



AGENDA

Regular Town Board Meeting

October 17, 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. Call to Order**
- 2. Invocation/ Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Staff Questions**
- 5. Public Comments, Requests, or Presentations**
 - 5.A. Presentation from 150th Anniversary Committee. (*Sam James*)
 - 5.B. Presentation of World Polio Day Proclamation. (*Melinda Bales*)
 - 5.C. Charlotte-Mecklenburg Schools Update/Presentation. (*Rhonda Cheek, CMS Board of Education*)
- 6. Agenda Changes/Adoption of Agenda**
- 7. Consent Agenda**
 - 7.A. Approve grant award and budget amendment recognizing \$23,940 in Grant Revenue and appropriating amount to expense accounts. (*Pattie McGinnis*)
 - 7.B. Adopt Resolution Awarding 2023 Resurfacing Project. (*Kevin Fox*)

8. Public Hearings

- 8.A. Request to continue public hearing to the November 7, 2022 Town Board meeting on the question of designating, as a historic landmark, a structure known as the “Cowan’s Ford-Davidson College Monument,” including the monument in its entirety and a 15’ radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, all as associated with the property listed under Tax Parcel 00902102, located at 14910 NC Highway 73 and owned by MDHB Properties LLC. *(Kayleigh Mielenz)*
- 8.B. Request to continue public hearing to the November 7, 2022 Town Board meeting on the question of designating as a Historic Landmark a structure known as the “General William Lee Davidson Monument,” including the monument in its entirety and a 40’ radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, all as situated on the property listed under Tax Parcel 01315102, located at 5455 Cashion Road and owned by Duke Power Company. *(Kayleigh Mielenz)*
- 8.C. Request to continue public hearing to the November 7, 2022 Town Board meeting on the question of designating, as a historic landmark, a structure known as the “Rural Hill Directional Marker,” including the marker in its entirety and a 38’ radius of the land immediately surrounding the marker, measured in each direction from the central point of the marker, all as situated on the property listed under Tax Parcel 01301250, located at 6645 Neck Road and owned by Herseng Yang. *(Kayleigh Mielenz)*

9. Other Business

- 9.A. QUASI-JUDICIAL. Conduct evidentiary hearing and consider decision on Honeycutt-Brown Subdivision Sketch Plan, a request by Toll Southeast, Inc. to subdivide 239.37-acres located northeast of intersection of Gilead Road and Ervin Cook Road, Parcel #s 009-05-102, 009-04-105-109, 009-05-110-119, 009-03-201, 009-03-214, 009-03-233 & 234 & a portion of 009-03-208 for a 358-lot single-family home development. **NOTE - this application was received prior to the recent text amendment regarding quasi-judicial subdivision review.** *(David Peete)*
- 9.B. Consider decision on Petition #TA22-10, a request by the Huntersville Planning Department clarifying that single family detached homes and duplex house types are not permitted on multi-building sites. *(Nathan Farber)*
- 9.C. Discussion on potential residential/non-residential floor area zoning ordinance text amendment for Urban Workplace and Shopfront Building Types and discussion regarding policies on motions. *(Jack Simoneau)*
- 9.D. Discuss and consider adoption of Legislative Goals for 2023-24 Legislative Biennium. *(Melinda Bales)*

10. Mayor and Commissioner Reports/Closing Comments

11. 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
October 17, 2022**

To: Town Board

From: Melinda Bales, Mayor

Date: October 17, 2022

Subject: World Polio Day Proclamation

EXPLAIN REQUEST:

World Polio Day October 24, 2022, Proclamation

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. World Polio Day Proclamation 2022

Town of Huntersville

Proclamation

WHEREAS, Rotary is a global network of neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than \$2.4 billion and countless volunteer hours to protecting nearly 3 billion children in 122 countries; and

WHEREAS, Rotary is working to raise an additional \$50 million per year, which will be leveraged for maximum impact by an additional \$100 million annually from the Bill & Melinda Gates Foundation; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

WHEREAS, in addition, Rotary has played a major role in decisions by donor governments to contribute more than \$10 billion to the effort; and

WHEREAS, there are over 1.4 million Rotary members in 46,000 clubs throughout the world that sponsor service projects to address such critical issues as poverty, disease, hunger, illiteracy, and the environment in their local communities and abroad;

NOW, THEREFORE, I, Melinda Bales, Mayor of Huntersville, do hereby proclaim October 24, 2022 as “**World Polio Day**” in Huntersville, North Carolina, and encourage all citizens to join me and Rotary International in the fight for a polio-free world.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 17th of October, 2022.

Melinda Bales, Mayor

**Town of Huntersville
Town Board
October 17, 2022**

To: Town Board

From: Pattie McGinnis, Finance Director

Date: October 17, 2022

Subject: Governor's Crime Commission Grant

EXPLAIN REQUEST:

The Police department was awarded a North Carolina Governor's Crime Commission grant in the amount of \$23,940.00 for technical equipment for the mobile command unit. The Town Board approves the award and appropriates \$23,940.00 to the grant revenue account (403421.9999.23010) and \$10,500 equipment expense (405100.0280.22010) and \$13,440 capital outlay expense (405100.0500.23010).

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense.

ATTACHMENTS:

1. 2021 Mobile Command Vehicle Grant Project Overview
2. PROJ014914-2021 Award Letter 10 22 21

Project Overview

Project ID

PROJ014914

Start Date

10/01/2021

Final Reimbursement Deadline

Grant Manager

keith.bugner@ncdps.gov

Financial Officer

Pattie M. Ellis

pellis@huntersville.org

704-875-6541

Project Name

2021 - Huntersville Police Department - Technical Equipment for Mobile Command Vehicle

End Date

09/30/2022

Final Adjustment Deadline

07/02/2022

Project Director

Matthew J. Dunker

mdunker@huntersville.org

704-464-5400

Authorizing Official

Anthony Roberts

aroberts@huntersville.org

704-875-6541

Project Summary

Purchase technical equipment for mobile command vehicle.

 The 'Remaining' columns in the below budget table reflects all reimbursements that have been paid or currently in process.

BUDGET FILTER

Name	Quantity		Unit Cost	Fed Share		Match Share	
	Budgeted	Remaining		Budgeted	Remaining	Budgeted	Remaining
EQUIPMENT							
Cell Kit	1.00	1.00	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	\$0.00
Pan Tilt Zoom (PTZ) Camera	1.00	1.00	\$13,440.00	\$13,440.00	\$13,440.00	\$0.00	\$0.00
Wi-Fi Package	1.00	1.00	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00	\$0.00
SURPLUS							
Surplus	0.00	0.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00

Budget Summary

This project requires a match of 0%. This can be either cash match or in-kind match. Matching funds may include local, state or private funds, but not other federal funds.

Category	Year 1	Total
EQUIPMENT	\$23,940.00	\$23,940.00
SURPLUS	\$0.00	\$0.00
Total Budget	\$23,940.00	\$23,940.00
(-)Match Funds	\$0.00	\$0.00
TOTAL FEDERAL REQUEST	\$23,940.00	\$23,940.00

Describe amount & source of matching funds.

Matching funds may include local, state or private funds, but not other federal funds.

Do you need to request for match waiver? If yes, state the reasons below. Else leave the field blank.

Please note: A request for match waiver does not guarantee the waiver will be granted.

Organization

Name:

Town of Huntersville

DUNS:

047134358

Address:

Tax ID:

566001252

UEI(Unique Entity Identifier):

L5J4WAJMKNU7

City:

8/4/22, 1:58 PM	GEMS
101 Huntersville-Concord Road P. O. Box 664	Huntersville
State: North Carolina	Zip: 28070-0664
Phone: (704) 875-6541	Fax: (704) 875-6546
Fiscal Year End Date: 06/30	SAM Expiration: 11/12/2022

Implementing Agency

Name: Huntersville Police Department	# Of Sworn Officers (Law Enforcement Agencies): 102
Address: 9630 Julian Clark Avenue	City: Huntersville
State: North Carolina	Zip: 28078-0664
Phone: (704) 4645400	Fax:

General Information

NC House Districts	NC Senate Districts	
98	41	
US Congressional Districts	NC Counties	
12	Mecklenburg	
Project Area Population	Principle Place of Performance	Zip
62,528	Huntersville	28078-0664

Abstract & Narrative

Project Abstract (The Problem): Briefly describe project’s purpose, identify target population, and discuss program components which address the identified problem. Include local statistics to substantiate the need.

The current Mobile Command Vehicle (MCV) for the Huntersville Police Department is a 2007 Winnebago. The MCV is in need of several significant upgrades to maintain its ability to serve a functional role in a major incident response. The most pressing upgrades required are interior monitors, Wi-Fi and cellular networking technology, exterior scene lighting, and a telescoping exterior surveillance camera. These upgrades will dramatically improve the ability for the Huntersville Police department and our regional partners to effectively respond to emergency or crisis incidents. The upgraded equipment will provide an effective incident command post and a staging area for front line responders to shelter out of the elements. With upgraded cameras, monitors, and lighting, scene commanders will have significantly improved access to real time surveillance and intelligence. With integrated Wi-Fi/cellular hot spot access, personnel will be able to integrate real time surveillance, social media intelligence, and investigatory notes in real time. With the upgraded scene lighting, the MCV can respond to incident locations to provide adequate lighting for safety and improved investigations. The overall upgrade of this vehicle will assist every unit in the agency in their respective incident response plans. It allows for command staff, officers, and detectives to all work effectively with real time data while also providing a safe, secure, planning space.

Project Narrative (Operation): Include a description of how grant funded positions are integral to the project and how contractual, travel, operating, and equipment expenses will support the project. Discuss how you will collaborate with other agencies. Focus on the project – do not give agency history, do not repeat abstract. Huntersville, NC is a town north of Charlotte and serves a population of approximately 62,528 residents. The Huntersville Police Department operates in a regional SWAT team with Cornelius and Davidson police departments. Additionally, HPD has mutual aid agreements with all surrounding police and public safety agencies. Pursuant to these agreements, any resources requested would be provided by Huntersville.

Project Timeline of Activities

A quote has already been obtained for a build out specification plan for the Mobile Command vehicle. Currently the vendor is ready to begin the work on the project and awaiting a decision from the agency. Once the vendor begins construction it is estimated that the work will be done in approximately 6 weeks.

Describe your formal, working sustainability plan for the project and how it will result in permanent operational funding (not GCC funding) once this grant ends. Once the up fit of the MCV is completed, Huntersville Police Department will absorb the routine operating expenses into our existing fleet maintenance budget. This has been the standard operating practice over the past 13 years.

Goals

Goal 1 - Improve the technological capabilities of our mobile command vehicle to allow for safer and more effective incident management.

Objectives

Objective 1	Performance Measure	Evaluation Method
Improve the technological capabilities of our mobile command vehicle to allow for safer and more effective incident management.	Upgrading Wi-Fi capabilities will allow for the creation of a cell Wi-Fi network on the scene of an incident. Adding a telescopic pole camera system to the Mobile Command Vehicle will allow for better surveillance and intelligence gathering on an incident scene. Upgrading television monitors in the interior of the vehicle and exterior scene lighting will allow for better observation and scene management during an incident.	The equipment will be evaluated once purchased and properly installed. Continuing evaluation will be conducted and documented through recording deployments and detailed usage of the equipment.

Certification

A. Certification of Non-Supplanting

☒

The applicant hereby certifies that federal funds will not be used to supplant or replace State or local funds, but will instead be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for project activities.

B. Certification of Filing an Equal Employment Opportunity Program

☐

The project director certifies that the applicant/grantee has formulated an Equal Opportunity Program, which is dated 2006-11-30 in accordance with the Amended Equal Employment Opportunity Guidelines (28 C.F.R. 42.301, et seq.) and that it is on file in the office of:

Office: Huntersville Police Department

Name: Bence Hoyle

Title: Chief of Police

Address: 9630 Julian Clark Avenue, Huntersville, NC 28078

Telephone: 704-464-5400

☐

The project director certifies that the Amended Equal Employment Guidelines (28 C.F.R. 42.301, et seq.) have been read and that no Equal Employment Opportunity Program is required to be filed by the implementing agency because:

Please check all the boxes that apply.

☐ Recipient has less than 50 employees

☐ Recipient is an Indian tribe

☐ Recipient is a non-profit organization

☐ Recipient is an educational institution

☐ Recipient is a medical institution

☐ Recipient is receiving an award less than \$25,000

C. Certification of Submission of Annual Audit:

☒

The project director certifies that a copy of the annual audit will be submitted to the Office of the State Auditor and the Governor’s Crime Commission, as required by General Statute 143C-6-23. NOTE: If you receive, expend, or obligate over \$500,000 in State and Federal pass-through grants funds received directly from a State agency, then you must file a “yellow book” audit, done by a CPA, with your funding agencies and with the Office of State Budget and Management.

D. Certification of Submission of Current Annual Operating Budget:

☒

The project director certifies that a copy of the implementing agency’s current annual operating budget will be submitted upon request.

E. Certification that Applicant is Eligible to Receive Federal Funds:

☒

The project director certifies that neither the grant applicant nor any of its officers, directors or consultants are presently debarred, proposed for debarment, suspended, declared ineligible or voluntarily excluded from receiving federal funds. [If the director cannot make this certification, an explanation must be attached. If this certification cannot be provided, the applicant will not necessarily be denied participation in this program. The certification or explanation will be considered in connection with the determination by the Governor's Crime Commission as to whether or not to approve the application. However, if neither the certification nor an explanation is provided, the application will be rejected.]

F. Certification Regarding Lobbying:(for agencies receiving \$100,000 or more)

- ☒
- The project director certifies that (1) no federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any agreement; (2) If any non-federal funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal grant, the project director shall complete and submit Standard Form LLL, "Disclosure of Lobbying Activities," in accordance with its instructions

G. Drug Free Workplace Compliance: (for state agencies only)

- ☐
- The project director certifies that (1) a drug-free workplace awareness program was held on and/or will be held annually on which all grant project employees are required to attend; (2) a copy of the agenda of that program, including an attendance sheet signed by all employees, will be provided to the Governor's Crime Commission; (3) a statement will be published notifying employees that any unlawful involvement with a controlled substance is prohibited in the grantees workplace and that specific actions will be taken against employees who violate this rule; (4) all employees will receive a copy of this notice; (5) all employees must agree to abide by the statement and to notify the applicant of any criminal drug statute conviction for a violation occurring in the workplace within 5 days of the conviction; (6) within 10 days of receiving such notice, the applicant will inform the Governor's Crime Commission of an employee's conviction; (7) any employee so convicted will be disciplined or required to complete a drug abuse treatment program; and (8) the applicant will make a good faith effort to maintain a drug-free workplace, in accordance with the requirements of Sections 5153 and 5154 of the Anti-Drug Abuse Act of 1988 and Sections 8103 and 8104 of Title 41 of the United States Code.

H. Certification of Compliance with General Statute 114-10.01: (for law enforcement agencies only)

- ☒
- The project director certifies that the implementing agency is presently in compliance and will remain in compliance with the traffic stop reporting provisions of General Statute 114-10.01 for the duration of the funded project. An agency may be in compliance with the reporting provisions of General Statute 114-10.01 where traffic stops are reported to the Division of Criminal Information, North Carolina Department of Justice, or where the agency does not meet any of the statutory criteria requiring the reporting of stops. A listing of law enforcement agencies currently required to report traffic stop information may be found at <http://www.ncdoj.gov/AgenciesRequiredList.aspx>.

I. IRS Form 990 and IRS Form 990-EZ:

- ☒
- The project director certifies that the most recently-filed IRS Form 990 ("Return of Organization Exempt From Income Tax") or IRS Form 990-EZ ("Short Form Return of Organization Exempt from Income Tax") for the implementing agency has been uploaded with this project application as one or more pdf (Portable Document Format) attachments.

The project director certifies that neither an IRS Form 990 nor an IRS Form 990-EZ has been uploaded with this project application for the following reason:

- ☐
- The implementing agency is not a nonprofit organization.
- ☐
- The implementing agency is a nonprofit organization that is exempt from the requirement to file an IRS Form 990 or an IRS Form 990-EZ.
- ☐
- The implementing agency is a nonprofit organization that is not exempt from the requirement to file an IRS Form 990 or an IRS Form 990-EZ and that has not to-date filed an IRS Form 990 or an IRS Form 990-EZ.
- ☒
- The financial officer certifies that no staff are funded more than 100% salaried effort across all funding sources including, but not limited to, funding provided by the Governor’s Crime Commission.



**STATE OF NORTH CAROLINA
OFFICE OF THE GOVERNOR**

ROY COOPER
GOVERNOR

October 22, 2021

Matthew J. Dunker
Huntersville Police Department
9630 Julian Clark Avenue
Huntersville, North Carolina 28078-0664

Dear Sgt. Dunker:

I am pleased to inform you that your agency has been selected to receive a federal fiscal year 2021 grant award from the North Carolina Governor's Crime Commission

Funding for your project, PROJ014914 - 2021 - Technical Equipment for Mobile Command Vehicle, has been authorized and you should receive your award electronically in the coming weeks.

Commission members carefully consider each application in an effort to select programs and projects that will best serve the people of our state. Your proposal is an example of how we can help communities across North Carolina address challenges. Thank you your dedication, hard work and commitment to safer communities for North Carolina families.

With kind regards, I am

Very truly yours,

A handwritten signature in black ink that reads "Roy Cooper".
Roy Cooper

RAC/swh

**Town of Huntersville
Town Board
October 17, 2022**

To: Town Board

From: Kevin Fox, Director of Public Works

Date: October 17, 2022

Subject: Resolution Awarding 2023 Resurfacing Project

EXPLAIN REQUEST:

On September 21, 2022, sealed bids were received and publically opened for the 2023 Resurfacing Project. This is part of the on-going efforts by the Town to maintain our public roadway system. Five sealed bids were received and read aloud.

The lowest responsible bidder for the project is Blyth Construction, Inc. with a bid of \$1,758,499.84.

Blythe Construction, Inc. has completed numerous paving projects for the Town of Huntersville and many surrounding municipalities, including NCDOT. This contractor has demonstrated sufficient ability and experience to perform the work specified and has demonstrated a history of successful performance and completion of similar projects in a timely manner.

The contract completion date for the resurfacing project is June 30, 2023.

ACTION RECOMMENDED:

Adopt Resolution and Award Resurfacing Contract to Blythe Construction, Inc.

FINANCIAL IMPLICATIONS:

As provided for in Powell Bill Budget

ATTACHMENTS:

1. Contract for Board
2. R-2022-34 Resolution Awarding Contract



CONTRACT PROPOSAL

PROJECT: 2023 RESURFACING Project No.5700-2023-001

LOCATION OF THE WORK: Milling and Resurfacing of approximately 6.4 miles of roadway, replacement of 22 wheelchair accessible curb ramps, and installation of 41 truncated domes on various streets within the Town of Huntersville, NC, as shown on Exhibit A & B to this Contract Proposal.

TYPE OF WORK: Asphalt Milling, Patching and Asphalt Paving, Curb Ramp Repair and Replacement

BIDS MUST BE RECEIVED BY: Wednesday September 21, 2022 by 2:00 p.m.

PHYSICAL ADDRESS FOR BID SUBMISSION: Huntersville Public Works
Huntersville Town Center
105 Gilead Road, Suite 300 (3rd Floor), Conference Room #302
Huntersville, NC 28078
Attn: Kevin Garton, P.E.

MAILING ADDRESS FOR BID SUBMISSION: Huntersville Public Works
PO BOX 664; Huntersville, NC 28078
Attn: Kevin Garton, P.E.

DATE OF AVAILABILITY & COMPLETION: October 10, 2022 to June 30, 2023

Notice: All bidders shall comply with all applicable laws regulating the practice of general contracting as contained in chapter 87 of the General Statutes of North Carolina which requires the bidder to be licensed by the NC Licensing Board for Contractors when bidding on any non-federal aid project where the bid is \$30,000 or more, except for certain specialty work as determined by the licensing board.

Blythe Construction Inc.
NAME OF BIDDER

7639
N.C. CONTRACTOR'S LICENSE NUMBER

PO Box 31635 Charlotte, NC 28231
ADDRESS OF BIDDER


SIGNATURE OF BIDDER

4 EXECUTION OF CONTRACT PROPOSAL

Incompliance with the foregoing request for proposals and subject to all Terms and Conditions thereof, the undersigned offers and agrees, if this proposal is accepted, to furnish the services for the prices quoted and completed in Exhibit C Itemized Proposal along with the completed cover page of the Contract Proposal, Performance Bond, and proof of Insurance requirements.

This Contract for Resurfacing, and all attachments, (collectively this "Contract") is by and between the Town of Huntersville, a municipal corporation of the State of North Carolina, (the "Town") and Blythe Construction Inc., (the "Contractor") with address PO Box 31635, Charlotte, NC 28231

Contractor's Federal Social Security ID No.: 56-6032862

Contractor's License No.:

7639

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals at Huntersville, North Carolina, this day of _____, 20__

Contractor

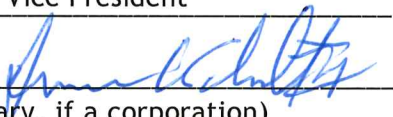
Name: Allen Hendricks

Name of Contractor (type or print)

By: 

(Signature)

Title: Vice President

Attest: 

(Secretary, if a corporation)
Lawrence G. Schmidt II.

Town of Huntersville

Town Manager

Attest:

Town Clerk

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

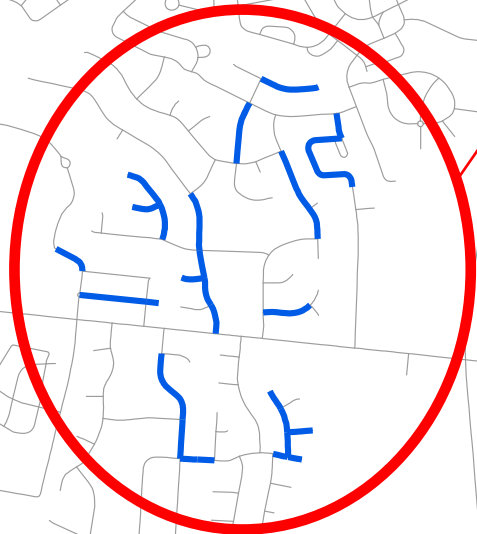
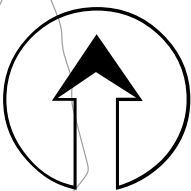
Finance Director



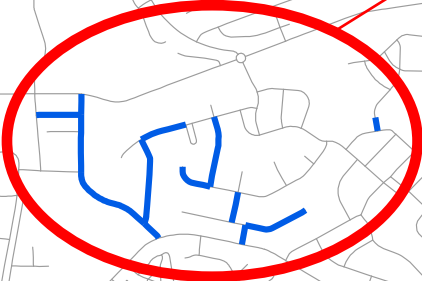
Engineering & Public Works

Post Office Box 664 • 105 Gilead Road, Suite 300 • Huntersville, NC 28070
phone 704.766.2220 • fax 704.992.5528 • www.huntersville.org

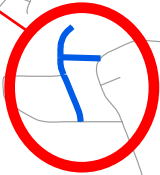
2023 Resurfacing- Overall Map



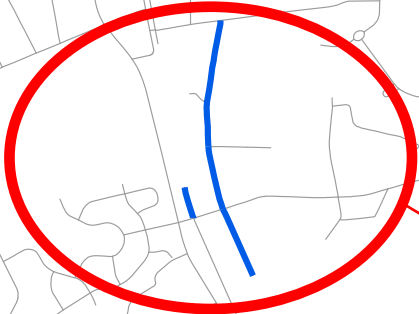
Map 1



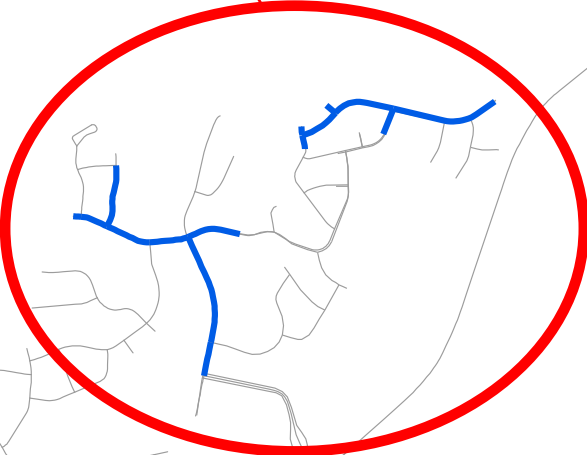
Map 2



Map 3

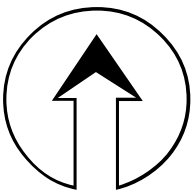


Map 4

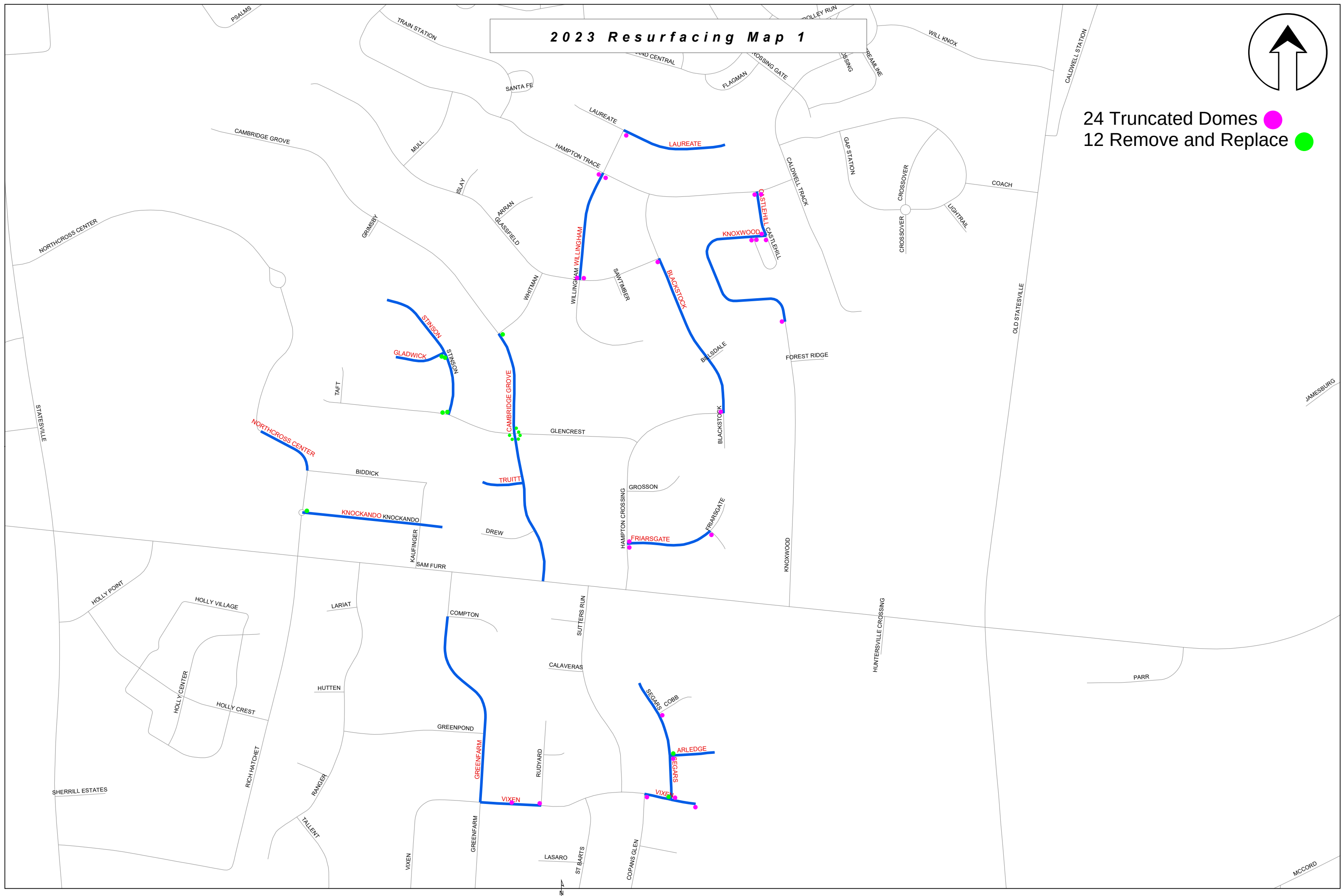


Map 5

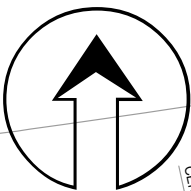
2023 Resurfacing Map 1



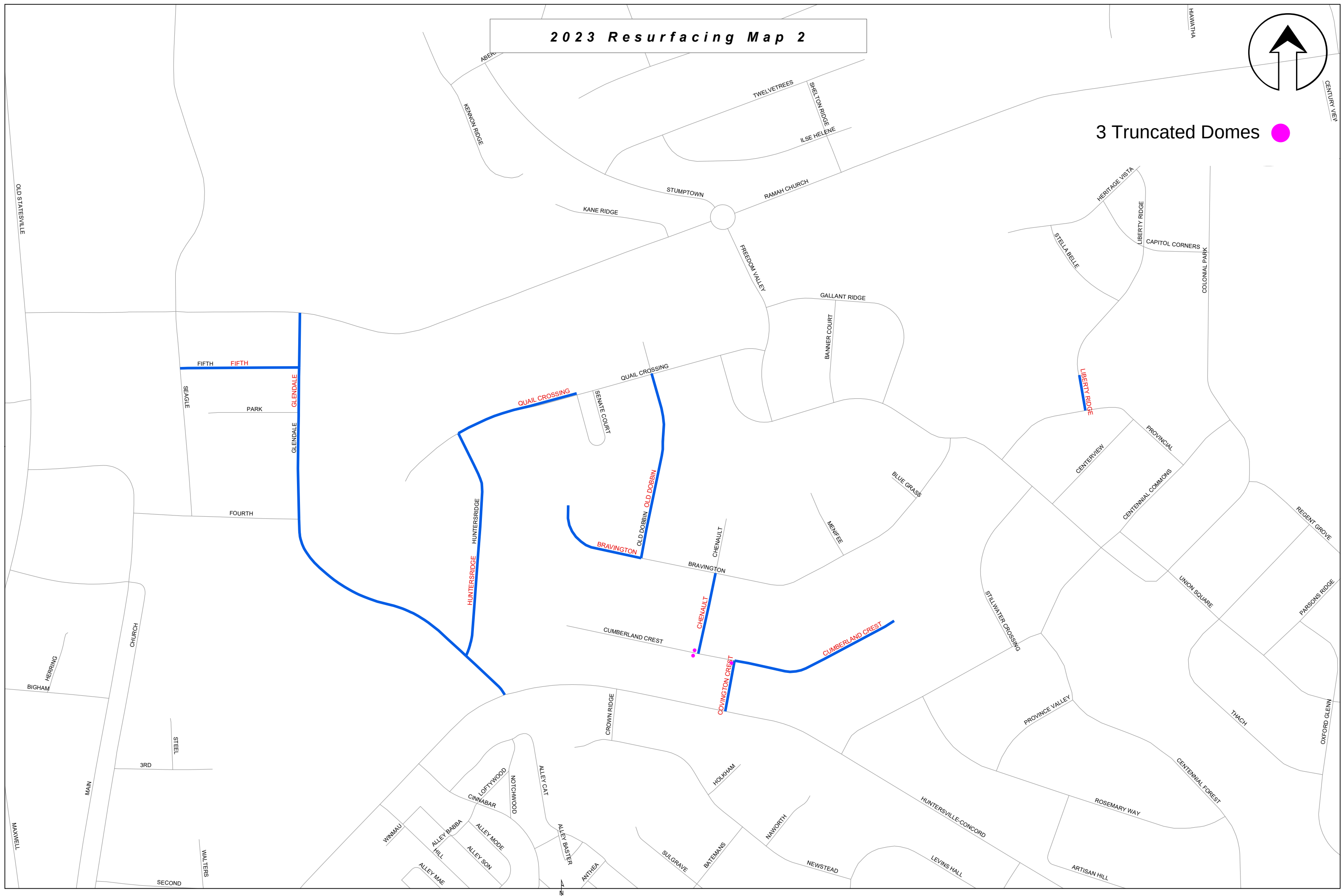
24 Truncated Domes ●
12 Remove and Replace ●



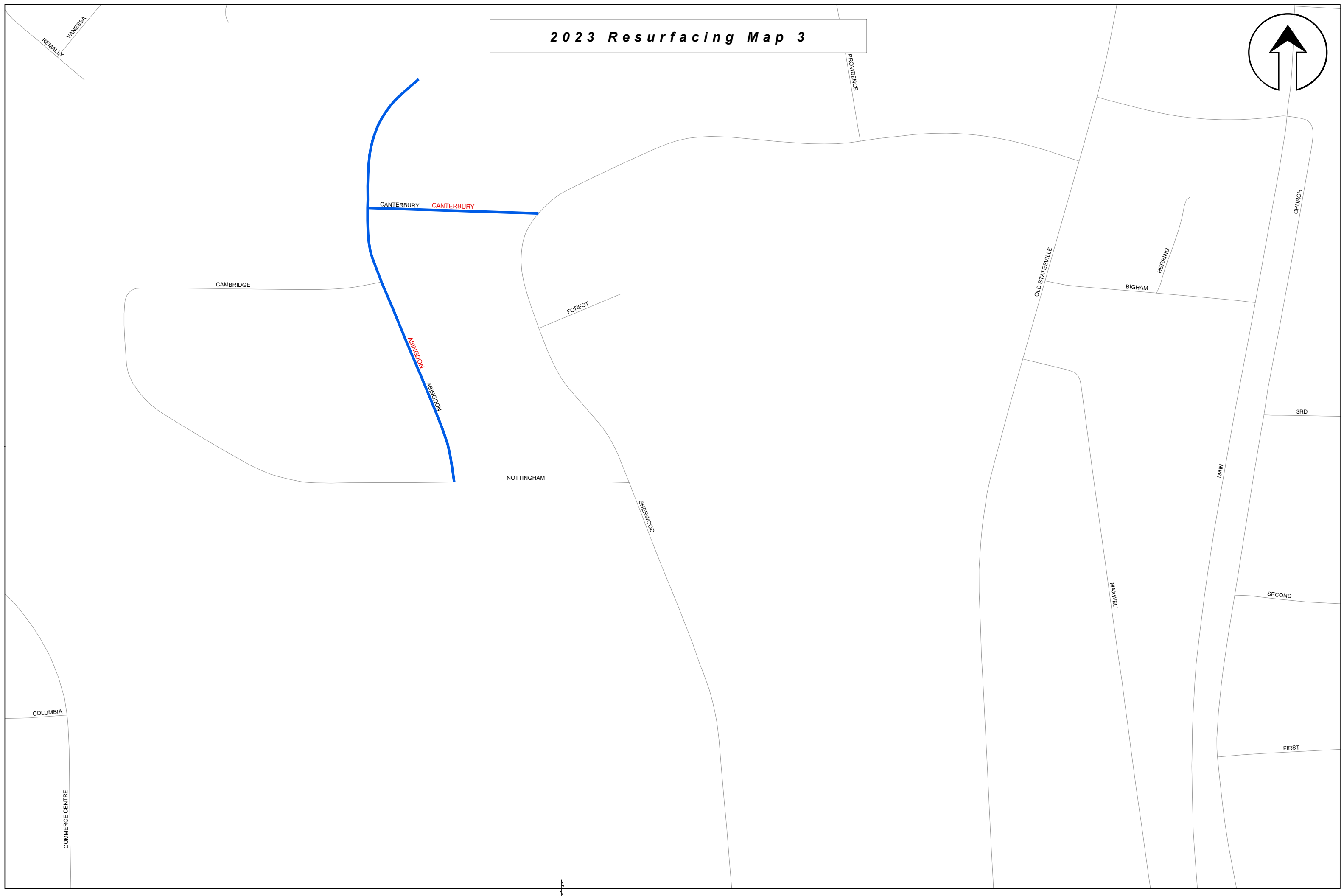
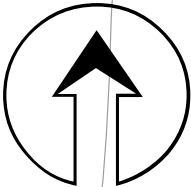
2023 Resurfacing Map 2



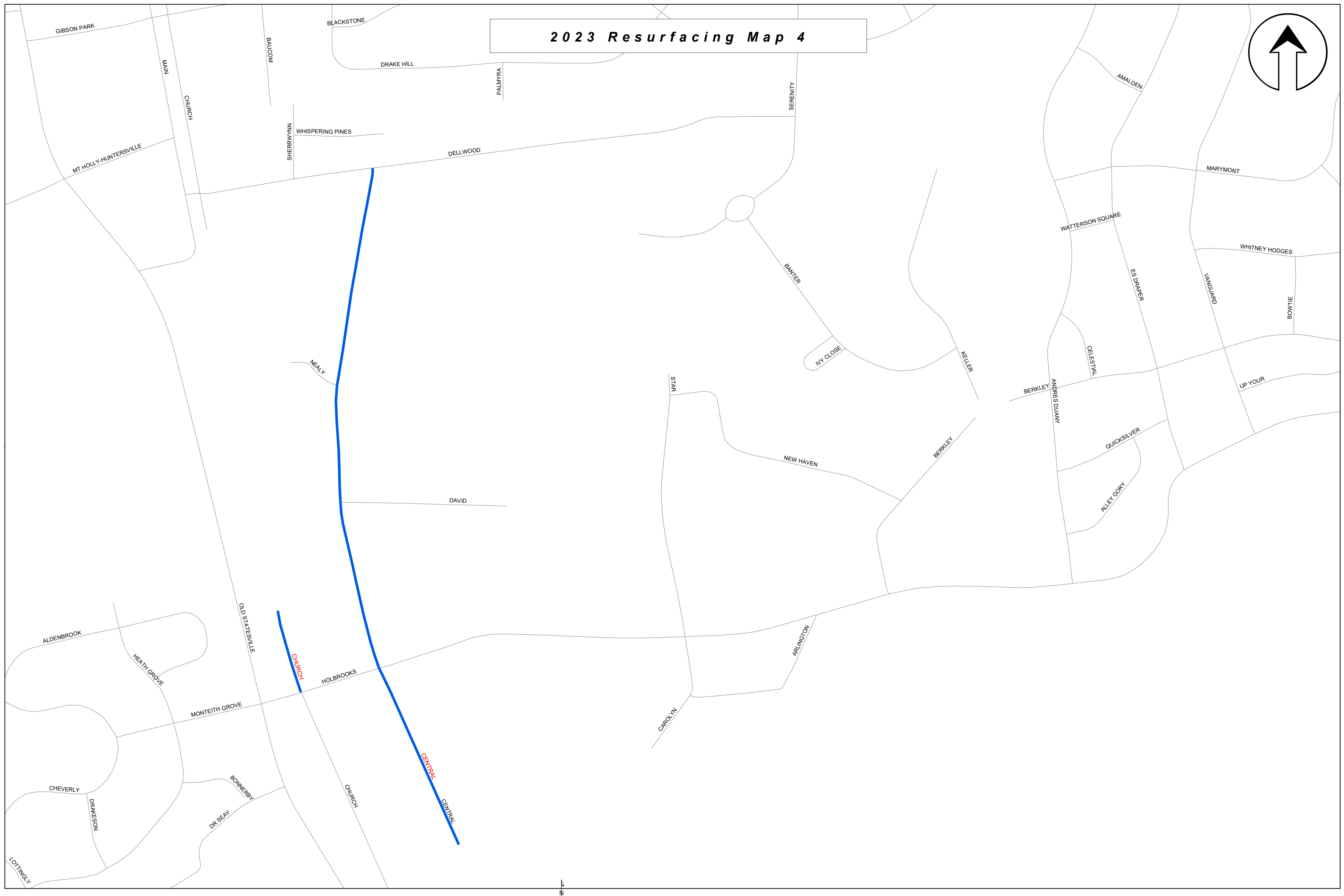
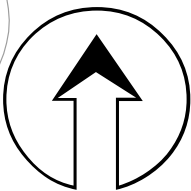
3 Truncated Domes ●



2023 Resurfacing Map 3



2023 Resurfacing Map 4



2023 Resurfacing Map 5

14 Truncated Domes
8 Remove and Replace

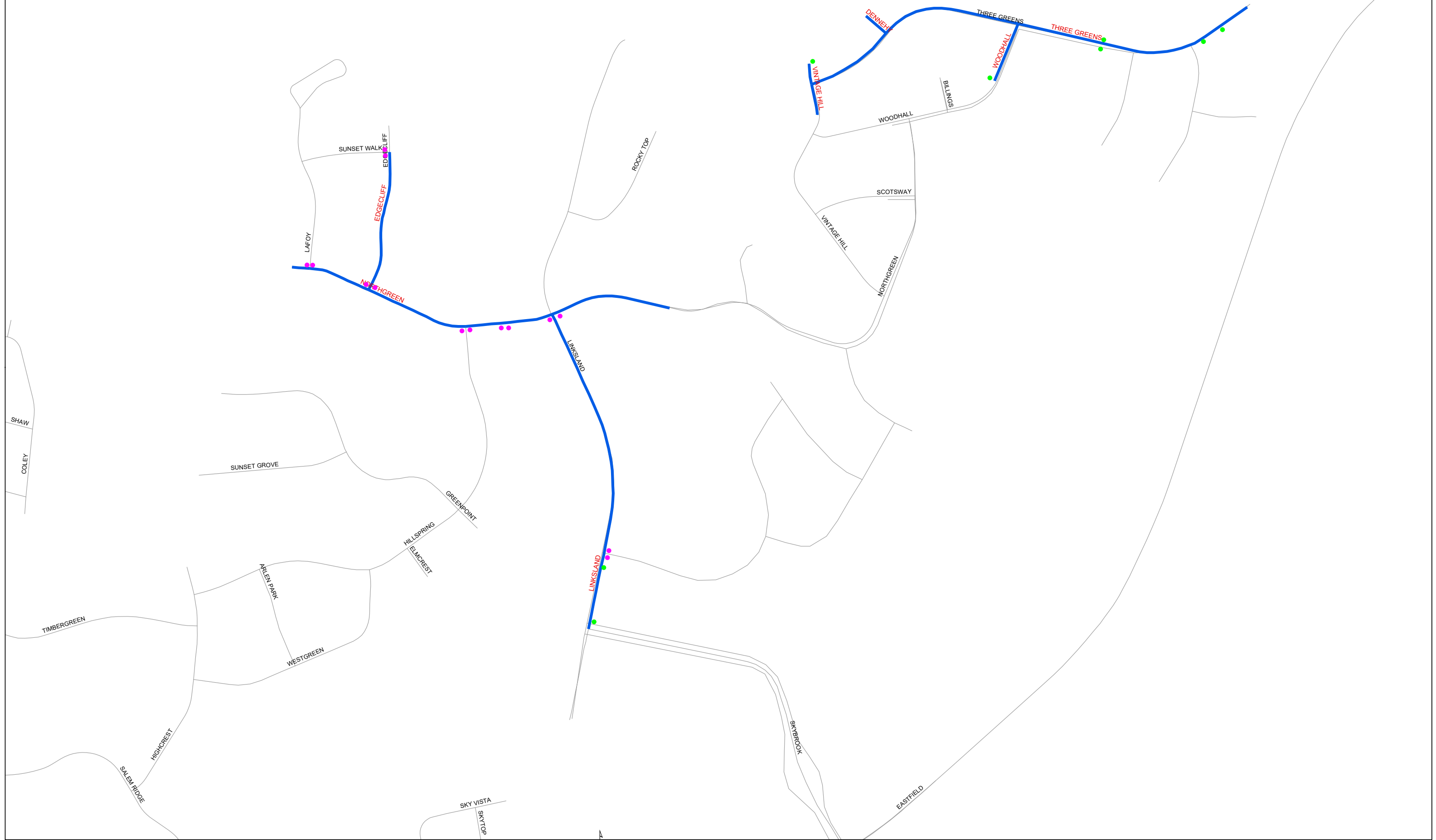
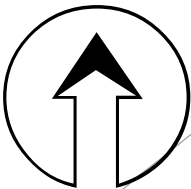


Exhibit C - Itemized Proposal

Base Bid					
Item No.		Description	Qty & Units	Unit Bid Price	Amount Bid
Line No.	Section No.			\$0.00	\$0.00
1	800	Mobilization	Lump Sum	66,000.00	66,000.00
2	SP	Incidental Stone Base	100 Tons	40.00	4,000.00
3	645	Asphalt Concrete Surface Course, Type S9.5C	10,120 Tons	59.00	597,080.00
4	620	Asphalt Binder for Plant Mix Grade PG 64-22	556 Tons	860.00	478,160.00
5	607	Mill Asphalt to 2" Depth	92,879 sq.yds	2.75	255,417.25
6	SP	Patching Existing Pavement	1,700 Tons	90.00	153,000.00
7	SP	Adjustment of Manholes	20 each	165.00	3,300.00
8	SP	Adjustment of Catch Basins	1 each	1,500.00	1,500.00
9	SP	Adjustment of Water Valves	10 each	85.00	850.00
10	848	Remove and replace wheelchair accessible curb ramp	22 each	3,500.00	77,000.00
11	848	Install Bolt On Truncated Dome on Existing Curb Ramp	41 each	850.00	34,850.00
12	1205	Thermoplastic 24" White Stop Bar	12 each	185.00	2,220.00
13	1205	Thermoplastic 4" White	710 LF	1.95	1,384.50
				Subtotal =	1,674,761.75
14	SP	5% Contingency	Lump Sum		83,738.09
		TOTAL BID AMOUNT FOR PROJECT =			1,758,499.84

Exhibit C - Itemized Proposal

Blythe Construction Inc.	09/12/2022
Company Name	Date

Allen Hendricks	Vice President
Print Name	Title
	
Signature	

Exhibit D - Bid Bond



BID BOND

Principal: Blythe Construction, Inc.
Name of Principal Contractor
Surety: Liberty Mutual Insurance Company
Name of Surety
Contract Number: 5700-2023-001 County: Mecklenburg
Date of Bid: September 21, 2022

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL CONTRACTOR (hereafter, PRINCIPAL) and SURETY above named, are held and firmly bound unto the Town of Huntersville in the full and just sum of five (5) percent of the total amount bid by the Principal for the project stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

NOW, THEREFORE, the condition of this obligation is: the Principal shall not withdraw its bid within sixty (60) days after the opening of the bids, or within such other time period as may be provided in the proposal, and if the Town of Huntersville shall award a contract to the Principal, the Principal shall, within ten (10) calendar days after written notice of award is received by him, provide bonds with good and sufficient surety, as required for the faithful performance of the contract and for the protection of all persons supplying labor, material, and equipment for the prosecution of the work. In the event the Principal requests permission to withdraw his bid due to mistake in accordance with the provisions of Article 103-3 of the *Standard Specifications for Roads and Structures*, the conditions and obligations of this Bid Bond shall remain in full force and effect until the Town of Huntersville makes a final determination to either allow the bid to be withdrawn or to proceed with award of the contract. In the event a determination is made to award the contract, the Principal shall have ten (10) calendar days to comply with the requirements set forth above. In the event the Principal withdraws its bid after bids are opened except as provided in Article 103-3, or after award of the contract has been made fails to execute such additional documents as may be required and to provide the required bonds within the time period specified above, then the amount of the bid bond shall be immediately paid to the Town of Huntersville as liquidated damages.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed.

This the 9th day of September, 20 22

Liberty Mutual Insurance Company

Surety

By

Elizabeth K. Sterling
General Agent or Attorney-in-Fact Signature

Seal of Surety

Elizabeth K. Sterling, Attorney-in-Fact

Print or type Signer's Name

BID BOND
CORPORATION

SIGNATURE OF CONTRACTOR (Principal)

Blythe Construction, Inc.

Full name of Corporation

P.O. Box 31635 Charlotte, NC 28206

Address as prequalified

By



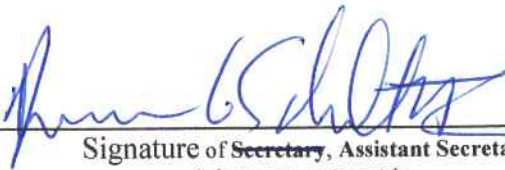
Signature of **President, Vice President, Assistant Vice President**
Select appropriate title

Allen Hendricks, Vice President

Print or type Signer's name

Affix Corporate Seal

Attest



Signature of **Secretary, Assistant Secretary**
Select appropriate title

Lawrence G. Schmidt, II, Asst. Sec.

Print or type Signer's name





This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No. 8207208-016072

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Benjamin A. Stahl, Elizabeth K. Sterling, Megan K. Douaire

all of the city of Atlanta state of GA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 31st day of January, 2022.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 31st day of January, 2022, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12: Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 9 day of Sept., 2022.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary



LIBERTY MUTUAL INSURANCE COMPANY
FINANCIAL STATEMENT — DECEMBER 31, 2021

Assets		Liabilities	
Cash and Bank Deposits.....	\$2,234,770,744	Unearned Premiums.....	\$9,106,965,847
*Bonds — U.S. Government.....	4,250,615,811	Reserve for Claims and Claims Expense.....	25,279,158,493
*Other Bonds.....	16,983,165,862	Funds Held Under Reinsurance Treaties.....	315,537,902
*Stocks.....	20,075,458,019	Reserve for Dividends to Policyholders.....	1,726,291
Real Estate.....	182,250,567	Additional Statutory Reserve.....	139,634,000
Agents' Balances or Uncollected Premiums.....	7,607,687,836	Reserve for Commissions, Taxes and	
Accrued Interest and Rents.....	120,173,987	Other Liabilities.....	8,638,106,801
Other Admitted Assets.....	14,076,622,575	Total.....	\$43,481,129,334
		Special Surplus Funds.....	\$178,192,363
		Capital Stock.....	10,000,075
		Paid in Surplus.....	11,804,736,755
		Unassigned Surplus.....	10,056,686,874
		Surplus to Policyholders.....	22,049,616,067
Total Admitted Assets.....	\$65,530,745,401	Total Liabilities and Surplus.....	\$65,530,745,401



* Bonds are stated at amortized or investment value; Stocks at Association Market Values.
The foregoing financial information is taken from Liberty Mutual Insurance Company's financial statement filed with the state of Massachusetts Department of Insurance.

I, TIM MIKOLAJEWSKI, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the foregoing is a true and correct statement of the Assets and Liabilities of said Corporation, as of December 31, 2021, to the best of my knowledge and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation at Seattle, Washington, this 8th day of March, 2022.

T. Mikolajewski

Assistant Secretary

Exhibit C - Itemized Proposal													
Base Bid				Blythe Brothers Asphalt		Blythe Construction		NJR Group		Red Clay		Reeves Construction	
Item No.	Section No.	Description	Qty& Units	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid
1	800	Mobilization	Lump Sum	\$ 158,350.00	\$ 158,350.00	\$ 66,000.00	\$ 66,000.00	\$ 125,000.00	\$ 125,000.00	\$ 70,000.00	\$ 70,000.00	\$ 98,000.00	\$ 98,000.00
2	SP	Incidental Stone Base	100 Tons	\$ 43.00	\$ 4,300.00	\$ 40.00	\$ 4,000.00	\$ 60.00	\$ 6,000.00	\$ 60.00	\$ 6,000.00	\$ 75.00	\$ 7,500.00
3	645	Asphalt Concrete Surface Course, Type S9.5C	10,120 Tons	\$ 70.00	\$ 708,400.00	\$ 59.00	\$ 597,080.00	\$ 82.00	\$ 829,840.00	\$ 88.75	\$ 898,150.00	\$ 72.00	\$ 728,640.00
4	620	Asphalt Binder for Plant Mix Grade PG 64-22	556 Tons	\$ 975.00	\$ 542,100.00	\$ 860.00	\$ 478,160.00	\$ 925.00	\$ 514,300.00	\$ 884.25	\$ 491,643.00	\$ 870.00	\$ 483,720.00
5	607	Mill Asphalt to 2" Depth	92,879 sq.yds	\$ 2.60	\$ 241,485.40	\$ 2.75	\$ 255,417.25	\$ 3.70	\$ 343,652.30	\$ 4.10	\$ 380,803.90	\$ 2.65	\$ 246,129.35
6	SP	Patching Existing Pavement	1,700 Tons	\$ 160.00	\$ 272,000.00	\$ 90.00	\$ 153,000.00	\$ 125.00	\$ 212,500.00	\$ 115.00	\$ 195,500.00	\$ 162.00	\$ 275,400.00
7	SP	Adjustment of Manholes	20 each	\$ 125.00	\$ 2,500.00	\$ 165.00	\$ 3,300.00	\$ 1,500.00	\$ 30,000.00	\$ 475.00	\$ 9,500.00	\$ 175.00	\$ 3,500.00
8	SP	Adjustment of Catch Basins	1 each	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00
9	SP	Adjustment of Water Valves	10 each	\$ 75.00	\$ 750.00	\$ 85.00	\$ 850.00	\$ 1,500.00	\$ 15,000.00	\$ 375.00	\$ 3,750.00	\$ 70.00	\$ 700.00
10	848	Remove and replace wheelchair accessible curb ramp	22 each	\$ 3,250.00	\$ 71,500.00	\$ 3,500.00	\$ 77,000.00	\$ 4,500.00	\$ 99,000.00	\$ 3,500.00	\$ 77,000.00	\$ 3,600.00	\$ 79,200.00
11	848	Install Bolt On Truncated Dome on Existing Curb Ramp	41 each	\$ 380.00	\$ 15,580.00	\$ 850.00	\$ 34,850.00	\$ 2,500.00	\$ 102,500.00	\$ 1,200.00	\$ 49,200.00	\$ 890.00	\$ 36,490.00
12	1205	Thermoplastic 24" White Stop Bar	12 each	\$ 200.00	\$ 2,400.00	\$ 185.00	\$ 2,220.00	\$ 800.00	\$ 9,600.00	\$ 225.00	\$ 2,700.00	\$ 195.00	\$ 2,340.00
13	1205	Thermoplastic 4" White	710 LF	\$ 2.10	\$ 1,491.00	\$ 1.95	\$ 1,384.50	\$ 8.00	\$ 5,680.00	\$ 2.20	\$ 1,562.00	\$ 2.00	\$ 1,420.00
				Subtotal =	\$ 2,023,356.40	Subtotal =	\$ 1,674,761.75	Subtotal =	\$ 2,295,572.30	Subtotal =	\$ 2,187,308.90	Subtotal =	\$ 1,965,539.35
14	SP	5% Contingency	Lump Sum		\$ 101,167.82		\$ 83,738.09		\$ 114,778.62		\$ 109,365.45		\$ 98,276.97
		TOTAL BID AMOUNT FOR PROJECT =		\$	2,124,524.22	\$	1,758,499.84	\$	2,410,350.92	\$	2,296,674.35	\$	2,063,816.32



RESOLUTION OF THE TOWN OF HUNTERSVILLE TO AWARD THE BID FOR 2023 ROAD RESURFACING PROJECT AND ACCEPT AND APPROVE THE BID PROPOSAL AS THE CONTRACT

WHEREAS, the Town of Huntersville received formal, written, sealed bids for the resurfacing of +/- 6.4 miles of Town roads, including the repair of 22 wheelchair accessible ramps and the installation of 41 truncated domes (the "Project"); and

WHEREAS, N.C.G.S. 143-129(a) requires the procedures of letting public contracts through formal bid process for projects in an amount equal to or more than five hundred thousand dollars (\$500,000); and

WHEREAS, formal bid procedures were conducted in accordance with N.C.G.S. 143-129, the lowest responsible bidder being Blythe Construction.; and

WHEREAS, the Town now desires to enter into a construction services agreement with Blythe Construction, (the "Agreement"), the Agreement being attached hereto as Exhibit A; and;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners awards the Project to the Low Bidder, in accordance with the Bid Proposal submitted:

- Base Bid of:

1. Subtotal \$ 1,674,761.75

2. 5% Contingency \$ 83,738.09

Total Bid: **\$ 1,758,499.84**

Total Bid Amount : **\$ 1,758,499.84**

*It is understood and agreed that these figures are estimates and that actual amount paid to the Contractor for these items will depend upon actual quantities of roads that are resurfaced

2. The Bid Proposal, attached hereto as Exhibit 1, is hereby accepted and approved. As used herein, the Bid Proposal is deemed to include all Exhibits attached thereto, and all Contract Documents identified and incorporated therein by reference.
3. The Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution. Provided a budget amendment is not necessary, the Town Manager shall have the authority to approve change orders to the Project for time and price, however the total of all change orders approved by the Town Manager may not exceed five percent (5%) of the Total Bid Amount stated in paragraph 1, above.
4. This Resolution shall be effective as of the date its adoption.

Adopted this 17th day of October, 2022.

ATTEST:

Janet Pierson, Town Clerk

Melinda Bales, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

**Town of Huntersville
Town Board
October 17, 2022**

To: Town Board

From: Kayleigh Mielenz, Planner I

Date: October 17, 2022

Subject: Public hearing on designating "Cowan's Ford-Davidson College Monument" as a historic landmark

EXPLAIN REQUEST:

Request to continue public hearing on the question of designating, as a historic landmark, a structure known as the "Cowan's Ford-Davidson College Monument," including the monument in its entirety and a 15' radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, all as associated with the property listed under Tax Parcel 00902102, located at 14910 NC Highway 73 and owned by MDHB Properties LLC.

ACTION RECOMMENDED:

Continue public hearing until November 7, 2022.

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 \$1.16 Town of Huntersville taxes, and \$2.90 for Mecklenburg County taxes.

ATTACHMENTS:

1. Cowan's Ford Marker Staff Report
2. Cowan's Ford Cover
3. E.L. Baxter Davidson Landmark Designation Report
4. Cowan's Ford Marker Exhibit
5. E. L. Baxter Davidson Monuments State Historic Preservation Letter
6. State Historic Preservation Memo
7. HLC Vote
8. 2022 Estimate of Historic Taxes
9. NCDOT Preliminary Plans R-5721A
10. Cowan's Ford Ordinance

Historic Landmark Designation: Cowan's Ford Marker

PART 1: BACKGROUND

There are several Edward Lee Baxter Davidson Historic Markers and Monuments (collectively, the "Markers") being proposed for historic designation, three of which are in Huntersville. The Markers are the direct result of a concerted effort in the 1920s by E.L. Baxter Davidson to memorialize his family's burial ground, to honor his family's Scottish-Irish heritage, and to celebrate American Revolutionary War happenings that occurred in north Mecklenburg County in 1780-1781. The Cowan's Ford marker is among those being proposed for historic landmark designation. The Cowan's Ford – Davidson College Monument is located to the immediate northeast of the intersection of Brown Mill and Beatties Ford Roads, associated with address 14910 NC-73.

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 "E.L. Baxter Davidson Historic Markers and Monuments Designation Report" prepared by the Charlotte-Mecklenburg Historic Landmarks Commission (HLC):

"The Markers represent locations, institutions, events, and individuals of significance in the early history of Mecklenburg County. A Revolutionary War event of special meaning for Baxter Davidson and his family was the Battle of Cowan's Ford, an engagement at the Catawba River between patriot troops and the British and Tories on February 1, 1781. The American commander was General William Lee Davidson (1746-1781), a cousin of Baxter Davidson's great grandfather. General Davidson was killed at the Battle of Cowan's Ford, and his corpse was interred at Hopewell Presbyterian Church.

The monument's purpose is to instruct people traveling northward by automobile on Beatties Ford Road to turn left if they wish to proceed to the site of the Battle of Cowan's Ford (a February 1, 1781, Revolutionary War battle) or to turn right if they wish to visit Davidson College. The Cowan's Ford – Davidson College marker features a large metal plaque that depicts two stylized hands, one indicating the direction of the site of the Battle of Cowan's Ford and the other pointing toward Davidson College. The plaque reads "COWAN'S FORD, CATAWBA RIVER / WHERE / THE REVOLUTIONARY HERO, / GEN'L. WILLIAM LEE DAVIDSON / WAS KILLED IN ACTION FEB. 1, 1781 / BORN AT / LANCASTER, PA. / 1746 / DAVIDSON COLLEGE / FOUNDED 1837 / ERECTED BY / EDWARD LEE BAXTER DAVIDSON."

Planning staff has reviewed the designation report and concurs with the assessment of the significance of the Cowan's Ford marker 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 historic landmarks, the E.L. Baxter Davidson Markers and Monuments.

Charlotte-Mecklenburg HLC recommends designating, as an historic landmark, a structure known as the "Cowan's Ford-Davidson College Monument", associated with the property listed under Tax Parcel Number

00902102, and including the monument in its entirety and a fifteen (15) foot radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument.

PART 4: HUNTERSVILLE STAFF RECOMMENDATION

Town Staff met with the NC Department of Transportation (NCDOT) in October 2022 to discuss the Cowan's Ford and General Davidson markers. The monument is currently located in NCDOT right-of-way at the corner of Beatties Ford and Brown Mill Rd in Huntersville. NCDOT has planned roadway improvements in that area that will directly impact the marker (Project R-5721 A). Right-of-way acquisition for the improvements is scheduled to begin in February 2023 with construction starting around 2026.

Once a structure and/or property is designated historical, Chapter 160D-949 specifies a Certificate of Appropriateness must be obtained for the relocation, demolition, or destruction of a designated landmark or a building, structure, or site within a historic district. An application to the Charlotte-Mecklenburg HLC for a Certificate of Appropriateness for the relocation of the marker could not be denied but the effective date of the certificate can be delayed up to 365 days. Staff discussed with NCDOT the concern that if the marker is designated historical now, the relocation of the marker to allow for the planned road improvements could delay the road project.

In 2019 NCDOT discussed with the State Historic Preservation office the relocation of the marker within their right-of-way but out of the construction zone of the planned improvements. NCDOT recommended to Town Staff that after the marker has been relocated by them, the petition for historical designation of the Cowan's Ford marker be brought back before the Town Board for consideration. Town Staff concurs with the NCDOT recommendation and does not recommend historic landmark designation for the Cowan's Ford marker at this time.

PART 5: ACTION RECOMMENDED

Due to inadequate public notice of the public hearing for the marker, Staff is requesting a continuation of the public hearing to the November 7, 2022 Town Board meeting.

PART 6: 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 \$1.16 Town of Huntersville taxes, and \$2.90 for Mecklenburg County taxes (attachment 7).

PART 7: ATTACHMENTS

1. Cowan's Ford Cover Sheet
2. E.L. Baxter Davidson Landmark Designation Report
3. Cowan's Ford Exhibit
4. NC State Historic Preservation Office Letter
5. NC State Historic Preservation Office Memo
6. Charlotte-Mecklenburg HLC Vote
7. Mecklenburg County Assessor's Office
8. Preliminary Road Plans for NCDOT Project R-5721 A
9. Ordinance

Cowan's Ford-Davidson College Monument **14910 NC 73 Highway, Huntersville, NC**



The Cowan's Ford-Davidson College Monument, located at the intersection of Brown Mill and Beatties Ford Roads, commemorates and instructs motorists as to the directions of Davidson College and the site of the 1781 Revolutionary War Battle of Cowan's Ford. Commissioned by local real estate investor E. L. Baxter Davidson during the 1920s, the monument is one of a series of such stone structures located throughout north Mecklenburg County erected at Davidson's behest to represent and raise public awareness of locations, institutions, events, and individuals of regional historic significance. In aggregate, the Davidson monuments and markers constitute a uniquely sophisticated and cohesive collection of vernacular public art in terms of material, design, and execution, using ordinary native materials and deceptively simplistic traditional structural designs to honor Mecklenburg County's history of extraordinary efforts and achievements by ordinary people in an understood but respectful manner that complements the local landscape and the region's customs.





**Designation Report on the
E. L. Baxter Davidson Historic Markers and Monuments**



*Cowan's Ford – Davidson College Monument
Huntersville*



*General Davidson Memorial
Huntersville*



*Rural Hill Direction Marker
Huntersville*



*Battle of McIntyre's Farm Monument
Charlotte*



*Williams Memorial Presbyterian Church Marker
Charlotte*



*Williams Memorial Presbyterian Church Wall
Charlotte*

1. Name Of The Properties. The E. L. Baxter Davidson Historic Markers and Monuments (collectively, the “Markers”) are located at various sites in north Mecklenburg County, within the spheres of influence of Charlotte or Huntersville. The exhibit(s) accompanying this report provide specific information about the structure(s) recommended for historic landmark designation and are incorporated herein by reference.
2. Designation Report Contents. This report contains a brief historical sketch and general physical description (both prepared by Dr. Dan L. Morrill) applicable to all of the Markers, representative photographs of the Markers, and documentation as to why and how the Markers meet the criteria for designation set forth in N.C.G.S. § 160D-945. More detailed information about the individual structure(s) recommended for historic landmark designation is available in the exhibit(s), including information as to current tax parcel reference and ad valorem tax appraisal, the location and ownership of the associated property, a map of the location, the recommended scope of the designation, additional photographs, and a brief architectural description of the structure(s).
3. Statements of Significance and Integrity.
 - a. *Statement of Significance in Terms of its History, Architecture, and/or Cultural Importance:* The Charlotte-Mecklenburg Historic Landmarks Commission judges that the E. L. Baxter Davidson Historic Markers and Monuments possess special significance in terms of their history, architecture, and cultural importance to Charlotte, Huntersville, and all of Mecklenburg County. The Commission bases its judgment on the following considerations:
 - i. Erected during the 1920s, the Markers represent locations, institutions, events, and individuals of importance in the early history of Mecklenburg County, including the Revolutionary War Battles of McIntyre’s Farm and Cowan’s Ford (October 3, 1780, and February 1, 1781, respectively), the battlefield death of General William Lee Davidson (February 1, 1781), the homestead of Major John Davidson (Rural Hill, built in 1788), and Williams Memorial Presbyterian Church (founded in 1885).
 - ii. In aggregate, the Markers located throughout Mecklenburg County constitute a uniquely sophisticated and cohesive collection of vernacular public art in terms of material, design, and execution. The use of ordinary native materials and deceptively simplistic traditional structural designs commemorates Mecklenburg County’s history of extraordinary efforts and achievements by ordinary people in an understated but respectful manner that complements, rather than dominates, the local landscape and the region’s customs.
 - iii. The Markers bear lasting witness to the commitment and impact of a single person, E. L. Baxter Davidson, to the importance of making the general public more aware and appreciative of historically important locations, institutions, events, and individuals in the early history of Mecklenburg

County.

b. *Statement of Integrity of Location, Design, Setting, Materials, Workmanship, Feeling, and Association.* The Charlotte-Mecklenburg Historic Landmarks Commission judges that the “Physical Description” included in this report and the attached exhibit(s) demonstrates that the E. L. Baxter Davidson Historic Markers and Monuments meet this criterion as follows:

- i. Location: Except in limited instances – when necessitated to preserve a structure (such as the relocation of the General Davidson Memorial due to construction of the Cowan’s Ford dam, and the repair and relocation of the Rural Hill Directional Marker to a safer distance from a busy thoroughfare) – the Markers remain in their original, highly visible public locations, continuing their decades-old service of memorializing the past for the citizens of Mecklenburg County.
- ii. Design: The original structural designs of the Markers, embodying within their vernacular styles the traditional folkways of North Carolina’s Piedmont region, remain intact and unchanged since their original installation in the early decades of the twentieth century.
- iii. Setting: Each Marker stands in or near its original setting. While in some instances their surroundings may have been changed or modernized over the decades (such as, for example, the Markers lining the ever-busy Beatties Ford Road corridor), each Marker remains situated in a highly visible setting, bearing testament to simpler times when those settings were more rural in nature, while continuing to commemorate local historic achievements.
- iv. Materials: The materials – stone and mortar – are indigenous to the local region and appropriate to the purpose of longstanding remembrance of past times and people. In large part, the constituent elements of the Markers are the original materials used when the structures were first installed.
- v. Workmanship: Both the durability and absence of significant deterioration of the Markers, as well as the aesthetic symmetry and traditional artisanship reflected in their design and execution, indicate the unique skill and quality of the builders’ workmanship.
- vi. Feeling: The locations and settings of the Markers, positioned at or near the actual locales of the events, institutions, or individual lives commemorated, convey a sense of the Markers’ historical and cultural significance. That feeling is furthered by the design, execution, and materials comprising the Markers, reflecting Mecklenburg County’s indigenous natural elements, traditions, and artistic skills. The longevity of their presence further invests the Markers with a familiarity that has made them recognizable landmarks skillfully crafted in a manner characteristic of the region.

- vii. Association: As intentionally commemorative structures, the Markers are intimately associated with the persons, institutions, and events they represent, as well as the individual (E. L. Baxter Davidson) whose personal mission to preserve the County's past within the memories of future generations prompted the installation of the Markers in the first place.
4. Recommendation for Designation. The Commission recommends the Marker(s) identified in this report and attached exhibit(s) for historic landmark designation. To maintain the integrity and built environment of each Marker, the Commission further recommends the inclusion within the landmark designation of a portion of the property immediately surrounding each Marker, consisting in each case of a radius measured from the central point of the applicable Marker, as further detailed in the attached exhibit(s).
5. Ad Valorem Tax Appraisal. The Commission is aware that designation would allow the owner of the property upon which each Marker sits to apply for an automatic deferral of up to 35% of the Ad Valorem taxes on all or any portion of the property that becomes a designated "historic landmark." The total appraised value of the entire parcel of land containing the Marker(s) is stated in the attached exhibit(s).

Date of the Preparation of this Report: April 16, 2018

Prepared by: Dr. Dan L. Morrill; updated by Tommy Warlick (December 2021)

Brief History of the E. L. Baxter Davidson Historic Markers and Monuments



Edward Lee Baxter Davidson (1858-1944)

The E. L. Baxter Davidson Historic Markers and Monuments (collectively, the “Markers”) are the direct result of a concerted effort in the 1920s by a Mecklenburg County resident to memorialize his family’s burial ground, to honor his family’s Scots-Irish heritage, and to celebrate American Revolutionary War happenings that occurred in north Mecklenburg County in 1780-1781. Edward Lee (E. L.) Baxter Davidson (1858-1944) spent his boyhood and young adulthood in an area full of reminders of the American Revolutionary War. He was born at Rural Hill, the 1,300-acre north Mecklenburg County estate established in the late 1700s by Major John Davidson (1735-1832), his great grandfather. Rural Hill, or the Major John Davidson Homestead, was located on Neck Road near the Catawba River.¹ His family worshipped at nearby Hopewell Presbyterian Church, which owed its early success largely to Alexander Craighead (1707-1766), a fiery Presbyterian preacher known for his intense anti-British proclivities.² Among the stories the young Davidson heard was how a band of patriot militia had fired on British troops on October 3, 1780, at the so-called “Battle of the Bees” at McIntyre’s Farm on Beatties Ford Road, a few miles south of Rural Hill.³ A Revolutionary War event of special meaning for Baxter Davidson and his family was the

¹ Chalmers Gaston Davidson, *The Plantation World Around Davidson* (Davidson NC: Mecklenburg Historical Association, 1973), 59-60; *Charlotte Observer*, May 8, 1928; Charlotte-Mecklenburg Historic Landmarks Commission, “Survey and Research Report for Rural Hill,” October 5, 1987, <http://landmarkscommission.org/wp-content/uploads/2018/06/Rural-Hill-Plantation-SR.pdf> (accessed December 13, 2021).

² Charlotte-Mecklenburg Historic Landmarks Commission, “Survey and Research Report for Hopewell Presbyterian Church,” January 5, 1977, <http://landmarkscommission.org/wp-content/uploads/2018/05/Hopewell-Presbyterian-Church-SR.pdf> (accessed December 13, 2021).

³ Charlotte-Mecklenburg Historic Landmarks Commission, “Survey and Research Report for McIntyre Site,” <http://landmarkscommission.org/wp-content/uploads/2018/06/McIntyre-Farm-Site-SR.pdf> (accessed December 13, 2021). For an account of the battle, see David A. Norris, “McIntyre’s Farm, Battle of,” in *Encyclopedia of North*

Battle of Cowan's Ford, an engagement at the Catawba River between patriot troops and the British and Tories on February 1, 1781. The American commander was General William Lee Davidson (1746-1781), a cousin of Baxter Davidson's great grandfather. General Davidson was killed at the Battle of Cowan's Ford, and his corpse was interred at Hopewell Presbyterian Church.⁴ Davidson was told that his great grandfather was a signer of the alleged Mecklenburg Declaration of Independence (May 20, 1775), a document which purportedly was the first outright rejection of Royal authority in Colonial America.⁵ Not surprisingly, Baxter Davidson was a staunch and persistent defender of the authenticity of the so-called "Meck Deck."

Baxter Davidson believed that educating the local citizenry about Mecklenburg County's role in the American Revolutionary War was serious business. "The work we are accomplishing in preserving the history of our country cannot be underestimated," declared Davidson in a speech to the Sons of the American Revolution ("S.A.R."). "The erection of monuments and markers," he continued, "not only does honor to those patriots who established the republic . . . it also impresses the youth of the land and inspires them to emulate the achievements of their illustrious ancestors."⁶ Davidson understood that markers and monuments can be evocative elements in the manmade or built environment. Scholars agree. "In general, we cannot remember something if we were not aware of it in the first place," writes Rupert Sheldrake in his monograph, *The Presence of the Past*.⁷ The purpose of the rock walls, monuments, and markers that Baxter Davidson paid for and caused to be erected in north Mecklenburg County in the 1920s was to keep the past alive. "Monuments are history made visible," says historian Judith Dupre. "The best of them are redemptive, allowing us to understand the past that is meaningful to the present."⁸ A reporter wrote the following about Baxter Davidson in 1941: "He has had more to do with the marking of historic spots in the county than any other individual and wherever he thought one should be, he had it erected and quietly paid for it himself."⁹

A graduate of Davidson College in 1880 and its largest individual benefactor, Baxter Davidson amassed considerable wealth from the acquisition, management, and selling of real estate and eventually became a wealthy man.¹⁰ His father, Alexander Brevard Davidson (1808-1896), moved his family from Rural Hill to Charlotte in 1871, where he established a residence on South Tryon

Carolina, ed. William S. Powell (Chapel Hill: University of North Carolina Press, 2006), 723.

