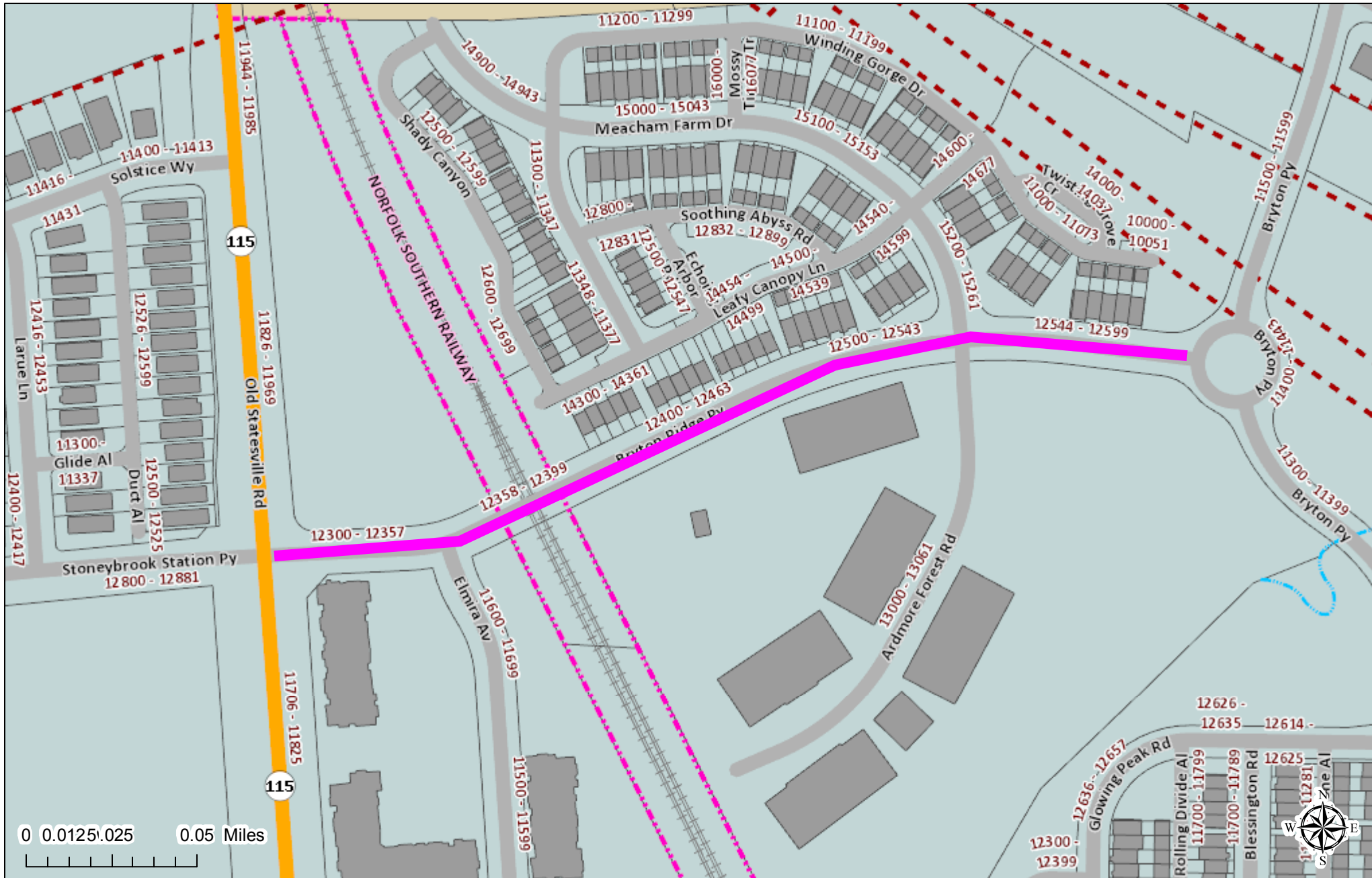
ATTACHMENTS:

1. Bryton Ridge Parkway - Map

Polaris 3G Map – Mecklenburg County, North Carolina

Bryton Ridge Parkway Map 2

Date Printed: 6/22/2022 1:52:13 PM



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**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Kevin Fox, Director of Public Works

Date: September 19, 2022

Subject: Accept Streets in the Farrington Subdivision for Town Maintenance

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in Phase 2 of the Farrington Subdivision.

Street Name	From	To	Approx. Length
McDowell Crossing Place	Tullamore Glen Drive	Approx 607' N of Tullamore Glen Drive	610
Tullamore Glen Drive	Approx 75' E of McDowell Crossing Place	Dunloe Wood Drive	490
Dunloe Wood Drive	Journey's End Trail	Approx 75' S of Tullamore Glen Drive	1925
Adair Cross Place	Approx 185' S of Dunloe Wood Drive	Dunloe Wood Drive	185
Glenroe Drive	Approx 180' S of Dunloe Wood Drive	Dunloe Wood Drive	180
Journey's End Trail	Approx 110' NE of Dunloe Wood Drive	Approx 216' SW of Dunloe Wood Drive	325

ACTION RECOMMENDED:

Approval of Streets for Town Maintenance

FINANCIAL IMPLICATIONS:

Powell Bill

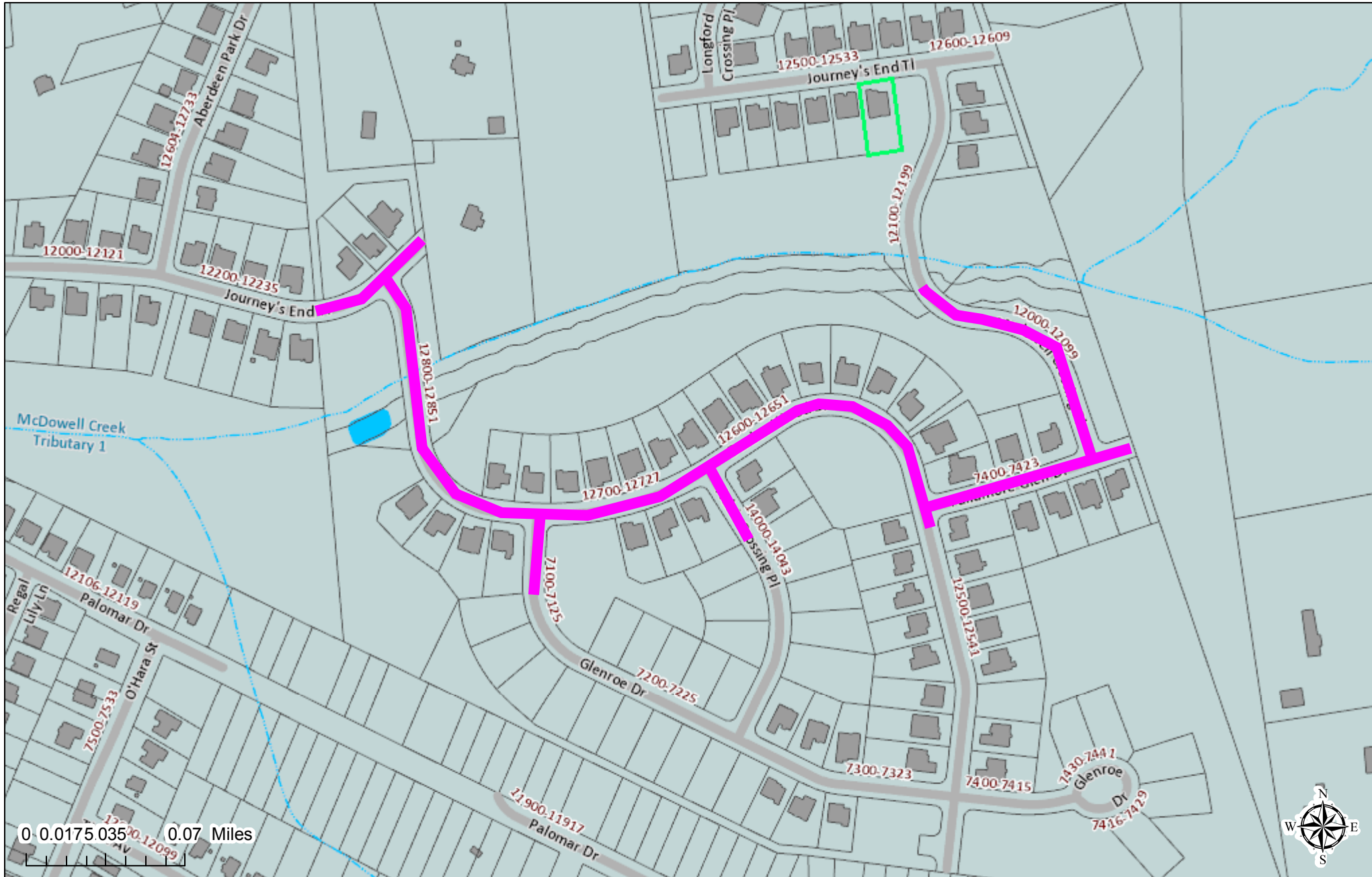
ATTACHMENTS:

1. Farrington Phase 2 - Map

Polaris 3G Map – Mecklenburg County, North Carolina

Farrington Phase 2

Date Printed: 6/13/2022 4:30:42 PM



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**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Kevin Fox, Director of Public Works

Date: September 19, 2022

Subject: Accept Streets in the Walden Phase 1 Subdivision for Town Maintenance

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the streets listed below for Town maintenance, which are located in Phase 1 of the Walden Subdivision.

Street Name	From	To	Approx. Length
Morningate St	Huntersville Concord Rd	Ferrelltown Pkwy	1850
Bedford Hills Dr	Morningate St	Dead End	85
Devon Forest Ln	Morningate St	Dead End	100

ACTION RECOMMENDED:

Approval of Streets for Town Maintenance

FINANCIAL IMPLICATIONS:

Powell Bill

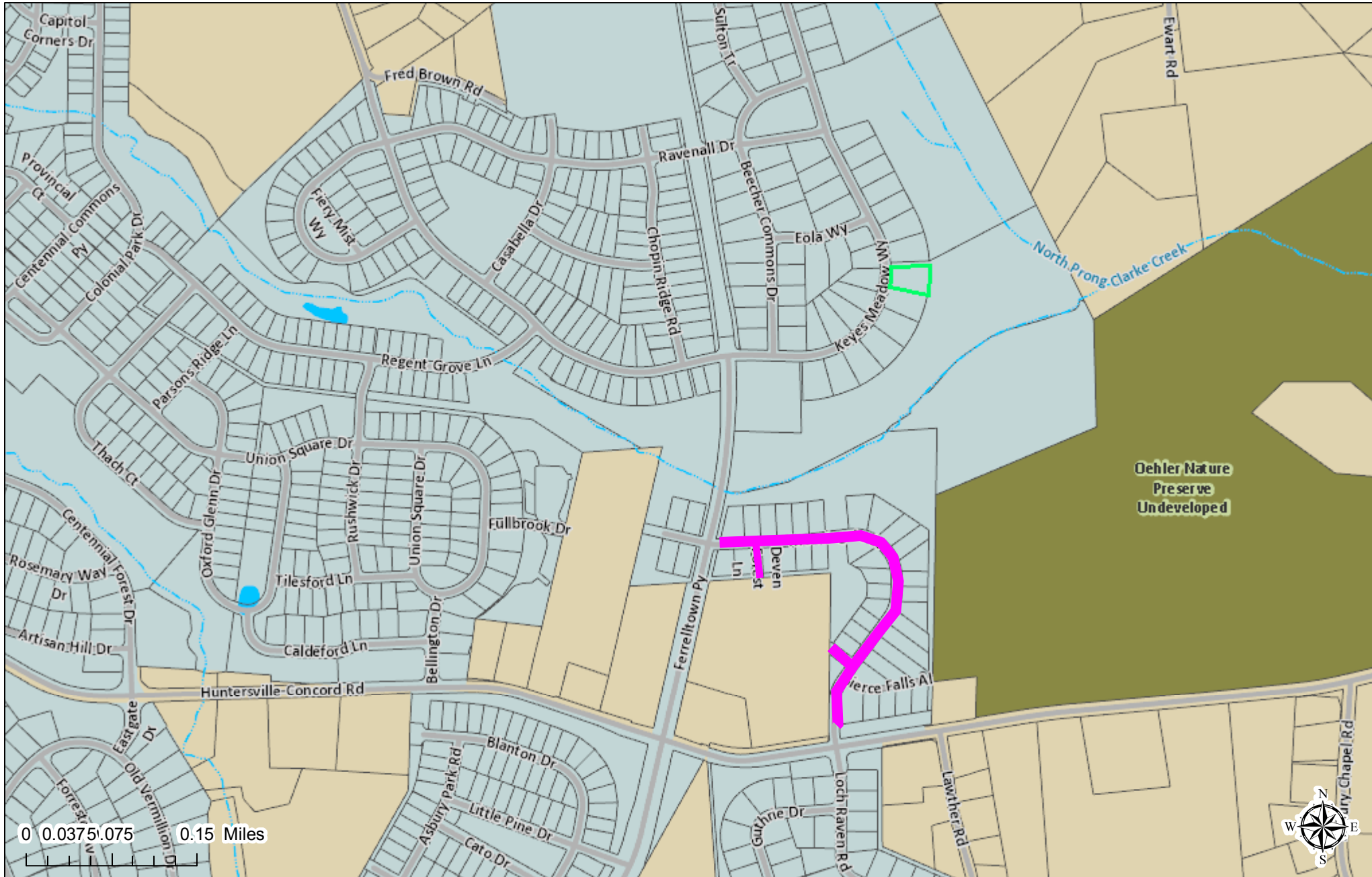
ATTACHMENTS:

1. Walden Phase 1 - Map

Polaris 3G Map – Mecklenburg County, North Carolina

Walden Phase 1

Date Printed: 6/14/2022 3:33:30 PM



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**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Kevin Fox, Director of Public Works

Date: September 19, 2022

Subject: Accept Streets in the Walden Phase 2 Subdivision for Town Maintenance

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the streets listed below for Town maintenance, which are located in Phase 2 of the Walden Subdivision.

Street Name	From	To	Approx. Length
Morningate St	Ferrelltown Pkwy	Approx 230' W of Ferrelltown Pkwy	230
Keyes Meadow Way	Approx 750' E of Beecher Commons Dr	Approx 680' W of Chopin Ridge Rd	1835
Beecher Commons Dr	Keyes Meadow Way	Approx 315' N of Keyes Meadow Way	315
Ellery Channing Dr	Chopin Ridge Rd	Approx 200' W of Chopin Ridge Rd	200
Chopin Ridge Rd	Keyes Meadow Way	Approx 130' N of Ellery Channing Dr	615

ACTION RECOMMENDED:

Approval of Streets for Town Maintenance

FINANCIAL IMPLICATIONS:

Powell Bill

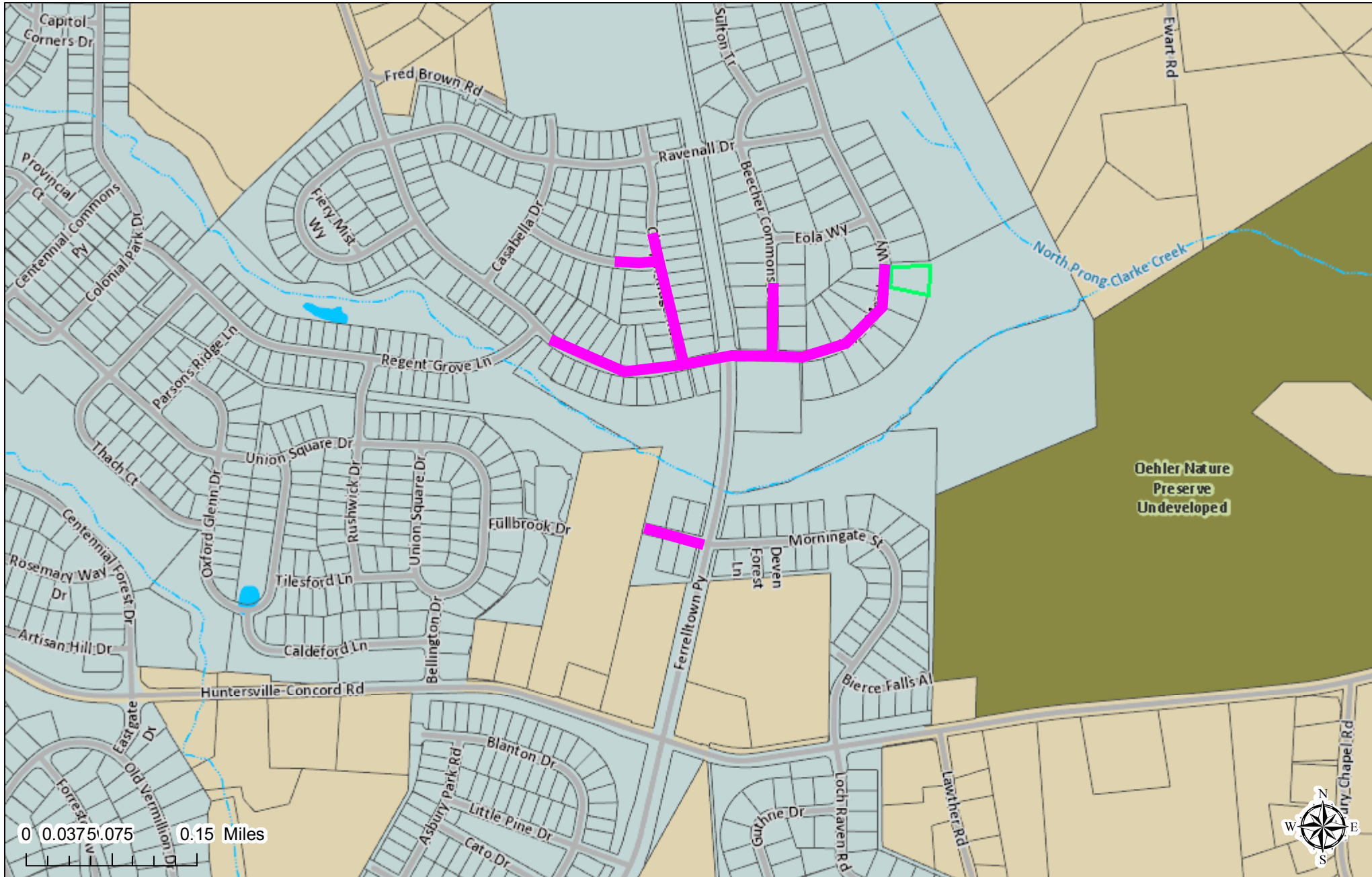
ATTACHMENTS:

1. Walden Phase 2 - Map

Polaris 3G Map – Mecklenburg County, North Carolina

Walden Phase 2

Date Printed: 6/14/2022 3:33:30 PM



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**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Bobby Williams, Assistant Town Manager

Date: September 19, 2022

Subject: Authorizing Use of State Fiscal Recovery Funds on General Government Services

EXPLAIN REQUEST:

This resolution allows the Town to accept State Recovery Funds and states intended purpose (general government services).

ACTION RECOMMENDED:

Adopt resolution.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. R-2022-32 Resolution Authorizing Expenditure of State Fiscal Recovery Funds on General Government Services



**RESOLUTION AUTHORIZING USE OF STATE FISCAL RECOVERY
FUNDS ON GENERAL GOVERNMENT SERVICES**

WHEREAS, the Town of Huntersville was awarded \$12,000,000 from the State's Fiscal Recovery Fund; and

WHEREAS, the Board of Commissioners for the Town of Huntersville (the "Board") desires to spend the funds on general government services; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board authorizes the expenditure of the awarded funds on general government services.

Adopted this 19 day of September 2022.

ATTEST:

Janet Pierson, Town Clerk

Melinda Bales, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Kayleigh Mielenz, Planner I

Date: September 19, 2022

Subject: Blythe House Historic Designation

EXPLAIN REQUEST:

Conduct public hearing on designating as a historic landmark the property known as the "Blythe House," including the first and second level interior hallways and staircase of the building, the exterior of the building, and the approximately 0.397 acres of land listed under Tax Parcel Number 01711623 in the Mecklenburg County Tax Office. Said property is owned by HFH Investments, LLC and is located at 121 Gilead Road.

ACTION RECOMMENDED:

Conduct Public Hearing.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Blythe House_Staff Report
2. Blythe House Cover Sheet
3. Blythe House Local Landmark Designation Report
4. NC Natural & Cultural Resource Letter_Blythe House_06202022
5. NC Natural & Cultural Resource Memo_Blythe House
6. Blythe House HLC Vote
7. Meck County Tax Office Memo
8. Blythe House Ordinance for Adoption

Historic Landmark Designation: Blythe House

PART 1: BACKGROUND

The Blythe House c. 1910, located at 121 Gilead Rd, is a prominent two-story residence now used as commercial office space, located just west of Huntersville's downtown district. The house has local historic significance as the family homestead of the William Brevard (W. B.) Blythe family for 60 years, including as the childhood home of William LeGette Blythe (1900-1993), a prolific novelist, esteemed journalist, enthusiastic local historian, namesake of a prominent Huntersville elementary school, and inductee of the North Carolina Literary Hall of Fame. The proposed designation is for the first and second level interior hallways and staircase of the building, the exterior of the building, and the entire tax parcel.

PART 2: STAFF ANALYSIS

Historic landmark designation would be pursuant to Chapter 160D, Article 9, as amended, of the NC General Statutes. Chapter 160D-945 states: *"No property shall be recommended for designation as a historic landmark unless it is deemed and found by the historic preservation commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance and to possess integrity of design, setting, workmanship, materials, feeling, and/or association."*

According to the "Blythe House Designation Report" prepared by the Charlotte-Mecklenburg Historic Landmarks Commission (HLC):

"The Blythe House is a monumental, early 20th century residence located at 121 Gilead Road in Huntersville, North Carolina. Originally designed and constructed in a transitional Queen Anne-Colonial Revival style with a wraparound first level porch. Despite the c. 1955 removal of that porch, the house maintained its impressive massing, volume, form, and stature, exhibiting a full-height entry porch and iconic facade that has since gained its own historical and architectural significance. The prominent two-story residence, now utilized as a commercial office space, is a touchstone to the late-19th to early-20th century architecture and provides a memorable landmark to the downtown corridor. Along with its stately architectural presence, the century-old house is locally historically significant as the family homestead of the William Brevard (W. B.) Blythe family for sixty years. Blythe (1872-1942) (Appendix 3) and his wife Hattye Bradley Jackson Blythe (1872-1929) (Appendix 2) built the home from 1910 to 1911, and there raised three children, including son William LeGette Blythe (1900-1993) (Appendix 1), a prolific novelist and esteemed journalist. Among other influential North Carolinians like novelist Thomas Wolfe and playwright Paul Greene, LeGette Blythe was part of a group of illustrious writers who inspired the Southern literary renaissance of the early 20th century. His impressive body of work, which includes a coauthored history of Mecklenburg County that remains a standard among regional historical narratives, earned him induction into the North Carolina Literary Hall of Fame in 2002.¹ His continued local significance is aptly represented by his status as the namesake of Huntersville's Legette Blythe Elementary School. The Blythe House retained personal significance for Legette Blythe throughout his life, both as his childhood home and as the central location for ongoing family gatherings, even after Legette started his own family in a house (since demolished) on the same block of Gilead Road as the Blythe House. Indeed, the Blythe House is the last known extant structure to factor so prominently in his life. Given that lifelong significance of the house to Legette Blythe, the resulting associative historical and cultural significance of the Blythe House for Huntersville, Mecklenburg County, and North Carolina far outweighs the exterior modifications made by family members during their sixty-year residency in the house. The period of

significance for the house is 1911-1971, from its construction through the Blythe family's multigenerational occupancy of the property."

Planning staff has reviewed this report and concurs with the assessment of the significance of the area proposed for historic landmark designation.

PART 3: CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION

Charlotte-Mecklenburg HLC held a virtual public hearing on September 12, 2022, focused on the question of designating as a historic landmark the property known as the "Blythe House".

PART 4: ACTION RECOMMENDED

Historic landmark designation would be pursuant to Chapter 160D, Article 9, as amended, of the NC General Statutes. Chapter 160D-946 states: *"Following the hearings, the governing board may adopt the regulation as proposed, adopt the regulation with any amendments it deems necessary, or reject the proposed regulation."*

Hold public hearing and take action on the designation of "Blythe House" as a historic landmark.

PART 5: FINANCIAL IMPLICATIONS

Property is located in Huntersville corporate limits. Based on the current value and tax rate, the potential amount of deferrable taxes on the above-mentioned property would be \$497 for the Town of Huntersville taxes, \$1,277 for Mecklenburg County taxes. This is for interior and exterior of the house and land only.

PART 6: ATTACHMENTS

1. Blythe House Cover Sheet
2. Blythe House Landmark Designation Report
3. NC Department of Natural and Cultural Resources Letter
4. NC Department of Natural and Cultural Resources Memo
5. Charlotte-Mecklenburg HLC Vote
6. Mecklenburg County Assessor's Office
7. Ordinance for Adoption

Blythe House

121 Gilead Road, Huntersville, NC



The Blythe House (circa 1910) is a prominent two-story residence now used as commercial office space, located on a major thoroughfare just west of Huntersville's downtown district. Originally featuring a transitional Queen Anne-Colonial Revival style and wraparound first level porch, the house has retained its impressive massing, volume, form, and stature despite the c. 1955 removal of that porch. Reminiscent of Neoclassical Revival style, the house has since been defined by a striking full-height entry porch for nearly 70 years, giving it an iconic facade that has gained its own historical and architectural significance. Along with its architectural significance, the house has local historic significance as the family homestead of the William Brevard (W. B.) Blythe family for 60 years, including as the childhood home of William LeGette Blythe (1900-1993), a prolific novelist, esteemed journalist, enthusiastic local historian, namesake of a prominent Huntersville elementary school, and inductee of the North Carolina Literary Hall of Fame. LeGette was part of a group of illustrious writers who inspired the Southern literary renaissance of the early 20th century. As the last known extant structure to factor so prominently in his life, the Blythe House is a unique representation of the historical and cultural significance of LeGette Blythe and his family. The proposed designation is for the first and second level interior hallways and staircase of the building, the exterior of the building, and the entire tax parcel.





BLYTHE HOUSE
LOCAL LANDMARK REPORT

121 Gilead Road
Huntersville, North Carolina 28078

Charlotte-Mecklenburg Historic Landmarks Commission
Local Landmark Designation Report
Prepared by Gate City Preservation L.L.C.

February 2022

Charlotte-Mecklenburg

Historic Landmarks Commission

REPORT REVISED BY TOMMY WARLICK, JULY 2022

HISTORIC NAME(S) OF PROPERTY

- Blythe House

ADDRESS OF PROPERTY

- 121 Gilead Road, Huntersville, North Carolina 28078

PARCEL ID #: 01711623

DEED BOOK & PAGE: 35495, 40-41

ZONING R100

Amount of land/acreage to be designated

0.40 acres

Interior to be designated

☒ Yes (partial) ☐ No

Property Owner's Address:

HFH Investments LLC

121 Gilead Road

Huntersville, NC 28078

Applicant's Address:

Gate City Preservation L.L.C.

211 Tate Street

Greensboro, North Carolina 27403

I. Abstract

Statement of Significance

The Blythe House is a monumental, early 20th century residence located at 121 Gilead Road in Huntersville, North Carolina. Originally designed and constructed in a transitional Queen Anne-Colonial Revival style with a wraparound first level porch. Despite the c. 1955 removal of that porch, the house maintained its impressive massing, volume, form, and stature, exhibiting a full-height entry porch and iconic facade that has since gained its own historical and architectural significance. The prominent two-story residence, now utilized as a commercial office space, is a touchstone to the late-19th to early-20th century architecture along Gilead Road, a major Huntersville thoroughfare, and provides a memorable landmark to introduce the downtown corridor. Along with its stately architectural presence, the century-old house is locally historically significant as the family homestead of the William Brevard (W. B.) Blythe family for sixty years. Blythe (1872-1942) (Appendix 3) and his wife Hattye Bradley Jackson Blythe (1872-1929) (Appendix 2) built the home from 1910 to 1911, and there raised three children, including son William LeGette Blythe (1900-1993) (Appendix 1), a prolific novelist and esteemed journalist. Among other influential North Carolinians like novelist Thomas Wolfe and playwright Paul Greene, LeGette Blythe was part of a group of illustrious writers who inspired the Southern literary renaissance of the early 20th century. His impressive body of work, which includes a coauthored history of Mecklenburg County that remains a standard among regional historical narratives, earned him induction into the North Carolina Literary Hall of Fame in 2002.¹ His continued local significance is aptly represented by his status as the namesake of Huntersville's Legette Blythe Elementary School. The Blythe House retained personal significance for Legette Blythe throughout his life, both as his childhood home and as the central location for ongoing family gatherings, even after Legette started his own family in a house (since demolished) on the same block of Gilead Road as the Blythe House. Indeed, the Blythe House is the last known extant structure to factor so prominently in his life. Given that lifelong significance of the house to Legette Blythe, the resulting associative historical and cultural significance of the Blythe House for Huntersville, Mecklenburg County, and North Carolina far outweighs the exterior modifications made by family members during their sixty-year residency in the house. The period of significance for the house is 1911-1971, from its construction through the Blythe family's multigenerational occupancy of the property.

Archaeological Comments

No known archaeological features are present at this time.

Integrity Statement

- **Location:** The Blythe House remains in its original location on Gilead Road, a prominent fixture of downtown Huntersville for more than 100 years.
- **Design:** The building retains much of its original form and some historical materials, but it has been covered in vinyl siding and wood windows have been replaced with vinyl. The front porches of the

¹ "William LeGette Blythe," North Carolina Literary Hall of Fame, North Carolina Writers Network, accessed July 14, 2022, <http://www.nclhof.org/inductees/2002-2/william-legette-blythe/>; LeGette Blythe and Charles Raven Brockmann, *Hornets' Nest: The Story of Charlotte and Mecklenburg County* (Charlotte: Public Library of Charlotte and Mecklenburg County, 1961).

home were significantly altered c. 1955 by Legette Blythe's sister Frances Blythe Dudley. Despite the resulting design integrity challenges to the exterior appearance, those porch alterations did not materially affect such other original design elements of the house as its form, space, structure, massing, proportion, scale, color scheme, pattern of fenestration, and minimalist ornamentation. The reconfigured facade, with its full-height entry porch and two-story columns, continues to complement the longstanding monumental nature of the house, albeit in a different manner. These 1955 alterations – which have now been in place even longer than the original porch design – have acquired their own architectural significance and historic association with the house and its inhabitants in the subsequent nearly 70 years (Appendix 4).