⁴ See Robert Henry, David Vance, and David Schenck, *Narrative of the Battle of Cowan's Ford* (Greensboro NC: Reece & Elam, 1891); Jerry L. Cross, "Cowan's Ford, Battle of," in *Encyclopedia of North Carolina*, 308.

⁵ See William Henry Hoyt, *The Mecklenburg Declaration of Independence* (Boston: Da Capo Press, 2006).

⁶ Manuscript in the Davidson College Archives.

⁷ Rupert Sheldrake, *The Presence of the Past, Morphic Resonance and The Habits of Nature* (New York: Vintage Books, 1989), 197.

⁸ Judith Dupre, *Monuments, America's History in Art and Memory*, (New York: Random House, 2007), xii.

⁹ *Charlotte Observer*, August 3, 1941.

¹⁰ *Charlotte Observer*, April 30, 1941.

Street. The elder Davidson, like his son, was an astute businessman. He was a leading advocate for the building of railroads and factories in the postbellum years.¹¹ When his father died in 1896, Baxter Davidson inherited considerable property in the heart of Charlotte.¹² Baxter Davidson remained a bachelor until April 1935. He had no children and devoted most of his professional time to his real estate interests.¹³



Alexander Brevard Davidson



Hornet's Nest on the Cowan's Ford – Davidson College Monument. The Hornet's Nest was the historic Revolutionary War symbol of Mecklenburg County.



Hornet's Nest Symbol on the Sons of the American Revolution (S.A.R.) medal worn by E. L. Baxter Davidson at the National S.A.R. Convention in Charlotte in May 1931.

Baxter Davidson exhibited powerful patriotic feelings throughout his adulthood and spent much time and money giving expression to them as an avocation. He was a prominent leader of the S.A.R. organization and a charter member of the Mecklenburg Monument Association, which was organized on May 19, 1890. The latter organization raised the funds to erect a monument honoring

¹¹ *Charlotte Statesman*, July 16, 1993; Chalmers G. Davidson, "Davidson, Adam Brevard," *NCPedia*, January 1, 1986, <https://www.ncpedia.org/biography/davidson-adam-brevard> (accessed December 13, 2021).

¹² *Charlotte Observer*, July 14, 1896.

¹³ *Charlotte Observer*, October 11, 1944.

the signers of the Mecklenburg Declaration of Independence. Dedicated on May 20, 1898, the marker was originally located at the Mecklenburg County Courthouse on South Tryon Street. It now stands in front of the former Courthouse on East Trade Street.¹⁴



Original Location of Signers' Monument



E. Trade St. Location of Signers' Monument

On May 20, 1909, when President William Howard Taft visited Charlotte on the anniversary of the signing of the Mecklenburg Declaration of Independence, Baxter Davidson joined thirteen other descendants of “Meck Deck” signers atop the “float of floats from the historical standpoint” in a reportedly four-mile-long celebratory parade.¹⁵ In March 1925, he appeared before the Mecklenburg County Board of County Commissioners to request that the “old Mecklenburg method of marking roads with iron signs in the form of a hornet’s nest” be revived as an emblem of “historical significance.”¹⁶ Always devoted to his family’s legacy, Davidson had a portrait of his father hung in the Charlotte Public Library in May 1921.¹⁷

In May 1925, Baxter Davidson was a cast member in a historical pageant honoring Mecklenburg County’s heritage that was held in a “mammoth open-air theater” in Charlotte, “out under the stars.”¹⁸ The *Charlotte Observer* described Davidson as a man “known for his philanthropies and for his interest in historic research.”¹⁹ In May 1931, the Daughters of the American Revolution

¹⁴ *Charlotte Observer*, October 15, 1925.

¹⁵ *Charlotte Observer*, May 21, 1909.

¹⁶ *Charlotte Observer*, March 3, 1925.

¹⁷ *Charlotte Observer*, May 22, 1921.

¹⁸ *Charlotte Observer*, April 24, 1925.

¹⁹ *Charlotte Observer*, April 21, 1935.

(“D.A.R.”) unveiled a monument at the site of the Battle of McIntyre’s Farm (also known as the “McIntyre Skirmish”). The brass plaque on the monument was a gift from Baxter Davidson.²⁰ Davidson also partly funded the erection of a grave marker at the General William Lee Davidson’s burial site at Hopewell Presbyterian Church.²¹



D.A.R. Battle of McIntyre’s Farm monument



General Davidson gravestone

The most imposing historic monument Baxter Davidson erected and paid for was the embellished stone wall that still encircles the Davidson family burial ground at Rural Hill in Huntersville.²² In a letter of January 15, 1927, Davidson wrote: “I am proud of my progenitor – Major John Davidson, signer of the Mecklenburg Declaration of Independence, who is buried at Rural Hill . . . and the wall 150 x 300 that I had built at great expense is in honor of him and his numerous descendants.”²³ Baxter Davidson hired Lee Collier, an English architect, to superintend the job. It took two months to complete the cemetery wall at Rural Hill, and the effort required the participation of a foreman, sixteen laborers, and fifteen wagons. The cost of this impressive stone structure was reportedly \$20,000.²⁴ “To hear Mr. Davidson talk about designs and markers,” said a local journalist, “one rightly concludes that he is a connoisseur of stones, and knows the artistic arrangement of them.”²⁵ Davidson also provided a monument to Major John Davidson at the

²⁰ *Charlotte Observer*, May 17, 1931; University Library, University of North Carolina at Chapel Hill, “Commemorative Landscapes – Battle of McIntyre’s Farm Monument, Charlotte,” *Documenting the American South*, <https://docsouth.unc.edu/commland/monument/464/> (accessed December 13, 2021).

²¹ Letter of E. L. Baxter Davidson to Chalmers G. Davidson (January 15, 1927) in the Davidson College Archives (hereinafter cited as “Letter”).

²² *Charlotte Observer*, October 11, 1944. As early as 1904, Baxter Davidson was advocating the construction of a wall at the Rural Hill Cemetery. See *Charlotte News*, January 16, 1904.

²³ Letter.

²⁴ *Charlotte Observer*, May 8, 1928.

²⁵ *Charlotte Observer*, December 9, 1928.

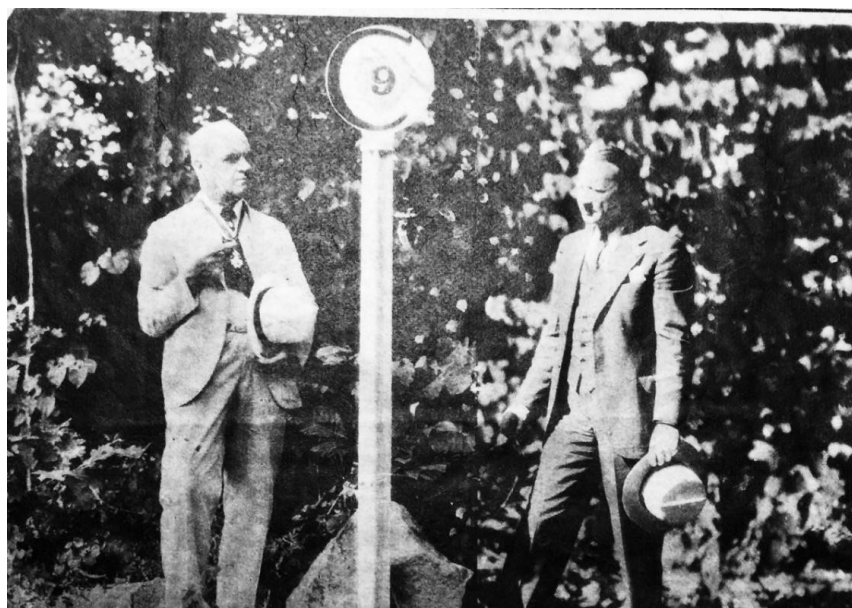
cemetery entrance, consisting of a bronze plaque mounted on a 4.5-foot-tall stone pier of two stacked boulders attached via stonework and mortar to the cemetery wall. Both the wall and the monument are prominent landscape features of the Rural Hill property and are included within a prior designation of Rural Hill as a local historic landmark by the Mecklenburg County Board of County Commissioners.²⁶



Northwestern Stem leading to Entry Gate of Rural Hill Cemetery



Major John Davidson Marker



E. L. Baxter Davidson (on left) at Historic Highway Marker at Hopewell Presbyterian Church

²⁶ Mecklenburg County Board of County Commissioners, “An Ordinance designating a property known as the ‘Rural Hill Plantation’ (the exterior of all improvements, the interior of all improvements, and the entire 221.04 acres comprising the plantation) as historic property, said property being located on both sides of Neck Road in Mecklenburg County, North Carolina, and recorded on tax parcel numbers 013-042-18, 013-042-19, 013-042-20, 013-181-01, and 013-181-02 in the Mecklenburg County tax office,” Mecklenburg County Register of Deeds, Real Estate Book 5687, Page 582, December 21, 1987.

Baxter Davidson was also responsible for the construction of stone structures at Huntersville's Hopewell Presbyterian Church (10500 Beatties Ford Road), including stone walls lining both sides of Beatties Ford Road (each approximately 500 feet in length), a stone pier marker approximately 6 feet tall identifying the church and its founding date, and a pair of 6-foot-tall stone piers that support an engraved wooden church sign. Those stone structures are prominent landscape features of the Hopewell church property and are already included within a prior designation of the property as a local historic landmark by the Mecklenburg County Board of County Commissioners.²⁷



East Wall – Hopewell Presbyterian Church

²⁷ Mecklenburg County Board of County Commissioners, “An Ordinance designating a property known as the ‘Hopewell Presbyterian Church’ (the entire exterior of the church building, the entire interior of the church building, the entire exterior of the education building, the entire interior of the education building, a tract of land bounded on one side by a straight line running along the eastern exterior wall of the education building and extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and bounded on the other side by the edge of the public right-of-way of Beatties Ford Road extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and the rock walls on the tracts of land recorded in the Mecklenburg County tax office under tax parcel numbers 023-052-26 and 023-042-04) as historic property, said property being located on both sides of Beatties Ford Road near its intersection with Sample Road, in Mecklenburg County, North Carolina, and recorded on tax parcel numbers 015-171-09, 023-052-26, 023-042-04 in the Mecklenburg County tax office,” Mecklenburg County Register of Deeds Real Estate Book 5733, Page 226, March 21, 1988.



Hopewell Church Marker



Hopewell Presbyterian Church Sign

The historical stone markers and monuments that Baxter Davidson had built in the mid-1920s throughout north Mecklenburg County were almost certainly designed by Lee Collier, because the designs are so similar to the Rural Hill structures that Collier designed for Davidson.²⁸ Like the Rural Hill cemetery wall, they are all composed of three types of native stone: white rock, brown rock, and flint rock. They include: (1) a marker originally located at the spot where General William Lee Davidson was killed at the Battle of Cowan's Ford (relocated in the early 1960s when construction of the Cowan's Ford Dam submerged the marker's original location beneath Lake Norman; the marker was moved to a small park on N.C. Highway 73); (2) a monument at the intersection of Beatties Ford and Brown Mill Roads, which displays a plaque referencing General Davidson's death and offering directional indicators for Davidson College and Cowan's Ford; (3) a directional marker at the intersection of Beatties Ford and Neck Roads incorporating a directional indicator for Rural Hill; (4) a rock wall and pier at Charlotte's Williams Memorial Presbyterian Church; and (5) a stone monument commemorating the Battle of McIntyre's Farm, located on Beatties Ford Road.²⁹

Davidson took an active role in the construction and design of the monuments, markers, and walls he caused to be placed in north Mecklenburg County. He was not a passive observer. "Mr. Davidson is not content to merely plan, design and designate where the walls and markers are to be erected, but he personally supervises them," reported the *Charlotte Observer*. "If they do not suit his fancy, he instructs the workers to tear them down and reconstruct them." There were times

²⁸ E. L. Baxter Davidson had another stone marker erected on Beatties Ford Road at the Mecklenburg County-Iredell County Line. That site is now part of Iredell County, and the marker has been destroyed. This writer remembers seeing it in the early 1980s. There is also mention of a marker having been erected on Highway 115 just north of Davidson. This writer has been unable to locate it if it was constructed or still exists.

²⁹ Letter.

when he ordered the walls and monuments destroyed and for the entire process to begin again.³⁰ Davidson ordered the plaques for the monuments and markers from the Newman Manufacturing Company in Cincinnati, Ohio.³¹ The entire project, including the Rural Hill cemetery wall, cost approximately \$30,000.³²

Baxter Davidson's bachelorhood ended on April 20, 1935, when at age 76 he married a 48-year-old widow, Sarah Williams Vosburg (1886-1973), who was a descendant of William A. Williams, a signer of the U.S. Declaration of Independence on July 4, 1776. The newlyweds purchased a home at 1401 Providence Road in July 1935, which in March 2000 was designated a local historic landmark by the Charlotte City Council. Baxter Davidson continued to be active in Davidson College alumni affairs and in patriotic organizations until his demise. He died in his sleep at home on October 10, 1944. His funeral was held at Hopewell Presbyterian Church, and his body was interred in the Rural Hill Cemetery.³³ The extant stone monuments, walls, and markers he caused to be built are his greatest legacy in terms of the built environment of Mecklenburg County. In this writer's opinion, considered aggregately, these rock features constitute the most architecturally significant collection of historic public art in Mecklenburg County.

³⁰ *Charlotte Observer*, December 9, 1928.

³¹ Newman Manufacturing Company invoice in Davidson College Archives.

³² *Charlotte Observer*, December 9, 1928.

³³ Charlotte-Mecklenburg Historic Landmarks Commission, "Survey and Research Report for E. L. Baxter Davidson House," March 30, 1998, <http://landmarkscommission.org/wp-content/uploads/2018/05/Davidson-House-E.L.-Baxter-SR.pdf> (accessed December 13, 2021); Charlotte City Council, "Ordinance designating as a Historic Landmark a property known as the 'E. L. Baxter Davidson House' (listed under Tax Parcel Number 155-121-02 as of November 15, 1999, and including the entire exterior of the E. L. Baxter Davidson House and the entire parcel of land listed under Tax Parcel Number 155-121-02 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 15, 1999)," City of Charlotte Ordinance Book 50, Page 95-98, March 20, 2000; *Charlotte Observer*, April 21, 1935, October 11, 1944.

**Physical Description
of the E. L. Baxter Davidson
Historic Markers and Monuments**



E. L. Baxter Davidson laying ceremonial stone at Hopewell Presbyterian Church wall (October 1928)

The E. L. Baxter Davidson Historic Markers and Monuments are built of stone, the most durable construction material provided by nature. That Baxter Davidson selected stone for his markers, monuments, and walls indicates that he wanted them to endure. His intent was to make these edifices instructive. Davidson hoped that generations of Mecklenburg County residents would learn from them and be inspired by them. Alas, that desire has largely been unrealized. Most people are unaware of the Markers' existence and intended commemorative and instructional purposes.

Human beings have been erecting rock structures, such as castles, forts, and cathedrals, for thousands of years. They have also gathered stones and piled them into dry stone walls, *i.e.*, without mortar. For example, the original stone wall enclosing the Hopewell Presbyterian Church,

constructed long before the Markers, was a dry-stacked wall. The use of stone in that wall may have influenced Davidson's decision to use stone in his walls and monuments. Also, rocks are plentiful in the fields of north Mecklenburg County. Builders have often embedded stones in mortar or plaster and constructed vertical structures (or piers) to provide greater stability for their rock walls. Stone is a superb building material. The best rock is highly resistant to weathering and to water penetration. Rock walls are held in place by gravity. One advantage of using stone is that it can tolerate a variety of soil types, thereby increasing a stone structure's resistance to ground shifting. The foundation or footing is a critical component of a stone structure, as are provisions for drainage. The footing locks the entire system into place and supports the stem, which is the main visible portion of a wall or other vertical structure. Many vertical stone structures have a "toe," an extension at the base of the stem that keeps the structure upright, prevents overturning, and reduces bearing pressures. Masonry walls require proper capping, which can extend the life of the wall, reduce maintenance, and aid sustainability. To be effective, caps must deflect water. If water is allowed to penetrate the top of a rock structure, the entire system will eventually fail.

A specific physical description of the structure(s) recommended for historic landmark designation is detailed in the attached exhibit(s), incorporated herein by reference.

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Mecklenburg County Board of County Commissioners. “An Ordinance designating a property known as the ‘Hopewell Presbyterian Church’ (the entire exterior of the church building, the entire interior of the church building, the entire exterior of the education building, the entire interior of the education building, a tract of land bounded on one side by a straight line running along the eastern exterior wall of the education building and extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and bounded on the other side by the edge of the public right-of-way of Beatties Ford Road extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and the rock walls on the tracts of land recorded in the Mecklenburg County tax office under tax parcel numbers 023-052-26 and 023-042-04) as historic property, said property being located on both sides of Beatties Ford Road near its intersection with Sample Road, in Mecklenburg County, North Carolina, and recorded on tax parcel numbers 015-171-09, 023-052-26, 023-042-04 in the Mecklenburg County tax office.” Mecklenburg County Register of Deeds Real Estate Book 5733, Page 226, March 21, 1988.

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EXHIBIT B

Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments

Cowan's Ford – Davidson College Monument Huntersville, N.C.



South Face of Cowan's Ford – Davidson College Monument

1. Name and Location of the Property. The Cowan's Ford – Davidson College Monument is located at 14910 NC 73 Highway, within Huntersville's sphere of influence. The tax parcel number for the property on which the marker stands is 00902102, and its UTM Coordinates are 17S 507553E 3920242N.
2. Name and Address of Parties to be notified.
 - a. North Carolina Department of Transportation
Division 10, District 2 Office
7605 District Drive
Charlotte, N.C. 28213
District Engineer: Wendy Taylor
Direct Phone and Email: (980) 523-0000; wataylor1@ncdot.gov
 - b. MDHB Properties LLC
1500 East Main Street
Lincolnton, N.C. 28092-3904
P.O. Box 795
Lincolnton, N.C. 28093
Registered Agent: David M. Boyd
Direct Phone: (704) 735-3092

3. Ad Valorem Tax Appraisal. As of January 2021, the total appraised value of the property on which the Cowan's Ford – Davidson College Monument stands is \$1,990,700.
4. Recommendation for Designation. The Cowan's Ford – Davidson College Monument in its entirety, as well as a fifteen (15) foot radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, is recommended for historic landmark designation.

The Cowan's Ford – Davidson College Monument

The Cowan's Ford – Davidson College Monument is located to the immediate northeast of the intersection of Brown Mill and Beatties Ford Roads. The monument's purpose is to instruct people traveling northward by automobile on Beatties Ford Road to turn left if they wish to proceed to the site of the Battle of Cowan's Ford (a February 1, 1781, Revolutionary War battle) or to turn right if they wish to visit Davidson College. The proximity of the monument to a busy Beatties Ford Road intersection that lies less than 400 feet south of North Carolina Highway 73 places the monument's continued integrity at risk, given the rapid growth of both development and vehicular traffic in the immediate area.



*Aerial Image of Cowan's Ford – Davidson College Monument
(arrow indicates monument's location) (source: Polaris 3G)*

The design, size, and configuration of the Cowan's Ford – Davidson College Monument is unique among the E. L. Baxter Davidson Historic Markers and Monuments, all of which were erected in the 1920s. An approximately 11-foot-tall stone pier of dark brown rock, topped by a pyramidal cap and finial of flint rock (together adding another 18 to 24 inches in height to each pier), is positioned at each of the two ends of the monument's stem or visible face. An arch of dark brown rock connects the two piers, and the remainder of the monument's stem is infilled with white rock. All stones are embedded in mortar. The overall monument stands approximately 10 feet long and 2.5 feet wide.

A large metal plaque is positioned on the south-facing side of the monument. It reads “COWAN’S FORD, CATAWBA RIVER / WHERE / THE REVOLUTIONARY HERO, / GEN’L. WILLIAM LEE DAVIDSON / WAS KILLED IN ACTION FEB. 1, 1781 / BORN AT / LANCASTER, PA. / 1746 / DAVIDSON COLLEGE / FOUNDED 1837 / ERECTED BY / EDWARD LEE BAXTER DAVIDSON.” The top of the plaque features a depiction in relief of a hornet’s nest attached to a tree branch surrounded by flying hornets, the historic Revolutionary War symbol of Mecklenburg County. That image incorporates similar design elements as the hornet’s nest featured at the bottom of the Major John Davidson Marker plaque located at the Rural Hill Cemetery (also created at the behest of Baxter Davidson), but the two designs are decidedly different in overall conception and execution. The Cowan’s Ford – Davidson College Monument plaque also depicts two stylized hands, one indicating the direction of the site of the Battle of Cowan’s Ford and the other pointing toward Davidson College.



*Plaque on Cowan's Ford –
Davidson College Monument*



Plaque on Major John Davidson Marker



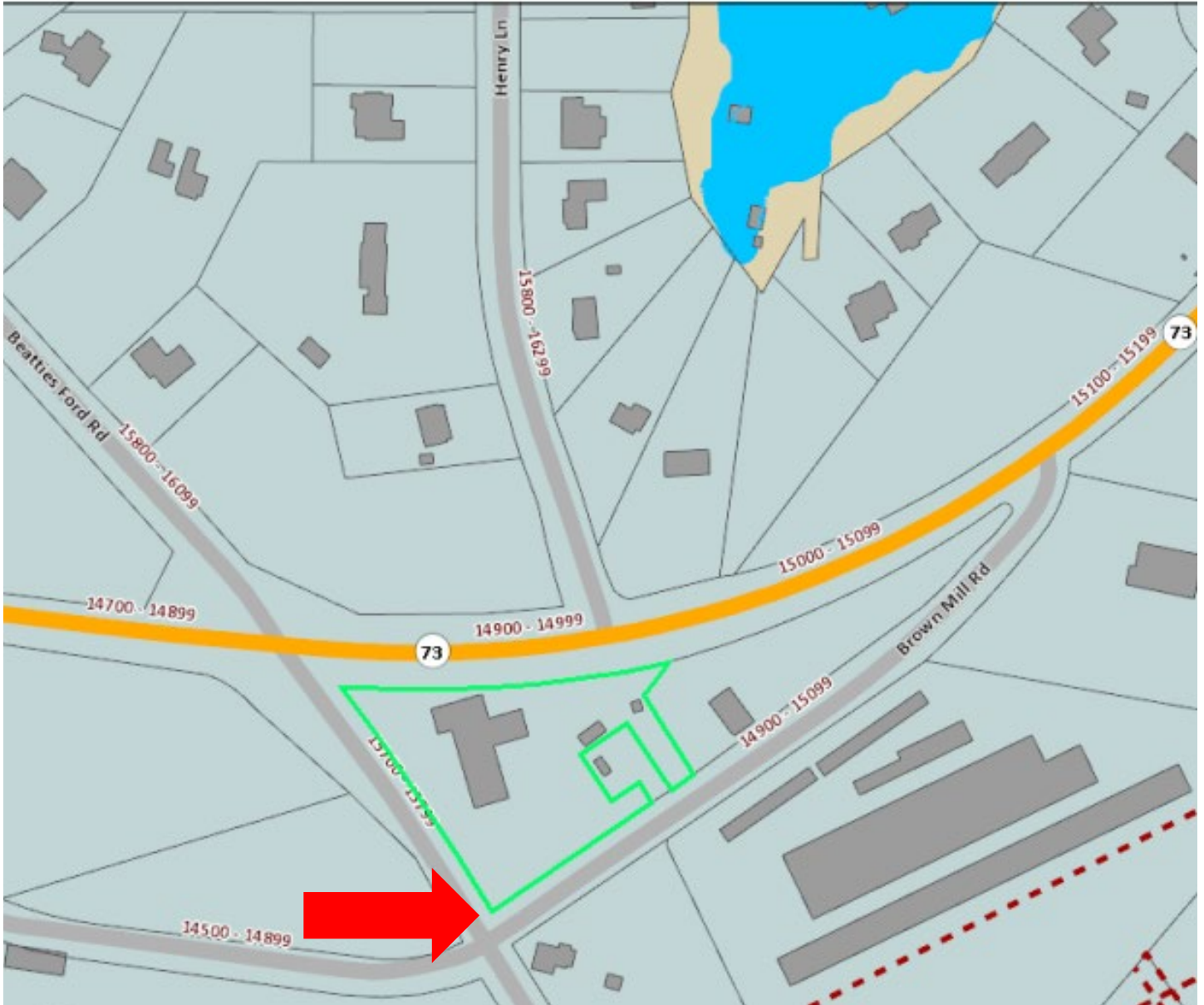
North Face of Cowan's Ford – Davidson College Monument



South Face of Cowan's Ford – Davidson College Monument

Polaris 3G Map – Mecklenburg County, North Carolina Cowan's Ford/Davidson College Monument

Date Printed: 9/22/2021 9:43:44 PM



Arrow indicates approximate location of Cowan's Ford – Davidson College Monument



**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.

March 18, 2022

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

**RE: Proposed Designation of the E.L. Baxter Davidson Historic Markers at multiple locations
throughout Mecklenburg County**

Dear Mr. Gray:

Thank you for the report we received on the proposed designation of the E.L. Baxter Davidson Historic Markers located throughout Mecklenburg County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

The E.L. Baxter Davidson Historic Markers have special local significance for commemorating local historic events, places, and people; as a “uniquely sophisticated collection of Mecklenburg County public art”; and as representatives of Baxter Davidson’s 1920s campaign to educate the public about local history.

We have shared recommendations with staff to perform very minor changes to the report. With these minor changes, we believe the commission and the local governing board will be able to more accurately determine if the E.L. Baxter Davidson Historic Markers 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 E.L. Baxter Davidson Historic Markers. 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 – E. L. Baxter Davidson Historic Markers and Monuments
From: HLC Staff
Date: May 4, 2021

Re: Comments from State Historic Preservation Office on Designation Report and Exhibit for Cowan's Ford-Davidson College Monument, Huntersville

By email dated March 18, 2022, SHPO staff provided feedback based on their review of the Designation Report and Exhibit for the Cowan's Ford-Davidson College Monument. In summary, the issues raised included the following:

- Greater clarity of vantage points within photo captions; and
- A typographical error.

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

Cowan's Ford-Davidson College Monument

February 14, 2022

Motion: THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE E. L. BAXTER DAVIDSON HISTORIC MARKERS AND MONUMENTS WITH THE PROTECTED RADII AS RECOMMENDED BY STAFF FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Favor

Mr. Akadius Berry, Ms. Lesley Carroll, Mr. Brian Clarke, Mr. William Hughes, Ms. Elizabeth Luke, Mr. Garrett Nelson, Mr. Jeffrey Parsons, Mr. Edwin Wilson

Oppose

None

Abstain

None

Absent

Ms. Diane Althouse, Mr. Robert Barfield, and Mr. Joshua Shope



MECKLENBURG COUNTY

Assessor's Office
Real Estate Division

May 24, 2022

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

In Re: Parcel Number 00902102

The Cowan's Ford-Davidson College Monument

14910 NC73 Highway (The monument and 15ft radius of the land)
Huntersville, NC

Dear Mr. Tommy Warlick,

Based on the current value and tax rate, the potential amount of deferrable taxes on the above mentioned property would be \$1.16 City of Huntersville taxes, and \$2.90 for Mecklenburg County taxes.

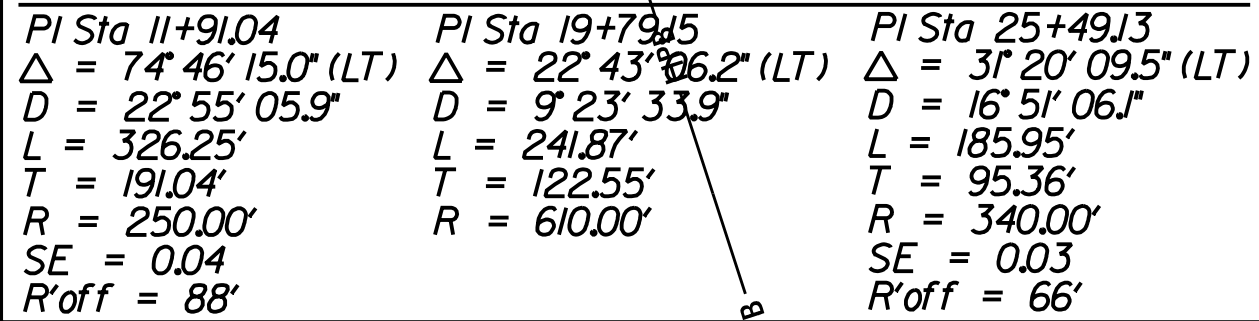
Very truly yours,

Mecklenburg County Real Estate Appr. Div.

LIVE * WORK * RECREATE

3205 Freedom Drive * P.O. Box 31127 * Charlotte, North Carolina 28231 * (980) 314-4226

SEE SHEET 17 FOR -L- PROFILE
SEE SHEET 23 FOR -Y22- PROFILE
SEE SHEET 24 FOR -Y24- PROFILE
SEE SHEET 25 FOR -Y25- PROFILE
SEE SHEET 26 FOR -Y26- PROFILE



$PI\ Sta\ 15+75.32$
 $\Delta = 49^{\circ} 19' 16.4'' (RT)$
 $D = 15^{\circ} 16' 43.9''$
 $L = 322.81'$
 $T = 172.17'$
 $R = 375.00'$
 $SE = 0.04$
 $R'off = 88'$

$PI\ Sta\ 11+79.38$
 $\Delta = 19^{\circ} 26' 08.9" (LT)$
 $D = 8^{\circ} 03' 30.5"$
 $L = 241.8'$
 $T = 121.76'$
 $R = 711.00'$
 $SE = 0.04$
 $R'off = 96'$

-L-

PI Sta 317+84.69
 $\Delta = 31^\circ 21' 35.6''$ (LT)
 $D = 3^\circ 49' 11.0''$
 $L = 821.00'$
 $T = 421.06'$
 $R = 1,500.00'$
 $SE = 0.04$
 $R'off = 196'$

-Y26- POT Sta. 10+00.00

$$\frac{-L - POC \text{ Sta. } 318+14.85}{-Y26 - POT \text{ Sta. } 13+00.41}$$
$$\frac{-L- \text{POC Sta. } 314+63.18 =}{-Y24- \text{POT Sta. } 10+00.00}$$

-L- PC Sta. 313+63.63

-Y24- PC Sta. 10+57.62/

BEGIN CONSTRUCTION
-Y22- POT STA. 23+90.00

-Y22- PC Sta. 24+53.76
 -Y22- POC Sta. 26+39.71 =
 -Y24- POT Sta. 14+54.08 =
 -Y25- POT Sta. 20+60.18

MATCHLINE
-Y24- STA. 16+00
SEE SHEET 16

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PLOT DRIVER: NC00T._pdf_color_eng_50.pitcfig
PENTABLE: NC00T._pshpfl.tbl
USER: PROBBINS
DATE: 10/22/2021
TIME: 6:35:43 PM
FILE: ...\\R572IB_PSH_05.dgn
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REVISIONS

ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK A STRUCTURE KNOWN AS THE “COWAN’S FORD-DAVIDSON COLLEGE MONUMENT” (ASSOCIATED WITH THE PROPERTY LISTED UNDER TAX PARCEL NUMBER 00902102, AND INCLUDING THE MONUMENT IN ITS ENTIRETY AND A FIFTEEN (15) FOOT RADIUS OF THE LAND IMMEDIATELY SURROUNDING THE MONUMENT, MEASURED IN EACH DIRECTION FROM THE CENTRAL POINT OF THE MONUMENT, ALL AS ASSOCIATED WITH THE PROPERTY LISTED UNDER TAX PARCEL NUMBER 00902102 IN THE MECKLENBURG COUNTY TAX OFFICE, CHARLOTTE, NC, AS OF JULY 1, 2022). THE MONUMENT, STANDING NEAR THE INTERSECTION OF BROWN MILL AND BEATTIES FORD ROADS, IS ASSOCIATED WITH THE PROPERTY LOCATED AT 14910 NC 73 HIGHWAY, HUNTERSVILLE, N.C., WHICH IS OWNED BY MDHB PROPERTIES LLC.

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 17th day of October, 2022, on the question of designating a structure known as the Cowan’s Ford-Davidson College Monument 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 structure known as the Cowan’s Ford-Davidson College Monument as an historic landmark; and

WHEREAS, the Cowan’s Ford-Davidson College Monument is one of the E. L. Baxter Davidson Historic Markers and Monuments, a series of rock monuments, markers, and walls financed and erected across north Mecklenburg County during the 1920s by local real estate investor Edward Lee Baxter Davidson; and

WHEREAS, Davidson intended that series of rock structures to represent and raise public awareness of locations, institutions, events, and individuals of regional historic significance, including the Revolutionary War Battles of McIntyre’s Farm and Cowan’s Ford (October 3, 1780, and February 1, 1781, respectively), the battlefield death of General William Lee Davidson (February 1, 1781), the homestead of Major John Davidson (Rural Hill, built in 1788), and the founding of Williams Memorial Presbyterian Church (established in 1885); and

WHEREAS, the Cowan’s Ford-Davidson College Monument specifically commemorates both Davidson College and the site of the 1781 Revolutionary War Battle of Cowan’s Ford, offering motorists directions to both sites; and

WHEREAS, the E. L. Baxter Davidson Historic Markers and Monuments constitute a uniquely sophisticated and cohesive collection of vernacular public art in terms of material, design, and execution; and

WHEREAS, using ordinary native materials and deceptively simplistic traditional structural designs, the E. L. Baxter Davidson Historic Markers and Monuments honor Mecklenburg County’s history of extraordinary efforts and achievements by ordinary

people in an understood but respectful manner that complements the local landscape and the region’s customs; and

WHEREAS, five of the E. L. Baxter Davidson Historic Markers and Monuments located across north Mecklenburg County are already designated as local historic landmarks, namely a rock memorial to Major John Davidson and the rock wall encircling the Davidson family cemetery, both located at the Rural Hill farmstead in Huntersville, and the rock wall, rock church marker, and rock signage piers, all located at Hopewell Presbyterian Church also in Huntersville; and

WHEREAS, the E. L. Baxter Davidson Historic Markers and Monuments are of such historic, architectural, and cultural significance – both as commemorations of the early history of Mecklenburg County and as tributes to the commitment and impact of a single person determined to bring tangible form and expression to that history – that all known extant structures within the collection, including the Cowan’s Ford-Davidson College Monument, should likewise be designated as local historic landmarks; and

WHEREAS, based on the additional information further detailed in the *Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments* (December 2021) and the exhibits attached thereto, all of which are incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the structure known as the Cowan’s Ford-Davidson College Monument possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, to preserve as much of the existing built environment of the structure as reasonably possible, the Charlotte-Mecklenburg Historic Landmarks Commission has also demonstrated the importance of incorporating within the landmark designation a

protective buffer area of land within the immediately adjacent radius of the structure, as further detailed hereinafter; and

WHEREAS, the structure known as the Cowan’s Ford-Davidson College Monument, which stands near the intersection of Brown Mill and Beatties Ford Roads, is associated with property owned by MDHB Properties LLC.

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

1. That the structure known as the “Cowan’s Ford-Davidson College Monument” (associated with the property listed under Tax Parcel Number 00902102, and including the monument in its entirety and a fifteen (15) foot radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, all as associated with the property listed under Tax Parcel Number 00902102 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 associated with the property located at 14910 NC 73 Highway, Huntersville, N.C., near the intersection of Brown Mill and Beatties Ford Roads. Exterior features are more completely described in the *Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments* (December 2021) and the exhibits attached thereto.

2. That said exterior is more specifically defined as the historic and structural fabric, especially including 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 structure 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.

Ordinance – Cowan’s Ford-Davidson College Monument

6. That the owners of the property associated with the historic landmark known as the Cowan’s Ford-Davidson College Monument 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.

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
October 17, 2022**

To: Town Board

From: Kayleigh Mielenz, Planner I

Date: October 17, 2022

Subject: Public hearing on designating "General William Lee Davidson Monument" as a historic landmark

EXPLAIN REQUEST:

Request to continue public hearing to the November 7, 2022 Town Board meeting on the question of designating as a Historic Landmark a structure known as the "General William Lee Davidson Monument," including the monument in its entirety and a 40' radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, all as situated on the property listed under Tax Parcel 01315102, located at 5455 Cashion Road and owned by Duke Power Company.

ACTION RECOMMENDED:

Continue public hearing until November 7, 2022.

FINANCIAL IMPLICATIONS:

Based on the current value and tax rate, the potential amount of deferrable taxes on the above mentioned property would be \$4.02 Town of Huntersville taxes, and \$10.31 for Mecklenburg County taxes.

ATTACHMENTS:

1. General Davidson Staff Report
2. General Davidson Cover
3. E.L. Baxter Davidson Landmark Designation Report
4. General Davidson Exhibit A
5. General Davidson Exhibit B
6. R-5721A Prelim Plans
7. E. L. Baxter Davidson Monuments State Historic Preservation Letter
8. States Historic Preservation Memo
9. HLC Vote_Genl Davidson
10. 2022 Estimate of Historic Taxes 01315102_Genl Davidson

11. General Davidson Ordinance with 40 foot radius
12. General Davidson Ordinance with 8 foot radius

Historic Landmark Designation: General Davidson Marker

PART 1: BACKGROUND

There are several Edward Lee Baxter Davidson Historic Markers and Monuments (collectively, the “Markers”) being proposed for historic designation, three of which are in Huntersville. The Markers are the direct result of a concerted effort in the 1920s by E.L. Baxter Davidson to memorialize his family’s burial ground, to honor his family’s Scottish-Irish heritage, and to celebrate American Revolutionary War happenings that occurred in north Mecklenburg County in 1780-1781. The General Davidson marker is among those being proposed for historic landmark designation. The monument stands on property located at 5455 Cashion Road Huntersville, NC and is owned by Duke Power Company.

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 “E.L. Baxter Davidson Historic Markers and Monuments Designation Report” prepared by the Charlotte-Mecklenburg Historic Landmarks Commission (HLC):

“The Markers represent locations, institutions, events, and individuals of significance in the early history of Mecklenburg County. The General William Lee Davidson Monument commemorates General William Lee Davidson, an officer in the North Carolina militia and Continental Army who was killed during the February 1, 1781, Revolutionary War Battle of Cowan’s Ford.

The marker stands approximately 6 feet tall and originally marked the location where General William Lee Davidson was believed to have been killed during the Revolutionary War Battle of Cowan’s Ford in February 1, 1781. Construction of the Cowan’s Ford Dam in the 1960s forced relocation of the memorial to its present location, as its original location is now submerged beneath Lake Norman. The pier bears a metal plaque which reads: “COWAN’S FORD, / WHERE FELL / THE REVOLUTIONARY HERO, / GENL WM LEE DAVIDSON, / 1781. / ERECTED BY / E. L. BAXTER DAVIDSON.”

Planning staff has reviewed the designation report and concurs with the assessment of the significance of the General Davidson marker 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 historic landmarks, the E.L. Baxter Davidson Markers and Monuments.

Charlotte-Mecklenburg HLC recommends designating, as an historic landmark, a structure known as the “General William Lee Davidson Monument”, listed under Tax Parcel Number 01315102, and including the monument in its entirety and a forty (40) foot radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument.

PART 4: HUNTERSVILLE STAFF RECOMMENDATION

Town Staff recommends designating, as an historic landmark, a structure known as the “General William Lee Davidson Monument”, listed under Tax Parcel Number 01315102, and including the monument in its entirety and an eight (8) foot radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument.

NC Department of Transportation (NCDOT) has planned roadway improvements to widen NC-73 in the same area as the marker (Project R-5721A). Right-of-way acquisition for the improvements is scheduled to begin in February 2023 with construction starting around 2026. NCDOT indicated the existing parking area in front of the marker may be impacted by the road project. Thus, Staff is recommending a reduced radius of land around the marker be dedicated historic so the radius does not include the existing parking area (General Davidson Exhibit B).

PART 5: ACTION RECOMMENDED

Due to inadequate public notice of the public hearing for the marker, Staff is requesting a continuation of the public hearing to the November 7, 2022 Town Board meeting.

PART 6: FINANCIAL IMPLICATIONS

Based on the current value and tax rate, the potential amount of deferrable taxes on the above mentioned property would be \$4.02 Town of Huntersville taxes, and \$10.31 for Mecklenburg County taxes.

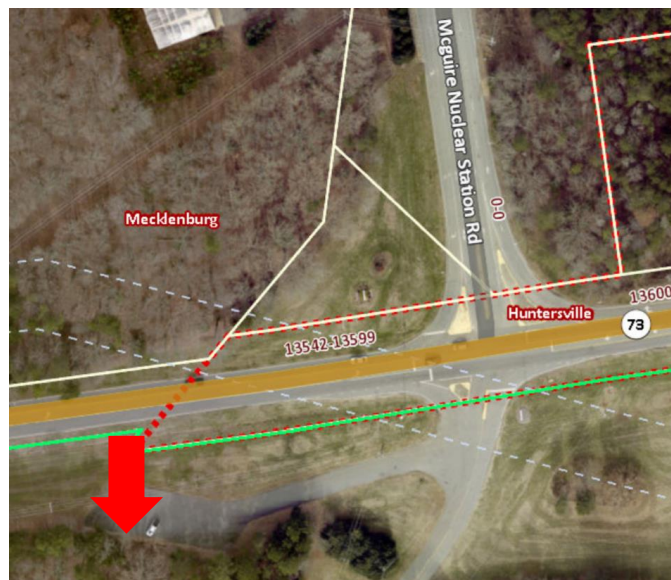
PART 7: ATTACHMENTS

1. General Davidson Cover Sheet
2. E.L. Baxter Davidson Landmark Designation Report
3. General Davidson Exhibit A
4. General Davidson Exhibit B
5. Portion of Preliminary Road Plans for R-5721A
6. NC State Historic Preservation Office Letter
7. NC State Historic Preservation Office Memo
8. Charlotte-Mecklenburg HLC Vote
9. Mecklenburg County Assessor’s Office
10. Ordinance for Adoption

General William Lee Davidson Monument 5455 Cashion Road, Huntersville, NC



The General William Lee Davidson Monument – located in a small memorial park near the intersection of North Carolina Highway 73 and McGuire Nuclear Station Road – commemorates General William Lee Davidson, an officer in the North Carolina militia and Continental Army who was killed during the February 1, 1781, Revolutionary War Battle of Cowan’s Ford. Originally placed at the believed location of Davidson’s battlefield death, the memorial was moved to its present location when construction of the Cowan’s Ford Dam in the 1960s submerged its original location beneath Lake Norman. Commissioned by local real estate investor E. L. Baxter Davidson during the 1920s, the monument is one of a series of such stone structures located throughout north Mecklenburg County erected at Davidson’s behest to represent and raise public awareness of locations, institutions, events, and individuals of regional historic significance. In aggregate, the Davidson monuments and markers constitute a uniquely sophisticated and cohesive collection of vernacular public art in terms of material, design, and execution, using ordinary native materials and deceptively simplistic traditional structural designs to honor Mecklenburg County’s history of extraordinary efforts and achievements by ordinary people in an understated but respectful manner that complements the local landscape and the region’s customs.





**Designation Report on the
E. L. Baxter Davidson Historic Markers and Monuments**



*Cowan's Ford – Davidson College Monument
Huntersville*



*General Davidson Memorial
Huntersville*



*Rural Hill Direction Marker
Huntersville*



*Battle of McIntyre's Farm Monument
Charlotte*



*Williams Memorial Presbyterian Church Marker
Charlotte*



*Williams Memorial Presbyterian Church Wall
Charlotte*

1. Name Of The Properties. The E. L. Baxter Davidson Historic Markers and Monuments (collectively, the “Markers”) are located at various sites in north Mecklenburg County, within the spheres of influence of Charlotte or Huntersville. The exhibit(s) accompanying this report provide specific information about the structure(s) recommended for historic landmark designation and are incorporated herein by reference.
2. Designation Report Contents. This report contains a brief historical sketch and general physical description (both prepared by Dr. Dan L. Morrill) applicable to all of the Markers, representative photographs of the Markers, and documentation as to why and how the Markers meet the criteria for designation set forth in N.C.G.S. § 160D-945. More detailed information about the individual structure(s) recommended for historic landmark designation is available in the exhibit(s), including information as to current tax parcel reference and ad valorem tax appraisal, the location and ownership of the associated property, a map of the location, the recommended scope of the designation, additional photographs, and a brief architectural description of the structure(s).
3. Statements of Significance and Integrity.
 - a. *Statement of Significance in Terms of its History, Architecture, and/or Cultural Importance:* The Charlotte-Mecklenburg Historic Landmarks Commission judges that the E. L. Baxter Davidson Historic Markers and Monuments possess special significance in terms of their history, architecture, and cultural importance to Charlotte, Huntersville, and all of Mecklenburg County. The Commission bases its judgment on the following considerations:
 - i. Erected during the 1920s, the Markers represent locations, institutions, events, and individuals of importance in the early history of Mecklenburg County, including the Revolutionary War Battles of McIntyre’s Farm and Cowan’s Ford (October 3, 1780, and February 1, 1781, respectively), the battlefield death of General William Lee Davidson (February 1, 1781), the homestead of Major John Davidson (Rural Hill, built in 1788), and Williams Memorial Presbyterian Church (founded in 1885).
 - ii. In aggregate, the Markers located throughout Mecklenburg County constitute a uniquely sophisticated and cohesive collection of vernacular public art in terms of material, design, and execution. The use of ordinary native materials and deceptively simplistic traditional structural designs commemorates Mecklenburg County’s history of extraordinary efforts and achievements by ordinary people in an understated but respectful manner that complements, rather than dominates, the local landscape and the region’s customs.
 - iii. The Markers bear lasting witness to the commitment and impact of a single person, E. L. Baxter Davidson, to the importance of making the general public more aware and appreciative of historically important locations, institutions, events, and individuals in the early history of Mecklenburg

County.

- b. *Statement of Integrity of Location, Design, Setting, Materials, Workmanship, Feeling, and Association.* The Charlotte-Mecklenburg Historic Landmarks Commission judges that the “Physical Description” included in this report and the attached exhibit(s) demonstrates that the E. L. Baxter Davidson Historic Markers and Monuments meet this criterion as follows:
- i. Location: Except in limited instances – when necessitated to preserve a structure (such as the relocation of the General Davidson Memorial due to construction of the Cowan’s Ford dam, and the repair and relocation of the Rural Hill Directional Marker to a safer distance from a busy thoroughfare) – the Markers remain in their original, highly visible public locations, continuing their decades-old service of memorializing the past for the citizens of Mecklenburg County.
 - ii. Design: The original structural designs of the Markers, embodying within their vernacular styles the traditional folkways of North Carolina’s Piedmont region, remain intact and unchanged since their original installation in the early decades of the twentieth century.
 - iii. Setting: Each Marker stands in or near its original setting. While in some instances their surroundings may have been changed or modernized over the decades (such as, for example, the Markers lining the ever-busy Beatties Ford Road corridor), each Marker remains situated in a highly visible setting, bearing testament to simpler times when those settings were more rural in nature, while continuing to commemorate local historic achievements.
 - iv. Materials: The materials – stone and mortar – are indigenous to the local region and appropriate to the purpose of longstanding remembrance of past times and people. In large part, the constituent elements of the Markers are the original materials used when the structures were first installed.
 - v. Workmanship: Both the durability and absence of significant deterioration of the Markers, as well as the aesthetic symmetry and traditional artisanship reflected in their design and execution, indicate the unique skill and quality of the builders’ workmanship.
 - vi. Feeling: The locations and settings of the Markers, positioned at or near the actual locales of the events, institutions, or individual lives commemorated, convey a sense of the Markers’ historical and cultural significance. That feeling is furthered by the design, execution, and materials comprising the Markers, reflecting Mecklenburg County’s indigenous natural elements, traditions, and artistic skills. The longevity of their presence further invests the Markers with a familiarity that has made them recognizable landmarks skillfully crafted in a manner characteristic of the region.

- vii. Association: As intentionally commemorative structures, the Markers are intimately associated with the persons, institutions, and events they represent, as well as the individual (E. L. Baxter Davidson) whose personal mission to preserve the County's past within the memories of future generations prompted the installation of the Markers in the first place.
- 4. Recommendation for Designation. The Commission recommends the Marker(s) identified in this report and attached exhibit(s) for historic landmark designation. To maintain the integrity and built environment of each Marker, the Commission further recommends the inclusion within the landmark designation of a portion of the property immediately surrounding each Marker, consisting in each case of a radius measured from the central point of the applicable Marker, as further detailed in the attached exhibit(s).
- 5. Ad Valorem Tax Appraisal. The Commission is aware that designation would allow the owner of the property upon which each Marker sits to apply for an automatic deferral of up to 35% of the Ad Valorem taxes on all or any portion of the property that becomes a designated "historic landmark." The total appraised value of the entire parcel of land containing the Marker(s) is stated in the attached exhibit(s).

Date of the Preparation of this Report: April 16, 2018

Prepared by: Dr. Dan L. Morrill; updated by Tommy Warlick (December 2021)

Brief History of the E. L. Baxter Davidson Historic Markers and Monuments



Edward Lee Baxter Davidson (1858-1944)

The E. L. Baxter Davidson Historic Markers and Monuments (collectively, the “Markers”) are the direct result of a concerted effort in the 1920s by a Mecklenburg County resident to memorialize his family’s burial ground, to honor his family’s Scots-Irish heritage, and to celebrate American Revolutionary War happenings that occurred in north Mecklenburg County in 1780-1781. Edward Lee (E. L.) Baxter Davidson (1858-1944) spent his boyhood and young adulthood in an area full of reminders of the American Revolutionary War. He was born at Rural Hill, the 1,300-acre north Mecklenburg County estate established in the late 1700s by Major John Davidson (1735-1832), his great grandfather. Rural Hill, or the Major John Davidson Homestead, was located on Neck Road near the Catawba River.¹ His family worshipped at nearby Hopewell Presbyterian Church, which owed its early success largely to Alexander Craighead (1707-1766), a fiery Presbyterian preacher known for his intense anti-British proclivities.² Among the stories the young Davidson heard was how a band of patriot militia had fired on British troops on October 3, 1780, at the so-called “Battle of the Bees” at McIntyre’s Farm on Beatties Ford Road, a few miles south of Rural Hill.³ A Revolutionary War event of special meaning for Baxter Davidson and his family was the

¹ Chalmers Gaston Davidson, *The Plantation World Around Davidson* (Davidson NC: Mecklenburg Historical Association, 1973), 59-60; *Charlotte Observer*, May 8, 1928; Charlotte-Mecklenburg Historic Landmarks Commission, “Survey and Research Report for Rural Hill,” October 5, 1987, <http://landmarkscommission.org/wp-content/uploads/2018/06/Rural-Hill-Plantation-SR.pdf> (accessed December 13, 2021).

² Charlotte-Mecklenburg Historic Landmarks Commission, “Survey and Research Report for Hopewell Presbyterian Church,” January 5, 1977, <http://landmarkscommission.org/wp-content/uploads/2018/05/Hopewell-Presbyterian-Church-SR.pdf> (accessed December 13, 2021).

³ Charlotte-Mecklenburg Historic Landmarks Commission, “Survey and Research Report for McIntyre Site,” <http://landmarkscommission.org/wp-content/uploads/2018/06/McIntyre-Farm-Site-SR.pdf> (accessed December 13, 2021). For an account of the battle, see David A. Norris, “McIntyre’s Farm, Battle of,” in *Encyclopedia of North*

Battle of Cowan's Ford, an engagement at the Catawba River between patriot troops and the British and Tories on February 1, 1781. The American commander was General William Lee Davidson (1746-1781), a cousin of Baxter Davidson's great grandfather. General Davidson was killed at the Battle of Cowan's Ford, and his corpse was interred at Hopewell Presbyterian Church.⁴ Davidson was told that his great grandfather was a signer of the alleged Mecklenburg Declaration of Independence (May 20, 1775), a document which purportedly was the first outright rejection of Royal authority in Colonial America.⁵ Not surprisingly, Baxter Davidson was a staunch and persistent defender of the authenticity of the so-called "Meck Deck."

Baxter Davidson believed that educating the local citizenry about Mecklenburg County's role in the American Revolutionary War was serious business. "The work we are accomplishing in preserving the history of our country cannot be underestimated," declared Davidson in a speech to the Sons of the American Revolution ("S.A.R."). "The erection of monuments and markers," he continued, "not only does honor to those patriots who established the republic . . . it also impresses the youth of the land and inspires them to emulate the achievements of their illustrious ancestors."⁶ Davidson understood that markers and monuments can be evocative elements in the manmade or built environment. Scholars agree. "In general, we cannot remember something if we were not aware of it in the first place," writes Rupert Sheldrake in his monograph, *The Presence of the Past*.⁷ The purpose of the rock walls, monuments, and markers that Baxter Davidson paid for and caused to be erected in north Mecklenburg County in the 1920s was to keep the past alive. "Monuments are history made visible," says historian Judith Dupre. "The best of them are redemptive, allowing us to understand the past that is meaningful to the present."⁸ A reporter wrote the following about Baxter Davidson in 1941: "He has had more to do with the marking of historic spots in the county than any other individual and wherever he thought one should be, he had it erected and quietly paid for it himself."⁹

A graduate of Davidson College in 1880 and its largest individual benefactor, Baxter Davidson amassed considerable wealth from the acquisition, management, and selling of real estate and eventually became a wealthy man.¹⁰ His father, Alexander Brevard Davidson (1808-1896), moved his family from Rural Hill to Charlotte in 1871, where he established a residence on South Tryon

Carolina, ed. William S. Powell (Chapel Hill: University of North Carolina Press, 2006), 723.

⁴ See Robert Henry, David Vance, and David Schenck, *Narrative of the Battle of Cowan's Ford* (Greensboro NC: Reece & Elam, 1891); Jerry L. Cross, "Cowan's Ford, Battle of," in *Encyclopedia of North Carolina*, 308.

⁵ See William Henry Hoyt, *The Mecklenburg Declaration of Independence* (Boston: Da Capo Press, 2006).

⁶ Manuscript in the Davidson College Archives.

⁷ Rupert Sheldrake, *The Presence of the Past, Morphic Resonance and The Habits of Nature* (New York: Vintage Books, 1989), 197.

⁸ Judith Dupre, *Monuments, America's History in Art and Memory*, (New York: Random House, 2007), xii.

⁹ *Charlotte Observer*, August 3, 1941.

¹⁰ *Charlotte Observer*, April 30, 1941.

Street. The elder Davidson, like his son, was an astute businessman. He was a leading advocate for the building of railroads and factories in the postbellum years.¹¹ When his father died in 1896, Baxter Davidson inherited considerable property in the heart of Charlotte.¹² Baxter Davidson remained a bachelor until April 1935. He had no children and devoted most of his professional time to his real estate interests.¹³



Alexander Brevard Davidson



Hornet's Nest on the Cowan's Ford – Davidson College Monument. The Hornet's Nest was the historic Revolutionary War symbol of Mecklenburg County.



Hornet's Nest Symbol on the Sons of the American Revolution (S.A.R.) medal worn by E. L. Baxter Davidson at the National S.A.R. Convention in Charlotte in May 1931.

Baxter Davidson exhibited powerful patriotic feelings throughout his adulthood and spent much time and money giving expression to them as an avocation. He was a prominent leader of the S.A.R. organization and a charter member of the Mecklenburg Monument Association, which was organized on May 19, 1890. The latter organization raised the funds to erect a monument honoring

¹¹ *Charlotte Statesman*, July 16, 1993; Chalmers G. Davidson, "Davidson, Adam Brevard," *NCPedia*, January 1, 1986, <https://www.ncpedia.org/biography/davidson-adam-brevard> (accessed December 13, 2021).

¹² *Charlotte Observer*, July 14, 1896.

¹³ *Charlotte Observer*, October 11, 1944.

the signers of the Mecklenburg Declaration of Independence. Dedicated on May 20, 1898, the marker was originally located at the Mecklenburg County Courthouse on South Tryon Street. It now stands in front of the former Courthouse on East Trade Street.¹⁴



Original Location of Signers' Monument



E. Trade St. Location of Signers' Monument

On May 20, 1909, when President William Howard Taft visited Charlotte on the anniversary of the signing of the Mecklenburg Declaration of Independence, Baxter Davidson joined thirteen other descendants of “Meck Deck” signers atop the “float of floats from the historical standpoint” in a reportedly four-mile-long celebratory parade.¹⁵ In March 1925, he appeared before the Mecklenburg County Board of County Commissioners to request that the “old Mecklenburg method of marking roads with iron signs in the form of a hornet’s nest” be revived as an emblem of “historical significance.”¹⁶ Always devoted to his family’s legacy, Davidson had a portrait of his father hung in the Charlotte Public Library in May 1921.¹⁷

In May 1925, Baxter Davidson was a cast member in a historical pageant honoring Mecklenburg County’s heritage that was held in a “mammoth open-air theater” in Charlotte, “out under the stars.”¹⁸ The *Charlotte Observer* described Davidson as a man “known for his philanthropies and for his interest in historic research.”¹⁹ In May 1931, the Daughters of the American Revolution

¹⁴ *Charlotte Observer*, October 15, 1925.

¹⁵ *Charlotte Observer*, May 21, 1909.

¹⁶ *Charlotte Observer*, March 3, 1925.

¹⁷ *Charlotte Observer*, May 22, 1921.

¹⁸ *Charlotte Observer*, April 24, 1925.

¹⁹ *Charlotte Observer*, April 21, 1935.

(“D.A.R.”) unveiled a monument at the site of the Battle of McIntyre’s Farm (also known as the “McIntyre Skirmish”). The brass plaque on the monument was a gift from Baxter Davidson.²⁰ Davidson also partly funded the erection of a grave marker at the General William Lee Davidson’s burial site at Hopewell Presbyterian Church.²¹



D.A.R. Battle of McIntyre’s Farm monument



General Davidson gravestone

The most imposing historic monument Baxter Davidson erected and paid for was the embellished stone wall that still encircles the Davidson family burial ground at Rural Hill in Huntersville.²² In a letter of January 15, 1927, Davidson wrote: “I am proud of my progenitor – Major John Davidson, signer of the Mecklenburg Declaration of Independence, who is buried at Rural Hill . . . and the wall 150 x 300 that I had built at great expense is in honor of him and his numerous descendants.”²³ Baxter Davidson hired Lee Collier, an English architect, to superintend the job. It took two months to complete the cemetery wall at Rural Hill, and the effort required the participation of a foreman, sixteen laborers, and fifteen wagons. The cost of this impressive stone structure was reportedly \$20,000.²⁴ “To hear Mr. Davidson talk about designs and markers,” said a local journalist, “one rightly concludes that he is a connoisseur of stones, and knows the artistic arrangement of them.”²⁵ Davidson also provided a monument to Major John Davidson at the

²⁰ *Charlotte Observer*, May 17, 1931; University Library, University of North Carolina at Chapel Hill, “Commemorative Landscapes – Battle of McIntyre’s Farm Monument, Charlotte,” *Documenting the American South*, <https://docsouth.unc.edu/commland/monument/464/> (accessed December 13, 2021).

²¹ Letter of E. L. Baxter Davidson to Chalmers G. Davidson (January 15, 1927) in the Davidson College Archives (hereinafter cited as “Letter”).

²² *Charlotte Observer*, October 11, 1944. As early as 1904, Baxter Davidson was advocating the construction of a wall at the Rural Hill Cemetery. See *Charlotte News*, January 16, 1904.

²³ Letter.

²⁴ *Charlotte Observer*, May 8, 1928.

²⁵ *Charlotte Observer*, December 9, 1928.

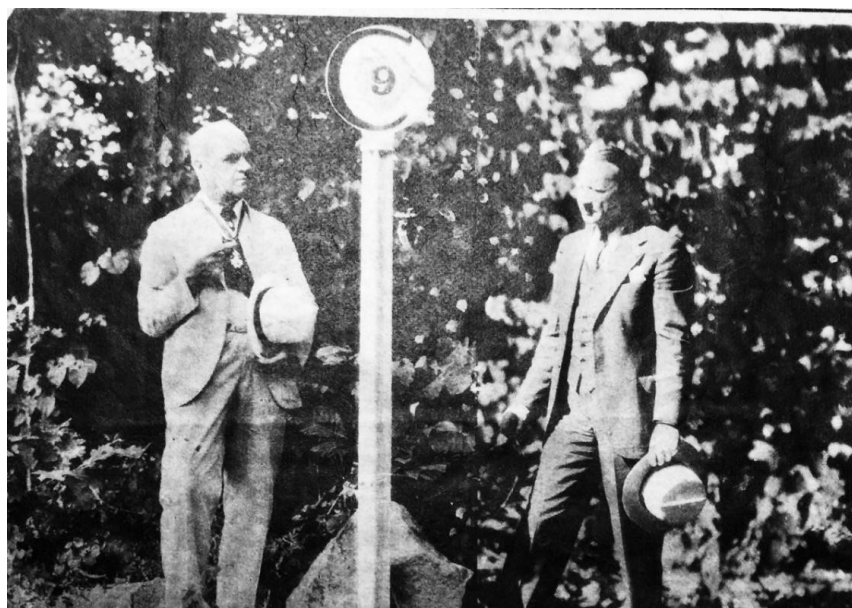
cemetery entrance, consisting of a bronze plaque mounted on a 4.5-foot-tall stone pier of two stacked boulders attached via stonework and mortar to the cemetery wall. Both the wall and the monument are prominent landscape features of the Rural Hill property and are included within a prior designation of Rural Hill as a local historic landmark by the Mecklenburg County Board of County Commissioners.²⁶



Northwestern Stem leading to Entry Gate of Rural Hill Cemetery



Major John Davidson Marker



E. L. Baxter Davidson (on left) at Historic Highway Marker at Hopewell Presbyterian Church

²⁶ Mecklenburg County Board of County Commissioners, “An Ordinance designating a property known as the ‘Rural Hill Plantation’ (the exterior of all improvements, the interior of all improvements, and the entire 221.04 acres comprising the plantation) as historic property, said property being located on both sides of Neck Road in Mecklenburg County, North Carolina, and recorded on tax parcel numbers 013-042-18, 013-042-19, 013-042-20, 013-181-01, and 013-181-02 in the Mecklenburg County tax office,” Mecklenburg County Register of Deeds, Real Estate Book 5687, Page 582, December 21, 1987.

Baxter Davidson was also responsible for the construction of stone structures at Huntersville's Hopewell Presbyterian Church (10500 Beatties Ford Road), including stone walls lining both sides of Beatties Ford Road (each approximately 500 feet in length), a stone pier marker approximately 6 feet tall identifying the church and its founding date, and a pair of 6-foot-tall stone piers that support an engraved wooden church sign. Those stone structures are prominent landscape features of the Hopewell church property and are already included within a prior designation of the property as a local historic landmark by the Mecklenburg County Board of County Commissioners.²⁷



East Wall – Hopewell Presbyterian Church

²⁷ Mecklenburg County Board of County Commissioners, “An Ordinance designating a property known as the ‘Hopewell Presbyterian Church’ (the entire exterior of the church building, the entire interior of the church building, the entire exterior of the education building, the entire interior of the education building, a tract of land bounded on one side by a straight line running along the eastern exterior wall of the education building and extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and bounded on the other side by the edge of the public right-of-way of Beatties Ford Road extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and the rock walls on the tracts of land recorded in the Mecklenburg County tax office under tax parcel numbers 023-052-26 and 023-042-04) as historic property, said property being located on both sides of Beatties Ford Road near its intersection with Sample Road, in Mecklenburg County, North Carolina, and recorded on tax parcel numbers 015-171-09, 023-052-26, 023-042-04 in the Mecklenburg County tax office,” Mecklenburg County Register of Deeds Real Estate Book 5733, Page 226, March 21, 1988.



Hopewell Church Marker



Hopewell Presbyterian Church Sign

The historical stone markers and monuments that Baxter Davidson had built in the mid-1920s throughout north Mecklenburg County were almost certainly designed by Lee Collier, because the designs are so similar to the Rural Hill structures that Collier designed for Davidson.²⁸ Like the Rural Hill cemetery wall, they are all composed of three types of native stone: white rock, brown rock, and flint rock. They include: (1) a marker originally located at the spot where General William Lee Davidson was killed at the Battle of Cowan's Ford (relocated in the early 1960s when construction of the Cowan's Ford Dam submerged the marker's original location beneath Lake Norman; the marker was moved to a small park on N.C. Highway 73); (2) a monument at the intersection of Beatties Ford and Brown Mill Roads, which displays a plaque referencing General Davidson's death and offering directional indicators for Davidson College and Cowan's Ford; (3) a directional marker at the intersection of Beatties Ford and Neck Roads incorporating a directional indicator for Rural Hill; (4) a rock wall and pier at Charlotte's Williams Memorial Presbyterian Church; and (5) a stone monument commemorating the Battle of McIntyre's Farm, located on Beatties Ford Road.²⁹

Davidson took an active role in the construction and design of the monuments, markers, and walls he caused to be placed in north Mecklenburg County. He was not a passive observer. "Mr. Davidson is not content to merely plan, design and designate where the walls and markers are to be erected, but he personally supervises them," reported the *Charlotte Observer*. "If they do not suit his fancy, he instructs the workers to tear them down and reconstruct them." There were times

²⁸ E. L. Baxter Davidson had another stone marker erected on Beatties Ford Road at the Mecklenburg County-Iredell County Line. That site is now part of Iredell County, and the marker has been destroyed. This writer remembers seeing it in the early 1980s. There is also mention of a marker having been erected on Highway 115 just north of Davidson. This writer has been unable to locate it if it was constructed or still exists.

²⁹ Letter.

when he ordered the walls and monuments destroyed and for the entire process to begin again.³⁰ Davidson ordered the plaques for the monuments and markers from the Newman Manufacturing Company in Cincinnati, Ohio.³¹ The entire project, including the Rural Hill cemetery wall, cost approximately \$30,000.³²

Baxter Davidson's bachelorhood ended on April 20, 1935, when at age 76 he married a 48-year-old widow, Sarah Williams Vosburg (1886-1973), who was a descendant of William A. Williams, a signer of the U.S. Declaration of Independence on July 4, 1776. The newlyweds purchased a home at 1401 Providence Road in July 1935, which in March 2000 was designated a local historic landmark by the Charlotte City Council. Baxter Davidson continued to be active in Davidson College alumni affairs and in patriotic organizations until his demise. He died in his sleep at home on October 10, 1944. His funeral was held at Hopewell Presbyterian Church, and his body was interred in the Rural Hill Cemetery.³³ The extant stone monuments, walls, and markers he caused to be built are his greatest legacy in terms of the built environment of Mecklenburg County. In this writer's opinion, considered aggregately, these rock features constitute the most architecturally significant collection of historic public art in Mecklenburg County.

³⁰ *Charlotte Observer*, December 9, 1928.

³¹ Newman Manufacturing Company invoice in Davidson College Archives.

³² *Charlotte Observer*, December 9, 1928.

³³ Charlotte-Mecklenburg Historic Landmarks Commission, "Survey and Research Report for E. L. Baxter Davidson House," March 30, 1998, <http://landmarkscommission.org/wp-content/uploads/2018/05/Davidson-House-E.L.-Baxter-SR.pdf> (accessed December 13, 2021); Charlotte City Council, "Ordinance designating as a Historic Landmark a property known as the 'E. L. Baxter Davidson House' (listed under Tax Parcel Number 155-121-02 as of November 15, 1999, and including the entire exterior of the E. L. Baxter Davidson House and the entire parcel of land listed under Tax Parcel Number 155-121-02 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 15, 1999)," City of Charlotte Ordinance Book 50, Page 95-98, March 20, 2000; *Charlotte Observer*, April 21, 1935, October 11, 1944.

**Physical Description
of the E. L. Baxter Davidson
Historic Markers and Monuments**



E. L. Baxter Davidson laying ceremonial stone at Hopewell Presbyterian Church wall (October 1928)

The E. L. Baxter Davidson Historic Markers and Monuments are built of stone, the most durable construction material provided by nature. That Baxter Davidson selected stone for his markers, monuments, and walls indicates that he wanted them to endure. His intent was to make these edifices instructive. Davidson hoped that generations of Mecklenburg County residents would learn from them and be inspired by them. Alas, that desire has largely been unrealized. Most people are unaware of the Markers' existence and intended commemorative and instructional purposes.

Human beings have been erecting rock structures, such as castles, forts, and cathedrals, for thousands of years. They have also gathered stones and piled them into dry stone walls, *i.e.*, without mortar. For example, the original stone wall enclosing the Hopewell Presbyterian Church,

constructed long before the Markers, was a dry-stacked wall. The use of stone in that wall may have influenced Davidson's decision to use stone in his walls and monuments. Also, rocks are plentiful in the fields of north Mecklenburg County. Builders have often embedded stones in mortar or plaster and constructed vertical structures (or piers) to provide greater stability for their rock walls. Stone is a superb building material. The best rock is highly resistant to weathering and to water penetration. Rock walls are held in place by gravity. One advantage of using stone is that it can tolerate a variety of soil types, thereby increasing a stone structure's resistance to ground shifting. The foundation or footing is a critical component of a stone structure, as are provisions for drainage. The footing locks the entire system into place and supports the stem, which is the main visible portion of a wall or other vertical structure. Many vertical stone structures have a "toe," an extension at the base of the stem that keeps the structure upright, prevents overturning, and reduces bearing pressures. Masonry walls require proper capping, which can extend the life of the wall, reduce maintenance, and aid sustainability. To be effective, caps must deflect water. If water is allowed to penetrate the top of a rock structure, the entire system will eventually fail.

A specific physical description of the structure(s) recommended for historic landmark designation is detailed in the attached exhibit(s), incorporated herein by reference.

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Mecklenburg County Board of County Commissioners. “An Ordinance designating a property known as the ‘Hopewell Presbyterian Church’ (the entire exterior of the church building, the entire interior of the church building, the entire exterior of the education building, the entire interior of the education building, a tract of land bounded on one side by a straight line running along the eastern exterior wall of the education building and extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and bounded on the other side by the edge of the public right-of-way of Beatties Ford Road extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and the rock walls on the tracts of land recorded in the Mecklenburg County tax office under tax parcel numbers 023-052-26 and 023-042-04) as historic property, said property being located on both sides of Beatties Ford Road near its intersection with Sample Road, in Mecklenburg County, North Carolina, and recorded on tax parcel numbers 015-171-09, 023-052-26, 023-042-04 in the Mecklenburg County tax office.” Mecklenburg County Register of Deeds Real Estate Book 5733, Page 226, March 21, 1988.

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EXHIBIT A

Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments

General William Lee Davidson Memorial Huntersville, N.C.