- **Setting:** The Blythe House stands among other historically significant late-19th to early-20th century residences and structures along the Gilead Road corridor. Distinguished by its monumental massing, two-story columns, second level porch, and proximity to downtown Huntersville, the house is a century-old focal point among the predominantly single-story properties along the corridor.
- **Workmanship:** The high level of workmanship associated with the Blythe House is evidenced by such interior features as the heart pine floors, extensive moldings and trims, and decorative mantles throughout, all of which have been preserved over the last century. Likewise, the first level entrance door – featuring decorative dentil molding, circular rosettes with intricate carvings, and a symmetrical transom and sidelights – embodies an attention to workmanship that is echoed by the second-level porch and its identical entrance configuration.
- **Materials:** The interior and exterior features that evidence the workmanship embodied by the Blythe House are predominantly comprised of original materials. A 1988 survey with photographs of the house prior to the exterior installation of vinyl siding reveals that weatherboard siding was still present and in good condition.
- **Feeling:** In addition to its location and setting, situated on the corner of a substantially intact period streetscape adjacent to downtown and surrounded by other historic buildings and features from its period of significance, the Blythe House maintains its historic feeling as a prominent and recognizable century-old Huntersville landmark.
- **Association:** For nearly seven decades, the Blythe House was the homestead of a prominent local family headed by a successful entrepreneurial father and active civic leader mother, as well as the childhood home of Legette Blythe, an author of national and statewide acclaim and a beloved Huntersville resident commemorated by an elementary school named in his memory. Legette Blythe was a constant presence at the Blythe House throughout his lifetime, as evidenced by a photograph of him in his later years at the front door of the home (Appendix 5). Although no longer a residence, the building is the last known extant structure to factor so prominently in his life.

Proposed Boundary Justification

The proposed boundary for local landmark designation is the building's .40 acre parcel.

II. Maps and Floor Plans

Mecklenburg County Tax Map



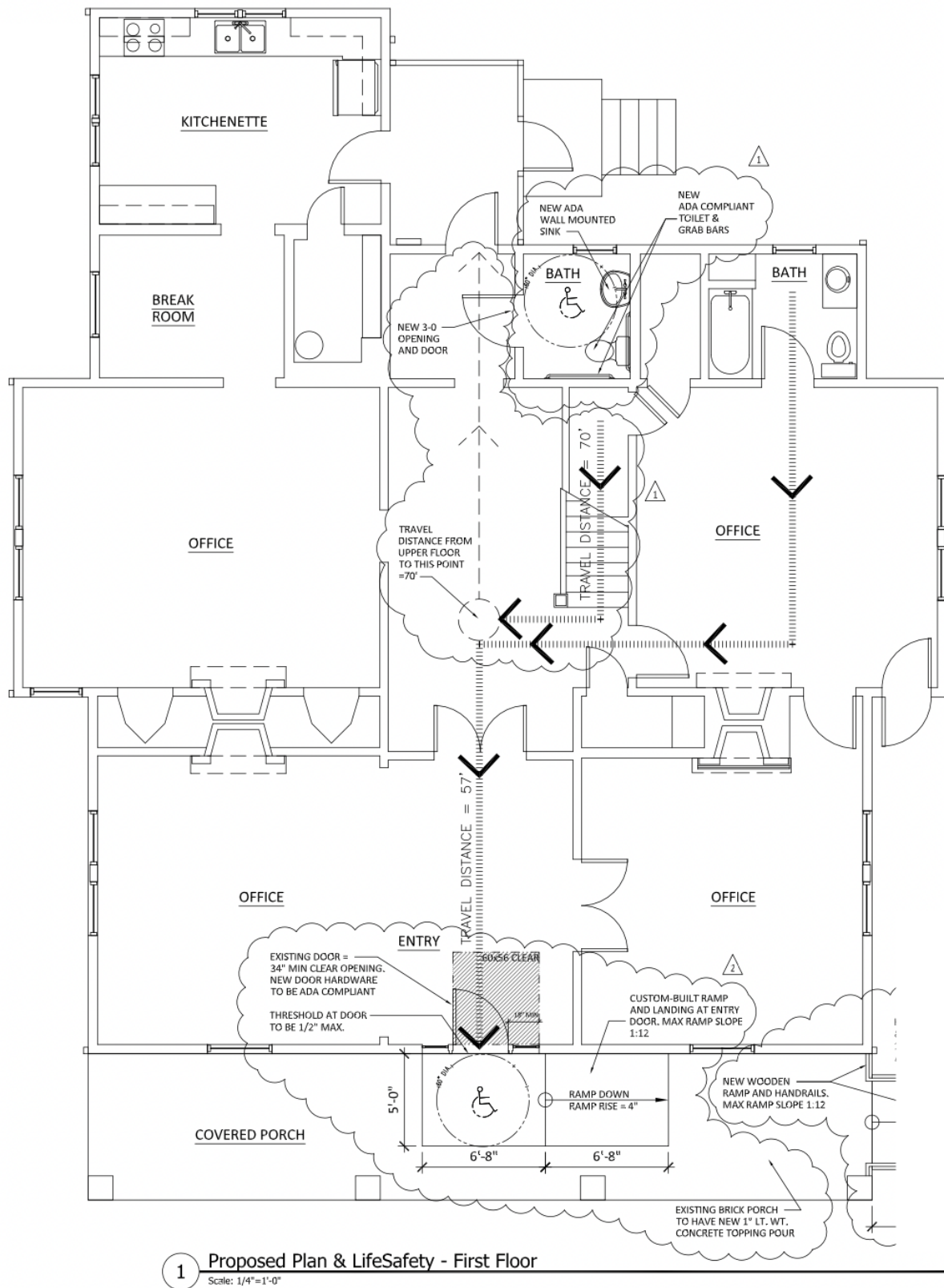
HPOWeb Map

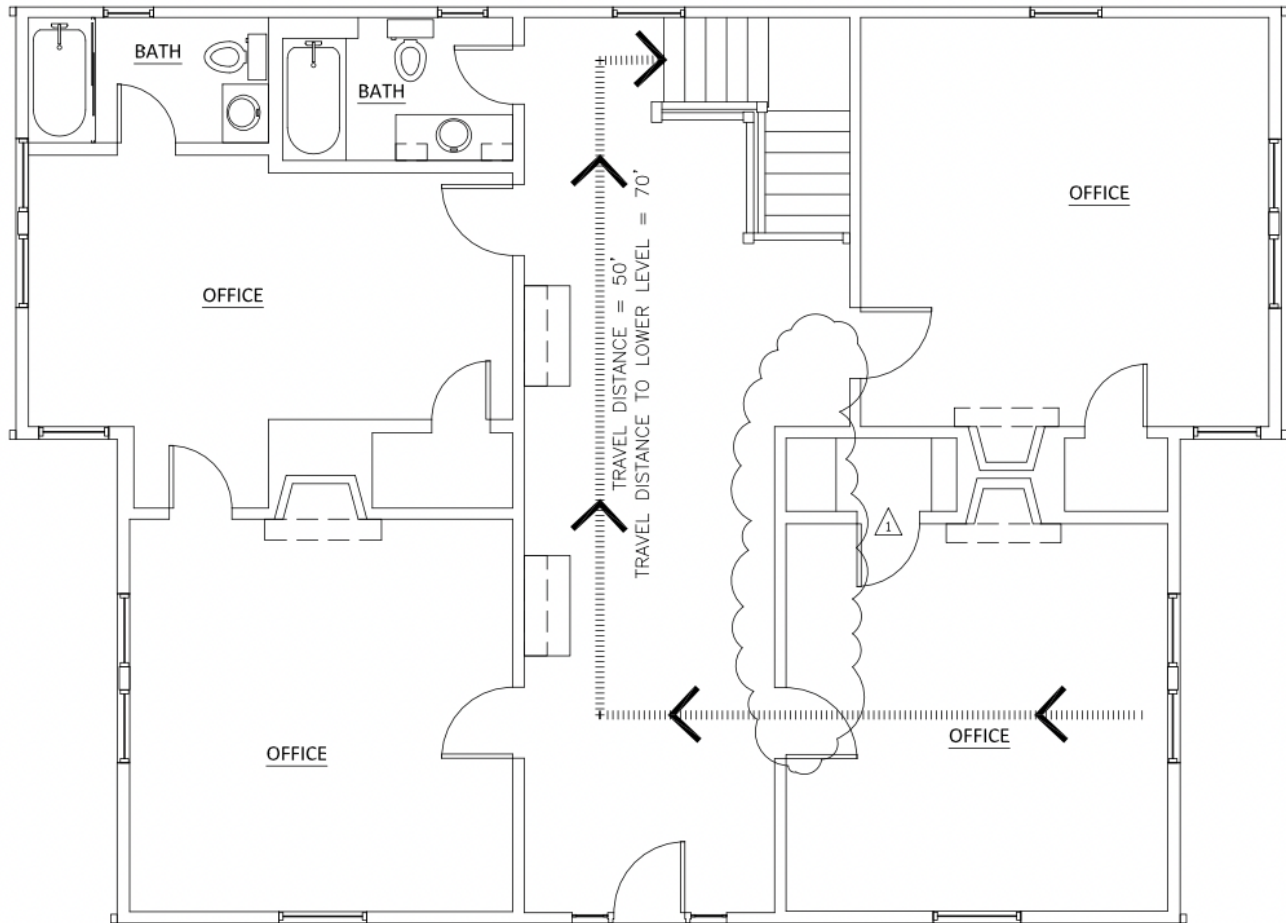


Aerial Map



Architectural Drawings





2 Proposed Plan & LifeSafety - Second Floor

Scale: 1/4"=1'-0"

III. Architectural Assessment

Architectural Importance

The Blythe House is a monumental residence from the early 20th century. The house was originally designed and constructed in a transitional Queen Anne-Colonial Revival style and included a full-width wraparound porch on the first level and partial second-level porch, both supported by square columns constructed of simple, slender rectangular blocks (Appendix 6). In or about 1955, in an apparent effort to update the house, second-generation occupant Frances Blythe Dudley removed the first-level porch to accommodate a full-height entry porch, creating a style reminiscent of the then more current Neoclassical Revival style (Appendix 4). Although Neoclassical Revival homes usually incorporate classical columns, typically with Ionic or Corinthian capitals, later examples of that style also include slender, simplistic columns that were often squared rather than rounded.² In a stylistic nod to the columns that once had supported the original partial second-level porch, slender squared columns were utilized for the full-height entry porch. The Neoclassical Revival Style evoked by the 1950s creation of a full-height entry porch has now fronted the bustling Gilead Road corridor decades longer than the transitional Queen Anne-Colonial Revival style associated with the original first-level porch (Appendices 11, 12, & 13). The resulting iconic facade has thereby acquired its own architectural and historical significance. The entry porch has a slight hip roof with an overhanging eave. The house remains otherwise vernacular in detail and monumental in massing.

Construction of the house was noted several times in local newspapers. On Wednesday, June 29, 1910, *The Charlotte News* stated, “Mr. W. B. Blythe, Mr. Neal Beard and Mr. George Steal all have new residences going up in the village.”³ That same date, *The Charlotte Daily Observer* reported, “Mr. W. B. Blythe has begun to lay the foundation for his house.”⁴ In “Huntersville Is Forging Ahead,” published on December 18, 1910: “Huntersville’s enterprise and progressiveness is rapidly making Huntersville one of the most attractive towns...the public spirit of the citizens is marked and the beautifying and expansion of the town is going rapidly.” The article goes on to list W. B. Blythe as one of the citizens who is building a “beautiful residence,” which is among other homes that will make up “a residence district of unusual attractiveness, [which] will mark the expansion of the town in an eloquent manner.”⁵ The Blythe House was among the prominent homes that represented this significant time of residential development in Huntersville history.

Architectural Context

No comparable homes could be located in Huntersville.

Architectural Description

Setting

Facing north on Gilead Road in Huntersville, a main thoroughfare in the town, the Blythe House stands tall as a monumental example of the early 20th century residential boom in Huntersville (Fig. 1). Across the street is Huntersville Elementary School and the 1938 Agriculture Education Building, which was designated as a landmark in 1992. Down the street are the Professor Hugh Grey House, a two-story frame house constructed in the late 19th century, and the Hunter-Mayberry House (c. 1910), a two-story hip roof frame house. Next door to the Blythe House is the Rogers-McConnell House, also built in the early 1900s. The

² Virginia McAlester, *A Field Guide to American Houses* (1984; New York, Alfred A. Knopf, 2020), 442-43.

³ “Huntersville Items,” *The Charlotte News*, Wednesday, June 29, 1910.

⁴ “Huntersville,” *The Charlotte Daily Observer*, Wednesday, June 29, 1910.

⁵ “Huntersville Is Forging Ahead,” *The Charlotte News*, Sunday, December 18, 1910.

Blythe House is located on a corner lot, bounded by Gilead Road and Hillcrest Drive. Two substantial trees, one in the front yard and one in the backyard, shade the house with massive canopies. Otherwise, the grassy lot has sparse vegetation. The tree in the front yard is seen in the very early photograph of the Blythe House (Appendix 6). A brick walkway leads from the sidewalk to the front porch steps. Today, the house is being utilized for commercial offices and there is a sign in the front yard listing the businesses within.

Front (North) Elevation

The Blythe House is a three-bay-wide frame building with two levels and a painted brick foundation (Fig. 2). In the mid-1950s, W. B. and Hattye's daughter, Frances Blythe Dudley, removed a lower-level porch to accommodate a full-height entry porch (Appendix 4). Overall, the style is simple. Although the house is vernacular, the massing, form, and revised full-height entry porch configuration is reminiscent of Neoclassical themes. The layout, said to have been designed by Hattye Blythe, has an irregular plan comprised of two main blocks and a rear wing. Part of the rear wing included an apartment for their maid, which had its own separate entrance, living area, dining area, kitchenette, and bedroom.

The front (north) elevation's prominent, full-height porch has four slender rectangular columns and a slight hipped roof with a deep overhanging eave. Above the roof, two corbelled brick chimneys rise from the center of the house's main block and are visible from the facade, contributing to its symmetry. The house was covered in vinyl siding by the previous owner, but weatherboard siding remains beneath. One-over-one vinyl replacement windows are installed throughout. Historic photographs show that the original window configuration was also one-over-one single light. The first level entrance door is paneled with a large, single-light window. Below the window is a decorative dentil molding. The door surround includes four circular rosettes with intricate carvings. The two sidelights that surround the door have large, vertical, single-pane lights with two panels on the bottom. A transom with three window openings spans the entire entrance, including the sidelights. This symmetry is enhanced by a second-level porch with identical entrance configuration, which significantly contributes to the symmetrical aesthetic of the facade. The second level porch is comprised of a simple, low, rectangular balustrade and is supported by two iron brackets. The front porch floor is painted brick, laid in a basketweave pattern.

Side (West) Elevation

The side (west) elevation is three bays wide. On the first level, from north to south, there is a set of two one-over-one windows. The central block, slightly wider than the main block, is wide enough to accommodate a side door on the northern elevation. The paneled side door with glass screen is surrounded by a small porch with slender rectangular columns that match the front porch, a hipped roof, and a painted brick porch floor with two steps. On the west elevation of this block is another set of one-over-one windows. The second level, from north to south, consists of a set of windows symmetrically installed directly above the identical set on the first level. Above the side door on the north elevation of the central block is a single one-over-one window. The second level of the west elevation of this block is identical to the first level. The western corbeled chimney is visible from this elevation.

Rear (South) Elevation

A ramp and parking lot were installed on this elevation for accessibility. On the first level of the rear (south) elevation from west to east is a rectangular bump out with a very slight hip roof. The bump out, constructed to accommodate bathrooms, has two small one-over-one windows. A hip roofed porch with new wooden columns, identical to the columns on the front and west porches, connects to the central block and a one-

story gabled addition. The porch covers a single-light rear door on the central block and a six-light, paneled wood door on the one-story addition. The porch floor is wood. On the south elevation of the one-story addition is a set of two small one-over-one windows.

The second level of this elevation, from west to east, is comprised of a single one-over-one window. The symmetry is lost here as the new windows on the first floor in the bathroom addition no longer line up with the window on the second level. Similarly, the next one-over-one window is located slightly west of the door below, followed by two smaller one-over-one windows. The tops of both corbeled chimneys are visible from this elevation.

Side (East) Elevation

The first level of the side (east) elevation from south to north starts with the east elevation of the one-level addition, which is comprised of two sets of two one-over-one windows. The central block east elevation is comprised of a set of two one-over-one windows as is the east elevation of the main block. The second level of the central block and main block are identical to the first level.

Interior Features to be Designated

The owners of the Blythe House do not wish to include the entire interior of the building in this designation, but do wish to include the stairs and the first and second-story halls.

IV. Historical

The Blythe Family

Hattye Jackson was born in Lilesville, North Carolina in 1872. In 1881, her father, Dr. Anderson LeGette Jackson, died in a cotton-gin accident.⁶ Hattye's widowed mother and widowed grandmother moved to Statesville in 1882 with all their children.⁷ William Brevard Blythe was born and raised in nearby Mecklenburg County, where members of his family had resided since 1740. The two met when Hattye moved to Huntersville after graduating from Statesville Female College to teach at Huntersville Academy.⁸ They were married in Iredell County on October 12, 1898, both at the age of 26. Their first known residence in Huntersville was a one-story house located on the east side of South Old Statesville Road (Highway 115) and south of present-day Mullen Street.⁹ A year after the birth of their first son, William LeGette Blythe, named after Hattye's father, the family rented a home on the southwest corner of what is now Gilead Road and Old Statesville Road. During their early days of married life, Hattye and the children often traveled back and forth to Statesville to visit her relatives.¹⁰

⁶ *The Anson Times*, Wadesboro, North Carolina, Thursday, September 22, 1881.

⁷ U.S. Census Bureau, United States Census (1880), retrieved from www.ancestry.com.

Interview with John Blythe on Monday, February 14, 2022.

⁸ "Old Blythe House Attracts Newcomers," *The Mecklenburg Gazette*, February 14, 1980; Ramona Landberg, "Naming school after Blythe just seems right, family says," *Charlotte Observer*, August 19, 1998, 4M.

⁹ John Blythe research based on a 1975 interview with LeGette Blythe.

¹⁰ U.S. Census Bureau, United States Census (1910), retrieved from www.ancestry.com. Travel documented significantly in the papers. Some examples include *Statesville Record and Landmark* (Statesville, North Carolina) on Tue, Oct 3, 1899 and *The Charlotte News* on Tuesday, Sep 13, 1904.

Hattye and W. B. had four children: William LeGette Blythe (April 24, 1900-October 31, 1993), Charles Edgar Blythe (April 24, 1904-June 1, 1963), Frances Lee Blythe (June 22, 1907-January 2, 1971), and Rachel Jackson Blythe (August 21, 1911-October 19, 1981). The headstones of LeGette and Charles confirm that they were indeed born on the same day, four years apart (Appendix 7).

W. B. Blythe was a mover and shaker in the early days of Huntersville, an entrepreneur who also worked as a registrar and judge of elections for the growing town. W.B.'s sister, Harriet Blythe, married Lee Choate, co-owner of J. L. Choate and Company, a firm that ran one of the first stores in Huntersville (Appendix 8). W. B. and his brother Richard (Dick) Blythe often helped their brother-in-law with store operations. Located on the railroad tracks, the store, later known as Ranson Store, burned in 1971.¹¹ At W. B.'s funeral, a friend told the family that they would not have made it through the Great Depression without W. B.'s generosity and the long line of credit he accommodated at the store.¹²

An active civic leader, Hattye Blythe was the first woman appointed to serve on the Mecklenburg County School Board in 1913 and was elected as the founding president of the Huntersville Civic Club in 1917.¹³ The Blythes were an influential family in early 20th century Huntersville society, often referenced in the paper attending parties and other important events.

W. B. and Hattye Blythe Construct a Family Home

On October 7, 1909, the Blythes registered a deed to purchase a plot from H. J. Walker on Academy Street, later known as College Road and now known as Gilead Road.¹⁴ After renting homes in Huntersville for several years with school-aged children, the Blythes were finally building a home of their own, directly across the street from Huntersville Elementary School. Construction began on the home in June of 1910. In December, the house was still under construction and was likely completed in 1911.¹⁵ The home was among several others built along Academy Street in the early 20th century. The house cost \$3,700 and was designed by Hattye Blythe.¹⁶ The new house doubled as the birthplace of the first Boy Scout troop in north Mecklenburg County, organized c. 1912 under Hattye's guidance. The troop held its meetings in the Blythe House's large upstairs southwestern corner room.¹⁷

The Blythe House was a significant place for famous author LeGette Blythe as his childhood home and the place where he spent his formative years. LeGette was living here when he won his first essay contest at Huntersville Elementary School. When his essay on the Mecklenburg Declaration of Independence won first prize, he was awarded a new pair of shoes, which his grandson, William Blythe, recalled, "I always thought it was his first pair of shoes, but I'm not told that it wasn't; it wouldn't have been unlike my grandfather, honest though he was, to embellish a story ever so slightly."¹⁸ Years later, in 1983, the Arts Department at Huntersville Elementary School sponsored The LeGette Blythe Essay Award in honor of his 83rd birthday,

¹¹ "Store Once Fronted Railroad," *The Mecklenburg Gazette*, November 1971.

¹² Interview with William Jackson, son of Rachel Blythe Jackson, Friday, February 18, 2022.

¹³ "Woman Appointed to Serve on Board: School Board Takes Advanced Step In County By Unique Appointment," *The Evening Chronicle* (Charlotte, North Carolina), Monday, June 2, 1913; "Huntersville," *The Charlotte Observer*, Sunday, February 11, 1917.

¹⁴ "Real Estate Deals: Three Deeds Are Recorded With the Clerk of Court," *The Charlotte News*, Thursday, October 7, 1909.

¹⁵ "Huntersville," *The Charlotte News*, Wednesday, June 29, 1910; "Huntersville Is Forging Ahead," *The Charlotte News*, Sunday, December 18, 1910.

¹⁶ "Old Blythe House Attracts Newcomers," *The Mecklenburg Gazette*, February 14, 1980. Also referenced in Eudora Garrison, "Frances Dudley Begins Christmas Baking Early," *The Charlotte Observer*, November 27, 1960.

¹⁷ "Blythe-Dudley Home Gift To North Carolina Boys Home," *Mecklenburg Gazette*, Thursday, March 11, 1971.

¹⁸ "William Blythe," The Charlotte Mecklenburg Story, Charlotte Mecklenburg Library Virtual Exhibit, accessed January 5, 2022.

which they celebrated as a school. LeGette attended the celebration and presented the award to the winning student (Appendix 9).

Mecklenburg County was an inspirational and significant part of LeGette Blythe's personal life and writing, specifically Huntersville where he grew up and then later built his own family home (demolished in 2021). In his obituary, LeGette is remembered as "the Squire of Huntersville," known for his passion for Mecklenburg history.¹⁹ His passion for his hometown reverberates in the opening line of *Hornets' Nest*, a history of Charlotte and Mecklenburg County he coauthored with Charles Raven Brockmann: "And now the rolling gentle hills of northeastern Mecklenburg, the warm red clay of his native county. Home again, and good to be home."²⁰ It was during his time at the Blythe House that LeGette developed a love for Mecklenburg and a love of writing. His novel, *Alexandriana: The Revolution in the South 1768-1781*, published in 1940, was based on his fourth grade award-winning essay on the Mecklenburg Declaration of Independence. After writing for the *Charlotte Observer*, LeGette transitioned full time to writing novels, biographies, and dramas. By the end of his life in 1993, he had produced over 30 novels and twice won the North Carolina Literary and Historical Association's Mayflower Award for the best nonfiction by a North Carolinian, making him one of only nine authors to receive that award multiple times. In 2002, LeGette was posthumously named to the North Carolina Literary Hall of Fame, joining such Tar Heel literary luminaries as Thomas Wolfe, Paul Green, O. Henry, George Moses Horton, John Hope Franklin, and Reynolds Price.²¹

The Next Generation

Hattye Blythe died of influenza in 1929. In 1936, towards the end of W. B.'s life, his daughter Frances and her husband Charles Dudley became primary owners of the Blythe House.²² It is unclear if W. B. was living with the Dudleys at the end of his life or with his son LeGette and his family down the street.²³ Frances Dudley, like her mother, was prominent in community life. She worked as a case worker for the Mecklenburg County Welfare Department and her appeals to the community to help those in need are well documented in period newspapers. As a welfare worker, Frances Dudley helped people of all ages, backgrounds, races, and ethnicities, to ensure safe and secure environments and opportunities to flourish.²⁴ Charles Dudley was head of the Charlotte Merchants Association and worked for the Charlotte Chamber of Commerce. After his death, a Merchants Association and College of Business scholarship at the University of North Carolina at Charlotte was established in honor of Dudley's steadfast dedication to education and retailing.²⁵

Married in May of 1929, Frances and Charles were highly active in Huntersville social circles and civic organizations. They had two children, Margaret Blythe Dudley, who tragically died in an accident at a young

¹⁹ Tom Bradbury, "Keeper of the flame: LeGette Blythe—author and journalist—lived and chronicled Mecklenburg's history," *The Charlotte Observer*, November 6, 1993.

²⁰ LeGette Blythe and Charles Raven Brockmann, *Hornets' Nest: The Story of Charlotte and Mecklenburg County* (Charlotte: Public Library of Charlotte and Mecklenburg County, 1961), 5.

²¹ "William LeGette Blythe," North Carolina Literary Hall of Fame, North Carolina Writers Network, accessed July 14, 2022, <http://www.ncnhof.org/inductees/2002-2/william-legette-blythe/>; Michael Hill, "Mayflower Cup, R.I.P.," Awards, North Carolina Literary & Historical Association, North Carolina Department of Natural and Cultural Resources, accessed July 14, 2022, <https://www.ncdcr.gov/media/73/download>.

²² Deed Book 887 Page 260, Recorded on May 13, 1936.

²³ Interview with John Blythe on Monday, February 14, 2022.

²⁴ "Seeks Bed, Linen for Very Ill Child," *The Charlotte News*, Thursday, August 25, 1938; "Boys Are Better Protected In Fresh Air Camp Than At Home," *The Charlotte News*, Tuesday, July 4, 1944; "County Enumerators For Census Begin Week's Classes In How To Count Noses," *The Charlotte News*, March 27, 1950; and Dorothy Knox, "I Believe Everything," *Charlotte News*, Wednesday, October 31, 1934.

²⁵ "Scholarship Honors Dudley," *The Charlotte Observer*, February 26, 1971.

age, and Charles Council Dudley, Jr., who was born and raised in the house until he graduated from medical school and started his own practice in Elkin, North Carolina. A home renovation initiated by Frances Dudley in the mid-1950s removed the first level porch to accommodate the now-iconic full-height porch of the house's prominent facade. The renovation also converted a set of side doors on each side of the lower porch into windows.²⁶ After Frances and Charles died in their early 60s, Council Dudley, Jr., gifted the house in honor of his parents and his grandparents to the North Carolina Boys Home.²⁷

Frances and Charles welcomed Rachel Blythe (the youngest of Hattye and W. B. Blythe's four children), along with her husband McIver Jackson (a medical examiner for Veterans Affairs) and their young son William, to join them in the Blythe House for a year or two during the construction of their own house in the backyard of the big house. In an interview about his remembrances, William Jackson fondly recalled his family's time living with the Dudleys in the Blythe House. When the Jacksons moved in, the backyard lot where they were to build their new home was a wheat field. After the house was built, the short street that went from Gilead Road to the house was called Jackson Street, as the Jackson home was the street's sole residence. Mr. Jackson recollects that the big house originally had a detached garage, which caught fire while they were living there. He remembers his father McIver running out to the car and driving to the town crossroads where he called the volunteer firemen who came and saved the big house. William also recalls the house's original wrap-around first-story porch, which places the porch renovation after 1955.²⁸ John Blythe, a cousin of the Blythes who was also interviewed, recollects the house with the full-height entry porch as early as 1960 when he attended school across the street at Huntersville Elementary.²⁹

From the 1950s to the 1960s, all four grown Blythe siblings lived within a block of each other: Frances in the big house, Rachel in the house right behind it, LeGette a few houses down the street, and Charles living next door.³⁰ A newspaper article from November 1960, highlighting Frances Dudley's Christmas baking, shares the closeness of the Blythe family and how they would all return to the Blythe House for Christmas. The article reports, "'We all grew up here,' says Frances Dudley as we walked through high-ceiling, huge rooms in the white clapboard house... 'my mother drew the plans,' says Mrs. Dudley, 'and *when Charles and I moved back here in 1935, we didn't change a thing, except to take out hall walls to make one big room out of two. Even the plastering is the original.*' The Blythes are a close-knit family. Each Christmas brothers, sisters, children, and grandchildren get together to celebrate the holiday... It has been traditional for years to have breakfast at the LeGette Blythes' table and Christmas dinner in the Charles Dudleys' big dining room."³¹ William Jackson corroborated this family practice of breakfast at LeGette Blythe's house and dinner at the Dudleys', a tradition they maintained for decades (Appendix 10).

In 1971, the Blythe Home was gifted to the North Carolina Boys Home, who utilized the building for their administrative offices. Even after the home left Blythe ownership, the family continued to get together. A newspaper clipping from January 3, 1980 in the *Mecklenburg Gazette*, "Blythe Family Has Christmas Gathering," records "The Blythe Family has a remarkable record of its members being together in the Blythe home in Huntersville during the Christmas season." It goes on to share that LeGette and his brother Charles never missed a Christmas breakfast together before Charles' death in 1963 and that Frances and Rachel had

²⁶ "Old Blythe House Attracts Newcomers," *Mecklenburg Gazette*. February 14, 1980.

²⁷ "Blythe-Dudley Home Gift To North Carolina Boys Home," *Mecklenburg Gazette*, Thursday, March 11, 1971.

²⁸ Interview with William Jackson, son of Rachel Blythe Jackson, Friday, February 18, 2022.

²⁹ Interview with John Blythe on Monday, February 14, 2022.

³⁰ Interview with John Blythe on Monday, February 14, 2022 and Interview with William Jackson, son of Rachel Blythe Jackson, Friday, February 18, 2022.

³¹ Eudora Garrison, "Frances Dudley Begins Christmas Baking Early," *The Charlotte Observer*, November 27, 1960 (italics added).

only missed one or two.³² Although the home is now utilized as commercial office space, it still holds a special place for many Blythe descendants today as the original family homestead, the central gathering place for the Blythe family for nearly seven decades.

In 1998, the Charlotte-Mecklenburg Board of Education voted to name Huntersville's newest elementary school for the town's "favorite son" Legette Blythe. According to one school board member, "It gives a sense of history to the school. This area likes its heritage." Appropriately, as if to substantiate those sentiments, the Legette Blythe Elementary School is located on Hambright Road across the street from John McKnitt Alexander Middle School, named for a signer of the Mecklenburg Declaration of Independence. Alexander was also Legette Blythe's great-great-great grandfather.³³

V. Chain of Title

1. Book 35495 Page 40

- a. Recorded on December 29, 2020
- b. Grantor: Ann P. Berrier
- c. Grantee: HFH Investments, LLC

2. Book 11475 Page 254

- a. Recorded on July 27, 2000
- b. Grantor: Floyd L. and Ann P. Berrier
- c. Grantee: Ann P. Berrier

3. Book 3266 Page 66

- a. Recorded on January 23, 1971
- b. Grantor: Dr. Charles Council Dudley, Jr. and Margaret Y. Dudley
- c. Grantee: Boys Home of North Carolina, Inc.

4. Book 887 Page 260

- a. Recorded on May 13, 1936
- b. Grantor: W. B. Blythe
- c. Grantee: Frances Blythe Dudley

5. Book 256 Page 292

- a. Recorded on April 9, 1910
- b. Grantor: J. Mc. Holbrook and Pennie G. Holbrook
- c. Grantee: W. B. Blythe

6. Book 256 Page 76

- a. Recorded on September 23, 1909
- b. Grantor: H. J. Walker and Catherine G. Walker
- c. Grantee: W. B. Blythe

V1. Finding Aid for Photographs

- Fig. 1: Setting
- Fig. 2: Front (North) Elevation

³² "Blythe Family Has Christmas Gathering," *The Mecklenburg Gazette*, January 3, 1980.

³³ Ramona Landberg, "Naming school after Blythe just seems right, family says," *Charlotte Observer*, August 19, 1998, 4M.

- Fig. 3: Side (West) Elevation
- Fig. 4: Rear (South) Elevation
- Fig. 5: Side (East) Elevation
- Fig. 6: Windows
- Fig. 7: Doors
- Fig. 8: Siding
- Fig. 9: Columns
- Fig. 10: Second Level Porch
- Fig. 11: First Level Interior Hall
- Fig. 12: Newel Post
- Fig. 13: Mantles
- Fig. 14: Second Level Interior Hall

Figures

Fig. 1: Setting



Fig. 2: Front (North) Elevation



Fig. 3: Side (West) Elevation



Fig. 4: Rear (South) Elevation



Fig. 5: Side (East) Elevation



Fig. 6: Windows



Fig. 7: Door



Fig. 8: Siding



Fig. 9: Columns



Fig. 10: Second Level Porch



Fig. 11: First Level Interior Hall



Fig. 12: Newel Post



Fig. 13: Mantles



Fig. 14: Second Level Interior Hall



Appendix

Appendix 1: William LeGette Blythe



Appendix 2: Hattye Jackson Blythe (Courtesy of John Blythe)



Appendix 3: William Brevard Blythe



Appendix 4: Frances and Charles Dudley, The Blythe House Renovation c. 1955







Appendix 5: LeGette Blythe outside the front door of 121 Gilead Road.



Appendix 6: Historic photograph of the Blythe House reveals the original porch configuration.



Appendix 7: Headstones for William LeGette Blythe and Charles Edgar Blythe



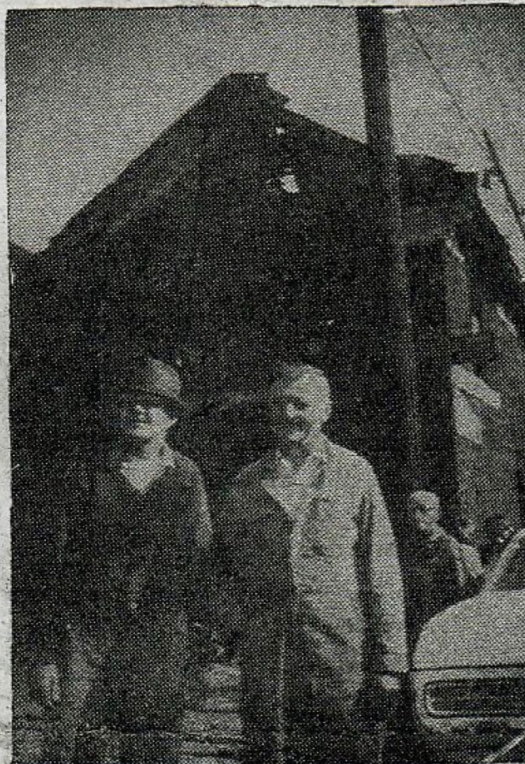
Appendix 8: Choate Store



STORE ONCE FRONTED RAILROAD

Here is an old picture of Ranson's Store that burned Monday night. Mecklenburg County author Legette Blythe identifies in the picture as follows: L. R.—unidentified Negro man, perhaps the handy man around the store; J. M. Holbrook whose home was immediately behind the store, large farmer and landholder; J. L. Choate; T. Neal Kerns, clerk and bookkeeper; Miss Mattie C. Hunter, the store's milliner; W. B. Blythe, with Mr. Choate co-owner of the firm of J. L. Choate and Company; Will Alexander, clerk. The small boy on the sidewalk at the steps is the late Charles E. Blythe, son of W. B. Blythe. All those on the porch are deceased. The picture was made about 1917-1918. The large boxes at right end of porch were coffin boxes. The firm did a large general merchandise business in northern Mecklenburg and adjoining counties of Iredell, Lincoln, Cabarrus, and Gaston.

In the picture at right—Don Ranson, store owner (R) and Frank Henderson (L), a man who recalls names and dates in history, stand before the burned out old store.



Appendix 9: LeGette Blythe presents The LeGette Blythe Essay Award at Huntersville Elementary School



LeGette Blythe presents essay award created in his honor to Chad Entrekin. (News photo/Don Hunter)

Appendix 10: Interior of Blythe House, Date Unknown



Appendix 11: Blythe House c. 1970



Appendix 12: Blythe House c. 1980



Appendix 13: Blythe House, c. 1990



Appendix 14: Blythe House in 2020, before the restoration work. Photos courtesy of Ken Bumgarner Photography.















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**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

June 20, 2022

Stewart Gray
Preservation Planner
Charlotte-Mecklenburg Historic Landmarks Commission
2100 Randolph Road
Charlotte, NC 28207

RE: Proposed Designation of the **Blythe House, 121 Gilead Rd., Huntersville, Mecklenburg County.**

Dear Mr. Gray:

Thank you for the report we received on the proposed designation of the Blythe House, 121 Gilead Rd., Huntersville, Mecklenburg County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the Blythe House exemplifies a vernacular interpretation of the Neoclassical Revival architectural style and is a touchstone to the late-19th to early-20th century architecture along Gilead Road in Huntersville. In addition, the report states the house is significant as the childhood home of prolific novelist and esteemed journalist William LeGette Blythe. While the original appearance of the Blythe House may have been monumental, due to a loss of the original front porch materials and design, application of vinyl siding, and installation of vinyl windows, the house is no longer a good example of vernacular Neoclassical Revival architecture.

We have shared recommendations with staff to perform a few changes to the report, including bolstering the information about its association with William LeGette Blythe. With these changes, we believe the commission and the local governing board will be able to more accurately determine if the Blythe House possess the requisite special significance and integrity required for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, nonbinding. Once the governing board has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission, it should proceed in the same manner as would otherwise

be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Blythe House. Please contact me at Kristi.brantley@ncdcr.gov (preferred) or 919-814-6583 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive, flowing style with a long, sweeping tail on the "y".

Kristi Brantley
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure

MEMO

To: File – Blythe House
From: HLC Staff
Date: July 17, 2022

Re: Comments from State Historic Preservation Office on Designation Report for Blythe House, Huntersville

By email dated June 20, 2022, SHPO staff provided feedback based on their review of the Designation Report for the Blythe House. In summary, the issues raised included the following:

- Additional citation information for resources cited in the report;
- Additional discussion as to the criteria for historic integrity and the applicability of those criteria to the house;
- A proposed re-evaluation as to the architectural style of the house; and
- Additional information as to the association of the house with the Blythe family and the scarcity of other buildings with such a high degree of historical association with LeGette Blythe; and
- Additional consideration as to the 1950s removal of the first-level porch.

Following review of the Designation Report and the SHPO feedback, the HLC staff revised and updated the Designation Report to address the issues raised.

RECORD OF THE VOTE OF THE HISTORIC LANDMARKS COMMISSION ON THE

BLYTHE HOUSE

April 11, 2022

Motion: THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE BLYTHE HOUSE, 121 GILEAD ROAD, HUNTERSVILLE, N.C., FOR HISTORIC LANDMARK DESIGNATION INCLUDING THE FIRST AND SECOND LEVEL INTERIOR HALLWAYS AND STAIRCASE, THE EXTERIOR OF THE BUILDING, AND THE ASSOCIATED TAX PARCEL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Favor

Mr. Robert Barfield, Mr. Akadius Berry, Mr. Brian Clarke, Ms. Nadine Ford, Mr. William Hughes, Mr. Garrett Nelson, Mr. Jeffrey Parsons.

Oppose

None

Abstain

None

Absent

Ms. Lesley Carroll, Ms. Elizabeth Luke, Mr. Joshua Shope, Mr. Edwin Wilson.



MECKLENBURG COUNTY
County Assessor's Office

April 21, 2022

Tommy Warlick
Consulting Preservation Planner
Charlotte-Mecklenburg Historic Landmarks Commission
2100 Randolph Rd.
Charlotte, NC 28207

In Re: Parcel Number 017-116-23
The Blythe House
121 Gilead Rd
Huntersville, NC 28078

Dear Mr. Warlick,

Based on the current value and tax rate, the potential amount of deferrable taxes on the above-mentioned property would be \$497 for the Town of Huntersville taxes, \$1,277 for Mecklenburg County taxes. This is for interior and exterior of the house and land only.

Very truly yours,
Stephanie Allen
Assessment Specialist

ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK THE PROPERTY KNOWN AS THE “BLYTHE HOUSE”, LOCATED AT 121 GILEAD RD, INCLUDING THE FIRST AND SECOND LEVEL INTERIOR HALLWAYS AND STAIRCASE OF THE BUILDING, THE EXTERIOR OF THE BUILDING, AND THE APPROXIMATELY 0.397 ACRES OF LAND LISTED UNDER TAX PARCEL NUMBER 01711623 IN THE MECKLENBURG COUNTY TAX OFFICE OF NC, AS OF JULY 2022.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the Board of Commissioners of the Town of Huntersville, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 19th day of September, 2022, on the question of designating a property known as the Blythe House as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 12th day of September, 2022, on the question of designating a property known as the Blythe House as an historic landmark; and

WHEREAS, the Blythe House (circa 1910) is of local historic significance for the Town of Huntersville as the home of prominent early-20th century Huntersville residents Hattye Bradley Jackson Blythe and William Brevard (W. B.) Blythe, as well as the childhood home of their son William LeGette Blythe (1900-1993) and his two siblings; and

WHEREAS, LeGette Blythe, a member of the North Carolina Literary Hall of Fame, was a prolific novelist, esteemed journalist, enthusiastic local historian, and so-called “Squire of Huntersville” who – along with other influential native North Carolinians like novelist Thomas Wolfe and playwright Paul Greene – formed a group of illustrious writers who inspired the Southern literary renaissance of the early 20th century; and

WHEREAS, the Blythe House, prominently located on a major thoroughfare west of Huntersville's downtown district, is also architecturally significant, in that its otherwise vernacular styling reflects within the house's massing, porch, and form certain Neoclassical Revival design trends and styles popular from 1895 to 1955; and

WHEREAS, despite previous exterior alterations and its current use as commercial office space, the Blythe House retains its original form and location, elements of its historical materials and workmanship, and its overall feeling and historic association with the Blythe family; and

WHEREAS, the century-old Blythe House thereby offers both an example of late-19th to early-20th century architecture unique in Huntersville and a singular representation of the formative years of LeGette Blythe, noted author and namesake of one of the Town's elementary schools; and

WHEREAS, based on the additional information further detailed in the *Blythe House Local Landmark Report* (February 2022), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Blythe House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the Blythe House, because consent for interior design review of the buildings has been given by the owners; and

WHEREAS, the property known as the Blythe House is owned by HFH Investments, LLC.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina:

1. That the property known as the “Blythe House” (listed under Tax Parcel Number 01711623, and including the first and second level interior hallways and staircase of the building, the exterior of the building, and the approximately 0.397 acres of land listed under Tax Parcel Number 01711623 in the Mecklenburg County Tax Office, Charlotte, NC, as of July 1, 2022) is hereby designated as an historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 121 Gilead Road, Huntersville, NC. Interior and exterior features are more completely described in the *Blythe House Local Landmark Report* (February 2022).

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior architectural features of the first and second level interior hallways and staircase, all original exterior architectural features, and the contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved, or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160D, Article 9, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances, or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark. Location of said sign shall be coordinated with the Town of Huntersville.

6. That the owners of the historic landmark known as the Blythe House be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Town Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as a historic landmark shall be subject to Chapter 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Ordinance for Adoption: Blythe House Historic Landmark

Adopted the ____ day of _____, 2022, by the members of the Board of
Commissioners of the Town of Huntersville, Mecklenburg County, North Carolina.

Clerk to Town Board

Approved as to form:

Town Attorney

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Kayleigh Mielenz, Planner I

Date: September 19, 2022

Subject: Blythe House Historic Designation

EXPLAIN REQUEST:

Consider decision on designating as a historic landmark the property known as the “Blythe House,” including the first and second level interior hallways and staircase of the building, the exterior of the building, and the approximately 0.397 acres of land listed under Tax Parcel Number 01711623 in the Mecklenburg County Tax Office. Said property is owned by HFH Investments, LLC and is located at 121 Gilead Road.

ACTION RECOMMENDED:

Consider final action.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Blythe House_Staff Report
2. Blythe House Cover Sheet
3. Blythe House Local Landmark Designation Report
4. NC Natural & Cultural Resource Letter_Blythe House_06202022
5. NC Natural & Cultural Resource Memo_Blythe House
6. Blythe House HLC Vote
7. Meck County Tax Office Memo
8. Blythe House Ordinance for Adoption

Historic Landmark Designation: Blythe House

PART 1: BACKGROUND

The Blythe House c. 1910, located at 121 Gilead Rd, is a prominent two-story residence now used as commercial office space, located just west of Huntersville's downtown district. The house has local historic significance as the family homestead of the William Brevard (W. B.) Blythe family for 60 years, including as the childhood home of William LeGette Blythe (1900-1993), a prolific novelist, esteemed journalist, enthusiastic local historian, namesake of a prominent Huntersville elementary school, and inductee of the North Carolina Literary Hall of Fame. The proposed designation is for the first and second level interior hallways and staircase of the building, the exterior of the building, and the entire tax parcel.

PART 2: STAFF ANALYSIS

Historic landmark designation would be pursuant to Chapter 160D, Article 9, as amended, of the NC General Statutes. Chapter 160D-945 states: *"No property shall be recommended for designation as a historic landmark unless it is deemed and found by the historic preservation commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance and to possess integrity of design, setting, workmanship, materials, feeling, and/or association."*

According to the "Blythe House Designation Report" prepared by the Charlotte-Mecklenburg Historic Landmarks Commission (HLC):

"The Blythe House is a monumental, early 20th century residence located at 121 Gilead Road in Huntersville, North Carolina. Originally designed and constructed in a transitional Queen Anne-Colonial Revival style with a wraparound first level porch. Despite the c. 1955 removal of that porch, the house maintained its impressive massing, volume, form, and stature, exhibiting a full-height entry porch and iconic facade that has since gained its own historical and architectural significance. The prominent two-story residence, now utilized as a commercial office space, is a touchstone to the late-19th to early-20th century architecture and provides a memorable landmark to the downtown corridor. Along with its stately architectural presence, the century-old house is locally historically significant as the family homestead of the William Brevard (W. B.) Blythe family for sixty years. Blythe (1872-1942) (Appendix 3) and his wife Hattye Bradley Jackson Blythe (1872-1929) (Appendix 2) built the home from 1910 to 1911, and there raised three children, including son William LeGette Blythe (1900-1993) (Appendix 1), a prolific novelist and esteemed journalist. Among other influential North Carolinians like novelist Thomas Wolfe and playwright Paul Greene, LeGette Blythe was part of a group of illustrious writers who inspired the Southern literary renaissance of the early 20th century. His impressive body of work, which includes a coauthored history of Mecklenburg County that remains a standard among regional historical narratives, earned him induction into the North Carolina Literary Hall of Fame in 2002.¹ His continued local significance is aptly represented by his status as the namesake of Huntersville's Legette Blythe Elementary School. The Blythe House retained personal significance for Legette Blythe throughout his life, both as his childhood home and as the central location for ongoing family gatherings, even after Legette started his own family in a house (since demolished) on the same block of Gilead Road as the Blythe House. Indeed, the Blythe House is the last known extant structure to factor so prominently in his life. Given that lifelong significance of the house to Legette Blythe, the resulting associative historical and cultural significance of the Blythe House for Huntersville, Mecklenburg County, and North Carolina far outweighs the exterior modifications made by family members during their sixty-year residency in the house. The period of

significance for the house is 1911-1971, from its construction through the Blythe family's multigenerational occupancy of the property."

Planning staff has reviewed this report and concurs with the assessment of the significance of the area proposed for historic landmark designation.

PART 3: CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION

Charlotte-Mecklenburg HLC held a virtual public hearing on September 12, 2022, focused on the question of designating as a historic landmark the property known as the "Blythe House".

PART 4: ACTION RECOMMENDED

Historic landmark designation would be pursuant to Chapter 160D, Article 9, as amended, of the NC General Statutes. Chapter 160D-946 states: *"Following the hearings, the governing board may adopt the regulation as proposed, adopt the regulation with any amendments it deems necessary, or reject the proposed regulation."*

Hold public hearing and take action on the designation of "Blythe House" as a historic landmark.

PART 5: FINANCIAL IMPLICATIONS

Property is located in Huntersville corporate limits. Based on the current value and tax rate, the potential amount of deferrable taxes on the above-mentioned property would be \$497 for the Town of Huntersville taxes, \$1,277 for Mecklenburg County taxes. This is for interior and exterior of the house and land only.

PART 6: ATTACHMENTS

1. Blythe House Cover Sheet
2. Blythe House Landmark Designation Report
3. NC Department of Natural and Cultural Resources Letter
4. NC Department of Natural and Cultural Resources Memo
5. Charlotte-Mecklenburg HLC Vote
6. Mecklenburg County Assessor's Office
7. Ordinance for Adoption

Blythe House

121 Gilead Road, Huntersville, NC



The Blythe House (circa 1910) is a prominent two-story residence now used as commercial office space, located on a major thoroughfare just west of Huntersville's downtown district. Originally featuring a transitional Queen Anne-Colonial Revival style and wraparound first level porch, the house has retained its impressive massing, volume, form, and stature despite the c. 1955 removal of that porch. Reminiscent of Neoclassical Revival style, the house has since been defined by a striking full-height entry porch for nearly 70 years, giving it an iconic facade that has gained its own historical and architectural significance. Along with its architectural significance, the house has local historic significance as the family homestead of the William Brevard (W. B.) Blythe family for 60 years, including as the childhood home of William LeGette Blythe (1900-1993), a prolific novelist, esteemed journalist, enthusiastic local historian, namesake of a prominent Huntersville elementary school, and inductee of the North Carolina Literary Hall of Fame. LeGette was part of a group of illustrious writers who inspired the Southern literary renaissance of the early 20th century. As the last known extant structure to factor so prominently in his life, the Blythe House is a unique representation of the historical and cultural significance of LeGette Blythe and his family. The proposed designation is for the first and second level interior hallways and staircase of the building, the exterior of the building, and the entire tax parcel.





BLYTHE HOUSE
LOCAL LANDMARK REPORT

121 Gilead Road
Huntersville, North Carolina 28078

Charlotte-Mecklenburg Historic Landmarks Commission
Local Landmark Designation Report
Prepared by Gate City Preservation L.L.C.

February 2022

Charlotte-Mecklenburg

Historic Landmarks Commission

REPORT REVISED BY TOMMY WARLICK, JULY 2022

HISTORIC NAME(S) OF PROPERTY

- Blythe House

ADDRESS OF PROPERTY

- 121 Gilead Road, Huntersville, North Carolina 28078

PARCEL ID #: 01711623

DEED BOOK & PAGE: 35495, 40-41

ZONING R100

Amount of land/acreage to be designated

0.40 acres

Interior to be designated

☒ Yes (partial) ☐ No

Property Owner's Address:

HFH Investments LLC

121 Gilead Road

Huntersville, NC 28078

Applicant's Address:

Gate City Preservation L.L.C.

211 Tate Street

Greensboro, North Carolina 27403

I. Abstract

Statement of Significance

The Blythe House is a monumental, early 20th century residence located at 121 Gilead Road in Huntersville, North Carolina. Originally designed and constructed in a transitional Queen Anne-Colonial Revival style with a wraparound first level porch. Despite the c. 1955 removal of that porch, the house maintained its impressive massing, volume, form, and stature, exhibiting a full-height entry porch and iconic facade that has since gained its own historical and architectural significance. The prominent two-story residence, now utilized as a commercial office space, is a touchstone to the late-19th to early-20th century architecture along Gilead Road, a major Huntersville thoroughfare, and provides a memorable landmark to introduce the downtown corridor. Along with its stately architectural presence, the century-old house is locally historically significant as the family homestead of the William Brevard (W. B.) Blythe family for sixty years. Blythe (1872-1942) (Appendix 3) and his wife Hattye Bradley Jackson Blythe (1872-1929) (Appendix 2) built the home from 1910 to 1911, and there raised three children, including son William LeGette Blythe (1900-1993) (Appendix 1), a prolific novelist and esteemed journalist. Among other influential North Carolinians like novelist Thomas Wolfe and playwright Paul Greene, LeGette Blythe was part of a group of illustrious writers who inspired the Southern literary renaissance of the early 20th century. His impressive body of work, which includes a coauthored history of Mecklenburg County that remains a standard among regional historical narratives, earned him induction into the North Carolina Literary Hall of Fame in 2002.¹ His continued local significance is aptly represented by his status as the namesake of Huntersville's Legette Blythe Elementary School. The Blythe House retained personal significance for Legette Blythe throughout his life, both as his childhood home and as the central location for ongoing family gatherings, even after Legette started his own family in a house (since demolished) on the same block of Gilead Road as the Blythe House. Indeed, the Blythe House is the last known extant structure to factor so prominently in his life. Given that lifelong significance of the house to Legette Blythe, the resulting associative historical and cultural significance of the Blythe House for Huntersville, Mecklenburg County, and North Carolina far outweighs the exterior modifications made by family members during their sixty-year residency in the house. The period of significance for the house is 1911-1971, from its construction through the Blythe family's multigenerational occupancy of the property.

Archaeological Comments

No known archaeological features are present at this time.

Integrity Statement

- **Location:** The Blythe House remains in its original location on Gilead Road, a prominent fixture of downtown Huntersville for more than 100 years.
- **Design:** The building retains much of its original form and some historical materials, but it has been covered in vinyl siding and wood windows have been replaced with vinyl. The front porches of the

¹ "William LeGette Blythe," North Carolina Literary Hall of Fame, North Carolina Writers Network, accessed July 14, 2022, <http://www.nclhof.org/inductees/2002-2/william-legette-blythe/>; LeGette Blythe and Charles Raven Brockmann, *Hornets' Nest: The Story of Charlotte and Mecklenburg County* (Charlotte: Public Library of Charlotte and Mecklenburg County, 1961).

home were significantly altered c. 1955 by Legette Blythe's sister Frances Blythe Dudley. Despite the resulting design integrity challenges to the exterior appearance, those porch alterations did not materially affect such other original design elements of the house as its form, space, structure, massing, proportion, scale, color scheme, pattern of fenestration, and minimalist ornamentation. The reconfigured facade, with its full-height entry porch and two-story columns, continues to complement the longstanding monumental nature of the house, albeit in a different manner. These 1955 alterations – which have now been in place even longer than the original porch design – have acquired their own architectural significance and historic association with the house and its inhabitants in the subsequent nearly 70 years (Appendix 4).

- **Setting:** The Blythe House stands among other historically significant late-19th to early-20th century residences and structures along the Gilead Road corridor. Distinguished by its monumental massing, two-story columns, second level porch, and proximity to downtown Huntersville, the house is a century-old focal point among the predominantly single-story properties along the corridor.
- **Workmanship:** The high level of workmanship associated with the Blythe House is evidenced by such interior features as the heart pine floors, extensive moldings and trims, and decorative mantles throughout, all of which have been preserved over the last century. Likewise, the first level entrance door – featuring decorative dentil molding, circular rosettes with intricate carvings, and a symmetrical transom and sidelights – embodies an attention to workmanship that is echoed by the second-level porch and its identical entrance configuration.
- **Materials:** The interior and exterior features that evidence the workmanship embodied by the Blythe House are predominantly comprised of original materials. A 1988 survey with photographs of the house prior to the exterior installation of vinyl siding reveals that weatherboard siding was still present and in good condition.
- **Feeling:** In addition to its location and setting, situated on the corner of a substantially intact period streetscape adjacent to downtown and surrounded by other historic buildings and features from its period of significance, the Blythe House maintains its historic feeling as a prominent and recognizable century-old Huntersville landmark.
- **Association:** For nearly seven decades, the Blythe House was the homestead of a prominent local family headed by a successful entrepreneurial father and active civic leader mother, as well as the childhood home of Legette Blythe, an author of national and statewide acclaim and a beloved Huntersville resident commemorated by an elementary school named in his memory. Legette Blythe was a constant presence at the Blythe House throughout his lifetime, as evidenced by a photograph of him in his later years at the front door of the home (Appendix 5). Although no longer a residence, the building is the last known extant structure to factor so prominently in his life.

Proposed Boundary Justification

The proposed boundary for local landmark designation is the building's .40 acre parcel.