North and east faces of General William Lee Davidson Memorial

1. Name and Location of the Property. The General William Lee Davidson Memorial is located at 5455 Cashion Road, within Huntersville's sphere of influence. The tax parcel number for the property on which the marker stands is 01315102, and its UTM Coordinates are 17S 50592E 3920425N.
2. Name and Address Of Parties to be Notified.
 - a. North Carolina Department of Transportation
Division 10, District 2 Office
7605 District Drive
Charlotte, N.C. 28213
District Engineer: Wendy Taylor
Direct Phone and Email: (980) 523-0000; wataylor1@ncdot.gov
 - b. Duke Energy
Attn. Christy Churchill, Project Manager for Historic Preservation
526 S. Church Street – EC12Q

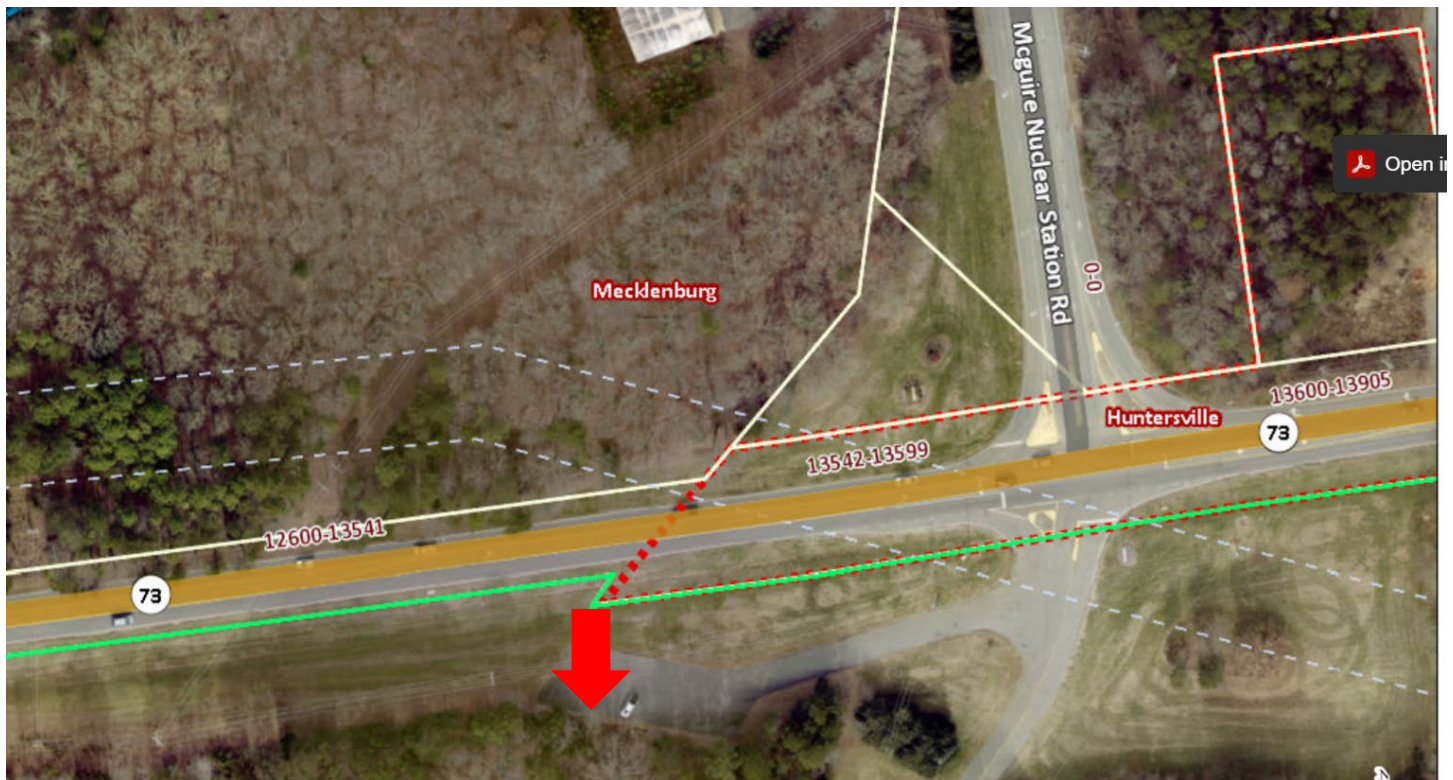
Charlotte, N.C. 28202

Direct Phone and Email: (980) 373-4183; Christy.Churchill@duke-energy.com

3. Ad Valorem Tax Appraisal. As of January 2021, the total appraised value of the property on which the General Davidson Memorial stands is \$15,450,200.
4. Recommendation for Designation. The General Davidson Memorial in its entirety, as well as a forty (40) foot radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, is recommended for historic landmark designation.

The General William Lee Davidson Memorial

The General William Lee Davidson Memorial is one of only two extant solitary rock piers erected by Baxter Davidson, both of which are located in Huntersville. The second such standalone marker is the Rural Hill directional marker, located northwest of the intersection of Beatties Ford and Neck Roads. The General Davidson Memorial is in a small memorial park lying on the south side of North Carolina Highway 73, just west of the intersection of McGuire Nuclear Station Road and an unnamed service road with Highway 73. The park is situated directly across from the McGuire Nuclear Station and east of the Catawba River.



Aerial Image of General Davidson Memorial (arrow indicates monument's approximate location) (source: Polaris 3G)

The General Davidson Memorial, which stands approximately 6 feet tall, originally marked the location where General William Lee Davidson was believed to have been killed during the Battle of Cowan's Ford, a February 1, 1781, Revolutionary War battle. Construction of the Cowan's Ford Dam in the 1960s forced relocation of the memorial to its present location, as its original location is now submerged beneath Lake Norman. The pier bears a metal plaque which reads: "COWAN'S FORD, / WHERE FELL / THE REVOLUTIONARY HERO, / GENL WM LEE DAVIDSON, / 1781. / ERECTED BY / E. L. BAXTER DAVIDSON."



Plaque on General Davidson Memorial

Like the Rural Hill directional marker, the stem or visible face of the General Davidson Memorial is composed of alternating strings of rough-faced dark brown and white stones. The stones are embedded in mortar, and the stem of the pier rises perpendicularly from a toeless foundation to a pyramidal cap (comprising approximately 12 inches of the entire memorial's height) that is partially decorated with small, smooth, white stones. Given its physical similarity to the Rural Hill directional marker, one would expect the cap of the General Davidson Memorial to be fully decorated with more small stones and topped with a large rock finial, like its Rural Hill counterpart. Over time, however, many of the decorative stones comprising the memorial's cap appear to have been dislodged, leaving the cap's surface bare and dimpled in several places. The slightly flattened top of the memorial's cap suggests that it may also have originally featured a stone finial. The memorial is approximately 2.5 feet in both length and width.



North face of General William Lee Davidson Memorial

Polaris 3G Map – Mecklenburg County, North Carolina General Davidson Memorial

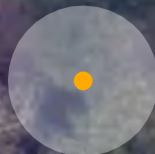
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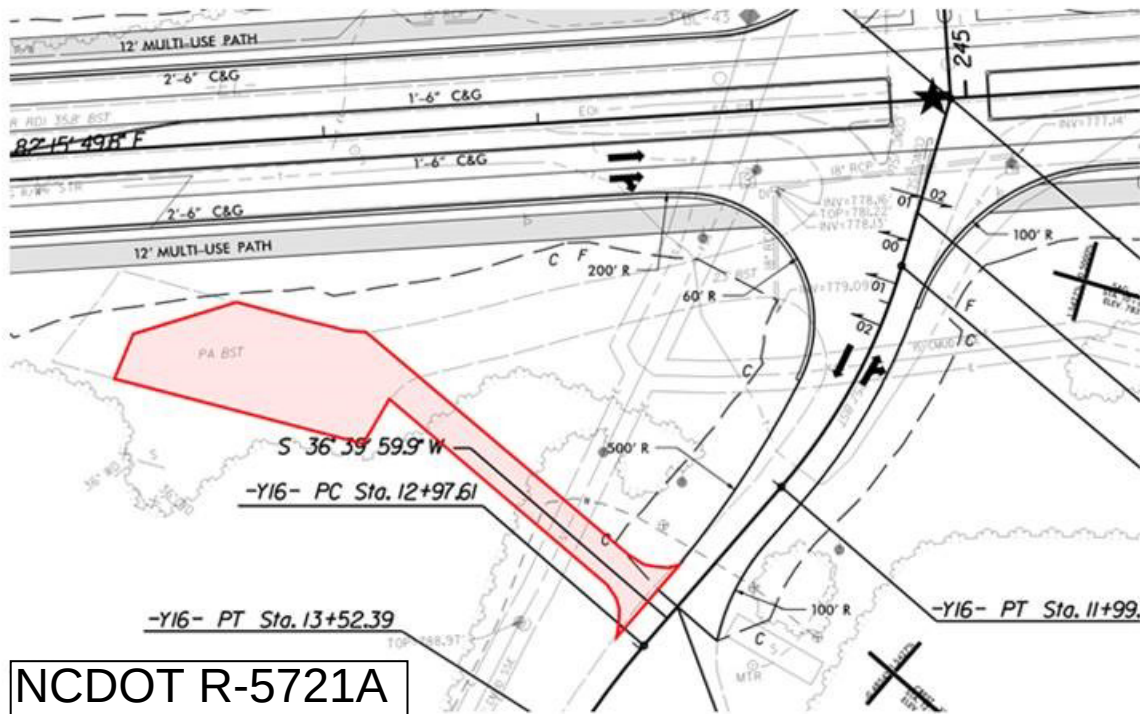


Arrow indicates approximate location of General Davidson Memorial

General Davidson Exhibit B

**General Davidson
Historic Marker
8' Buffer**





NCDOT R-5721A



**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.

March 18, 2022

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

RE: Proposed Designation of the E.L. Baxter Davidson Historic Markers at multiple locations throughout Mecklenburg County

Dear Mr. Gray:

Thank you for the report we received on the proposed designation of the E.L. Baxter Davidson Historic Markers located throughout Mecklenburg County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

The E.L. Baxter Davidson Historic Markers have special local significance for commemorating local historic events, places, and people; as a “uniquely sophisticated collection of Mecklenburg County public art”; and as representatives of Baxter Davidson’s 1920s campaign to educate the public about local history.

We have shared recommendations with staff to perform very minor changes to the report. With these minor changes, we believe the commission and the local governing board will be able to more accurately determine if the E.L. Baxter Davidson Historic Markers 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 E.L. Baxter Davidson Historic Markers. 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 fluid and cursive, with a long, sweeping underline that extends to the right.

Kristi Brantley
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure

MEMO

To: File – E. L. Baxter Davidson Historic Markers and Monuments
From: HLC Staff
Date: May 4, 2021

Re: Comments from State Historic Preservation Office on Designation Report and Exhibit for General William Lee Davidson Monument, Huntersville

By email dated March 18, 2022, SHPO staff provided feedback based on their review of the Designation Report and Exhibit for the General William Lee Davidson Monument. In summary, the issues raised included the following:

- Greater clarity of vantage points within photo captions; and
- A typographical error.

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

General William Lee Davidson Monument

February 14, 2022

Motion: THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE E. L. BAXTER DAVIDSON HISTORIC MARKERS AND MONUMENTS WITH THE PROTECTED RADII AS RECOMMENDED BY STAFF FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Favor

Mr. Akadius Berry, Ms. Lesley Carroll, Mr. Brian Clarke, Mr. William Hughes, Ms. Elizabeth Luke, Mr. Garrett Nelson, Mr. Jeffrey Parsons, Mr. Edwin Wilson

Oppose

None

Abstain

None

Absent

Ms. Diane Althouse, Mr. Robert Barfield, and Mr. Joshua Shope



MECKLENBURG COUNTY

Assessor's Office
Real Estate Division

May 24, 2022

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

In Re: Parcel Number 01315102

The General William Lee Davidson Monument

5455 Cashion Road (The monument and 40ft radius of the land)
Huntersville, NC

Dear Mr. Tommy Warlick,

Based on the current value and tax rate, the potential amount of deferrable taxes on the above mentioned property would be \$4.02 City of Huntersville taxes, and \$10.31 for Mecklenburg County taxes.

Very truly yours,

Mecklenburg County Real Estate Appr. Div.

LIVE * WORK * RECREATE

3205 Freedom Drive * P.O. Box 31127 * Charlotte, North Carolina 28231 * (980) 314-4226

ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK A STRUCTURE KNOWN AS THE “GENERAL WILLIAM LEE DAVIDSON MONUMENT” (LISTED UNDER TAX PARCEL NUMBER 01315102, AND INCLUDING THE MONUMENT IN ITS ENTIRETY AND A FORTY (40) FOOT RADIUS OF THE LAND IMMEDIATELY SURROUNDING THE MONUMENT, MEASURED IN EACH DIRECTION FROM THE CENTRAL POINT OF THE MONUMENT, ALL AS SITUATED ON THE PROPERTY LISTED UNDER TAX PARCEL NUMBER 01315102 IN THE MECKLENBURG COUNTY TAX OFFICE, CHARLOTTE, NC, AS OF JULY 1, 2022). THE MONUMENT STANDS ON PROPERTY LOCATED AT 5455 CASHION ROAD, HUNTERSVILLE, NC, AND OWNED BY DUKE POWER COMPANY.

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 ____ day of _____, 2022, on the question of designating a structure known as the General William Lee Davidson Monument 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

structure known as the General William Lee Davidson Monument as an historic landmark;
and

WHEREAS, the General William Lee Davidson Monument is one of the E. L. Baxter Davidson Historic Markers and Monuments, a series of rock monuments, markers, and walls financed and erected across north Mecklenburg County during the 1920s by local real estate investor Edward Lee Baxter Davidson; and

WHEREAS, Davidson intended that series of rock structures to represent and raise public awareness of locations, institutions, events, and individuals of regional historic significance, including the Revolutionary War Battles of McIntyre's Farm and Cowan's Ford (October 3, 1780, and February 1, 1781, respectively), the battlefield death of General William Lee Davidson (February 1, 1781), the homestead of Major John Davidson (Rural Hill, built in 1788), and the founding of Williams Memorial Presbyterian Church (established in 1885); and

WHEREAS, the General William Lee Davidson Monument originally marked the location where General William Lee Davidson was believed to have been killed during the 1781 Battle of Cowan's Ford, but was relocated to a nearby memorial park due to the construction of the Cowan's Ford Dam; and

WHEREAS, the E. L. Baxter Davidson Historic Markers and Monuments constitute a uniquely sophisticated and cohesive collection of vernacular public art in terms of material, design, and execution; and

WHEREAS, using ordinary native materials and deceptively simplistic traditional structural designs, the E. L. Baxter Davidson Historic Markers and Monuments honor Mecklenburg County's history of extraordinary efforts and achievements by ordinary

people in an understood but respectful manner that complements the local landscape and the region's customs; and

WHEREAS, five of the E. L. Baxter Davidson Historic Markers and Monuments located across north Mecklenburg County are already designated as local historic landmarks, namely a rock memorial to Major John Davidson and the rock wall encircling the Davidson family cemetery, both located at the Rural Hill farmstead in Huntersville, and the rock wall, rock church marker, and rock signage piers, all located at Hopewell Presbyterian Church also in Huntersville; and

WHEREAS, the E. L. Baxter Davidson Historic Markers and Monuments are of such historic, architectural, and cultural significance – both as commemorations of the early history of Mecklenburg County and as tributes to the commitment and impact of a single person determined to bring tangible form and expression to that history – that all known extant structures within the collection, including the General William Lee Davidson Monument, should likewise be designated as local historic landmarks; and

WHEREAS, based on the additional information further detailed in the *Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments* (December 2021) and the exhibits attached thereto, all of which are incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the structure known as the General William Lee Davidson Monument possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, to preserve as much of the existing built environment of the structure as reasonably possible, the Charlotte-Mecklenburg Historic Landmarks Commission has also demonstrated the importance of incorporating within the landmark designation a

protective buffer area of land within the immediately adjacent radius of the structure, as further detailed hereinafter; and

WHEREAS, the structure known as the General William Lee Davidson Monument stands on property owned by Duke Power Company in a memorial park located near the intersection of North Carolina Highway 73 and McGuire Nuclear Station Road.

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

1. That the structure known as the “General William Lee Davidson Monument” (listed under Tax Parcel Number 01315102, and including the monument in its entirety and a forty (40) foot radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, all as situated on the property listed under Tax Parcel Number 01315102 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 in a memorial park near the intersection of North Carolina Highway 73 and McGuire Nuclear Station Road on property located at 5455 Cashion Road, Huntersville, NC. Exterior features are more completely described in the *Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments* (December 2021) and the exhibits attached thereto.

2. That said exterior is more specifically defined as the historic and structural fabric, especially including 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 structure 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.

6. That the owners of the property on which the historic landmark known as the General William Lee Davidson Monument stands 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.

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

ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK A STRUCTURE KNOWN AS THE “GENERAL WILLIAM LEE DAVIDSON MONUMENT” (LISTED UNDER TAX PARCEL NUMBER 01315102, AND INCLUDING THE MONUMENT IN ITS ENTIRETY AND AN EIGHT (8) FOOT RADIUS OF THE LAND IMMEDIATELY SURROUNDING THE MONUMENT, MEASURED IN EACH DIRECTION FROM THE CENTRAL POINT OF THE MONUMENT, ALL AS SITUATED ON THE PROPERTY LISTED UNDER TAX PARCEL NUMBER 01315102 IN THE MECKLENBURG COUNTY TAX OFFICE, CHARLOTTE, NC, AS OF JULY 1, 2022). THE MONUMENT STANDS ON PROPERTY LOCATED AT 5455 CASHION ROAD, HUNTERSVILLE, NC, AND OWNED BY DUKE POWER COMPANY.

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 17th day of October, 2022, on the question of designating a structure known as the General William Lee Davidson Monument 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

structure known as the General William Lee Davidson Monument as an historic landmark;
and

WHEREAS, the General William Lee Davidson Monument is one of the E. L. Baxter Davidson Historic Markers and Monuments, a series of rock monuments, markers, and walls financed and erected across north Mecklenburg County during the 1920s by local real estate investor Edward Lee Baxter Davidson; and

WHEREAS, Davidson intended that series of rock structures to represent and raise public awareness of locations, institutions, events, and individuals of regional historic significance, including the Revolutionary War Battles of McIntyre's Farm and Cowan's Ford (October 3, 1780, and February 1, 1781, respectively), the battlefield death of General William Lee Davidson (February 1, 1781), the homestead of Major John Davidson (Rural Hill, built in 1788), and the founding of Williams Memorial Presbyterian Church (established in 1885); and

WHEREAS, the General William Lee Davidson Monument originally marked the location where General William Lee Davidson was believed to have been killed during the 1781 Battle of Cowan's Ford, but was relocated to a nearby memorial park due to the construction of the Cowan's Ford Dam; and

WHEREAS, the E. L. Baxter Davidson Historic Markers and Monuments constitute a uniquely sophisticated and cohesive collection of vernacular public art in terms of material, design, and execution; and

WHEREAS, using ordinary native materials and deceptively simplistic traditional structural designs, the E. L. Baxter Davidson Historic Markers and Monuments honor Mecklenburg County's history of extraordinary efforts and achievements by ordinary

people in an understood but respectful manner that complements the local landscape and the region's customs; and

WHEREAS, five of the E. L. Baxter Davidson Historic Markers and Monuments located across north Mecklenburg County are already designated as local historic landmarks, namely a rock memorial to Major John Davidson and the rock wall encircling the Davidson family cemetery, both located at the Rural Hill farmstead in Huntersville, and the rock wall, rock church marker, and rock signage piers, all located at Hopewell Presbyterian Church also in Huntersville; and

WHEREAS, the E. L. Baxter Davidson Historic Markers and Monuments are of such historic, architectural, and cultural significance – both as commemorations of the early history of Mecklenburg County and as tributes to the commitment and impact of a single person determined to bring tangible form and expression to that history – that all known extant structures within the collection, including the General William Lee Davidson Monument, should likewise be designated as local historic landmarks; and

WHEREAS, based on the additional information further detailed in the *Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments* (December 2021) and the exhibits attached thereto, all of which are incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the structure known as the General William Lee Davidson Monument possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, to preserve as much of the existing built environment of the structure as reasonably possible, the Charlotte-Mecklenburg Historic Landmarks Commission has also demonstrated the importance of incorporating within the landmark designation a

protective buffer area of land within the immediately adjacent radius of the structure, as further detailed hereinafter; and

WHEREAS, the structure known as the General William Lee Davidson Monument stands on property owned by Duke Power Company in a memorial park located near the intersection of North Carolina Highway 73 and McGuire Nuclear Station Road.

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

1. That the structure known as the “General William Lee Davidson Monument” (listed under Tax Parcel Number 01315102, and including the monument in its entirety and an eight (8) foot radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, all as situated on the property listed under Tax Parcel Number 01315102 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 in a memorial park near the intersection of North Carolina Highway 73 and McGuire Nuclear Station Road on property located at 5455 Cashion Road, Huntersville, NC. Exterior features are more completely described in the *Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments* (December 2021) and the exhibits attached thereto.

2. That said exterior is more specifically defined as the historic and structural fabric, especially including 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 structure 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.

6. That the owners of the property on which the historic landmark known as the General William Lee Davidson Monument stands 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.

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
October 17, 2022**

To: Town Board

From: Kayleigh Mielenz, Planner I

Date: October 17, 2022

Subject: Public hearing on designating "Rural Hill Directional Marker" as a historic landmark

EXPLAIN REQUEST:

Request to continue public hearing to the November 7, 2022 Town Board meeting on the question of designating, as a historic landmark, a structure known as the "Rural Hill Directional Marker," including the marker in its entirety and a 38' radius of the land immediately surrounding the marker, measured in each direction from the central point of the marker, all as situated on the property listed under Tax Parcel 01301250, located at 6645 Neck Road and owned by Herseng Yang.

ACTION RECOMMENDED:

Continue public hearing to November 7, 2022.

FINANCIAL IMPLICATIONS:

Based on the current value and tax rate, the potential amount of deferrable taxes on the above mentioned property would be \$0.17 in Town of Huntersville taxes, and \$0.45 for Mecklenburg County taxes.

ATTACHMENTS:

1. Rural Hill Staff Report
2. Cover_Rural Hill
3. E.L. Baxter Davidson Landmark Designation Report
4. Rural Hill Exhibit
5. State Historic Preservation E. L. Baxter Davidson Monuments Letter
6. State Historic Preservation Memo Rural Hill
7. HLC Vote_Rural Hill
8. 2022 Estimate of Historic Taxes 01301250_Rural Hill
9. Neck Rd Project - CIP Budget FY2023
10. Rural Hill Ordinance with 10 foot radius
11. Rural Hill Ordinance with a 38 foot radius

Historic Landmark Designation: Rural Hill Marker

PART 1: BACKGROUND

There are several Edward Lee Baxter Davidson Historic Markers and Monuments (collectively, the “Markers”) being proposed for historic designation, three of which are in Huntersville. The Markers are the direct result of a concerted effort in the 1920s by E.L. Baxter Davidson to memorialize his family’s burial ground, to honor his family’s Scottish-Irish heritage, and to celebrate American Revolutionary War happenings that occurred in north Mecklenburg County in 1780-1781. The Rural Hill marker is among those being proposed for historic landmark designation. The Rural Hill marker is located at the intersection of Neck and Beatties Ford Rd, associated with address 6645 Neck Rd, and owned by Herseng Yang.

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 “E.L. Baxter Davidson Historic Markers and Monuments Designation Report” prepared by the Charlotte-Mecklenburg Historic Landmarks Commission (HLC):

“The Markers represent locations, institutions, events, and individuals of significance in the early history of Mecklenburg County. The Rural Hill Directional Marker recognizes and instructs motorists as to the direction of Rural Hill, the antebellum homestead of Major John Davidson, a delegate to the 1773 colonial North Carolina Assembly and an officer in the state militia and Continental Army. E. L. Baxter Davidson (1858-1944) was born at Rural Hill, the 1,300-acre north Mecklenburg County estate established in the late 1700s.

The Rural Hill directional marker stands approximately 8 feet tall, and measures approximately 3 feet in both length and width. It features a metal plaque, which reads: “MAJOR JOHN DAVIDSON’S / HOMESTEAD. / BUILT 1788 BURNED 1886.” Atop the plaque is a stylized depiction of a hand indicating the direction of the homestead, also known as Rural Hill.”

Planning staff has reviewed this report and concurs with the assessment of the significance of the Rural Hill marker 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 historic landmarks, the E.L. Baxter Davidson Markers and Monuments”.

Charlotte-Mecklenburg HLC recommends designating, as an historic landmark, a structure known as the “Rural Hill Directional Marker”, listed under Tax Parcel Number 01301250, and including the marker in its entirety and a thirty-eight (38) foot radius of the land immediately surrounding the marker, measured in each direction from the central point of the marker.

PART 4: HUNTERSVILLE STAFF RECOMMENDATION

Town Staff recommends designating, as an historic landmark, a structure known as the “Rural Hill Directional Marker”, listed under Tax Parcel Number 01301250, and including the marker in its entirety and a ten (10) foot radius of the land immediately surrounding the marker, measured in each direction from the central point of the marker.

Town Engineering/Public Works has a Town Capital Improvement Plan (CIP) to realign Neck Rd and construct turn lanes at the intersection of Beatties Ford and Neck Rd. A CIP identifies capital projects, including transportation projects, and provides a planning schedule and options for financing the plan. The adopted CIP budget is from fiscal year 2023-2027. The Beatties Ford/Neck Rd project is listed in the future category of the budget, meaning it will not commence until after 2027.

Due to the lack of project plans and construction date for the CIP project, Town Engineering does not contest the proposed historical designation but recommends a reduced radius of land to be dedicated historical to keep as much existing Town right-of-way out of the radius as possible. Planning Staff concurs with the Engineering Staff recommendation.

PART 5: ACTION RECOMMENDED

Due to inadequate public notice of the public hearing for the marker, Staff is requesting a continuation of the public hearing to the November 7, 2022 Town Board meeting.

PART 6: FINANCIAL IMPLICATIONS

Based on the current value and tax rate, the potential amount of deferrable taxes on the above mentioned property would be \$0.17 Town of Huntersville taxes, and \$0.45 for Mecklenburg County taxes (attachment 7).

PART 7: ATTACHMENTS

1. Rural Hill Cover Sheet
2. E.L. Baxter Davidson Landmark Designation Report
3. Rural Hill Exhibit
4. NC State Historic Preservation Office Letter
5. NC State Historic Preservation Office Memo
6. Charlotte-Mecklenburg HLC Vote
7. Mecklenburg County Assessor’s Office
8. Adopted town Budget for CIP
9. Ordinance for Adoption

Rural Hill Directional Marker 6645 Neck Road, Huntersville, NC



The Rural Hill Directional Marker, located near the intersection of Beatties Ford and Neck Roads, recognizes and instructs motorists as to the direction of Rural Hill, the antebellum homestead of Major John Davidson, a delegate to the 1773 colonial North Carolina Assembly and an officer in the state militia and Continental Army. Commissioned by local real estate investor E. L. Baxter Davidson during the 1920s, the marker is one of a series of such stone structures located throughout north Mecklenburg County erected at Davidson's behest to represent and raise public awareness of locations, institutions, events, and individuals of regional historic significance. In aggregate, the Davidson monuments and markers constitute a uniquely sophisticated and cohesive collection of vernacular public art in terms of material, design, and execution, using ordinary native materials and deceptively simplistic traditional structural designs to honor Mecklenburg County's history of extraordinary efforts and achievements by ordinary people in an understated but respectful manner that complements the local landscape and the region's customs.





**Designation Report on the
E. L. Baxter Davidson Historic Markers and Monuments**



*Cowan's Ford – Davidson College Monument
Huntersville*



*General Davidson Memorial
Huntersville*



*Rural Hill Direction Marker
Huntersville*



*Battle of McIntyre's Farm Monument
Charlotte*



*Williams Memorial Presbyterian Church Marker
Charlotte*



*Williams Memorial Presbyterian Church Wall
Charlotte*

1. Name Of The Properties. The E. L. Baxter Davidson Historic Markers and Monuments (collectively, the “Markers”) are located at various sites in north Mecklenburg County, within the spheres of influence of Charlotte or Huntersville. The exhibit(s) accompanying this report provide specific information about the structure(s) recommended for historic landmark designation and are incorporated herein by reference.
2. Designation Report Contents. This report contains a brief historical sketch and general physical description (both prepared by Dr. Dan L. Morrill) applicable to all of the Markers, representative photographs of the Markers, and documentation as to why and how the Markers meet the criteria for designation set forth in N.C.G.S. § 160D-945. More detailed information about the individual structure(s) recommended for historic landmark designation is available in the exhibit(s), including information as to current tax parcel reference and ad valorem tax appraisal, the location and ownership of the associated property, a map of the location, the recommended scope of the designation, additional photographs, and a brief architectural description of the structure(s).
3. Statements of Significance and Integrity.
 - a. *Statement of Significance in Terms of its History, Architecture, and/or Cultural Importance:* The Charlotte-Mecklenburg Historic Landmarks Commission judges that the E. L. Baxter Davidson Historic Markers and Monuments possess special significance in terms of their history, architecture, and cultural importance to Charlotte, Huntersville, and all of Mecklenburg County. The Commission bases its judgment on the following considerations:
 - i. Erected during the 1920s, the Markers represent locations, institutions, events, and individuals of importance in the early history of Mecklenburg County, including the Revolutionary War Battles of McIntyre’s Farm and Cowan’s Ford (October 3, 1780, and February 1, 1781, respectively), the battlefield death of General William Lee Davidson (February 1, 1781), the homestead of Major John Davidson (Rural Hill, built in 1788), and Williams Memorial Presbyterian Church (founded in 1885).
 - ii. In aggregate, the Markers located throughout Mecklenburg County constitute a uniquely sophisticated and cohesive collection of vernacular public art in terms of material, design, and execution. The use of ordinary native materials and deceptively simplistic traditional structural designs commemorates Mecklenburg County’s history of extraordinary efforts and achievements by ordinary people in an understated but respectful manner that complements, rather than dominates, the local landscape and the region’s customs.
 - iii. The Markers bear lasting witness to the commitment and impact of a single person, E. L. Baxter Davidson, to the importance of making the general public more aware and appreciative of historically important locations, institutions, events, and individuals in the early history of Mecklenburg

County.

- b. *Statement of Integrity of Location, Design, Setting, Materials, Workmanship, Feeling, and Association.* The Charlotte-Mecklenburg Historic Landmarks Commission judges that the “Physical Description” included in this report and the attached exhibit(s) demonstrates that the E. L. Baxter Davidson Historic Markers and Monuments meet this criterion as follows:
- i. Location: Except in limited instances – when necessitated to preserve a structure (such as the relocation of the General Davidson Memorial due to construction of the Cowan’s Ford dam, and the repair and relocation of the Rural Hill Directional Marker to a safer distance from a busy thoroughfare) – the Markers remain in their original, highly visible public locations, continuing their decades-old service of memorializing the past for the citizens of Mecklenburg County.
 - ii. Design: The original structural designs of the Markers, embodying within their vernacular styles the traditional folkways of North Carolina’s Piedmont region, remain intact and unchanged since their original installation in the early decades of the twentieth century.
 - iii. Setting: Each Marker stands in or near its original setting. While in some instances their surroundings may have been changed or modernized over the decades (such as, for example, the Markers lining the ever-busy Beatties Ford Road corridor), each Marker remains situated in a highly visible setting, bearing testament to simpler times when those settings were more rural in nature, while continuing to commemorate local historic achievements.
 - iv. Materials: The materials – stone and mortar – are indigenous to the local region and appropriate to the purpose of longstanding remembrance of past times and people. In large part, the constituent elements of the Markers are the original materials used when the structures were first installed.
 - v. Workmanship: Both the durability and absence of significant deterioration of the Markers, as well as the aesthetic symmetry and traditional artisanship reflected in their design and execution, indicate the unique skill and quality of the builders’ workmanship.
 - vi. Feeling: The locations and settings of the Markers, positioned at or near the actual locales of the events, institutions, or individual lives commemorated, convey a sense of the Markers’ historical and cultural significance. That feeling is furthered by the design, execution, and materials comprising the Markers, reflecting Mecklenburg County’s indigenous natural elements, traditions, and artistic skills. The longevity of their presence further invests the Markers with a familiarity that has made them recognizable landmarks skillfully crafted in a manner characteristic of the region.

- vii. Association: As intentionally commemorative structures, the Markers are intimately associated with the persons, institutions, and events they represent, as well as the individual (E. L. Baxter Davidson) whose personal mission to preserve the County's past within the memories of future generations prompted the installation of the Markers in the first place.
- 4. Recommendation for Designation. The Commission recommends the Marker(s) identified in this report and attached exhibit(s) for historic landmark designation. To maintain the integrity and built environment of each Marker, the Commission further recommends the inclusion within the landmark designation of a portion of the property immediately surrounding each Marker, consisting in each case of a radius measured from the central point of the applicable Marker, as further detailed in the attached exhibit(s).
- 5. Ad Valorem Tax Appraisal. The Commission is aware that designation would allow the owner of the property upon which each Marker sits to apply for an automatic deferral of up to 35% of the Ad Valorem taxes on all or any portion of the property that becomes a designated "historic landmark." The total appraised value of the entire parcel of land containing the Marker(s) is stated in the attached exhibit(s).

Date of the Preparation of this Report: April 16, 2018

Prepared by: Dr. Dan L. Morrill; updated by Tommy Warlick (December 2021)

Brief History of the E. L. Baxter Davidson Historic Markers and Monuments



Edward Lee Baxter Davidson (1858-1944)

The E. L. Baxter Davidson Historic Markers and Monuments (collectively, the “Markers”) are the direct result of a concerted effort in the 1920s by a Mecklenburg County resident to memorialize his family’s burial ground, to honor his family’s Scots-Irish heritage, and to celebrate American Revolutionary War happenings that occurred in north Mecklenburg County in 1780-1781. Edward Lee (E. L.) Baxter Davidson (1858-1944) spent his boyhood and young adulthood in an area full of reminders of the American Revolutionary War. He was born at Rural Hill, the 1,300-acre north Mecklenburg County estate established in the late 1700s by Major John Davidson (1735-1832), his great grandfather. Rural Hill, or the Major John Davidson Homestead, was located on Neck Road near the Catawba River.¹ His family worshipped at nearby Hopewell Presbyterian Church, which owed its early success largely to Alexander Craighead (1707-1766), a fiery Presbyterian preacher known for his intense anti-British proclivities.² Among the stories the young Davidson heard was how a band of patriot militia had fired on British troops on October 3, 1780, at the so-called “Battle of the Bees” at McIntyre’s Farm on Beatties Ford Road, a few miles south of Rural Hill.³ A Revolutionary War event of special meaning for Baxter Davidson and his family was the

¹ Chalmers Gaston Davidson, *The Plantation World Around Davidson* (Davidson NC: Mecklenburg Historical Association, 1973), 59-60; *Charlotte Observer*, May 8, 1928; Charlotte-Mecklenburg Historic Landmarks Commission, “Survey and Research Report for Rural Hill,” October 5, 1987, <http://landmarkscommission.org/wp-content/uploads/2018/06/Rural-Hill-Plantation-SR.pdf> (accessed December 13, 2021).

² Charlotte-Mecklenburg Historic Landmarks Commission, “Survey and Research Report for Hopewell Presbyterian Church,” January 5, 1977, <http://landmarkscommission.org/wp-content/uploads/2018/05/Hopewell-Presbyterian-Church-SR.pdf> (accessed December 13, 2021).

³ Charlotte-Mecklenburg Historic Landmarks Commission, “Survey and Research Report for McIntyre Site,” <http://landmarkscommission.org/wp-content/uploads/2018/06/McIntyre-Farm-Site-SR.pdf> (accessed December 13, 2021). For an account of the battle, see David A. Norris, “McIntyre’s Farm, Battle of,” in *Encyclopedia of North*

Battle of Cowan's Ford, an engagement at the Catawba River between patriot troops and the British and Tories on February 1, 1781. The American commander was General William Lee Davidson (1746-1781), a cousin of Baxter Davidson's great grandfather. General Davidson was killed at the Battle of Cowan's Ford, and his corpse was interred at Hopewell Presbyterian Church.⁴ Davidson was told that his great grandfather was a signer of the alleged Mecklenburg Declaration of Independence (May 20, 1775), a document which purportedly was the first outright rejection of Royal authority in Colonial America.⁵ Not surprisingly, Baxter Davidson was a staunch and persistent defender of the authenticity of the so-called "Meck Deck."

Baxter Davidson believed that educating the local citizenry about Mecklenburg County's role in the American Revolutionary War was serious business. "The work we are accomplishing in preserving the history of our country cannot be underestimated," declared Davidson in a speech to the Sons of the American Revolution ("S.A.R."). "The erection of monuments and markers," he continued, "not only does honor to those patriots who established the republic . . . it also impresses the youth of the land and inspires them to emulate the achievements of their illustrious ancestors."⁶ Davidson understood that markers and monuments can be evocative elements in the manmade or built environment. Scholars agree. "In general, we cannot remember something if we were not aware of it in the first place," writes Rupert Sheldrake in his monograph, *The Presence of the Past*.⁷ The purpose of the rock walls, monuments, and markers that Baxter Davidson paid for and caused to be erected in north Mecklenburg County in the 1920s was to keep the past alive. "Monuments are history made visible," says historian Judith Dupre. "The best of them are redemptive, allowing us to understand the past that is meaningful to the present."⁸ A reporter wrote the following about Baxter Davidson in 1941: "He has had more to do with the marking of historic spots in the county than any other individual and wherever he thought one should be, he had it erected and quietly paid for it himself."⁹

A graduate of Davidson College in 1880 and its largest individual benefactor, Baxter Davidson amassed considerable wealth from the acquisition, management, and selling of real estate and eventually became a wealthy man.¹⁰ His father, Alexander Brevard Davidson (1808-1896), moved his family from Rural Hill to Charlotte in 1871, where he established a residence on South Tryon

Carolina, ed. William S. Powell (Chapel Hill: University of North Carolina Press, 2006), 723.

⁴ See Robert Henry, David Vance, and David Schenck, *Narrative of the Battle of Cowan's Ford* (Greensboro NC: Reece & Elam, 1891); Jerry L. Cross, "Cowan's Ford, Battle of," in *Encyclopedia of North Carolina*, 308.

⁵ See William Henry Hoyt, *The Mecklenburg Declaration of Independence* (Boston: Da Capo Press, 2006).

⁶ Manuscript in the Davidson College Archives.

⁷ Rupert Sheldrake, *The Presence of the Past, Morphic Resonance and The Habits of Nature* (New York: Vintage Books, 1989), 197.

⁸ Judith Dupre, *Monuments, America's History in Art and Memory*, (New York: Random House, 2007), xii.

⁹ *Charlotte Observer*, August 3, 1941.

¹⁰ *Charlotte Observer*, April 30, 1941.

Street. The elder Davidson, like his son, was an astute businessman. He was a leading advocate for the building of railroads and factories in the postbellum years.¹¹ When his father died in 1896, Baxter Davidson inherited considerable property in the heart of Charlotte.¹² Baxter Davidson remained a bachelor until April 1935. He had no children and devoted most of his professional time to his real estate interests.¹³



Alexander Brevard Davidson



Hornet's Nest on the Cowan's Ford – Davidson College Monument. The Hornet's Nest was the historic Revolutionary War symbol of Mecklenburg County.



Hornet's Nest Symbol on the Sons of the American Revolution (S.A.R.) medal worn by E. L. Baxter Davidson at the National S.A.R. Convention in Charlotte in May 1931.

Baxter Davidson exhibited powerful patriotic feelings throughout his adulthood and spent much time and money giving expression to them as an avocation. He was a prominent leader of the S.A.R. organization and a charter member of the Mecklenburg Monument Association, which was organized on May 19, 1890. The latter organization raised the funds to erect a monument honoring

¹¹ *Charlotte Statesman*, July 16, 1993; Chalmers G. Davidson, "Davidson, Adam Brevard," *NCPedia*, January 1, 1986, <https://www.ncpedia.org/biography/davidson-adam-brevard> (accessed December 13, 2021).

¹² *Charlotte Observer*, July 14, 1896.

¹³ *Charlotte Observer*, October 11, 1944.

the signers of the Mecklenburg Declaration of Independence. Dedicated on May 20, 1898, the marker was originally located at the Mecklenburg County Courthouse on South Tryon Street. It now stands in front of the former Courthouse on East Trade Street.¹⁴



Original Location of Signers' Monument



E. Trade St. Location of Signers' Monument

On May 20, 1909, when President William Howard Taft visited Charlotte on the anniversary of the signing of the Mecklenburg Declaration of Independence, Baxter Davidson joined thirteen other descendants of “Meck Deck” signers atop the “float of floats from the historical standpoint” in a reportedly four-mile-long celebratory parade.¹⁵ In March 1925, he appeared before the Mecklenburg County Board of County Commissioners to request that the “old Mecklenburg method of marking roads with iron signs in the form of a hornet’s nest” be revived as an emblem of “historical significance.”¹⁶ Always devoted to his family’s legacy, Davidson had a portrait of his father hung in the Charlotte Public Library in May 1921.¹⁷

In May 1925, Baxter Davidson was a cast member in a historical pageant honoring Mecklenburg County’s heritage that was held in a “mammoth open-air theater” in Charlotte, “out under the stars.”¹⁸ The *Charlotte Observer* described Davidson as a man “known for his philanthropies and for his interest in historic research.”¹⁹ In May 1931, the Daughters of the American Revolution

¹⁴ *Charlotte Observer*, October 15, 1925.

¹⁵ *Charlotte Observer*, May 21, 1909.

¹⁶ *Charlotte Observer*, March 3, 1925.

¹⁷ *Charlotte Observer*, May 22, 1921.

¹⁸ *Charlotte Observer*, April 24, 1925.

¹⁹ *Charlotte Observer*, April 21, 1935.

(“D.A.R.”) unveiled a monument at the site of the Battle of McIntyre’s Farm (also known as the “McIntyre Skirmish”). The brass plaque on the monument was a gift from Baxter Davidson.²⁰ Davidson also partly funded the erection of a grave marker at the General William Lee Davidson’s burial site at Hopewell Presbyterian Church.²¹



D.A.R. Battle of McIntyre’s Farm monument



General Davidson gravestone

The most imposing historic monument Baxter Davidson erected and paid for was the embellished stone wall that still encircles the Davidson family burial ground at Rural Hill in Huntersville.²² In a letter of January 15, 1927, Davidson wrote: “I am proud of my progenitor – Major John Davidson, signer of the Mecklenburg Declaration of Independence, who is buried at Rural Hill . . . and the wall 150 x 300 that I had built at great expense is in honor of him and his numerous descendants.”²³ Baxter Davidson hired Lee Collier, an English architect, to superintend the job. It took two months to complete the cemetery wall at Rural Hill, and the effort required the participation of a foreman, sixteen laborers, and fifteen wagons. The cost of this impressive stone structure was reportedly \$20,000.²⁴ “To hear Mr. Davidson talk about designs and markers,” said a local journalist, “one rightly concludes that he is a connoisseur of stones, and knows the artistic arrangement of them.”²⁵ Davidson also provided a monument to Major John Davidson at the

²⁰ *Charlotte Observer*, May 17, 1931; University Library, University of North Carolina at Chapel Hill, “Commemorative Landscapes – Battle of McIntyre’s Farm Monument, Charlotte,” *Documenting the American South*, <https://docsouth.unc.edu/commland/monument/464/> (accessed December 13, 2021).

²¹ Letter of E. L. Baxter Davidson to Chalmers G. Davidson (January 15, 1927) in the Davidson College Archives (hereinafter cited as “Letter”).

²² *Charlotte Observer*, October 11, 1944. As early as 1904, Baxter Davidson was advocating the construction of a wall at the Rural Hill Cemetery. See *Charlotte News*, January 16, 1904.

²³ Letter.

²⁴ *Charlotte Observer*, May 8, 1928.

²⁵ *Charlotte Observer*, December 9, 1928.

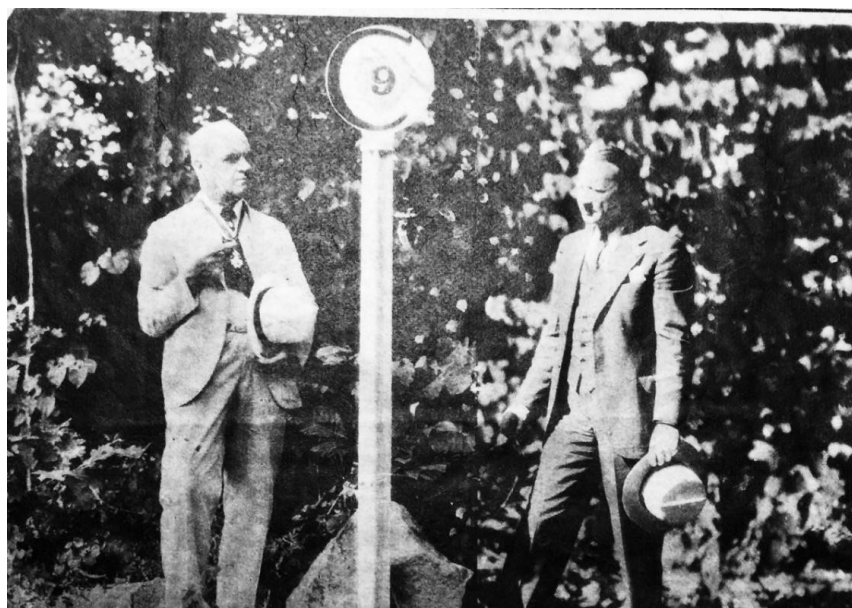
cemetery entrance, consisting of a bronze plaque mounted on a 4.5-foot-tall stone pier of two stacked boulders attached via stonework and mortar to the cemetery wall. Both the wall and the monument are prominent landscape features of the Rural Hill property and are included within a prior designation of Rural Hill as a local historic landmark by the Mecklenburg County Board of County Commissioners.²⁶



Northwestern Stem leading to Entry Gate of Rural Hill Cemetery



Major John Davidson Marker



E. L. Baxter Davidson (on left) at Historic Highway Marker at Hopewell Presbyterian Church

²⁶ Mecklenburg County Board of County Commissioners, “An Ordinance designating a property known as the ‘Rural Hill Plantation’ (the exterior of all improvements, the interior of all improvements, and the entire 221.04 acres comprising the plantation) as historic property, said property being located on both sides of Neck Road in Mecklenburg County, North Carolina, and recorded on tax parcel numbers 013-042-18, 013-042-19, 013-042-20, 013-181-01, and 013-181-02 in the Mecklenburg County tax office,” Mecklenburg County Register of Deeds, Real Estate Book 5687, Page 582, December 21, 1987.

Baxter Davidson was also responsible for the construction of stone structures at Huntersville's Hopewell Presbyterian Church (10500 Beatties Ford Road), including stone walls lining both sides of Beatties Ford Road (each approximately 500 feet in length), a stone pier marker approximately 6 feet tall identifying the church and its founding date, and a pair of 6-foot-tall stone piers that support an engraved wooden church sign. Those stone structures are prominent landscape features of the Hopewell church property and are already included within a prior designation of the property as a local historic landmark by the Mecklenburg County Board of County Commissioners.²⁷



East Wall – Hopewell Presbyterian Church

²⁷ Mecklenburg County Board of County Commissioners, “An Ordinance designating a property known as the ‘Hopewell Presbyterian Church’ (the entire exterior of the church building, the entire interior of the church building, the entire exterior of the education building, the entire interior of the education building, a tract of land bounded on one side by a straight line running along the eastern exterior wall of the education building and extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and bounded on the other side by the edge of the public right-of-way of Beatties Ford Road extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and the rock walls on the tracts of land recorded in the Mecklenburg County tax office under tax parcel numbers 023-052-26 and 023-042-04) as historic property, said property being located on both sides of Beatties Ford Road near its intersection with Sample Road, in Mecklenburg County, North Carolina, and recorded on tax parcel numbers 015-171-09, 023-052-26, 023-042-04 in the Mecklenburg County tax office,” Mecklenburg County Register of Deeds Real Estate Book 5733, Page 226, March 21, 1988.



Hopewell Church Marker



Hopewell Presbyterian Church Sign

The historical stone markers and monuments that Baxter Davidson had built in the mid-1920s throughout north Mecklenburg County were almost certainly designed by Lee Collier, because the designs are so similar to the Rural Hill structures that Collier designed for Davidson.²⁸ Like the Rural Hill cemetery wall, they are all composed of three types of native stone: white rock, brown rock, and flint rock. They include: (1) a marker originally located at the spot where General William Lee Davidson was killed at the Battle of Cowan's Ford (relocated in the early 1960s when construction of the Cowan's Ford Dam submerged the marker's original location beneath Lake Norman; the marker was moved to a small park on N.C. Highway 73); (2) a monument at the intersection of Beatties Ford and Brown Mill Roads, which displays a plaque referencing General Davidson's death and offering directional indicators for Davidson College and Cowan's Ford; (3) a directional marker at the intersection of Beatties Ford and Neck Roads incorporating a directional indicator for Rural Hill; (4) a rock wall and pier at Charlotte's Williams Memorial Presbyterian Church; and (5) a stone monument commemorating the Battle of McIntyre's Farm, located on Beatties Ford Road.²⁹

Davidson took an active role in the construction and design of the monuments, markers, and walls he caused to be placed in north Mecklenburg County. He was not a passive observer. "Mr. Davidson is not content to merely plan, design and designate where the walls and markers are to be erected, but he personally supervises them," reported the *Charlotte Observer*. "If they do not suit his fancy, he instructs the workers to tear them down and reconstruct them." There were times

²⁸ E. L. Baxter Davidson had another stone marker erected on Beatties Ford Road at the Mecklenburg County-Iredell County Line. That site is now part of Iredell County, and the marker has been destroyed. This writer remembers seeing it in the early 1980s. There is also mention of a marker having been erected on Highway 115 just north of Davidson. This writer has been unable to locate it if it was constructed or still exists.

²⁹ Letter.

when he ordered the walls and monuments destroyed and for the entire process to begin again.³⁰ Davidson ordered the plaques for the monuments and markers from the Newman Manufacturing Company in Cincinnati, Ohio.³¹ The entire project, including the Rural Hill cemetery wall, cost approximately \$30,000.³²

Baxter Davidson's bachelorhood ended on April 20, 1935, when at age 76 he married a 48-year-old widow, Sarah Williams Vosburg (1886-1973), who was a descendant of William A. Williams, a signer of the U.S. Declaration of Independence on July 4, 1776. The newlyweds purchased a home at 1401 Providence Road in July 1935, which in March 2000 was designated a local historic landmark by the Charlotte City Council. Baxter Davidson continued to be active in Davidson College alumni affairs and in patriotic organizations until his demise. He died in his sleep at home on October 10, 1944. His funeral was held at Hopewell Presbyterian Church, and his body was interred in the Rural Hill Cemetery.³³ The extant stone monuments, walls, and markers he caused to be built are his greatest legacy in terms of the built environment of Mecklenburg County. In this writer's opinion, considered aggregately, these rock features constitute the most architecturally significant collection of historic public art in Mecklenburg County.

³⁰ *Charlotte Observer*, December 9, 1928.

³¹ Newman Manufacturing Company invoice in Davidson College Archives.

³² *Charlotte Observer*, December 9, 1928.

³³ Charlotte-Mecklenburg Historic Landmarks Commission, "Survey and Research Report for E. L. Baxter Davidson House," March 30, 1998, <http://landmarkscommission.org/wp-content/uploads/2018/05/Davidson-House-E.L.-Baxter-SR.pdf> (accessed December 13, 2021); Charlotte City Council, "Ordinance designating as a Historic Landmark a property known as the 'E. L. Baxter Davidson House' (listed under Tax Parcel Number 155-121-02 as of November 15, 1999, and including the entire exterior of the E. L. Baxter Davidson House and the entire parcel of land listed under Tax Parcel Number 155-121-02 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 15, 1999)," City of Charlotte Ordinance Book 50, Page 95-98, March 20, 2000; *Charlotte Observer*, April 21, 1935, October 11, 1944.

**Physical Description
of the E. L. Baxter Davidson
Historic Markers and Monuments**



E. L. Baxter Davidson laying ceremonial stone at Hopewell Presbyterian Church wall (October 1928)

The E. L. Baxter Davidson Historic Markers and Monuments are built of stone, the most durable construction material provided by nature. That Baxter Davidson selected stone for his markers, monuments, and walls indicates that he wanted them to endure. His intent was to make these edifices instructive. Davidson hoped that generations of Mecklenburg County residents would learn from them and be inspired by them. Alas, that desire has largely been unrealized. Most people are unaware of the Markers' existence and intended commemorative and instructional purposes.

Human beings have been erecting rock structures, such as castles, forts, and cathedrals, for thousands of years. They have also gathered stones and piled them into dry stone walls, *i.e.*, without mortar. For example, the original stone wall enclosing the Hopewell Presbyterian Church,

constructed long before the Markers, was a dry-stacked wall. The use of stone in that wall may have influenced Davidson's decision to use stone in his walls and monuments. Also, rocks are plentiful in the fields of north Mecklenburg County. Builders have often embedded stones in mortar or plaster and constructed vertical structures (or piers) to provide greater stability for their rock walls. Stone is a superb building material. The best rock is highly resistant to weathering and to water penetration. Rock walls are held in place by gravity. One advantage of using stone is that it can tolerate a variety of soil types, thereby increasing a stone structure's resistance to ground shifting. The foundation or footing is a critical component of a stone structure, as are provisions for drainage. The footing locks the entire system into place and supports the stem, which is the main visible portion of a wall or other vertical structure. Many vertical stone structures have a "toe," an extension at the base of the stem that keeps the structure upright, prevents overturning, and reduces bearing pressures. Masonry walls require proper capping, which can extend the life of the wall, reduce maintenance, and aid sustainability. To be effective, caps must deflect water. If water is allowed to penetrate the top of a rock structure, the entire system will eventually fail.

A specific physical description of the structure(s) recommended for historic landmark designation is detailed in the attached exhibit(s), incorporated herein by reference.

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Mecklenburg County Board of County Commissioners. “An Ordinance designating a property known as the ‘Hopewell Presbyterian Church’ (the entire exterior of the church building, the entire interior of the church building, the entire exterior of the education building, the entire interior of the education building, a tract of land bounded on one side by a straight line running along the eastern exterior wall of the education building and extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and bounded on the other side by the edge of the public right-of-way of Beatties Ford Road extending to both edges of the tract of land recorded in the Mecklenburg County tax office under tax parcel number 015-171-09, and the rock walls on the tracts of land recorded in the Mecklenburg County tax office under tax parcel numbers 023-052-26 and 023-042-04) as historic property, said property being located on both sides of Beatties Ford Road near its intersection with Sample Road, in Mecklenburg County, North Carolina, and recorded on tax parcel numbers 015-171-09, 023-052-26, 023-042-04 in the Mecklenburg County tax office.” Mecklenburg County Register of Deeds Real Estate Book 5733, Page 226, March 21, 1988.

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EXHIBIT C

Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments

Rural Hill Directional Marker Huntersville, N.C.



Northeast face of Rural Hill Directional Marker

1. Name and Location of the Property. The Rural Hill directional marker is located at 6645 Neck Road, within Huntersville's sphere of influence. The tax parcel number for the property on which the marker stands is 01301250, and its UTM Coordinates are 17S 504679E 5915584N.
2. Name and Address of Parties to be Notified.
 - a. North Carolina Department of Transportation
Division 10, District 2 Office
7605 District Drive
Charlotte, N.C. 28213
District Engineer: Wendy Taylor
Direct Phone and Email: (980) 523-0000; wataylor1@ncdot.gov
 - b. Herseng Yang
6645 Neck Road
Huntersville, N.C. 28078

3. Ad Valorem Tax Appraisal. As of January 2021, the total appraised value of the property on which the Rural Hill directional marker stands is \$255,700.
4. Recommendation for Designation. The Rural Hill directional marker in its entirety, as well as a thirty-eight (38) foot radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, is recommended for historic landmark designation.

The Rural Hill Directional Marker

The Rural Hill directional marker is one of only two extant solitary rock piers erected by Baxter Davidson, both of which are located in Huntersville. The second such standalone marker is the General Davidson Memorial, located in a small memorial park on the south side of North Carolina Highway 73, directly across from the McGuire Nuclear Station. Standing on private residential property, some fifty feet from a busy Beatties Ford Road/Neck Road intersection, the continued integrity of the Rural Hill directional marker is at risk, given the rapid growth of both development and vehicular traffic in the immediate area. Indeed, the marker has already been struck and damaged by an automobile at least once, necessitating its reconstruction slightly westward to its current location.



*Aerial Image of Rural Hill directional marker
(arrow indicates monument's location) (source: Polaris 3G)*

The Rural Hill directional marker stands approximately 8 feet tall, and measures approximately 3 feet in both length and width. It is located to the northwest of the intersection of Beatties Ford and Neck Roads. It features a metal plaque, which reads: "MAJOR JOHN DAVIDSON'S / HOMESTEAD. / BUILT 1788 BURNED 1886." Atop the plaque is a stylized depiction of a hand

indicating the direction of the homestead, also known as Rural Hill.

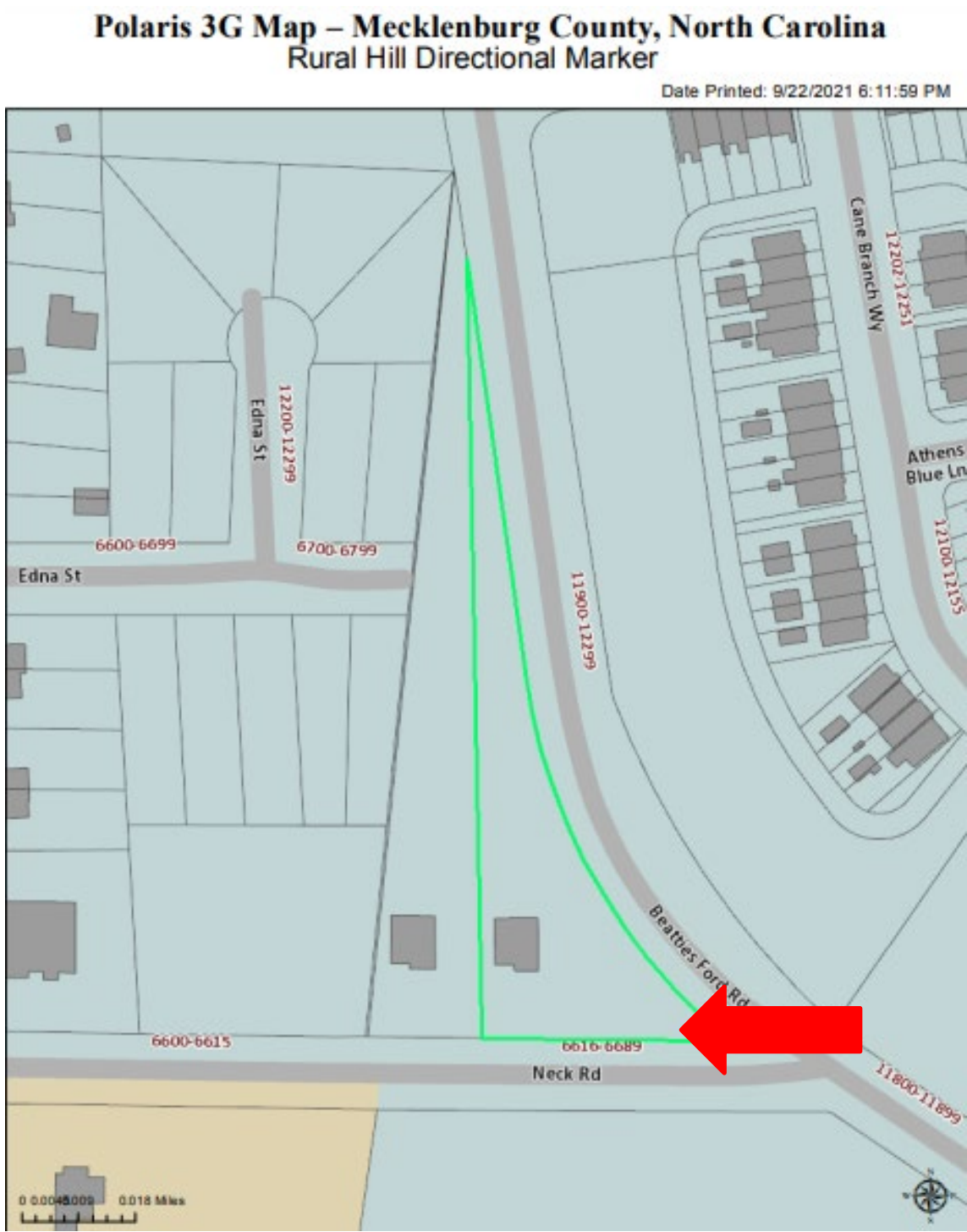


Plaque on Rural Hill directional marker

Like the General Davidson Memorial and the Rural Hill cemetery wall, the stem or visible face of the Rural Hill directional marker is composed of alternating strings of rough-faced dark brown and white stones. The stones are embedded in mortar, and the stem of the marker rises perpendicularly from a toeless foundation to a pyramidal cap decorated with small, smooth, white stones. The cap is topped by a large flint rock finial that adds an additional 12 to 15 inches in height to the pier. The pier is surrounded by a small pentagon-shaped landscaped area bordered by large dark brown stones similar in appearance to those used to construct the pier.



Northeast face of Rural Hill Directional Marker



Arrow indicates approximate location of Rural Hill directional marker



**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.

March 18, 2022

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

**RE: Proposed Designation of the E.L. Baxter Davidson Historic Markers at multiple locations
throughout Mecklenburg County**

Dear Mr. Gray:

Thank you for the report we received on the proposed designation of the E.L. Baxter Davidson Historic Markers located throughout Mecklenburg County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

The E.L. Baxter Davidson Historic Markers have special local significance for commemorating local historic events, places, and people; as a “uniquely sophisticated collection of Mecklenburg County public art”; and as representatives of Baxter Davidson’s 1920s campaign to educate the public about local history.

We have shared recommendations with staff to perform very minor changes to the report. With these minor changes, we believe the commission and the local governing board will be able to more accurately determine if the E.L. Baxter Davidson Historic Markers 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 E.L. Baxter Davidson Historic Markers. 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 fluid and cursive, with a long, sweeping underline that extends to the right.

Kristi Brantley
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure

MEMO

To: File – E. L. Baxter Davidson Historic Markers and Monuments
From: HLC Staff
Date: May 4, 2021

Re: Comments from State Historic Preservation Office on Designation Report and Exhibit for Rural Hill Directional Marker, Huntersville

By email dated March 18, 2022, SHPO staff provided feedback based on their review of the Designation Report and Exhibit for the Rural Hill Directional Marker. In summary, the issues raised included the following:

- Greater clarity of vantage points within photo captions; and
- A typographical error.

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

Rural Hill Directional Marker

February 14, 2022

Motion: THE SURVEY COMMITTEE PRESENTED A SECONDED MOTION TO THE HISTORIC LANDMARKS COMMISSION THAT IT PROCESS THE E. L. BAXTER DAVIDSON HISTORIC MARKERS AND MONUMENTS WITH THE PROTECTED RADII AS RECOMMENDED BY STAFF FOR HISTORIC LANDMARK DESIGNATION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Favor

Mr. Akadius Berry, Ms. Lesley Carroll, Mr. Brian Clarke, Mr. William Hughes, Ms. Elizabeth Luke, Mr. Garrett Nelson, Mr. Jeffrey Parsons, Mr. Edwin Wilson

Oppose

None

Abstain

None

Absent

Ms. Diane Althouse, Mr. Robert Barfield, and Mr. Joshua Shope



MECKLENBURG COUNTY

Assessor's Office
Real Estate Division

May 24, 2022

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

In Re: Parcel Number 01301250
The Rural Hill Directional Marker
6645 Neck Road (The marker and 38ft radius of the land)
Huntersville, NC

Dear Mr. Tommy Warlick,

Based on the current value and tax rate, the potential amount of deferrable taxes on the above mentioned property would be \$0.17 City of Huntersville taxes, and \$0.45 for Mecklenburg County taxes.

Very truly yours,

Mecklenburg County Real Estate Appr. Div.

LIVE * WORK * RECREATE

3205 Freedom Drive * P.O. Box 31127 * Charlotte, North Carolina 28231 * (980) 314-4226

PROJECT NAME: Beatties Ford Rd / Neck Rd		DEPT: Engineering / Public Works	
PROJECT DESCRIPTION: Realign Neck Road and construct turn lanes at intersection of Beatties Ford Road and Neck Road.		PROJECT COSTS: Project spent to date-12-29-2021 \$ - Remaining to be spent 2,600,000 Total Project costs <u>\$ 2,600,000</u>	

PART A: TOTAL PROJECT BUDGET		\$2,600,000					
DESCRIPTION/DETAIL	FY 23	FY 24	FY 25	FY 26	FY 27	Future	Total
Design / Right of Way / Utility Relocation / Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600,000	\$ 2,600,000
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600,000	\$ 2,600,000

PART B: FUNDING SOURCES		FY 23	FY 24	FY 25	FY 26	FY 27	Future	Total
DESCRIPTION/DETAIL								
General Fund Appropriation								
Future funding	-	\$ -	\$ -	\$ -	\$ -	\$ 2,600,000		\$ 2,600,000
Special Revenue Funds: <u>Transportation Reserve</u>		-	-	-	-	-		-
Other(Describe):								
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600,000		\$ 2,600,000

PART C: OPERATING IMPACTS		FY 23	FY 24	FY 25	FY 26	FY 27	Future	Total
DESCRIPTION/DETAIL								
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Facility Operating Cost								
Personnel								
Other Operation Cost; Grounds Maintenance								
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -

ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK A STRUCTURE KNOWN AS THE “RURAL HILL DIRECTIONAL MARKER” (LISTED UNDER TAX PARCEL NUMBER 01301250, AND INCLUDING THE MARKER IN ITS ENTIRETY AND A TEN (10) FOOT RADIUS OF THE LAND IMMEDIATELY SURROUNDING THE MARKER, MEASURED IN EACH DIRECTION FROM THE CENTRAL POINT OF THE MARKER, ALL AS SITUATED ON THE PROPERTY LISTED UNDER TAX PARCEL NUMBER 01301250 IN THE MECKLENBURG COUNTY TAX OFFICE, CHARLOTTE, NC, AS OF JULY 1, 2022). THE MARKER STANDS AT THE INTERSECTION OF BEATTIES FORD AND NECK ROADS ON PROPERTY LOCATED AT 6645 NECK ROAD, HUNTERSVILLE, NC, AND OWNED BY HERSENG YANG.

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 17th day of October, 2022, on the question of designating a structure known as the Rural Hill Directional Marker 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 structure known as the Rural Hill Directional Marker as an historic landmark; and

WHEREAS, the Rural Hill Directional Marker is one of the E. L. Baxter Davidson Historic Markers and Monuments, a series of rock monuments, markers, and walls financed and erected across north Mecklenburg County during the 1920s by local real estate investor Edward Lee Baxter Davidson; and

WHEREAS, Davidson intended that series of rock structures to represent and raise public awareness of locations, institutions, events, and individuals of regional historic significance, including the Revolutionary War Battles of McIntyre's Farm and Cowan's Ford (October 3, 1780, and February 1, 1781, respectively), the battlefield death of General William Lee Davidson (February 1, 1781), the homestead of Major John Davidson (Rural Hill, built in 1788), and the founding of Williams Memorial Presbyterian Church (established in 1885); and

WHEREAS, the Rural Hill Directional Marker specifically commemorates Rural Hill, the homestead of Major John Davidson, offering motorists directions as to the site; and

WHEREAS, the E. L. Baxter Davidson Historic Markers and Monuments constitute a uniquely sophisticated and cohesive collection of vernacular public art in terms of material, design, and execution; and

WHEREAS, using ordinary native materials and deceptively simplistic traditional structural designs, the E. L. Baxter Davidson Historic Markers and Monuments honor Mecklenburg County's history of extraordinary efforts and achievements by ordinary people in an understated but respectful manner that complements the local landscape and the region's customs; and

WHEREAS, five of the E. L. Baxter Davidson Historic Markers and Monuments located across north Mecklenburg County are already designated as local historic landmarks, namely a rock memorial to Major John Davidson and the rock wall encircling the Davidson family cemetery, both located at the Rural Hill farmstead in Huntersville, and the rock wall, rock church marker, and rock signage piers, all located at Hopewell Presbyterian Church also in Huntersville; and

WHEREAS, the E. L. Baxter Davidson Historic Markers and Monuments are of such historic, architectural, and cultural significance – both as commemorations of the early history of Mecklenburg County and as tributes to the commitment and impact of a single person determined to bring tangible form and expression to that history – that all known extant structures within the collection, including the Rural Hill Directional Marker, should likewise be designated as local historic landmarks; and

WHEREAS, based on the additional information further detailed in the *Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments* (December 2021) and the exhibits attached thereto, all of which are incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the structure known as the Rural Hill Directional Marker possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, to preserve as much of the existing built environment of the structure as reasonably possible, the Charlotte-Mecklenburg Historic Landmarks Commission has also demonstrated the importance of incorporating within the landmark designation a protective buffer area of land within the immediately adjacent radius of the structure, as further detailed hereinafter; and

WHEREAS, the structure known as the Rural Hill Directional Marker stands at the intersection of Beatties Ford and Neck Roads on property owned by Herseng Yang.

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

1. That the structure known as the “Rural Hill Directional Marker” (listed under Tax Parcel Number 01301250, and including the marker in its entirety and a ten (10) foot radius of the land immediately surrounding the marker, measured in each direction from the central point of the marker, all as situated on the property listed under Tax Parcel Number 01301250 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 the intersection of Beatties Ford and Neck Roads on property located at 6645 Neck Road, Huntersville, NC. Exterior features are more completely described in the *Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments* (December 2021) and the exhibits attached thereto.

2. That said exterior is more specifically defined as the historic and structural fabric, especially including 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 structure 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.

6. That the owners of the property on which the historic landmark known as the Rural Hill Directional Marker stands 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.

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

ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK A STRUCTURE KNOWN AS THE “RURAL HILL DIRECTIONAL MARKER” (LISTED UNDER TAX PARCEL NUMBER 01301250, AND INCLUDING THE MARKER IN ITS ENTIRETY AND A THIRTY-EIGHT (38) FOOT RADIUS OF THE LAND IMMEDIATELY SURROUNDING THE MARKER, MEASURED IN EACH DIRECTION FROM THE CENTRAL POINT OF THE MARKER, ALL AS SITUATED ON THE PROPERTY LISTED UNDER TAX PARCEL NUMBER 01301250 IN THE MECKLENBURG COUNTY TAX OFFICE, CHARLOTTE, NC, AS OF JULY 1, 2022). THE MARKER STANDS AT THE INTERSECTION OF BEATTIES FORD AND NECK ROADS ON PROPERTY LOCATED AT 6645 NECK ROAD, HUNTERSVILLE, NC, AND OWNED BY HERSENG YANG.

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WHEREAS, based on the additional information further detailed in the *Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments* (December 2021) and the exhibits attached thereto, all of which are incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the structure known as the Rural Hill Directional Marker possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, to preserve as much of the existing built environment of the structure as reasonably possible, the Charlotte-Mecklenburg Historic Landmarks Commission has also demonstrated the importance of incorporating within the landmark designation a protective buffer area of land within the immediately adjacent radius of the structure, as further detailed hereinafter; and

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

1. That the structure known as the “Rural Hill Directional Marker” (listed under Tax Parcel Number 01301250, and including the marker in its entirety and a thirty-eight (38) foot radius of the land immediately surrounding the marker, measured in each direction from the central point of the marker, all as situated on the property listed under Tax Parcel Number 01301250 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 the intersection of Beatties Ford and Neck Roads on property located at 6645 Neck Road, Huntersville, NC. Exterior features are more completely described in the *Designation Report on the E. L. Baxter Davidson Historic Markers and Monuments* (December 2021) and the exhibits attached thereto.

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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 structure 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.

6. That the owners of the property on which the historic landmark known as the Rural Hill Directional Marker stands 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.

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
October 17, 2022**

To: Town Board

From: David Peete, Principal Planner

Date: October 17, 2022

Subject: QUASI-JUDICIAL on Honeycutt-Brown Subdivision Sketch Plan

EXPLAIN REQUEST:

QUASI-JUDICIAL. Conduct evidentiary hearing and consider decision on Honeycutt-Brown Subdivision Sketch Plan, a request by Toll, Southeast, Inc. to subdivide 239.37-acres located northeast of intersection of Gilead Road and Ervin Cook Road, Parcel #s 009-05-102, 009-04-105-109, 009-05-110-119, 009-03-201, 009-03-214, 009-03-233 & 234 & a portion of 009-03-208 for a 358-lot single-family home development.

ACTION RECOMMENDED:

QUASI-JUDICIAL. Conduct evidentiary hearing and consider decision on Honeycutt-Brown Subdivision Sketch Plan, a request by Toll, Southeast, Inc. to subdivide 239.37-acres located northeast of intersection of Gilead Road and Ervin Cook Road, Parcel #s 009-05-102, 009-04-105-109, 009-05-110-119, 009-03-201, 009-03-214, 009-03-233 & 234 & a portion of 009-03-208 for a 358-lot single-family home development.

FINANCIAL IMPLICATIONS:

N/A

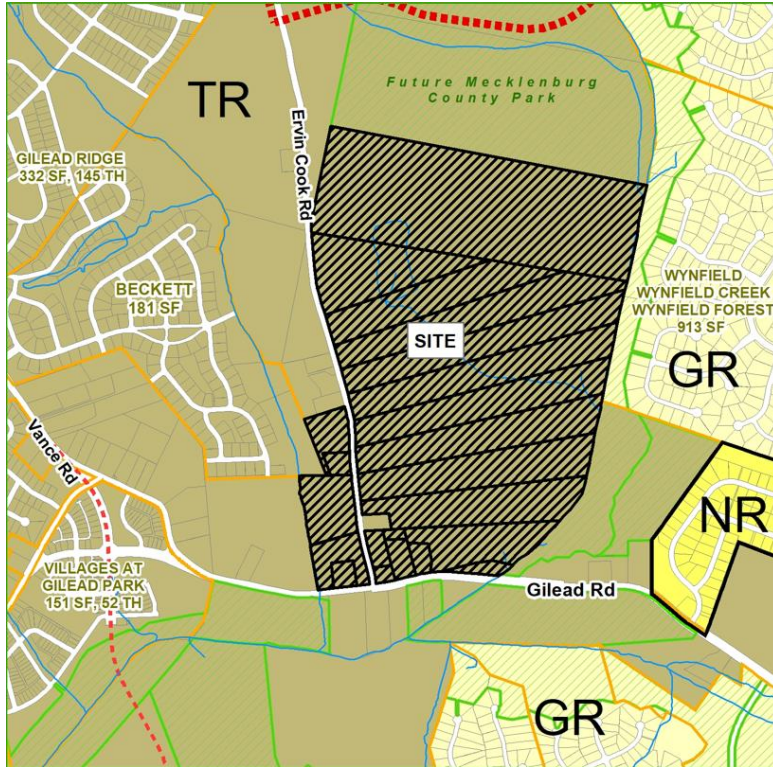
ATTACHMENTS:

1. Honeycutt-Brown Staff Report (TB) 10-17-22
2. Attachment A - Honeycutt-Brown Sketch Plan Application (5.2.22)
3. Attachment B-1 - Honeycutt-Brown Sketch Plan (4th Submittal 1 of 3)
4. Attachment B-2 - Honeycutt-Brown Sketch Plan (4th Submittal 2 of 3)
5. Attachment B-3 - Honeycutt-Brown Sketch Plan (4th Submittal 3 of 3)
6. Attachment C - Neighborhood Meeting Report - Honeycutt-Brown Property

Honeycutt-Brown Subdivision Sketch Plan

(NOTE: submitted March 11, 2022, and being considered under the quasi-judicial process)

PART 1: PROJECT SUMMARY



Applicant: Toll Southeast, Inc.