II. Maps and Floor Plans

Mecklenburg County Tax Map



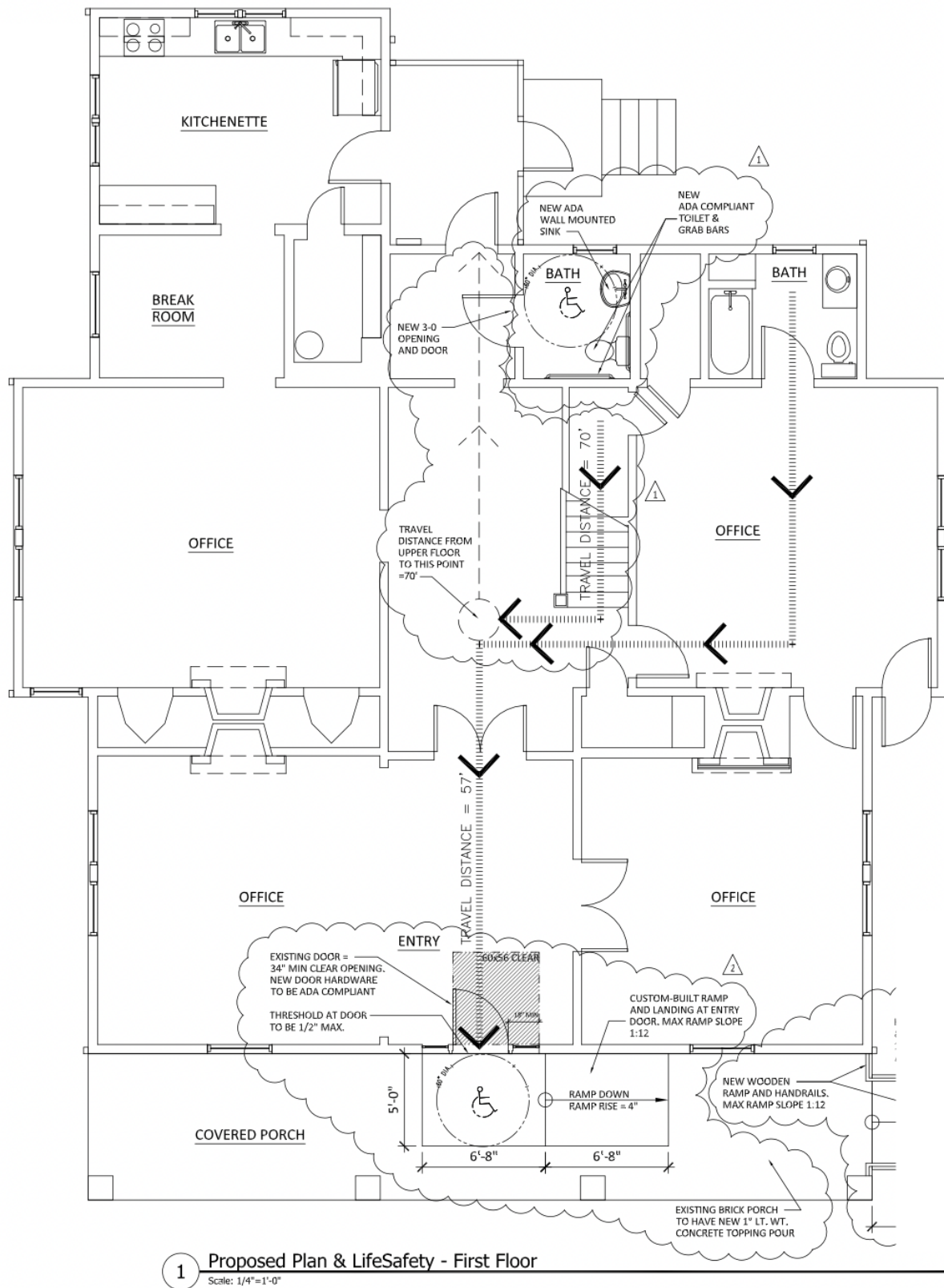
HPOWeb Map

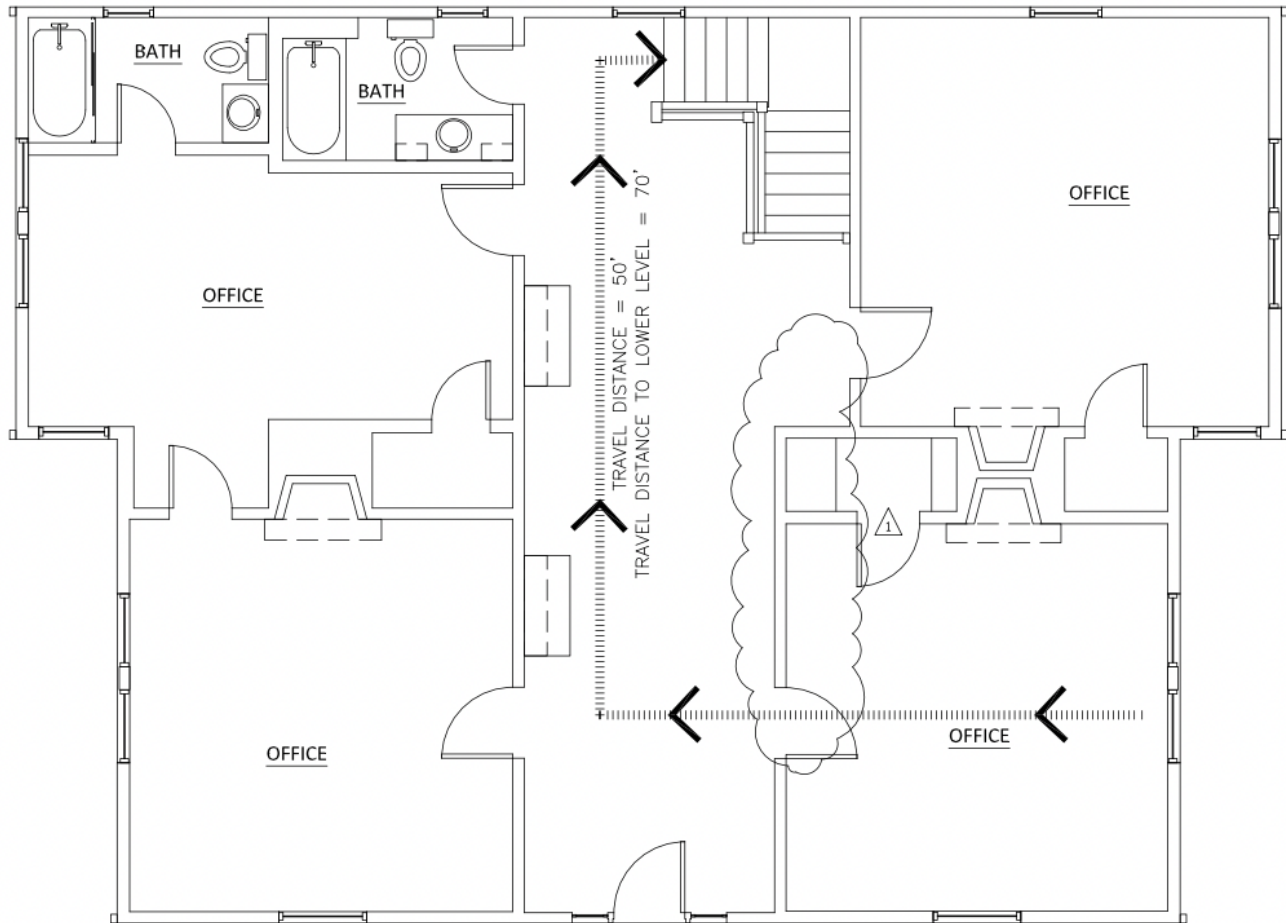


Aerial Map



Architectural Drawings





2 Proposed Plan & LifeSafety - Second Floor

Scale: 1/4"=1'-0"

III. Architectural Assessment

Architectural Importance

The Blythe House is a monumental residence from the early 20th century. The house was originally designed and constructed in a transitional Queen Anne-Colonial Revival style and included a full-width wraparound porch on the first level and partial second-level porch, both supported by square columns constructed of simple, slender rectangular blocks (Appendix 6). In or about 1955, in an apparent effort to update the house, second-generation occupant Frances Blythe Dudley removed the first-level porch to accommodate a full-height entry porch, creating a style reminiscent of the then more current Neoclassical Revival style (Appendix 4). Although Neoclassical Revival homes usually incorporate classical columns, typically with Ionic or Corinthian capitals, later examples of that style also include slender, simplistic columns that were often squared rather than rounded.² In a stylistic nod to the columns that once had supported the original partial second-level porch, slender squared columns were utilized for the full-height entry porch. The Neoclassical Revival Style evoked by the 1950s creation of a full-height entry porch has now fronted the bustling Gilead Road corridor decades longer than the transitional Queen Anne-Colonial Revival style associated with the original first-level porch (Appendices 11, 12, & 13). The resulting iconic facade has thereby acquired its own architectural and historical significance. The entry porch has a slight hip roof with an overhanging eave. The house remains otherwise vernacular in detail and monumental in massing.

Construction of the house was noted several times in local newspapers. On Wednesday, June 29, 1910, *The Charlotte News* stated, “Mr. W. B. Blythe, Mr. Neal Beard and Mr. George Steal all have new residences going up in the village.”³ That same date, *The Charlotte Daily Observer* reported, “Mr. W. B. Blythe has begun to lay the foundation for his house.”⁴ In “Huntersville Is Forging Ahead,” published on December 18, 1910: “Huntersville’s enterprise and progressiveness is rapidly making Huntersville one of the most attractive towns...the public spirit of the citizens is marked and the beautifying and expansion of the town is going rapidly.” The article goes on to list W. B. Blythe as one of the citizens who is building a “beautiful residence,” which is among other homes that will make up “a residence district of unusual attractiveness, [which] will mark the expansion of the town in an eloquent manner.”⁵ The Blythe House was among the prominent homes that represented this significant time of residential development in Huntersville history.

Architectural Context

No comparable homes could be located in Huntersville.

Architectural Description

Setting

Facing north on Gilead Road in Huntersville, a main thoroughfare in the town, the Blythe House stands tall as a monumental example of the early 20th century residential boom in Huntersville (Fig. 1). Across the street is Huntersville Elementary School and the 1938 Agriculture Education Building, which was designated as a landmark in 1992. Down the street are the Professor Hugh Grey House, a two-story frame house constructed in the late 19th century, and the Hunter-Mayberry House (c. 1910), a two-story hip roof frame house. Next door to the Blythe House is the Rogers-McConnell House, also built in the early 1900s. The

² Virginia McAlester, *A Field Guide to American Houses* (1984; New York, Alfred A. Knopf, 2020), 442-43.

³ “Huntersville Items,” *The Charlotte News*, Wednesday, June 29, 1910.

⁴ “Huntersville,” *The Charlotte Daily Observer*, Wednesday, June 29, 1910.

⁵ “Huntersville Is Forging Ahead,” *The Charlotte News*, Sunday, December 18, 1910.

Blythe House is located on a corner lot, bounded by Gilead Road and Hillcrest Drive. Two substantial trees, one in the front yard and one in the backyard, shade the house with massive canopies. Otherwise, the grassy lot has sparse vegetation. The tree in the front yard is seen in the very early photograph of the Blythe House (Appendix 6). A brick walkway leads from the sidewalk to the front porch steps. Today, the house is being utilized for commercial offices and there is a sign in the front yard listing the businesses within.

Front (North) Elevation

The Blythe House is a three-bay-wide frame building with two levels and a painted brick foundation (Fig. 2). In the mid-1950s, W. B. and Hattye's daughter, Frances Blythe Dudley, removed a lower-level porch to accommodate a full-height entry porch (Appendix 4). Overall, the style is simple. Although the house is vernacular, the massing, form, and revised full-height entry porch configuration is reminiscent of Neoclassical themes. The layout, said to have been designed by Hattye Blythe, has an irregular plan comprised of two main blocks and a rear wing. Part of the rear wing included an apartment for their maid, which had its own separate entrance, living area, dining area, kitchenette, and bedroom.

The front (north) elevation's prominent, full-height porch has four slender rectangular columns and a slight hipped roof with a deep overhanging eave. Above the roof, two corbelled brick chimneys rise from the center of the house's main block and are visible from the facade, contributing to its symmetry. The house was covered in vinyl siding by the previous owner, but weatherboard siding remains beneath. One-over-one vinyl replacement windows are installed throughout. Historic photographs show that the original window configuration was also one-over-one single light. The first level entrance door is paneled with a large, single-light window. Below the window is a decorative dentil molding. The door surround includes four circular rosettes with intricate carvings. The two sidelights that surround the door have large, vertical, single-pane lights with two panels on the bottom. A transom with three window openings spans the entire entrance, including the sidelights. This symmetry is enhanced by a second-level porch with identical entrance configuration, which significantly contributes to the symmetrical aesthetic of the facade. The second level porch is comprised of a simple, low, rectangular balustrade and is supported by two iron brackets. The front porch floor is painted brick, laid in a basketweave pattern.

Side (West) Elevation

The side (west) elevation is three bays wide. On the first level, from north to south, there is a set of two one-over-one windows. The central block, slightly wider than the main block, is wide enough to accommodate a side door on the northern elevation. The paneled side door with glass screen is surrounded by a small porch with slender rectangular columns that match the front porch, a hipped roof, and a painted brick porch floor with two steps. On the west elevation of this block is another set of one-over-one windows. The second level, from north to south, consists of a set of windows symmetrically installed directly above the identical set on the first level. Above the side door on the north elevation of the central block is a single one-over-one window. The second level of the west elevation of this block is identical to the first level. The western corbeled chimney is visible from this elevation.

Rear (South) Elevation

A ramp and parking lot were installed on this elevation for accessibility. On the first level of the rear (south) elevation from west to east is a rectangular bump out with a very slight hip roof. The bump out, constructed to accommodate bathrooms, has two small one-over-one windows. A hip roofed porch with new wooden columns, identical to the columns on the front and west porches, connects to the central block and a one-

story gabled addition. The porch covers a single-light rear door on the central block and a six-light, paneled wood door on the one-story addition. The porch floor is wood. On the south elevation of the one-story addition is a set of two small one-over-one windows.

The second level of this elevation, from west to east, is comprised of a single one-over-one window. The symmetry is lost here as the new windows on the first floor in the bathroom addition no longer line up with the window on the second level. Similarly, the next one-over-one window is located slightly west of the door below, followed by two smaller one-over-one windows. The tops of both corbeled chimneys are visible from this elevation.

Side (East) Elevation

The first level of the side (east) elevation from south to north starts with the east elevation of the one-level addition, which is comprised of two sets of two one-over-one windows. The central block east elevation is comprised of a set of two one-over-one windows as is the east elevation of the main block. The second level of the central block and main block are identical to the first level.

Interior Features to be Designated

The owners of the Blythe House do not wish to include the entire interior of the building in this designation, but do wish to include the stairs and the first and second-story halls.

IV. Historical

The Blythe Family

Hattye Jackson was born in Lilesville, North Carolina in 1872. In 1881, her father, Dr. Anderson LeGette Jackson, died in a cotton-gin accident.⁶ Hattye's widowed mother and widowed grandmother moved to Statesville in 1882 with all their children.⁷ William Brevard Blythe was born and raised in nearby Mecklenburg County, where members of his family had resided since 1740. The two met when Hattye moved to Huntersville after graduating from Statesville Female College to teach at Huntersville Academy.⁸ They were married in Iredell County on October 12, 1898, both at the age of 26. Their first known residence in Huntersville was a one-story house located on the east side of South Old Statesville Road (Highway 115) and south of present-day Mullen Street.⁹ A year after the birth of their first son, William LeGette Blythe, named after Hattye's father, the family rented a home on the southwest corner of what is now Gilead Road and Old Statesville Road. During their early days of married life, Hattye and the children often traveled back and forth to Statesville to visit her relatives.¹⁰

⁶ *The Anson Times*, Wadesboro, North Carolina, Thursday, September 22, 1881.

⁷ U.S. Census Bureau, United States Census (1880), retrieved from www.ancestry.com.

Interview with John Blythe on Monday, February 14, 2022.

⁸ "Old Blythe House Attracts Newcomers," *The Mecklenburg Gazette*, February 14, 1980; Ramona Landberg, "Naming school after Blythe just seems right, family says," *Charlotte Observer*, August 19, 1998, 4M.

⁹ John Blythe research based on a 1975 interview with LeGette Blythe.

¹⁰ U.S. Census Bureau, United States Census (1910), retrieved from www.ancestry.com. Travel documented significantly in the papers. Some examples include *Statesville Record and Landmark* (Statesville, North Carolina) on Tue, Oct 3, 1899 and *The Charlotte News* on Tuesday, Sep 13, 1904.

Hattye and W. B. had four children: William LeGette Blythe (April 24, 1900-October 31, 1993), Charles Edgar Blythe (April 24, 1904-June 1, 1963), Frances Lee Blythe (June 22, 1907-January 2, 1971), and Rachel Jackson Blythe (August 21, 1911-October 19, 1981). The headstones of LeGette and Charles confirm that they were indeed born on the same day, four years apart (Appendix 7).

W. B. Blythe was a mover and shaker in the early days of Huntersville, an entrepreneur who also worked as a registrar and judge of elections for the growing town. W.B.'s sister, Harriet Blythe, married Lee Choate, co-owner of J. L. Choate and Company, a firm that ran one of the first stores in Huntersville (Appendix 8). W. B. and his brother Richard (Dick) Blythe often helped their brother-in-law with store operations. Located on the railroad tracks, the store, later known as Ranson Store, burned in 1971.¹¹ At W. B.'s funeral, a friend told the family that they would not have made it through the Great Depression without W. B.'s generosity and the long line of credit he accommodated at the store.¹²

An active civic leader, Hattye Blythe was the first woman appointed to serve on the Mecklenburg County School Board in 1913 and was elected as the founding president of the Huntersville Civic Club in 1917.¹³ The Blythes were an influential family in early 20th century Huntersville society, often referenced in the paper attending parties and other important events.

W. B. and Hattye Blythe Construct a Family Home

On October 7, 1909, the Blythes registered a deed to purchase a plot from H. J. Walker on Academy Street, later known as College Road and now known as Gilead Road.¹⁴ After renting homes in Huntersville for several years with school-aged children, the Blythes were finally building a home of their own, directly across the street from Huntersville Elementary School. Construction began on the home in June of 1910. In December, the house was still under construction and was likely completed in 1911.¹⁵ The home was among several others built along Academy Street in the early 20th century. The house cost \$3,700 and was designed by Hattye Blythe.¹⁶ The new house doubled as the birthplace of the first Boy Scout troop in north Mecklenburg County, organized c. 1912 under Hattye's guidance. The troop held its meetings in the Blythe House's large upstairs southwestern corner room.¹⁷

The Blythe House was a significant place for famous author LeGette Blythe as his childhood home and the place where he spent his formative years. LeGette was living here when he won his first essay contest at Huntersville Elementary School. When his essay on the Mecklenburg Declaration of Independence won first prize, he was awarded a new pair of shoes, which his grandson, William Blythe, recalled, "I always thought it was his first pair of shoes, but I'm not told that it wasn't; it wouldn't have been unlike my grandfather, honest though he was, to embellish a story ever so slightly."¹⁸ Years later, in 1983, the Arts Department at Huntersville Elementary School sponsored The LeGette Blythe Essay Award in honor of his 83rd birthday,

¹¹ "Store Once Fronted Railroad," *The Mecklenburg Gazette*, November 1971.

¹² Interview with William Jackson, son of Rachel Blythe Jackson, Friday, February 18, 2022.

¹³ "Woman Appointed to Serve on Board: School Board Takes Advanced Step In County By Unique Appointment," *The Evening Chronicle* (Charlotte, North Carolina), Monday, June 2, 1913; "Huntersville," *The Charlotte Observer*, Sunday, February 11, 1917.

¹⁴ "Real Estate Deals: Three Deeds Are Recorded With the Clerk of Court," *The Charlotte News*, Thursday, October 7, 1909.

¹⁵ "Huntersville," *The Charlotte News*, Wednesday, June 29, 1910; "Huntersville Is Forging Ahead," *The Charlotte News*, Sunday, December 18, 1910.

¹⁶ "Old Blythe House Attracts Newcomers," *The Mecklenburg Gazette*, February 14, 1980. Also referenced in Eudora Garrison, "Frances Dudley Begins Christmas Baking Early," *The Charlotte Observer*, November 27, 1960.

¹⁷ "Blythe-Dudley Home Gift To North Carolina Boys Home," *Mecklenburg Gazette*, Thursday, March 11, 1971.

¹⁸ "William Blythe," The Charlotte Mecklenburg Story, Charlotte Mecklenburg Library Virtual Exhibit, accessed January 5, 2022.

which they celebrated as a school. LeGette attended the celebration and presented the award to the winning student (Appendix 9).

Mecklenburg County was an inspirational and significant part of LeGette Blythe's personal life and writing, specifically Huntersville where he grew up and then later built his own family home (demolished in 2021). In his obituary, LeGette is remembered as "the Squire of Huntersville," known for his passion for Mecklenburg history.¹⁹ His passion for his hometown reverberates in the opening line of *Hornets' Nest*, a history of Charlotte and Mecklenburg County he coauthored with Charles Raven Brockmann: "And now the rolling gentle hills of northeastern Mecklenburg, the warm red clay of his native county. Home again, and good to be home."²⁰ It was during his time at the Blythe House that LeGette developed a love for Mecklenburg and a love of writing. His novel, *Alexandriana: The Revolution in the South 1768-1781*, published in 1940, was based on his fourth grade award-winning essay on the Mecklenburg Declaration of Independence. After writing for the *Charlotte Observer*, LeGette transitioned full time to writing novels, biographies, and dramas. By the end of his life in 1993, he had produced over 30 novels and twice won the North Carolina Literary and Historical Association's Mayflower Award for the best nonfiction by a North Carolinian, making him one of only nine authors to receive that award multiple times. In 2002, LeGette was posthumously named to the North Carolina Literary Hall of Fame, joining such Tar Heel literary luminaries as Thomas Wolfe, Paul Green, O. Henry, George Moses Horton, John Hope Franklin, and Reynolds Price.²¹

The Next Generation

Hattye Blythe died of influenza in 1929. In 1936, towards the end of W. B.'s life, his daughter Frances and her husband Charles Dudley became primary owners of the Blythe House.²² It is unclear if W. B. was living with the Dudleys at the end of his life or with his son LeGette and his family down the street.²³ Frances Dudley, like her mother, was prominent in community life. She worked as a case worker for the Mecklenburg County Welfare Department and her appeals to the community to help those in need are well documented in period newspapers. As a welfare worker, Frances Dudley helped people of all ages, backgrounds, races, and ethnicities, to ensure safe and secure environments and opportunities to flourish.²⁴ Charles Dudley was head of the Charlotte Merchants Association and worked for the Charlotte Chamber of Commerce. After his death, a Merchants Association and College of Business scholarship at the University of North Carolina at Charlotte was established in honor of Dudley's steadfast dedication to education and retailing.²⁵

Married in May of 1929, Frances and Charles were highly active in Huntersville social circles and civic organizations. They had two children, Margaret Blythe Dudley, who tragically died in an accident at a young

¹⁹ Tom Bradbury, "Keeper of the flame: LeGette Blythe—author and journalist—lived and chronicled Mecklenburg's history," *The Charlotte Observer*, November 6, 1993.

²⁰ LeGette Blythe and Charles Raven Brockmann, *Hornets' Nest: The Story of Charlotte and Mecklenburg County* (Charlotte: Public Library of Charlotte and Mecklenburg County, 1961), 5.

²¹ "William LeGette Blythe," North Carolina Literary Hall of Fame, North Carolina Writers Network, accessed July 14, 2022, <http://www.ncnhof.org/inductees/2002-2/william-legette-blythe/>; Michael Hill, "Mayflower Cup, R.I.P.," Awards, North Carolina Literary & Historical Association, North Carolina Department of Natural and Cultural Resources, accessed July 14, 2022, <https://www.ncdcr.gov/media/73/download>.

²² Deed Book 887 Page 260, Recorded on May 13, 1936.

²³ Interview with John Blythe on Monday, February 14, 2022.

²⁴ "Seeks Bed, Linen for Very Ill Child," *The Charlotte News*, Thursday, August 25, 1938; "Boys Are Better Protected In Fresh Air Camp Than At Home," *The Charlotte News*, Tuesday, July 4, 1944; "County Enumerators For Census Begin Week's Classes In How To Count Noses," *The Charlotte News*, March 27, 1950; and Dorothy Knox, "I Believe Everything," *Charlotte News*, Wednesday, October 31, 1934.

²⁵ "Scholarship Honors Dudley," *The Charlotte Observer*, February 26, 1971.

age, and Charles Council Dudley, Jr., who was born and raised in the house until he graduated from medical school and started his own practice in Elkin, North Carolina. A home renovation initiated by Frances Dudley in the mid-1950s removed the first level porch to accommodate the now-iconic full-height porch of the house's prominent facade. The renovation also converted a set of side doors on each side of the lower porch into windows.²⁶ After Frances and Charles died in their early 60s, Council Dudley, Jr., gifted the house in honor of his parents and his grandparents to the North Carolina Boys Home.²⁷

Frances and Charles welcomed Rachel Blythe (the youngest of Hattye and W. B. Blythe's four children), along with her husband McIver Jackson (a medical examiner for Veterans Affairs) and their young son William, to join them in the Blythe House for a year or two during the construction of their own house in the backyard of the big house. In an interview about his remembrances, William Jackson fondly recalled his family's time living with the Dudleys in the Blythe House. When the Jacksons moved in, the backyard lot where they were to build their new home was a wheat field. After the house was built, the short street that went from Gilead Road to the house was called Jackson Street, as the Jackson home was the street's sole residence. Mr. Jackson recalls that the big house originally had a detached garage, which caught fire while they were living there. He remembers his father McIver running out to the car and driving to the town crossroads where he called the volunteer firemen who came and saved the big house. William also recalls the house's original wrap-around first-story porch, which places the porch renovation after 1955.²⁸ John Blythe, a cousin of the Blythes who was also interviewed, recalls the house with the full-height entry porch as early as 1960 when he attended school across the street at Huntersville Elementary.²⁹

From the 1950s to the 1960s, all four grown Blythe siblings lived within a block of each other: Frances in the big house, Rachel in the house right behind it, LeGette a few houses down the street, and Charles living next door.³⁰ A newspaper article from November 1960, highlighting Frances Dudley's Christmas baking, shares the closeness of the Blythe family and how they would all return to the Blythe House for Christmas. The article reports, "'We all grew up here,' says Frances Dudley as we walked through high-ceiling, huge rooms in the white clapboard house... 'my mother drew the plans,' says Mrs. Dudley, 'and *when Charles and I moved back here in 1935, we didn't change a thing, except to take out hall walls to make one big room out of two. Even the plastering is the original.*' The Blythes are a close-knit family. Each Christmas brothers, sisters, children, and grandchildren get together to celebrate the holiday... It has been traditional for years to have breakfast at the LeGette Blythes' table and Christmas dinner in the Charles Dudleys' big dining room."³¹ William Jackson corroborated this family practice of breakfast at LeGette Blythe's house and dinner at the Dudleys', a tradition they maintained for decades (Appendix 10).

In 1971, the Blythe Home was gifted to the North Carolina Boys Home, who utilized the building for their administrative offices. Even after the home left Blythe ownership, the family continued to get together. A newspaper clipping from January 3, 1980 in the *Mecklenburg Gazette*, "Blythe Family Has Christmas Gathering," records "The Blythe Family has a remarkable record of its members being together in the Blythe home in Huntersville during the Christmas season." It goes on to share that LeGette and his brother Charles never missed a Christmas breakfast together before Charles' death in 1963 and that Frances and Rachel had

²⁶ "Old Blythe House Attracts Newcomers," *Mecklenburg Gazette*. February 14, 1980.

²⁷ "Blythe-Dudley Home Gift To North Carolina Boys Home," *Mecklenburg Gazette*, Thursday, March 11, 1971.

²⁸ Interview with William Jackson, son of Rachel Blythe Jackson, Friday, February 18, 2022.

²⁹ Interview with John Blythe on Monday, February 14, 2022.

³⁰ Interview with John Blythe on Monday, February 14, 2022 and Interview with William Jackson, son of Rachel Blythe Jackson, Friday, February 18, 2022.

³¹ Eudora Garrison, "Frances Dudley Begins Christmas Baking Early," *The Charlotte Observer*, November 27, 1960 (italics added).

only missed one or two.³² Although the home is now utilized as commercial office space, it still holds a special place for many Blythe descendants today as the original family homestead, the central gathering place for the Blythe family for nearly seven decades.

In 1998, the Charlotte-Mecklenburg Board of Education voted to name Huntersville's newest elementary school for the town's "favorite son" Legette Blythe. According to one school board member, "It gives a sense of history to the school. This area likes its heritage." Appropriately, as if to substantiate those sentiments, the Legette Blythe Elementary School is located on Hambright Road across the street from John McKnitt Alexander Middle School, named for a signer of the Mecklenburg Declaration of Independence. Alexander was also Legette Blythe's great-great-great grandfather.³³

V. Chain of Title

1. Book 35495 Page 40

- a. Recorded on December 29, 2020
- b. Grantor: Ann P. Berrier
- c. Grantee: HFH Investments, LLC

2. Book 11475 Page 254

- a. Recorded on July 27, 2000
- b. Grantor: Floyd L. and Ann P. Berrier
- c. Grantee: Ann P. Berrier

3. Book 3266 Page 66

- a. Recorded on January 23, 1971
- b. Grantor: Dr. Charles Council Dudley, Jr. and Margaret Y. Dudley
- c. Grantee: Boys Home of North Carolina, Inc.

4. Book 887 Page 260

- a. Recorded on May 13, 1936
- b. Grantor: W. B. Blythe
- c. Grantee: Frances Blythe Dudley

5. Book 256 Page 292

- a. Recorded on April 9, 1910
- b. Grantor: J. Mc. Holbrook and Pennie G. Holbrook
- c. Grantee: W. B. Blythe

6. Book 256 Page 76

- a. Recorded on September 23, 1909
- b. Grantor: H. J. Walker and Catherine G. Walker
- c. Grantee: W. B. Blythe

V1. Finding Aid for Photographs

- Fig. 1: Setting
- Fig. 2: Front (North) Elevation

³² "Blythe Family Has Christmas Gathering," *The Mecklenburg Gazette*, January 3, 1980.

³³ Ramona Landberg, "Naming school after Blythe just seems right, family says," *Charlotte Observer*, August 19, 1998, 4M.

- Fig. 3: Side (West) Elevation
- Fig. 4: Rear (South) Elevation
- Fig. 5: Side (East) Elevation
- Fig. 6: Windows
- Fig. 7: Doors
- Fig. 8: Siding
- Fig. 9: Columns
- Fig. 10: Second Level Porch
- Fig. 11: First Level Interior Hall
- Fig. 12: Newel Post
- Fig. 13: Mantles
- Fig. 14: Second Level Interior Hall

Figures

Fig. 1: Setting



Fig. 2: Front (North) Elevation



Fig. 3: Side (West) Elevation



Fig. 4: Rear (South) Elevation



Fig. 5: Side (East) Elevation



Fig. 6: Windows



Fig. 7: Door



Fig. 8: Siding



Fig. 9: Columns



Fig. 10: Second Level Porch



Fig. 11: First Level Interior Hall



Fig. 12: Newel Post



Fig. 13: Mantles



Fig. 14: Second Level Interior Hall



Appendix

Appendix 1: William LeGette Blythe



Appendix 2: Hattye Jackson Blythe (Courtesy of John Blythe)



Appendix 3: William Brevard Blythe



Appendix 4: Frances and Charles Dudley, The Blythe House Renovation c. 1955







Appendix 5: LeGette Blythe outside the front door of 121 Gilead Road.



Appendix 6: Historic photograph of the Blythe House reveals the original porch configuration.



Appendix 7: Headstones for William LeGette Blythe and Charles Edgar Blythe



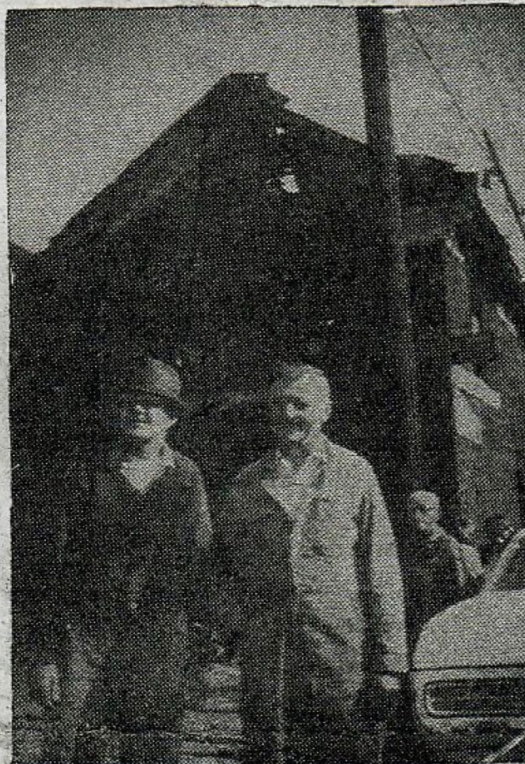
Appendix 8: Choate Store



STORE ONCE FRONTED RAILROAD

Here is an old picture of Ranson's Store that burned Monday night. Mecklenburg County author Legette Blythe identifies in the picture as follows: L. R.—unidentified Negro man, perhaps the handy man around the store; J. M. Holbrook whose home was immediately behind the store, large farmer and landholder; J. L. Choate; T. Neal Kerns, clerk and bookkeeper; Miss Mattie C. Hunter, the store's milliner; W. B. Blythe, with Mr. Choate co-owner of the firm of J. L. Choate and Company; Will Alexander, clerk. The small boy on the sidewalk at the steps is the late Charles E. Blythe, son of W. B. Blythe. All those on the porch are deceased. The picture was made about 1917-1918. The large boxes at right end of porch were coffin boxes. The firm did a large general merchandise business in northern Mecklenburg and adjoining counties of Iredell, Lincoln, Cabarrus, and Gaston.

In the picture at right—Don Ranson, store owner (R) and Frank Henderson (L), a man who recalls names and dates in history, stand before the burned out old store.



Appendix 9: LeGette Blythe presents The LeGette Blythe Essay Award at Huntersville Elementary School



LeGette Blythe presents essay award created in his honor to Chad Entrekin. (News photo/Don Hunter)

Appendix 10: Interior of Blythe House, Date Unknown



Appendix 11: Blythe House c. 1970



Appendix 12: Blythe House c. 1980



Appendix 13: Blythe House, c. 1990



Appendix 14: Blythe House in 2020, before the restoration work. Photos courtesy of Ken Bumgarner Photography.















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**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

June 20, 2022

Stewart Gray
Preservation Planner
Charlotte-Mecklenburg Historic Landmarks Commission
2100 Randolph Road
Charlotte, NC 28207

RE: Proposed Designation of the **Blythe House, 121 Gilead Rd., Huntersville, Mecklenburg County.**

Dear Mr. Gray:

Thank you for the report we received on the proposed designation of the Blythe House, 121 Gilead Rd., Huntersville, Mecklenburg County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the Blythe House exemplifies a vernacular interpretation of the Neoclassical Revival architectural style and is a touchstone to the late-19th to early-20th century architecture along Gilead Road in Huntersville. In addition, the report states the house is significant as the childhood home of prolific novelist and esteemed journalist William LeGette Blythe. While the original appearance of the Blythe House may have been monumental, due to a loss of the original front porch materials and design, application of vinyl siding, and installation of vinyl windows, the house is no longer a good example of vernacular Neoclassical Revival architecture.

We have shared recommendations with staff to perform a few changes to the report, including bolstering the information about its association with William LeGette Blythe. With these changes, we believe the commission and the local governing board will be able to more accurately determine if the Blythe House possess the requisite special significance and integrity required for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, nonbinding. Once the governing board has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission, it should proceed in the same manner as would otherwise

be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Blythe House. Please contact me at Kristi.brantley@ncdcr.gov (preferred) or 919-814-6583 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping flourish at the end of the last name.

Kristi Brantley
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure

MEMO

To: File – Blythe House
From: HLC Staff
Date: July 17, 2022

Re: Comments from State Historic Preservation Office on Designation Report for Blythe House, Huntersville

By email dated June 20, 2022, SHPO staff provided feedback based on their review of the Designation Report for the Blythe House. In summary, the issues raised included the following:

- Additional citation information for resources cited in the report;
- Additional discussion as to the criteria for historic integrity and the applicability of those criteria to the house;
- A proposed re-evaluation as to the architectural style of the house; and
- Additional information as to the association of the house with the Blythe family and the scarcity of other buildings with such a high degree of historical association with LeGette Blythe; and
- Additional consideration as to the 1950s removal of the first-level porch.

Following review of the Designation Report and the SHPO feedback, the HLC staff revised and updated the Designation Report to address the issues raised.

RECORD OF THE VOTE OF THE HISTORIC LANDMARKS COMMISSION ON THE

BLYTHE HOUSE

April 11, 2022

Motion: THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE BLYTHE HOUSE, 121 GILEAD ROAD, HUNTERSVILLE, N.C., FOR HISTORIC LANDMARK DESIGNATION INCLUDING THE FIRST AND SECOND LEVEL INTERIOR HALLWAYS AND STAIRCASE, THE EXTERIOR OF THE BUILDING, AND THE ASSOCIATED TAX PARCEL. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Favor

Mr. Robert Barfield, Mr. Akadius Berry, Mr. Brian Clarke, Ms. Nadine Ford, Mr. William Hughes, Mr. Garrett Nelson, Mr. Jeffrey Parsons.

Oppose

None

Abstain

None

Absent

Ms. Lesley Carroll, Ms. Elizabeth Luke, Mr. Joshua Shope, Mr. Edwin Wilson.



MECKLENBURG COUNTY
County Assessor's Office

April 21, 2022

Tommy Warlick
Consulting Preservation Planner
Charlotte-Mecklenburg Historic Landmarks Commission
2100 Randolph Rd.
Charlotte, NC 28207

In Re: Parcel Number 017-116-23
The Blythe House
121 Gilead Rd
Huntersville, NC 28078

Dear Mr. Warlick,

Based on the current value and tax rate, the potential amount of deferrable taxes on the above-mentioned property would be \$497 for the Town of Huntersville taxes, \$1,277 for Mecklenburg County taxes. This is for interior and exterior of the house and land only.

Very truly yours,
Stephanie Allen
Assessment Specialist

ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK THE PROPERTY KNOWN AS THE “BLYTHE HOUSE”, LOCATED AT 121 GILEAD RD, INCLUDING THE FIRST AND SECOND LEVEL INTERIOR HALLWAYS AND STAIRCASE OF THE BUILDING, THE EXTERIOR OF THE BUILDING, AND THE APPROXIMATELY 0.397 ACRES OF LAND LISTED UNDER TAX PARCEL NUMBER 01711623 IN THE MECKLENBURG COUNTY TAX OFFICE OF NC, AS OF JULY 2022.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the Board of Commissioners of the Town of Huntersville, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 19th day of September, 2022, on the question of designating a property known as the Blythe House as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 12th day of September, 2022, on the question of designating a property known as the Blythe House as an historic landmark; and

WHEREAS, the Blythe House (circa 1910) is of local historic significance for the Town of Huntersville as the home of prominent early-20th century Huntersville residents Hattye Bradley Jackson Blythe and William Brevard (W. B.) Blythe, as well as the childhood home of their son William LeGette Blythe (1900-1993) and his two siblings; and

WHEREAS, LeGette Blythe, a member of the North Carolina Literary Hall of Fame, was a prolific novelist, esteemed journalist, enthusiastic local historian, and so-called “Squire of Huntersville” who – along with other influential native North Carolinians like novelist Thomas Wolfe and playwright Paul Greene – formed a group of illustrious writers who inspired the Southern literary renaissance of the early 20th century; and

WHEREAS, the Blythe House, prominently located on a major thoroughfare west of Huntersville's downtown district, is also architecturally significant, in that its otherwise vernacular styling reflects within the house's massing, porch, and form certain Neoclassical Revival design trends and styles popular from 1895 to 1955; and

WHEREAS, despite previous exterior alterations and its current use as commercial office space, the Blythe House retains its original form and location, elements of its historical materials and workmanship, and its overall feeling and historic association with the Blythe family; and

WHEREAS, the century-old Blythe House thereby offers both an example of late-19th to early-20th century architecture unique in Huntersville and a singular representation of the formative years of LeGette Blythe, noted author and namesake of one of the Town's elementary schools; and

WHEREAS, based on the additional information further detailed in the *Blythe House Local Landmark Report* (February 2022), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Blythe House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the Blythe House, because consent for interior design review of the buildings has been given by the owners; and

WHEREAS, the property known as the Blythe House is owned by HFH Investments, LLC.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina:

1. That the property known as the “Blythe House” (listed under Tax Parcel Number 01711623, and including the first and second level interior hallways and staircase of the building, the exterior of the building, and the approximately 0.397 acres of land listed under Tax Parcel Number 01711623 in the Mecklenburg County Tax Office, Charlotte, NC, as of July 1, 2022) is hereby designated as an historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 121 Gilead Road, Huntersville, NC. Interior and exterior features are more completely described in the *Blythe House Local Landmark Report* (February 2022).

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior architectural features of the first and second level interior hallways and staircase, all original exterior architectural features, and the contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved, or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160D, Article 9, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances, or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark. Location of said sign shall be coordinated with the Town of Huntersville.

6. That the owners of the historic landmark known as the Blythe House be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Town Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as a historic landmark shall be subject to Chapter 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Ordinance for Adoption: Blythe House Historic Landmark

Adopted the ____ day of _____, 2022, by the members of the Board of
Commissioners of the Town of Huntersville, Mecklenburg County, North Carolina.

Clerk to Town Board

Approved as to form:

Town Attorney

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Kayleigh Mielenz, Planner I

Date: September 19, 2022

Subject: Petition #S22-02 Novant Health Special Sign District

EXPLAIN REQUEST:

Consider decision on Petition #S22-02 Novant Health Special Sign District, a request by Lockwood Identity Inc. (Sign Art) to amend the plan for the Special Sign District Overlay for Novant Health Hospital located at 10030 Gilead Road, Tax Parcel 01716601.

ACTION RECOMMENDED:

Consider decision.

FINANCIAL IMPLICATIONS:

N/A

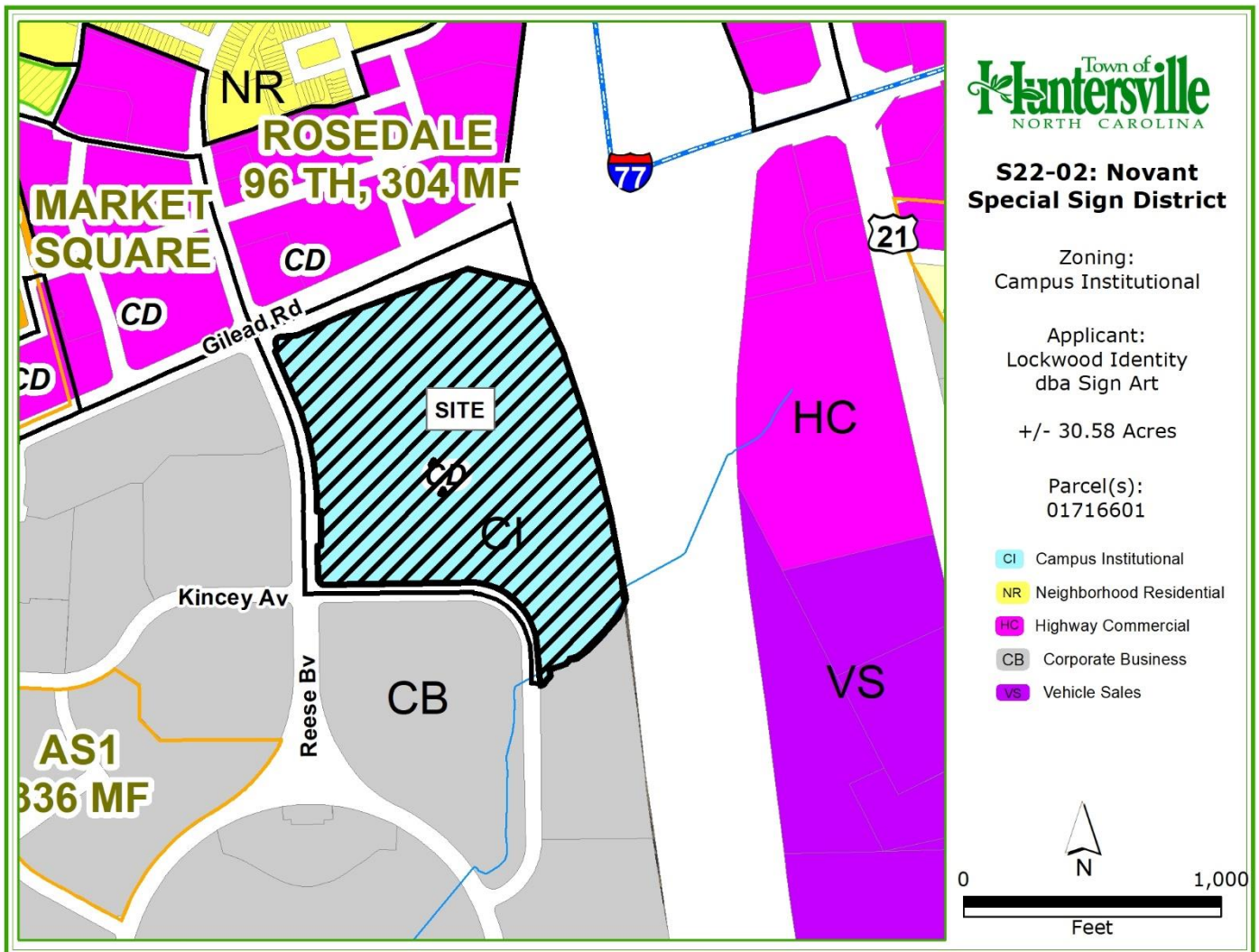
ATTACHMENTS:

1. Novant Health Staff Report
2. General Application
3. Minutes of Novant Health HMC Special Sign District Review Neighborhood Meeting
4. 10.11_Zoning Ordinance
5. Proposed Novant Health HMC Master Sign Plan
6. Old Presbyterian Sign Program (with markups of changes)

Novant Health Hospital Special Sign District

PROJECT DESCRIPTION

There are two alternatives to the general sign regulations under Article 10 of the Zoning Ordinance- Planned Development Flexibility and Special Sign District. Novant Health Hospital, located at 10030 Gilead Rd, is part of a Special Sign District originally approved in 2003 and amended in 2005 when the facility was Presbyterian Hospital. Lockwood Identity (dba Sign Art) is requesting to amend the 2005 Special Sign District on behalf of the property owner, Novant Health Inc. A Special Sign District is a zoning overlay district allowing greater latitude than the general sign regulations in the Zoning Ordinance. Special Sign Districts require Planning Board recommendation and Town Board approval.



SPECIAL SIGN DISTRICT DETAILS

Below are the major highlights of the amendment to the Special Sign District.

Novant Health Martin Truex Jr Sign. Lockwood Identity (Sign Art) is requesting to designate an exterior wall of a newly completed addition as eligible for a wall sign. The current Master Sign Plan does not designate this wall as eligible for a wall sign. Under the general sign regulations of Article 10, a sign on the proposed wall would be allowed 36 SF in area as the size of a sign is allowed to be 10% of the wall area, up to 128 SF and the dimensions of the wall that the sign is proposed on are 19' x 19'. The wall sign being proposed is approximately 50 SF (pictured

below). Special Sign Districts allow applicants to propose signs larger than what would typically be allowed under the general sign regulations of Article 10.



STAFF RECOMMENDATION

In considering the proposed petition S22-02, Novant Health Special Sign District, Staff recommends approval based on the Special Sign District being consistent with Article 10.11.1 and Huntersville 2040 Community Plan policies:

Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.

- LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas.

It is reasonable and in the public interest to approve the Special Sign District because it complies with Article 10.11.1 and is consistent with the greater flexibility in form, style, and design desired by the 2040 Community Plan.

NEIGHBORHOOD MEETING

The applicant held a virtual Neighborhood Meeting on 07/21/22 at 5 pm. No one from the public attended.

PUBLIC HEARING

The public hearing was held August 1, 2022. No one from the public commented.

PLANNING BOARD RECOMMENDATION

The Planning Board recommended approval (9-0) of the Special Sign District at the August 23, 2022 meeting.

TOWN BOARD DECISION

September 19, 2022

ATTACHMENTS

1. Application
2. Neighborhood Meeting Minutes
3. Zoning Ordinance Article 10.11
4. Proposed Novant Health Hospital Master Sign Plan
5. Current Presbyterian Hospital (Novant Health Hospital) Master Sign Plan

STATEMENT OF CONSISTENCY – S22-02

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed petition S22-02, Novant Health Special Sign District, Staff recommends approval based on the Special Sign District complying with Article 10.11.1 and being consistent with Huntersville 2040 Community Plan policies LU-8 and LU 8.1. It is reasonable and in the public interest to approve the Special Sign District because it is consistent with the greater flexibility in form, style, and design desired by the 2040 Community Plan.	APPROVAL: In considering the proposed petition S22-02, Novant Health Special Sign District, the Planning Board recommends approval based on the Special Sign District complying with Article 10.11.1 and being consistent with The Huntersville 2040 Community Plan, policies LU-8, LU-8.1. It is reasonable and in the public interest to approve the Special Sign District request because it is consistent with the greater flexibility in form and style desired by the 2040 Plan and the sign is not to exceed 50 square feet. T. Loomis seconded the motion. The motion passed unanimously (9-0).	APPROVAL: In considering the proposed petition S22-02, Novant Health Special Sign District, the Town Board recommends approval based on the Special Sign District complying with Article 10.11.1 and being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Special Sign District Plan because... (Explain)</u>
		DENIAL: In considering the proposed petition S22-02, Novant Health Special Sign District, the Town Board recommends denial based on the Special Sign District not complying with Article 10.11.1 and being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Special Sign District Plan because... (Explain)</u>



General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at <https://www.huntersville.org/528/Permits-Process>

- ☐ Change of Use
- ☐ Commercial Site Plan
- ☐ Conditional Rezoning
- ☐ General Rezoning
- ☒ Master Signage Program
- ☐ Special Use Permit
- ☐ Revision to
Original Project # _____
- ☐ Other _____

- SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
- ☐ Sketch Plan
 - ☐ Preliminary Plan
 - ☐ Final Plat (Includes Minor Subdivision)
 - ☐ Exempt Subdivision
 - ☐ Final Plat Revision
 - ☐ Farmhouse Cluster

2. Project Data

Date of Application 7/6/22

Name of Project Novant Health - Huntersville Medical Center Phase # (if subdivision) _____

Project Address 10030 Gilead Rd.

Parcel Identification Number(s) (PIN) 01716601

Current Zoning District CI (CD) Proposed District (for rezoning only) _____

Property Size (acres) 30.58 acres Street Frontage (feet) 1060' along Gilead Rd; 923' along Reese Bv
1130' along Kinsey Ave; 1272' along I-77

Current Land Use Hospital

Proposed Land Use(s) Hospital

Is the project within Huntersville's corporate limits?

Yes ☒ No ☐ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

Amend the master sign plan for Huntersville Medical Center for the following: Update all signs to Novant Health standards, remove (2) directionals and add (2) directionals, and add (4) wall signs

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at <https://www.huntersville.org/528/Permits-Process>.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name Lockwood Identity Inc. dba SignArt Phone 704-597-9801
☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

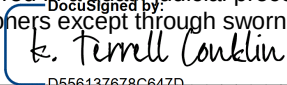
☒ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Wendi Ferguson Printed Name: Wendi Ferguson
Title Project Manager Email wendi@signartsign.com
Address of Applicant 6225 Old Concord Rd., Charlotte, NC 28213

7. Property Owner (if different than applicant)

*Printed Name Novant Health Inc. Phone 704-361-6618
☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☒ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature  Printed Name Terrell Conklin
Title Senior Manager, Design & Construction Email kconklin@novanthealth.org
Address of Property Owner 200 Hawthorne Ln., Charlotte, NC 28204

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department



Minutes of Special Sign District Review Neighborhood Meeting
Held July 21, 2022 @5pm
Submitted by SignArt

I. Individuals in Attendance

Conklin, K. Terrell
Riley, Mike
Howard, Todd
Martin, Daniel E
Monroe, Bill
Ferguson, Wendi
Long, Randy
Mielenz, Katie

II. The zoom teleconference software recorded attendees. No one else joined the call.

III. The attached presentation was on the screen awaiting attendees. Time of twenty minutes was allowed to pass to wait for other attendees to arrive, however, no one signed on. Decision was made to adjourn the meeting at 5:25pm.

10.11 Master Signage Programs

Master signage programs establish two alternatives in providing latitude to develop appropriate signage designs for new or existing areas with special unifying features. The alternatives are the Special Sign Districts and the Planned Development Flexibility option. Special Sign Districts require approval by the Board of Commissioners following review and recommendation by the Huntersville Planning Board.

10.11.1 Special Sign Districts

For the purpose of establishing, enhancing, preserving, and developing the character, quality, and property values of areas of unique character and special development potential, districts in which signs are regulated by special provisions may be established subject to the following conditions:

- .1 As a prerequisite to the establishment of such a special sign district, it must be determined that the modified rules established for said district shall:
 - a) Preserve and enhance the special character of the particular area; and
 - b) Not contravene the intent of this ordinance; and
 - c) Cause no disturbance to neighboring property lying outside the proposed district.
- .2 Without changing the basic structure of this ordinance, the modified rules for a special sign district may impose sign regulations which provide greater latitude or more stringent limitations than those provided elsewhere in this ordinance.
- .3 The special sign district constitutes an overlay district and shall conform to the procedures of Article 11 for purposes of adoption and administration. Districts for which special sign regulations may be imposed include, but shall not be limited to the Town Center District, the Neighborhood Center District, the TND-U and TND-R districts.

10.11.2 Planned Development Flexibility Option

For the purpose of providing flexibility and incentives for coordinated, well-designed sign systems for large-scale development, special provisions varying the standards of this ordinance may be approved by the Zoning Administrator, subject to the following:

- .1 The development is: a planned residential, nonresidential, or mixed-use development, 10 acres or greater in size; a hospital or other large-scale institutional complex; a large-scale cultural, civic or recreational facility; or a similar large-scale development.
- .2 A Master Sign Program that includes the following information in booklet form is submitted:
 - a) Detailed designs of all proposed signs including the size, height, copy, materials, and colors of such signs.
 - b) Proposed number and location of signs.
 - c) Sign Illumination Plans.
 - d) Plans for landscaping or architectural features to be used in conjunction with such plans.
- .3 The proposed signs meet the following criteria:
 - a) All signs are coordinated in terms of design features.
 - b) The maximum amount of allowable wall mounted signage per individually constructed tenant space of one non-street fronting wall shall not exceed 25% of the area of the street fronting sign, up to a maximum of 32 square feet. This 25% increase may only be used on one non-street fronting wall.
 - c) Marquee and Hanging/Blade Signs may be increased by 25%, however they may project no more than 4 feet from the building wall, and no more than 3 feet over a sidewalk in a town-maintained right-of-way.
 - d) The maximum size of detached signs is not increased by more than 25%.
 - e) The number of detached signs along a street frontage does not exceed 3.
 - f) The maximum height of a detached sign does not exceed 12 feet.

- g) Multi-information directional signs are no greater than 16 square feet and are located in the interior of a development.



Huntersville Medical Center

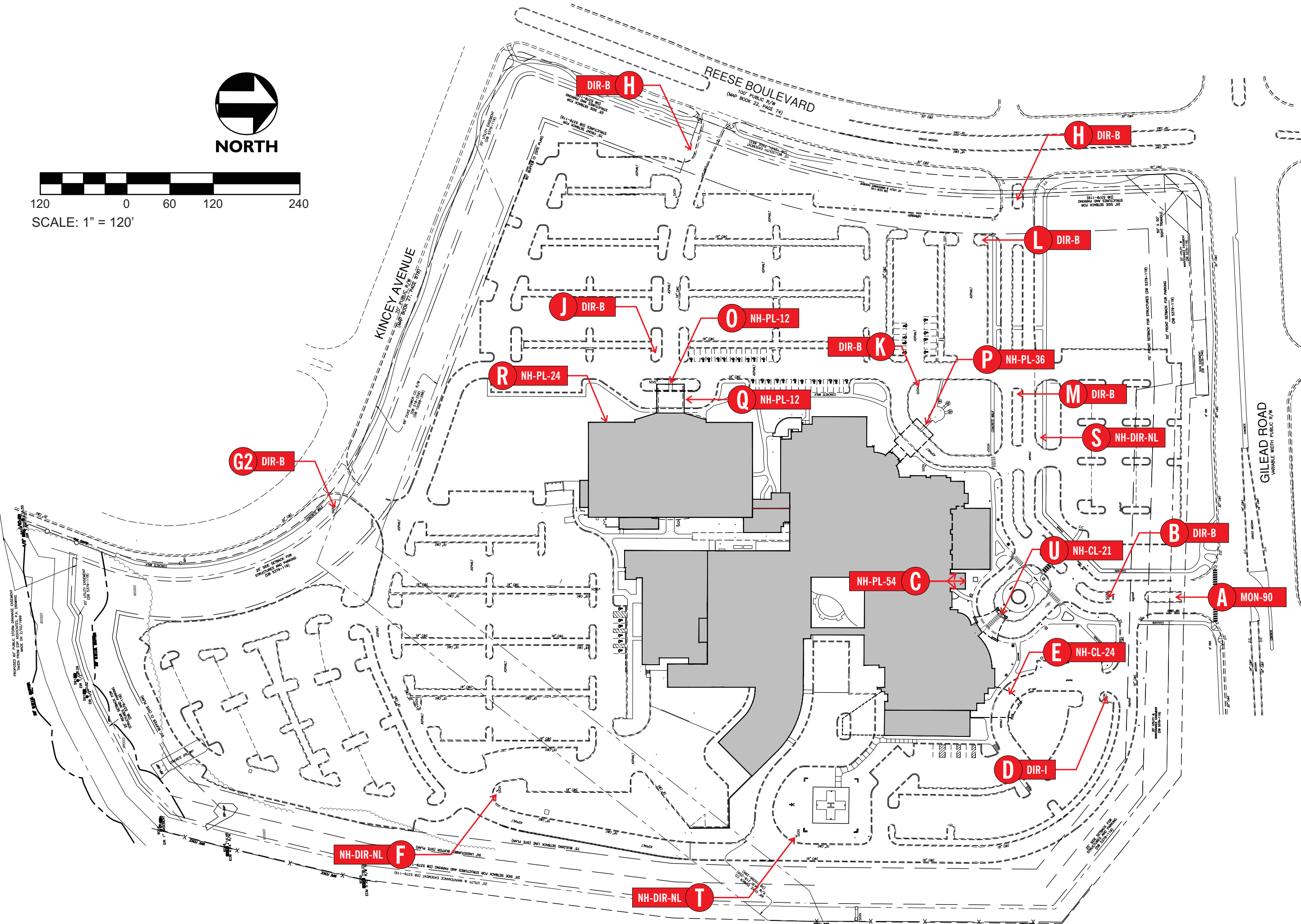
Master Sign Plan
July 2022



NORTH



SCALE: 1" = 120'



www.signartsign.com

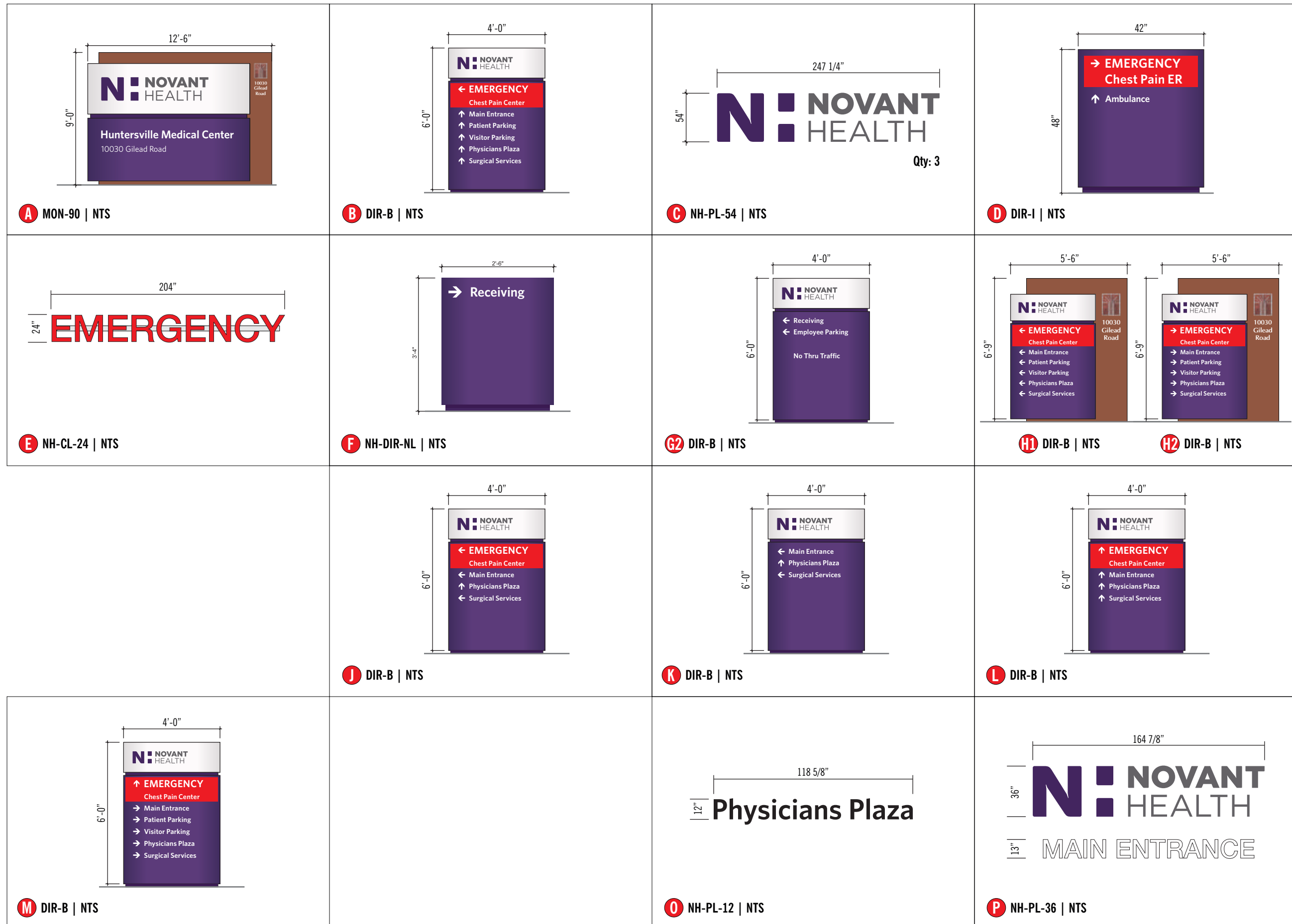
10030 Gilead Rd
Huntersville, NC

Huntersville\10030 Gilead Road
30496 HMC ED Phase 3\Project
Management\permit

PIM: _____

ALL SIGNS MANUFACTURED
FOR 120v ELECTRICAL SERVICE
UNLESS OTHERWISE NOTED

Page 2 of 4



5225 Old Concord Road
Charlotte, NC 28213
P: 704.597.9801
F: 704.597.9808
www.signartsign.com

JOB ID
30496
CUSTOMER
NH/HMC Phase 3
LOCATION
10030 Gilead Rd Huntersville, NC

SALESPERSON
RL
ISSUE DATE
07/05/22
REVISIONS
1
2
3
4
5
6
DESIGNER
JA

FILE PATH
N:\Novant Health 2017\
Huntersville\10030 Gilead Road\
30496 HMC ED Phase 3\Project
Management\permit

APPROVED FOR PRODUCTION
 Approved As Drawn
 Approved As Noted
 Revise & Resubmit

Date: _____
 Client: _____
 Sales: _____
 PM: _____

NOTICE
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118 5/8"

12"

Physicians Plaza

Q

NH-PL-12 | NTS

116 5/8"

47 3/8"

N: NOVANT
HEALTH

Martin Truex Jr. Foundation
Children's Emergency

U

NH-CL-21 | NTS

189"

24"

N: NOVANT
HEALTH

Huntersville
Outpatient Surgery

R

NH-PL-24 | NTS

2'-6"

3'-4"

Visitor Parking
←

S

NH-DIR-NL | NTS

2'-6"

3'-4"

→ Ambulance

T

NH-DIR-NL | NTS

SignArt

6225 Old Concord Road
Charlotte, NC 28213
P: 704.597.9801
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JOB ID
30496
CUSTOMER
NH/HMC Phase 3
LOCATION
10030 Gilead Rd Huntersville, NC
SALESPERSON
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ISSUE DATE
07/05/22
REVISIONS
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3
4
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FILE PATH
N\Novant Health 2017\ Huntersville\10030 Gilead Road\ 30496 HMC ED Phase 3\Project Management\permit

APPROVED FOR PRODUCTION
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Presbyterian Hospital Special Sign District

Staff Recommendation
3-23-04

Project Description

The petitioner of the proposed Presbyterian Hospital Special Signage District is requesting 18 total on premise signs. This includes 3 detached ground mounted signs (1 monument which will front upon Gilead Road and 2 directories which will front upon Reese Blvd.), 5 attached wall mounted signs (all are flush wall signs), and 10 directional & instructional signs which will be located throughout the site. The petitioner is requesting to deviate from the signage requirements as stated in Article 10 of the Town of Huntersville Zoning Ordinance by adding a second directory sign oriented towards Reese Blvd and by increasing the size of the proposed monument sign on Gilead Road by almost three times the allowable amount; the petitioner is also requesting directional and instructional signage which exceeds the requirement between two and four times the allowable size requirement and all of which exceed the maximum height requirement; the petitioner is also requesting to front the proposed attached signage towards the parking lots.