Property Owner(s): various (see Attachment A).

Property Address: 14412 Ervin Cook Road

Project Size: (+/-) 239.37-acres.

Parcel Number(s): 009-05-102, 009-04-105-109, 009-05-110-119, 009-03-201, 009-03-214, 009-03-233 & 234 & a portion of 009-03-208.

Current Zoning: Transitional Residential (TR).

Current Land Use: farmland, vacant & a few single-family homes.

Proposed Land Use:
358 single-family homes.

Proposed Density: 1.5 dwelling units per acre.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 239.37-acres of land located northeast of Gilead Road and Ervin Cook Road intersection (shown as "site" above) into 358 single-family lots.
2. Adjoining Zoning and Land Uses:
 - North: Transient Residential (TR) – farmland & vacant (future regional County Park).
 - South: Transient Residential (TR) – a few single-family homes and vacant.
 - East: General Residential (GR) & Transient Residential (TR) – single-family homes (Wynfield Subdivision) & vacant (future County McDowell Creek Park).
 - West: Transient Residential (TR) – a few large-lot, single-family homes & vacant.
3. A neighborhood meeting was held on July 14, 2022 (see Attachment C). Residents' questions related to transportation improvements, number of proposed homes and anticipated price.
4. The proposed 358 single-family homes will be on lots averaging 7,806 sq. ft. in are (7,500 sq. ft. avg. required).
5. The proposed subdivision meets the requirement of at least 3 different lot widths with a differential of at least 10' (156 lots @ 52'-wide; 116 lots @ 62'-wide; 86 lots @ 72'-wide). The total average lot width required is 60' and the proposal is 60.04'.
6. In the Transitional Residential (TR) zoning district, 35% of total tree canopy is required to be saved and the proposal is to save 58% of the tree canopy (30.17-acres). Further, 35 percent of the specimen trees are required to be saved and the proposal is to save 71% of the specimen trees (333 trees). There are no known heritage trees on the site.

7. A phase plan has not been submitted. In the absence of a phase plan, all improvements will be required at initial build.
8. A water quality concept plan is being reviewed by the Town but has not been approved as of the date of this report.
9. A “Willingness to Serve” letter was provided by Charlotte Water on March 21, 2022.
10. Forty percent (40%) open space is required in the Transitional Residential (TR) zoning district to achieve 1.5 units an acre and 48% (approximately 115-acres) is proposed. The amount and type of Urban Open Space is still being discussed with Staff, as there are several lots that are not within ¼ mile of Urban Open Space.
11. Off-site street connection is provided via two (2) entrances from Ervin Cook Road and one proposed stub to the north. However, Mecklenburg County, who plan to build a park on the property to the north have asked to eliminate the connection to the north. There are no connections to the south, as it is either state road or floodplain and there are none to the east, as it is also floodplain, and the adjacent subdivision (Wynfield) is built-out and did not provide stub connections.

PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS (TIA)

A TIA Determination of Need was completed for the site. Based on the use and intensity, a TIA for the site was required. Identified and committed roadway improvements (per TIA and NCDOT):

Gilead Road and Ervin Cook Road:

- Provide an exclusive westbound right-turn lane (on Gilead Road) with at least 100 feet of storage and appropriate decel and taper;
- Provide an exclusive eastbound left-turn lane (on Gilead Road) with at least 100 feet of storage and appropriate decel and taper;
- Provide an exclusive southbound right-turn lane (on Ervin Cook Road) with at least 150 feet of storage and appropriate decel and taper.

Ervin Cook Road and Proposed Access Locations:

- Construct the westbound approach (Access A) with at least one ingress lane and one egress lane (striped as shared left/right)
- Construct the westbound approach (Access B) with at least one ingress lane and one egress lane (striped as shared left/right)

Additional comments include:

- Provide 6’ sidewalk on both sides of Ervin Cook Road along entire property frontage, provide 10’ side path on Gilead Road along entire property frontage (where feasible). 10-17-22 UPDATE: both 6’ sidewalks along Ervin Cook Rd. and 10’ side path along Gilead Rd. have been added to Sketch Plan.

PART 4: PLANNING STAFF ANALYSIS

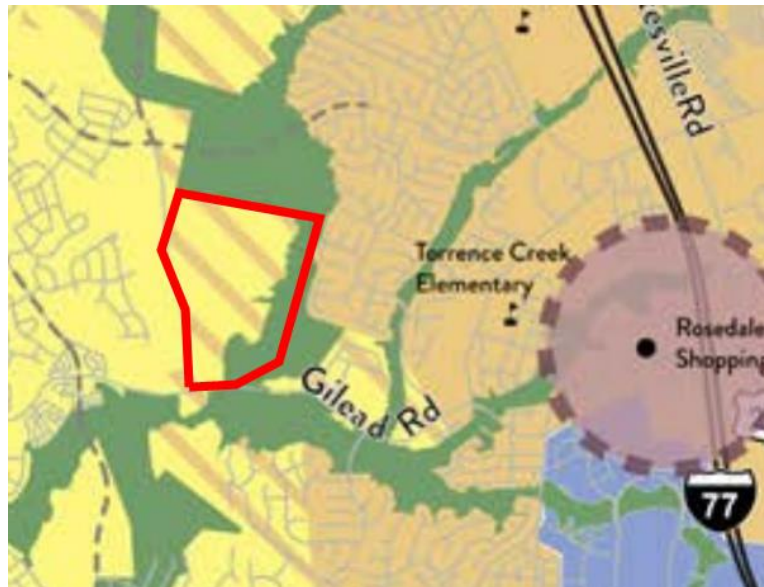
Section 6.200 of the Subdivision Ordinance outlines the “general requirements and policies to be used in the design, review, and approval” of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board’s consideration of the Honeycutt-Brown Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

The following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Honeycutt-Brown Subdivision lies within the Moderate Density and Open Space Future Land Use Character Area of the 2040 Community Plan. The Moderate Density Character Area “is meant to accommodate a mix of conventional residential subdivisions with large lots and traditional neighborhood development with a mix of lot sizes, including smaller unit types and occasional attached

housing”. “Average gross density is generally 1 – 3 units per acre”. Comment: This proposed subdivision has a proposed density of 1.5 units per acre and offers a mix of three (3) lot sizes.



Moderate Density

This area is meant to accommodate a mix of conventional residential subdivisions with larger lots and traditional neighborhood development with a mix of lot sizes, including smaller unit types and occasional attached housing. Average gross density is generally 1-3 units per acre. It may have some smaller-scale commercial or nonresidential activity at key intersections. Exact density of future development should vary based on context and site constraints including potential conflicts with adjacent development, access, and the presence of natural and/or cultural resources.



Environmental / Open Space

These sensitive environmental areas consist primarily of development-impaired lands such as floodways and floodplains as well as parks and previously-protected areas.

- **Policy LU 12.3: Blend new development with existing neighborhoods, structures and landscapes through the use of transitions in building types and placement of open space, buffers and other site features.** Comment: As the proposed lot size and arrangement do not match the adjacent large-lot single-family homes and farmland, a 20 feet landscape buffer surrounding the development will create an appropriate transition. However, the parcels to the north and west do not have much development on them. To the east is the Wynfield Subdivision, but it is separated by a large creek floodplain.
- **Policy EOS 4.3: Plant more trees and continue to require street trees in new developments.** Comment: Street trees will be provided along all new streets.

- Policy EOS 8.2: Work toward the goal of 100% of residents within a 10-minute walking distance of a park, formalized or curated natural areas, publicly accessible passive open space area or greenway access point.**
Comment: The subdivision would abut both a future county park to the north and a future county greenway to the east, with multiple trails to both amenities.
- Policy EOS 8.3: Continue to require locational standards for open space in new developments.** Urban Open Space should be located within walking distance of homes in new subdivisions that are not located in rural areas. Open space should be located in undivided preserves where possible and should be accessible to the largest number of lots with the development.
Comment: Five (5) Urban Open Spaces are provided throughout the subdivision, however several lots along the northeast are not located within 1/4 -mile walk of these types of open space. Additional space will need to be provided.
- Policy EOS 10.1: Implement the Greenway, Trail and Bike Committee’s “30 x 30” Plan.** Connect all parks, schools, neighborhoods and major shopping into the Town’s Greenway System (The Vine) by 2030 incrementally over the next 10 years. Include greenways, sidewalks, multi-use paths, trails and dirtways.
Comment: The proposed subdivision will provide ~~two~~ **three (3)** trails to the future county park to the north. A street stub to the future county park is also shown, however the County has asked to eliminate that stub. There are two (2) trails shown to the east to connect to the future McDowell Creek greenway. Lastly, along the western edge, the floodplain of another creek is to be set-aside. All of these greenways are shown on the Town’s Greenway Master Plan (see below).



- Policy PS 8.1: Continue to require new development to provide extensions (of public services) and infrastructure to serve new development, particularly in activity centers.**
Comment: Water and sewer is to be extended to this property, which will provide access to adjacent properties, as well.
- Policy T 3.1: Continue to enhance street connectivity by requiring connections among different uses.** Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses. Context-sensitive street design should be applied.
Comment: One stub to the north is proposed to the future county park, however, Mecklenburg County has asked that the connection be eliminated. Other than the two entrances onto Ervin Cook Road, there are no other connections proposed. While the lack of connectivity is inconsistent with the goals of the

2040 Plan, in general, for this development, there are not many opportunities to connect due to existing land development patterns and environmental features. The connection to the north is the only opportunity.

- **Policy T 3.2: Improve multimodal connectivity by coordinating with other departments to implement the Huntersville Bicycle Master Plan, expanding the greenway network and supporting enhanced pedestrian connections.**

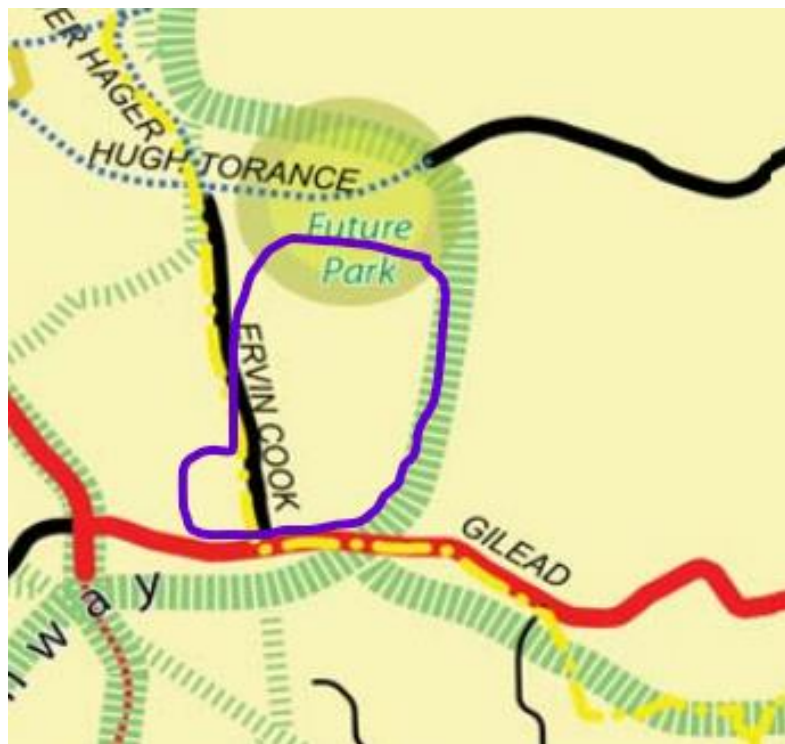
Comment: The proposed subdivision provides trail connections to the north (2 ~~3~~ trails), the east (2 trails) and sets aside land for a future greenway along the western border. In addition, Ervin Cook Road will be upgraded to NCDOT standards and provide sidewalks on both sides of the project's frontage.

- **Policy T 5.3: Support NCDOT's Complete Streets Policy.** Complete streets policies require all streets to be planned and designed to consider the safety and accessibility of all users, no matter their age and ability. Complete streets prioritize sidewalks, bicycle facilities and safe crossings in accordance with the street's context and function.

Comment: All proposed streets utilize the Town's residential street cross-section and provide appropriate lane widths and sidewalks on both sides.

The following sections of the Beatties Ford Road Small Area Plan apply to this request:

- Section 7.2 Land Use and Zoning - Transportation and Land Use Master Plan identifies this property as a "Residential Area / Subdivision" (beige area highlighted in purple below):



- Section 6.5.3 Non-vehicular Transportation – Green Infrastructure Connectivity: "Planning for open spaces must be coordinated... to create a well-linked open space network throughout the entire study area".
- Other relevant Implementation goals include:
 - Ensure the implementation of a comprehensive interconnected collector street network.
 - Continue the low-density residential development pattern within the study area.

2. Conformity.

With the exception of Wynfield Subdivision to the east, there are no adjacent developments. Wynfield is separated from this property by a wide floodplain. The vacant parcels to the north are owned by Mecklenburg County and will be a future county park. Along the west side of the property are a few homes on very large lots and to the south is Gilead Road. The effect of the existing land use pattern has created an isolated area where this subdivision is proposed to be developed.

3. Access between Adjoining Properties.

The subdivision proposes one (1) street connection to the north to connect to the future regional county park. However, Mecklenburg County has requested not to connect to the park. There will be ~~two~~ **three** (2) **(3)** trail connections to the park. No other connections are proposed to adjoining properties, as there is not opportunity to do so, due to either pre-existing development lot-arrangements or natural features.

4. Relation to topography.

The majority of the 239.37-acres that make up the Honeycutt-Brown Subdivision are generally flat, as the property was a farm. The entire east side of the project lies within the floodplain of McDowell Creek. The proposed street network and lot-layout generally respects the topography of the site, with three (3) creek crossings shown.

5. Mature trees and natural vegetation.

The proposed project is required to save 35 percent of the tree canopy, 35 percent of the specimen trees and 100% of the heritage trees. This subdivision proposes to save 58% of tree canopy, 71% of specimen trees and there are no known heritage trees located on site.

6. Access to parks, schools, etc.

To the north, ~~two~~ **three** (2) **(3)** trails are provided to connect to the future regional county park. To the east, two (2) trails are provided to the future McDowell Creek Greenway – which will be constructed soon. Land (0.37-acres) is proposed to be set aside along the creek on the west side for another future greenway. There are no schools in the general area.

7. Discourage through traffic.

There are no off-site connections other than to Ervin Cook Road (see Part 2, #10), therefore through-traffic is not possible. There is not one “main” street, so traffic should be well-distributed. The internal streets are appropriately sized for residential traffic, have some on-street parking and are designed to include short blocks.

8. Relationship to railroad rights-of-way.

Not Applicable.

9. Half streets.

Not Applicable.

10. Parallel streets along thoroughfares.

Not Applicable.

11. Public School and Public Park Sites

The parcels associated with the Honeycutt-Brown Subdivision Sketch Plan have not been identified for a school or park site.

12. Public Facilities

The parcel associated with the Honeycutt-Brown Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names

The street names for Honeycutt-Brown Subdivision Sketch Plan would be approved with Preliminary (Construction) Plan submission (if Sketch Plan is approved).

14. Easements.

Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

15. Proposed water and sewerage system.

Water and sewer will need to be extended to the development. A “Willingness to Serve” letter from Charlotte Water, dated March 21, 2022, has been provided.

16. Restrictions on the subdivision of land subject to flooding.

There is a large jurisdictional wetland that runs from north to south along the entire east side of the subdivision and no development is proposed in that area.

17. Reserved.

18. Open Space

Proposed open space is ~~96.00~~ **115.00-acres** (~~40%~~) (**48%**). Transitional Residential (TR) zoning requires 40% open space, minimum, to achieve maximum permitted density of 1.5 units per acre.

19. Impact of Development on Public Facilities

There is no indication the proposed subdivision will adversely impact public facilities. While this section of the Ordinance does not call for the specific consideration of impact to public schools (CMS), staff contacts Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation for all major subdivision requests. According to CMS, the development could generate 183 new student who will attend local schools. All three of the impacted schools are currently facing overcrowding issues. A section of CMS’s report is provided below. See Attachment D: CMS Report.

This development may add 183 students to the schools in this area.

The following data is as of 20th Day of the 2021-22 school year.

<u>Schools Affected</u>	Total Classroom Teachers	Building Classrooms/ Teacher Stations	20 th Day, Enrollment (non-ec)	Building Classroom/ Adjusted Capacity (Without Mobiles)	20 th Day, Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
TORRENCE CREEK ELEMENTARY	41.32	35	685	580	118%	72	129%
FRANCIS BRADLEY MIDDLE	57	53	1075	1000	108%	45	111%
HOPEWELL HIGH	99.0	100	1809	1827	99%	66	102%

The total estimated capital cost of providing the additional school capacity for this new development is \$7,017,000; calculated as follows:

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION

Town Staff has reviewed the proposed Subdivision Sketch Plan and finds the application complete.

COMPLIANCE WITH APPLICABLE REQUIREMENTS

Honeycutt-Brown Subdivision Sketch Plan complies with all applicable requirements and is supported by the findings of fact outlined in Parts 2 – 4 of this report, with the following conditions:

There are several site plan issues that **MUST BE ADDRESSED**:

- REQUESTED MODIFICATIONS: the following three (3) block-length modifications are requested:
 - Road H, from Road F – Road K (1,729.61 ft. as shown on plan);
 - Road H, from Road G – Road M (1,184.23 ft. as shown on plan);
 - Cul-de-sac Road O – from Road F – cul-de-sac end (1,370 ft. as shown on plan).
 - Staff can support all three block length modifications, as there are several natural features to negotiate on site.
- Urban Open Spaces B & E are not an acceptable type – Applicants will need to work with Staff on alternatives.
- A rough-grading plan for the parcels west of Ervin Cook Road must be provided. 10-17-22 UPDATE: rough-grading plan for this area has been provided – ITEM SATISFIED.
- Comments from NCDOT must be provided and addressed (as appropriate).
- BMP embankments and easements must be kept out of stream buffers. 10-17-22 UPDATE: embankments and easements have been pulled back from the stream buffers – ITEM SATISFIED.
- NEW ITEM - A note added to clearly state intention to dedicate or grant easement for greenway #1 (west side of subdivision) and eastside floodplain to Mecklenburg County.
- All outstanding Town Transportation comments to be addressed.
- All outstanding redline comments to be addressed.

APPROVAL

The Honeycutt-Brown Subdivision Sketch Plan could comply with all applicable requirements once the conditions listed above are addressed. Staff Recommends Approval of the proposed Subdivision Sketch Plan based on satisfaction of the above listed items.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board met on Tuesday, September 27, 2022, and voted to recommend approval (9-0) of the Honeycutt-Brown Subdivision sketch plan. The Planning Board found the application complete. The Planning Board found the Honeycutt-Brown Subdivision sketch plan consistent with adopted public plans and policy and complies with all applicable requirements of the Zoning Ordinance, the Huntersville 2040 Community Plan and the Beatties Ford Small Area Plan as stated within the findings of facts in parts 2-4 of the staff report. Specifically, the proposed Honeycutt-Brown Subdivision lies within the Huntersville 2040 Community Plan Moderate Density and open space future land use character area and is supported by policies LU12.3, EOS4.3, EOS8.2, EOS8.3, EOS10.1, PS8.1, T3.1, T3.2, T5.3. The Planning Board also recommends approval of the requested block length modifications for Road H from Road F to Road K, not to exceed 1,779.61 linear feet; for Road H from Road G to Road M, not to exceed 1900 linear feet; and Road O from Road F to cul-de-sac not to exceed 1,370 linear feet.

The recommendation is contingent upon approval of the water quality concept plan; working with staff to provide acceptable open space types for urban open spaces B & E; providing staff with a rough grading plan for the parcel west of Ervin Cook Road; addressing all outstanding Town transportation comments as outlined in part 3 of the staff report; providing and addressing all NCDOT comments that are applicable; BMP embankments being kept out of the stream buffers; and addressing all remaining redline comments with staff.

ADDITIONAL COMMENTS: F. Gammon requested that staff provide the graphic with the block length modification requests that indicates where the block modification is located, and the distance being requested so that the Board can more easily view the request. He recommended that staff include this in the presentation to Town Board as well.

PART 7: TOWN BOARD FINAL ACTION

The Town Board will review on Monday, October 17, 2022.

PART 8: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Proposed Honeycutt-Brown Subdivision Sketch Plan
- C – Neighborhood Meeting Report
- D – CMS Report

PART 9: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

In considering whether to approve an application for a subdivision sketch plan, the Planning and Town Board must complete the following (a full version can be found in [Section 6.320.5](#) of the Subdivision Ordinance).

- Is the application complete (lacking any particular requirement)? *If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.*
- Does the application comply with all the applicable requirements? *A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.*
- Lastly, the Board must make a motion to approve or deny based on the previous statements.



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 3/11/2022

Name of Project Brown Property Phase # (if subdivision) _____

Project Address 14410 Ervin Cook Road

Parcel Identification Number(s) (PIN) 00904106, 00905102, 00905105, 00905106, 00905107, 00905108, 00905109, 00905110, 00905111, 00905112, 00905113, 00905114, 00905115, 00905117, 00905118, 00905119, 00903233, 00903201, 00903234, 00903214, 00903208

Current Zoning District TR Proposed District (for rezoning only) _____

Property Size (acres) 239.43 Street Frontage (feet) 132,243.04 If _____

Current Land Use Agricultural

Proposed Land Use(s) Residential

Is the project within Huntersville's corporate limits?

Yes X 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.

Approval for Major Subdivision Sketch Plan

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>.

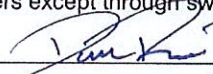
5. Outside Agency Information

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 Toll Southeast, Inc. Phone 704-430-9392
☒ 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  Printed Name: Dan Rossi

Title Vice President - Land Development Email drossi@tollbrothers.com

Address of Applicant 14529 Grand Palisades Parkway, Charlotte NC

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____
☐ 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 _____

Title _____ Email _____

Address of Property Owner _____

* 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
ESP Associates	Lisa Roberts	704-990-9442	lroberts@espassociates.com
Design Firm	Name of Contact	Phone	Email

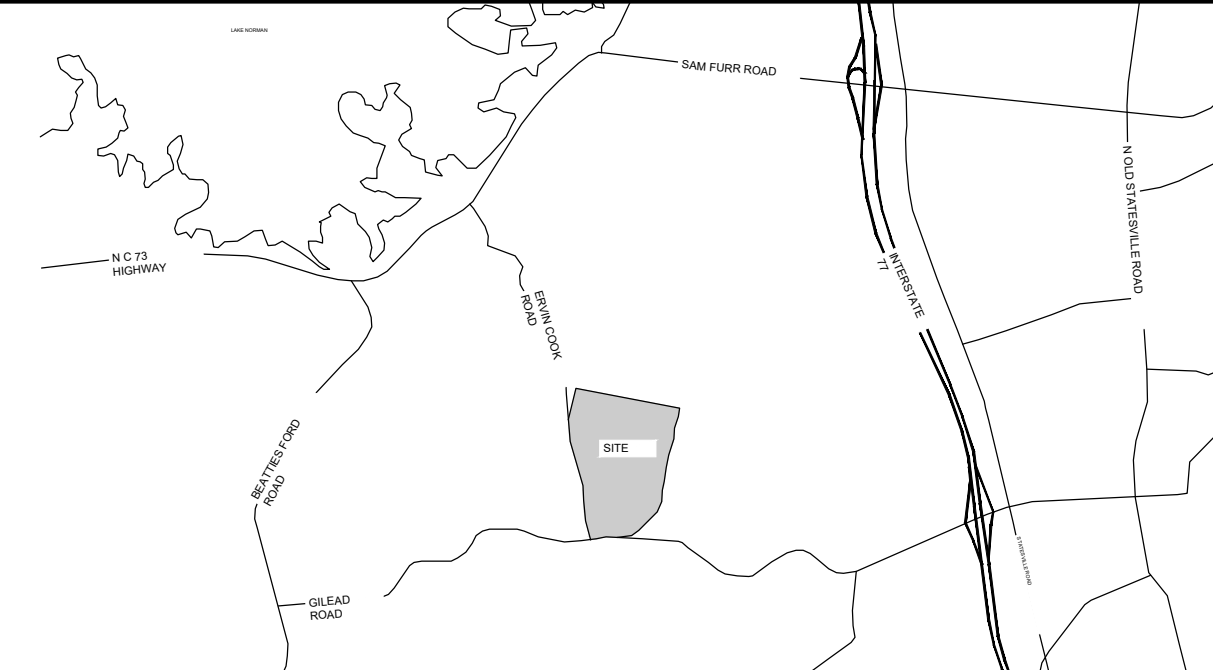
Contact Information

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



HONEYCUTT BROWN SITE

EPM #436685
MAJOR SUBDIVISION SKETCH PLAN
TOWN OF HUNTERVILLE / MECKLENBURG COUNTY,
NORTH CAROLINA



VICINITY MAP
NOT TO SCALE

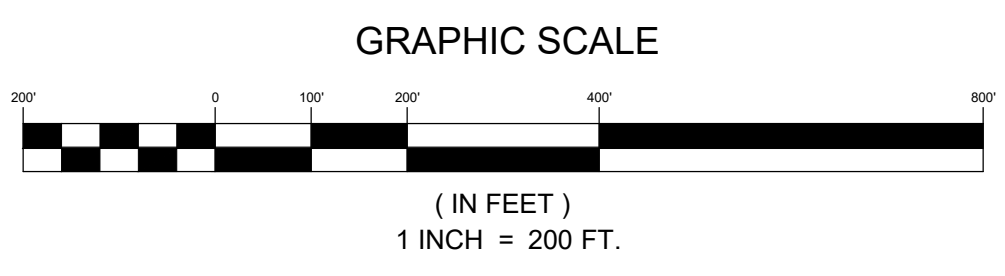
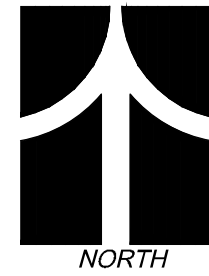
ADJACENT PROPERTIES		OWNER NAME	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP/CODE	ZONING
1	150112	MONTAGNA & BROWN	ROBERT C. SHERARD	7924 GILEAD RD.	HUNTERVILLE	NC	28078	TR
2	150109	PIGGY H. SHERARD	PIGGY H. SHERARD	7900 GILEAD RD.	HUNTERVILLE	NC	28078	TR
3	150105	ASHLEY T. WOODLEY	ASHLEY T. WOODLEY	7828 GILEAD RD.	HUNTERVILLE	NC	28078	TR
4	150105	DOUGHTY & BROWN	DOUGHTY & BROWN	7900 GILEAD RD.	HUNTERVILLE	NC	28078	TR
5	150107	MECKLENBURG COUNTY	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
6	900306	ROBERTS FAMILY & TRUST	7825 GILEAD RD.	HUNTERVILLE	NC	28078	TR	
7	940077	BECKETT HOMESOWNERS ASSOCIATION OF MECKLENBURG INC.	C/O HAWTHORNE MANAGEMENT CORP.	P.O. BOX 13906	CHARLOTTE	NC	28220	TR
8	900311	ALFRED J. REED	MICHAEL R. MANN	8111 BRAMBLETON DR.	HUNTERVILLE	NC	28078	TR
9	900303	ALFRED J. REED	ALYSSA MCCARTNEY	6244 STEPHENS GROVE LN.	HUNTERVILLE	NC	28078	TR
10	900303	ALFRED J. REED	ALYSSA MCCARTNEY	6244 STEPHENS GROVE LN.	HUNTERVILLE	NC	28078	TR
11	940051	HEMPY LOCK	USMAN & COOK	14425 ERVIN COOK RD.	HUNTERVILLE	NC	28078	TR
12	940051	COOK INVESTMENTS I / JVA, TRUST COOK CHARITABLE REMAINDER	DONALD S. COULTER	14701 ERVIN COOK RD.	HUNTERVILLE	NC	28078	TR
13	940051	COOK INVESTMENTS I / JVA, TRUST COOK CHARITABLE REMAINDER	DONALD S. COULTER	14425 ERVIN COOK RD.	HUNTERVILLE	NC	28078	TR
14	940051	COOK INVESTMENTS I / JVA, TRUST COOK CHARITABLE REMAINDER	DONALD S. COULTER	14425 ERVIN COOK RD.	HUNTERVILLE	NC	28078	TR
15	940051	COOK INVESTMENTS I / JVA, TRUST COOK CHARITABLE REMAINDER	DONALD S. COULTER	14425 ERVIN COOK RD.	HUNTERVILLE	NC	28078	TR
16	940051	COOK INVESTMENTS I / JVA, TRUST COOK CHARITABLE REMAINDER	DONALD S. COULTER	14425 ERVIN COOK RD.	HUNTERVILLE	NC	28078	TR
17	940051	COOK INVESTMENTS I / JVA, TRUST COOK CHARITABLE REMAINDER	DONALD S. COULTER	14425 ERVIN COOK RD.	HUNTERVILLE	NC	28078	TR
18	940051	COOK INVESTMENTS I / JVA, TRUST COOK CHARITABLE REMAINDER	DONALD S. COULTER	14425 ERVIN COOK RD.	HUNTERVILLE	NC	28078	TR
19	918836	MECKLENBURG COUNTY	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
20	918831	JAMES F. FITZPATRICK	LINDA H. FITZPATRICK	15300 SHARROW WAY CT	HUNTERVILLE	NC	28078	GR
21	918838	DEW PROPERTY HOLDINGS LLC	29033 HAWTHORNE DR.	CORNELLUS	NC	28031	GR	
22	918837	ROGER D. ROEBUCK	KAT F. ROEBUCK	15329 CHILMORE LN.	HUNTERVILLE	NC	28078	GR
23	918836	JOSEPH L. ELLIOTT	ANGELA S. ELLIOTT	15329 CHILMORE LN.	HUNTERVILLE	NC	28078	GR
24	918835	KWANG & KIM	YOUNG & KIM	15317 CHILMORE LN.	HUNTERVILLE	NC	28078	GR
25	918834	KEITH C. NAGLER	15309 CHILMORE LN.	HUNTERVILLE	NC	28078	GR	
26	918833	BRIAN CHRISTOPHER BROWN	ANNETTE PRATT BROWN	15301 CHILMORE LN.	HUNTERVILLE	NC	28078	GR
27	918832	KAREN L. BROWN	15301 CHILMORE LN.	HUNTERVILLE	NC	28078	GR	
28	918831	EDWARD KAWATC	LARISA LAZARIC	15301 CHILMORE LN.	HUNTERVILLE	NC	28078	GR
29	918830	RICHARD BENNETT ONEZ	TRACY ANN ONEZ	85025 CHILMORE LN.	HUNTERVILLE	NC	28078	GR
30	918829	SUSAN ANDERSON	ELINA PHILLIPS	15301 CHILMORE LN.	HUNTERVILLE	NC	28078	GR
31	918828	WAGNE H. PHILLIPS	JOHN MICHAEL LEANE	15301 CHILMORE LN.	HUNTERVILLE	NC	28078	GR
32	918827	ERIN LORINE O'BRIEN	C/O REAL ESTATE / FINANCE DEPT.	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR
33	918846	MECKLENBURG COUNTY	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR	
34	918845	SHAN H. GRAMMUS	MARISA A. GRAMMUS	15315 OXFORD HOLLOW RD.	HUNTERVILLE	NC	28078	GR
35	918844	BRENNAN L. GRAMMUS	15315 OXFORD HOLLOW	HUNTERVILLE	NC	28078	GR	
36	918843	ERIN LORINE O'BRIEN	15315 OXFORD HOLLOW	HUNTERVILLE	NC	28078	GR	
37	918842	HEATHER MARIE HEWITT	CHRISTINA ARNTZEN	15315 OXFORD HOLLOW	HUNTERVILLE	NC	28078	GR
38	918841	ADAM FOLK	EMERLYN ANNE HANSEN	15315 OXFORD HOLLOW	HUNTERVILLE	NC	28078	GR
39	918840	RUSSELL OXFORD HANSEN	15315 OXFORD HOLLOW	HUNTERVILLE	NC	28078	GR	
40	918839	ROSEANNE KARP	15315 OXFORD HOLLOW	HUNTERVILLE	NC	28078	GR	
41	918838	WILL & SARAH	15315 OXFORD HOLLOW	HUNTERVILLE	NC	28078	GR	
42	918837	MECKLENBURG COUNTY	6001 4TH ST	CHARLOTTE	NC	28202	TR	
43	900318	STATE OF NORTH CAROLINA	C/O REAL ESTATE / FINANCE DEPT.	1321 MAIL SERVICE CENTER	RALEIGH	NC	27699	TR
44	900318	MECKLENBURG COUNTY	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR	
45	1509115	MECKLENBURG COUNTY	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR	
46	1509115	MECKLENBURG COUNTY	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR	
47	1509115	MECKLENBURG COUNTY	6001 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202	TR	
48	900306	FREDERICK C. BROWN	TRINA H. BROWN	1412 ERVIN COOK RD.	HUNTERVILLE	NC	28078	TR

Committed Road Improvements

- Gilead Road and Ervin Cook Road:**
- Provide an exclusive westbound right-turn lane (on Gilead Road) with at least 100 feet of storage and appropriate decel and taper.
 - Provide an exclusive eastbound left-turn lane (on Gilead Road) with at least 100 feet of storage and appropriate decel and taper.
 - Provide an exclusive southbound right-turn lane (on Ervin Cook Road) with at least 150 feet of storage and appropriate decel and taper.

Ervin Cook Road and Proposed Access Location:

- Construct the westbound approach (Access A) with at least one ingress lane and one egress lane (striped as shared left/right)
- Construct the westbound approach (Access B) with at least one egress lane (striped as shared left/right)



ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-502-2440 (SC)
www.espassociates.com

ESP

NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
JEWEL J. LEVINE
9-30-22

MAJ. SUB. SKETCH PLAN
COVER SHEET

PROJECT INFORMATION
PROJECT MANAGER: ML
DESIGNED BY: LJM
DRAWN BY: LJM
PROJECT NUMBER: KM31.100
ORIGINAL DATE: 07/07/2022
SHEET:
COVER

HONEYCUTT BROWN PROPERTY
TOLL BROTHERS, INC.

HUNTERVILLE, NC

W:\2022 Projects (K\KM3) - Brown Property (Toll Bros) Submittal Working Drawings\KM3 - Brown Property\Toll Bros\Major Subdivision Sketch Plan 4th Submittal\Sheets\KM3-1-COR.dwg, COVER 2, mazzella



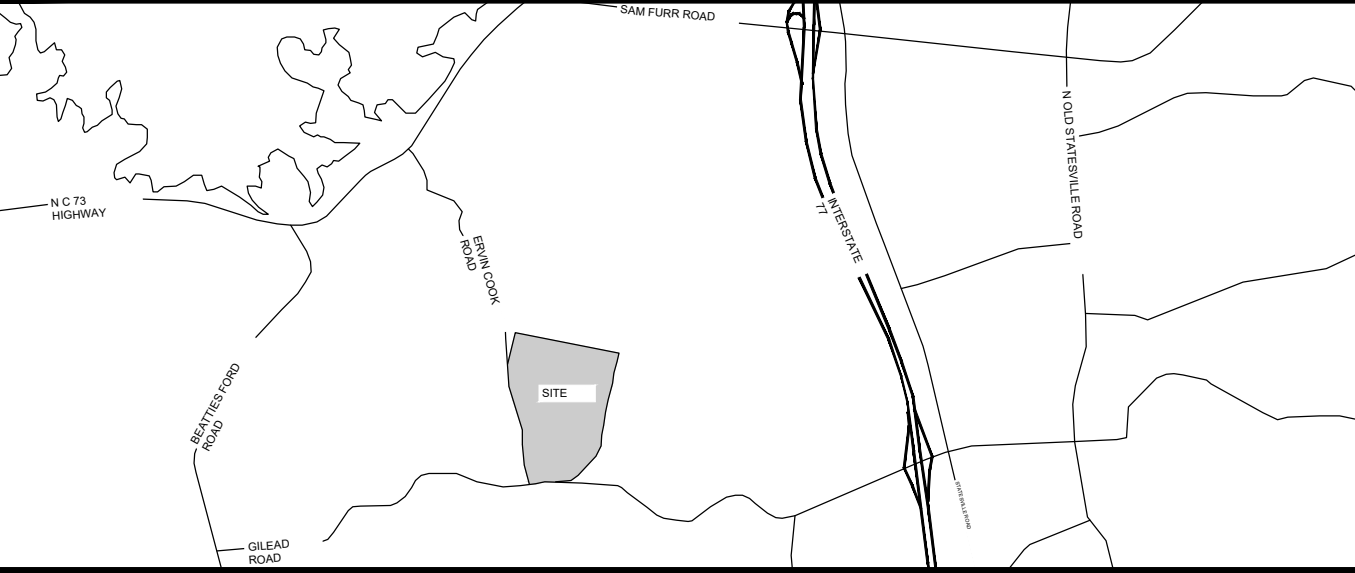
HONEYCUTT BROWN SITE

EPM #436685

MAJOR SUBDIVISION SKETCH PLAN

TOWN OF HUNTERSVILLE / MECKLENBURG COUNTY,

NORTH CAROLINA



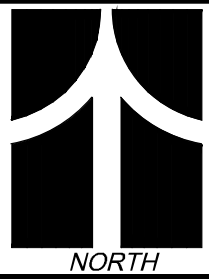
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Sheet List Table

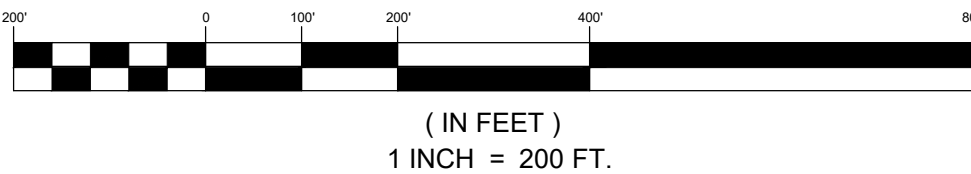
Sheet #	Sheet Title	ORIGINAL DATE	REVISED DATE	REVISED DATE
COVER	COVER	5/02/2022	7/07/2022	8/30/2022
INDEX	INDEX	5/02/2022	7/07/2022	8/30/2022
1.0	EXISTING FEATURES PLAN	5/02/2022	7/07/2022	8/30/2022
2.0	SLOPE & SOILS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
3.0	4 STEP PROCESS (SHEET 1 OF 4)	5/02/2022	7/07/2022	8/30/2022
3.1	4 STEP PROCESS (SHEET 2 OF 4)	5/02/2022	7/07/2022	8/30/2022
3.2	4 STEP PROCESS (SHEET 3 OF 4)	5/02/2022	7/07/2022	8/30/2022
3.3	4 STEP PROCESS (SHEET 4 OF 4)	5/02/2022	7/07/2022	8/30/2022
4.0	PRELIM. TREE PRESERVATION PLAN INDEX	5/02/2022	7/07/2022	8/30/2022
4.1	PRELIM. TREE PRESERVATION PLAN (SHEET 1 OF 4)	5/02/2022	7/07/2022	8/30/2022
4.2	PRELIM. TREE PRESERVATION PLAN (SHEET 2 OF 4)	5/02/2022	7/07/2022	8/30/2022
4.3	PRELIM. TREE PRESERVATION PLAN (SHEET 3 OF 4)	5/02/2022	7/07/2022	8/30/2022
4.4	PRELIM. TREE PRESERVATION PLAN (SHEET 4 OF 4)	5/02/2022	7/07/2022	8/30/2022
4.5	PRELIM. TREE PRESERVATION TABLE (SHEET 1 OF 2)	5/02/2022	7/07/2022	8/30/2022
4.6	PRELIM. TREE PRESERVATION TABLE (SHEET 2 OF 2)	5/02/2022	7/07/2022	8/30/2022
5.0	SKETCH PLAN INDEX	5/02/2022	7/07/2022	8/30/2022
5.1	SKETCH PLAN (SHEET 1 OF 4)	5/02/2022	7/07/2022	8/30/2022
5.2	SKETCH PLAN (SHEET 2 OF 4)	5/02/2022	7/07/2022	8/30/2022
5.3	SKETCH PLAN (SHEET 3 OF 4)	5/02/2022	7/07/2022	8/30/2022
5.4	SKETCH PLAN (SHEET 4 OF 4)	5/02/2022	7/07/2022	8/30/2022
5.5	AVERAGE LOT SIZE	5/02/2022	7/07/2022	8/30/2022
5.6	SKETCH DETAILS	5/02/2022	7/07/2022	8/30/2022
5.7	CONCEPTUAL ARCHITECTURAL ELEVATIONS	5/02/2022	7/07/2022	8/30/2022
5.8	CONCEPTUAL ARCHITECTURAL FOOTPRINTS	5/02/2022	7/07/2022	8/30/2022
6.0	URBAN OPEN SPACE INDEX	5/02/2022	7/07/2022	8/30/2022
6.1	URBAN OPEN SPACE (SHEET 1 OF 2)	5/02/2022	7/07/2022	8/30/2022
6.2	URBAN OPEN SPACE (SHEET 2 OF 2)	5/02/2022	7/07/2022	8/30/2022
7.0	GRADING, STORM SEWER, & STORM WATER EXHIBIT	5/02/2022	7/07/2022	8/30/2022
7.1	GRADING, STORM SEWER, & STORM WATER EXHIBIT	5/02/2022	7/07/2022	8/30/2022
8.0	WATER & SEWER LAYOUT	5/02/2022	7/07/2022	8/30/2022
8.1	WATER & SEWER LAYOUT	5/02/2022	7/07/2022	8/30/2022
8.2	UTILITY EXTENSION PLAN	5/02/2022	7/07/2022	8/30/2022
9.0	FIRE APPARATUS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
9.1	FIRE APPARATUS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
9.2	FIRE APPARATUS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
9.3	FIRE APPARATUS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
9.4	FIRE APPARATUS EXHIBIT	5/02/2022	7/07/2022	8/30/2022
10.0	FRONTAGE IMPROVEMENT PLAN	5/02/2022	7/07/2022	8/30/2022
10.1	FRONTAGE IMPROVEMENT PLAN	5/02/2022	7/07/2022	8/30/2022
10.2	FRONTAGE IMPROVEMENT PLAN-TYPICAL SECTIONS	5/02/2022	7/07/2022	8/30/2022

1. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSB CHAPTER 17 SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPRIC) LETTERS.
2. THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.
3. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
4. PLAT APPROVAL SHALL BE LIMITED TO 50 DWELLING UNITS WITHIN A RESIDENTIAL SUBDIVISION UNTIL TRAFFIC IMPROVEMENTS HAVE BEEN COMPLETED AND APPROVED BY THE APPROPRIATE AUTHORITY.

NOTE:
APPROVAL OF THIS SKETCH/CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL AND/OR VESTING OF THE FINAL PRELIMINARY/CONSTRUCTION PLAN.
FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.



GRAPHIC SCALE



(IN FEET)
1 INCH = 200 FT.

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www.espaceassociates.com

ESP

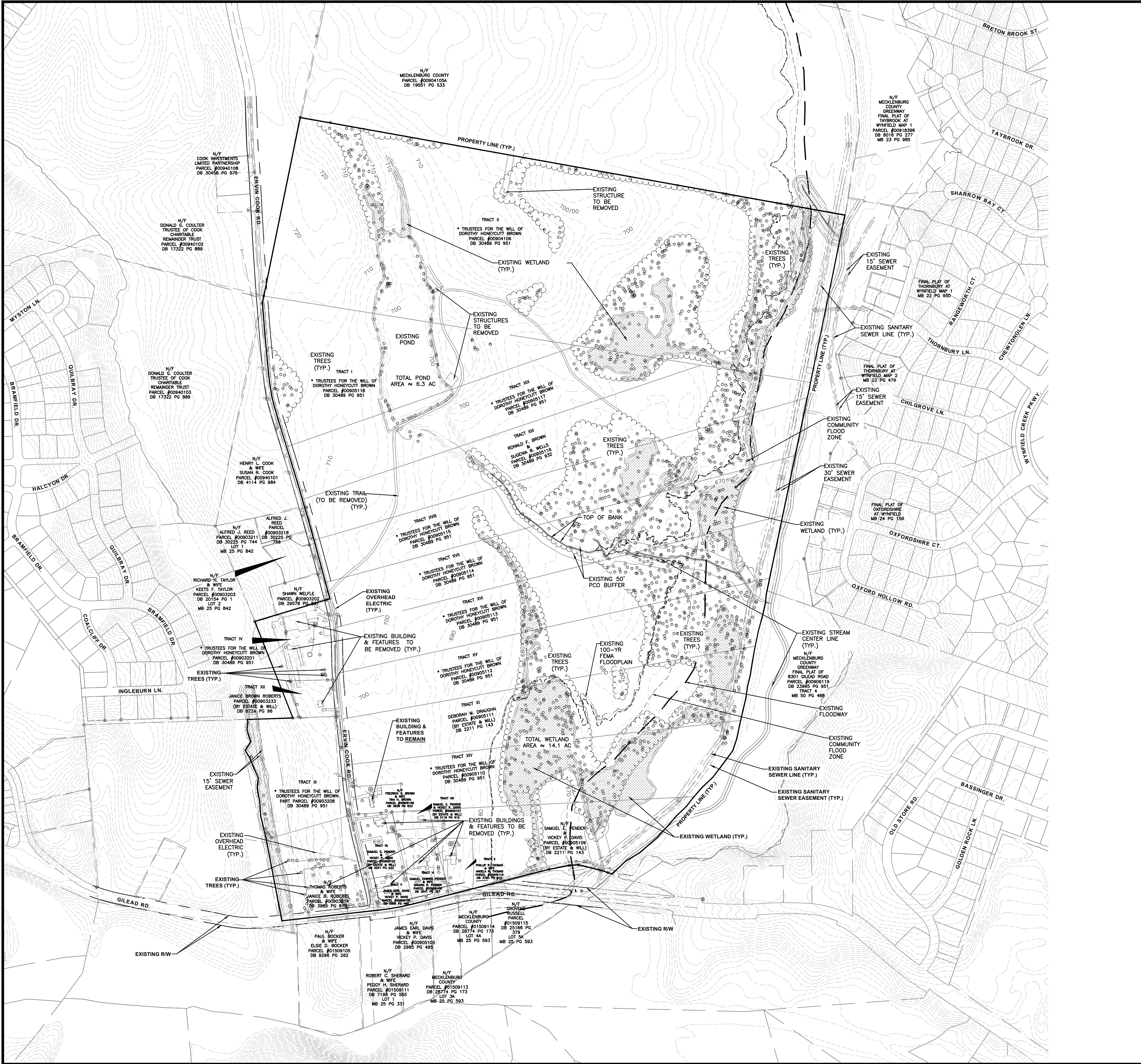
NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
J. NEW J. LEVINE

MAJ. SUB. SKETCH PLAN
INDEX SHEET

HONEYCUTT BROWN PROPERTY
HUNTERSVILLE, NC
TOLL BROTHERS, INC.

PROJECT INFORMATION
PROJECT MANAGER: ML
DESIGNED BY: LJM
DRAWN BY: LJM
PROJECT NUMBER: KM31.100
ORIGINAL DATE: 07/07/2022
SHEET:
INDEX

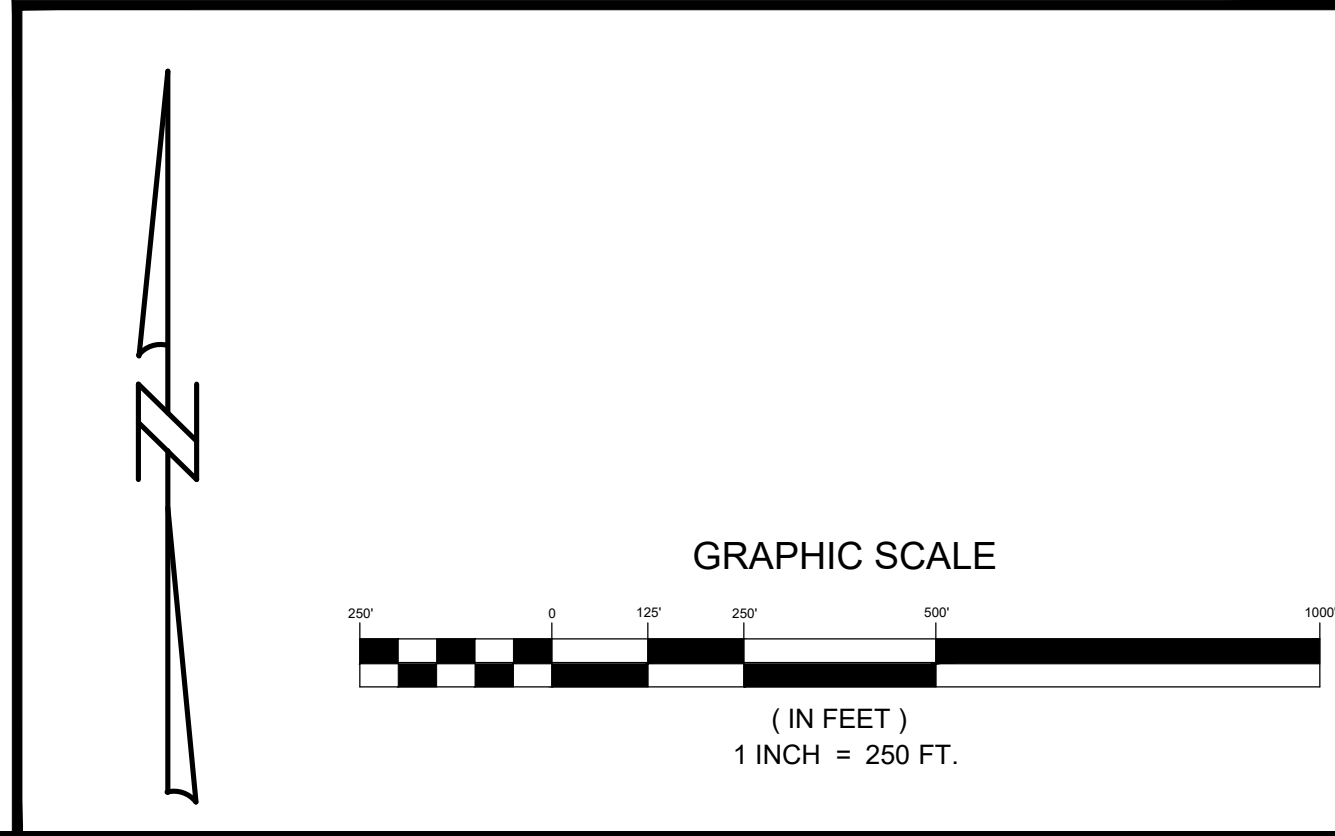


LEGEND:

- WETLAND**
- STREAM BUFFERS**
- EXISTING STREAMS**
- EXISTING BUILDINGS/STRUCTURES**
- SPECIMEN TREE**
- EXISTING TREE CANOPY**

NOTES:

- BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XX OF TRACTS TOTALING 233.783 ACRES" DATED MARCH 17, 2016.
- TOPOGRAPHIC INFORMATION OBTAINED FROM GIS AND BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "PARTIAL TOPOGRAPHIC SURVEY OF BROWN PROPERTY" DATED JULY 25, 2016
- FLOODPLAIN, STREAM AND WETLAND INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "WETLANDS SURVEY OF TRACTS I-XX TOTALING 234.744 ACRES" DATED JUNE 14, 2016.
- PRELIMINARY EXISTING FEATURES PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT A SURVEY.
- PER MECKLENBURG COUNTY, PROPERTY IS WITHIN THE MOUNTAIN ISLAND LAKE PROTECTED AREAS WATERSHED. (PA-1)



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20484 Charwell Center Dr.
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1-800-960-7317
NC License F-1407
www.esp-associates.com

ESP

STATE OF NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.
9/30/2022

NO.	DATE	REVISION	BY	SLA
1	07/01/2022	REVISED PER TOWN COMMENTS		SLA
1	06/26/2022	REVISED PER TOWN COMMENTS		SLA

**MAJ. SUB. SKETCH PLAN
EXISTING FEATURES PLAN**

HONEYCUTT BROWN PROPERTY

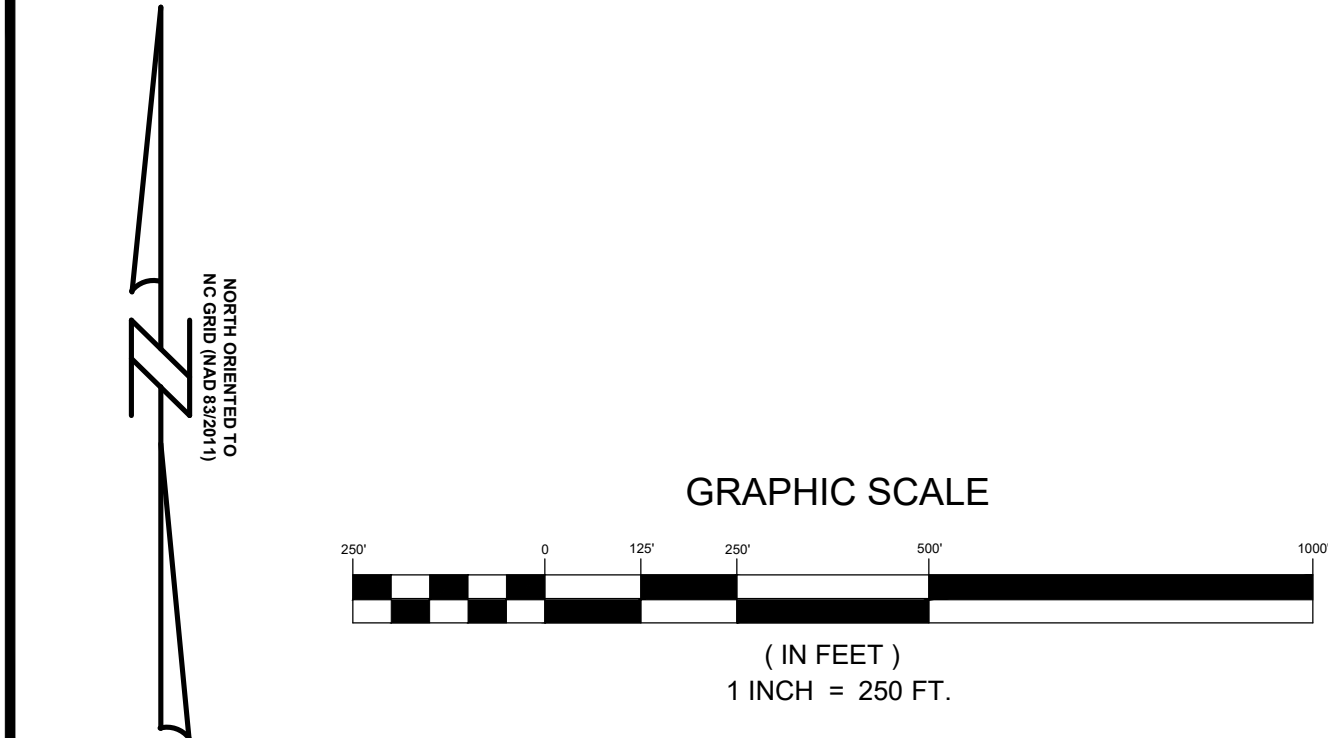
TOLL BROTHERS
HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022
SHEET:	1.0



LEGEND	
SOILS LEGEND:	
CeB2	Cecil sandy clay loam, 2 to 8 percent slopes, eroded (51.2%)
CeD2	Cecil sandy clay loam, 8 to 15 percent slopes, eroded (6.4%)
HeB	Helena sandy loam, 2 to 8 percent slopes (17.3%)
IrB	Iredell fine sandy loam, 1 to 8 percent slopes (6.8%)
MO	Monacanloam, 0 to 2 percent slopes (16.3%)
W	Waterbody (2.0%)
SLOPES LEGEND:	
	0-10% Slopes
	10-15% Slopes
	15-25% Slopes
	Greater than 25% slopes

NOTES:
1. SOIL INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
2. TOPOGRAPHY AND SLOPE INFORMATION BASED ON MECKLENBURG COUNTY GIS DATA.



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BY	SLA	SLA
NO.	1	1
DATE	07/01/2022	06/26/2022
REVISION	REVISED PER TOWN COMMENTS	REVISED PER TOWN COMMENTS

MAJ. SUB. SKETCH PLAN
SLOPE & SOILS EXHIBIT

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS

HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022
SHEET:	2.0

W:\2022 Projects (KM31) - Brown Property (Toll Bros)\Summit Working Drawings\KM31 - Brown Property (Toll Bros)\Major Subdivision Sketch Plan 4th Submittal\Sheets\3.0 KM31 - FOUR STEP.dwg, 3.0, Inuzella

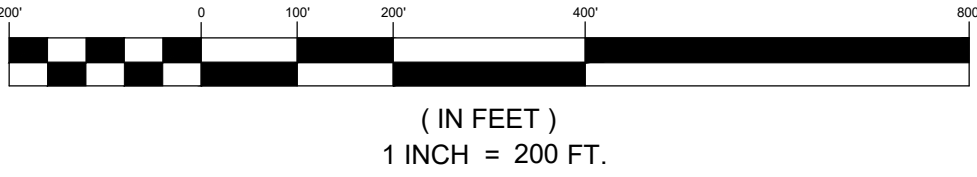
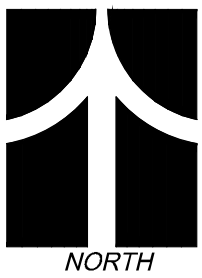


STEP 1 - DESIGNATING OPEN SPACE

POTENTIAL PRESERVATION AREAS (WETLANDS, FLOODWAYS, FLOOD FRINGE, SIGNIFICANT TREES, SENSITIVE & NOTEWORTHY NATURAL, AND SCENIC AREAS)

LEGEND:

- POTENTIAL TREE PRESERVATION AREA
- EXISTING CONTOUR
- EXISTING STREAM / CHANNEL
- EXISTING ROAD R/W
- STREAM BUFFER / PCSO
- WETLAND
- PERIMETER/THOROUGHFARE BUFFER
- PROPOSED HOME SITE



MAJ. SUB. SKETCH PLAN
4 STEP PROCESS (SHEET 1 OF 4)

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC. HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

3.0

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NORTH CAROLINA
LICENSE NO.:
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ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
MATTHEW J. LEVINSKY
9-30-22

W:\2022 Projects (K)\KM31 - Brown Property (Toll Bros)\Submittal Working Drawings\KM31 - Brown Property (Toll Brothers) - Major Subdivision Sketch Plan 4th Submittal\Sheet3.0 KM31 - FOUR STEP.dwg, 3.1, mazzella



COS 'A'
PASSIVE GRASS FIELDS &
POTENTIAL FUTURE
GREENWAY / GREENWAY
TRAILHEAD AREA
44- 11.32 AC

STEP 2 - LOCATING HOME SITES

PROPOSED HOME SITES

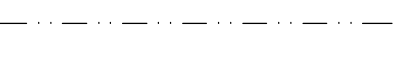
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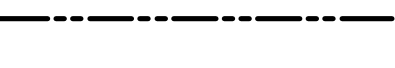
POTENTIAL TREE PRESERVATION AREA



EXISTING CONTOUR



EXISTING STREAM / CHANNEL



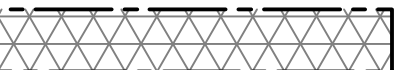
EXISTING ROAD R/W



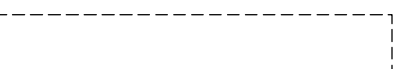
STREAM BUFFER / PCSO



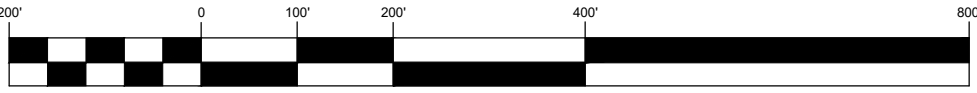
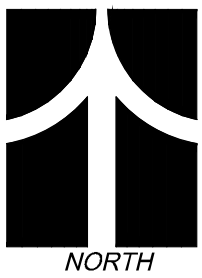
WETLAND



PERIMETER/THOROUGHFARE BUFFER



PROPOSED HOME SITE



GRAPHIC SCALE

(IN FEET)
1 INCH = 200 FT.

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www.espassociates.com

NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWNS COMMENTS	LJM
2	08/30/22	REVISED PER TOWNS COMMENTS	LJM
3	09/30/22	REVISED PER TOWNS COMMENTS	LJM

MAJ. SUB. SKETCH PLAN
4 STEP PROCESS (SHEET 2 OF 4)

HONEYCUTT BROWN PROPERTY
TOLL BROTHERS, INC.
HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	3.1

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COS 'A'
PASSIVE GRASS FIELDS &
POTENTIAL FUTURE
GREENWAY / GREENWAY
TRAILHEAD AREA
44- 11.32 AC

STEP 3 - STREET NETWORK

PROPOSED STREET NETWORK

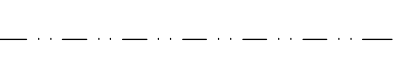
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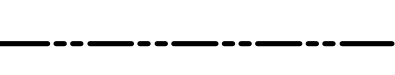
POTENTIAL TREE PRESERVATION AREA



EXISTING CONTOUR



EXISTING STREAM / CHANNEL



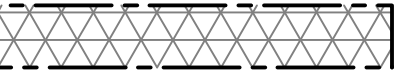
EXISTING ROAD R/W



STREAM BUFFER / PCSO



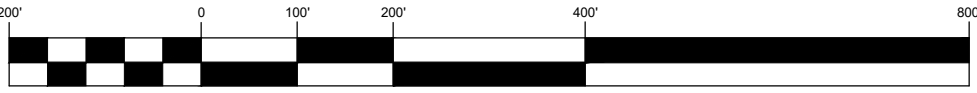
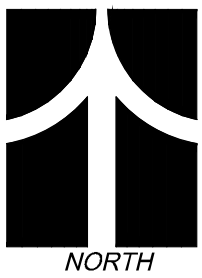
WETLAND



PERIMETER/THOROUGHFARE BUFFER



PROPOSED HOME SITE



GRAPHIC SCALE

(IN FEET)
1 INCH = 200 FT.

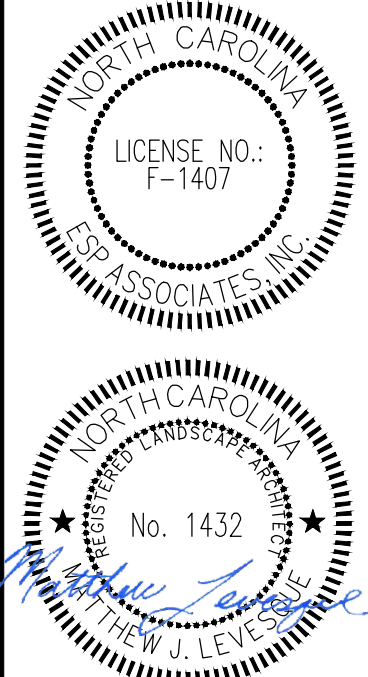
MAJ. SUB. SKETCH PLAN
4 STEP PROCESS (SHEET 3 OF 4)

HONEYCUTT BROWN PROPERTY

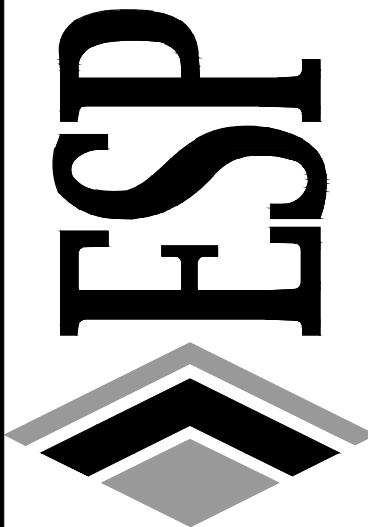
TOLL BROTHERS, INC. HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

3.2



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COS 'A'
PASSIVE GRASS FIELDS &
POTENTIAL FUTURE
GREENWAY / GREENWAY
TRAILHEAD AREA
4+/- 11.32 AC

STEP 4 - LOT LINES

LOT LINES FOR INDIVIDUAL LOTS AND OPEN SPACES

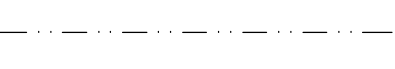
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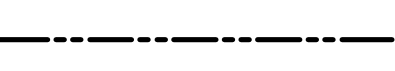
POTENTIAL TREE PRESERVATION AREA



EXISTING CONTOUR



EXISTING STREAM / CHANNEL



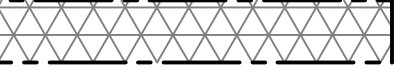
EXISTING ROAD R/W



STREAM BUFFER / PCSO



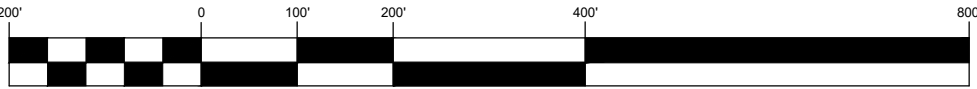
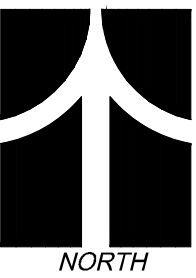
WETLAND



PERIMETER/THOROUGHFARE BUFFER



PROPOSED HOME SITE



GRAPHIC SCALE

(IN FEET)
1 INCH = 200 FT.

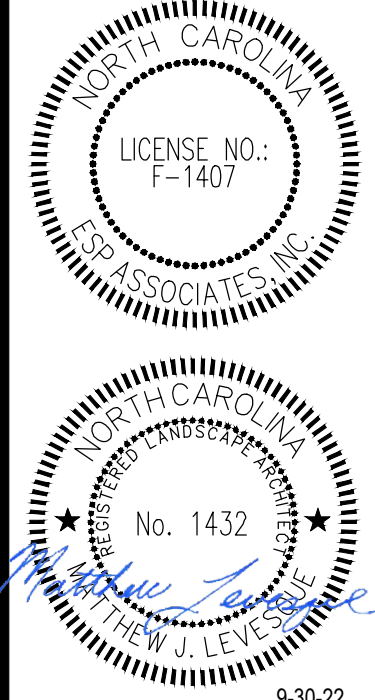
MAJ. SUB. SKETCH PLAN
4 STEP PROCESS (SHEET 4 OF 4)

HONEYCUTT BROWN PROPERTY

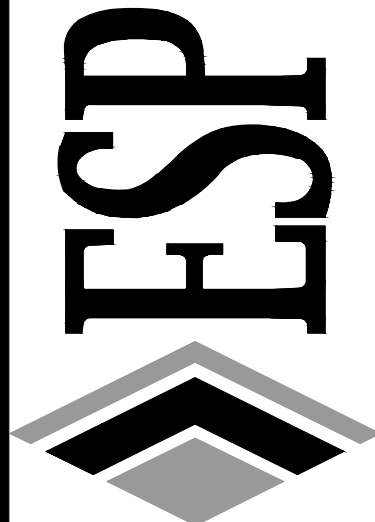
TOLL BROTHERS, INC. HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

3.3



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W:\2022 Projects (K\KM31 - Brown Property (Toll Bros)\Submittal Working Drawings\KM31 - Brown Property (Toll Brothers) - Major Subdivision Stetch Plan 4th Submittal\Sheet4.0 KM31 - TREE PRESERVATION.dwg, 4.0, Imazzella



EXISTING TREE SUMMARY - TR:

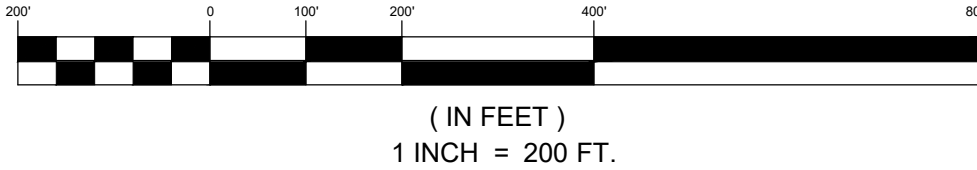
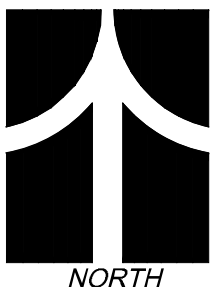
TOTAL SITE ACREAGE:	+/- 239.37 ACRES
TOTAL EXISTING SPECIMEN TREES:	+/- 471 TOTAL
SPECIMEN TREES REQUIRED TO SAVE:	+/- 165 TREES (35% OF SPECIMEN TREES)
SPECIMEN TREES TO BE REMOVED:	+/- 138 TREES (+/- 29%)
SPECIMEN TREES TO REMAIN:	+/- 333 TREES (+/- 71%)
CANOPY PERCENTAGE REQUIRED TO SAVE:	+/- 30.17 AC (35% OF EXISTING CANOPY (+/- 86.21 ACRES))
EXISTING CANOPY:	+/- 86.21 AC (+/- 36% OF TOTAL SITE ACREAGE)
TREE CANOPY TO REMAIN:	+/- 50.41 AC (+/- 58% OF EXISTING CANOPY)

NOTES:

1. TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "TREE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 24, 2016.
2. BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 17, 2016.
3. GRADING FOR STREETS TO BE CONSISTENT WITH THE CRITERIA IN THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

LEGEND:

	SPECIMEN TREE TO BE REMOVED		PROP. UNDISTURBED BUFFER
	SPECIMEN TREE TO REMAIN		
	CANOPY SAVE		



MAJ. SUB. SKETCH PLAN
PRELIM. TREE PRESERVATION PLAN INDEX

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC. HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022

SHEET: 4.0

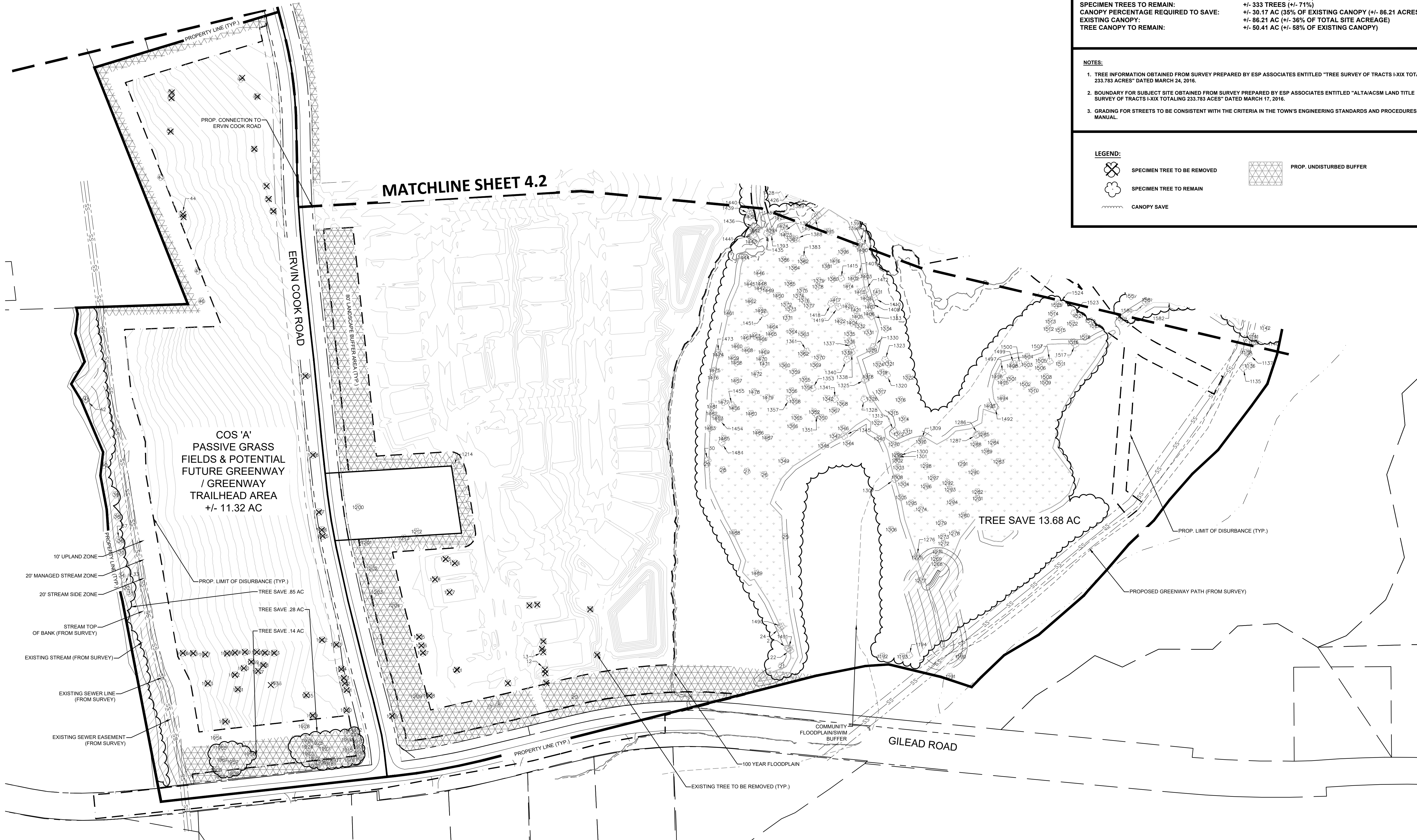
ESP Associates, P.A.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd
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704-583-6946 (NC)
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ESP

NORTH CAROLINA
LICENSE NO.: F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
J. LEWIS J. LEVINSKY
9-30-22

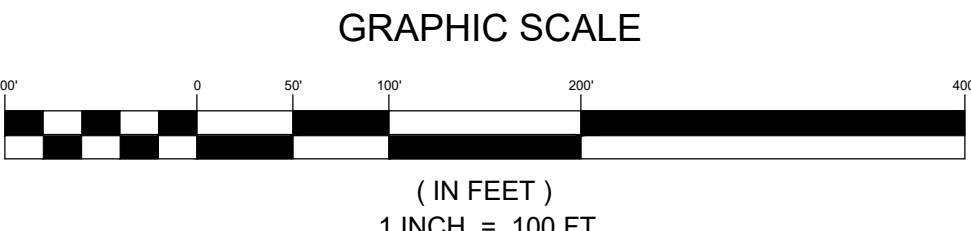
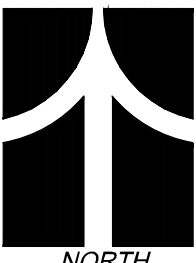
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EXISTING TREE SUMMARY - TR:	
TOTAL SITE ACREAGE:	+/- 239.37 ACRES
TOTAL EXISTING SPECIMEN TREES:	+/- 471 TOTAL
SPECIMEN TREES REQUIRED TO SAVE:	+/- 165 TREES (35% OF SPECIMEN TREES)
SPECIMEN TREES TO BE REMOVED:	+/- 138 TREES (+/- 29%)
SPECIMEN TREES TO REMAIN:	+/- 333 TREES (+/- 71%)
CANOPY PERCENTAGE REQUIRED TO SAVE:	+/- 30.17 AC (35% OF EXISTING CANOPY (+/- 86.21 ACRES))
EXISTING CANOPY:	+/- 86.21 AC (+/- 36% OF TOTAL SITE ACREAGE)
TREE CANOPY TO REMAIN:	+/- 50.41 AC (+/- 58% OF EXISTING CANOPY)

- NOTES:**
- TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "TREE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 24, 2016.
 - BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 17, 2016.
 - GRADING FOR STREETS TO BE CONSISTENT WITH THE CRITERIA IN THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

LEGEND:	
	SPECIMEN TREE TO BE REMOVED
	SPECIMEN TREE TO REMAIN
	CANOPY SAVE
	PROP. UNDISTURBED BUFFER



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3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-6946 (NC)
803-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY	REVISION
1	07/07/22	REVISED PER TOWN'S COMMENTS	LJM	
2	08/30/22	REVISED PER TOWN'S COMMENTS	LJM	
3	09/30/22	REVISED PER TOWN'S COMMENTS	LJM	

MAJ. SUB. SKETCH PLAN
TREE PRESERVATION PLAN (1 OF 4)

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.