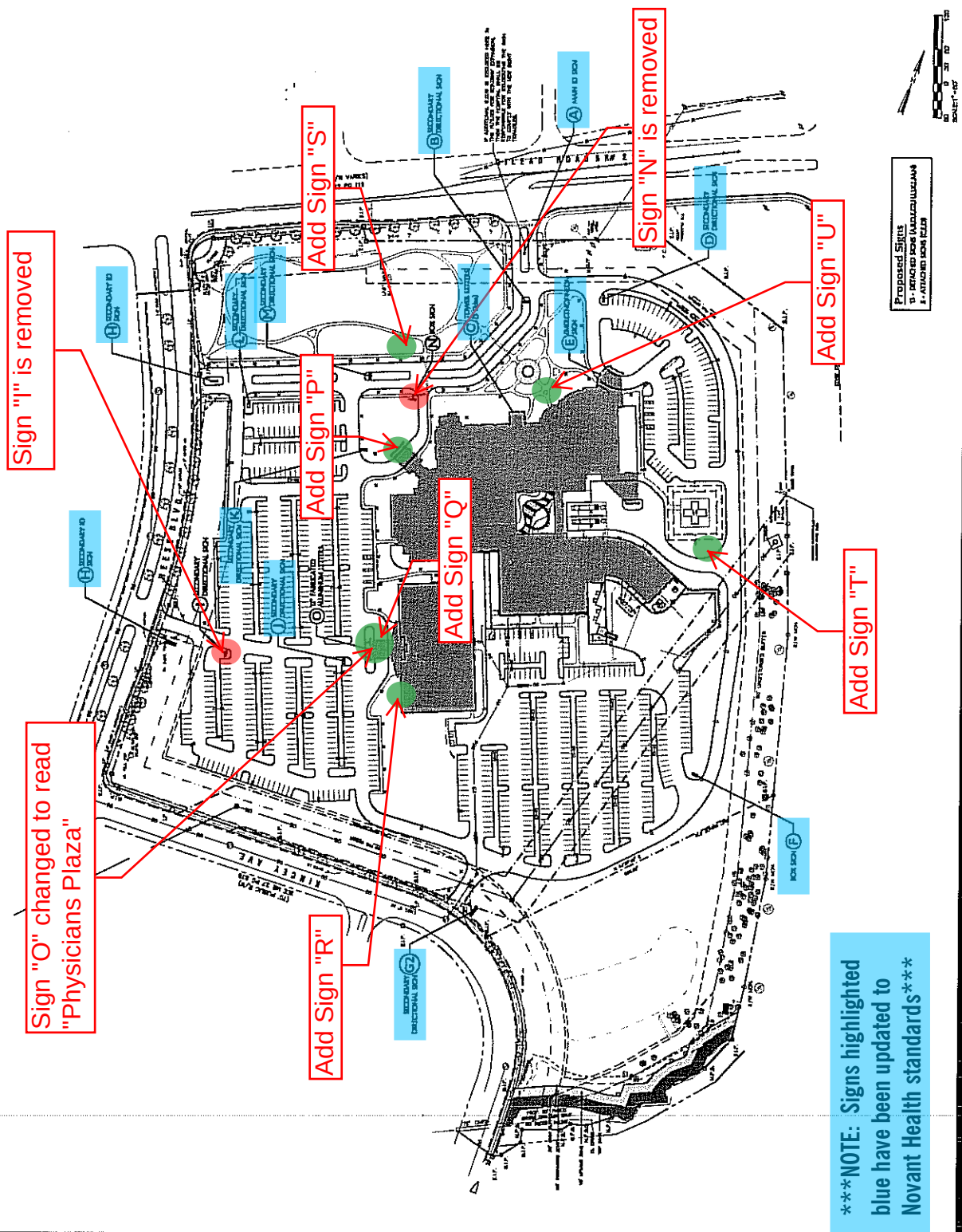
The Presbyterian Hospital is located on the south side of Gilead Road, west of I-77, and is across the street from the Rosedale Shopping Center. The subject property is zoned Campus Institutional - Conditional District (CI-CD).

Characteristics of the Amendment

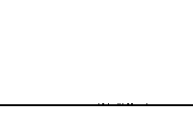
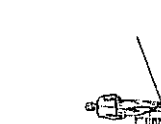
- The first request is to propose an additional directory sign on Reese Blvd. Article 10 allows one directory sign per street front.
- The second request is to increase the size of the proposed monument sign on Gilead Road by almost three times the allowable amount (32 square feet to 91 square feet).
- The third request is to add multiple directional and instructional signs throughout the site, which will exceed the total sign size requirement (max 6 square feet) between two times (12 square feet) and four times (24 square feet) the allowable size and all of which exceed the maximum height requirement (4').
- The fourth request is to front the proposed attached signage towards the parking lots. The approved rezoning plan allowed the building to be centrally located on the site and allows parking within the front yard between the hospital and Gilead Rd, Reese Blvd, and I-77. The proposed signage will front the parking areas on all three sides of the tower (an architectural feature on the front façade of the building) and not directly on the street as required by the ordinance.

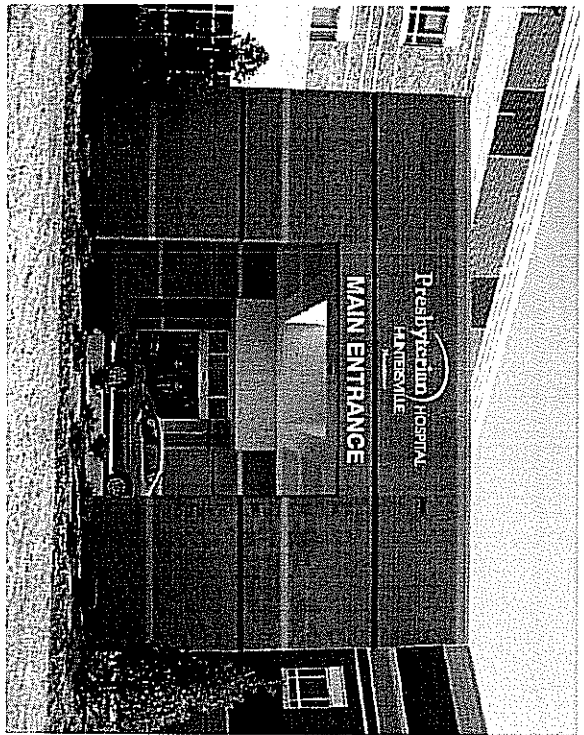
Staff Recommendation

The Special Sign District was designed to allow some modification to the regulations of the zoning ordinance, and to provide the opportunity for unique developments to propose signage criteria that would be to scale and compatible with the approved development. All of the proposed changes will preserve and enhance the development's unique character. The proposed amendments to the Presbyterian Hospital Special Sign District will meet the standards of Article 10 of the Zoning Ordinance, and staff recommends approval.

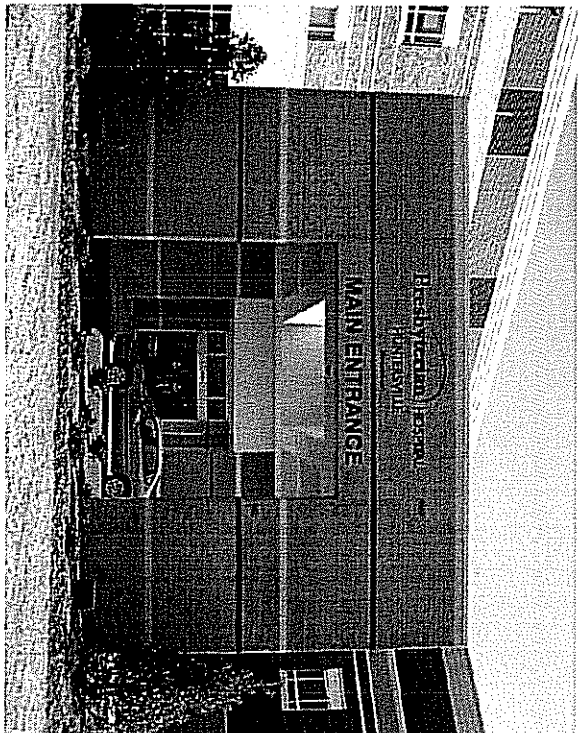


NOTE: Signs highlighted blue have been updated to Novant Health standards

 A Main ID Sign SCALE: N.T.S.	 B Secondary Directional Sign SCALE: N.T.S.	 C Tower Letters SCALE: N.T.S.	 D Secondary Directional Sign SCALE: N.T.S.
 E Emergency Neon Sign SCALE: N.T.S.	 F Box Sign SCALE: N.T.S.	 G Secondary Directional Sign SCALE: N.T.S.	 H Secondary ID Sign SCALE: N.T.S.
 I Secondary Directional Sign SCALE: N.T.S.	 J Secondary Directional Sign SCALE: N.T.S.	 K Secondary Directional Sign SCALE: N.T.S.	 L Secondary Directional Sign SCALE: N.T.S.
 M Secondary Directional Sign SCALE: N.T.S.	 N Box Sign SCALE: N.T.S.	 O 12" Etched Aluminum Letters SCALE: N.T.S.	***NOTE: Signs highlighted in blue have been updated to Novant Health standards***



OPTION A
WHITE LOGO & LETTERS



OPTION B
PRESBY BLUE & GREEN LOGO & LETTERS

12.5"

7.5"

4"

12"

Presbyterian HOSPITAL

HUNTERSVILLE

NOVANTHEALTH

7.5"

MAIN ENTRANCE

147"

ALUMINUM LETTERS FOR MAIN ENTRANCE CANOPY
MOUNTED IN 192" WIDE SPACE



RP SIGNS

1101 Central Avenue
Charlotte, N.C. 28204
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Hospital Huntersville

PROJECT: Interior / Exterior Sign Additions

CUSTOMER CONTACT: Terry Fair

FAX # / EMAIL:

DATE: 2/16/05

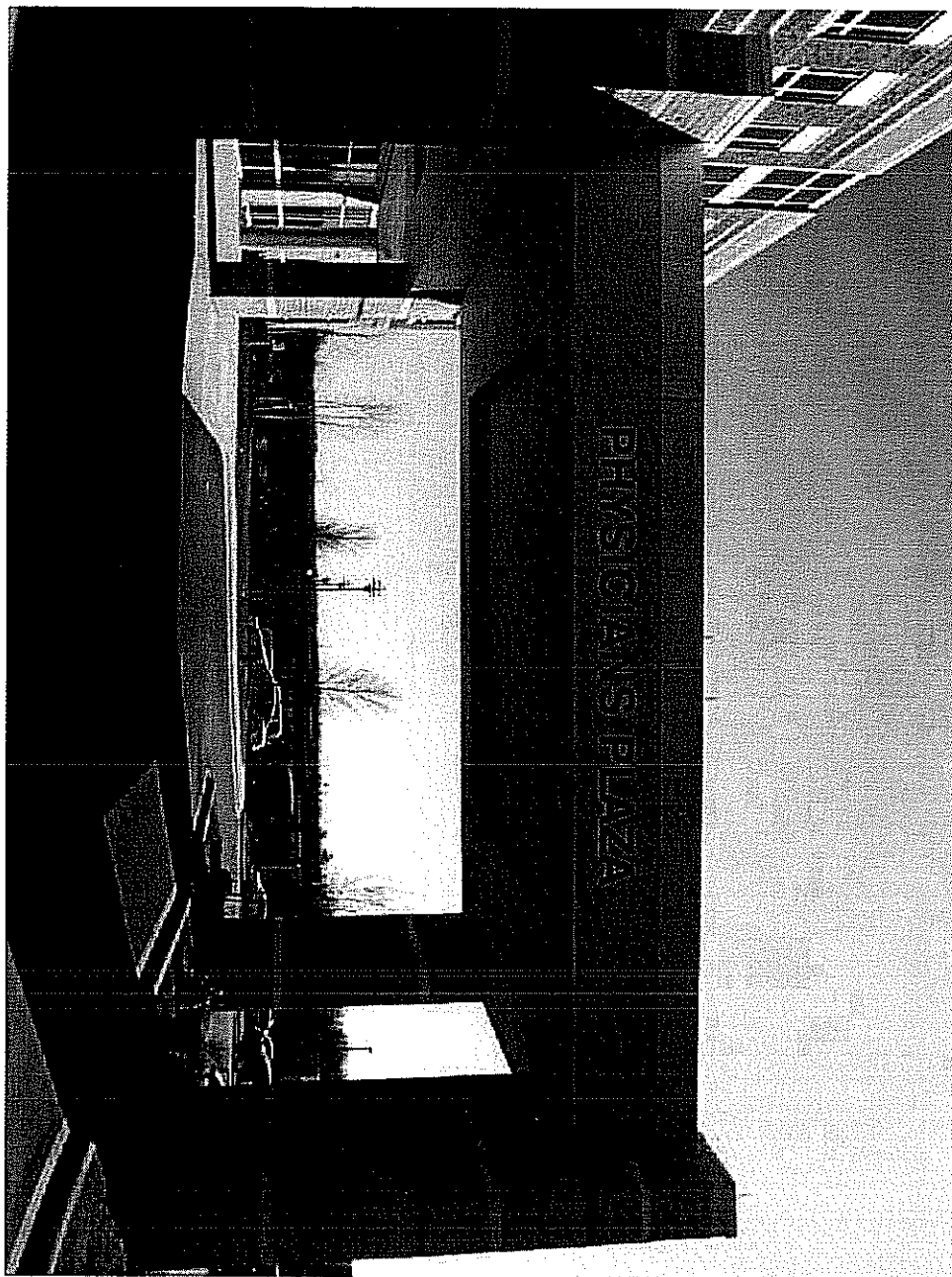
QUOTE #:

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PHYSICIANS PLAZA

161'

12" ALUMINUM LETTERS FOR CANOPY



RPSIGNS

1101 Central Avenue
Charlotte, N.C. 28204
Ph: 704.344.8552 Fax: 704.375.8081
www.rpsigns.net

CUSTOMER: Presbyterian Hospital Huntersville

PROJECT: Interior / Exterior Sign Additions

CUSTOMER CONTACT: Terry Fair

FAX # / EMAIL:

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DATE: 2/16/05

QUOTE #:

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Melinda Bales, Mayor

Date: September 19, 2022

Subject: Town Manager Merit Increase/Bonus

EXPLAIN REQUEST:

Consider ratifying previous action of the Town Board taken in Closed Session allowed under the North Carolina Open Meetings Law to award a 4.5 percent merit increase effective August 1, 2022, and a \$5,000 bonus for the Town Manager based on a performance evaluation.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Bobby Williams, Assistant Town Manager

Date: September 19, 2022

Subject: Amendment to Preliminary Services Agreement for New Town Hall

EXPLAIN REQUEST:

On September 6, Commissioners voted to approve and fund option 4B for a new town hall complex, keeping the existing town hall and building a new annex on property owned by the town to the immediate north. This request brings forth an amended contract to resume work with design-builder, incorporating advanced planning work already completed and beginning new preliminary services for option 4B at the new site. As proposed in new preliminary scope, staff would be in the new town hall by the end of 2024 and final completion of the project would be January 2025.

ACTION RECOMMENDED:

Consider adopting amended agreement.

FINANCIAL IMPLICATIONS:

The amended contract for preliminary services is for \$1,887,465.00. As referenced in the amended agreement, there are other items outside of the preliminary services in Exhibit C (surveying, soil samples, etc.) that the Town will be responsible for in addition to that fee.

NOTE: In order to keep the project on schedule and account for long lead times for materials and components, the revised scope and preliminary schedule in the new Exhibit C of the amendment forecasts bidding early trades for site work, steel, concrete, roofing and electrical in the Spring of 2023. This could range from as much as \$5 to 8 million before we have a GMP for the project once final bidding is complete for the project. These costs would be reimbursable once reimbursement resolution is adopted and project financing secured.

ATTACHMENTS:

1. Original Preliminary Services Contract (executed)
2. First Amendment to Contract - DB Add Services CO 001 FINAL



Project:

Huntersville Town Hall

Site Location:

14605 South Old Statesville Road
Huntersville, NC 28078

PRELIMINARY AGREEMENT WITH DESIGN-BUILDER

This preliminary agreement for pre-construction and design services, and all exhibits, (collectively this "Agreement") is entered into this 26th day of MAY, 2021 by and between the **Town of Huntersville**, a municipal corporation of the State of North Carolina, (the "Town") and **Edifice, LLC** located at 4111 South Blvd. Charlotte, NC 28209 (the "Design-Builder").

WITNESSETH:

That for and in consideration of the mutual promises set forth in this Agreement, the sufficiency of which is acknowledged by the parties hereto, the parties do mutually agree as follows:

1. **Scope of Preliminary Services.** Consistent with applicable state licensing laws and subject to the Town's project criteria as shall be provided to Design-Builder, Design-Builder agrees to provide pre-construction and design services (the "Preliminary Services"), including, but not limited to, the preparation of schematic design documents for the Town in accordance with the Design-Builder's Scope of Work attached hereto and incorporated herein as Exhibit C. The schematic design documents shall include design criteria, drawings, diagrams, and specifications setting forth the requirements of the Project.
2. **Fees:** The fees for the Preliminary Services to be completed by the Design-Builder pursuant to this Agreement shall be a fixed lump sum of \$960,000 dollars and zero cents (the "Fees"). A summary of the Fees for the Preliminary Services is included in Exhibit C. The Fees shall be the full compensation due to Design-Builder for the performance of all Preliminary Services set forth in this Agreement.
3. **Procedure for Payment.** Design-Builder shall submit monthly requests for progress payments ("Invoices") to the Town no later than the 30th day of every month. Preliminary Services shall be billed for based upon Design-Builder's actual percentage of total services completed during the invoice period. The Invoices shall detail the scope of the Preliminary Services that are being billed for during the invoice period, the amount billed to date, and the remaining amount to be billed under the Agreement. The Town shall make payment of undisputed Invoices within thirty (30) days after Town's receipt of each properly submitted invoice.
4. **Date of Commencement.** Design-Builder shall commence performance of the Preliminary Services set forth in this Agreement within five (5) days of Design-Builder's receipt of the Town's Notice to Proceed ("Date of Commencement").
5. **Time for Completion.** Design-Builder shall complete the Preliminary Services no later than three hundred and sixty-five calendar days after the Date of Commencement.

6. Proposal. Upon completion of the Preliminary Services, including, but not limited to, the preparation of schematic design documents and any other basis of design documents upon which the parties may agree, the Design-Builder shall submit a proposal (the "Proposal") to the Town for the design and construction of the Project. At a minimum, the Proposal shall include:
 - a. a proposed contract price for the design and construction of the Project in the form of the Cost of the Work plus Design-Builder's Fee with a Guaranteed Maximum Price (the "GMP");
 - b. a schedule and date of "Substantial Completion" of the Project upon which the contract price for the Project is based; and
 - c. the time limit for acceptance of the proposal.
7. Review of Proposal. Design-Builder will meet with the Town to discuss and review the Proposal, as may be revised by the Design-Builder, or upon the written request of the Town, to cure inaccuracies or inconsistencies in the information presented. Design-Builder's Preliminary Services shall be deemed completed upon meeting with the Town to discuss the Proposal and making any necessary revisions to the Proposal.
8. Ownership of Work Product. All drawings, specifications, and other documents and electronic data furnished by Design-Builder to the Town under this Agreement (the "Work Product") are deemed to be instruments of service and Design-Builder shall retain the ownership and property interests therein, including but not limited to any intellectual property rights, copyrights and/or patents whether furnished electronically or in paper hard copies. Upon Design-Builder's completion of the Preliminary Services as described in clause seven (7) of this Agreement, if the Town fails to execute a contract with Design-Builder to complete the design and construction of the Project and proceeds to design and construct the Project through its employees, agents, or third parties, Design-Builder, upon payment in full of the amounts due Design-Builder under this Agreement, shall transfer all ownership and property interests, including but not limited to, any intellectual property rights, copyrights and/or patents, in the Work Product to the Town at no additional cost. Such transfer is conditioned on the Town's use of the Work Product at its sole risk without liability or legal exposure to Design-Builder. Notwithstanding clause five (5) of the Town's Standard Terms and Conditions attached hereto and incorporated herein as Exhibit A, the Town agrees to defend, indemnify, and hold harmless the Design-Builder from and against all claims, damages, liabilities, losses and expenses, including attorney's fees, arising out of or resulting from the use of the Work Product.
9. Historically Underutilized Businesses (HUB). It is the policy of the Town to provide minorities and women equal opportunity for participating in all aspects of the Town's contracting and procurement programs, including but not limited to employment, construction development projects, materials/services contracts and/or lease agreements, consistent with the laws of the State of North Carolina.
10. Insurance. Design-Builder shall be required to purchase and maintain, during its performance under this agreement, insurance coverage as shown on Exhibit B, which is attached hereto and incorporated herein by reference. All insurance purchased shall have a specific endorsement, copy of which shall be provided to the Town, and if required by Exhibit B, naming the Town as an additional insured and providing that such insurance will not be cancelled without providing thirty (30) days advance written notice to the Town.
11. Standard Terms and Conditions. The Standard Terms and Conditions, attached hereto as Exhibit A, shall be a part of this Agreement. The Standard Terms and Conditions are hereby incorporated by reference, and all parties agree to be bound thereby.

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals at Huntersville, North Carolina, this 26th day of MAY, 2021.

Design-Builder

Name: Edifice, LLC
Name of Design-Builder (type or print)

By: [Signature]
(Signature) Michael A. Carlisto

Title: Vice President

Attest: [Signature]
(Secretary, if a corporation)

[↑]
Asst.



Town of Huntersville

[Signature]
Town Manager

Attest: [Signature]
Town Clerk



This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

[Signature]
Finance Director

EXHIBIT A

STANDARD TERMS & CONDITIONS

1. **Acceptance.** Design-Builder's acknowledgment of the terms of this Agreement constitutes an agreement to: (i) all terms and conditions set forth or referenced herein, (ii) on any attachments hereto, (iii) any applicable solicitation documentation related to this Agreement that deal with the same subject matter as this Agreement, and (iv) any other terms and conditions of a written agreement signed by Design-Builder and the Town that deals with the same subject matter as this Agreement (collectively, the "Agreement Documents"). The terms and provisions set forth in the Agreement Documents shall constitute the entire agreement between Design-Builder and the Town with respect to the "Preliminary Services" as described in the Agreement Documents. The agreements set forth in the Agreement Documents are sometimes referred to herein as the "Agreement." In the event of any conflict between any terms and conditions of the Agreement Documents, the order of precedence shall be: 1) the Preliminary Agreement; 2) Exhibit A; 3) Exhibit B; and 4) Exhibit C. No additional or supplemental provision or provisions in variance herewith that may appear in Design-Builder's quotation, acknowledgment, invoice, or in any other communication from Design-Builder to the Town shall be deemed accepted by or binding on the Town. The Town hereby expressly rejects all such provisions which supplement, modify, or otherwise vary from the terms of the Agreement Documents, and such provisions are superseded by the terms and conditions stated in the Agreement Documents, unless and until the Town's authorized representatives expressly assent, in writing, to such provisions. Stenographic and clerical errors and omissions by the Town are subject to correction.
2. **Entire Agreement.** These terms and conditions and any other specifications contained in any other documents referenced shall constitute and represent the complete and entire agreement between the Town and Design-Builder and supersede all previous communications, either written or verbal with respect to the subject matter of this Agreement.
3. **Changes, Additions, Deletions.** No changes, additions, deletions, or substitutions of scope of services, specifications, terms and conditions, commencement date, fees, charges, or price will be permitted without the prior written approval from the Town.
4. **Relationship of the Parties.** The Design-Builder is an independent contractor and not an employee of the Town. The conduct and control of the work will lie solely with the Design-Builder. The Agreement shall not be construed as establishing a joint venture, partnership, or any principal-agent relationship for any purpose between the Design-Builder and the Town. Employees of the Design-Builder shall remain subject to the exclusive control and supervision of the Design-Builder, which is solely responsible for their compensation.
5. **Indemnification.** To the greatest extent allowed by the law, the Design-Builder shall indemnify and hold harmless the Town, its officers, agents, employees and assigns from and against all claims, losses, costs, damages, expenses, and attorneys' fees ("Claims"). In the event that any portion of the Preliminary Services performed under the Agreement shall be defective in any respect whatsoever, the Design-Builder shall indemnify and save harmless the Town, its officers, agents, employees and assigns from all loss or the payment of all sums of money, but only to the extent allowed by law. To the greatest extent allowed by law, the Town shall indemnify, hold harmless, and defend Design-Builder and any of Design-Builder's officers, directors, and employees from and against Claims to the extent resulting from the negligent acts or omissions of the Town or its agents, employees, and assigns.
6. **Invoices and Payment Terms.** The Design-Builder must certify that the Preliminary Services represented in the Design-Builder's requests for progress payments ("Invoices") has been completed in accordance with the Agreement Documents, and certify that the Invoices are

appropriate for payment before the Town shall be obligated to make such payment to the Design-Builder. If any Invoice is disputed by the Town, in whole or in part, the Town shall provide a written explanation for such dispute to Design-Builder within five days of receipt of the certified invoice and shall pay all undisputed amounts therein.

7. **Anti-Discrimination.** During the performance of the Agreement, Design-Builder shall comply with all federal and state requirements concerning fair employment and shall not discriminate against or deny the Agreement's benefits to any person on the basis of race, religion, color, creed, national origin, age, sex (including sexual orientation, gender identity, and pregnancy), disability or handicapping condition, or genetic information.
8. **Insurance.** The Design-Builder shall provide the insurance coverages shown on Exhibit B, attached hereto and incorporated herein by reference. The Design-Builder shall provide the Town with a North Carolina Certificate of Insurance and such endorsements as may be required by the Agreement Documents prior to the commencement of any work under the Agreement and agrees to maintain such insurance until the completion of the Agreement. Such certificates of insurance shall be considered part of the Agreement.
9. **Applicable Laws and Courts.** All Town Agreements for services shall be governed in all respects by the laws of the State of North Carolina. All matters, whether sounding in contract or tort relating to the validity, construction, interpretation and enforcement of the Agreement, shall be governed in all respects by the laws of the State of North Carolina and venue shall be proper only in a court of competent jurisdiction located in Mecklenburg County, North Carolina. The Design-Builder represents and warrants that it shall comply with all applicable federal, state, and local laws, regulations, and orders, including, not limited to, licensure requirements.
10. **License Requirement.** If applicable, the Design-Builder must be a licensed General Contractor as required by North Carolina General Statutes Section 87-1, and must have a good ethical and professional standing with the North Carolina General Contractor's Licensing Board. The Design-Builder will be responsible for providing properly qualified, licensed (if required) personnel to complete the Preliminary Services in accordance with the standard of care ordinarily used by members of the Design-Builder's profession practicing under similar circumstances and at the same time in Mecklenburg County.
11. **Strict Compliance.** The Town may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous course of dealing or course of performance between the parties to the contrary.
12. **Assignment.** Design-Builder may not assign, pledge, or in any manner encumber Design-Builder's rights under this Agreement or delegate the performance of any of its obligations hereunder, without Town's prior, express written consent.
13. **General Provisions.** The Town's remedies as set forth herein are not exclusive. Any delay or omission by the Town in exercising any right hereunder, or any waiver by the Town of any single breach or default hereunder, shall not be deemed to be a waiver of such right or of any other right, breach, or default.
14. **Warranties.** The Design-Builder warrants it shall adhere to all laws, codes, ordinances, and regulations of the United States, the State of North Carolina, the County of Mecklenburg, and the Town of Huntersville in the performance of the Preliminary Services outlined in this Agreement and any attached specifications. Design-Builder warrants that all Preliminary Services delivered hereunder will be free from defects in workmanship and will conform strictly to the specifications, drawings, or samples specified or furnished with the Town's project criteria. Design-Builder warrants that all Preliminary Services will be performed in a professional and workman like manner in accordance with best industry practices.

15. **Default.** The Town may terminate the Agreement, in whole or in part, immediately and without prior notice upon breach of the Agreement by the Design-Builder. In addition to any other remedies available to the Town in law or equity, the Town may procure upon such terms as the Town shall deem appropriate, Preliminary Services substantially similar to those so terminated.
16. **Termination for Convenience.** The Town shall have the right, without assigning any reason therefore, to terminate any work under the Agreement, in whole or in part, at any time at its complete discretion by providing 7 days' notice in writing from the Town to Design-Builder. If the Agreement is terminated by the Town in accordance with this paragraph, the Design-Builder will be paid in an amount which bears the same ratio to the total compensation as does the Preliminary Services actually delivered or performed to the total originally contemplated in the Agreement. The Town will not be liable to the Design-Builder for any costs for materials acquired or contracted for if such costs were incurred prior to the date of this Agreement.
17. **No Third-Party Beneficiaries.** There shall be no intended nor incidental third-party beneficiaries of this Agreement.
18. **Valid Contract for Services.** In order for an Agreement for Preliminary Services of the Town to be valid, it must be executed by the Town Manager or his or her authorized designee, and must be pre-audited in that manner required by the Local Government Budget and Fiscal Control Act, as the same may be amended.
19. **Verification of Work Authorization.** Design-Builder shall comply with, and require all contractors and subcontractors to comply with, the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, "Verification of Work Authorization," sometimes known as E-verify for all contractors and subcontractors.
20. **Iran Divestment List.** With the execution hereof, Design-Builder, certifies that they are not on the Iran Final Divestment List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.58, and will not contract with anyone on such List in performance of the work hereunder.
21. **Availability of Funds.** Any and all payments to the Design-Builder are dependent upon and subject to the availability of funds to the Town for the purpose set forth in this Agreement. Upon written request by the Design-Builder, the Town shall provide proof of funds to cover the Preliminary Services Agreement Fees.
22. **Severability.** If any provision of this Agreement is found to be invalid or unlawful, then remainder of this Agreement shall not be affected thereby, and each remaining provision shall be valid and enforced to the fullest extent permitted by law.
23. **Companies that Boycott Israel.** With the execution hereof, Design-Builder, certifies that they are not on the Companies that Boycott Israel List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.80, and will not contract with anyone on such List in performance of the work hereunder.

EXHIBIT B

MINIMUM INSURANCE REQUIREMENTS

The Preliminary Services under this Agreement shall not commence until the Design-Builder has obtained all required insurance and verifying certificates of insurance have been approved in writing by the Town. Except for Worker's Compensation and Professional Liability policies, the Town shall be named as additional insured on all policies. These certificates shall document that coverages afforded under the policies will not be cancelled, reduced in amount or coverages eliminated until at least thirty (30) days after mailing written notice, by certified mail, return receipt requested, to the insured and the Town of such alteration or cancellation. If endorsements are needed to comply with the notification or other requirements of this article copies of the endorsements shall be submitted with the certificates.

a. Worker's Compensation and Employer's Liability

If applicable to Design-Builder, Design-Builder shall meet the statutory requirements of the State of North Carolina for worker's compensation coverage and employer's liability insurance.

b. Comprehensive General Liability Insurance

During its performance under this agreement, the Design-Builder shall provide and maintain, comprehensive general liability insurance, including coverage for premises operations, independent contractors, completed operations, products and contractual exposures, as shall protect such contractors from claims arising out of any bodily injury, including accidental death, as well as from claims for property damages which may arise from operations under this contract, whether such operations be by the Firm or by any subcontractor, or by anyone directly or indirectly employed by either of them and the minimum limits of such insurance shall be as follows:

Bodily Injury:	\$1,000,000 per occurrence/\$2,000,000 aggregate
Professional Liability:	\$1,000,000 combined per occurrence/aggregate
Property Damage:	\$1,000,000 per occurrence / \$2,000,000 aggregate

Such coverage for completed operations must be maintained for at least two (2) years following final acceptance of the Work performed under the Agreement.

c. Deductible

Any deductible, if applicable to loss covered by insurance provided, is to be borne by the Design-Builder.

d. Other Insurance

The Design-Builder shall obtain such additional insurance as may be required by the Town or by the General Statutes of North Carolina including motor vehicle insurance, in amounts not less than the statutory limits.

e. Proof of Carriage

The Design-Builder shall furnish the Town with satisfactory proof of carriage of the insurance required before written approval is granted by the Town.

**Exhibit C – Scope of Preliminary Services
New Huntersville Town Hall
Design-Build Scope of Services
May 11, 2021**

DESIGN-BUILD SERVICES

Phase I – Design & Preconstruction Services (From May 2021 to May 2022):

Scope of services will include but not be limited to the following activities:

- Architectural services and design coordination by Creech & Associates
- Civil-Site Engineering and Landscape Architecture by Dewberry
- Structural Engineering by Stewart Engineering
- Mechanical, Electrical, and Plumbing Engineering by Optima Engineering
 - Add options for IT/Telecom & Data, Security, and Audio Visual
- Preconstruction Services by Edifice

Project Kickoff

- Conduct a kickoff and team introductory meeting with all project stakeholders
- Establish a meeting schedule to provide updates on project progress and needs
 - Update Meetings will be held at least twice monthly as a means of regular, periodic communication throughout design and construction
 - i.e., 1st and 3rd or 2nd and 4th days of the month
- Establish project goals, needs, timeframes
- Establish the Project Team
- Establish project collaborative platform for the project team to utilize and share information

Programming and Space Needs Study

- Establish the Advisory Committee to serve as the client representative
- Work with the Advisory Committee and department heads to conduct a space needs assessment including staff surveys, interviews, workflow observations, benchmarking, forecasting growth, and ultimately a program of spaces to inform plan diagrams.
- Generate multiple massing studies that illustrate the urban relationship of the new and existing building to the plaza, streetscape, and parking structure.
- Generate multiple plan diagrams at the category level to define the public and user group areas within the plan
- Facilitate a public charrette with opportunities for community engagement and feedback.
- Develop a project schedule with design milestones, budget milestones, authorities having jurisdiction review and approvals, owner activities, and high-level construction activities and milestones

Schematic Design

- Refine the selected plan diagram into preliminary floor plans at the space level
- Precedent study of aesthetic options for the facade
- Exterior renderings of the design from multiple angles
- Facilitate a public charrette with opportunities for community engagement and feedback.
- Design narratives from each consultant describing the anticipated systems
- Update and coordination meetings with owner and design team – Bi-Weekly or as needed
- Programming review and verification
- Quantity takeoff and unit cost pricing

- Schematic design estimate
- Cost savings review and workshop with owner and designer
- High level constructability review

Design Development

- Final floor plan and ceiling plan design
- Precedent study of interior finishes
- Visioning of interior spaces
- Consultant coordination of building infrastructure and systems
- Refinement of building exterior and sections
- Preliminary reviews with the relevant AHJs
- Update and coordination meetings with owner and design team – Bi-Weekly or as needed
- Detailed and comprehensive constructability review
- Product and system analysis with recommendations
- Quantity takeoff
- Solicit key trades for current market pricing
- Design development estimate
- Facilitate estimate review meeting and refine the estimate based on team comments
- Cost savings review and workshop with owner and designer
 - Analyze products and building systems and make recommendations

Construction Documents

- Final resolution of construction details
- Final selection of interior finishes
- Specific locations of devices (outlets, data, AV, etc.)
- Site utility coordination
- Submit construction documents for review and approval by all applicable Authorities Having Jurisdiction (AHJs)
 - Town of Huntersville, Mecklenburg County, Charlotte Water, State of North Carolina, etc...
- Update and coordination meetings with owner and design team – Bi-Weekly or as needed
- Constructability review and verification of Design Development Constructability review items
- Design quality control and/or VE workshop with owner and designer
- Phasing and site logistics plan
- Milestone construction schedule
- Cost savings review and workshop with owner and designer
- Perform quality control review of construction documents
- Provide cost estimate based on 95% CD's
- Conduct estimate review meeting and refine cost estimate based on feedback
- Create, discuss, and finalize a list of Formal and Informal Trade Packages

Prequalification of Trade Contractors

- Establish a Prequalification Committee to review, approve, and finalize prequalified trade contractors
- Establish a prequalification process to ensure that all Town of Huntersville policies are adhered to and project-specific criteria is included
- Invite Trade Contractors, Minority, Local, and others to participate in the Prequalification process
- Tailor bid packages for the benefit of the project in terms of available resources and funding
- Advertise trade package opportunities for those interested in prequalifying to bid the project
 - Occurs at end of Design Development and/or beginning of Construction Documents



- Edifice will work with the Town of Huntersville on the Prequalification process making sure all Town policies are followed and project specific criteria is included
- Outreach Sessions will be held to help advertise and promote interest in the project
- Describe prequalification process at Outreach Sessions
- The Town of Huntersville and Edifice will work together to develop the list of Prequalified Trade Contractors in concert with the North Carolina bidding standards
- All Town of Huntersville requirements for MWBE or HUB participation will be followed
- Get approval from Town of Huntersville for recommended prequalified bidders
- Only allow prequalified trade contractors to bid the project

Public Bid Process

- Advertise the project for bid to all prequalified trade contractors
- Create a Bid Package Manual outlining scopes of work for each trade package and instructions to bidders applicable to the New Huntersville Town Hall project
- Conduct an open, competitive public bid process for all trade packages
- Offer and provide MWBE and/or HUB firms assistance during the bidding phase
- Provide feedback to any unsuccessful bidders
- Notify Prequalified Bidders of pre-bid meeting and bid date
- Conduct Pre-Bid meeting
- Hold the bid opening in a public location at a Town of Huntersville facility.
- Edifice-Creech will work in concert with Town of Huntersville and the Designers on all the necessary requirements related to the bid opening
- G.S. 143-129 Procedure for Letting of Public Contracts will be followed
- All Town of Huntersville requirements for MWBE and/or HUB participation will be followed
- Post Bid meetings with all apparent low, responsive, responsible trade contractors will be held to determine the authenticity and accuracy of bids
- Award 1st Tier Contracts
- Report Actual MWBE and/or HUB participation vs. Goals

Guaranteed Maximum Price

- Once Post Bid Meetings are finalized and apparent low bidders are determined, a Guaranteed Maximum Price (GMP) Proposal will be put together

Contract

- DBIA Contract
- The value of Design and Preconstruction Services will be the initial contract value. Construction services will be added when the Guaranteed Maximum Price is determined.

Schedule Milestones

- Design start May 2021
- Bidding Early Trades – Site, Steel, Concrete March-April 2022
- Construction Start April 2022
- Bid Remaining Trade Packages May 2022
- Vertical Construction July 2022
- Substantial Completion & Occupancy June 2023
- Final Completion August 2023



Phase II Construction Services to be added later and will include all construction management and administrative services by the Design-Build Team

Design and Preconstruction Services Fees

- We propose a lump sum Design-Build Services fee for tasks outlined above, to cover all Design and Preconstruction activities of Nine Hundred Sixty Thousand Dollars (\$960,000.00). Design and Preconstruction Services have been based on the proposed budget of plus or minus \$13,000,000 for the design and construction costs of the New Town Hall Building.
 - Potential Design and Construction Costs:

▪ Construction of Site, Structure/Shell, Finishes		\$11,560,000
▪ Design & Construction Contingency – 3%		<u>\$346,800</u>
	Subtotal	\$11,906,800
▪ Design Fee – 8.06%		\$960,000
Forecasted Total Design & Construction		\$12,866,800
 - Other projected costs by the Town of Huntersville

▪ Furniture, Fixtures, and Equipment		\$460,000
▪ Subsurface Geotechnical Testing & Investigations		\$35,000
▪ Topographic & Existing Conditions Survey		\$15,000
▪ Commissioning		\$25,000
▪ Construction Materials Testing & Special Inspections		\$60,000
▪ IT/AV/Security Design & Installation		\$175,000
▪ Owner Contingency		\$357,204
Potential Total Project Cost/Budget		\$13,994,004
- The Design and Construction cost of + or - \$13 million has been based on utilizing portions of the building as “Shelled” space for future growth/use by the Town. Edifice-Creech will work with the Town on programming to allow for as much finished space as possible for current staff needs with the budget in mind.
 - Square footage goals are 35,000 to 40,000 SF of Shell or Structure space which includes room for growth and 27,000 SF + or – of finished or upfitted space for Town’s current needs.
- The following is a breakdown of those Design and Preconstruction Services:

○ Programming/Conceptual Design	5.62%	\$54,000
○ Schematic Design Documents	16.88%	\$162,000
○ Design Development Documents	16.88%	\$162,000
○ Construction Documents and Permitting	49.50%	\$475,200
○ Preconstruction Services and Bidding for all items above	11.12%	<u>\$106,800</u>
Total Design & Preconstruction Services		\$960,000
- Additional Services will be billed out at mutually agreeable rates agreed upon by the Town of Huntersville and Edifice. Time for additional design and preconstruction services will be estimated based on the rates agreed to between Edifice and their designers which will ultimately be approved by the Town. Edifice’s Preconstruction rates are shown in the attached breakdown of Preconstruction Services.
 - Reimbursables are included in the design fees.

Clarifications

- Services not included in the Design, Preconstruction, and eventually Construction, will be costs over and above what is projected as the cost of Design and Construction and will be by the Town or others as follows:
 - Surveying – Topographic, boundary, or otherwise
 - Design of road work or widenings on Gilead Road and/or Highway 115 (S Old Statesville Road)
 - Geo Technical investigations, soil borings, analysis, or reports
 - Construction Materials Testing and Special Inspections
 - Minimum Commissioning required by the North Carolina Building Code
 - Furniture, Fixtures, and Equipment
 - Owner Contingency
 - Re-design or re-building or improvements to any existing storm retention or detention systems. Thought is that existing systems will be tied into and adequate for the New Town Hall
 - Tap, Impact, or Development Fees are by the Town
 - Costs associated with bringing additional utilities to the site. We are planning to design and construct utilities (power, water, gas, cable, etc...) from mains that presently run along both roads near the site.
 - IT/Data/Structured Cabling, Audio Visual, Cable TV & Security Systems will be designed and installed by the Town of Huntersville. Edifice will coordinate with the Town's staff and vendors in the implementation of this work into the design and construction.
 - Site lighting design and fixtures have not been included. Lighting on the outside of the building will be included. We advise that an allowance be established for any lighting for the plaza in front of the building as we have no way to measure that need and impact at this time.
 - Fire Flow testing for the Fire Sprinkler System will be conducted by the Town.
 - Plan Review and Permitting Fees will be included as an allowance
 - LEED or Green Building Design and Certifications are not included
 - Graphic Design or Graphics packages
 - Irrigation system will be included in the budget as an allowance. This system will be Design-Build by the Irrigation/Landscape Subcontractor
 - Construction Management by Edifice and Construction Administration by Creech and their consultants are a part of the cost of work and will included in the Guaranteed Maximum Price (GMP) for construction services.

FIRST AMENDMENT TO PRELIMINARY AGREEMENT WITH DESIGN-BUILDER

This FIRST AMENDMENT TO PRELIMINARY AGREEMENT WITH DESIGN-BUILDER (“Amendment”) is made and entered into to be effective [REDACTED], 2022 by and between the Town of Huntersville, North Carolina (“Town”) and Edifice, LLC (“Design-Builder”)

Background.

Town and Design-Builder are parties to that certain Preliminary Agreement with Design-Builder (the “Agreement”) dated May 26, 2021 whereby the Design-Builder agreed to provide pre-construction and design services for the Town. Town and Design-Builder have agreed to amend the Agreement to amend the Fee and Scope of Work as provided herein.

Agreement

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt of which is hereby acknowledged, Town and Design-Builder agree for themselves, their heirs, personal representatives, successors and assigns and follows:

1. **Fees.** The Parties agree that Fees described in Section 2 of the Agreement shall be a fixed lump sum of \$1,887,465.00.
2. **Time for Completion.** The Parties agree that the Time for Completion described in Section 5 of the Agreement shall be on or before February 28th, 2024.
3. **Exhibit C.** Exhibit C- Scope of Preliminary Services of the Agreement is hereby deleted and replaced with the Exhibit C, attached hereto.
4. **Definition of Contract; Capitalized Terms.** All capitalized terms not otherwise defined in this Amendment shall have the meanings given to them in the Agreement.
5. **Unmodified Terms.** Terms and provisions of the Agreement which are not expressly modified by this Amendment shall remain in full force and effect.
6. **Counterparts.** This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise but one and the same instrument.

[signatures on following page]

IN WITNESS WHEREOF, the parties do hereby execute this Amendment for the purposes above stated.

Town of Huntersville, North Carolina

By: _____
Anthony Roberts, Town Manager

ATTEST:

Janet Pierson, Clerk to the Board

Edifice, LLC

By: _____

Its: _____

EXHIBIT C – SCOPE OF PRELIMINARY SERVICES

**Exhibit C – Scope of Preliminary Services
New Huntersville Town Hall
Design-Build Scope of Services
Change Order 001 – Additional Design & Preconstruction Services
Larger Town Hall & Renovation
September 14, 2022**

DESIGN-BUILD SERVICES

Phase I – Design & Preconstruction Services (From September 2022 to December 2023):

Scope of services will include but not be limited to the following activities:

- Architectural services and design coordination by Creech & Associates
- Civil-Site Engineering and Landscape Architecture by Dewberry
- Structural Engineering by Stewart Engineering
- Mechanical, Electrical, and Plumbing Engineering by Optima Engineering
 - Add options for IT/Telecom & Data, Security, and Audio Visual
 - These services will be provided by the Town and coordinated with Edifice-Creech & Optima
- Preconstruction Services by Edifice

Project Kickoff

- Conduct a kickoff and team introductory meeting with all project stakeholders
- Re-Establish a meeting schedule to provide updates on project progress and needs
 - Update Meetings will be held at least twice monthly as a means of regular, periodic communication throughout design and construction
 - i.e., 1st and 3rd or 2nd and 4th days of the month
- Establish project goals, needs, timeframes
- Establish the Project Team
- Establish project collaborative platform for the project team to utilize and share information

Programming and Space Needs Study - Completed

- Establish the Advisory Committee to serve as the client representative
- Work with the Advisory Committee and department heads to conduct a space needs assessment including staff surveys, interviews, workflow observations, benchmarking, forecasting growth, and ultimately a program of spaces to inform plan diagrams.
- Generate multiple massing studies that illustrate the urban relationship of the new and existing building to the plaza, streetscape, and parking structure.
- Generate multiple plan diagrams at the category level to define the public and user group areas within the plan
- Facilitate a public charrette with opportunities for community engagement and feedback.
- Develop a project schedule with design milestones, budget milestones, authorities having jurisdiction review and approvals, owner activities, and high-level construction activities and milestones

Schematic Design – Repeat the Schematic Design Phase

Preconstruction Services for a 54,000 SF+ new building and renovations of the existing 8,000 SF+ Town Hall

- Refine the selected plan diagram into preliminary floor plans at the space level
- Precedent study of aesthetic options for the facade
- Exterior renderings of the design from multiple angles

- Facilitate a public input process with opportunities for community engagement and feedback.
- Design narratives from each consultant describing the anticipated systems
- Update and coordination meetings with owner and design team – Bi-Weekly or as needed
- Programming review and verification
- Quantity takeoff and unit cost pricing
- Schematic design estimate
- Cost savings review and workshop with owner and designer
- High level constructability review

Design Development

- Final floor plan and ceiling plan design
- Precedent study of interior finishes
- Visioning of interior spaces
- Consultant coordination of building infrastructure and systems
- Refinement of building exterior and sections
- Preliminary reviews with the relevant AHJs
- Update and coordination meetings with owner and design team – Bi-Weekly or as needed
- Detailed and comprehensive constructability review
- Product and system analysis with recommendations
- Quantity takeoff
- Solicit key trades for current market pricing
- Design development estimate
- Facilitate estimate review meeting and refine the estimate based on team comments
- Cost savings review and workshop with owner and designer
 - Analyze products and building systems and make recommendations

Construction Documents

- Final resolution of construction details
- Final selection of interior finishes
- Specific locations of devices (outlets, data, AV, etc.)
- Site utility coordination
- Submit construction documents for review and approval by all applicable Authorities Having Jurisdiction (AHJs)
 - Town of Huntersville, Mecklenburg County, Charlotte Water, State of North Carolina, etc...
- Update and coordination meetings with owner and design team – Bi-Weekly or as needed
- Constructability review and verification of Design Development Constructability review items
- Design quality control and/or VE workshop with owner and designer
- Phasing and site logistics plan
- Milestone construction schedule
- Cost savings review and workshop with owner and designer
- Perform quality control review of construction documents
- Provide cost estimate based on 95% CD's
- Conduct estimate review meeting and refine cost estimate based on feedback
- Create, discuss, and finalize a list of Formal and Informal Trade Packages

Prequalification of Trade Contractors

- Establish a Prequalification Committee to review, approve, and finalize prequalified trade contractors

- Establish a prequalification process to ensure that all Town of Huntersville policies are adhered to and project-specific criteria is included. Verify that the Town has a Prequalification plan in place.
 - Edifice will work with the Town of Huntersville on the Prequalification process making sure all Town policies are followed and project specific criteria is included
- Invite Trade Contractors, Minority, Local, and others to participate in the Prequalification process
- Tailor bid packages for the benefit of the project in terms of available resources and funding
- Advertise trade package opportunities for those interested in prequalifying to bid the project
 - Occurs at end of Design Development and/or beginning of Construction Documents
- Outreach Sessions will be held to help advertise and promote interest in the project
- Describe prequalification process at Outreach Sessions
- The Town of Huntersville and Edifice will work together to develop the list of Prequalified Trade Contractors in concert with the North Carolina bidding standards
- All Town of Huntersville requirements for MWBE or HUB participation will be followed
- Get approval from Town of Huntersville for recommended prequalified bidders
- Only allow prequalified trade contractors to bid the project

Public Bid Process

- Submit a project specific MWBE Plan to the Town for approval
- Advertise the project for bid to all prequalified trade contractors
- Create a Bid Package Manual outlining scopes of work for each trade package and instructions to bidders applicable to the New Huntersville Town Hall project
- Conduct an open, competitive public bid process for all trade packages
- Offer and provide MWBE and/or HUB firms assistance during the bidding phase
- Provide feedback to any unsuccessful bidders
- Notify Prequalified Bidders of pre-bid meeting and bid date
- Conduct Pre-Bid meeting
- Hold the bid opening in a public location at a Town of Huntersville facility.
- Edifice-Creech will work in concert with Town of Huntersville and the Designers on all the necessary requirements related to the bid opening
- G.S. 143-129 Procedure for Letting of Public Contracts will be followed
- All Town of Huntersville requirements for MWBE and/or HUB participation will be followed
- Post Bid meetings with all apparent low, responsive, responsible trade contractors will be held to determine the authenticity and accuracy of bids
- Award 1st Tier Contracts
- Report Actual MWBE and/or HUB participation vs. Goals

Guaranteed Maximum Price

- Once Post Bid Meetings are finalized and apparent low bidders are determined, a Guaranteed Maximum Price (GMP) Proposal will be put together
 - Trade packages like Site Work, Concrete, Steel, Roofing, Electrical, may be bid earlier than the other trade packages because of Long Lead Materials and/or Components
 - A GMP for each of these bid phases will be presented and approved by the Town

Contract

- Modified DBIA Contract
- The value of Design and Preconstruction Services will be the initial contract value. Construction services will be added when the Guaranteed Maximum Price is determined.

Schedule Milestones

- Schematic Design Documents from September 2022 – End of December 2022,
- Delegated Design Documents from Jan 2023 – April 2023
- Construction Documents from April 2023 – June 2023
- Permitting June 2023 – Aug 2023
- Bidding Early Trades – Site, Steel, Concrete, Roofing, and Electrical Spring 2023
- Construction Start June 2023
- Bid Remaining Trade Packages August-September 2023
- Vertical Construction December 2023 and January 2024
- New Townhall Substantial Completion & Occupancy Late January 2025
- Renovation Scope of work at Existing Town Hall from February 2025 – May 2025
- Final Project Completion May 2025

Phase II Construction Services to be added later and will include all construction management and administrative services by the Design-Build Team

Design and Preconstruction Services Fees

- We propose a lump sum Design-Build Services fee for tasks outlined above, to cover all Design and Preconstruction activities of Nine Hundred Sixty Thousand Dollars (\$960,000.00). Design and Preconstruction Services have been based on the proposed budget of plus or minus \$13,000,000 for the design and construction costs of the New Town Hall Building.

○ Original - Potential Design and Construction Costs:	
▪ Construction of Site, Structure/Shell, Finishes	\$11,560,000
▪ Design & Construction Contingency – 3%	<u>\$346,800</u>
Subtotal	\$11,906,800

▪ Original Contract Value - Design & Preconstruction Fee – 8.06% \$960,000

Forecasted Total Design & Construction \$12,866,800

○ Additional Services for Design & Preconstruction on the Larger Town Hall, Renovation, and different site/property:	
▪ Updated Construction of Site, Structure/Shell, Finishes	\$24,321,340
▪ Design & Construction Contingency	<u>\$729,640</u>
New Projected Subtotal	\$25,050,980

▪ Add for Additional Services associated with Change Order 001 \$927,465

▪ New Contract Value for Design & Preconstruction Services \$1,887,465

Forecasted Total Design & Construction \$26,938,445

○ Other projected costs by the Town of Huntersville	
▪ Furniture, Fixtures, and Equipment	\$800,000
▪ Subsurface Geotechnical Testing & Investigations	\$60,000
▪ Topographic & Existing Conditions Survey	\$30,000
▪ Commissioning	\$50,000
▪ Construction Materials Testing & Special Inspections	\$100,000
▪ IT/AV/Security Design & Installation	\$275,000



CREECH & ASSOCIATES

▪ Owner Contingency		<u>\$800,000</u>
	Subtotal	\$2,115,000

Potential Total Project Cost/Budget \$29,053,445

- The Design and Construction cost of + or - \$29 million has been based on utilizing portions of the building as “Shelled” space for future growth/use by the Town. Edifice-Creech will work with the Town on programming to allow for as much finished space as possible for current staff needs with the budget in mind.
 - Square footage goals are 62,000 SF of Structure space which includes room for growth and 8,000 SF of renovations at the existing Town Hall. Space may be shelled to help deal with budget challenges.
- The following is a breakdown of those updated Design and Preconstruction Services:

○ Programming/Conceptual Design – Completed Prior	2.86%	\$54,000
○ Schematic Design Documents	17.85%	\$336,905
○ Design Development Documents	17.85%	\$336,905
○ Construction Documents and Permitting	52.36%	\$988,255
○ Preconstruction Services and Bidding for all items above	9.08%	<u>\$171,400</u>

Total Design & Preconstruction Services \$1,887,465
- Additional Services will be billed out at mutually agreeable rates agreed upon by the Town of Huntersville and Edifice. Time for additional design and preconstruction services will be estimated based on the rates agreed to between Edifice and their designers which will ultimately be approved by the Town. Edifice’s Preconstruction rates are shown in the attached breakdown of Preconstruction Services.
 - Reimbursables are included in the design fees
 - A Construction Administration Services fee of \$429,000 is projected for the project and will be added into the Construction GMP.

Clarifications

- Services not included in the Design, Preconstruction, and eventually Construction, will be costs over and above what is projected as the cost of Design and Construction and will be by the Town or others as follows:
 - Surveying – Topographic, boundary, or otherwise
 - Design of road work or widenings on Gilead Road and/or Highway 115 (S Old Statesville Road)
 - Geo Technical investigations, soil borings, analysis, or reports
 - Construction Materials Testing and Special Inspections
 - Minimum Commissioning required by the North Carolina Building Code
 - Furniture, Fixtures, and Equipment
 - Owner Contingency
 - Storm water design is now included.
 - Tap, Impact, or Development Fees are by the Town
 - Costs associated with bringing additional utilities to the site. We are planning to design and construct utilities (power, water, gas, cable, etc...) from mains that presently run along both roads near the site.
 - IT/Data/Structured Cabling, Audio Visual, Cable TV & Security Systems will be designed and installed by the Town of Huntersville. Edifice will coordinate with the Town’s staff and vendors in the implementation of this work into the design and construction.
 - Site lighting design and fixtures have not been included. Lighting on the outside of the building will be included. We advise that an allowance be established for any lighting for the plaza in front of the building as we have no way to measure that need and impact at this time.
 - Fire Flow testing for the Fire Sprinkler System will be conducted by the Town.