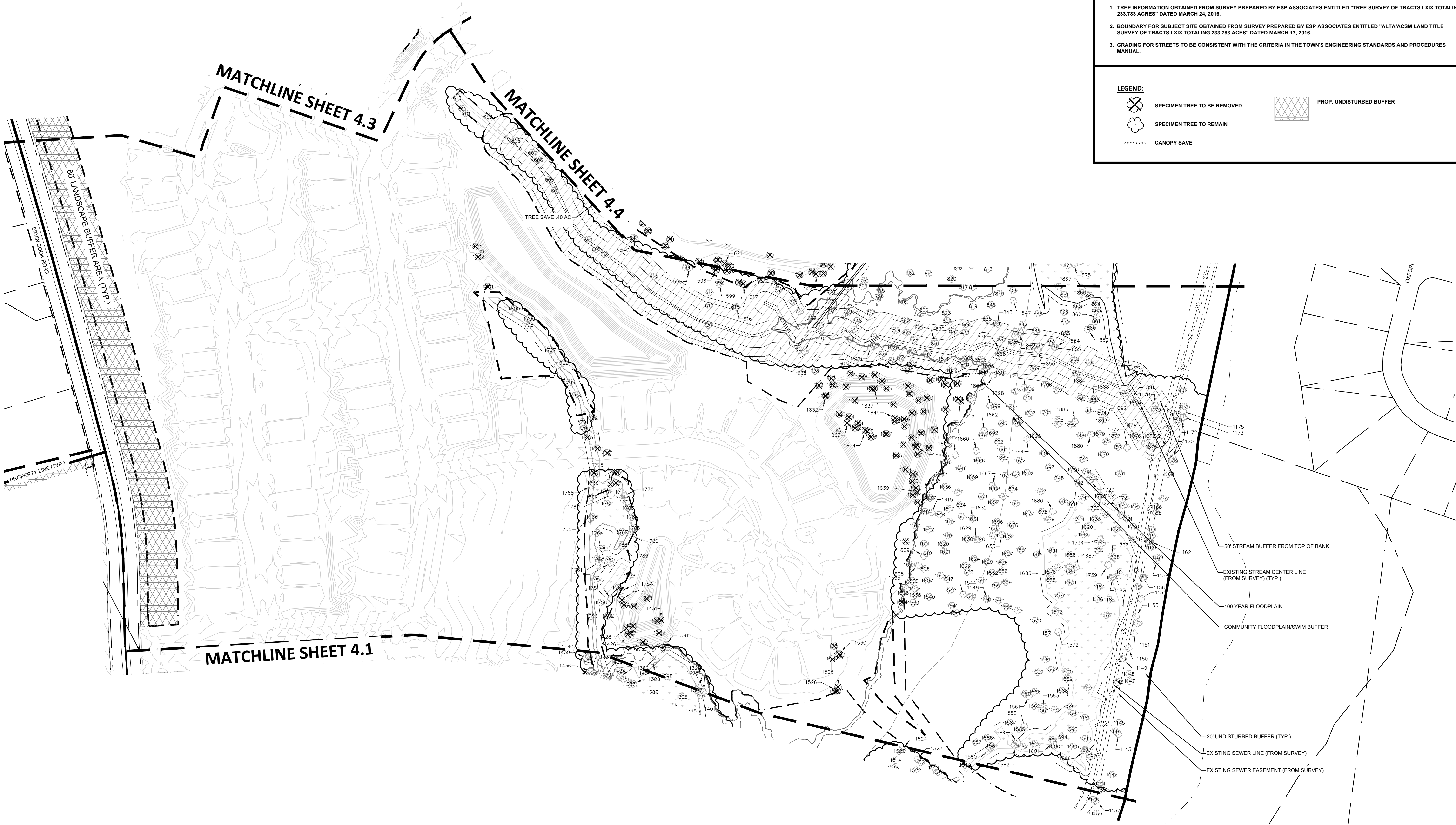
HUNTERSVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022

SHEET:
4.1

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EXISTING TREE SUMMARY - TR:

TOTAL SITE ACREAGE:	+/- 239.37 ACRES
TOTAL EXISTING SPECIMEN TREES:	+/- 471 TOTAL
SPECIMEN TREES REQUIRED TO SAVE:	+/- 165 TREES (35% OF SPECIMEN TREES)
SPECIMEN TREES TO BE REMOVED:	+/- 138 TREES (+/- 29%)
SPECIMEN TREES TO REMAIN:	+/- 333 TREES (+/- 71%)
CANOPY PERCENTAGE REQUIRED TO SAVE:	+/- 30.17 AC (35% OF EXISTING CANOPY (+/- 86.21 ACRES))
EXISTING CANOPY:	+/- 86.21 AC (+/- 36% OF TOTAL SITE ACREAGE)
TREE CANOPY TO REMAIN:	+/- 50.41 AC (+/- 58% OF EXISTING CANOPY)

NOTES:

- TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "TREE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 24, 2016.
- BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACES" DATED MARCH 17, 2016.
- GRADING FOR STREETS TO BE CONSISTENT WITH THE CRITERIA IN THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

LEGEND:

	SPECIMEN TREE TO BE REMOVED		PROP. UNDISTURBED BUFFER
	SPECIMEN TREE TO REMAIN		
	CANOPY SAVE		

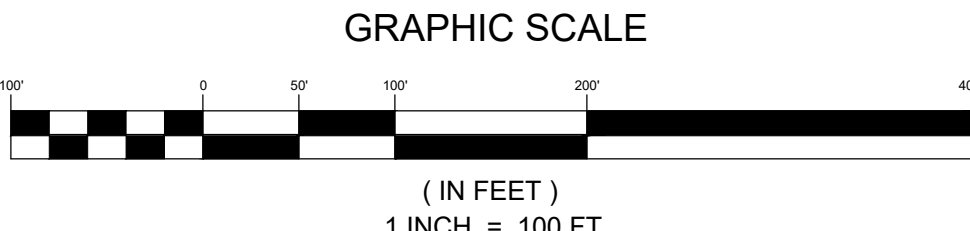
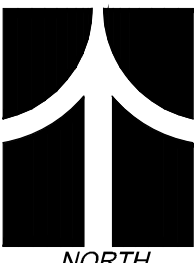
ESP Associates, P.A.
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803-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWNS COMMENTS	LJM
2	08/30/22	REVISED PER TOWNS COMMENTS	LJM
3	09/30/22	REVISED PER TOWNS COMMENTS	LJM

MAJ. SUB. SKETCH PLAN
TREE PRESERVATION PLAN (2 OF 4)

HONEYCUTT BROWN PROPERTY
TOLL BROTHERS, INC.
HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	4.2



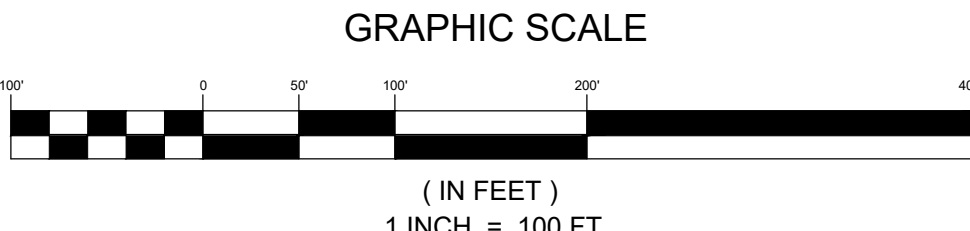
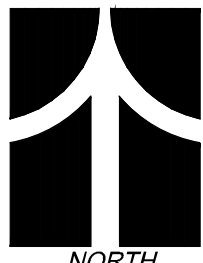
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EXISTING TREE SUMMARY - TR:	
TOTAL SITE ACREAGE:	+/- 239.37 ACRES
TOTAL EXISTING SPECIMEN TREES:	+/- 471 TOTAL
SPECIMEN TREES REQUIRED TO SAVE:	+/- 165 TREES (35% OF SPECIMEN TREES)
SPECIMEN TREES TO BE REMOVED:	+/- 138 TREES (+/- 29%)
SPECIMEN TREES TO REMAIN:	+/- 333 TREES (+/- 71%)
CANOPY PERCENTAGE REQUIRED TO SAVE:	+/- 30.17 AC (35% OF EXISTING CANOPY (+/- 86.21 ACRES))
EXISTING CANOPY:	+/- 86.21 AC (+/- 36% OF TOTAL SITE ACREAGE)
TREE CANOPY TO REMAIN:	+/- 50.41 AC (+/- 58% OF EXISTING CANOPY)

- NOTES:**
- TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "TREE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 24, 2016.
 - BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACES" DATED MARCH 17, 2016.
 - GRADING FOR STREETS TO BE CONSISTENT WITH THE CRITERIA IN THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

LEGEND:	
	SPECIMEN TREE TO BE REMOVED
	SPECIMEN TREE TO REMAIN
	CANOPY SAVE
	PROP. UNDISTURBED BUFFER



ESP Associates, P.A.
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3475 Lakemont Blvd
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803-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWNS COMMENTS	LJM
2	08/30/22	REVISED PER TOWNS COMMENTS	LJM
3	09/30/22	REVISED PER TOWNS COMMENTS	LJM

MAJ. SUB. SKETCH PLAN
TREE PRESERVATION PLAN (3 OF 4)

HONEYCUTT BROWN PROPERTY
TOLL BROTHERS, INC.
HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	4.3

W:\2022 Projects (K\KM31 - Brown Property (Toll Bros)\Summital Working Drawings\KM31 - Brown Property (Toll Brothers) - Major Subdivision Stach Plan 4th Submittal\Sheet4.0 KM31 - TREE PRESERVATION.dwg, 4.4, mazzella



EXISTING TREE SUMMARY - TR:	
TOTAL SITE ACREAGE:	+/- 239.37 ACRES
TOTAL EXISTING SPECIMEN TREES:	+/- 471 TOTAL
SPECIMEN TREES REQUIRED TO SAVE:	+/- 165 TREES (35% OF SPECIMEN TREES)
SPECIMEN TREES TO BE REMOVED:	+/- 138 TREES (+/- 29%)
SPECIMEN TREES TO REMAIN:	+/- 333 TREES (+/- 71%)
CANOPY PERCENTAGE REQUIRED TO SAVE:	+/- 30.17 AC (35% OF EXISTING CANOPY (+/- 86.21 ACRES))
EXISTING CANOPY:	+/- 86.21 AC (+/- 36% OF TOTAL SITE ACREAGE)
TREE CANOPY TO REMAIN:	+/- 50.41 AC (+/- 58% OF EXISTING CANOPY)

- NOTES:**
- TREE INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "TREE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACRES" DATED MARCH 24, 2016.
 - BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF TRACTS I-XIX TOTALING 233.783 ACES" DATED MARCH 17, 2016.
 - GRADING FOR STREETS TO BE CONSISTENT WITH THE CRITERIA IN THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

LEGEND:

SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE TO REMAIN

CANOPY SAVE

PROP. UNDISTURBED BUFFER

ESP Associates, P.A.
P.O. Box 7030
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3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-6949 (NC)
803-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWNS COMMENTS	LJM
2	08/30/22	REVISED PER TOWNS COMMENTS	LJM
3	09/30/22	REVISED PER TOWNS COMMENTS	LJM

MAJ. SUB. SKETCH PLAN
TREE PRESERVATION PLAN (4 OF 4)

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.

HUNTERSVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022

SHEET: 4.4

W:\0222 Projects (K)\MA31 - Brown Property (Toll Bros)\Submittal Working Drawings\MA31 - Brown Property (Toll Brothers) - Major Subdivision Station Plan 4th Submittal\Sheet4.0 MA31 - TREE PRESERVATION.dwg, 4.5, mrazzella

Point Table	
NUMBER	Description
1	15"ELM
2	15"ELM
3	15"ELM
4	36"ELM
5	17"ELM
6	21"ELM
7	20"PINE
8	28"PINE
9	16"ELM
10	16"ELM
11	30"PINE
12	23"PINE
13	19"PINE
14	26"PINE
15	21"PINE
16	19"HUCKLEBERRY
17	24"HUCKLEBERRY
18	22"ELM
19	24"ELM
20	35"OAK
21	24"OAK
22	18"OAK
23	15"OAK
24	17"OAK
25	20"OAK
26	16"OAK
27	23"OAK
28	21"HUCKLEBERRY
29	25"OAK
30	24"POPLAR
31	19"MAPLE
32	16"POPLAR
33	17"POPLAR
34	18"POPLAR
35	23"HUCKLEBERRY
36	16"ELM
37	16"ELM
38	45"OAK
39	15"HICKORY
40	33"BEECH
41	35"BEECH
42	18"POPLAR
43	29"HICKORY
44	22"HUCKLEBERRY
45	19"HUCKLEBERRY
46	18"HUCKLEBERRY
47	16"OAK
48	21"HUCKLEBERRY
49	32"HICKORY
50	28"ELM
51	26"OAK
52	16"OAK
53	22"OAK
54	16"OAK
55	16"HUCKLEBERRY
56	19"HICKORY
57	27"OAK
58	21"OAK
59	31"OAK
60	22"HUCKLEBERRY
61	21"OAK
62	45"MAPLE
63	20"POPLAR - TRIPLE
64	29"HICKORY
65	19"HICKORY
66	16"ELM
67	38"OAK
68	21"HICKORY
69	26"CEDAR
70	36"OAK
71	22"OAK
72	24"HICKORY
73	15"PINE
74	17"HICKORY
75	17"PINE
76	16"PINE
77	17"HUCKLEBERRY
78	24"OAK - DBL
79	37"OAK
80	19"OAK
81	20"OAK
82	24"OAK
83	19"ELM
84	19"OAK
85	20"OAK
86	19"OAK
87	21"OAK
88	31"OAK
89	19"OAK
90	27"OAK

Point Table	
NUMBER	Description
91	68"OAK - TRIPLE
92	25"OAK
93	16"OAK
94	15"OAK
95	28"OAK
96	26"OAK
97	36"OAK
98	15"OAK
99	16"OAK
100	16"OAK
101	23"OAK
102	28"OAK
103	17"OAK
104	27"OAK - DBL
105	18"OAK
106	26"OAK
107	24"OAK
108	16"OAK
109	17"HUCKLEBERRY
110	30"OAK
111	27"OAK
112	38"OAK
113	29"OAK
114	21"OAK
115	17"OAK
116	23"OAK
117	16"HICKORY
118	19"PINE
119	19"PINE
120	15"PINE
121	18"PINE
122	16"ELM
123	21"PINE
124	20"OAK
125	19"OAK
126	16"OAK
127	16"OAK
128	19"OAK
129	26"MAPLE
130	27"HICKORY
131	18"HICKORY
132	26"ELM
133	16"OAK
134	19"ELM
135	25"OAK
136	19"OAK
137	26"HICKORY
138	19"HICKORY
139	18"HICKORY
140	15"OAK
141	30"HICKORY
142	30"OAK
143	32"HICKORY
144	16"HICKORY
145	24"OAK
146	23"OAK
147	29"OAK
148	23"OAK
149	18"OAK
150	22"OAK
151	16"HICKORY
152	16"OAK
153	17"POPLAR
154	18"OAK
155	24"HICKORY
156	31"HICKORY
157	21"HICKORY
158	24"OAK
159	26"OAK
160	17"OAK
161	32"OAK
162	24"HICKORY
163	15"POPLAR
164	15"HICKORY
165	29"HICKORY
166	20"HICKORY
167	17"HICKORY
168	20"HICKORY
169	20"OAK
170	27"HICKORY
171	23"OAK - DBL
172	27"OAK
173	15"HICKORY
174	42"OAK
175	22"HICKORY
176	26"HICKORY
177	16"OAK
178	23"OAK
179	15"OAK
180	21"HICKORY

Point Table	
NUMBER	Description
181	27"HICKORY
182	29"OAK
183	23"OAK
184	15"OAK
185	21"OAK
186	24"HICKORY
187	27"OAK
188	18"OAK
189	24"OAK
190	20"POPLAR
191	18"HICKORY
192	18"HICKORY
193	15"POPLAR
194	18"OAK
195	24"OAK
196	17"HICKORY
197	29"OAK
198	21"OAK
199	28"HICKORY
200	26"HICKORY
201	20"HICKORY
202	15"HICKORY
203	21"HICKORY
204	22"HICKORY
205	18"HICKORY
206	18"HICKORY
207	21"HICKORY
208	29"HICKORY
209	16"HICKORY
210	17"HICKORY
211	16"HICKORY
212	15"HICKORY
213	18"HICKORY
214	15"HICKORY
215	16"HICKORY
216	27"HICKORY
217	29"HICKORY
218	17"HICKORY
219	23"HICKORY
220	19"HICKORY
221	16"HICKORY
222	20"HICKORY
223	20"HICKORY
224	15"OAK
225	17"HICKORY
226	16"HICKORY
227	20"HICKORY
228	20"HICKORY
229	16"OAK
230	18"OAK
231	16"OAK
232	25"OAK
233	16"HICKORY
234	26"OAK
235	16"OAK
236	21"HICKORY
237	26"HICKORY
238	22"HICKORY
239	23"OAK
240	29"OAK
241	16"HICKORY
242	21"HICKORY
243	21"HICKORY
244	18"HICKORY
245	23"OAK
246	26"OAK
247	26"OAK
248	16"POPLAR - DBL
249	21"HICKORY
250	26"HICKORY
251	29"HICKORY
252	17"HICKORY
253	17"HICKORY
254	16"HICKORY
255	16"HICKORY
256	19"HICKORY
257	20"HICKORY
258	15"HICKORY
259	18"HICKORY
260	20"HICKORY
261	18"HICKORY
262	23"HICKORY
263	23"HICKORY
264	19"HICKORY
265	18"HICKORY
266	17"HICKORY
267	31"HICKORY
268	18"HICKORY
269	23"HICKORY
270	24"HICKORY

Point Table	
NUMBER	Description
271	18"HICKORY
272	24"OAK
273	36"OAK
274	24"HICKORY
275	23"HICKORY
276	18"HICKORY
277	18"OAK
278	22"HICKORY
279	19"HICKORY
280	24"HICKORY
281	16"HICKORY
282	16"OAK
283	23"HICKORY
284	21"HICKORY
285	17"HICKORY
286	22"HICKORY
287	21"OAK
288	17"OAK
289	19"HICKORY
290	22"OAK
291	26"OAK
292	16"POPLAR
293	21"HICKORY
294	16"HICKORY
295	18"HICKORY
296	26"HICKORY
297	22"OAK
298	16"POPLAR
299	15"HUCKLEBERRY
300	29"OAK
301	31"HICKORY
302	32"HICKORY
303	15"HOLLY
304	17"OAK
305	16"OAK
306	25"OAK
307	17"HICKORY
308	22"OAK
309	18"HICKORY
309	18"HICKORY
310	16"HICKORY
311	19"HICKORY
312	24"HICKORY
313	16"HICKORY
314	20"HICKORY
315	19"OAK
316	22"OAK
317	24"HICKORY
318	18"HUCKLEBERRY
319	15"POPLAR
320	16"POPLAR
321	16"POPLAR
322	19"OAK
323	19"HICKORY
324	16"HICKORY
325	37"OAK
326	21"HICKORY
327	22"HICKORY
328	21"HICKORY
329	19"HICKORY
330	16"HICKORY
331	19"HICKORY
332	22"HICKORY
333	18"OAK
334	19"OAK
335	17"HICKORY
336	23"OAK
337	31"OAK
338	21"HUCKLEBERRY
339	19"HUCKLEBERRY
340	22"OAK
341	16"HICKORY
342	27"OAK
343	21"OAK
344	19"OAK
345	20"HICKORY
346	27"OAK
347	22"HICKORY
348	17"POPLAR
349	17"HICKORY
350	17"OAK
351	22"HICKORY
352	16"HICKORY
353	27"OAK
354	31"HICKORY
355	28"OAK
356	20"HICKORY
357	17"HICKORY
358	28"HICKORY
359	23"HICKORY
360	25"HICKORY

Point Table	
NUMBER	Description
361	25"OAK
362	18"HICKORY
363	31"HICKORY
364	26"OAK
365	15"HICKORY
366	16"HICKORY
367	20"HICKORY
368	16"POPLAR
369	24"OAK
370	36"OAK
371	30"HUCKLEBERRY
372	16"OAK
373	20"OAK
374	24"OAK
375	24"HICKORY
376	22"OAK
377	36"HICKORY - TRIPLE
378	18"OAK
379	17"OAK
380	21"OAK
381	20"OAK
382	29"OAK
383	15"HOLLY
384	17"OAK
385	16"OAK
386	25"OAK
387	17"HICKORY
388	22"OAK
389	18"HICKORY
390	18"HICKORY
391	15"HICKORY
392	16"OAK
393	15"OAK
394	22"OAK
395	24"HICKORY
396	19"HICKORY
397	15"OAK
398	15"HICKORY
399	15"HICKORY
400	16"OAK
401	22"OAK
402	22"OAK
403	20"HUCKLEBERRY
404	17"HUCKLEBERRY
405	16"OAK
406	22"OAK
407	18"HICKORY
408	17"OAK
409	17"HICKORY
410	22"OAK
411	17"OAK
412	30"HICKORY
413	24"OAK
414	23"HICKORY
415	18"HICKORY
416	36"OAK
417	20"HUCKLEBERRY
418	26"OAK
419	21"OAK
420	16"OAK
421	17"OAK
422	16"HICKORY
423	36"OAK
424	19"OAK
425	22"HICKORY
426	18"POPLAR
427	17"POPLAR
428	19"OAK
429	19"HICKORY
430	17"OAK
431	22"HICKORY
432	16"OAK
433	17"OAK
434	19"OAK
435	26"OAK
436	26"OAK
437	16"OAK
438	17"POPLAR
439	21"OAK
440	21"OAK
441	17"OAK
442	16"OAK
443	16"OAK
444	17"OAK
445	21"HICKORY
446	18"HICKORY
447	22"OAK
448	21"HICKORY
449	16"OAK
450	16"OAK

Point Table	
NUMBER	Description
451	17"HICKORY
452	16"HICKORY
453	18"OAK
454	16"FINE
455	16"HICKORY
456	16"HICKORY
457	17"HICKORY
458	27"HICKORY-DBL
459	19"HICKORY
460	17"HICKORY
461	16"HUCKLEBERRY
462	22"HICKORY
463	16"OAK
464	15"HICKORY
465	21"OAK
466	19"OAK
467	18"HICKORY
468	18"HICKORY
469	22"HUCKLEBERRY-DBL
470	19"HICKORY
471	24"OAK
472	24"OAK
473	17"HICKORY
474	16"HICKORY
475	21"HICKORY
476	20"HICKORY
477	20"HICKORY
478	17"OAK
479	25"OAK
480	21"HICKORY
481	26"HICKORY
482	17"HICKORY
483	18"HICKORY
484	20"HICKORY
485	19"OAK
486	18"OAK
487	18"OAK
488	18"OAK
489	19"OAK
490	16"OAK
491	21"OAK-DBL
492	17"OAK
493	22"OAK
494	18"OAK
495	16"OAK
496	18"OAK-DBL
497	15"OAK
498	17"OAK
499	15"OAK
500	16"OAK
501	16"OAK
502	18"OAK
503	19"OAK
504	20"OAK
505	23"HICKORY
506	22"HICKORY
507	18"OAK
508	17"HICKORY
509	22"OAK
510	22"OAK
511	19"OAK
512	18"OAK
513	15"OAK
514	19"OAK
515	19"OAK
516	21"OAK
517	19"OAK
518	17"OAK
519	21"OAK
520	15"OAK
521	19"OAK
522	21"OAK
523	24"OAK
524	22"OAK
525	16"OAK
526	23"OAK
527	22"OAK
528	21"OAK
529	65"HICKORY-QUAD
530	25"HICKORY
531	26"OAK
532	23"HICKORY
533	22"HICKORY
534	24"OAK
535	25"HICKORY
536	21"HICKORY
537	21"OAK
538	22"HICKORY
539	18"HICKORY
540	15"OAK

Point Table	
NUMBER	Description
1171	18"SCALY--BARK--HICKORY
1172	16"ELM
1173	16"SCALY--BARK--HICKORY--DBL
1174	20"SCALY--BARK--HICKORY
1175	16"SCALY--BARK--HICKORY
1176	15"SCALY--BARK--HICKORY
1177	17"SCALY--BARK--HICKORY
1178	24"OAK
1179	16"SCALY--BARK--HICKORY
1180	15"ELM
1181	24"ELM
1182	18"ELM
1183	16"ELM
1184	21"ELM
1185	24"ELM
1186	24"OAK
1187	28"OAK
1188	60"OAK
1189	21"ELM
1190	28"SCALY--BARK--HICKORY
1191	16"SCALY--BARK--HICKORY
1192	19"SCALY--BARK--HICKORY--DBL
1193	19"OAK
1194	16"ELM--DBL
1195	17"CEDAR
1196	14"CEDAR
1197	14"CEDAR
1198	17"CEDAR
1199	17"CEDAR
1200	40"OAK
1201	48"OAK
1202	57"OAK
1203	32"OAK
1204	23"MAPLE
1205	29"PINE
1206	21"PINE
1207	26"ELM
1208	39"OAK
1209	16"ELM
1210	46"OAK
1211	29"PINE
1212	25"POPLAR
1213	16"MAPLE
1214	27"OAK
1215	32"ELM
1216	30"OAK
1217	24"ELM
1218	54"OAK
1219	24"ELM
1220	24"ELM
1221	34"ELM
1222	27"ELM
1223	24"ELM
1224	24"ELM
1225	33"ELM
1226	29"ELM
1227	27"ELM
1228	29"ELM
1229	26"ELM
1230	24"ELM
1231	15"GUM
1232	16"GUM
1233	19"HICKORY--TRIPLE
1234	16"ELM
1235	25"GUM
1236	16"OAK
1237	24"ELM
1238	24"OAK
1239	32"GUM
1240	29"ELM
1241	19"OAK
1242	19"HUCKLEBERRY
1243	17"ELM
1244	31"ELM
1245	48"ELM
1246	25"ELM
1247	15"HICKORY--TRIPLE
1248	35"ELM
1249	24"OAK
1250	34"OAK
1251	31"OAK
1252	17"HICKORY
1253	28"ELM--DBL
1254	18"ELM
1255	19"HICKORY--DBL
1256	27"ELM
1257	18"ELM
1258	18"OAK
1259	21"ELM
1260	24"ELM

Point Table	
NUMBER	Description
1261	30"OAK
1262	15"GUM
1263	21"HICKORY
1264	26"OAK
1265	27"HICKORY
1266	19"ELM
1267	15"ELM
1268	16"ELM
1269	17"ELM
1270	15"ELM
1271	29"OAK
1272	15"ELM
1273	15"ELM
1274	15"ELM
1275	16"ELM
1276	16"ELM
1277	16"ELM
1278	19"ELM
1279	15"ELM
1280	21"ELM
1281	15"ELM
1282	15"ELM
1283	22"ELM
1284	15"ELM
1285	17"ELM
1286	15"ELM
1287	17"ELM
1288	18"ELM
1289	15"ELM
1290	17"ELM--DBL
1291	17"ELM
1292	15"ELM
1293	15"ELM--DBL
1294	15"ELM
1295	17"ELM
1296	15"ELM
1297	15"ELM
1298	15"ELM
1299	15"ELM--DBL
1300	15"ELM
1301	15"ELM
1302	18"ELM
1303	17"ELM
1304	23"OAK
1305	18"ELM
1306	15"PINE
1307	20"OAK--DBL
1308	15"OAK
1309	24"ELM
1310	16"ELM
1311	23"ELM--DBL
1312	16"ELM
1313	15"SCALY--BARK--HICKORY
1314	15"ELM
1315	21"ELM--DBL
1316	15"ELM--TRIPLE
1317	41"OAK
1318	41"OAK
1319	19"ELM
1320	17"ELM
1321	44"OAK
1322	15"ELM
1323	24"ELM
1324	24"ELM
1325	25"ELM
1326	16"ELM
1327	16"ELM
1328	28"OAK
1329	26"OAK
1330	21"OAK
1331	24"OAK
1332	22"OAK
1333	27"ELM
1334	21"ELM
1335	32"OAK
1336	23"OAK
1337	19"ELM
1338	16"ELM
1339	25"OAK
1340	16"ELM
1341	34"OAK
1342	28"ELM
1343	17"SCALY--BARK--HICKORY
1344	15"ELM
1345	15"SCALY--BARK--HICKORY
1346	15"ELM
1347	28"OAK
1348	15"ELM
1349	16"ELM
1350	18"ELM

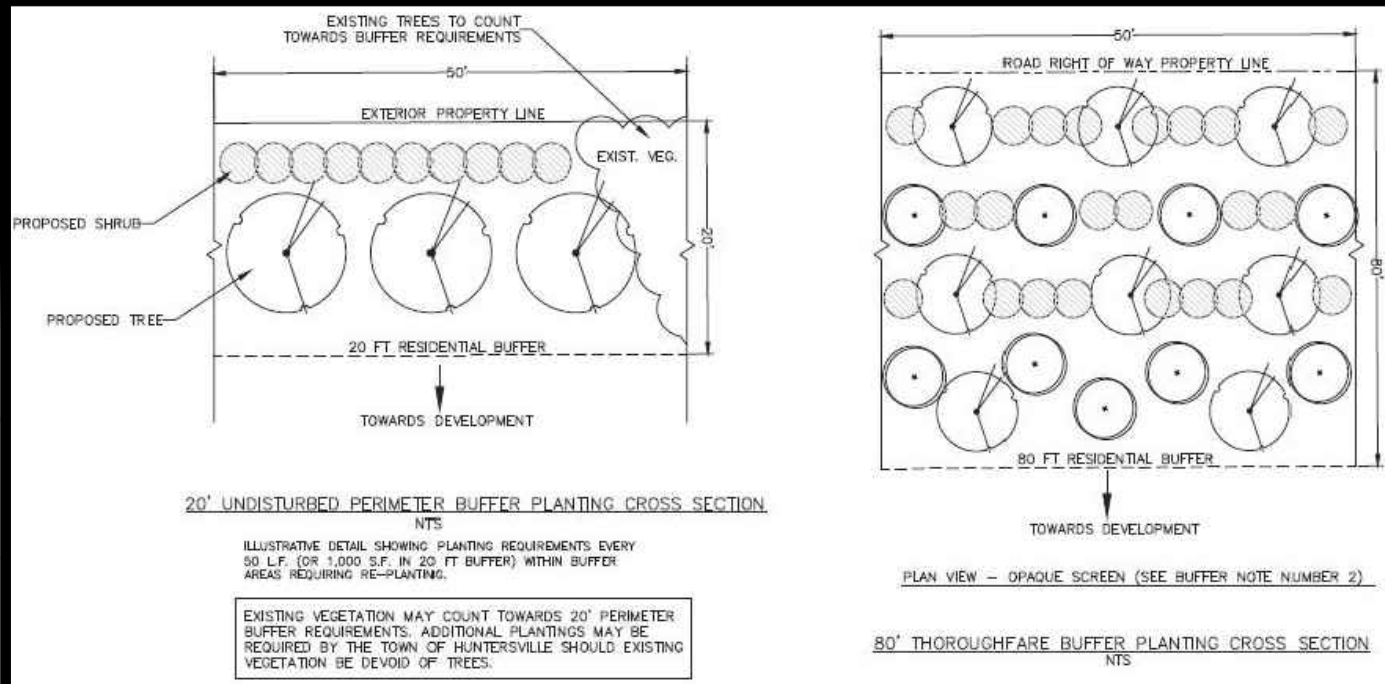
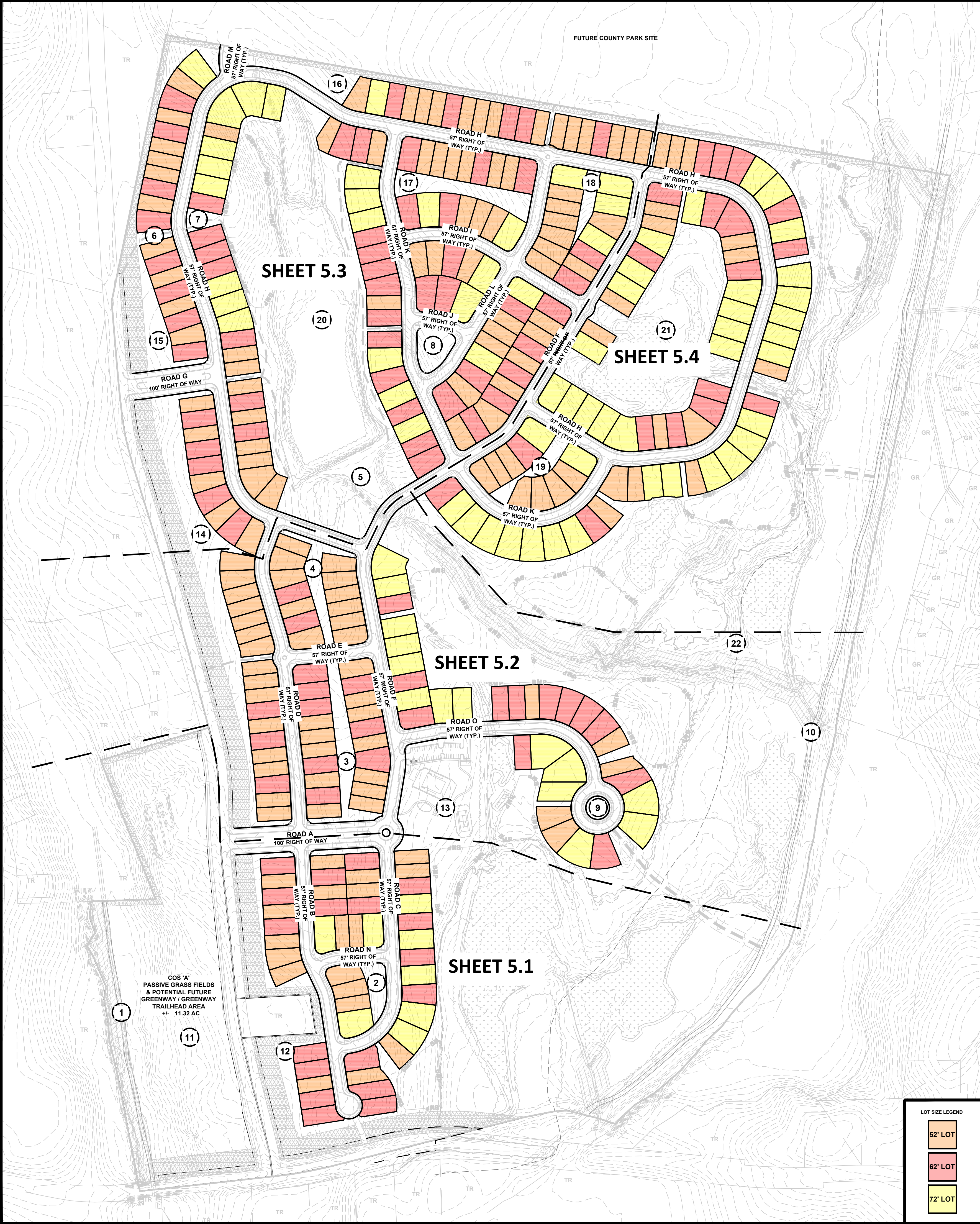
Point Table	
NUMBER	Description
1351	28"OAK--DBL
1352	16"ELM
1353	32"OAK--DBL
1354	26"ELM
1355	19"ELM
1356	22"ELM
1357	22"ELM--DBL
1358	33"OAK
1359	28"OAK
1360	25"OAK
1361	23"OAK
1362	35"OAK
1363	29"OAK
1364	31"OAK
1365	15"ELM--DBL
1366	35"OAK
1367	17"ELM
1368	17"ELM
1369	21"OAK
1370	30"OAK
1371	27"OAK
1372	25"OAK
1373	24"OAK
1374	22"ELM
1375	25"ELM
1376	32"OAK
1377	20"ELM
1378	26"OAK
1379	25"OAK
1380	27"OAK
1381	15"ELM
1382	19"ELM
1383	15"ELM
1384	28"OAK
1385	23"OAK
1386	22"OAK
1387	28"OAK
1388	27"OAK
1389	27"ELM--DBL
1390	19"ELM--DBL
1391	19"ELM
1392	19"ELM
1393	26"ELM
1394	36"ELM
1395	19"ELM
1396	15"ELM--TRIPLE
1397	15"ELM
1398	15"ELM
1399	20"ELM
1400	22"ELM--DBL
1401	35"OAK
1402	17"ELM
1403	41"OAK
1404	20"ELM
1405	33"ELM
1406	23"ELM
1407	36"ELM
1408	26"ELM
1409	19"ELM
1410	36"ELM
1411	18"ELM
1412	26"ELM
1413	19"ELM
1414	30"ELM
1415	26"ELM
1416	19"ELM
1417	37"ELM
1418	21"ELM
1419	24"ELM
1420	34"ELM
1421	16"ELM
1422	23"ELM
1423	21"ELM
1424	31"ELM
1425	32"ELM
1426	16"ELM
1427	15"ELM--DBL
1428	15"ELM
1429	17"ELM
1430	19"ELM
1431	28"ELM
1432	25"ELM
1433	21"ELM
1434	16"ELM
1435	19"ELM
1436	30"ELM
1437	30"ELM
1438	32"OAK
1439	22"ELM
1440	27"ELM

Point Table	
NUMBER	Description
1441	15"ELM
1442	17"ELM
1443	19"ELM
1444	25"ELM
1445	42"OAK
1446	24"OAK
1447	17"ELM
1448	31"ELM
1449	30"ELM
1450	19"ELM
1451	30"OAK
1452	20"ELM
1453	17"ELM
1454	17"ELM
1455	24"OAK
1456	28"OAK
1457	17"ELM
1458	28"ELM
1459	25"ELM
1460	15"SCALY--BARK--HICKORY
1461	27"ELM
1462	50"OAK
1463	31"OAK
1464	28"OAK
1465	26"OAK
1466	15"ELM
1467	15"ELM
1468	15"ELM
1469	33"OAK
1470	27"OAK
1471	23"OAK
1472	20"ELM
1473	17"PINE
1474	15"ELM
1475	22"ELM
1476	16"ELM
1477	19"ELM
1478	20"ELM
1479	39"OAK
1480	17"ELM
1481	15"ELM
1482	18"ELM
1483	17"ELM--DBL
1484	15"ELM
1485	31"OAK
1486	25"OAK
1487	42"OAK
1488	16"ELM
1489	17"ELM
1490	17"ELM
1491	17"ELM
1492	17"OAK
1493	19"OAK
1494	17"ELM
1495	15"ELM
1496	26"ELM
1497	22"ELM
1498	16"ELM
1499	27"OAK
1500	19"ELM
1501	22"ELM
1502	27"OAK
1503	32"OAK
1504	30"OAK
1505	24"ELM
1506	38"OAK
1507	26"OAK
1508	39"OAK
1509	17"ELM
1510	23"ELM
1511	16"ELM
1512	16"SCALY--BARK--HICKORY
1513	15"CEDAR
1514	17"ELM
1515	15"ELM
1516	31"OAK
1517	31"OAK
1518	17"ELM
1519	17"ELM
1520	21"ELM
1521	15"ELM--DBL
1522	33"OAK
1523	19"ELM--DBL
1524	28"ELM
1525	17"ELM
1526	19"ELM
1527	15"ELM
1528	17"ELM
1529	17"ELM
1530	16"ELM

Point Table	
NUMBER	Description
1531	21"ELM
1532	36"OAK
1533	24"OAK
1534	19"ELM
1535	36"OAK
1536	15"ELM
1537	17"ELM
1538	17"PINE
1539	20"ELM--DBL
1540	15"ELM
1541	21"OAK
1542	16"ELM
1543	18"ELM
1544	16"ELM
1545	15"ELM--DBL
1546	15"ELM
1547	21"ELM
1548	18"PINE
1549	26"PINE
1550	21"ELM
1551	16"ELM
1552	15"ELM
1553	18"ELM
1554	33"OAK
1555	18"PINE
1556	36"OAK
1557	27"OAK--DBL
1558	15"ELM
1559	25"OAK
1560	15"ELM
1561	20"ELM
1562	26"OAK
1563	17"PINE
1564	18"ELM
1565	15"ELM
1566	16"PINE
1567	16"PINE
1568	23"ELM
1569	30"OAK
1570	26"OAK
1571	21"ELM
1572	18"SCALY--BARK--HICKORY
1573	38"OAK
1574	18"ELM
1575	32"OAK
1576	30"OAK
1577	22"ELM
1578	28"ELM
1579	21"ELM
1580	19"ELM
1581	16"ELM
1582	15"ELM--DBL
1583	17"ELM
1584	17"ELM
1585	18"ELM
1586	24"ELM
1587	15"ELM
1588	23"ELM
1589	18"ELM
1590	20"ELM
1591	15"ELM
1592	15"ELM
1593	19"ELM
1594	18"ELM
1595	16"ELM
1596	19"ELM
1597	16"ELM
1598	17"ELM
1599	27"ELM
1600	22"OAK
1601	15"ELM
1602	25"OAK
1603	20"OAK--DBL
1604	24"ELM
1605	17"ELM
1606	17"ELM
1607	18"ELM--DBL
1608	17"ELM
1609	18"ELM--DBL
1610	21"ELM
1611	15"ELM--DBL
1612	21"ELM
1613	31"ELM--TRIPLE
1614	18"ELM--DBL
1615	16"ELM
1616	16"ELM
1617	24"ELM
1618	16"ELM--DBL
1619	19"ELM
1620	21"ELM

Point Table	
NUMBER	Description
1621	19"ELM
1622	16"ELM
1623	16"ELM
1624	24"ELM
1625	35"OAK
1626	26"OAK
1627	26"ELM--DBL
1628	15"ELM
1629	16"ELM
1630	19"PINE
1631	16"ELM
1632	23"ELM
1633	19"ELM
1634	17"ELM
1635	15"ELM--DBL
1636	17"ELM
1637	26"OAK--DBL
1638	15"ELM
1639	26"ELM
1640	21"ELM
1641	17"ELM
1642	15"ELM--DBL
1643	15"ELM
1644	16"ELM
1645	16"ELM
1646	16"ELM
1647	19"ELM
1648	16"ELM
1649	22"ELM
1650	25"ELM
1651	19"ELM
1652	19"PINE
1653	17"PINE
1654	17"ELM
1655	16"ELM
1656	18"ELM
1657	18"ELM--DBL
1658	23"ELM
1659	15"ELM
1660	15"ELM
1661	15"ELM
1662	20"PINE
1663	16"ELM--DBL
1664	17"ELM
1665	18"PINE
1666	16"ELM
1667	15"ELM
1668	16"OAK--DBL
1669	15"ELM
1670	20"ELM--DBL
1671	20"ELM
1672	19"ELM
1673	27"OAK
1674	15"ELM
1675	15"ELM
1676	16"ELM
1677	27"4"OAK
1678	22"ELM--DBL
1679	34"OAK
1680	22"ELM
1681	37"OAK
1682	20"ELM
1683	32"OAK
1684	18"ELM
1685	18"ELM
1686	15"ELM
1687	15"ELM
1688	24"OAK
1689	16"ELM
1690	27"OAK
1691	26"OAK
1692	17"ELM
1693	20"ELM
1694	16"OAK
1695	37"OAK
1696	24"ELM
1697	21"ELM
1698	18"ELM--DBL
1699	15"ELM
1700	15"PINE
1701	16"ELM
1702	17"ELM
1703	19"ELM
1704	17"ELM
1705	15"ELM
1706	15"ELM
1707	17"ELM
1708	19"ELM
1709	15"ELM
1710	17"ELM

W:\2022 Projects (K\KME) - Brown Property (Toll Brothers) - Major Subdivision Sketch Plan 4th Submittal\Sheet 5.0 DMSK - SKETCH PLAN.dwg, 5.0, Immaezella



BUFFER NOTES:

1. A BUFFER YARD SHALL FUNCTION AS AN OPAQUE OR SEMI-OPAQUE BARRIER BETWEEN THE VIEWER AS THE USE OR STRUCTURE TO BE BUFFERED. THEREFORE THE EXACT LOCATION AND ARRANGEMENT OF MATERIALS IN THE BUFFER YARD WILL BE DETERMINED BASED UPON THE ANALYSIS OF SITE TOPOGRAPHY AND SIGHT DISTANCE LINES FROM PUBLIC SPACES OR PRIVATE PROPERTIES, WHICH ARE TO BE PROTECTED. THE DENSITY OF THE BUFFER YARD IS DETERMINED BY THE USE AND THE ZONING DISTRICT. BUFFER YARD PLANTINGS SHALL MEET OR EXCEED THE FOLLOWING STANDARDS.

2. BUFFER TO BE PLANTED WITH SPECIMENS FROM THE APPROVED HUNTERSVILLE TREE LIST.

DESCRIPTION	CONDITION WHERE BUFFER IS REQUIRED	WIDTH	TREES	SHRUBS
RESIDENTIAL	ANY MAJOR RESIDENTIAL SUBDIVISION ABUTTING A PROPERTY ZONED RESIDENTIAL, NOT INTERNAL TO A PLANNED COMMUNITY	20 FEET	3 TREES PER 1,000 SQUARE FEET OF BUFFER AREA, 25% LARGE MATURING, 25% SMALL MATURING, 25% EVERGREEN	10 SHRUBS PER 1,000 SQUARE FEET, 100% EVERGREEN

3. TOH ARTICLE 7.6.2 - OPAQUE SCREENING:

PERFORMANCE OF SCREENING SHALL MEET OR EXCEED THE FOLLOWING STANDARDS:

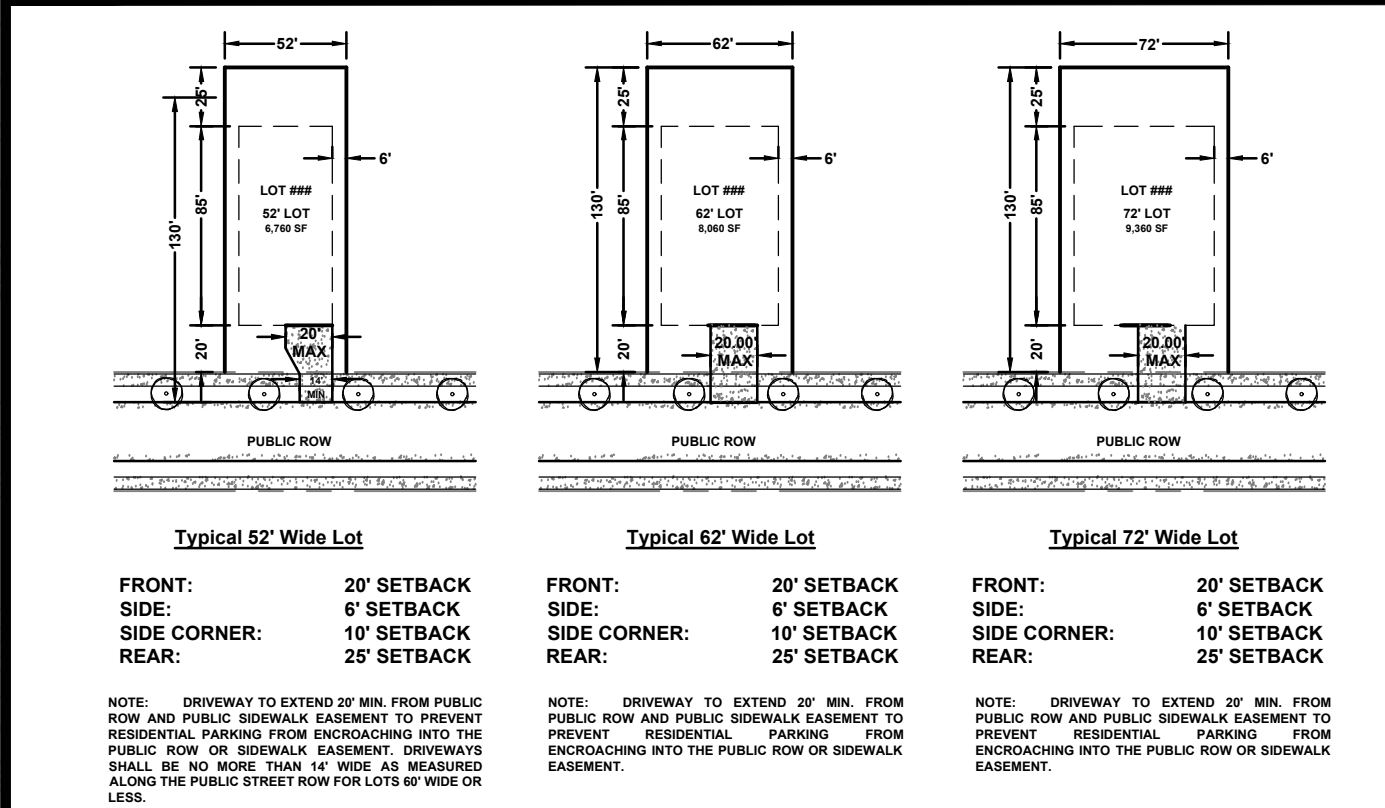
1. TO PRODUCE AN OPAQUE SCREEN, INTERMITTENT PLANTING OF DECIDUOUS AND EVERGREEN TREES SHALL OBTAIN A HEIGHT AT MATURITY OF NO LESS THAN 35 FEET AND HAVE NO UNOBSTRUCTED OPENINGS BETWEEN TREE CANOPIES UPON MATURITY.

2. AT INSTALLATION, SHRUB PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF 3 FEET WITH AN EXPECTED HEIGHT AT MATURITY AT LEAST 12 FEET, AND NO UNOBSTRUCTED OPENINGS WIDER THAN FOUR FEET.

3. AT LEAST 50% OF THE REQUIRED TREES AND AT LEAST 75% OF THE REQUIRED SHRUBS SHALL BE EVERGREEN SPECIES.

4. A STRUCTURAL SCREENING MATERIAL SUCH AS A WALL OR WOOD FENCE MUST BE AUGMENTED WITH VEGETATION. EXCEPTIONS MAY INCLUDE THE SCREENING OF DUMPSTERS IN REAR YARD PARKING LOTS, MAN-MADE BERMS ARE NOT PERMITTED ALONG PUBLIC STREETS AS A MEANS OF MEETING THE SCREENING REQUIREMENT OF THIS SECTION. NATURAL CHANGES IN TOPOGRAPHY WILL, HOWEVER, BE TAKEN INTO ACCOUNT WHEN EVALUATING SIGHT LINES.

NOTE: TREE AND STREET LIGHT LOCATIONS ARE SUBJECT TO CHANGE BASED ON REQUIREMENTS IN ESAPM. SPACING WILL BE DETERMINED DURING PRELIMINARY CONSTRUCTION PHASE.



GENERAL NOTES:

BOUNDARY INFORMATION

BOUNDARY INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "ALTAIR/CAIRLAND TITLE SURVEY OF TRACTS LXXX OF TRACTS TOTALING 233.783 ACRES" DATED MARCH 17, 2016.

TOPOGRAPHIC INFORMATION

TOPOGRAPHIC INFORMATION OBTAINED FROM GIS AND BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "PARTIAL TOPOGRAPHIC SURVEY OF BROWN PROPERTY" DATED JULY 25, 2016.

FLOODPLAIN, STREAM, AND WETLAND INFORMATION

FLOODPLAIN, STREAM AND WETLAND INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES ENTITLED "WETLANDS SURVEY OF TRACTS LXXX TOTALING 234.744 ACRES" DATED JUNE 14, 2016.

ACCESS POINTS/DRIVEWAYS/STREETS

1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON TOWN/NCDOT INPUT.

2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF HUNTERSVILLE ZONING AND SUBDIVISION ORDINANCES, AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CORRECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.

BLOCK LENGTHS:

ROAD	ROAD FROM	ROAD TO	LENGTH
ROAD A	ERVIN COOK ROAD	ROAD B	277.36
ROAD A	ROAD B	ROUND-ABOUT	523.43
ROAD B	ROAD A	ROAD N	493.82
ROAD B	ROAD C	ROAD C	317.28
ROAD B	ROAD C	CUL-DE-SAC	243.39
ROAD C	ROUND-ABOUT	ROAD N	460.52
ROAD C	ROAD N	ROAD B	491.37
ROAD D	ROAD A	ROAD E	680.56
ROAD D	ROAD E	ROAD H	545.40
ROAD E	ROAD D	ROAD F	354.13
ROAD F	ROUND-ABOUT	ROAD P	319.87
ROAD F	ROAD P	ROAD E	349.43
ROAD F	ROAD E	ROAD H	375.74
ROAD F	ROAD H	ROAD K	447.27
ROAD F	ROAD K	ROAD M	380.83
ROAD F	ROAD M	ROAD I	393.03
ROAD F	ROAD I	ROAD H	557.30
ROAD G	ERVIN COOK ROAD	ROAD H	351.00
ROAD H	ROAD F	ROAD D	356.86
ROAD H	ROAD D	ROAD G	624.48
ROAD H	ROAD G	ROAD M	1184.23
ROAD H	ROAD M	ROAD K	674.30
ROAD H	ROAD K	ROAD L	581.00
ROAD H	ROAD L	ROAD F	360.86
ROAD H	ROAD F	ROAD H	1729.61
ROAD I	ROAD K	ROAD F	365.41
ROAD I	ROAD L	ROAD F	454.11
ROAD J	ROAD K	ROAD F	311.20
ROAD J	ROAD H	ROAD L	244.92
ROAD K	ROAD H	ROAD I	432.00
ROAD K	ROAD J	ROAD J	382.60
ROAD K	ROAD J	ROAD L	261.48
ROAD K	ROAD L	ROAD F	320.60
ROAD L	ROAD F	ROAD H	770.21
ROAD L	ROAD H	ROAD I	432.96
ROAD L	ROAD I	ROAD J	317.00
ROAD L	ROAD J	ROAD K	276.09
ROAD M	ROAD H	STUB	128.8100
ROAD N	ROAD B	ROAD C	308.79
ROAD O	ROAD F	CUL-DE-SAC	1370

LOT SIZE LEGEND

52' LOT
62' LOT
72' LOT

GRAPHIC SCALE

(IN FEET)
1 INCH = 200 FT.

SITE PLAN DATA TABLE:			
PARCEL NUMBERS:	009-04-106, 009-05-118, 009-05-117, 009-05-116, 009-05-115, 009-05-114, 009-05-113, 009-05-112, 009-05-111, 009-05-110, 009-05-201, 009-03-233, 009-05-107, 009-05-102, 009-05-105, 009-05-108, 009-05-119, 009-05-109, 009-03-234, 009-03-214, AND A PORTION OF 009-03-208		
TOTAL SITE ACREAGE:	+/- 239.37 AC (PER SURVEY)		
PRINCIPAL USES (TR):	SINGLE FAMILY		
BUILDING TYPE (TR):	SINGLE FAMILY DETACHED HOMES		
ZONING DISTRICT:	TR (MIL OVERLAY PROTECTED AREA)		
EXISTING:	TR		
PROPOSED:	TR		
LOT COUNT:	+/- 358 LOTS		
52' X 130' LOTS:	+/- 156 LOTS (44%)		
62' X 130' LOTS:	+/- 116 LOTS (32%)		
72' X 130' LOTS:	+/- 86 LOTS (24%)		
AVERAGE LOT WIDTH:	AT LEAST 60' 60.04'		
AVERAGE LOT SIZE:	AT LEAST 7,500 SF		
REQUIRED:	7,806 SF (SEE SHEET 5.5 FOR LOT SIZE TABLE)		
PROPOSED:	+/- 156 LOTS		
6,760 SF	+/- 116 LOTS		
8,060 SF	+/- 86 LOTS		
9,360 SF			
PROPOSED DENSITY:	1.50 DU/AC (358 LOTS) / +/- 239.37 AC		
TREE SAVE (TR):	+/- 86.21 AC		
EX. CANOPY:	+/- 30.17 AC (35% OF EXISTING CANOPY)		
REQUIRED:	N/A (ZERO HERITAGE TREES ON SITE)		
CANOPY TREES:	+/- 165 TREES (35% OF SPECIMEN TREES)		
HERITAGE TREES:	+/- 50.41 AC (58% OF EXISTING CANOPY)		
PROPOSED:	N/A (ZERO HERITAGE TREES ON SITE)		
CANOPY TREES:	+/- 333 TREES (71% OF SPECIMEN TREES)		
HERITAGE TREES:			
SPECIMEN TREES:			
OPEN SPACE (TR):	+/- 95.79 AC (40%)		
REQUIRED:	+/- 115.00 AC (48%)		
PROPOSED:			
(1) FUTURE COUNTY GREENWAY 'A'	+/- .37 AC		
(2) URBAN OPEN SPACE - GREEN 'A'	+/- .33 AC		
(3) COMMON OPEN SPACE 'H'	+/- .87 AC		
(4) COMMON OPEN SPACE 'I'	+/- .56 AC		
(5) URBAN OPEN SPACE - PARK	+/- 2.71 AC		
(6) COMMON OPEN SPACE 'J'	+/- .11 AC		
(7) URBAN OPEN SPACE - Mini Park 'A'	+/- .19 AC		
(8) URBAN OPEN SPACE - SQUARE	+/- .42 AC		
(9) URBAN OPEN SPACE - GREEN 'D'	+/- .14 AC		
(10) FUTURE COUNTY GREENWAY 'B'	+/- 1.36 AC		
(11) COMMON OPEN SPACE 'A'	+/- 11.32 AC		
(12) COMMON OPEN SPACE 'B'	+/- .48 AC		
(13) COMMON OPEN SPACE 'C'	+/- 2.84 AC		
(14) COMMON OPEN SPACE 'D'	+/- 2.12 AC		
(15) COMMON OPEN SPACE 'E'	+/- 1.03 AC		
(16) COMMON OPEN SPACE 'F'	+/- .91 AC		
(17) COMMON OPEN SPACE 'G'	+/- .83 AC		
(18) URBAN OPEN SPACE - Mini Park 'B'	+/- .26 AC		
(19) URBAN OPEN SPACE - Mini Park 'C'	+/- .36 AC		
(20) NATURAL OPEN SPACE 'A'	+/- 15.85 AC		
(21) NATURAL OPEN SPACE 'B'	+/- 5.55 AC		
(22) NATURAL OPEN SPACE 'C'	+/- 69.01 AC		
WATERSHED:	MCDOWELL, MOUNTAIN ISLAND LAKE PA-1		
SETBACKS AND BUILD-TO-RANGE	10' TO 20'		
BUILD-TO-RANGE:	6'		
MINIMUM SIDE YARD:	10'		
MINIMUM CORNER SIDE YARD:	25'		
MINIMUM REAR YARD:			
IMPERVIOUS AREA:	+/- 24% (LOW DENSITY)		
% OF IMPERVIOUS PERMITTED:	+/- 23% (55.88 AC)		
% OF IMPERVIOUS SHOWN:			
DEVELOPMENT NOTES:			
1. DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.			
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.			
3. AREAS DESIGNATED AS COMMON AND/OR OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.			
4. ACCESS (INGRESS/EGRESS) LOCATION SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.			
5. LARGE MATURING TREES SHALL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST. LOCATIONS SUBJECT TO CHANGE DURING CONSTRUCTION DOCUMENTATION.			
6. MAIL KIOSK LOCATIONS WITHIN THE SITE TO BE COORDINATED WITH USPS DURING CONSTRUCTION DOCUMENT PHASE. DEVELOPER AGREES TO PROVIDE PARKING ADJACENT TO MAIL KIOSK AREAS IN CONFORMANCE WITH USPS.			
7. PARKING MAY BE PROVIDED VIA ON-STREET PARKING SPACES.			
8. FOR LOTS 60 FEET WIDE OR LESS, DRIVEWAYS SHALL BE NO MORE THAN 14 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE AND TWO-UNIT ATTACHED HOUSE TYPE. FOR LOTS WIDER THAN 60 FEET, DRIVEWAYS SHALL BE NO MORE THAN 20 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE AND TWO-UNIT ATTACHED HOUSE TYPE. FOR THREE OR MORE UNIT ATTACHED HOUSE TYPES, DRIVEWAY WIDTH SHALL NOT OCCUPY MORE THAN 50% OF THE PUBLIC STREET FRONT OF A LOT AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY TOWARD HUNTERSVILLE ORDINANCE 8.36.31.			
9. DIRECT ACCESS FROM LOTS TO A THROUGHFARE IS PROHIBITED.			
10. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280 OF THE TOWN OF HUNTERSVILLE ORDINANCE.			
11. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCRONCHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.			
12. SHALL RESERVE 1% OF THE LOT AREA BUT NOT LESS THAN 150 SQ/FT IMPERVIOUS AREA PER LOT TO ALLOW FOR ADDITION OF FUTURE IMPERVIOUS AREA BY THE HOMEOWNER/OCCUPANT.			
13. RESIDENTIAL LOT TREES			
LOTS LESS THAN 10,000 SF: 1 FRONT, 1 REAR YARD TREE REQUIRED			
LOTS FROM 10,000 - 15,000 SF: 1 FRONT, 2 REAR YARD TREES REQUIRED			
LOTS FROM 15,000 - 20,000 SF: 2 FRONT, 2 REAR YARD TREES REQUIRED			
14. LOTS TO BE LOCATED WITHIN 1/4 MILE OF URBAN OPEN SPACE.			
15. WATER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.			
16. SANITARY SEWER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.			
17. SITE PLAN AND LAYOUT FOLLOW THE TOWN OF HUNTERSVILLE FOUR-STEP PROCESS PER SECTION 6.3; 3 OF THE TOWN OF HUNTERSVILLE SUBDIVISION ORDINANCE.			
18. A 15' X 15' INTERSECTION CORNER EASEMENT TO BE PROVIDED AT THE BACK OR RIGHT OF WAY FOR STREET INTERSECTIONS. NO DRIVEWAYS ARE PERMITTED WITHIN THE 15' X 15' CORNER EASEMENT AREA.			
19. FIRE HYDRANT LOCATIONS TO BE WITHIN 750 FEET OF MOST REMOTE POINT OF STRUCTURES. LOCATIONS DEPICTED ON SKETCH PLAN / REZONING PLAN ARE CONCEPTUAL EXACT LOCATIONS AND DESIGN TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.			
20. ANY MAJOR RESIDENTIAL SUBDIVISION ABUTTING A PROPERTY ZONED RESIDENTIAL OR DEVELOPED RESIDENTIAL, NOT INTERNAL TO A PLANNED COMMUNITY REQUIRE A 20 FT BUFFER. THE 20' PERIMETER BUFFER SHALL REMAIN UNDISTURBED. EXISTING VEGETATION MAY SATISFY PLANTING REQUIREMENT. SHOULD NATURAL VEGETATION NOT EXIST IN THESE AREAS, THE BUFFER SHALL BE REPLANTED IN PER ARTICLE 7.5-3 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.			
21. BUFFER YARDS SHALL REMAIN UNDISTURBED EXCEPT FOR THE FOLLOWING:			
(A) UTILITY EASEMENTS MAY CROSS A BUFFER YARD, BUT MAY NOT BE PLANTED LATERALLY IN A BUFFER YARD TO THE EXTENT POSSIBLE. THE PATH CLEARED SHALL BE REPLACED WITH PLANT MATERIALS WHICH ARE CONSISTENT WITH THOSE THAT EXISTED PRIOR TO THE EASEMENT.			
(B) DRIVEWAYS AND STREET CROSSINGS MAY CROSS A BUFFER YARD BUT MAY NOT BE INSTALLED LATERALLY IN A BUFFER YARD.			
(C) SIDEWALKS AND OTHER PEDESTRIAN OR BICYCLE PATHS MAY CROSS A BUFFER YARD OR BE PLACED WITHIN IT IF SUCH AVOID DISTURBING EXISTING VEGETATION.			
(D) LANDSCAPING INSTALLATION, MAINTENANCE, AND REPLACEMENT SHALL BE EXEMPT.			
22. IN SITUATIONS WHERE THE REQUIRED BUFFER YARD WIDTH IS PARTIALLY OR COMPLETELY CONTAINED WITHIN AN EXISTING EASEMENT (E.G. POWER OR NATURAL GAS TRANSMISSION, ETC.) THE PLANTING REQUIREMENTS OF THIS ORDINANCE SHALL BE MET OUTSIDE OF THE EASEMENT AREA. THIS AREA SHALL BE IDENTIFIED AS A BUFFER YARD ON SITE, GRADING, EROSION CONTROL, AND LANDSCAPE PLANS.			
23. MINIMUM TREE SIZE IS 2" CALIPER, WITH MINIMUM HEIGHT 8' AT TIME OF PLANTING. SHRUBS PLANTED SHALL HAVE A MINIMUM HEIGHT OF 3' AT INSTALLATION.			
24. A 35' X 35' MAINTENANCE EASEMENT PROVIDED IN ACCORDANCE WITH SECTION 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.			
25. ON-STREET PARKING SPACES SHOWN ON THE SKETCH PLAN ARE SUBJECT TO CHANGE. LOCATIONS SUBJECT TO MEET MINIMUM SIGHT DISTANCE REQUIREMENTS. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE. ON-STREET PARKING TO COMPLY WITH TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL MINIMUM DESIGN GUIDELINES.			
26. MEDANS TO BE DESIGNED AT CONSTRUCTION PHASE TO ACCOMMODATE APPROPRIATE TURNING MOVEMENTS.			
27. SOFT SURFACE TRAILS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION IN PERPETUITY.			
28. MODIFICATION REQUESTS:			
- BLOCK LENGTH FOR ROAD H FROM ROAD F TO ROAD K FOR CONNECTIVITY AROUND ENVIRONMENTAL CONSTRAINTS			
- BLOCK LENGTH FOR ROAD H FROM ROAD G TO ROAD M FOR CONNECTIVITY AROUND ENVIRONMENTAL CONSTRAINTS			
- CUL-DE-SAC LENGTH OF ROAD O DUE TO ENVIRONMENTAL CONSTRAINTS			

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ESP

NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
J. NEW J. LEVINE
9-30-22

BY	LM	LM	LM
REVISION	REVISION	REVISION	REVISION
1	07/07/22	REVIEWED PER TOWN'S COMMENTS	
2	08/30/22	REVIEWED PER TOWN'S COMMENTS	
3	09/30/22	REVIEWED PER TOWN'S COMMENTS	

MAJ. SUB. SKETCH PLAN
SKETCH PLAN INDEX

HONEYCUTT BROWN PROPERTY
HUNTERSVILLE, NC

TOLL BROTHERS, INC.

PROJECT INFORMATION

PROJECT MANAGER: ML

DESIGNED BY: LJM

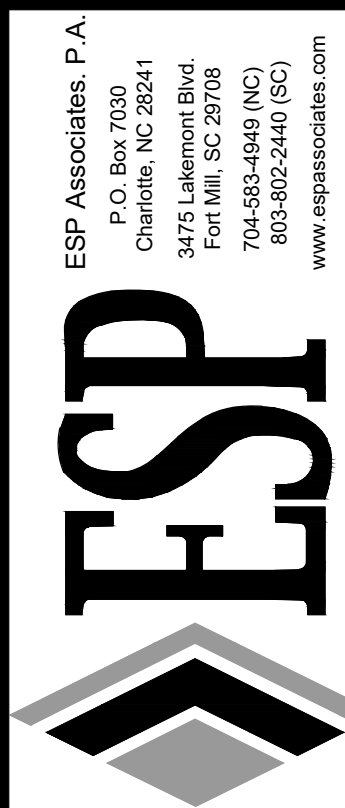
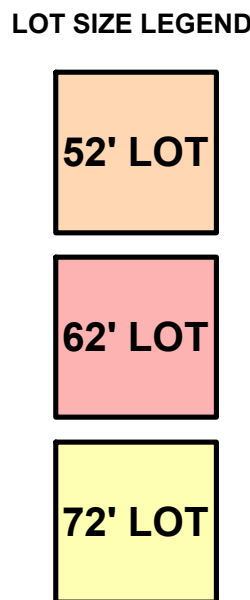
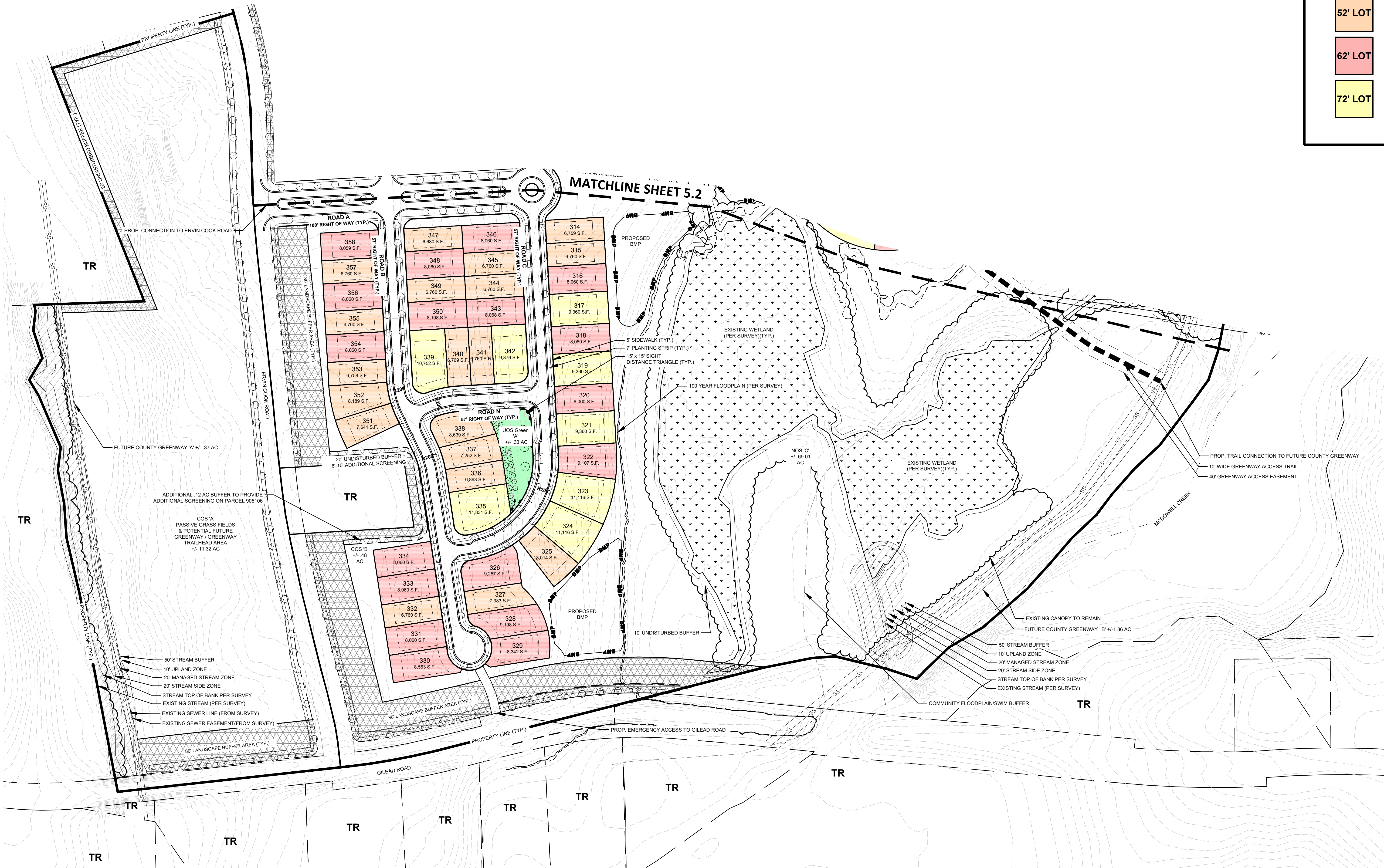
DRAWN BY: LJM

PROJECT NUMBER: KM31.100

ORIGINAL DATE: 07/07/2022

SHEET: 5.0

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NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWNS COMMENTS	LJM
2	08/30/22	REVISED PER TOWNS COMMENTS	LJM
3	09/30/22	REVISED PER TOWNS COMMENTS	LJM

MAJ. SUB. SKETCH PLAN
SKETCH PLAN (SHEET 1 OF 4)

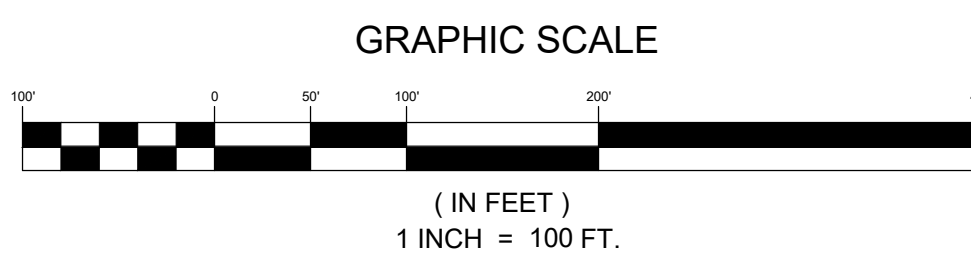
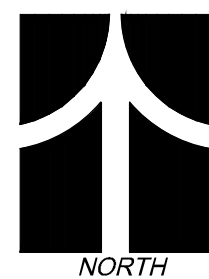
HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.

HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

5.1



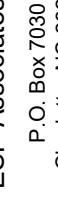


LOT SIZE LEGEND

52' LOT

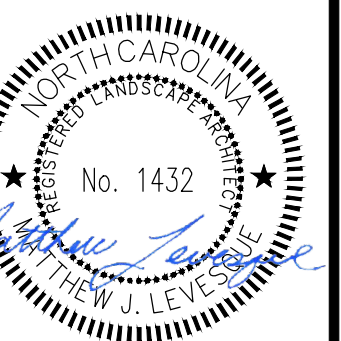
62' LOT

301 LOT



ESP

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MAJ. SUB. SKETCH PLAN
SKETCH PLAN (SHEET 2 OF 4)

HONEYCULT BROWN PROPERTY

HUNTERSVILLE, NC

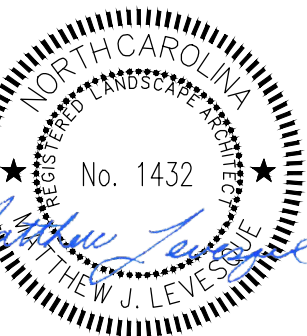
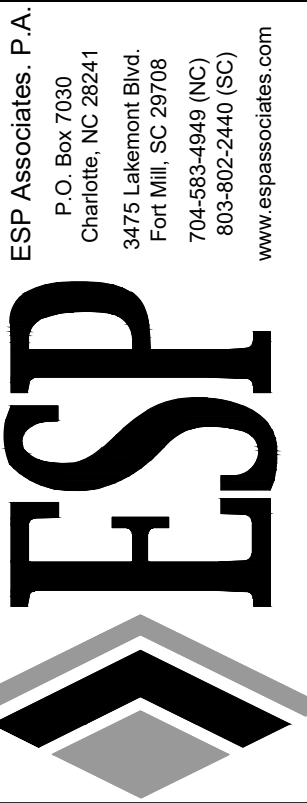
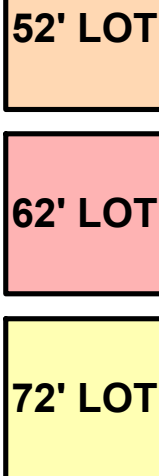
PROJECT INFORMATION	
PROJECT MANAGER:	ML
SIGNED BY:	LJM
AWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
EET:	

5.2

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LOT SIZE LEGEND



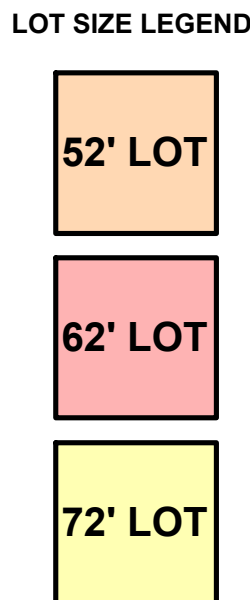
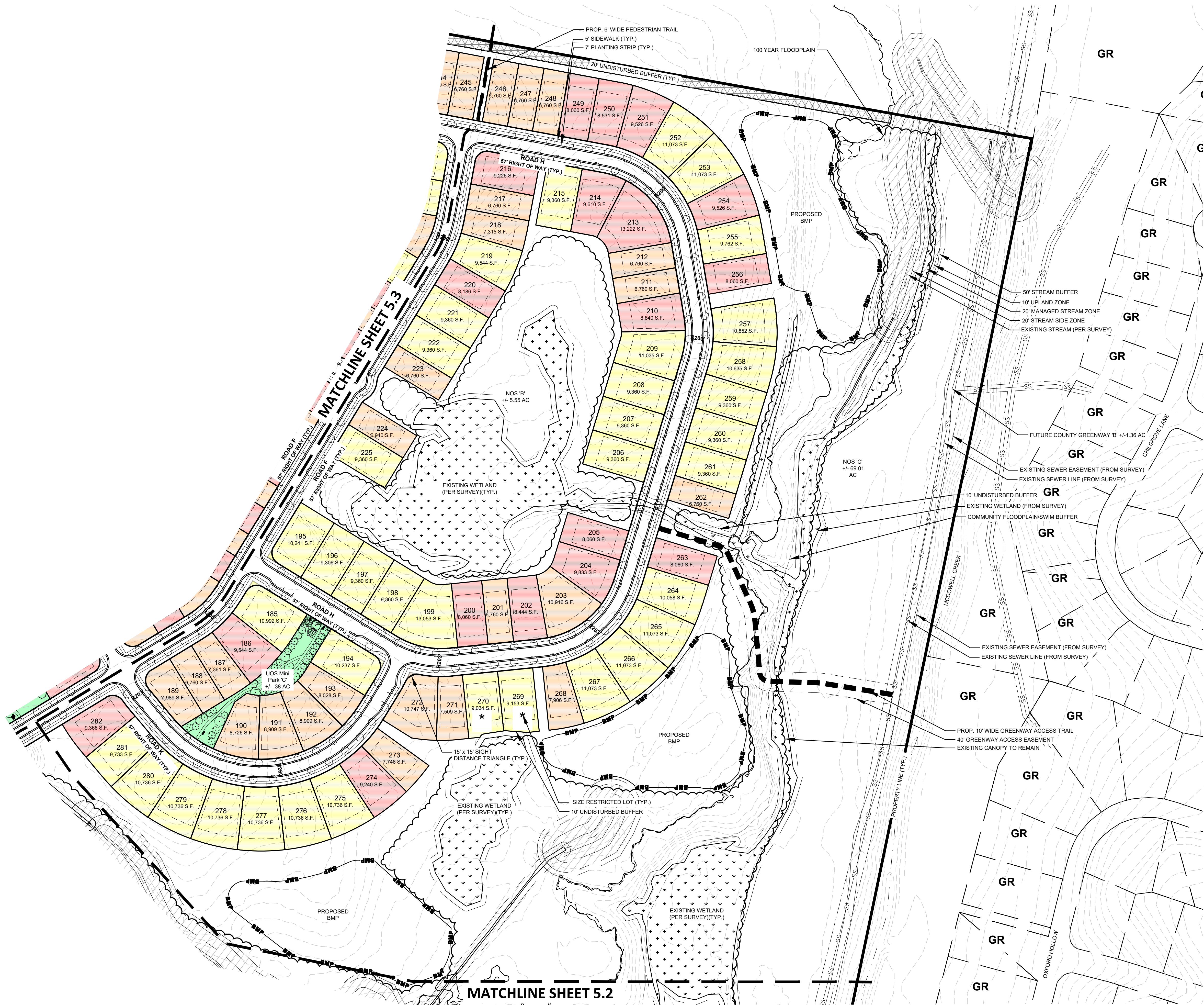
NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWNS COMMENTS	LJM
2	08/30/22	REVISED PER TOWNS COMMENTS	LJM
3	09/30/22	REVISED PER TOWNS COMMENTS	LJM

MAJ. SUB. SKETCH PLAN
SKETCH PLAN (SHEET 2 OF 4)
HONEYCUTT BROWN PROPERTY
TOLL BROTHERS, INC.
HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

5.3

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ESP

NORTH CAROLINA
LICENSE NO.: F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
THOMAS J. LEVINSKY
9-30-22

NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWN'S COMMENTS	LJM
2	08/30/22	REVISED PER TOWN'S COMMENTS	LJM
3	08/30/22	REVISED PER TOWN'S COMMENTS	LJM

MAJ. SUB. SKETCH PLAN
SKETCH PLAN (SHEET 4 OF 4)

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC. HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	5.4

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Lot #	Lot Width	Area
1	52	6759.07
2	52	6760.00
3	62	8353.83
4	52	6760.00
5	52	6760.00
6	62	8060.00
7	52	6760.00
8	62	8060.00
9	52	6760.00
10	52	6760.00
11	52	6502.25
12	52	7623.01
13	52	6760.00
14	52	6760.00
15	52	6760.00
16	52	6995.23
17	52	7998.78
18	52	7998.78
19	52	9174.00
20	62	9544.42

Lot #	Lot Width	Area
21	52	7998.78
22	62	9544.42
23	52	7799.97
24	62	8060.00
25	62	8060.00
26	52	6760.00
27	62	8060.00
28	52	6757.04
29	62	8060.00
30	52	7749.90
31	62	8060.00
32	52	6760.00
33	62	8060.00
34	52	6760.00
35	62	8060.00
36	52	7144.53
37	62	9544.42
38	52	7252.93
39	62	8060.00
40	52	6760.00

Lot #	Lot Width	Area
41	52	6760.00
42	52	6760.00
43	62	8060.00
44	52	6760.00
45	62	9581.77
46	52	7998.78
47	72	10844.69
48	72	9304.46
49	72	13014.72
50	72	14368.58
51	52	6760.00
52	72	9360.00
53	72	9360.00
54	72	9360.00
55	62	8060.00
56	62	8416.96
57	62	8060.00
58	62	8060.00
59	72	9360.00
60	72	9360.00

Lot #	Lot Width	Area
61	72	9417.92
62	62	8060.00
63	52	6760.00
64	52	6760.00
65	52	6760.00
66	62	8060.00
67	52	6760.00
68	62	8060.00
69	52	6760.00
70	52	6760.00
71	52	10690.68
72	52	8764.58
73	52	6758.80
74	52	8993.21
75	52	7887.57
76	62	8060.00
77	52	6760.00
78	62	8060.00
79	52	9291.28
80	62	9121.23

Lot #	Lot Width	Area
81	62	8060.00
82	62	8060.00
83	52	6760.00
84	52	6760.00
85	52	6760.00
86	62	8060.00
87	52	7089.25
88	62	8060.00
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92	52	6760.00
93	62	10202.21
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95	62	8060.00
96	52	6760.00
97	52	6760.00
98	62	8060.00
99	52	8120.71
100	52	8235.82

Lot #	Lot Width	Area
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102	52	6760.00
103	52	6760.00
104	52	7533.86
105	52	7995.71
106	62	9943.03
107	62	8060.00
108	72	9360.00
109	62	8060.00
110	72	9360.00
111	62	9203.18
112	72	10669.39
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115	52	6760.00
116	62	9299.13
117	62	8060.00
118	62	8060.00
119	62	8060.00
120	72	9360.00

Lot #	Lot Width	Area
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122	72	10583.70
123	52	7665.11
124	62	8060.03
125	62	9419.79
126	52	7179.66
127	62	9225.87
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131	52	6760.00
132	62	8060.00
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134	52	6760.00
135	62	9225.87
136	72	10558.84
137	52	7447.06
138	52	7447.06
139	52	7447.06
140	62	8881.32

Lot #	Lot Width	Area
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142	62	9285.82
143	52	8008.69
144	52	7775.43
145	62	9276.82
146	52	7775.43
147	72	10208.97
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149	62	10513.69
150	62	10073.43
151	72	9875.87
152	62	8060.00
153	52	6760.00
154	52	6760.00
155	52	6760.00
156	72	9758.66
157	62	8950.17
158	52	8549.18
159	62	10950.86
160	52	8532.80

Lot #	Lot Width	Area
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162	52	9338.70
163	62	8060.00
164	52	6760.00
165	62	8060.00
166	52	6760.00
167	62	8060.00
168	52	6760.00
169	52	6760.00
170	62	8855.81
171	62	8575.87
172	52	6760.00
173	62	8060.00
174	72	9360.00
175	52	9254.51
176	72	9360.00
177	72	9875.87
178	72	9807.41
179	52	6760.00
180	52	6760.00

Lot #	Lot Width	Area
181	52	6958.96
182	52	7998.78
183	52	7481.08
184	52	7925.87
185	72	11126.55
186	62	9544.42
187	52	7361.37
188	52	6760.00
189	52	7989.06
190	52	8726.24
191	52	8908.58
192	52	8908.58
193	52	8027.60
194	72	10339.70
195	72	10375.34
196	72	9305.94
197	72	9360.00
198	72	9360.00
199	72	13053.31
200	62	8060.00

Lot #	Lot Width	Area
201	52	6760.00
202	62	8444.23
203	52	10916.16
204	62	9832.99
205	62	8060.00
206	72	9360.00
207	72	9360.00
208	72	9360.00
209	72	11034.92
210	62	8839.95
211	52	6760.00
212	52	6760.00
213	62	13221.60
214	62	9609.91
215	72	9360.00
216	62	9225.87
217	52	6760.00
218	52	7314.81
219	72	9544.42
220	62	8185.57

Lot #	Lot Width	Area
221	72	9360.00
222	72	9360.00
223	52	6760.00
224	52	6939.95
225	72	9360.00
226	52	8801.95
227	72	9361.64
228	62	8060.00
229	52	6760.00
230	52	6760.00
231	52	6760.00
232	62	8060.00
233	52	6760.00
234	52	6760.00
235	52	6760.00
236	62	8060.00
237	62	8060.00
238	52	6752.23
239	52	6578.67
240	52	6760.00

Lot #	Lot Width	Area
241	52	6760.00
242	62	8060.00
243	52	6760.00
244	52	6760.00
245	52	6760.00
246	52	6760.00
247	52	6760.00
248	52	6760.00
249	62	8060.00
250	62	8530.76
251	62	9526.37
252	72	11072.79
253	72	11072.79
254	62	9526.37
255	72	9761.83
256	62	8060.00
257	72	10851.67
258	72	10634.94
259	72	9360.00
260	72	9360.00

Lot #	Lot Width	Area
261	72	9360.00
262	52	6760.00
263	62	8060.00
264	72	10058.48
265	72	11072.79
266	72	11072.79
267	72	11072.79
268	52	7906.01
269	72	9152.86
270	72	9033.95
271	52	7509.06
272	52	10747.30
273	52	7745.58
274	62	9239.66
275	72	10736.16
276	72	10736.16
277	72	10736.16
278	72	10736.16
279	72	10736.16
280	72	10736.16

Lot #	Lot Width	Area
281	72	9732.61
282	62	9368.30
283	72	12698.16
284	72	9360.00
285	62	8060.00
286	72	9360.00
287	72	9360.00
288	72	9360.00
289	62	8060.00
290	72	9360.00
291	62	9224.11
292	72	10226.45
293	72	9360.00
294	62	8060.00
295	62	8060.00
296	52	6899.11
297	62	9544.42
298	62	9544.42
299	62	9544.42
300	62	9544.42

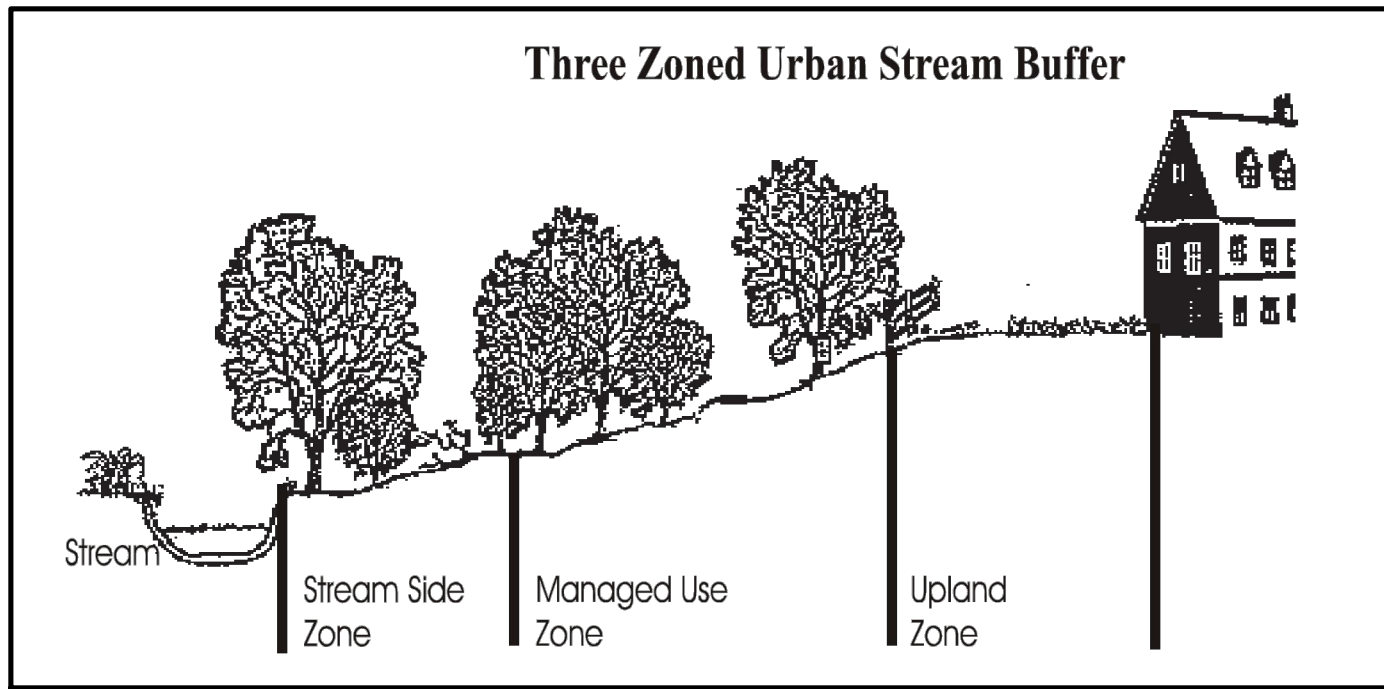
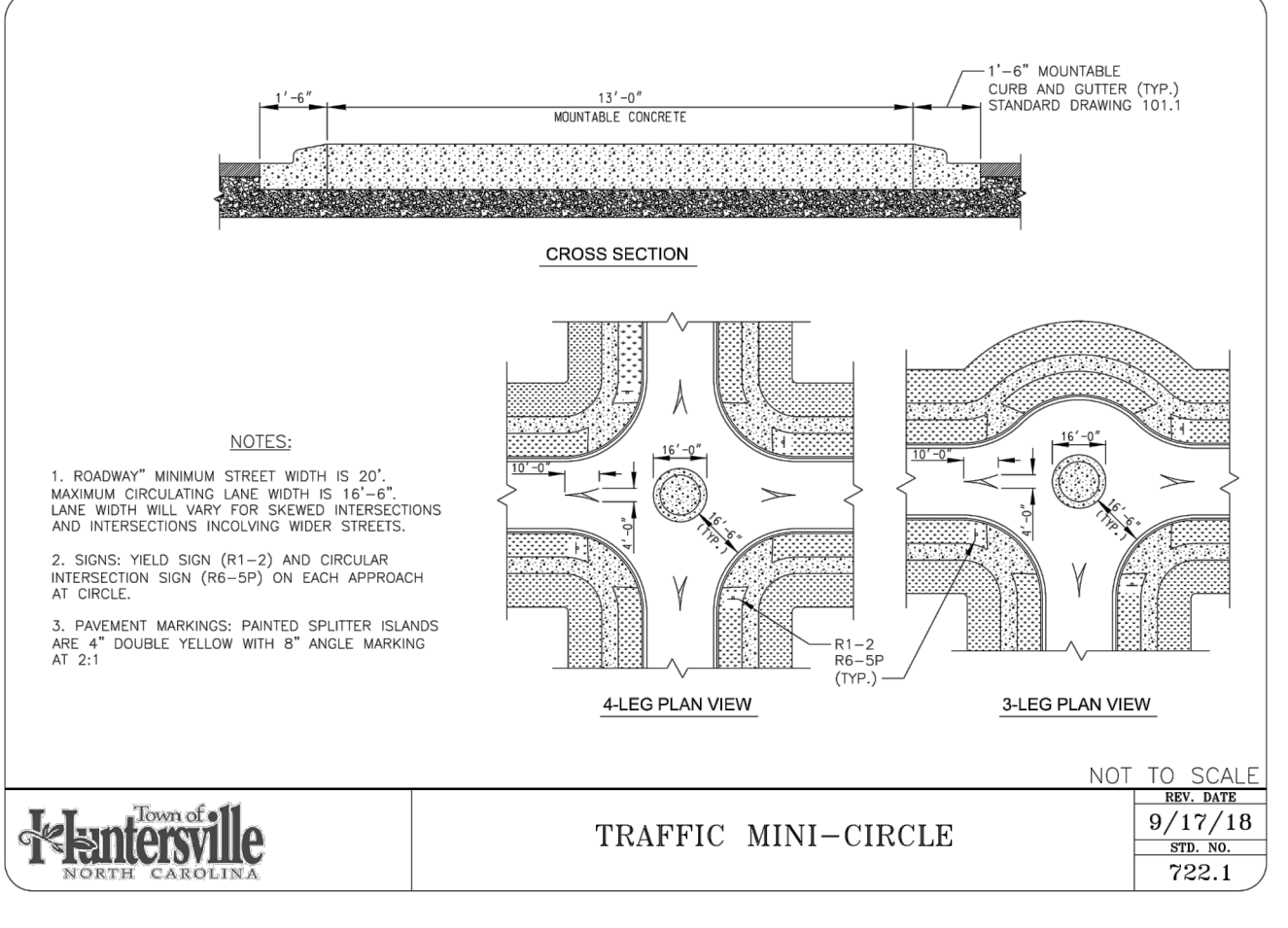
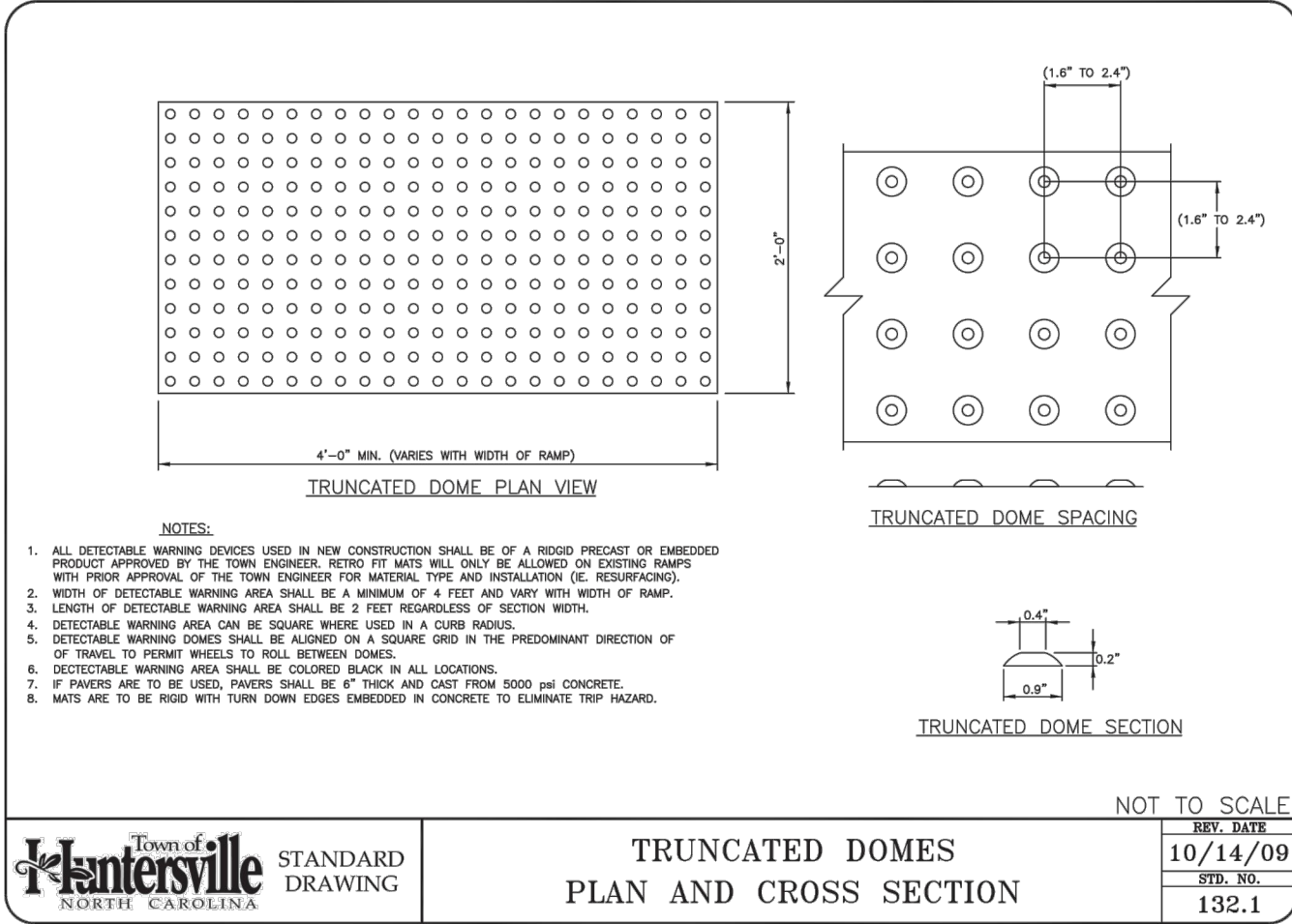
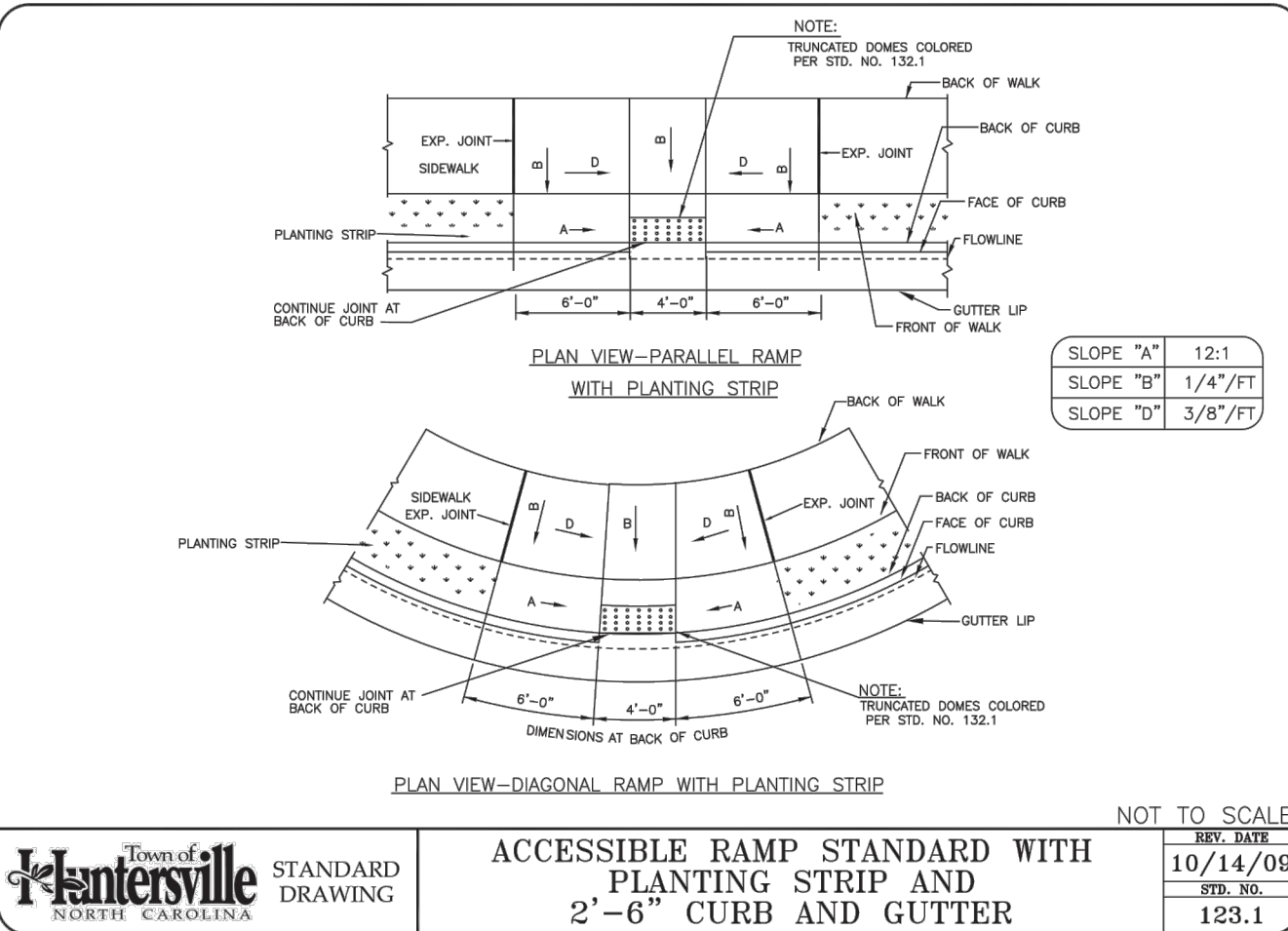
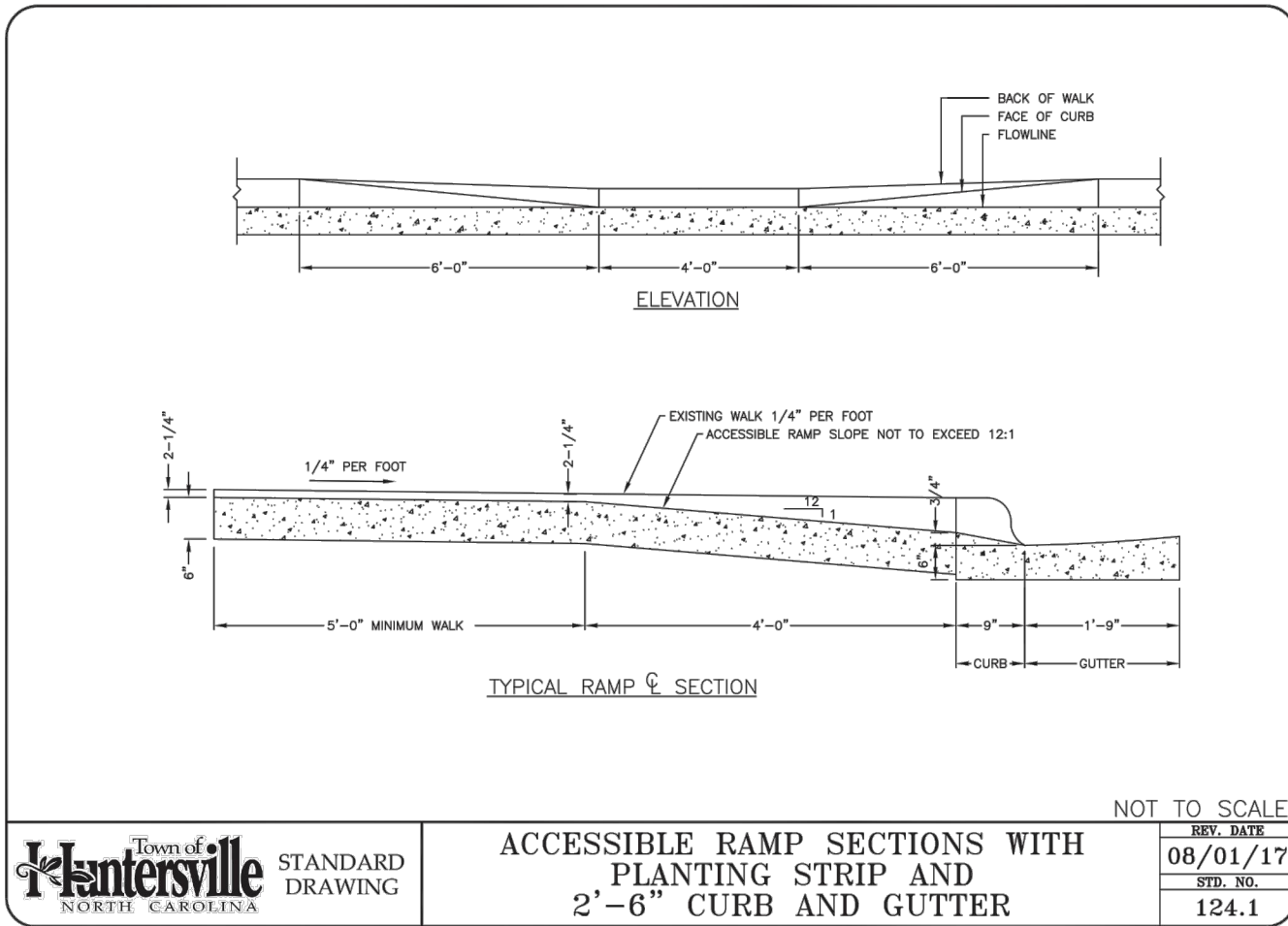
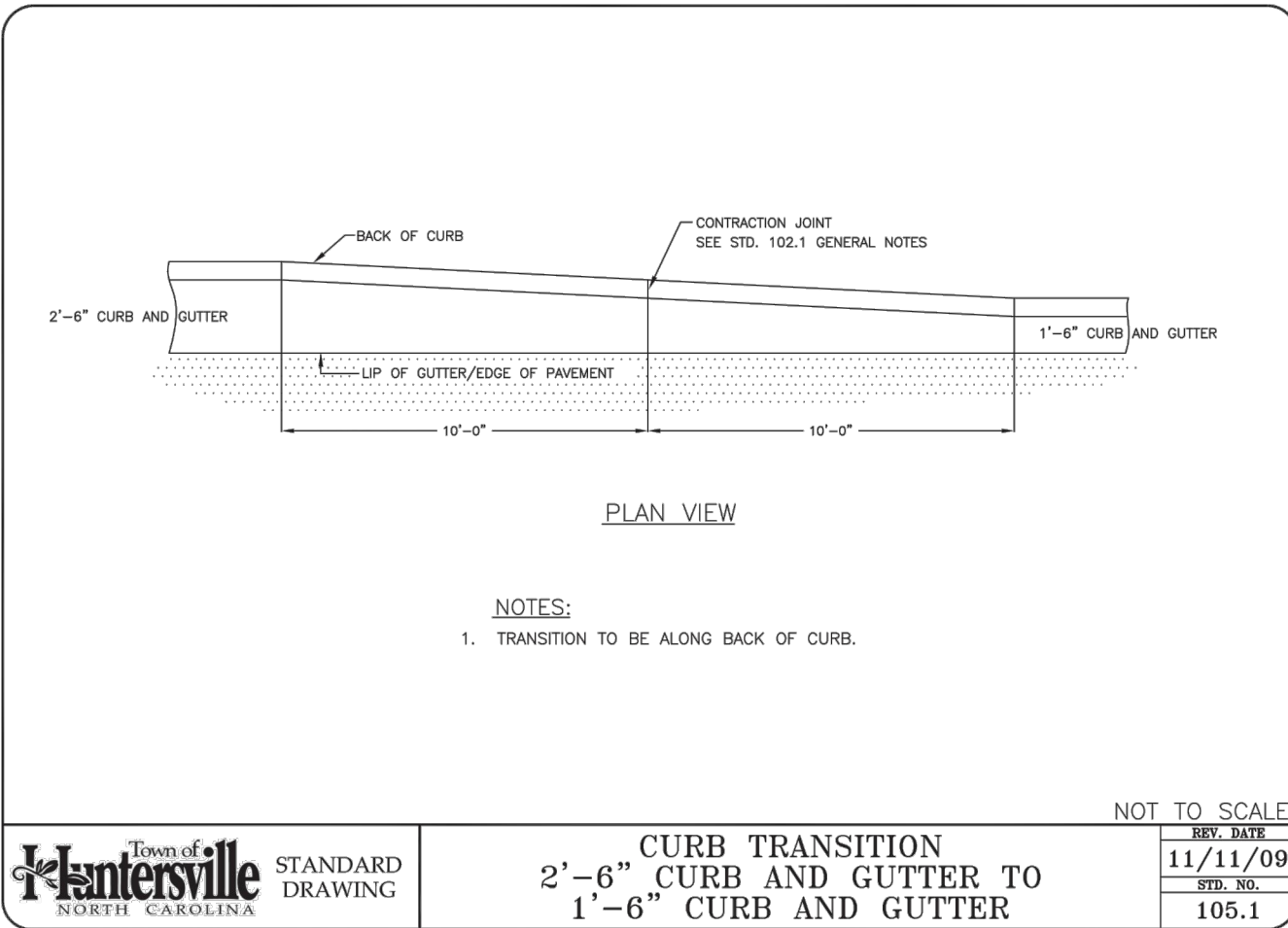
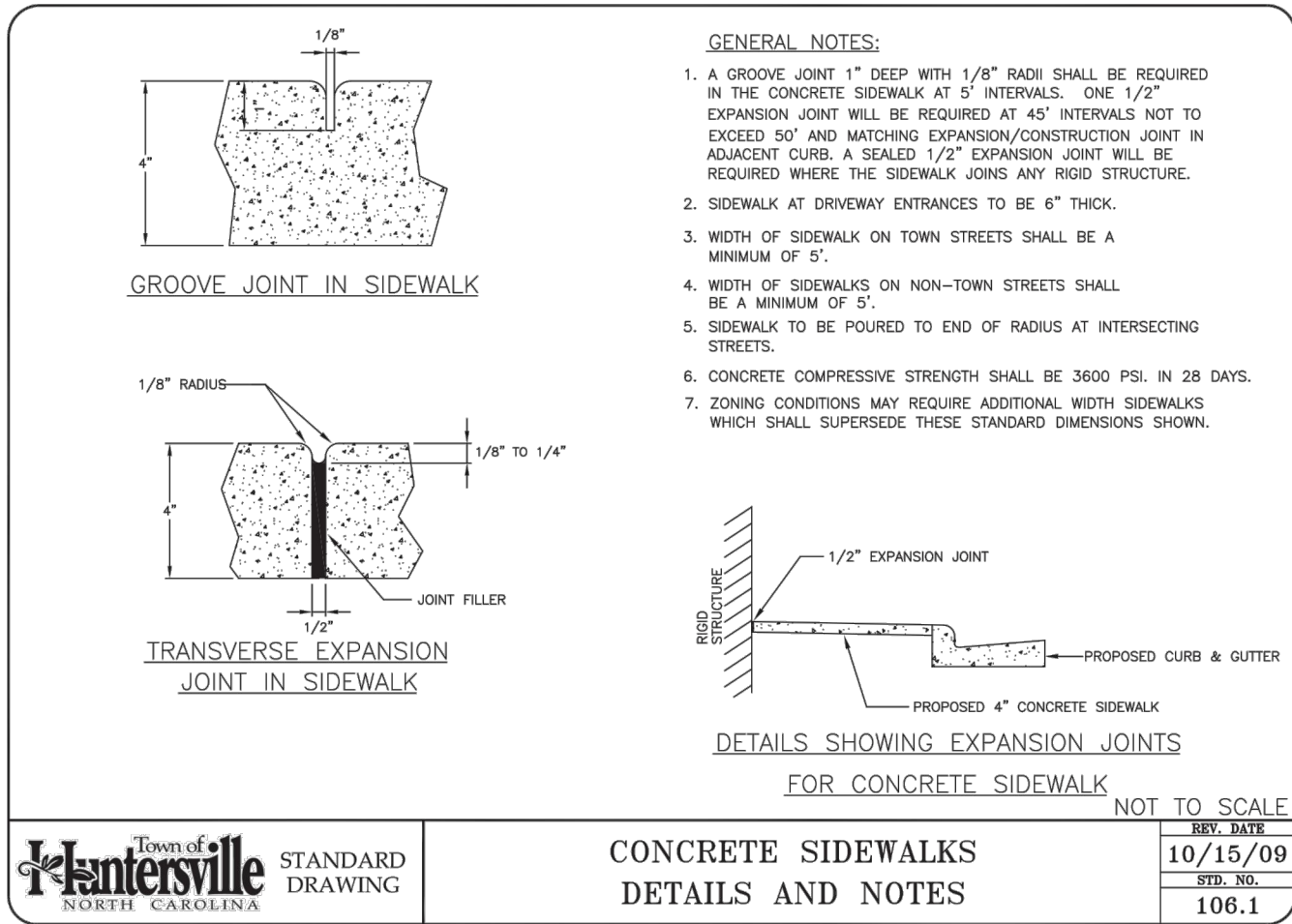
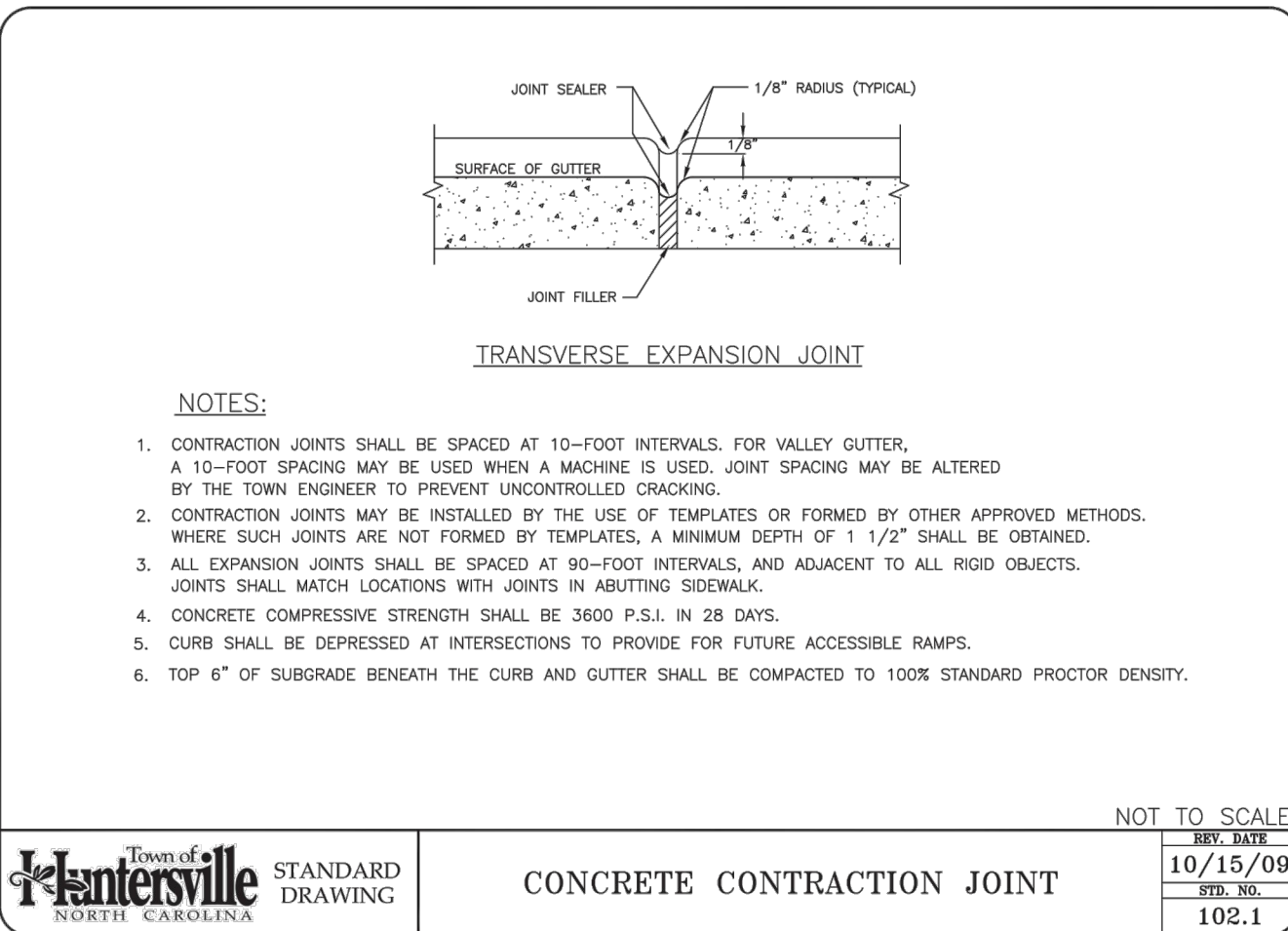
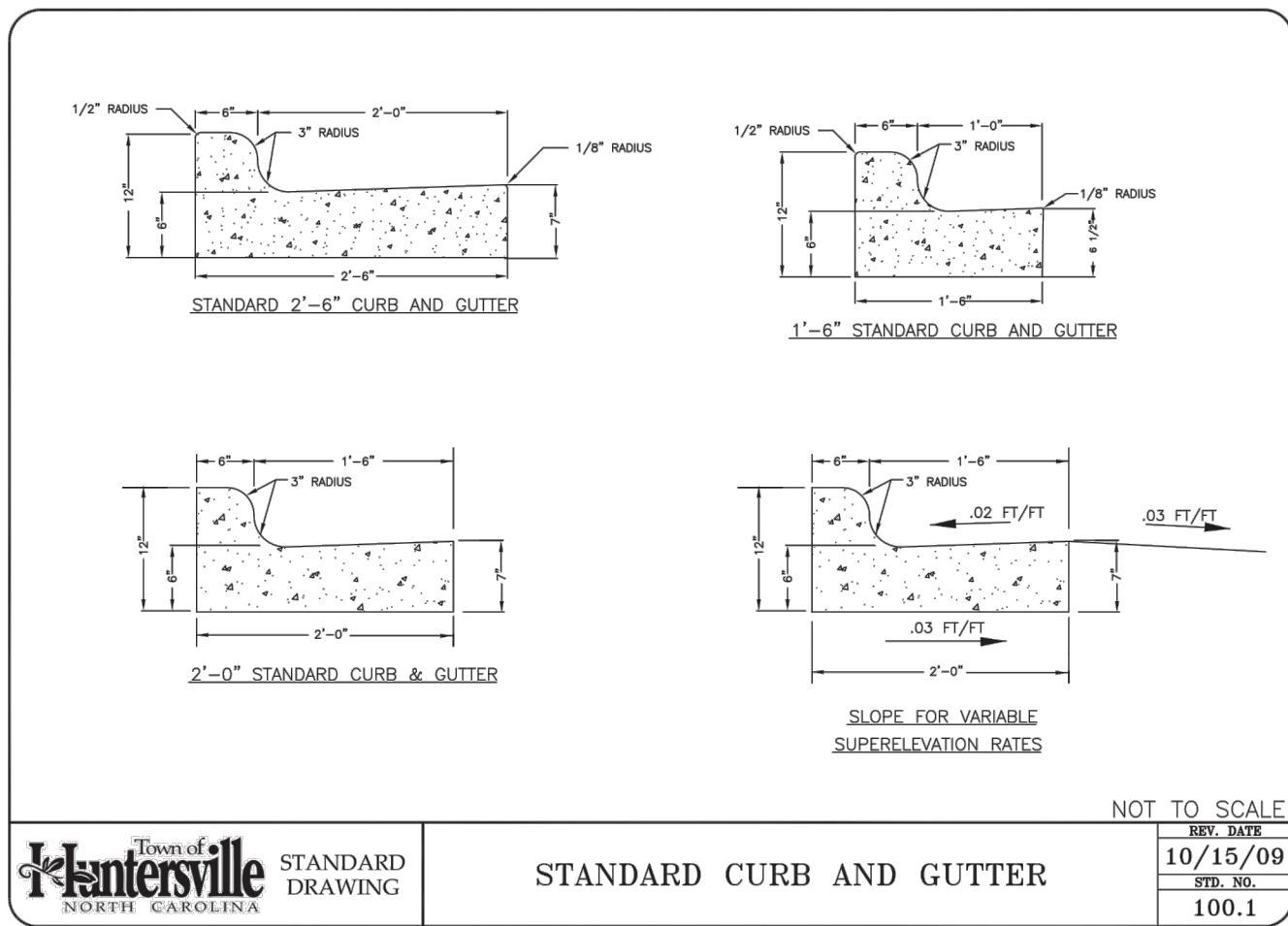
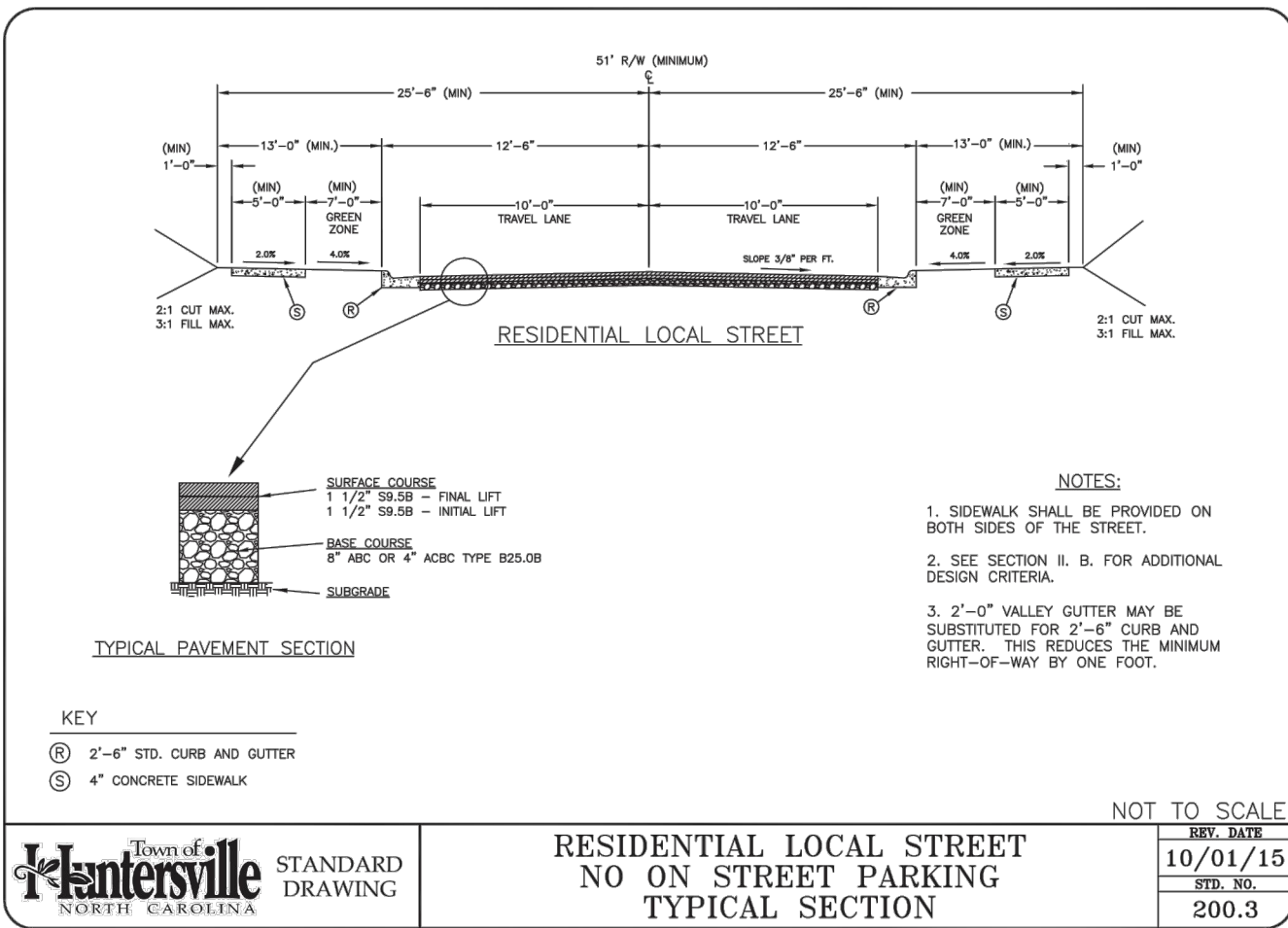
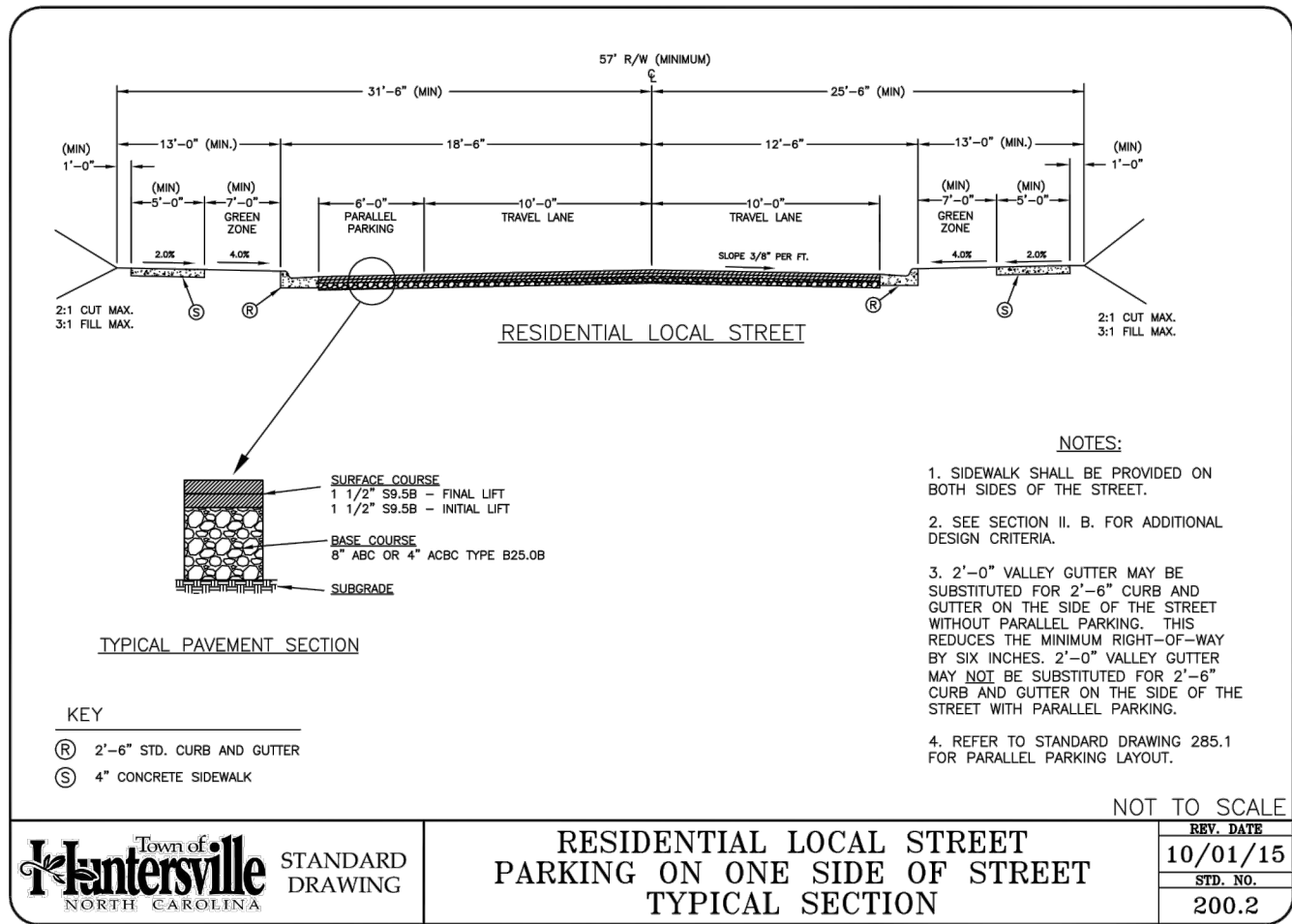
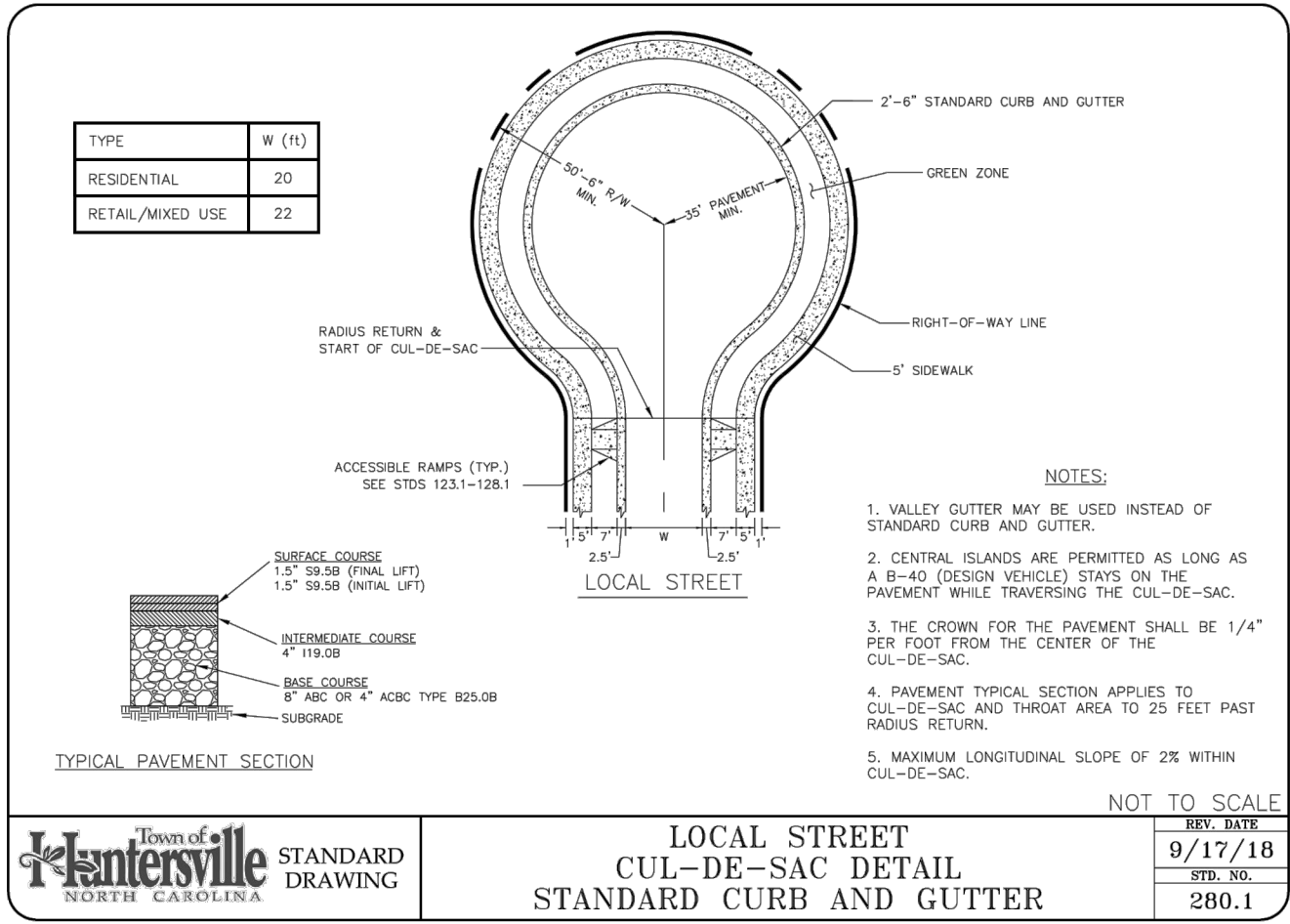
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302	52	7494.36
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304	72	13071.31
305	72	13071.31
306	62	11209.62
307	72	13071.31
308	52	9369.31
309	52	9197.58
310	72	10486.46
311	72	14310.45
312	72	14721.89
313	62	8060.00
314	52	6759.38
315	52	6760.00
316	62	8060.00
317	72	9360.00
318	62	8060.00
319	72	9360.00
320	62	8060.00

Lot #	Lot Width	Area
321	72	9360.00
322	62	9107.00
323	72	11115.77
324	72	11115.77
325	52	8014.13
326	62	9257.06
327	52	7382.97
328	62	9198.30
329	62	8341.81
330	62	8563.18
331	62	8060.00
332	52	6760.00
333	62	8060.00
334	62	8060.00
335	72	11831.41
336	52	6893.12
337	52	7252.11
338	52	8638.82
339	72	10751.56
340	52	6768.64

Lot #	Lot Width	Area
341	52	6760.00
342	72	9875.87
343	62	8068.13
344	52	6760.00
345	52	6760.00
346	62	8059.56
347	52	6629.56
348	62	8060.00
349	52	6760.00
350	62	8198.13
351	52	7640.66
352	52	8189.29
353	52	6758.00
354	62	8060.00
355	52	6760.00
356	62	8060.00
357	52	6760.00
358	62	8059.14

ALL PROPOSED LOTS ARE LESS THAN 15,000 SF. TO SATISFY ADDITIONAL IMPERVIOUS REQUIRED TO BE SET ASIDE, ALL LOTS ARE TO PRESERVE 150 SF IMPERVIOUS AREA TO ALLOW FOR FUTURE ADDITIONAL IMPERVIOUS AREAS BY HOMEOWNER/OCCUPANT.

ESP Associates, P.A.
P.O. Box 7000
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3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-1940 (NC)
803-502-2440 (SC)
www.espasociates.com



MAJ. SUB. SKETCH PLAN
SKETCH DETAILS

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC. HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	5.6

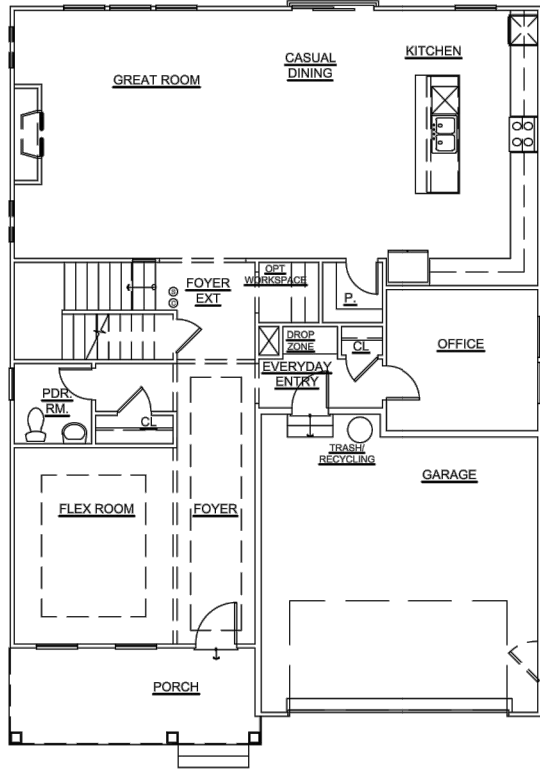
ESP ASSOCIATES, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-6949 (NC)
803-802-2440 (SC)
www.espassociates.com

NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.

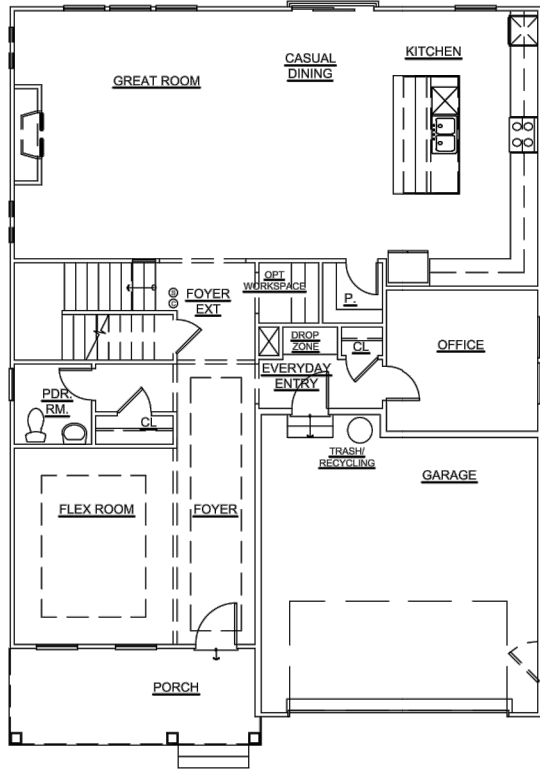
NORTH CAROLINA
No. 1432
J. LEVINSKY
Professional Engineer

9-30-22

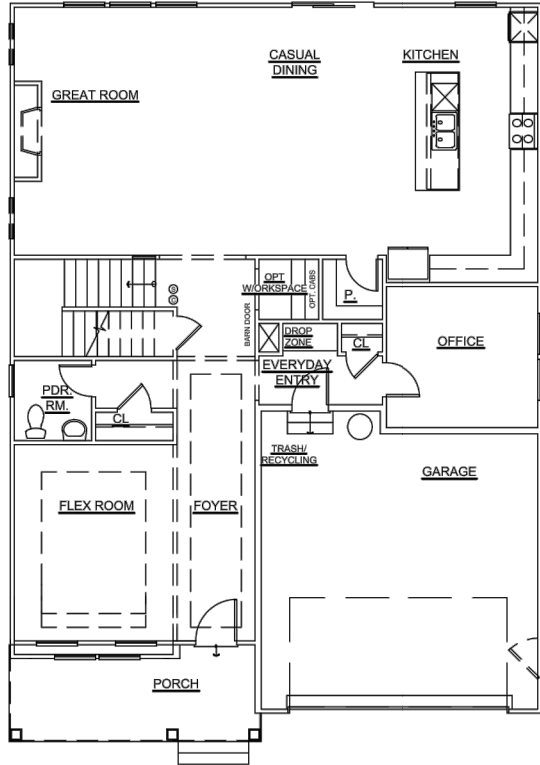
FARMHOUSE



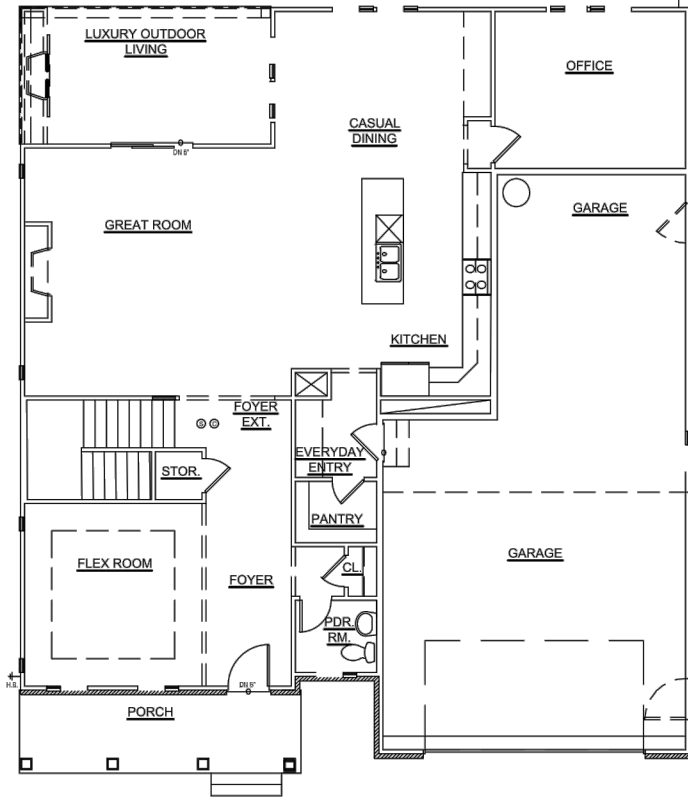
CRAFTSMAN



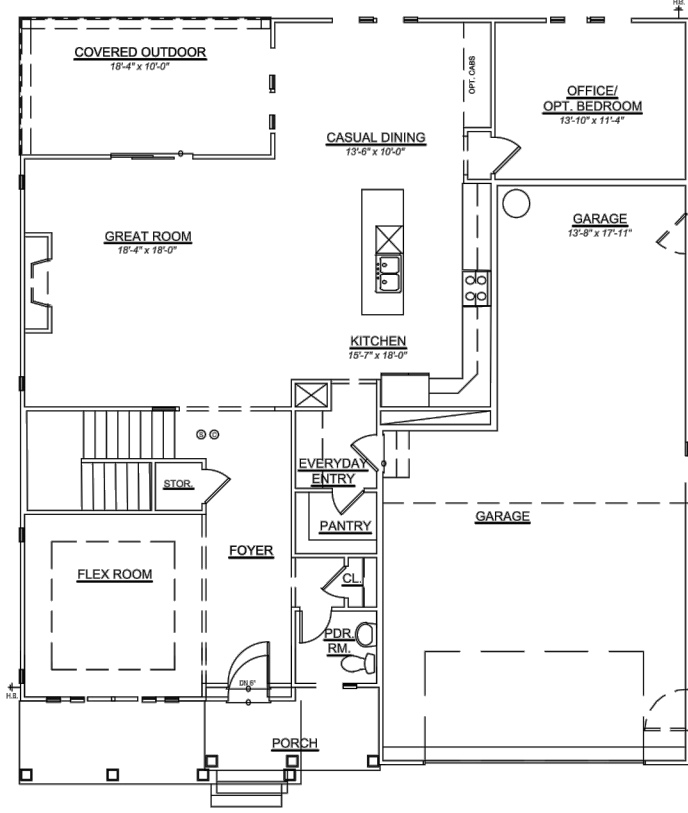
CONTEMPORARY



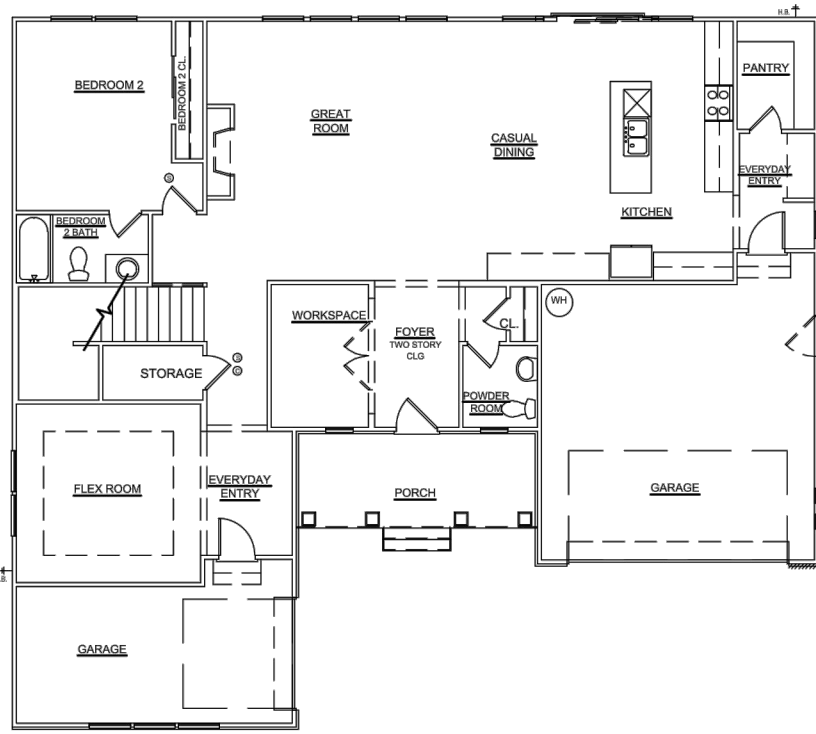
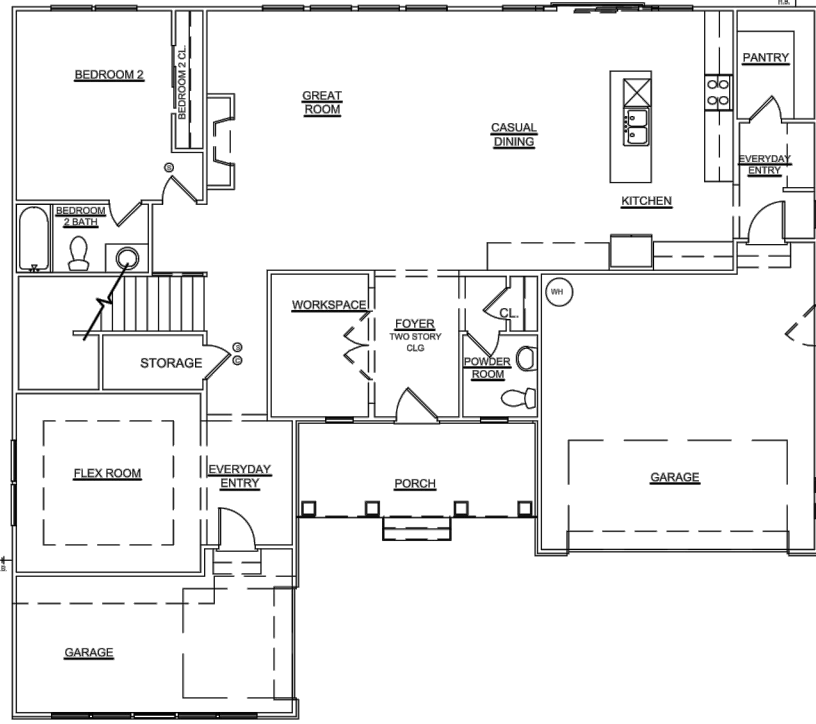
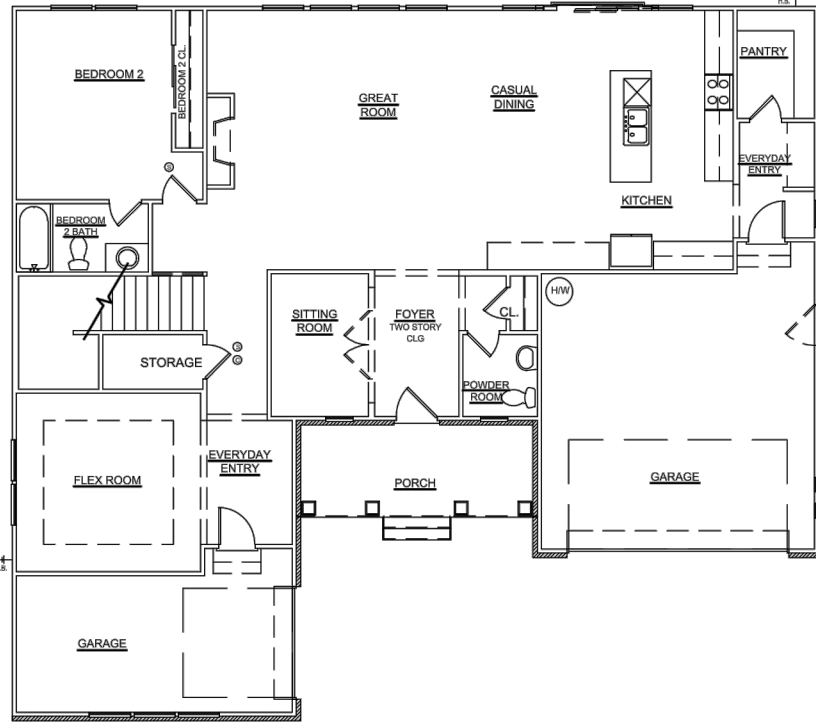
WOODROW



WYNN



WINSON



MAJ. SUB. SKETCH PLAN
CONCEPTUAL ARCHITECTURAL FOOTPRINTS

HONEYCUTT BROWN PROPERTY

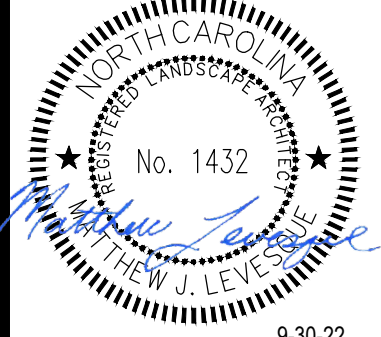
TOLL BROTHERS, INC. HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022

SHEET:

5.8

NO.	DATE	REVISION	BY		
			LJM	LJM	LJM
1	07/07/22	REVISED PER TOWNS COMMENTS			
2	08/30/22	REVISED PER TOWNS COMMENTS			
3	09/30/22	REVISED PER TOWNS COMMENTS			



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3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-4949 (NC)
803-502-2440 (SC)
www.espassociates.com





A large, two-story white house with a dark roof, multiple windows, and a garage, set on a green lawn under a blue sky. The house features a prominent front porch with columns and a two-car garage. The exterior is finished with white vertical siding. The roof is dark grey or black. The house is surrounded by a well-maintained green lawn and some landscaping with colorful flowers. The sky is bright blue with scattered white clouds.