CREECH & ASSOCIATES

- Plan Review and Permitting Fees will be included as an allowance
- LEED or Green Building Design and Certifications are not included
- Graphic Design or Graphics packages
- Irrigation system will be included in the budget as an allowance. This system will be Design-Build by the Irrigation/Landscape Subcontractor
- Construction Management by Edifice and Construction Administration by Creech and their consultants are a part of the cost of work and will included in the Guaranteed Maximum Price (GMP) for construction services.

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Pattie McGinnis, Finance Director

Date: September 19, 2022

Subject: Reimbursement Resolution for new Town Hall

EXPLAIN REQUEST:

Consider adopting the attached Reimbursement Resolution for the design and construction of the new Town Hall. This resolution will allow the Finance Director to reimburse the General Fund for Capital Expenditures, as described in the resolution, incurred prior to the issuance of tax-exempt obligations as described in the resolution.

ACTION RECOMMENDED:

Adopt resolution declaring the intent of the Town of Huntersville to reimburse itself for capital expenditures incurred in connection with the site preparation, design, engineering and construction of the new town hall from the proceeds of tax-exempt obligations.

FINANCIAL IMPLICATIONS:

This Reimbursement Resolution is needed due to the timing of the tax-exempt obligation proceeds.

ATTACHMENTS:

1. R-2022-31 Reimbursement Resolution - Huntersville Town Hall 2022



**RESOLUTION OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA DECLARING THE
INTENT OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA TO REIMBURSE ITSELF
FOR CAPITAL EXPENDITURES FROM THE PROCEEDS OF CERTAIN TAX-EXEMPT
OBLIGATIONS**

WHEREAS, the Board of Commissioners of the Town of Huntersville, North Carolina (the "Town") has determined that it is in the best interests of Town to proceed with the design and construction of a new town hall (the "Project");

WHEREAS, the Town presently intends, at one time or from time to time, to finance a portion of the costs of the Project with proceeds of tax-exempt obligations and reasonably expects to cause to be executed and delivered tax-exempt obligations (the "Obligations") to finance, or to reimburse itself for, costs of the Project; and

WHEREAS, the Town desires to proceed with the Project and will incur and pay certain expenditures in connection with the Project prior to the date of execution and delivery of the Obligations (the "Original Expenditures"), such Original Expenditures to be paid for originally from a source other than the proceeds of the Obligations, and the Town intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the Obligations to be executed and delivered at a date occurring after the dates of such Original Expenditures;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Huntersville, North Carolina as follows:

Section 1. ***Official Declaration of Intent.*** The Town presently intends, and reasonably expects, to reimburse itself for the Original Expenditures incurred and paid by the Town on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The Town reasonably expects to execute and deliver the Obligations to finance a portion of the costs of the Project and the maximum principal amount of Obligations expected to be executed and delivered by Town to pay for all or a portion of the costs of the Project is approximately \$29,053,445.

Section 2. ***Compliance with Regulations.*** The Town adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the Town's intent to reimburse itself for the Original Expenditures from proceeds of the Obligations.

Section 3. ***Itemization of Capital Expenditures.*** The Finance Director of the Town, with advice from bond counsel, is hereby authorized, directed and designated to act on behalf of the Town in determining and itemizing all of the Original Expenditures incurred and paid by the Town in connection with the Project during the period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of execution and delivery of the Obligations.

Section 4. ***Effective Date.*** This Resolution shall become effective immediately upon the date of its adoption.

STATE OF NORTH CAROLINA)
) ss:
TOWN OF HUNTERSVILLE)

I, JANET PIERSON, Town Clerk of the Town of Huntersville, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of a resolution entitled “**RESOLUTION OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA DECLARING THE INTENT OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES FROM THE PROCEEDS OF CERTAIN TAX-EXEMPT OBLIGATIONS**” adopted by the Board of Commissioners of the Town of Huntersville, North Carolina at a regular meeting held on the 19 day of September, 2022.

WITNESS my hand and the corporate seal of the Town of Huntersville, North Carolina, this the ____ day of _____, 2022.

Janet Pierson
Town Clerk
Town of Huntersville, North Carolina

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Pattie McGinnis, Finance Director

Date: September 19, 2022

Subject: Budget Amendment - Site Preparation and Design Expenses of New Town Hall

EXPLAIN REQUEST:

Consider appropriating Fund Balance in the General fund (103890.9999) in the amount of \$3,000,000 for the site preparation and design expenses of the new Town Hall (105400.0590.22008).

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

Decrease in fund balance of \$3,000,000.

ATTACHMENTS:

None

**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Michael Jaycocks, Director of Parks & Recreation

Date: September 19, 2022

Subject: Abernathy Park Master Plan

EXPLAIN REQUEST:

The Parks and Recreation Commission unanimously approved the Abernathy Park Master Plan at their September 7th meeting. The community gave us positive feedback at our public input meeting in regards to removing the baseball field, which allows for a large open field with walking trails, fitness stations and seating areas. This change also allows for locating the new playground and basketball court away from the busy road that fronts the park. This layout also provides room for a covered shelter.

ACTION RECOMMENDED:

Consider approving Abernathy Park Master Plan.

FINANCIAL IMPLICATIONS:

\$200,000 was approved in the FY23 budget for this project.

ATTACHMENTS:

1. Abernathy Park Master Plan Report 9.2022 Draft



ABERNATHY PARK MASTER PLAN

TOWN OF HUNTERSVILLE, NC | SEPTEMBER 2022

DRAFT



INTRODUCTION

INTRODUCTION

Abernathy Park

Abernathy Park sits on two acres of land along Glendale Drive near the old Anchor Mill site. This existing park currently has a small lighted baseball field, playground, basketball court, and restroom building. The park is surround by residential properties on all sides. There are fifteen paved parking spaces in the northwestern portion of the park and seven parallel parking spaces along the frontage of the park.

The current layout of the park has negatively impacted some residents surrounding the park. Due to the baseball field being so close to the surrounding homes, dirt and light pollution have been communicated to the town over the years. There is also safety concerns about the existing playground and basketball court being too close to a busy cut through road.



About the Master Plan

After a thorough site analysis and existing conditions, the Abernathy Park Master Plan has examined and addressed the following issues:

This revamped park master plan will address the safety concerns as well as the negative impacts to the surrounding homes from the baseball field dust and lights.

This new park master plan will remove the baseball field and create an open lawn area with a walking trail around the perimeter. The removal of the baseball field will also allow for the new playground and basketball court to be located away from Glendale Drive and provide a safer play environment. This new layout will also allow space for a new covered shelter, seating areas and outdoor fitness stations.



EXISTING CONDITIONS

PROJECT AREA MAP



CURRENT PARK SITE LAYOUT



EXISTING SITE CONDITIONS



MASTER PLAN LAYOUT

Abernathy Park Huntersville, NC Master Plan

DRAFT



Map Legend
Leyenda del mapa



Fitness Stations
Estaciones de fitness



Sitting Area
Sala de estar



shelter
refugio

PUBLIC INPUT SESSION

PUBLIC INPUT SESSION

On Wednesday, August 17, 2022 from 6:30pm-8pm, the Town held a drop-in public input session on site at Abernathy Park. Twenty people from the community dropped by to give their input. The input session entailed four stations to visit. All stations had instructions in English and Spanish.

- Current Park Layout and Proposed New Park Layout
- Fitness Equipment Station
- Playground Equipment Station
- Other Ideas Station



Mejoras en el Parque Abernathy
Reunión de opinión pública







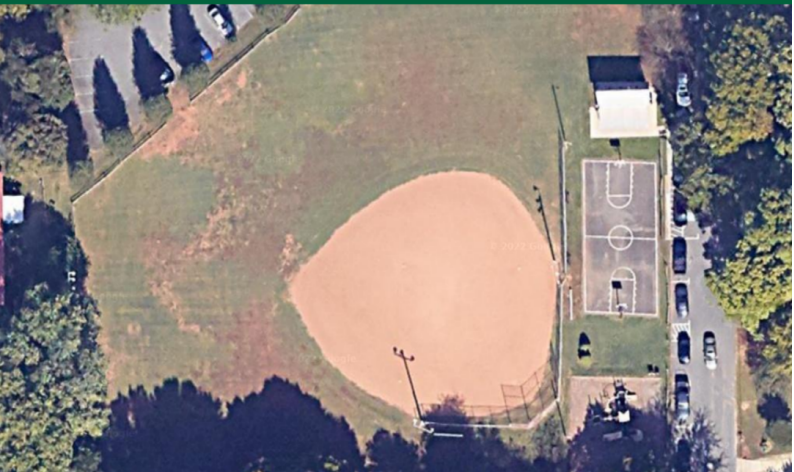
QUEREMOS SABER LA
OPINION DE LA
COMUNIDAD

miércoles, 17 de agosto
18:30-20:00
Refugio del Parque Abernathy
207 Glendale Drive

Questions: mjaycocks@huntersville.org

Abernathy Park Improvements
Public Input Meeting







WE WANT
TO HEAR
FROM YOU

Wednesday, August 17th
6:30pm-8:00pm
Abernathy Park Shelter
207 Glendale Drive

Questions: mjaycocks@huntersville.org





4



5



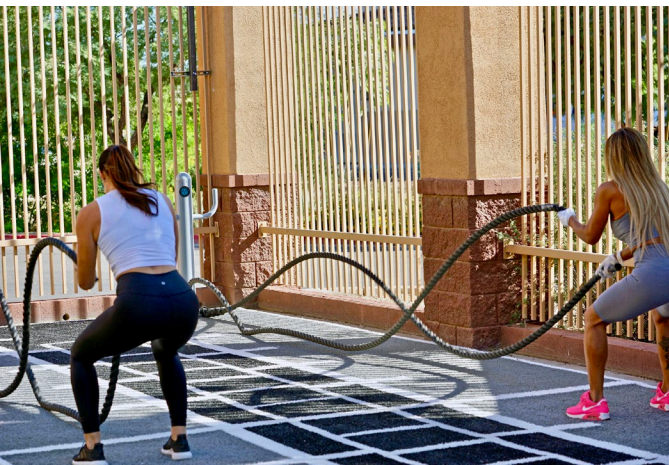
7



5

Outdoor Fitness Stations

Pick Five/ Elige Cinco



9



8



8



4

Playground Amenities- Pick Three/ Elige Tres



9



2



8



4



4



3



8



9



3



2

Playground Amenities Pick 3/ Elige Tres



4



4



5



8



5



0

Slides
Pick Two/ Elige Dos



1



5



1



0

Playground Styles- Pick One/ Elige Uno



3



0

OTHER IDEAS/ OTRAS IDEAS

SPEED HUMPS (7)

SHADE (2)

DOG STATIONS

LIGHTS FOR BASKETBALL COURT

PUBLIC INPUT SESSION

What We Heard

- Loved the idea of the new layout without the baseball field.
- Liked the playground area and basketball court away from Glendale Drive.
- Need speed humps on Glendale Drive.
- Need more shade.
- Like the idea of fitness stations.
- Liked the walking trails around the open field.
- Would like to see lights for the basketball court.



Concerns

- Residents are concerned with the current traffic on Glendale Drive and the increased speed and traffic over the last few years.
- Dust from the baseball field.
- Light Pollution for the baseball field lights.
- Concerns about the playground and basketball court being too close to the road.
- Parking issues when there are baseball practices going on.



**Town of Huntersville
Town Board
September 19, 2022**

To: Town Board

From: Michael Jaycocks, Director of Parks & Recreation

Date: September 19, 2022

Subject: Accessibility for Parks Grant for the Abernathy Park Project

EXPLAIN REQUEST:

This request is to allow staff to submit a grant application for the Accessibility for Parks Grant for the Abernathy Park Project. The Town will use the \$200,000 approved in FY23 as its match. Our grant request will be for \$212,000. This grant request will help fund a new accessible playground, new walking trails, new accessible fitness stations, a basketball court and an accessible covered shelter. The state will announce grant recipients in the spring of 2023.

ACTION RECOMMENDED:

Consider authorizing staff to submit an application for the Accessibility for Parks Grant for the Abernathy Park Project.

FINANCIAL IMPLICATIONS:

\$200,000 was approved in the FY23 budget for this project.

ATTACHMENTS:

1. north-carolina-accessibility-for-parks-grants-application-2022- Abernathy Park---

Accessibility for Parks (AFP) Grant Program: 2022 Basic Facts and Assurances

Local Government Name: <u>Town of Huntersville</u>	
Federal Employee I.D. Number: <u>56-6001252</u>	County: <u>Mecklenburg</u>
Local Government Contact Person for Grant* Name: ☒ Mr. ☐ Ms. <u>Michael Jaycocks</u> Title: <u>Director</u> Organization: <u>Huntersville Parks and Recreation</u> Mailing Address: <u>PO BOX 2879</u> City: <u>Huntersville</u> State: <u>NC</u> Zip: <u>28070</u> Telephone: <u>704-766-2228</u> E-mail: <u>mjaycocks@huntersville.org</u> *must be an employee of the sponsoring local government.	Local Government Manager Name: ☒ Mr. ☐ Ms. <u>Anthony Roberts</u> Title: <u>Town Manager</u> Organization: <u>Town of Huntersville</u> Mailing Address: <u>PO Box 664</u> City: <u>Huntersville</u> State: <u>NC</u> Zip: <u>28070</u> Telephone: <u>704-875-6541</u> E-mail: <u>aroberts@huntersville.org</u>
Chief Elected Official Name: ☐ Mr. ☒ Ms. <u>Melinda Bales</u> Title: <u>Mayor</u> Mailing Address: <u>PO Box 664</u> City: <u>Huntersville</u> State: <u>NC</u> Zip: <u>28070</u>	Type of Project: ☐ Primarily children with disabilities ☐ Primarily Veterans with disabilities ☒ Children with disabilities and veterans with disabilities <i>Please use the "Description and Justification for this Project" to explain how the project will serve the intended groups.</i>
Site Control (check all that apply): ☒ Owned by local government. ☐ Leased by the local government for 25 years or more ☐ Easement ☐ Owned by school board	Costs rounded to nearest dollar: AFP funds requested: \$ <u>212,000</u> .00 Local government's matching funds: \$ <u>200,000</u> .00 Total cost of project: \$ <u>412,000</u> .00
Recreation Resources Service (RRS) regional consultant: <u>Charlynn Smith</u>	
Project Name: <u>Abernathy Park Improvements</u>	
Is this an LWCF-funded park on these lists of NC projects ? ☐ yes ☒ no	
If yes, list the grant number(s): _____	
Certification and Approval by Local Governing Board I hereby certify the information contained in the attached application is true and correct and the required one dollar of matching funds for five dollars of grant funds will be available within three years of submitting this application. This application has been approved by the local governing board.	
Chief Elected Official: <u>Melinda Bales</u> Print or Type Name <u>Mayor</u> Title Signature	
<i>If two local governments are applying together, this form must be completed and signed by each local government. One applicant must be identified by adding "primary sponsor" in the "Local Government Name" section.</i>	

THIS FORM MUST BE COMPLETE IN ITS ENTIRETY FOR YOUR APPLICATION TO BE CONSIDERED

Project Costs Continued

Project Costs

Applicant: Huntersville Parks and Recre Project Name: Abernathy Park Improvements Date Prepared: 9.1.22

Project Elements (Include specific units — sizes, numbers, lengths, etc. — for each item.)	Unit	Unit Cost	Total Item Cost
Building and/or Renovating Costs			
Playground Equipment and Surfacing	1	180,000	180,000
Walking Trail 1,320 LF/6,600 sq ft	6,600	7	46,200
Accessible Fitness Equipment (6 stations)	6	7,000	42,000
Fitness Equipment Pad 1,000 sq ft	1,000	7	7,000
Covered Shelter 16ft x 16ft	1	65,000	65,000
Shelter Pad 400 sq ft	400	7	2,800
Basketball Court (80ft by 50ft court with two basketball goals)	1	30,000	30,000
Landscaping, Seating & Fencing			39,000
Cost to Build or Renovate:			412,000
Contingency for the Cost of Building / Renovating			
Contingency (<i>not to exceed 5% or \$30,000 of the cost to build, whichever is less</i>)			
Planning Costs			
Construction management, site planning, preliminary design, or the cost of preparing the application (<i>not to exceed 20% or \$120,000 of the cost of the project, whichever is less</i>)			
Total Project Cost:			412,000
Total AFP Grant Request:			212,000
Total Local Match:			200,000

Attorney's Certification of Site Control

Local Government: Town of Huntersville

Project Name: Abernathy Park Improvements

Instructions: Review the Site Plan for the project (as described on pages 8-10). An attorney must certify that the local government has control of the entire site of a proposed development project for providing public recreation by November 1, 2022. Please contact your regional consultant about linear parks and greenways.

Important: The application can be declared ineligible without this certification.

1. Type of Site Control: Indicate the type(s) of control the applicant has for the project site.

Type of Control – Check all that apply

☒ Fee Simple Title	☒ Entire site ☐ Portion of site
☐ Lease (25 years or longer)	☐ Entire site ☐ Portion of site
☐ Easement	☐ Entire site ☐ Portion of site

2. Limitations, Conditions or Encumbrances:

☒ No limitations, conditions, or encumbrances

☐ Limitations, conditions, or encumbrances

Attach additional pages describing any conditions or limitations in current or proposed leases, easements or use agreements. Include restrictions on the local government's use of the site or the rights to be reserved by the landowner that may impact the local government's ability to complete the project in a timely manner and/ or provide for public recreational use for at least 25 years. Attach additional pages if needed.

3. Attorney's Certification

I have reviewed the site of the proposed project identified on this page and certify that the information provided above is accurate to the best of my knowledge.

Name: *(Printed/typed)* Emily Sloop

Title: Town Attorney

Signature: _____

Date: _____

Sources of the Applicant's Matching Funds

Use the format below to describe the sources of the applicant's matching funds. Indicate if these funds are currently available or are the funds yet to be approved. If funds are yet to be approved, list the date for approval. Matching funds must be available during the three-year grant period.

Applicant: Town of Parkland

Project Name: Green Park Redevelopment

Sources of the Applicants Matching Funds			
Type of Matching Funds*	Amount of Funds	Funding Source	Availability
Cash	\$16,000	Private Donation	In Hand
Cash	\$84,000	Town's Budget or Capital Improvement Plan (CIP)	Town's Approved CIP
Total Matching Funds:	\$100,000		

**AFP allows other state and federal funding to be used as local match. PARTF grant recipients with an active project may not request AFP funds for the same project.*

Applicant: Huntersville Parks and Recreation

Project Name: Abernathy Park Improvements

Sources of the Applicants Matching Funds			
Type of Matching Funds*	Amount of Funds	Funding Source	Availability
Town Funds	\$200,000	CIP	July 1, 2022
Total Matching Funds:	\$200,000		

**AFP allows other state and federal funding to be used as local match. PARTF grant recipients with an active project may not request AFP funds for the same project.*

Environmental Review

Project Name Abernathy Park Improvements

Local Government Town of Huntersville

All applicants who are proposing any development (roads, buildings, ball fields, etc.) with a AFP grant must provide the following information to help determine the proposed project's impact on the environment. Project design should minimize adverse impacts on the environmentally sensitive features of the site. Each item must be accurately and adequately addressed to allow the Department Natural and Cultural Resources to determine if the proposed project will comply with the requirements of the State Environmental Policy Act (SEPA).

- 1. Site Description:** Describe in detail the existing or proposed park property including the park acreage (for land and water), topography, streams, lakes, and any significant natural resources that are on or adjacent to the site. Attach a separate page if needed.

This existing 2 acre park site is very flat and surrounded by homes and has no significant natural features. There is currently a small baseball field, small playground and basketball court near the front of the park along Glendale Drive. There is also a small restroom building at the front of the park. There is 15 paved parking spaces in the northwest corner of the property.

- 2. Past/Current Property Use:** What are the past and/or current uses of the property? Examples: Urban/developed, forest, agricultural, industrial site, landfill, water, or wetland. Attach a separate page if needed.
- **Important:** If the property has been contaminated (example: brownfield sites), all clean up actions must be completed before an AFP project can begin. Use this space to describe any clean up actions that are needed.

This site has been a park for as long as records show 1975.

- 3. Wetlands:** Describe any wetland areas on the site including the acreage. See "Resources" on page 4 for help in identifying wetlands. Describe any disturbance of wetlands needed to develop the proposed project. Please state if no wetlands exist on the site. Attach a separate page if additional space is needed as well as a wetlands delineation map.

No wetlands in the area

- 4. Floodplains:** Describe any floodplain areas within or adjacent to the site and delineate floodways. See the "Resources" section on page 4 for help in identifying floodplains. Please state if none exist. Attach a separate page if needed, especially for delineating 100-year floodways and floodplains.

No Floodplains in the area.

- 5. Tree and wildlife species:** Describe the predominant tree and wildlife species on or adjacent to the site. Attach a separate page if needed.

There are three crape myrtle and five bradford pear trees on-site.

- 6. Archaeological or historical sites:** List any known archaeological or historical sites within the project site or in the vicinity of the site. Has the area been surveyed by an archaeologist? If so, when and by whom? See "Resources" on page 4 for help in identifying cultural resources. Attach a separate page if needed.

None

Environmental Review Continued

- 7. Existing Structures:** List all existing recreational facilities and other structures on the site, regardless of their age. Indicate if any structure is more than 50 years old. Provide a photograph and pertinent historical information about the structure(s) which are 50 years or greater. Indicate whether any existing structure(s), regardless of age, will either be demolished or renovated for recreational use by the proposed project? Attach a separate page if needed.

Restroom Building is 14 years old

Playground is 16 years old

Basketball Court is 20 years old

- 8. Utilities:** Describe any existing utility easements within the site; including the width and length. Also, describe the existing water, sewer, and road systems at the site. Describe any water, sewer, or road systems included in the proposed project. Attach a separate page if needed.

No Easement. Water and sewer come from the road directly to the existing restroom building.

- 9. Ground Disturbance / Site Clearing:** How many acres are to be disturbed and/or cleared for the proposed development?

1/8 acres

- 10. New Facilities:** If a new indoor facility is proposed, how large is the facility's footprint or square feet of ground covered?

_____ square feet.

Also, if a greenway or trail is proposed, include its approximate:

length 1380 feet

width 6 feet

surface (such as natural, gravel, paved, etc.) Concrete

- 11. Permits:** List all permits that have been or will be applied for or received, such as erosion control, CAMA or U.S. Army Corps of Engineers permits. Attach a separate page if needed. Include a brief discussion and documentation of interactions with permitting agencies.

No permits needed due to limited disturbed areas.

Scoring System

Applicant: Huntersville Parks and Recreation

Project Name: Abernathy Park Improvements

A. Planning: (20 possible points)

1. Master plan for a park and/or greenway system (10 points)

- Please refer to pages 24-25 for the required components of the plan

- a. ☒ The applicant has a master plan created or revised within the past five years for the project site and the project conforms to the plan.

Date the plan was produced: Sept 7, 2022 (9 points)

OR

- b. ☐ The applicant has a master plan created or revised within the past six years to ten years for the project site and the project conforms to the plan.

Date the plan was produced: _____ (4 points)

- c. ☒ The local governing board has adopted the master plan.

Date the plan was adopted: Sept 19, 2022 (1 point)

Documentation Required:

1. A park master plan or greenway system plan.
2. A local governing board's meeting minutes or resolution as documentation of the adoption.
3. List the page number(s) and tab or highlight where the project is referenced in the plan.

2. Comprehensive systemwide parks and recreation plan for the local government's jurisdiction (7 points)

Please refer to page 25 for the required components of the plan

- a. ☒ The applicant has a Comprehensive Systemwide Parks and Recreation Plan and the project conforms to the plan.

Date the plan was produced: Sept 21, 2020 (6 points)

- b. ☒ The local governing board has adopted the systemwide plan.

Date the plan was adopted: Sept 21, 2020 (1 point)

Documentation Required:

1. A comprehensive systemwide parks and recreation plan produced or revised in the past 10 years.
2. A local governing board's meeting minutes or resolution as documentation of the official adoption.
3. List the page number(s) and tab or highlight where the project is referenced in the plan.

3. Capital improvement plan for parks and recreation (3 points)

Please refer to page 25 for the required components of the plan

- ☒ The applicant has a capital improvement plan for parks and recreation and the project is identified in the plan.

Date the plan was adopted (required): June 6, 2022 (3 points)

Documentation Required:

1. A capital improvement plan.
2. A local governing board's meeting minutes or resolution as documentation of their adoption as a part of the local government's budget process.
3. List the page number(s) and tab or highlight where the project is referenced in the plan.

Note: If the paper copy of the plan is too large, submit a paper copy of the relevant pages for the project and the entire plan in digital format.

B. Level of public involvement in developing and supporting the project: (15 possible points)

1. Public meetings (5 points):

- ☒ The applicant conducted a public meeting(s) *exclusively* for discussing the AFP grant project and obtaining comments within the past 24 months. The public supported the project.

Date of the meeting(s): August 17 2022

Documentation Required:

1. Provide a title page that gives the name of applicant, the name of the project and identifies the document as "Public Meetings."
2. A document describing the means used to widely advertise the meeting, such as newspaper advertisements, Facebook, websites, and community announcements.
3. The minutes, including the discussion of the project, who was present and public comments.

2. Recreational needs survey (5 points):

- ☒ The results of a survey to determine the recreational needs in the applicant's jurisdiction show that the citizens support the project.
- The survey must be conducted during the past ten years
 - Please refer to page 26 for the required components of the survey

Documentation Required:

1. The following information about the survey
 - Copy of the questionnaire
 - Results of the survey
 - Describe how the survey was distributed.
 - Give the date(s) of distribution and the number of surveys distributed.
 - Provide the number of respondents and demographic information that they are representative of the local government's jurisdiction.
 - Describe how the results of the survey show that the citizens support the project.
2. Include a title page that gives the name of applicant, the name of the project and identifies the document as "Survey of Recreational Needs."

3. Support from civic groups (3 points):

- ☒ The applicant presented the AFP grant project to two or more local groups and received support for the project within the last 24 months. (Examples: civic groups, neighborhood associations, youth organizations, non-governmental advisory boards, etc.)

Documentation Required:

1. Include a title page that gives the applicant's name, the project's name and identifies the document as "Presentations to Local Groups."
2. The agenda and/or correspondence or other documentation from the groups that confirm the meeting dates and the presentations given by the applicant.

Note: Letters expressing support for the project do not count as presentations.

Name of the Organization	Date of the Presentation	Meeting agenda or letter from the organization included in the application?
Rotary Club of Lake Norman	9/15/22	
Kiwanis Club	10/6/2022	

4. Support from a parks and recreation board (2 points):

- ☒ The applicant presented the AFP Grant project to the parks and recreation advisory board or a similarly appointed, non-elected group, and received a motion of support for the project within the last 24 months.

Date of the meeting(s): Sept 7, 2022

Documentation Required:

1. Include a title page that gives the name of the applicant, the project name and identifies the document as "Presentation to Advisory Board."
2. The minutes from the meeting that include support for the project.

C. Public recreational facilities provided by the project: (45 possible points)

1. Facilities to be provided that will meet the needs of children with physical and developmental disabilities and / or veterans with physical and developmental disabilities and enable them to participate in recreational and sporting activities, regardless of their abilities: (30 points)

The project will provide (check one):

- ☒ 3 or more types of recreational facilities (30 points)
☐ 2 types of recreational facilities (20 points)
☐ 1 type of recreational facility (10 points)

List the new types of recreational facilities:

New Fitness Equipment
New Walking Trails
New Shelter & Accessible Playground

Explain how each facility will meet the needs described above:

The new fitness station and walking trail will give disabled veterans a place to exercise and workout in an outdoor relaxing environment at no cost. The new accessible playground will give disabled children and disabled veterans a place to bring their kids or grandkids to play. The new accessible shelter will give park users a place to relax or read a book.

2. Identify features of the facilities listed above that will offer accessible features that go beyond the minimum requirements and incorporate Universal Design (page 4).

a. The project provide will facilities that go beyond the minimum requirements (check one):

- ☐ 3 or more types of new recreational facilities (15 points)
- ☐ 2 types of new recreational facilities (10 points)
- ☒ 1 type of new recreational facility (5 points)

Explain how each facility will incorporate Universal Design:

All fitness components will be completely accessible. The entire surfacing in the playground area will be poured in rubber and more than 50% of the elements on the main structure will be wheelchair accessible.

D. The Suitability of the Site for the Proposed Project. (5 possible points) Explanations are needed below to be considered for each point.

1. ■ The site is suited for the proposed development with minimal adverse impact to the environment. (1 point)

Please explain:

The current park site is pretty flat and will require no grading or tree removal.

2. ■ The location of the site enhances the park and the public's access to the park. (1 point)

Please explain:

This neighborhood park is in an old mill community that is a predominantly low income minority community who are predominantly renters. These park improvements will give this community access to high quality and accessible park amenities within their neighborhood.

3. ■ The site is enhanced by the adjacent property uses. (1 point)

Please explain:

With the park being surrounded by houses this site provides a great resource to the adjacent properties.

4. ■ The proposed site is large enough to adequately accommodate the proposed development. The proposed project will require minimal site preparation considering the geographic region where it is located. (1 point)

Please explain:

Very little site work to this existing park. No grading or tree removals will be required on this flat parcel.

5. ■ The site is free of restrictive easements, overhead powerlines, or other intrusions (1 point):

- ☒ Yes ☐ No*

*Please explain:

E. The applicant's commitment to operating and maintaining the project. (15 possible points)

1. ☒ **The applicant has a full-time parks and recreation department that will manage the project site to provide programming and to ensure adequate operation and maintenance. (15 points)**
2. ☐ **The applicant has a full-time staff, such as a public works, who will manage the project site to ensure adequate operation and maintenance. (8 points)**
3. ☐ **The applicant will manage the project site with part-time staff or by contractual agreement to ensure adequate operation and maintenance. (4 points)**
4. ☐ **An organized volunteer group, such as a civic group or youth sports association will operate and maintain the site. (2 points)**

Provide the name of the organization that will operate and maintain the site:
Huntersville Parks and Recreation Department

If the applicant is not going to operate the site with full-time staff, (see items #3 & #4), describe how and when the site will be open to the public.