1	07/07/22	REVISED PER TOWN'S COMMENTS	LUM
2	08/30/22	REVISED PER TOWN'S COMMENTS	LUM
3	09/30/22	REVISED PER TOWN'S COMMENTS	LUM

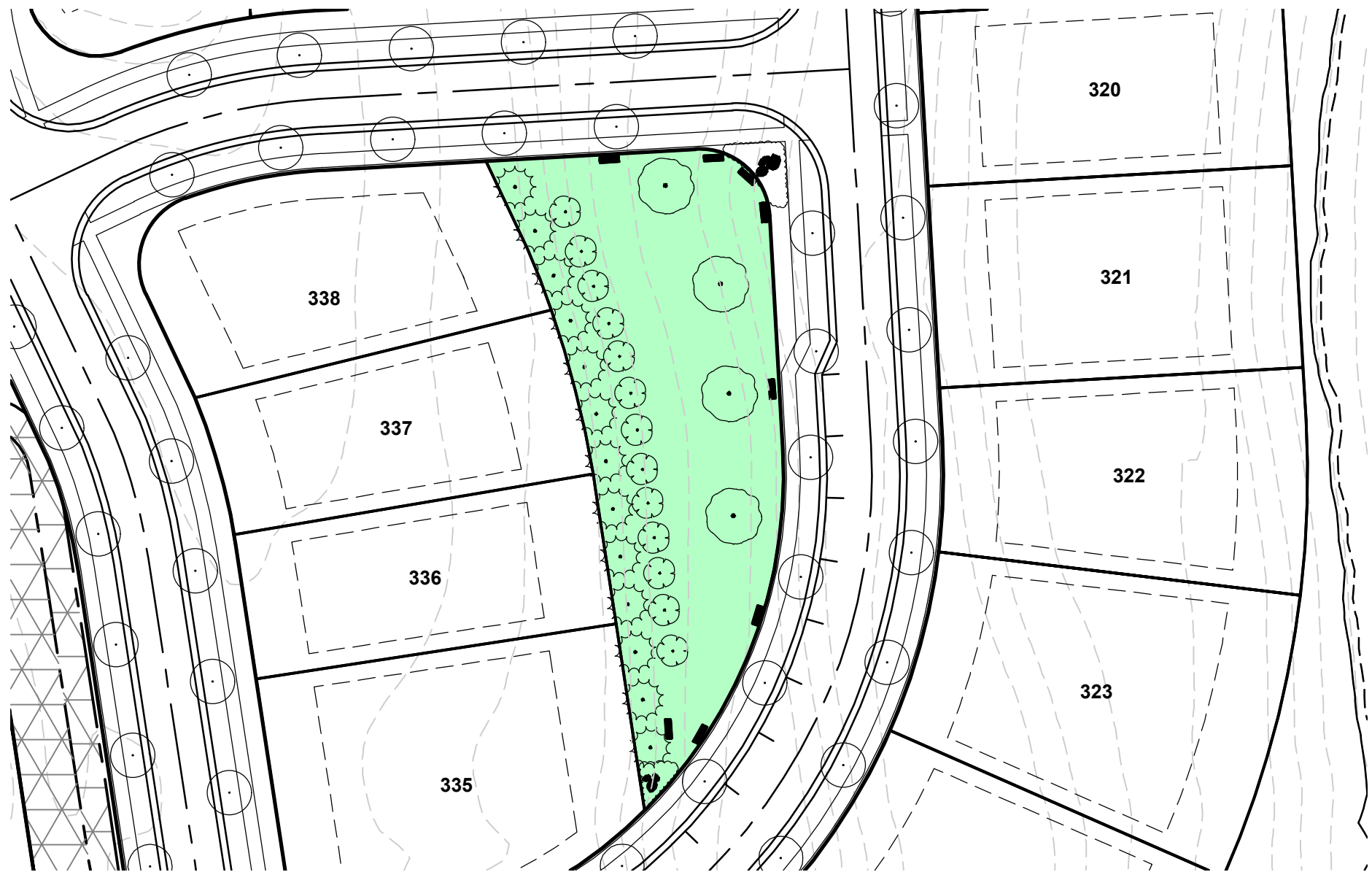
HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ML
SIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022

5.7

A:\2022 Projects (K)\KM31 - Brown Property (Toll Bros)\Submittal Working Drawings\KM31_ Brown Property\Toll Brothers - Major Subdivision Sketch Plan 4th Submittal\Sheets\5.0 KM31- SKETCH PLAN.dwg, 5.7, Inazella

W:\2022 Projects (KM31 - Brown Property (Toll Bros))\Submittal Working Drawings\KM31 - Brown Property (Toll Bros) - Major Subdivision Sketch Plan 4th Submittal\Sheets\6.0 KM31 - OPEN SPACE.dwg, 6.1, Imazella



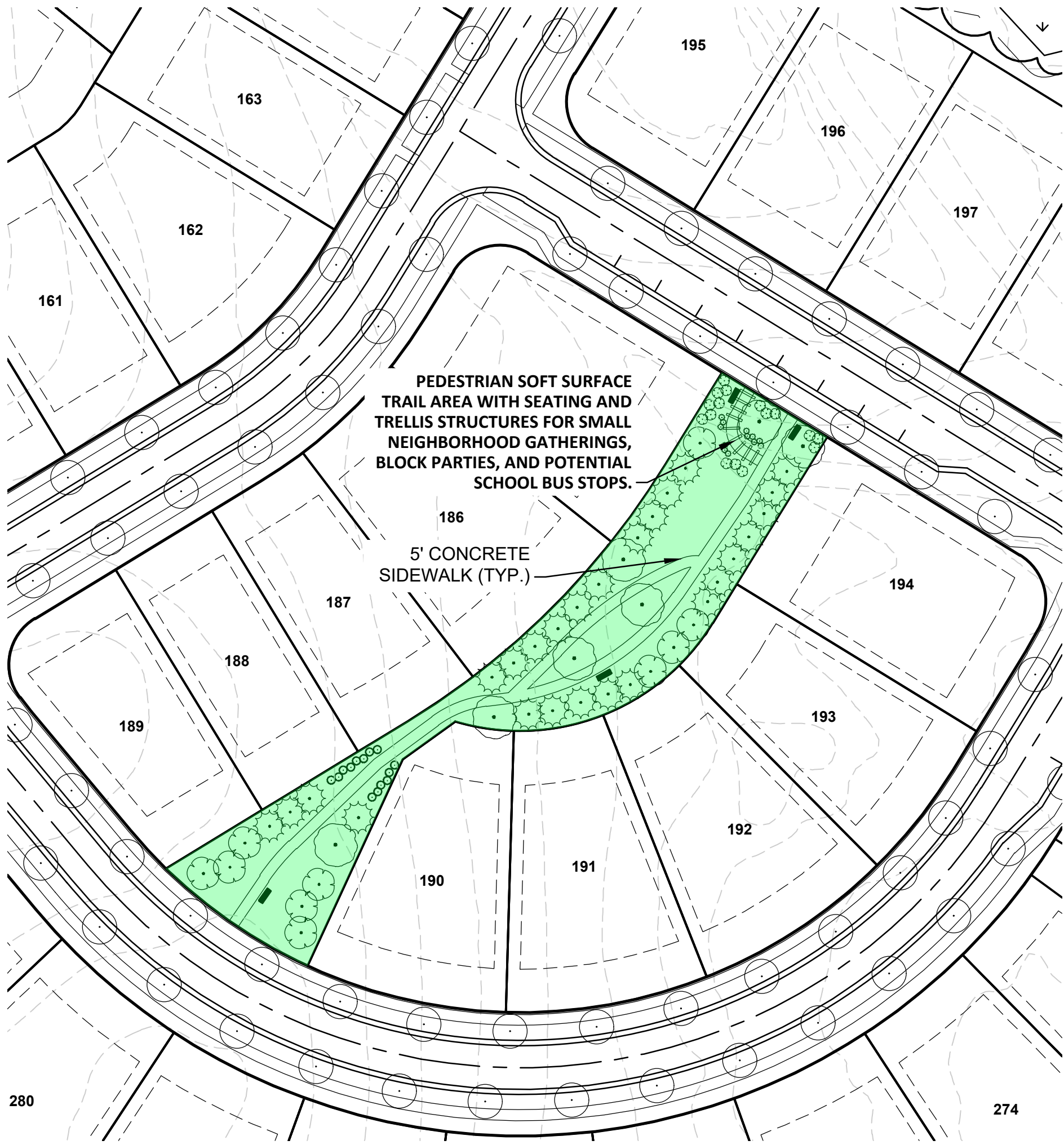
6.1.1: URBAN OPEN SPACE- GREEN "A" +/- .33 AC



6.1.3: URBAN OPEN SPACE- PARK +/- 2.71 AC



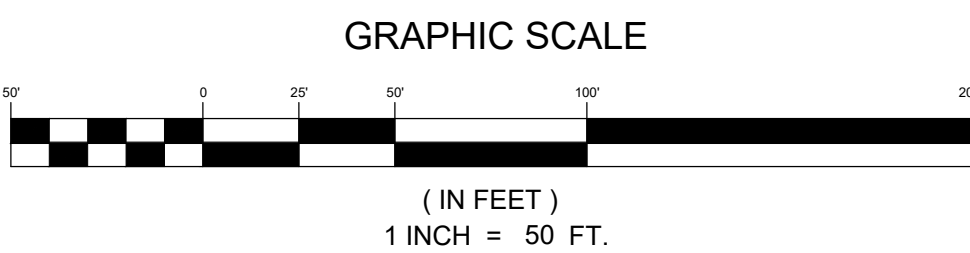
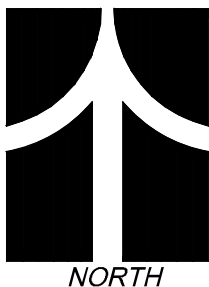
6.1.2: URBAN OPEN SPACE: Mini Park 'B' +/-26 AC



6.1.4: URBAN OPEN SPACE: Mini Park 'C' +/- 1.03 AC

- LEGEND**
- DECIDUOUS STREET TREE (SUCH AS RED MAPLE, WILLOW OAK, WHITE ASH)
 - DECIDUOUS CANOPY TREE (SUCH AS HONEY LOCUST, TULIP POPLAR, RED OAK)
 - SPECIMEN TREE (SUCH AS LAUREL OAK, GINKGO, SOUTHERN MAGNOLIA)
 - EVERGREEN CANOPY TREE (SUCH AS LOBLOLLY PINE, DEODAR CEDAR, CANADIAN HEMLOCK)
 - DECIDUOUS UNDERSTORY TREE (SUCH AS KOUSA DOGWOOD, REDBUD, YOSHINO CHERRY)
 - EVERGREEN UNDERSTORY TREE (SUCH AS BAKERI SPRUCE, YAUPOH HOLLY, CHERRY LAUREL)
 - EVERGREEN SHRUB (SUCH AS JAPANESE CAMELLIA, LAUREL, CHINESE LOROPETALUM)
 - ORNAMENTAL GRASS AREA (SUCH AS FOUNTAIN GRASS, MUHLY GRASS, FEATHER REED GRASS)
 - PARK BENCH: BACKLESS, WOODEN SLATS
 - LANDSCAPE BOULDERS

NOTE: ALL SPECIES TO BE CHOSEN FROM THE HUNTERSVILLE APPROVED TREE AND SHRUB LIST



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P.O. Box 7030
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803-802-2440 (SC)
www.espaassociates.com

ESP

NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
Matthew J. Levesque
9-30-22

NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWN'S COMMENTS	LJM
2	08/30/22	REVISED PER TOWN'S COMMENTS	LJM
3	09/30/22	REVISED PER TOWN'S COMMENTS	LJM

MAJ. SUB. SKETCH PLAN
URBAN OPEN SPACE DESIGN (1 OF 2)

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS, INC.

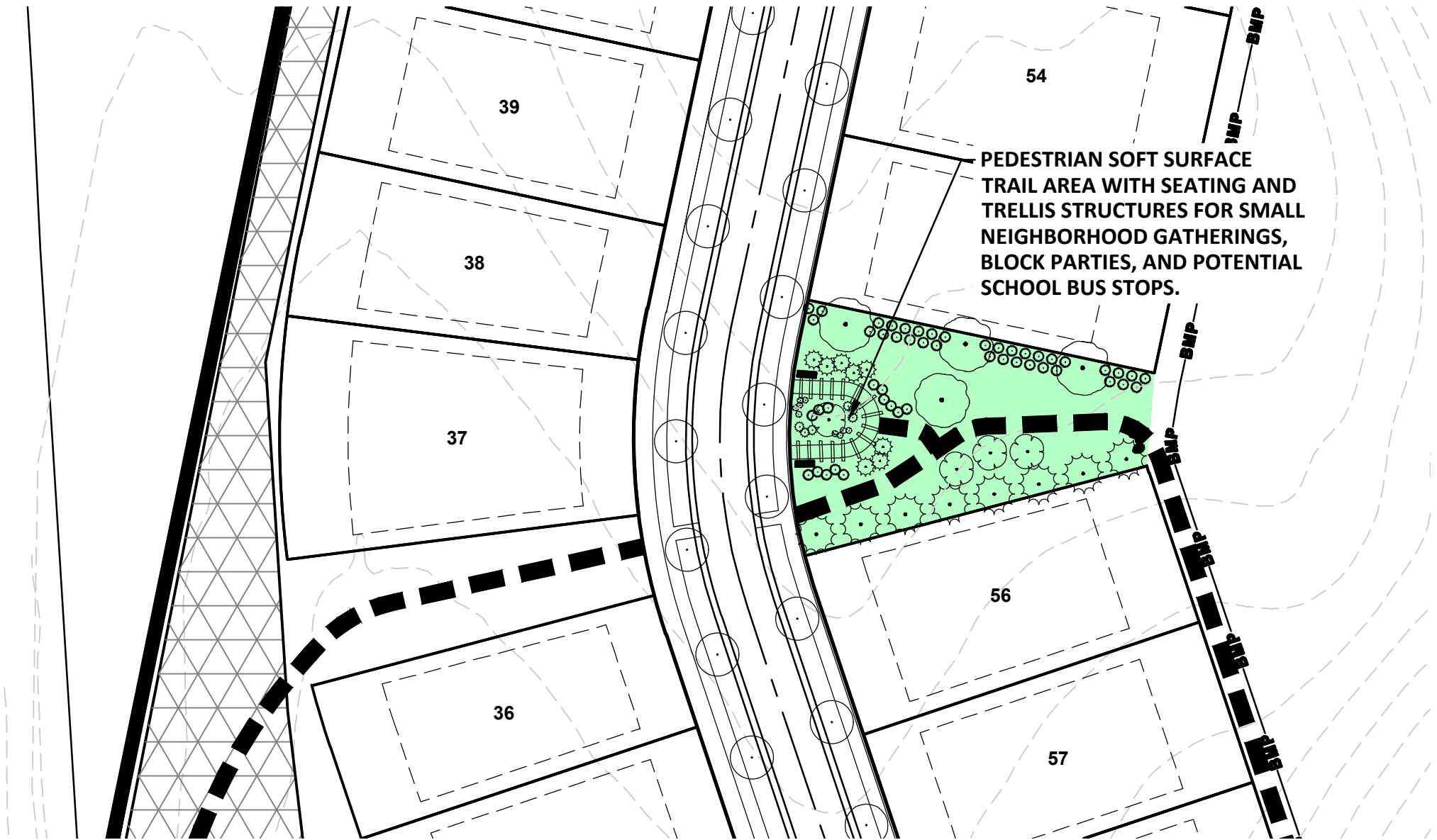
HUNTERSVILLE, NC

PROJECT INFORMATION

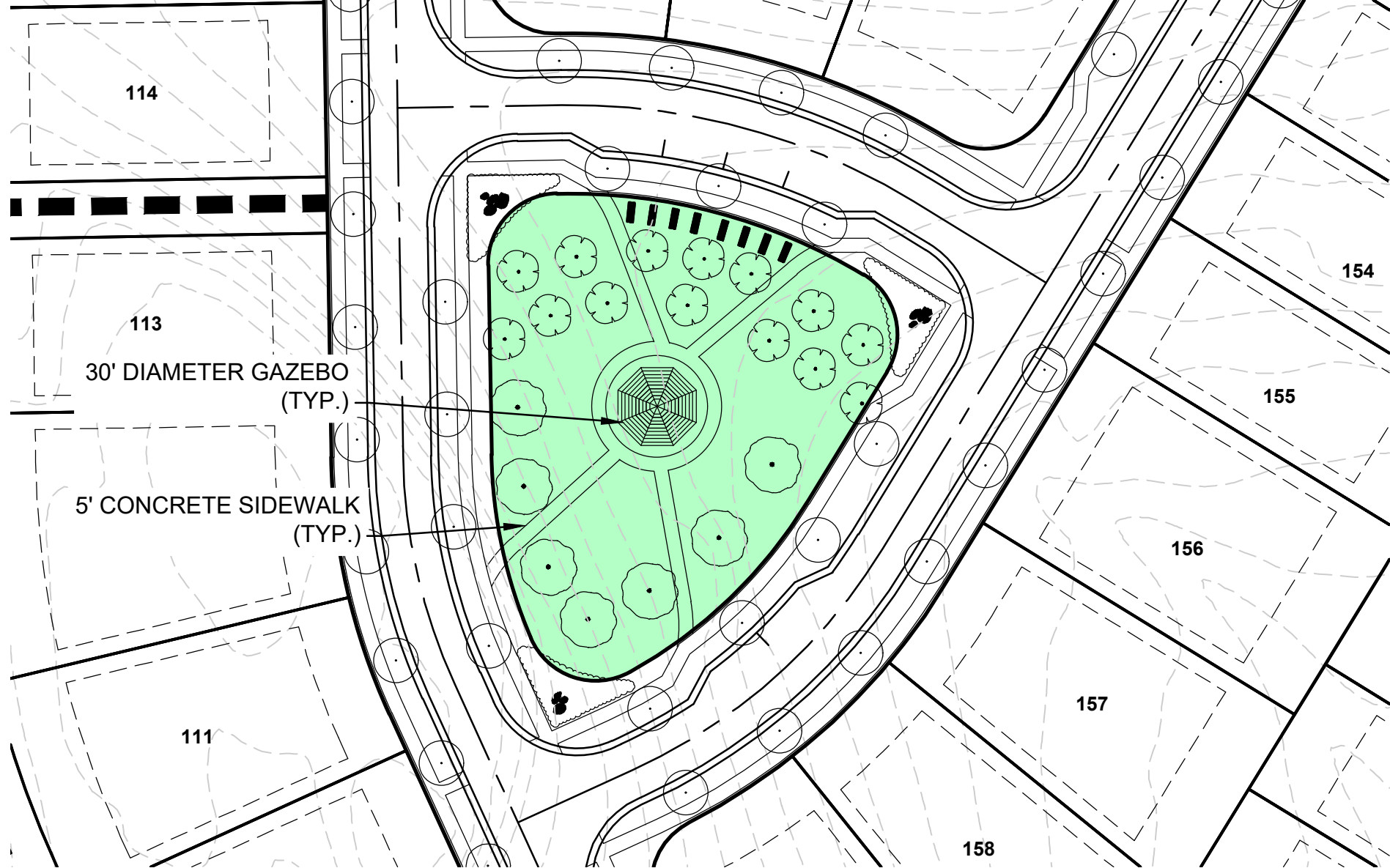
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

6.1

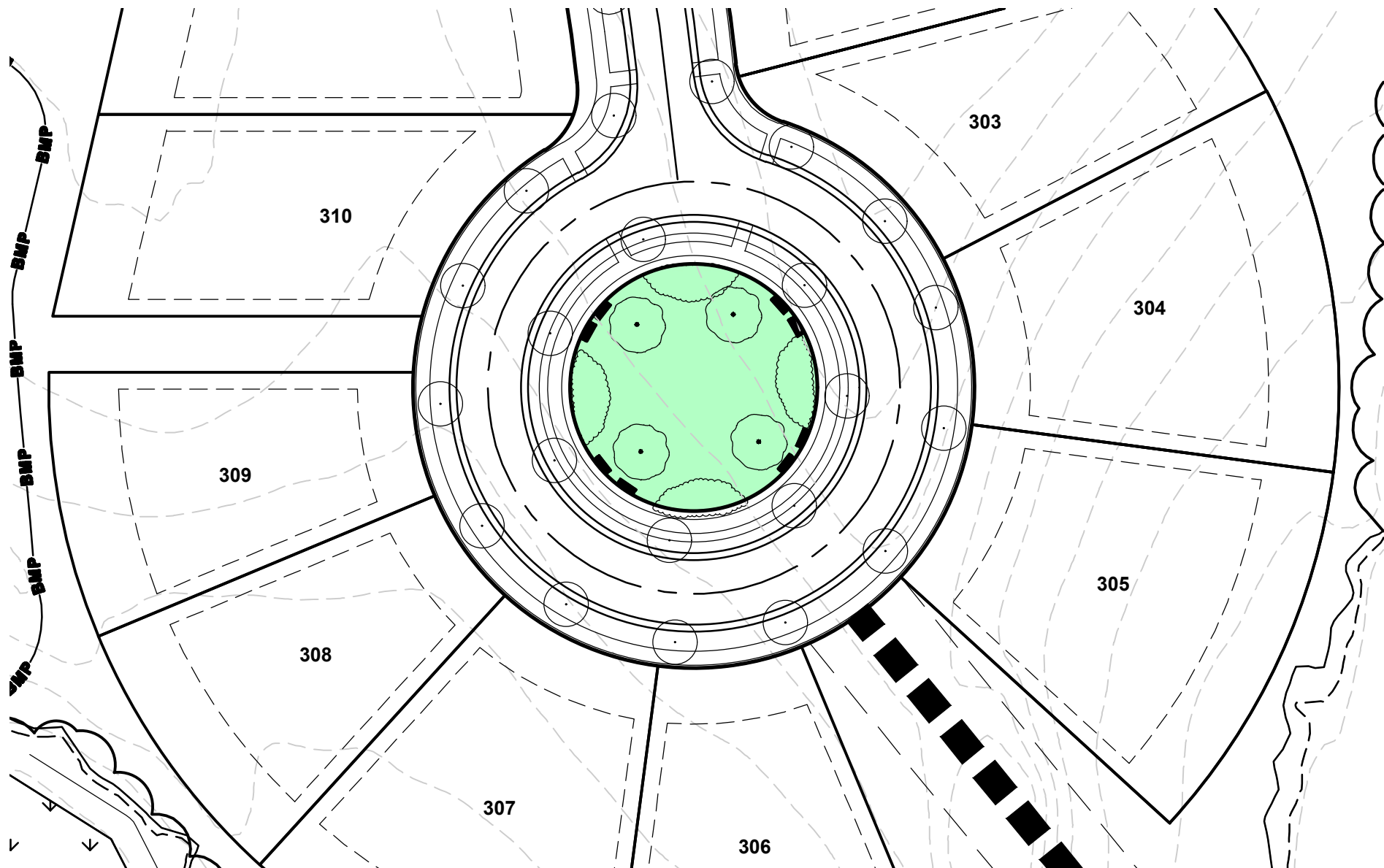
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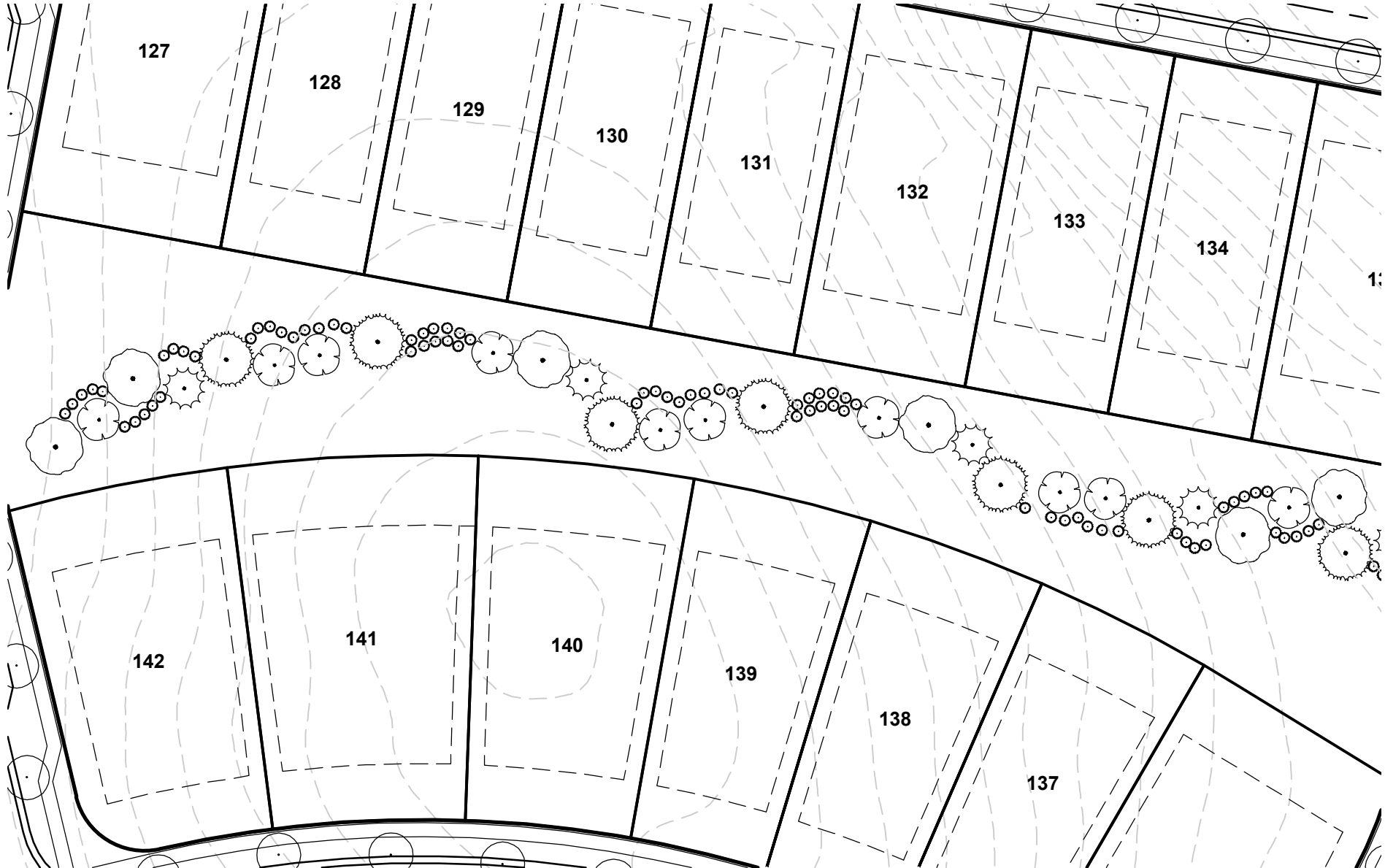
6.2.1: URBAN OPEN SPACE- Mini Park "A" +/- .19 AC



6.2.3: URBAN OPEN SPACE- SQUARE +/- .42 AC



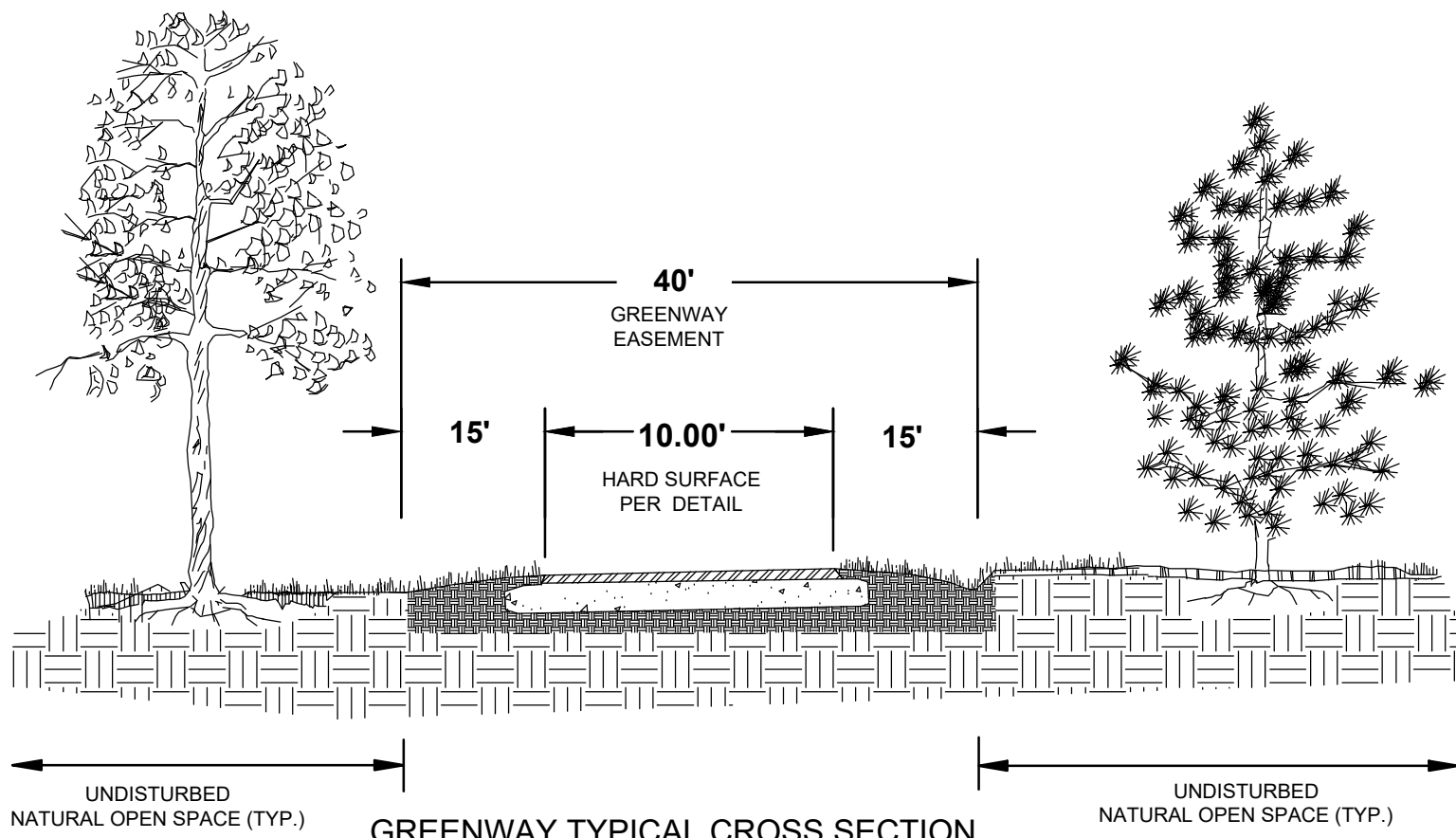
6.2.2: URBAN OPEN SPACE- GREEN "D" +/- .14 AC



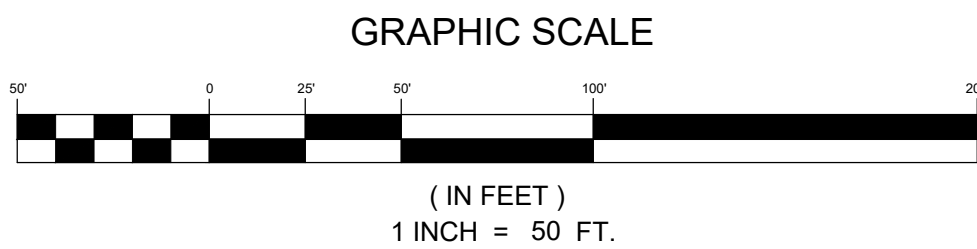
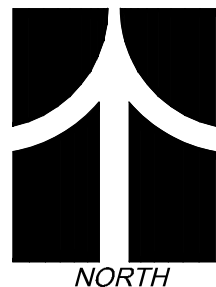
6.2.4: COMMON OPEN SPACE TYPICAL MASSING

- LEGEND**
- DECIDUOUS STREET TREE (SUCH AS RED MAPLE, WILLOW OAK, WHITE ASH)
 - DECIDUOUS CANOPY TREE (SUCH AS HONEY LOCUST, TULIP POPLAR, RED OAK)
 - SPECIMEN TREE (SUCH AS LAUREL OAK, GINKGO, SOUTHERN MAGNOLIA)
 - EVERGREEN CANOPY TREE (SUCH AS LOBLOLLY PINE, DEODAR CEDAR, CANADIAN HEMLOCK)
 - DECIDUOUS UNDERSTORY TREE (SUCH AS KOUSA DOGWOOD, REDBUD, YOSHINO CHERRY)
 - EVERGREEN UNDERSTORY TREE (SUCH AS BAKERI SPRUCE, YALPON HOLLY, CHERRY LAUREL)
 - EVERGREEN SHRUB (SUCH AS JAPANESE CAMELLIA, LAUREL, CHINESE LOROPETALUM)
 - ORNAMENTAL GRASS AREA (SUCH AS FOUNTAIN GRASS, MUHLY GRASS, FEATHER REED GRASS)
 - PARK BENCH: BACKLESS, WOODEN SLATS
 - LANDSCAPE BOULDERS

NOTE: ALL SPECIES TO BE CHOSEN FROM THE HUNTERSVILLE APPROVED TREE AND SHRUB LIST



6.2.5: 40' GREENWAY EASEMENT WITH 10' PATH (NTS)



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P.O. Box 7030
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Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espaassociates.com

ESP

NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES, INC.

NORTH CAROLINA
No. 1432
MATTHEW J. LEVEQUE

9-30-22

NO.	DATE	REVISION	BY
1	07/07/22	REVISED PER TOWN'S COMMENTS	LJM
2	08/30/22	REVISED PER TOWN'S COMMENTS	LJM
3	09/30/22	REVISED PER TOWN'S COMMENTS	LJM

MAJ. SUB. SKETCH PLAN
URBAN OPEN SPACE DESIGN (2 OF 2)

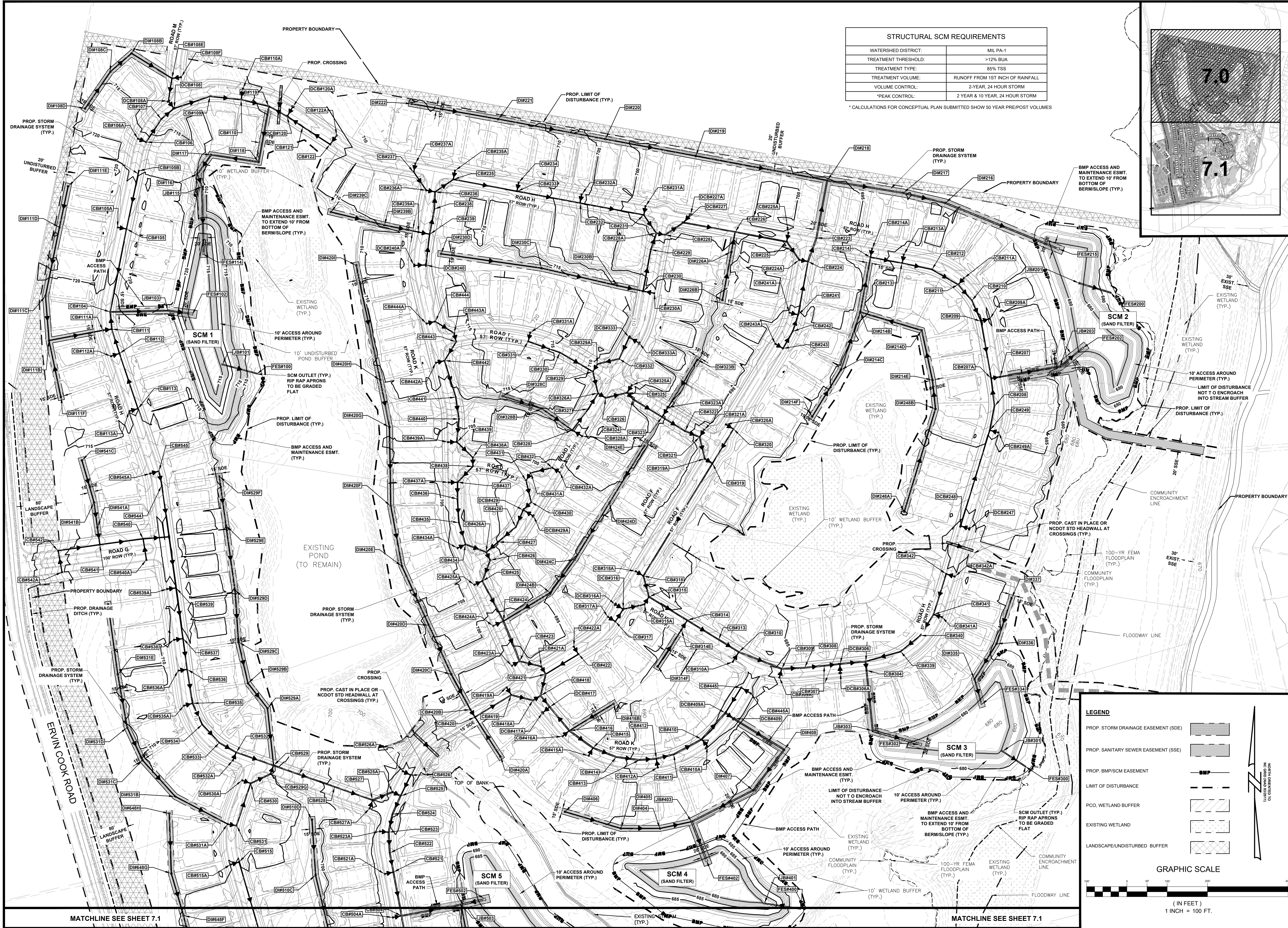
HONEYCUTT BROWN PROPERTY
TOLL BROTHERS, INC.

HUNTERSVILLE, NC

PROJECT INFORMATION

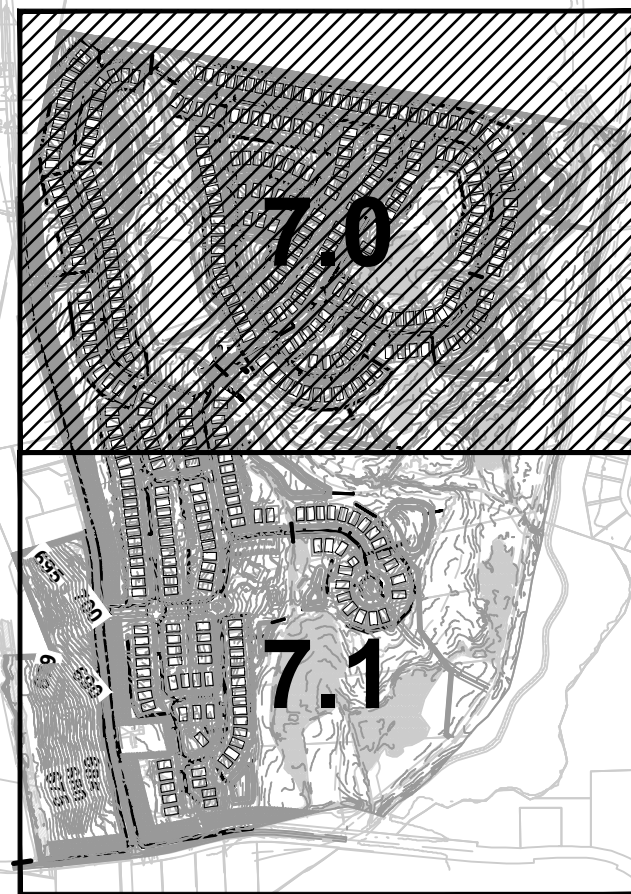
PROJECT MANAGER:	ML
DESIGNED BY:	LJM
DRAWN BY:	LJM
PROJECT NUMBER:	KM31.100
ORIGINAL DATE:	07/07/2022
SHEET:	

6.2



STRUCTURAL SCM REQUIREMENTS	
WATERSHED DISTRICT:	MIL PA-1
TREATMENT THRESHOLD:	>12% BUA
TREATMENT TYPE:	85% TSS
TREATMENT VOLUME:	RUNOFF FROM 1ST INCH OF RAINFALL
VOLUME CONTROL:	2-YEAR, 24 HOUR STORM
*PEAK CONTROL:	2 YEAR & 10 YEAR, 24 HOUR STORM

* CALCULATIONS FOR CONCEPTUAL PLAN SUBMITTED SHOW 50 YEAR PRE/POST VOLUMES



ESP Associates, Inc.
20444 Charwell Center Dr.
Suite D
Cornelius, NC 28031
1-800-960-7317
NC License F-1407
www.esp-associates.com

ESP

DESIGNED BY: *[Signature]*
DATE: 9/30/2022
LICENSE NO.: F-1407

BY:

NO.	DATE	REVISION	SLA	SLA
1	07/01/2022	REVISED PER TOWN COMMENTS		
1	09/26/2022	REVISED PER TOWN COMMENTS		

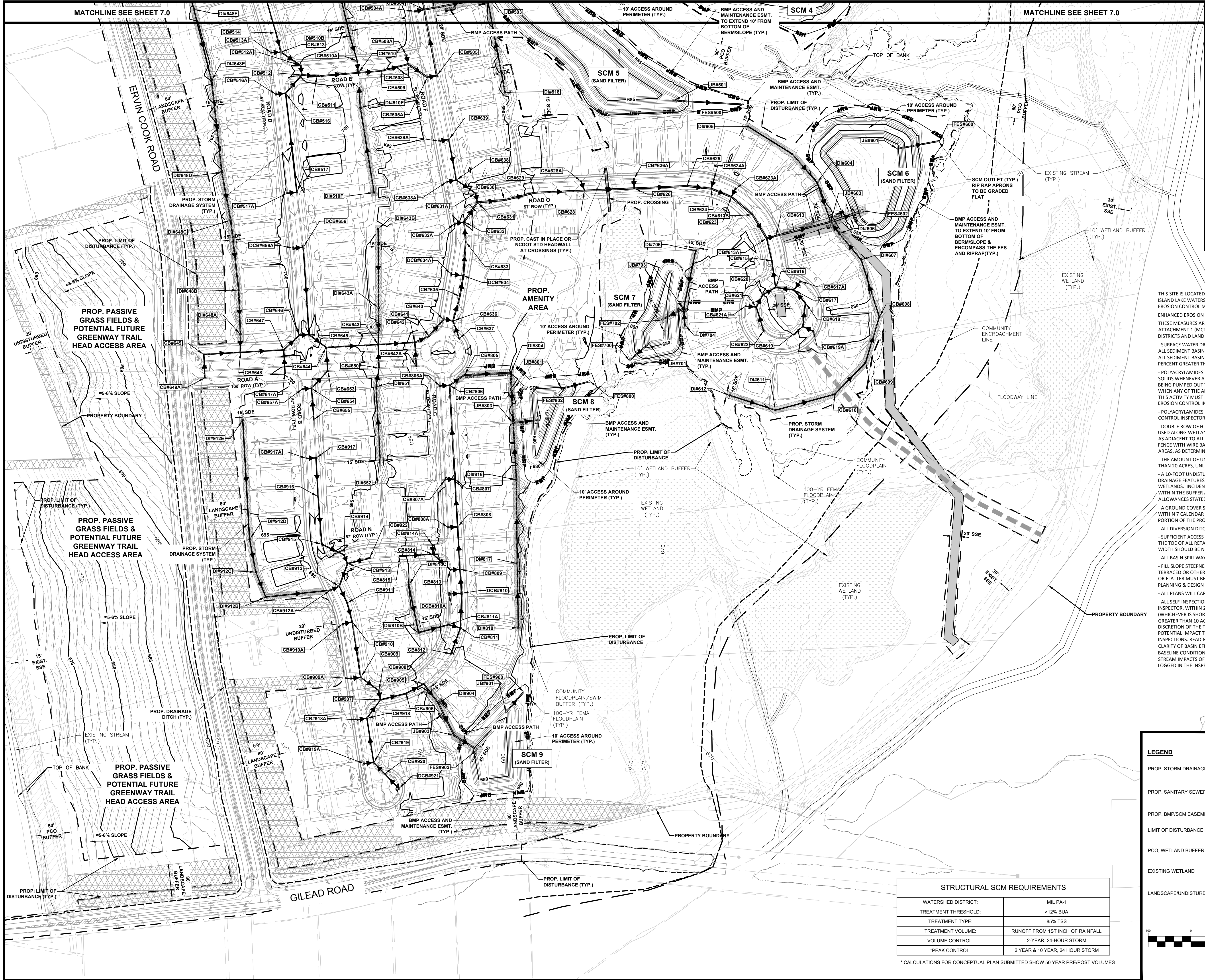
MAJ. SUB. SKETCH PLAN
GRADING, STORM SEWER, & STORM WATER QUALITY EXHIBIT

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS

HUNTERSVILLE, NC

PROJECT INFORMATION
PROJECT MANAGER: ALL
DESIGNED BY: SLA
DRAWN BY: SLA
PROJECT NUMBER: KM31400
ORIGINAL DATE: 05/02/2022
SHEET: **7.0**



THIS SITE IS LOCATED WITHIN THE MCDOWELL CREEK WATERSHED AND THE MOUNTAIN ISLAND LAKE WATERSHED (PA-1) IS THEREFORE REQUIRED TO MEETING THE ENHANCED EROSION CONTROL MEASURES BELOW.

ENHANCED EROSION CONTROL MEASURES

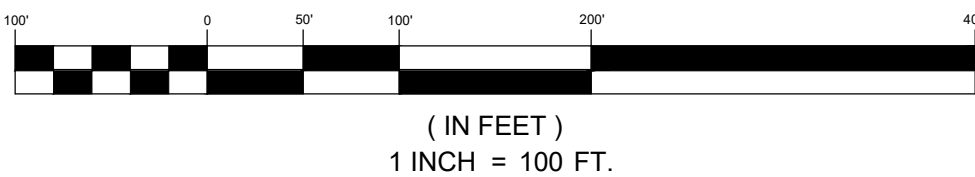
THESE MEASURES ARE REQUIRED TO BE INSTALLED IN THE AREAS IDENTIFIED IN ATTACHMENT 1 (MCDOWELL CREEK WATERSHED, CRITICAL & PROTECTED WATERSHED DISTRICTS AND LAND WITHIN 500' OF CLARKE CREEK.

- SURFACE WATER DRAIN DOWN DEVICES (RISERS OR SKIMMERS) SHALL BE INSTALLED IN ALL SEDIMENT BASINS. ROCK COFFER FOREBAYS SHALL BE USED IN CONJUNCTION WITH ALL SEDIMENT BASINS. THE BASIN SHALL ALSO HAVE A VOLUME TWENTY-FIVE (25) PERCENT GREATER THAN THE 1800 CUBIC FEET PER DRAINAGE ACRE, WHEN POSSIBLE.
- POLYACRYLAMIDES (PAM) SHALL BE USED TO REDUCE TURBIDITY AND SUSPENDED SOLIDS WHENEVER A SEDIMENT TRAP, BASIN, PIT, HOLE, OR BUILDING FOUNDATION IS BEING PUMPED OUT TO REMOVE SEDIMENT LADEN WATER. PAM IS NOT REQUIRED WHEN ANY OF THE ABOVE IS BEING PUMPED TO AN APPROVED SEDIMENT BASIN ON SITE. THIS ACTIVITY MUST BE INSPECTED AND APPROVED BY THE TOWN OF HUNTERSVILLE EROSION CONTROL INSPECTOR.
- POLYACRYLAMIDES MAY BE REQUIRED ON SITE, AS DETERMINED BY THE TOWN EROSION CONTROL INSPECTOR.
- DOUBLE ROW OF HIGH HAZARD SILT FENCE WITH WIRE BACKING AND STONE SHALL BE USED ALONG WETLANDS, STREAMS, LAKES OR OTHER SURFACE WATER BODIES AS WELL AS ADJACENT TO ALL S.W.I.M. OR OTHER WATER QUALITY BUFFERS. SINGLE ROW OF SILT FENCE WITH WIRE BACKING AND WASHED STONE MAY BE REQUIRED ON ALL OTHER AREAS, AS DETERMINED NECESSARY BY THE TOWN ENGINEER OR FIELD INSPECTOR.
- THE AMOUNT OF UNCOVERED AREA AT ANY ONE TIME SHALL BE LIMITED TO NO MORE THAN 20 ACRES, UNLESS APPROVED BY THE TOWN.
- A 10-FOOT UNDISTURBED BUFFER SHALL BE PROVIDED AROUND THE OUTSIDE EDGE OF DRAINAGE FEATURES SUCH AS INTERMITTENT AND PERENNIAL STREAMS, PONDS, AND WETLANDS. INCIDENTAL DRAINAGE IMPROVEMENTS OR REPAIRS WILL BE PERMITTED WITHIN THE BUFFER AS APPROVED BY TOWN STAFF. THESE WOULD INCLUDE ANY ALLOWANCES STATED IN THE SWIM BUFFER AND/OR PCCO ORDINANCES, IF APPLICABLE.
- A GROUND COVER SUFFICIENT TO RESTRAIN ACCELERATED EROSION MUST BE PROVIDED WITHIN 7 CALENDAR DAYS OF THE DATE OF LAST LAND-DISTURBING ACTIVITY ON ANY PORTION OF THE PROJECT.
- ALL DIVERSION DITCHES AND INTERIOR BASIN SLOPES MUST BE MATTED.
- SUFFICIENT ACCESS FOR CONSTRUCTION AND MAINTENANCE MUST BE PROVIDED AT THE TOE OF ALL RETAINING WALLS THAT ARE 4' OR HIGHER. THE MINIMUM ACCESS WIDTH SHOULD BE NO LESS THAN SIX FEET.
- ALL BASIN SPILLWAYS SHALL BE SIZED TO PASS THE 25-YR STORM EVENT.
- FILL SLOPE STEEPNESS SHALL BE LIMITED TO 2:1. SLOPES STEEPER THAN 3:1 MUST BE TERRACED OR OTHERWISE PROVIDE AN APPROVED ENGINEERED SOLUTION. SLOPES 3:1 OR FLATTER MUST BE DESIGNED AS SET FORTH IN THE NC SOIL EROSION & SEDIMENT PLANNING & DESIGN MANUAL, STANDARD 6.02A.
- ALL PLANS WILL CARRY A "PERFORMANCE RESERVATION".
- ALL SELF-INSPECTION LOG BOOK ENTRIES WILL BE ELECTRONICALLY SENT TO THE AREA INSPECTOR, WITHIN 2 WORKING DAYS OF A QUALIFYING RAIN EVENT OR WEEKLY (WHICHEVER IS SHORTER). FOR EROSION CONTROL BASINS WITH A DRAINAGE AREA GREATER THAN 10 ACRES, TURBIDITY MEASUREMENTS MAY BE REQUIRED AT THE DISCRETION OF THE TOWN TO MEASURE CLARITY OF BASIN EFFLUENT AND ANY POTENTIAL IMPACT TO RECEIVING WATERS AT THE TIME OF RAINFALL-TRIGGERED INSPECTIONS. READINGS MUST BE COLLECTED AT THE BASIN OUTFALL (TO MEASURE CLARITY OF BASIN EFFLUENT), UPSTREAM OF THE DISCHARGE POINT (TO MEASURE BASELINE CONDITIONS) AND DOWNSTREAM OF THE DISCHARGE POINT (TO MEASURE STREAM IMPACTS OF THE BASIN EFFLUENT) WHEN POSSIBLE. THE RESULTS MUST BE LOGGED IN THE INSPECTION REPORTS.

LEGEND

- PROP. STORM DRAINAGE EASEMENT (SDE)
- PROP. SANITARY SEWER EASEMENT (SSE)
- PROP. BMP/SCM EASEMENT
- LIMIT OF DISTURBANCE
- PCO, WETLAND BUFFER
- EXISTING WETLAND
- LANDSCAPE/UNDISTURBED BUFFER

GRAPHIC SCALE



STRUCTURAL SCM REQUIREMENTS	
WATERSHED DISTRICT:	MIL PA-1
TREATMENT THRESHOLD:	>12% BUA
TREATMENT TYPE:	85% TSS
TREATMENT VOLUME:	RUNOFF FROM 1ST INCH OF RAINFALL
VOLUME CONTROL:	2-YEAR, 24-HOUR STORM
*PEAK CONTROL:	2 YEAR & 10 YEAR, 24 HOUR STORM

* CALCULATIONS FOR CONCEPTUAL PLAN SUBMITTED SHOW 50 YEAR PRE/POST VOLUMES

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BY	SLA	SLA

NO.	DATE	REVISION	REVISED PER TOWN COMMENTS	REVISED PER TOWN COMMENTS
1	07/01/2022			
1	06/26/2022			

MAJ. SUB. SKETCH PLAN
GRADING, STORM SEWER, & STORM WATER QUALITY EXHIBIT

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS

HUNTERSVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER: ALL

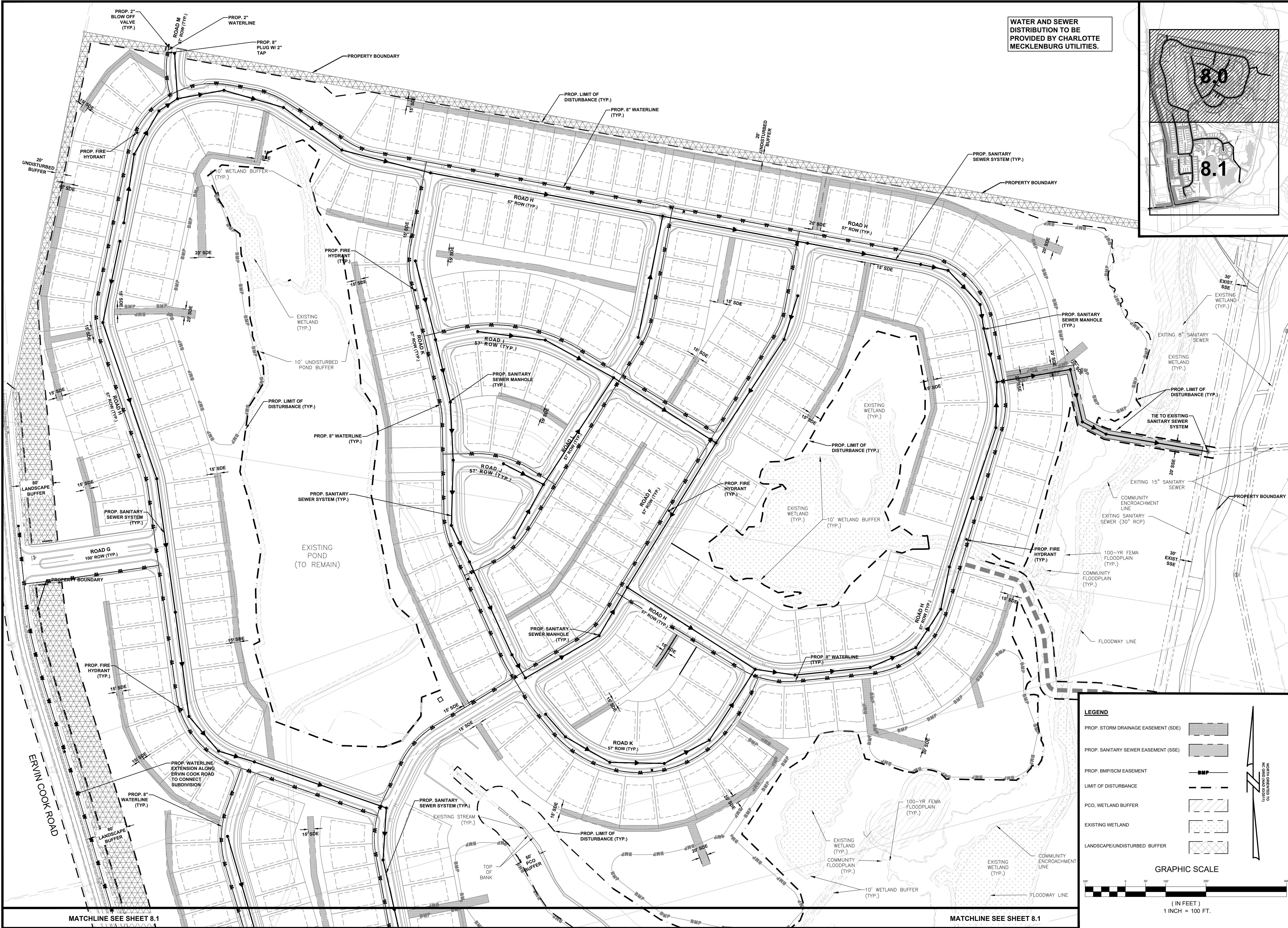
DESIGNED BY: SLA

DRAWN BY: SLA

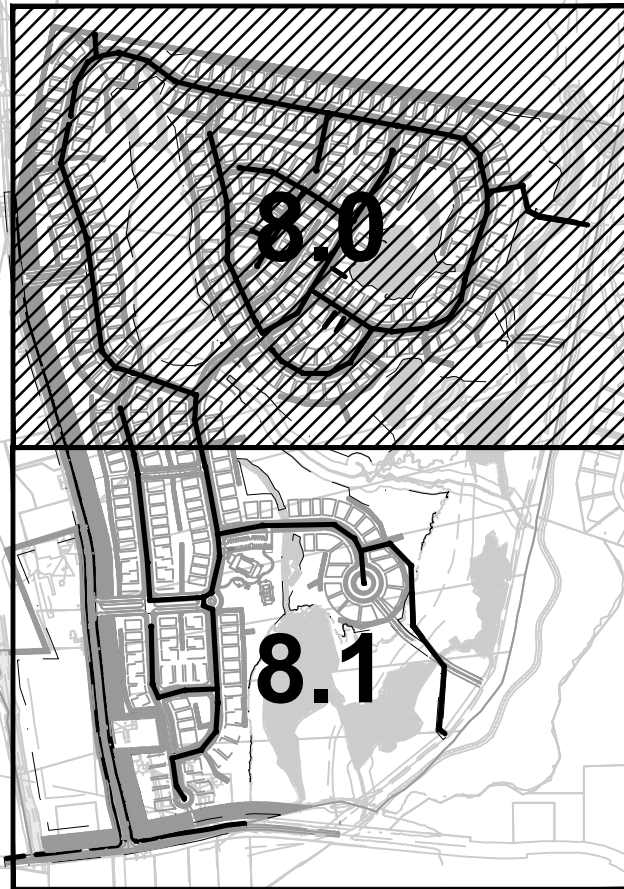
PROJECT NUMBER: KM31.400

ORIGINAL DATE: 05/02/2022

SHEET: 7.1



WATER AND SEWER
DISTRIBUTION TO BE
PROVIDED BY CHARLOTTE
MECKLENBURG UTILITIES.



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ESP

PLANNING & DESIGN
ENGINEERING
CONSULTING
LANDSCAPE ARCHITECTURE

9/30/2022

NO.	DATE	REVISION	BY	SLA	SLA
1	07/01/2022	REVISED PER TOWN COMMENTS			
1	09/26/2022	REVISED PER TOWN COMMENTS			

**MAJ. SUB. SKETCH PLAN
WATER & SEWER LAYOUT**

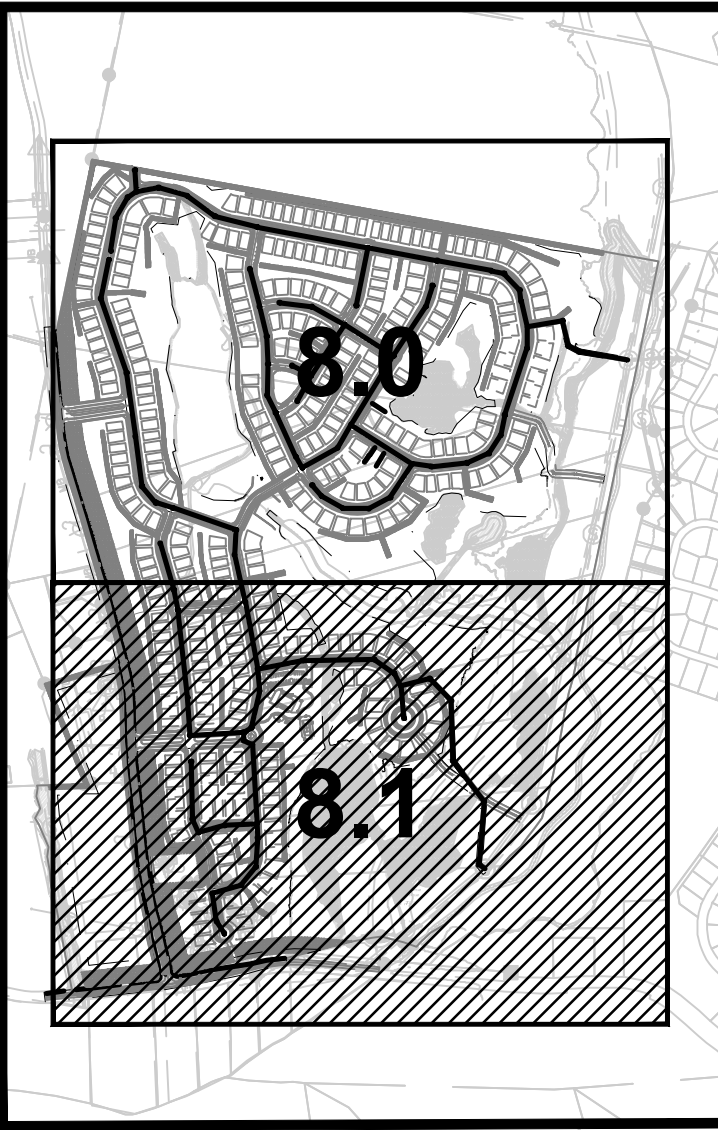
HONEYCUTT BROWN PROPERTY

HUNTERSVILLE, NC

TOLL BROTHERS

PROJECT INFORMATION

PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022
SHEET:	8.0



WATER AND SEWER
DISTRIBUTION TO BE
PROVIDED BY CHARLOTTE
MECKLENBURG UTILITIES.

LEGEND

- PROP. STORM DRAINAGE EASEMENT (SDE)
- PROP. SANITARY SEWER EASEMENT (SSE)
- PROP. BMP/SCM EASEMENT
- LIMIT OF DISTURBANCE
- PCO, WETLAND BUFFER
- EXISTING WETLAND
- LANDSCAPE/UNDISTURBED BUFFER

GRAPHIC SCALE

(IN FEET)
1 INCH = 100 FT.

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ESP

PLANNING & DESIGN
LICENSE NO. F-1407
ESP ASSOCIATES

9/30/2022

NO.	DATE	REVISION	BY	SLA	SLA
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1	06/26/2022	REVISED PER TOWN COMMENTS			

**MAJ. SUB. SKETCH PLAN
WATER & SEWER LAYOUT**

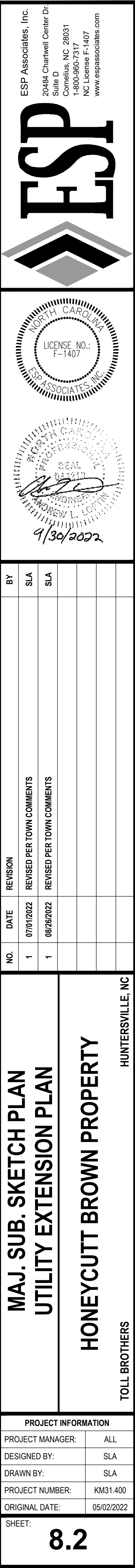
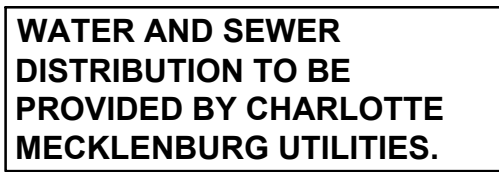
HONEYCUTT BROWN PROPERTY

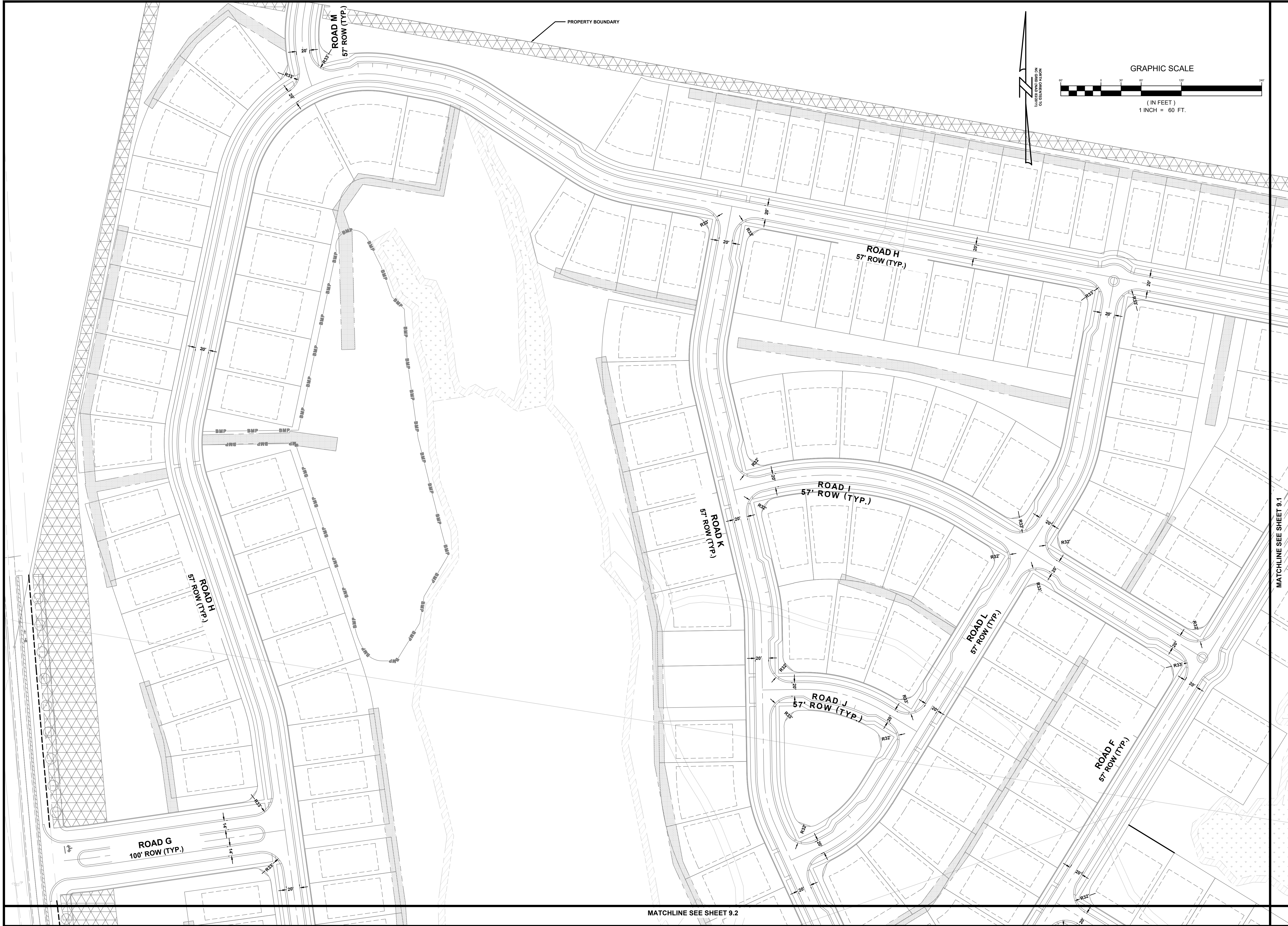
TOLL BROTHERS

HUNTERSVILLE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022

SHEET: **8.1**





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ESP

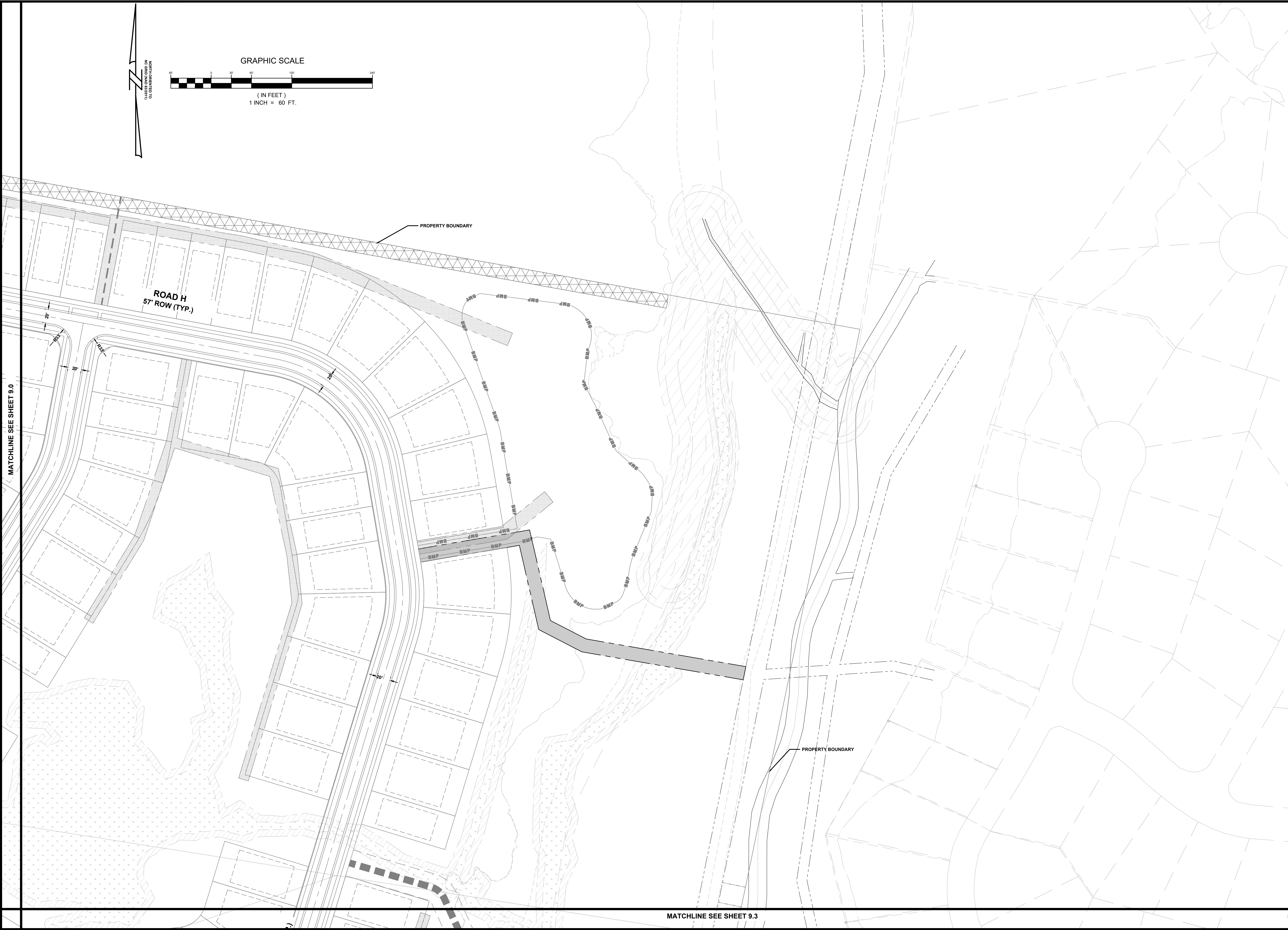
PLANNING & ENGINEERING
LICENSE NO. F-1407
ESP ASSOCIATES

9/30/2022

PROJECT INFORMATION			
PROJECT MANAGER:	ALL		
DESIGNED BY:	SLA		
DRAWN BY:	SLA		
PROJECT NUMBER:	KM31.400		
ORIGINAL DATE:	05/02/2022		
SHEET:	9.0		

MAJ. SUB. SKETCH PLAN FIRE APPARATUS EXHIBIT			
HONEYCUTT BROWN PROPERTY			
TOLL BROTHERS			
HUNTERSVILLE, NC			

MATCHLINE SEE SHEET 9.1			
NO.	DATE	REVISION	BY
1	07/01/2022	REVISED PER TOWN COMMENTS	SLA
1	06/26/2022	REVISED PER TOWN COMMENTS	SLA



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PROJECT MANAGER:	ALL		
DESIGNED BY:	SLA		
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PROJECT NUMBER:	KM31.400		
ORIGINAL DATE:	05/02/2022		

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MAJ. SUB. SKETCH PLAN
FIRE APPARATUS EXHIBIT

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS

HUNTERSVILLE, NC

9.1

SHEET:

MATCHLINE SEE SHEET 9.0

MATCHLINE SEE SHEET 9.4

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STATE OF NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES

Professional Engineer
J. L. Lott
9/30/2022

PROJECT INFORMATION			
PROJECT MANAGER:	ALL		
DESIGNED BY:	SLA		
DRAWN BY:	SLA		
PROJECT NUMBER:	KM31.400		
ORIGINAL DATE:	05/02/2022		

MAJ. SUB. SKETCH PLAN
FIRE APPARATUS EXHIBIT

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS

HUNTERSVILLE, NC

NO.	DATE	REVISION	BY
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1	06/26/2022	REVISED PER TOWN COMMENTS	SLA

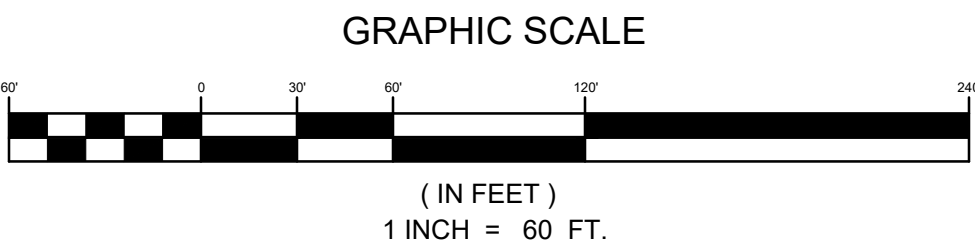
The diagram is a detailed sketch plan for a fire apparatus exhibit. It shows a network of roads: ROAD E, ROAD F, ROAD H, ROAD K, and ROAD O, all with a 57' ROW (TYP.). The roads are interconnected with various BMPs (Best Management Practices) indicated by dashed lines and labels. The plan also shows a large area of land with a grid pattern, likely representing a fire station or training area. A north arrow is located in the upper left corner, pointing towards the top of the sheet. A graphic scale is provided in the lower left corner, showing distances in feet (0 to 240) and a scale of 1 inch = 60 feet. Matchlines are present at the top and bottom edges, indicating connections to sheets 9.0 and 9.4 respectively.

MATCHLINE SEE SHEET 9.3



MATCHLINE SEE SHEET 9.1

MATCHLINE SEE SHEET 9.2



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PROJECT INFORMATION			
NO.	DATE	REVISION	BY
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1	06/26/2022	REVISED PER TOWN COMMENTS	SLA

MAJ. SUB. SKETCH PLAN
FIRE APPARATUS EXHIBIT

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS

HUNTERSVILLE, NC

9.3



MATCHLINE SEE SHEET 9.2

PROP.
AMENITY
AREA

ROAD A
100' ROW (TYP.)

ROAD B
57' ROW (TYP.)

ROAD C
57' ROW (TYP.)

ROAD N
57' ROW (TYP.)

GRAPHIC SCALE
(IN FEET)
1 INCH = 60 FT.



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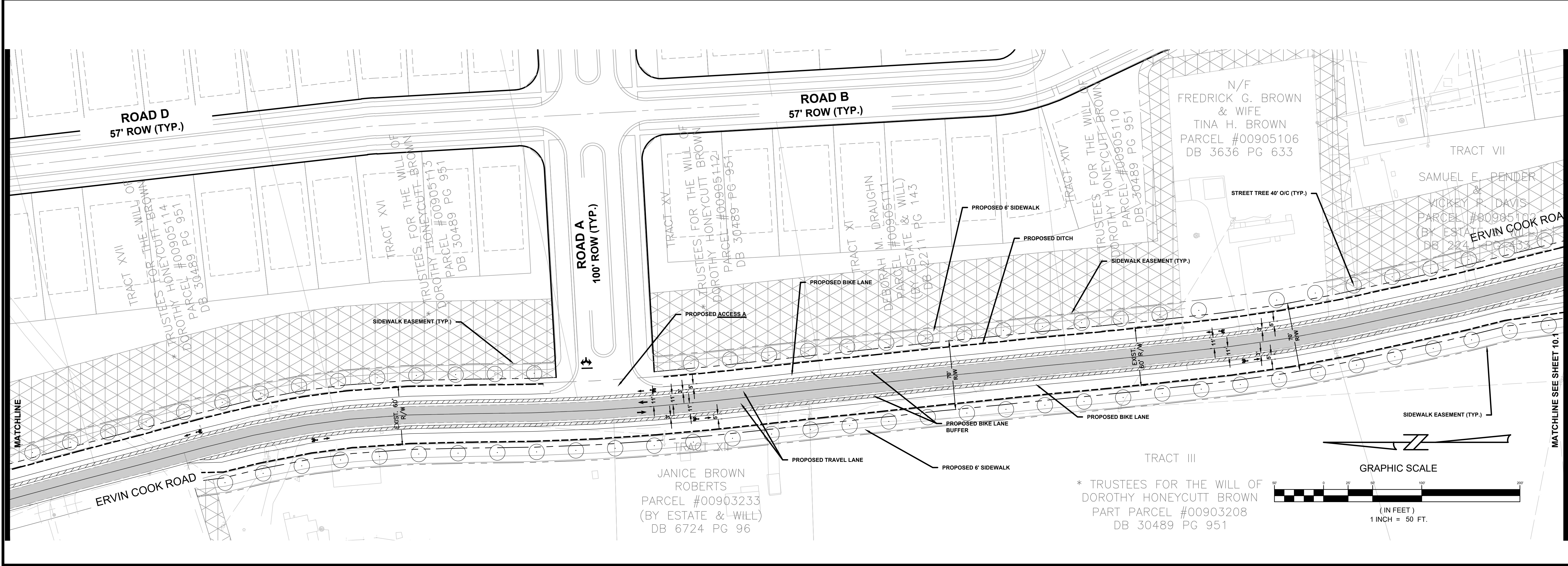
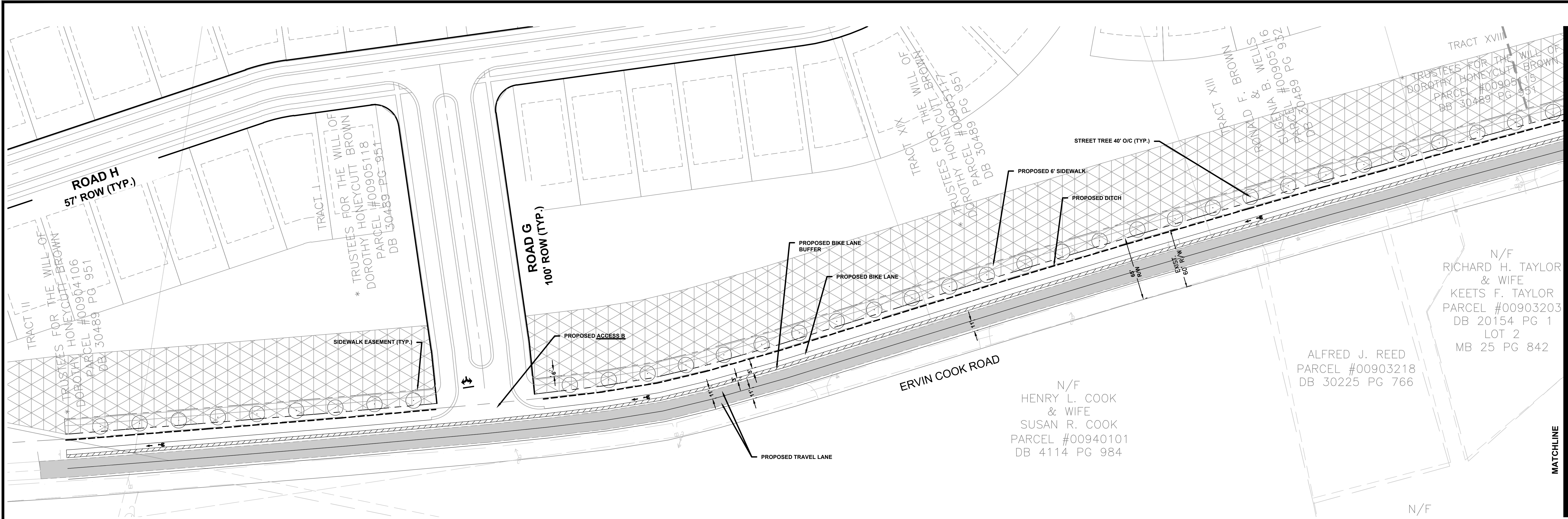
PROJECT INFORMATION			
PROJECT MANAGER:	ALL	BY	SLA
DESIGNED BY:	SLA	DATE	REVISION
DRAWN BY:	SLA	1	07/01/2022
PROJECT NUMBER:	KM31.400	1	06/26/2022
ORIGINAL DATE:	05/02/2022		
SHEET:		9.4	

MAJ. SUB. SKETCH PLAN
FIRE APPARATUS EXHIBIT

HONEYCUTT BROWN PROPERTY

TOLL BROTHERS

HUNTERSVILLE, NC



ESP

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STATE OF NORTH CAROLINA
LICENSE NO. F-1407
ESP ASSOCIATES

Professional Engineer
JAMES L. LOTT
9/30/2022

NO.	DATE	REVISION	BY	SLA
1	07/01/2022	REVISED PER TOWN COMMENTS		SLA
1	06/26/2022	REVISED PER TOWN COMMENTS		SLA

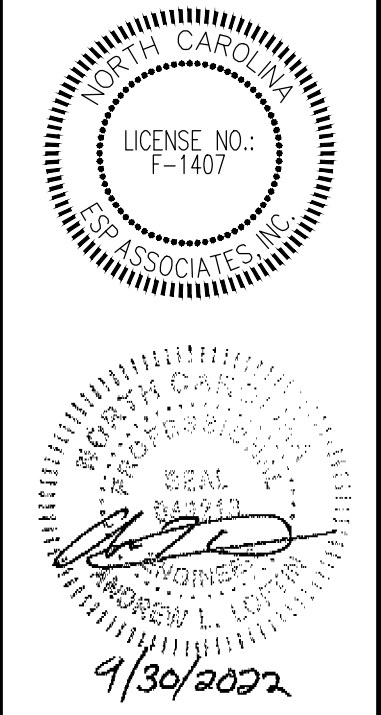
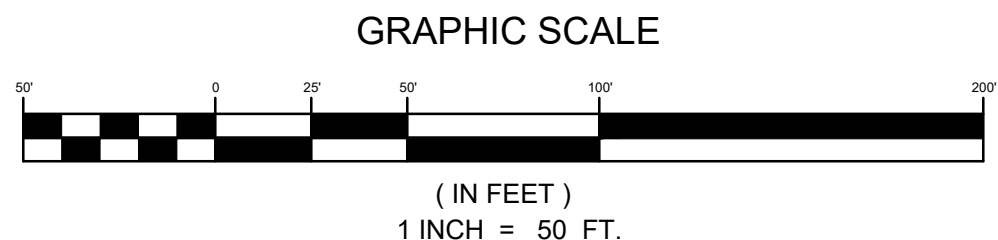
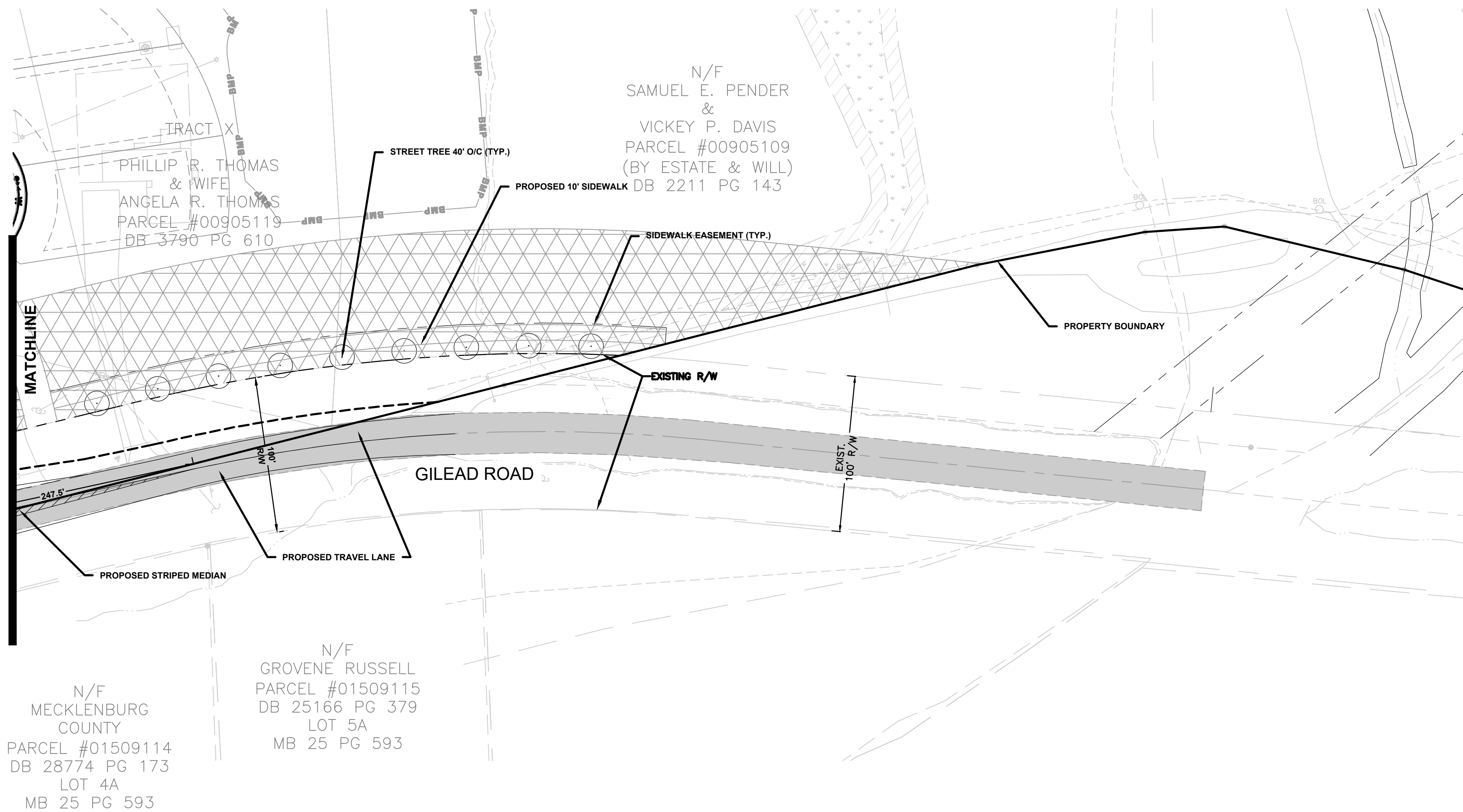
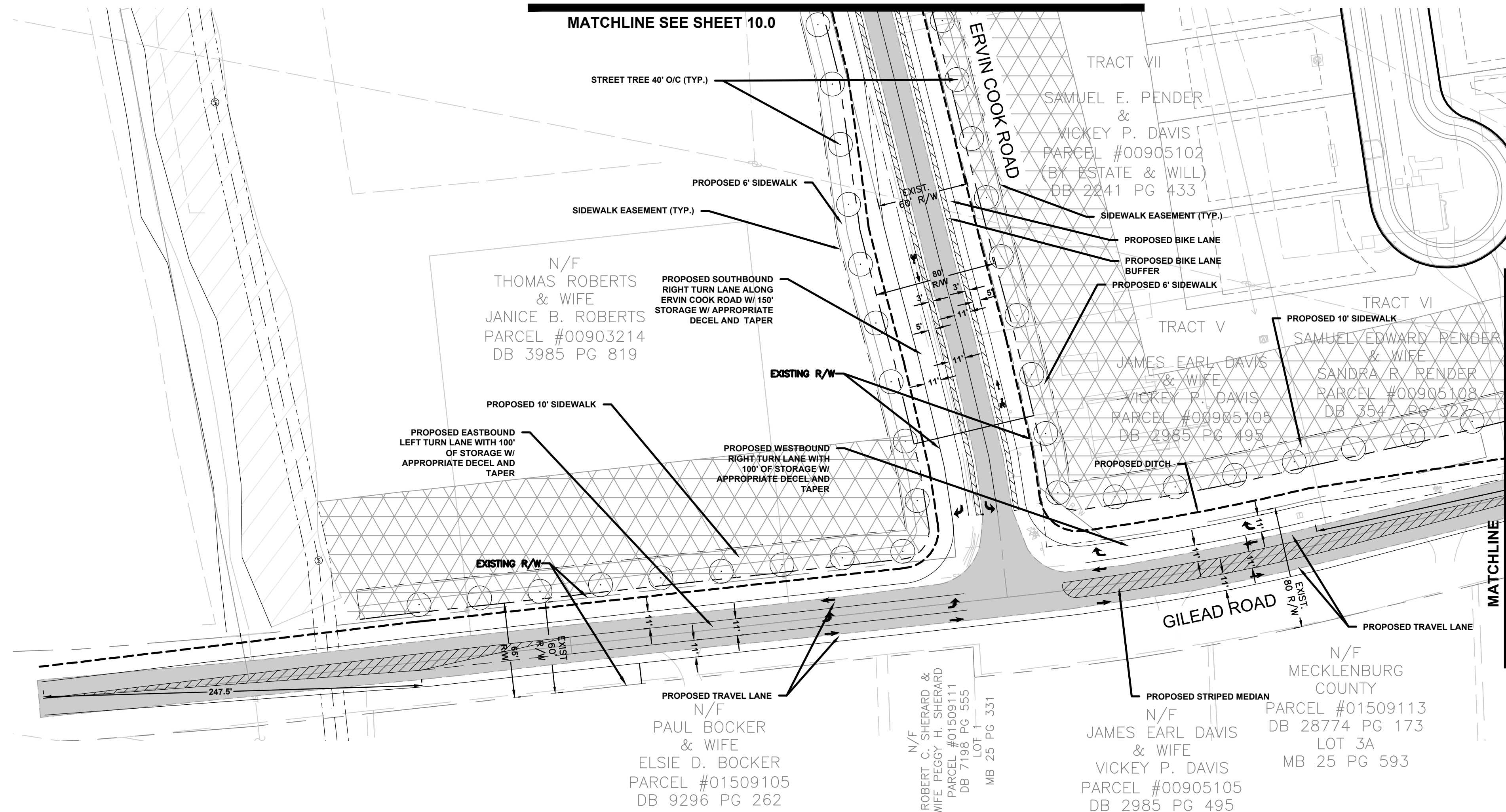
MAJ. SUB. SKETCH PLAN
FRONTAGE IMPROVEMENT PLAN
HONEYCUTT BROWN PROPERTY

TOLL BROTHERS
HUNTERSVILLE, NC

PROJECT INFORMATION

PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022

SHEET: 10.0

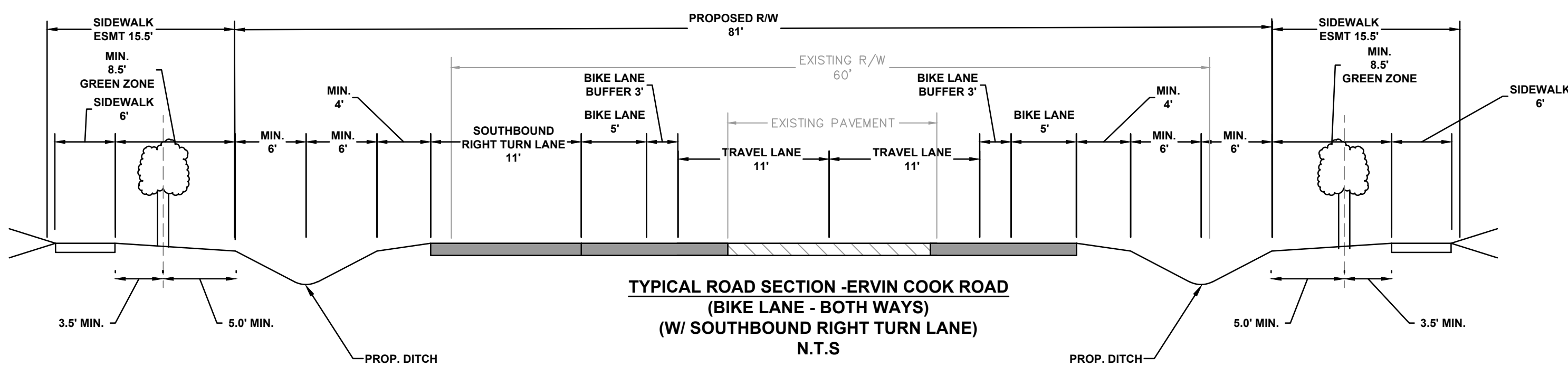
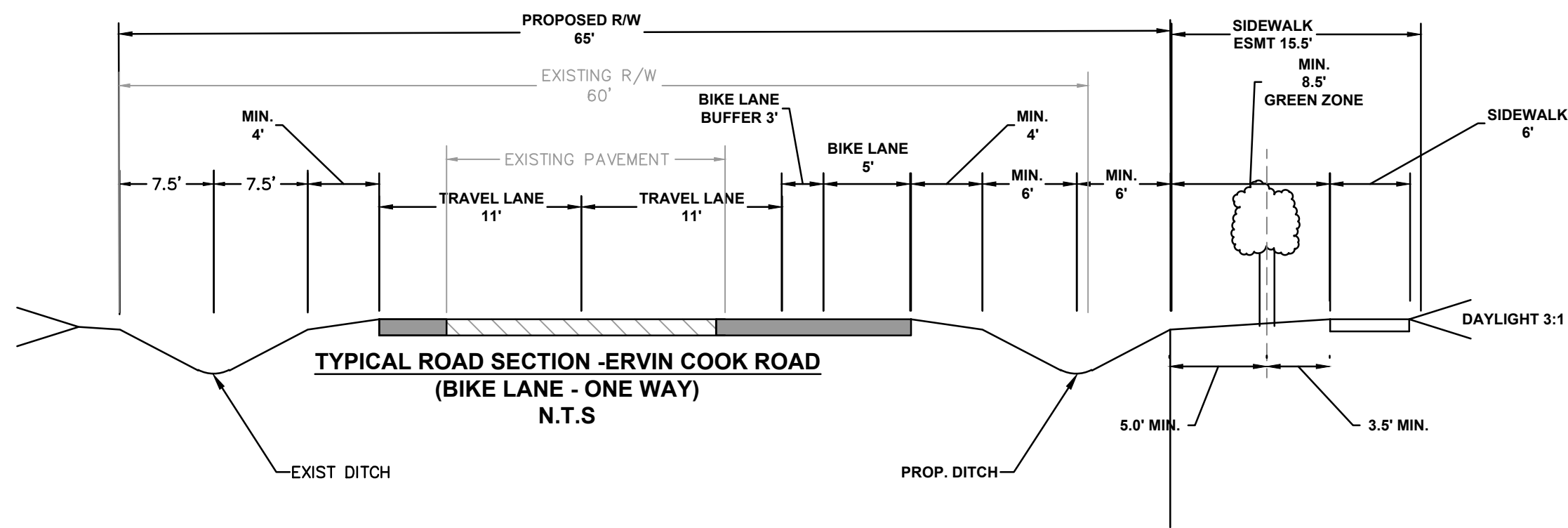
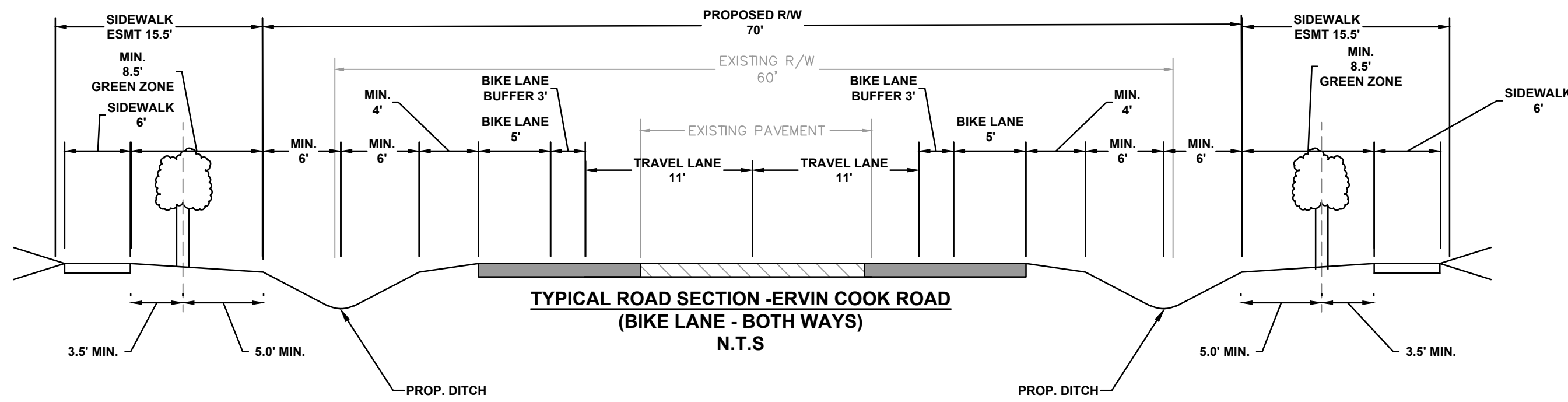
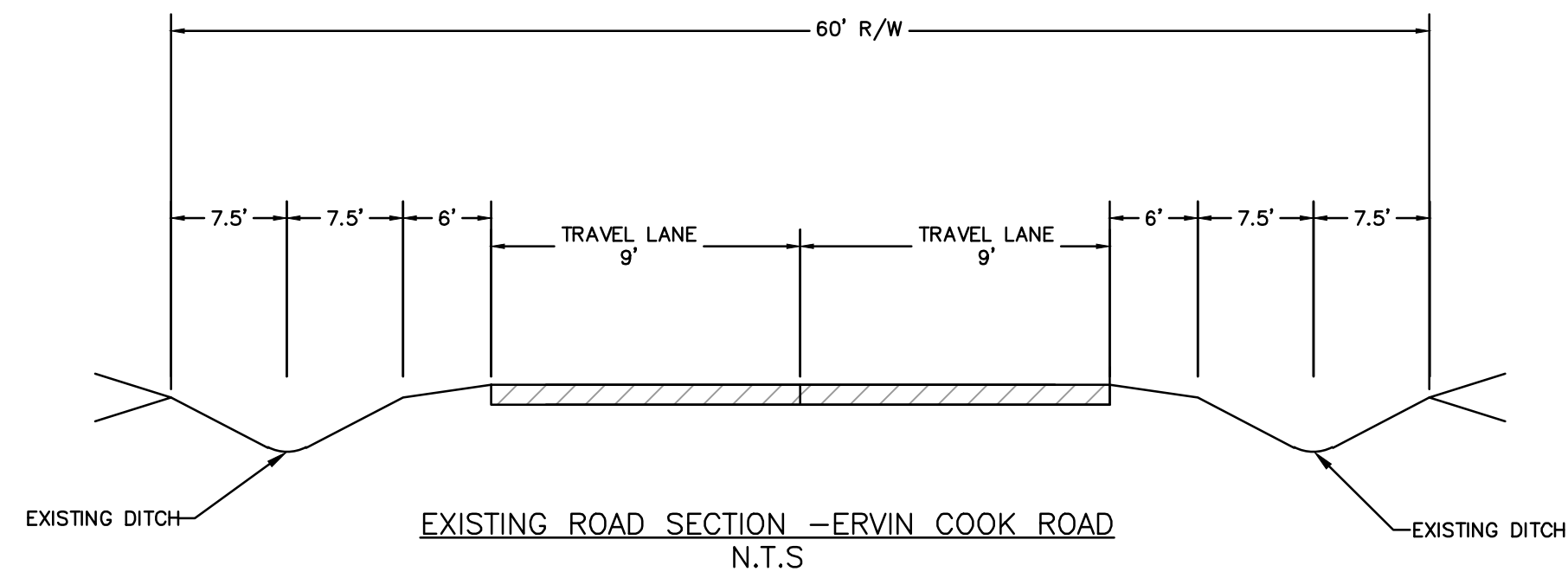


NO.	DATE	REVISION	BY	SLA
1	07/01/2022	REVISED PER TOWN COMMENTS		
1	06/26/2022	REVISED PER TOWN COMMENTS		

MAJ. SUB. SKETCH PLAN FRONTAGE IMPROVEMENT PLAN	HUNTERSVILLE, NC
HONEYCUTT BROWN PROPERTY	TOLL BROTHERS

PROJECT INFORMATION	
PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022
SHEET:	10.1

ERVIN COOK ROAD



COMMITTED ROAD IMPROVEMENTS

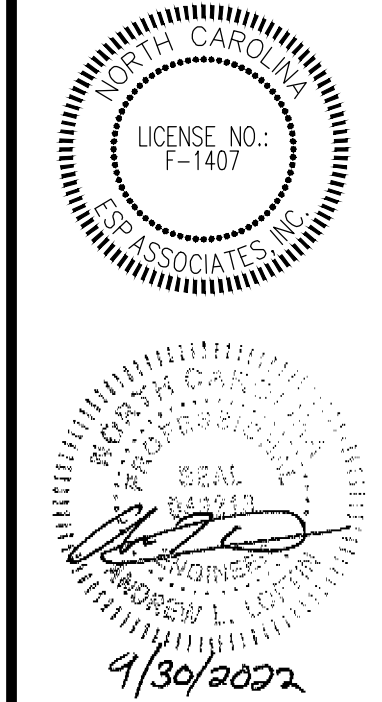
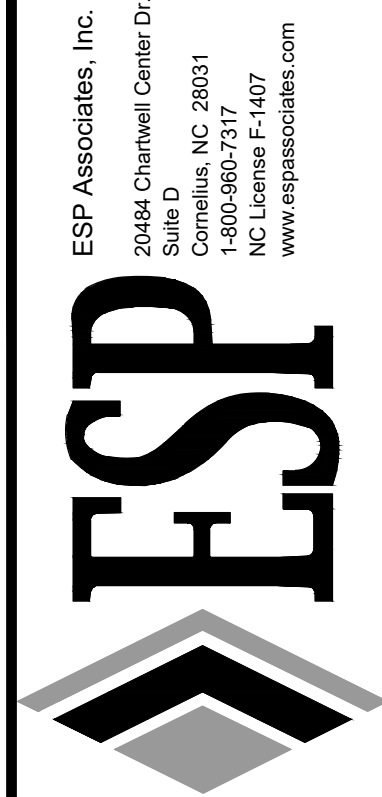
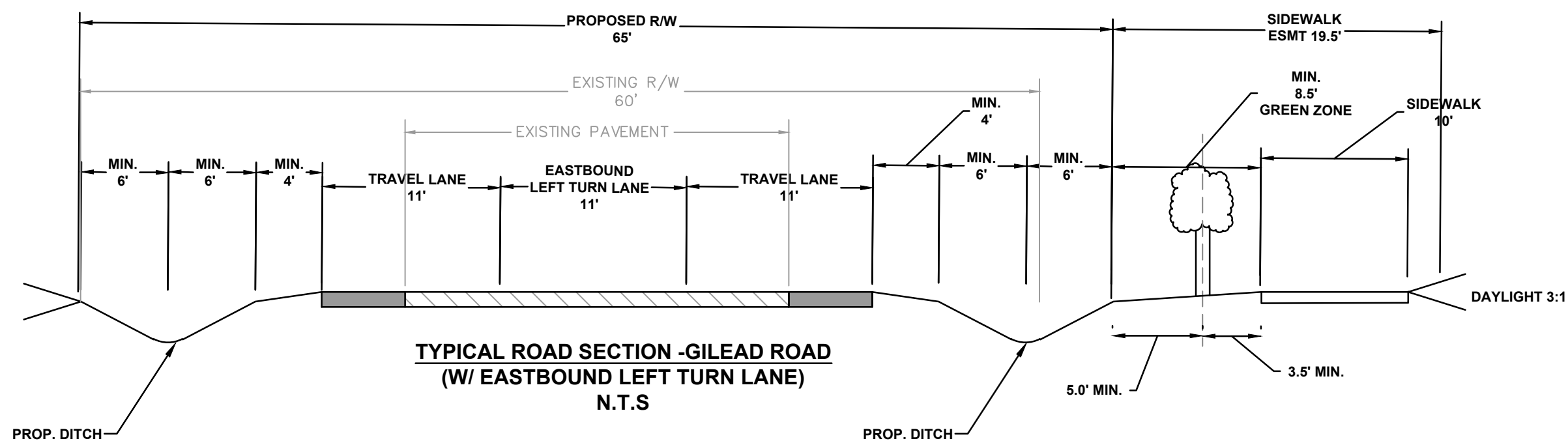
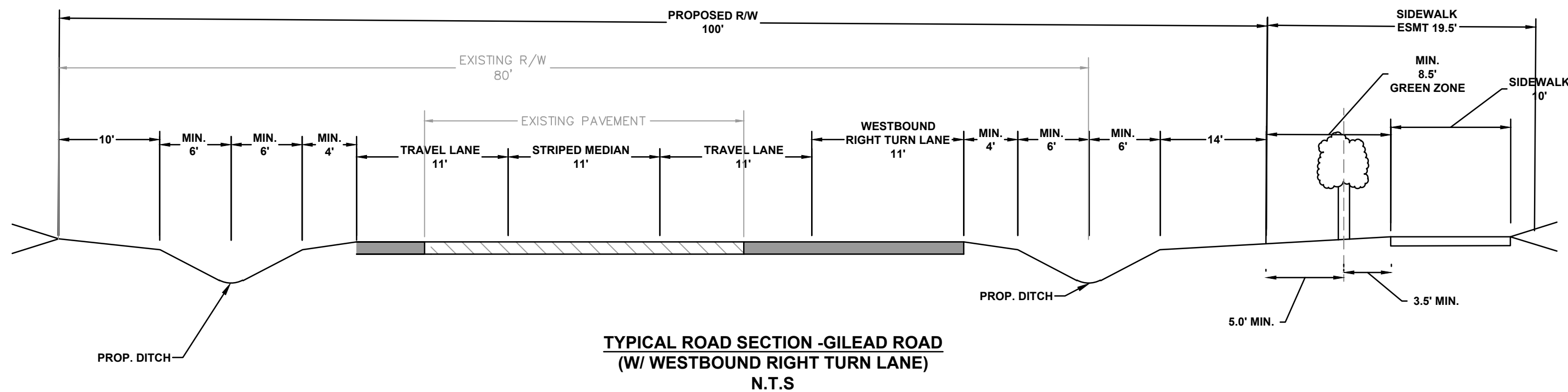
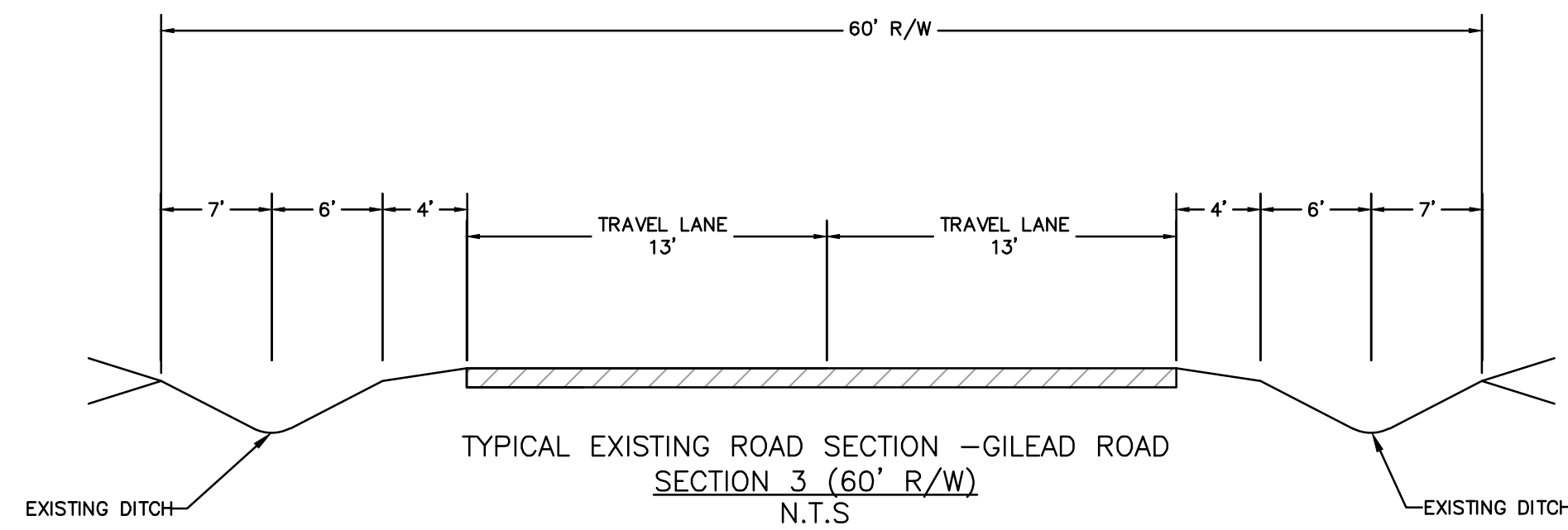
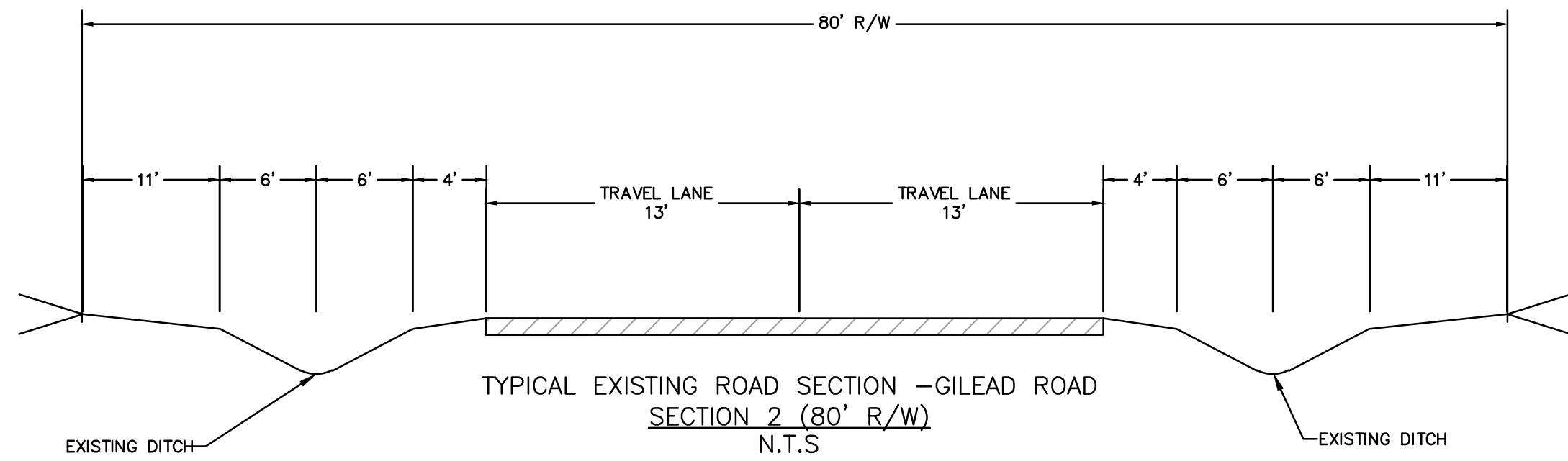
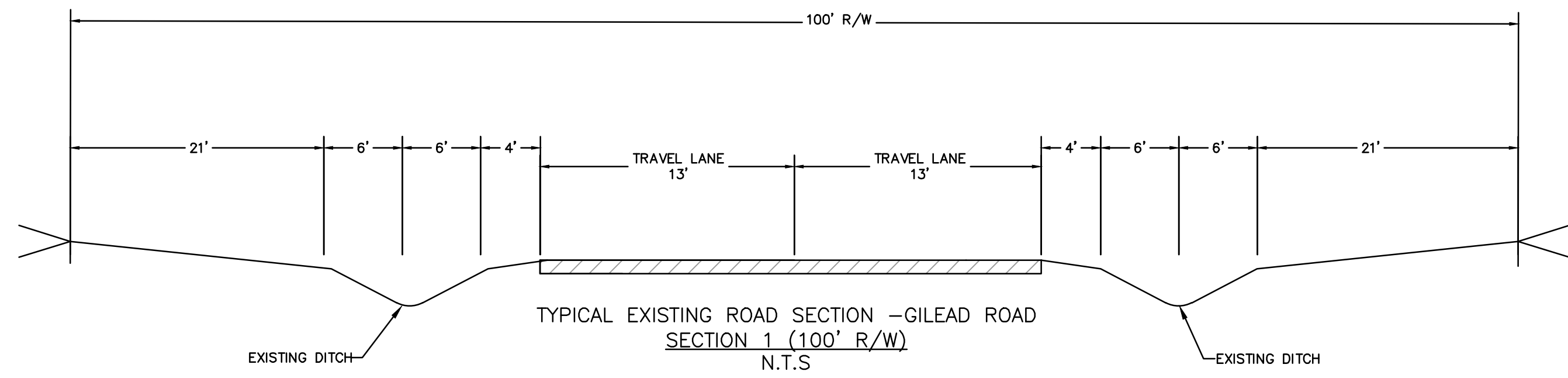
GILEAD ROAD AND ERVIN COOK ROAD:

- PROVIDE AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE (ON GILEAD ROAD) WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECEL AND TAPER.
- PROVIDE AN EXCLUSIVE EASTBOUND LEFT-TURN LANE (ON GILEAD ROAD) WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECEL AND TAPER.
- PROVIDE AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE (ON ERVIN COOK ROAD) WITH AT LEAST 150 FEET OF STORAGE AND APPROPRIATE DECEL AND TAPER.

ERVIN COOK ROAD AND PROPOSED ACCESS LOCATIONS:

- CONSTRUCT THE WESTBOUND APPROACH (ACCESS A) WITH AT LEAST ONE INGRESS LANE AND ONE EGRESS LANE (STRIPED AS SHARED LEFT/RIGHT)
- CONSTRUCT THE WESTBOUND APPROACH (ACCESS B) WITH AT LEAST ONE INGRESS LANE AND ONE EGRESS LANE (STRIPED AS SHARED LEFT/RIGHT)

GILEAD ROAD



NO.	DATE	REVISION	REVISED PER TOWN COMMENTS
1	07/01/2022		
1	06/26/2022		

MAJ. SUB. SKETCH PLAN	HUNTERSVILLE, NC
FRONTAGE IMPROVEMENT PLAN - TYPICAL SECTIONS	
HONEYCUTT BROWN PROPERTY	
TOLL BROTHERS	

PROJECT INFORMATION	
PROJECT MANAGER:	ALL
DESIGNED BY:	SLA
DRAWN BY:	SLA
PROJECT NUMBER:	KM31.400
ORIGINAL DATE:	05/02/2022

SHEET: 10.2

Brown Property Subdivision Sketch Plan

Town of Huntersville

Neighborhood Meeting

7.14.22

Neighbors and the Applicant discussed the following comments and questions.

Comments

- Overall, most neighbors liked the layout of the property, primarily the amount of open space and green space throughout that acts as a buffer to the neighboring properties and limits direct impact to neighbors.
- Some neighbors were concerned about the capacity issues of Ervin Cook Road. They have difficulty getting onto or off of Gilead Road from their property.
- Most neighbors were concerned that the property only has one way in and out.
- Neighbors liked the connectivity to the future greenway through the site.
- There was discussion regarding the future park to the north of the site. According to David Peete (Town of Huntersville) there is no definitive schedule but the park plans to have some connection to this site and there are two areas shown on the site plan to the north that would allow this connection (a consultant from the County is reviewing the site). There would need to be more vegetative buffer on the park site to mitigate the lighting from the future park/baseball fields.

Questions

1. Will the Town of Huntersville widen Ervin Cook Road?
 - NCDOT says Ervin Cook Road needs to be brought up to minimum standards
 - According to David Peete this will be a minimal amount of work
 - Ervin Cook and Gilead are both NCDOT roads
2. Will this property include an extension of Ervin Cook Road to Highway 73?
 - This extension is not a part of this property
3. Is this plan allowed by right?
 - Yes, this is a subdivision sketch plan submission and is allowed by right under the Ordinance
4. What is the amenity area on the site?
 - There are a number of amenities on the site including pocket parks and green spaces as shown on the plan
5. What is the price point for the homes?
 - No definitive price point yet
6. What is the size of the proposed lots?
 - There will be multiple lot sizes and they will include a good mix of lot sizes throughout to provide variety to the project
7. How will this project impact traffic? What are the total trips?
 - The TIA recommended improvements that the Applicant will implement
 - The project adds 238 AM peak traffic trips and 320 PM peak traffic trips

8. Where is the Town in the review process?
 - Initial approval is underway. Applicant responds to comments in the review process at this point.
 - The Town is reviewing the Applicant's most recent site plan submission. Tonight is the Neighborhood Meeting and the case will be presented to the Planning Board in August with a final decision coming in September.
9. Will there be any connections to the greenway?
 - The greenway will connect through the site
10. Are they clear cutting the whole property?
 - Anything that isn't touched by the designs shown on the site plan will remain, and the trees along the property lines will remain as shown on the plan.
11. When will construction begin? Will it be done in phases?
 - The market will dictate construction and any potential phasing.
12. How will this project impact property values?
 - Difficult to predict
13. What kind of plantings and shrubs are used in the buffer areas? Is there anything that can be done to make these plantings larger? Specifically in the bottom left corner of the site plan.
 - Applicant is following the standards required by the Ordinance and will work with Staff to explore options to increase the size of the buffer plantings where possible.

NEIGHBORHOOD MEETING
SIGN IN SHEET

July 14, 2012, 6:00pm to 7:00pm

Brown Property Subdivision Sketch Plan

Location: Town of Huntersville, Dellwood Center

Name	Address	Phone Number	Email Address
Lennie & Penny Bear	358 Lemieux Rd Rd Mooresville	704-663-9463	
Richard D. Mott	9010 Park Grove ST	704 236 3678	
Michelle Blumenthal	8828 Oakham St.	704-608-1329	
Peter Fail	13345 Old Store Rd	704-453-3100	Pfail2482@gmail.com
Ann Fail	13345 Old Store Rd		
Kim Santa Cruz	8628 Taubert Dr		Ksantacruz99@gmail.com
Merri Poe	8924 Nellie Lane Marvin, NC 28173		
Tom & Janice Roberts	7825 Gilead Rd. Huntersville, NC	704-766-2210	
David Peete	TOH		
Jeff Ruedisueli	8427 Bassinger Dr. Huntersville	248-797-3122	
Robert Sheard	7900 Gilead Rd.	704 875 1014	bsheard@msn.com

NEIGHBORHOOD MEETING
SIGN IN SHEET

July 14, 2012, 6:00pm to 7:00pm

Brown Property Subdivision Sketch Plan

Location: Town of Huntersville, Dellwood Center

Name	Address	Phone Number	Email Address
Henry Cook	14425 Ervin Cook Rd	704-458-7396	henry1cook@me.com
Phillip & Angie Thomas	8001 Gillead Rd	704-960-0878	
Ashley Worley	1828 Gillead Rd	704-578-0380	ashleysworley@gmail.com
Todd; Amber Roberts	7619 Gillead Rd		
TIM SAILBORN	846 THIBREX DR.	704-843-2246	
Elm Cook	15032 Ervin Cook Rd	704 458 7395	Farmor cook@att.net
Matt Jones	6426 Colonial Garden Dr	704-576-0666	matthewjones@foranway.com
Edwin Fendz	7913 Eula Rd	704 785 6421	
Michael McDaniel	16560 Monacay Blvd Hills	980 226 6062	
Steve Fish	9003 Park Grove Street	704-560-8910	

**Town of Huntersville
Town Board
October 17, 2022**

To: Town Board

From: Nathan Farber, Planner I

Date: October 17, 2022

Subject: Petition #TA22-10 Single Family Detached Homes and Duplex House Types on Multi-Building Sites

EXPLAIN REQUEST:

Consider decision on Petition #TA22-10, a request by the Huntersville Planning Department clarifying that single family detached homes and duplex house types are not permitted on multi-building sites.

ACTION RECOMMENDED:

Consider Decision

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA22-10 Staff Report TB
2. 1. Text Amendment Application
3. 2. Text Amendment Ordinance

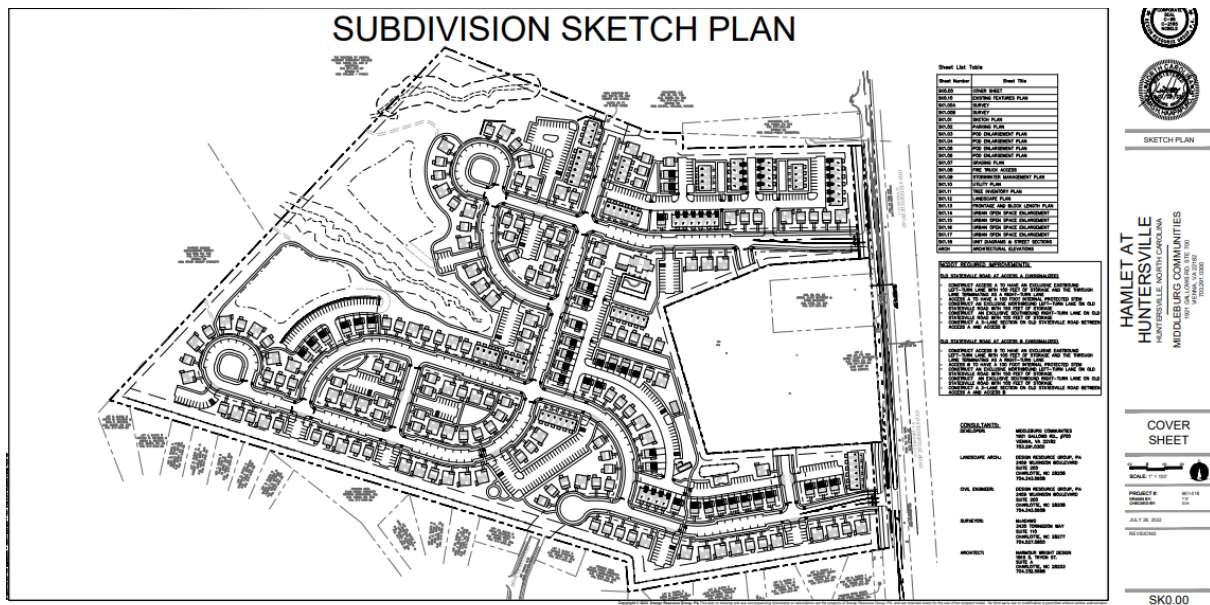
TA 22-10 – Uses Permitted on a Multi-Building Lot

PART 1: DESCRIPTION

TA 22-10 is a request by the Huntersville Planning Department to amend the Huntersville Zoning Ordinance Article 8.2 “One Principle Building on a Lot; Exceptions” to state that multi-building sites do not include single-family and duplex homes excluding retirement community or congregate care facility.

PART 2: BACKGROUND

On July 18th, 2022 The Hamlet at Huntersville subdivision sketch plan was approved for a 265 dwelling unit for rent subdivision (187 single family homes-detached house type and 78 townhomes-apartment house type). The subdivision is the first of its type allowing single-family homes to not be on individual lots excluding retirement communities discussed below. The proposed amendment would not prohibit a single-family rental community such as the Hamlet. It would however require the homes be placed on individual lots meeting the same setback, lot dimensions and access as required for all other residential subdivisions based on zoning districts. This is consistent with the Huntersville 2040 Community Plan Policy LU-11 discussed in Part 3 of the staff report.



During the hearing on The Hamlet, a question was asked if the development failed financially, would the developer be able to sell the homes individually. The response was that it would not be feasible to subdivide the property after the fact. If this amendment is approved, each home could be sold separately or all together in the future.

This amendment would also be consistent with the zoning ordinance definition of “Dwelling Unit; Single-Family Home” which is defined as “An attached or detached dwelling unit located on an individual lot designed for and occupied exclusively by one family”.

There are three retirement communities with single-family/duplex homes and no lot lines (Courtyards at Huntersville and Kinnamon Park; Glens at Birkdale Commons) and one congregate care facility with single-family homes and no lot lines (Hope House). The proposed amendment would continue to allow single-family & duplex homes at retirement communities and congregate care facilities to exist as a multi-building site.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

The proposed text amendment **could be supported** by the following policies in the Huntersville 2040 Community plan:

Policy LU-11: Protect Existing Housing Stock

LU 11.1: Protect and enhance the unique character of Huntersville’s neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.

LU 11.2: Along existing streets, encourage new buildings to respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.

STAFF COMMENTS: This amendment would result in all residential subdivisions meeting the same development standards within the zoning district they are located.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of TA22-10 (see part 9).

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

On September 1, 2022, the Huntersville Ordinances Advisory Board voted 7-1 to recommend approval.

PART 6: PUBLIC HEARING

Public Hearing Occurred on September 6, 2022

PART 7: PLANNING BOARD RECOMMENDATION

On September 27, 202, the Planning Board voted 7-2 to recommend approval.

PART 8: TOWN BOARD HEARING

October 17, 2022

PART 8: ATTACHMENTS

1. Text Amendment Application
2. Ordinance Language

PART 9: STATEMENT OF CONSISTENCY – TA22-10

<i>Planning Department</i>	<i>Planning Board</i>	<i>Board of Commissioners</i>
APPROVAL: In considering the proposed amendment TA22-10, Planning staff recommends approval based on the amendment being consistent Policy LU-11 of the 2040 Huntersville Community Plan. <i>It is reasonable and in the public interest to amend the Zoning Ordinance because it will protect the unique character of the existing housing stock, is consistent with the definition of single-family home, and provide options for future transactions.</i>	APPROVAL: The Planning Board recommends approval of TA22-10, Uses permitted on a multi-building lot text amendment, as it is consistent with policies LU11, LU11.1, LU11.2 in the 2040 Huntersville Community Plan. <i>It is reasonable and in the public interest to amend the zoning ordinance because it will protect the unique character of the existing housing stock, it is consistent with the definition of a single-family home, and provide options for future transactions.</i>	APPROVAL: In considering the proposed amendment TA22-10, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> <i>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</i>
DENIAL: N/A	Denial: N/A	DENIAL: In considering the proposed amendment TA22-10, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. <i>It is not reasonable and in the public interest to amend the Zoning Ordinance because.... (Explain)</i>



Text Amendment Application

Date of Application July 1

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

☒ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

☐ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 8.2 Section(s): _____

Current Ordinance

See attached

Proposed Text

See attached

**Reason for Proposed
Change**

To prevent single-family/duplex homes from multi-building sites on
one lot, except for age restricted developments.

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Jack Simoneau

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date July 1, 2020

Title Planning Director Email jsimoneau@huntersville.org

Address of Applicant 105 Gilead Road

Property Owner (if different than applicant)

* Printed Name _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

* 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 petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, 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.**

Contact Information

**Town of Huntersville
Planning Department**
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-875-6546
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078
Website: <https://www.huntersville.org/228/Planning-Department>

Date Received By Planning Department: July 1, 2022

Staff Initials: JS

**AN ORDINANCE AMENDING ARTICLE 8.2 OF THE ZONING ORDINANCE AMENDING THE USES
PERMITTED ON A MULTI-BUILDING LOT**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.2 “One Principle Building on a Lot; Exceptions” of the Zoning Ordinance be amended as follows:

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 Subdivision Ordinance Section 6.800 apply. **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.**

Section 2. That these amendments shall become effective upon approval by the Town Board of Commissioners.

Huntersville Ordinance Advisory Board: August 4, 2022 & September 1, 2022

Public Hearing Date: September 6, 2022

Planning Board Meeting: September 27, 2022

Town Board Meeting: October 17, 2022

**Town of Huntersville
Town Board
October 17, 2022**

To: Town Board

From: Jack Simoneau, Planning Director

Date: October 17, 2022

Subject: Urban Workplace and Shopfront Building Types Zoning Ordinance Text Amendment

EXPLAIN REQUEST:

Discussion on potential residential/non-residential floor area zoning ordinance text amendment for Urban Workplace and Shopfront Building Types and discussion regarding policies on motions.

ACTION RECOMMENDED:

Discussion

FINANCIAL IMPLICATIONS:

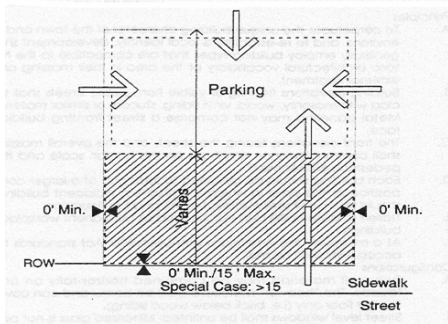
N/A

ATTACHMENTS:

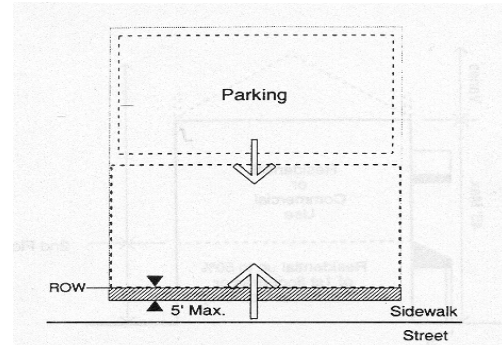
1. TA 22-12 Article 4 Building And Lot Types Update

Lot Type / Urban Workplace

Building Placement/Parking/Vehicle Access



Encroachment/Pedestrian Access to Building



1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street right-of-way (ROW). Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Building facades shall be generally parallel to frontage property lines. The façade shall be determined by the massing of the building.
3. Parking shall be located primarily to the rear of the building; sideyard parking shall occupy no more than 35% of the primary frontage line and shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
4. Points of permitted access to the parking indicated by arrows.
5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
6. Parking areas on adjacent lots shall be connected wherever practical.
7. Trash containers shall be located in a rear parking area (see Parking Regulations) and shall be screened from the right-of-way.
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.
9. Building facades at street frontage lines shall be pedestrian oriented and of pedestrian scale.

1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height (min. 7'-6") are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:

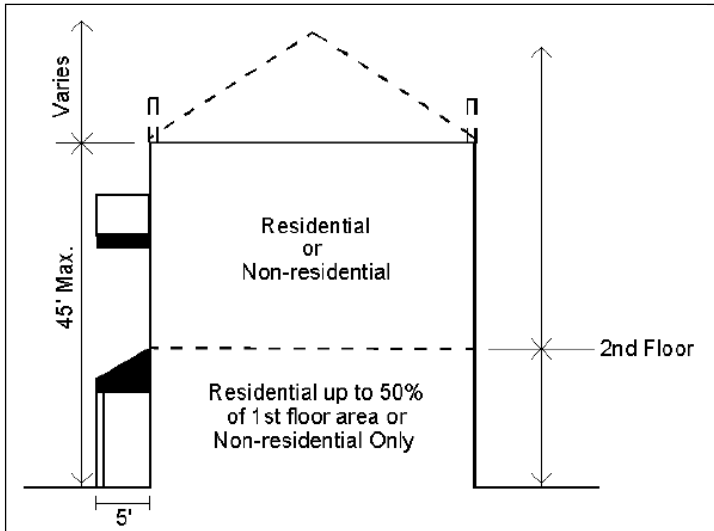
1. Buildings in all locations should relate the principal façade to the sidewalk and public space of the street.
2. Setback at street corners will generally replicate frontage conditions. Side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. For example, squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Description:

The workplace building may be a large structure (15,000+ square feet) and may have a single use/tenant. Office, industrial, and commercial tenants are typical. Southern mill villages often provide examples of how these buildings can reasonably coexist with other businesses and homes. Locke Mill Plaza, in Concord, provides a good example with its placement at the end of prestigious Union Street. These buildings are critical to the town as employment centers and commercial service locations. The buildings will provide space for industry, large offices, as well as hotels, conference facilities, and large retail uses such as a full-service grocery store. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Building Type / Urban Workplace

Permitted Height and Uses



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above and are further controlled by zoning district standards.
5. Hotels in the Highway Commercial (HC) zoning district may exceed the maximum building height (shown above), not to exceed six (6) stories, subject to the provisions of Article 9.45.
6. **First floor non-residential floor area shall include floor area used exclusively for non-residential uses and shall not include any floor area that contains or is shared with residential uses, such as storage, mechanical rooms, etc. Any floor area devoted partially or wholly to serving residential uses, shall be considered residential floor area.**

Architectural Standards

Principles

- A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are compatible to the historic architectural vocabulary of the area in their massing and external treatment.
- B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. Decorative metal panels, such as Aluminum Composite Material (ACM) panels, may be used as an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. However, decorative metal panel accents may not exceed 30% of any façade visible from the street.
- C. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
- D. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
- E. Trailers (mobile units) may not be used as permanent workplace buildings.

Configurations

- A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding).
- B. Street level windows shall be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.
- C. Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.

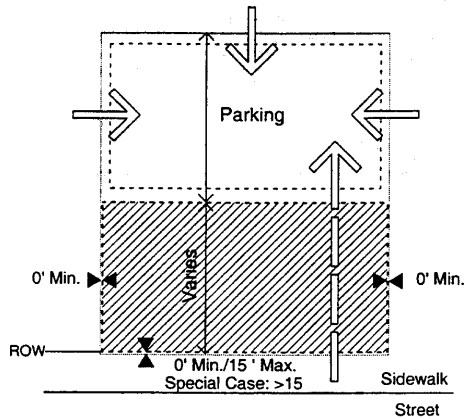
Techniques

- A. Windows should be set to the inside of the building face wall.
- B. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

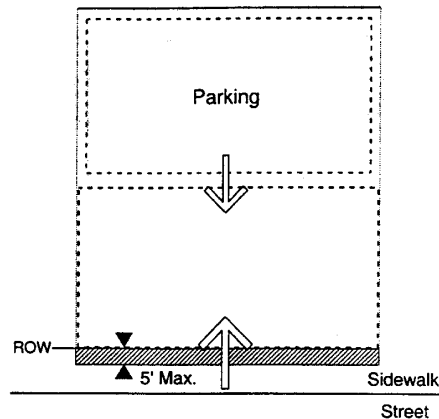


Lot Type / Shopfront Building

Building Placement/Parking/Vehicular Access



Encroachment/Pedestrian Access to Building



1. Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
2. Building facades shall be generally parallel to frontage property lines.
3. Parking shall be located to the rear of the building; sideyard parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
4. Points of permitted access to the parking indicated by arrows.
5. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
6. Parking areas on adjacent lots shall be connected wherever practicable.
7. Trash containers shall be located in a rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall be from the street frontage line (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).

Special Conditions:

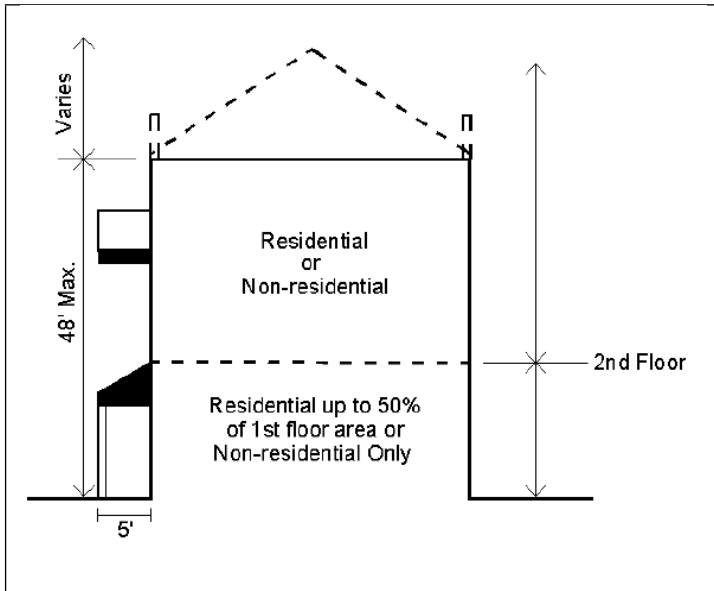
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Drive-through customer services, if permitted in the district, must be located at the rear of the building or on a side which does not abut a street.
3. Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

Description:

The shopfront building is a small-scale structure which can accommodate a variety of uses. The structure is typically a maximum of 15,000 square feet. A group of shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some commercial service, such as a convenience food store, in close proximity to homes. Traditional commercial buildings in the old town provide good examples. Hotels, inns, and conference centers may be placed in shopfront or mixed-use buildings. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Building Type / Shopfront Building

Permitted Height and Uses



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by district regulations.
5. Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential
6. **First floor non-residential floor area shall include floor area used exclusively for non-residential uses and shall not include any floor area that contains or is shared with residential uses, such as storage, mechanical rooms, etc. Any floor area devoted partially or wholly to serving residential uses, shall be considered residential floor area.**

Architectural Standards

Principles:

- A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
- B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.
- C. The front elevations facing the street, and the overall massing shall communicate emphasis on the human scale and the pedestrian environment.
- D. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
- E. Trailers (mobile units) may not be used as permanent shopfront buildings.

Configurations:

- A. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding).
- B. Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.
- C. Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.

Techniques:

- A. Windows should be set to the inside of the building face wall.
- B. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.



**Town of Huntersville
Town Board
October 17, 2022**

To: Town Board

From: Melinda Bales, Mayor

Date: October 17, 2022

Subject: Legislative Goals for 2023-24 Legislative Biennium

EXPLAIN REQUEST:

Discussion and Consider Adoption of Legislative Goals for 2023. The Government Affairs Committee met to discuss and recommended draft of goals based on those submitted by commissioners. The list of goals for consideration, broken out by town-specific and statewide items of interest applicable to the Town and its residents, is attached to this request.

ACTION RECOMMENDED:

Discuss and consider approving legislative goals to be sent to NCLM for consideration as part of statewide municipal legislative policy agenda to advocate interests of the cities and towns to legislators in Raleigh.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Huntersville FY23 Legis Goals - Proposed List

Town of Huntersville State Legislative Goals FY22-23

Infrastructure – Transportation and Transit

<u>Town-Specific</u>	<u>Support Statewide</u>
• Support and Advocacy – we join our neighbors Cornelius and Davidson in seeking assistance with the North Carolina Railroad and Norfolk Southern in order to allow future public transit along the existing O-Line corridor.	• Accelerate NCDOT Roadway Projects Delayed due to Funding Issues to put projects back on track to limit the impact further delays have on increasing costs to deliver projects and avoid expiration of any required federal environmental documentation that could further delay the start of projects. • Support firmer timelines/deadlines for utility relocation and other related work needed to expedite and support infrastructure projects – Supports resiliency of infrastructure, adaptive municipal operations

Government Responsiveness to Needs of Citizens

<u>Town-Specific</u>	<u>Support Statewide</u>
	• Consider updating the framework of Chapter 50B of the N.C. General Statutes to authorize magistrates to issue ex parte orders that are valid for the same length of time as ex parte orders issued by district court judges.

Revenues - Tax and Finance

<u>Town-Specific</u>	<u>Support Statewide</u>
• Request all funds associated with the amount of fines against Colonial Pipeline assessed by the State that are sent to NC Department of Education be earmarked specifically to benefit schools specifically in Town of Huntersville.	• Maintain existing statewide Sales Tax distribution, where Sales Tax is returned to specific county where the sales originated from and not redistributed across the state. • Allow for the assessment of Impact Fees to protect existing taxpayers from bearing costs of public infrastructure needs and other services resulting from new development. • Revenue Options for all Municipalities (Without Creating Winners/Losers) – Supports flexibility for cities/towns – Support healthy finances and vibrant, resilient, adaptive municipal operation • Consider legalizing marijuana for medical use.

Preserve Municipal Authority

<u>Town-Specific</u>	<u>Support Statewide</u>
	• Reject legislation that reduces or removes local government planning and zoning authority, as this will reduce the quality of life that exists for citizens in many of our communities statewide.

Affordable Housing

<u>Town-Specific</u>	<u>Support Statewide</u>
• Affordable Housing Study – Support provision of funds to the Town of Huntersville to allow it to create its first Affordable Housing Plan.	• Clarify harmony requirement in S105 / SL 2021-180 – further information and definitions of what was meant in appropriations bill.

Environmental Concerns

<u>Town-Specific</u>	<u>Support Statewide</u>
	• Support and Expand Existing Cancer Registry and Research – Recognizing increase of clusters (labeled or perceived) in occurrences of certain cancers in Lake Norman region and other parts of state, support continued funding and support to the NC Collaboratory and their work invest in more robust infrastructure to strengthen coordination and implementation of cancer cluster investigations across the state, enhance cancer data resources and analytical capabilities for cancer surveillance, improve communication efforts, including development of a NC Environmental Public Health Tracking Web-Portal and convene a cancer cluster advisory committee. • Maintain and Keep Funding as Necessary for Revenue Options for all Municipalities (Without Creating Winners/Losers) – <i>Supports flexibility for cities/towns – Support healthy finances and vibrant, resilient, adaptive municipal operation</i> • the NC Department of Environmental Quality to support continued monitoring and regulatory oversight of the Colonial Pipeline spill in Huntersville's ETJ at Mecklenburg County's Oehler Nature Preserve. At over 2 million gallons of gasoline leaked into our environment, it is now the largest spill in US history.